



**Land Use and Long  
Range Planning**

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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**MAY 23, 2013**

**Attendees**

Steve Langworthy, Director of Land Use and Long Range Planning; Rachel Ray, Planner II; Dan Phillabaum, Senior Planner; Alan Perkins, Fire Marshal; Jeff Tyler, Director of Building Standards; Barb Cox, Engineering Manager; Jeremiah Gracia, Economic Development Administrator; Laura Ball, Landscape Architect; Ray Harpham, Commercial Plans Examiner; Aaron Stanford, Civil Engineer; Steve Simonetti, Edwards Communities Development Company; Stephen Caplinger, Creative Design + Planning; Tim Volchko, EMH&T; Brad Parrish, Architectural Alliance; and Flora Rogers, Administrative Assistant.

Steve Langworthy called the meeting to order.

**Case Introductions**

None

**Determinations**

None

***Pre-Application Case Review***

**1. Pre-Application Review (Bridge Street District) – BSC Sawmill Center Neighborhood District - Dublin Village Center – Edwards Apartment Building – Tuller Road and Village Parkway**

Rachel Ray said this is a non-binding review of a future application for Development Plan Review for a 324-unit podium apartment building to be constructed on an approximately 6.3-acre site with approximately 7.8 acres of new public streets in the BSC Sawmill Center Neighborhood District. She said this is a request for pre-application review prior to submission of a Development Plan application in accordance with Zoning Code Section 153.066(C).

Ms. Ray distributed plans submitted by the applicant and comments prepared by Planning and Engineering.

Ms. Ray reviewed the General Application Requirements including the application form, fee, project description and the description of the conformance to Code Sections 153.060-061 and 153.063.

Ms. Ray reviewed the General Site Plan Elements including the Existing Conditions Plan as shown on Sheet C-1, identifying additional information needed to identify the project area boundaries, defining the site to include all new streets and rights-of-way, new development blocks, and adjacent portions of the site impacted by the new streets/development and to split the existing conditions plan into detail plans to a scale of not more than 1"=100'. She said the

Demolition Plan as shown on Sheet C-2, should include the removal of unnecessary line work to help with the plan's legibility, clearly identifying existing property lines and all areas to be impacted by the demolition. She said that if the parcels to the east of Dublin Center Drive will be impacted beyond the right-of-way, owner authorization will be required. She said the plans should identify the total building square footages to be demolished, and total square footage to remain and to be constructed. Ms. Ray stated that the trees to be removed, including size, species, and their condition should be identified in accordance with Code Section 153.065(D)(9).

Ms. Ray stated that, with respect to the Interim Conditions Plan, Sheet C-3, the plans should identify how existing parking lot access, pedestrian circulation, etc. will be maintained to areas impacted by the demolition and road construction. She referred to the Parking Lot Modifications Plan, Sheet C-4, and requested the removal of unnecessary line work, and that the applicant create labels or some other consistent identifier for each new Block and each new street segment. She requested that the applicant provide detailed plans for each new Block to be created or impacted, showing the new block directly south of the Edwards site as graded and seeded. She stated that the plans should include a calculation of the number of existing parking spaces, and parking spaces to be removed and reconfigured, and the final parking count.

Ms. Ray reviewed the Streets and Utilities Plan, Sheet C-5, noting that the plan is illegible at this scale and with the amount of line work shown, asked that the applicant refer to comments regarding the site information on sheet C-1. She said that intersection modifications at Tuller Road and the new North/South street to the west of the Edwards site, the intersection of Tuller Road and new John Shields Parkway, and Dublin Center Drive and new proposed East/West street south of the Applebee's should be shown, and the plans should also reflect the latest street configurations discussed at the Engineering meeting on Tuesday, May 21, including street sections with permeable pavers on John Shields Parkway, 8-foot sidewalks, 5-foot planting zones with tree grates, and 5-foot cycletracks where appropriate.

Ms. Ray reviewed the Lot and Block Configurations and requested that the plans identify each block dimension for all new blocks created and known open spaces with dimensions and acreages.

Ms Ray reviewed the Neighborhood District Requirements, identifying the areas where terminal vistas will be required, but noted that details should be provided at appropriate Site Plan Reviews. She stated that details related to the proposed pocket parks should also be provided at the Site Plan Reviews, but the locations should be shown on the plans at this time.

Ms. Ray said the applicant needs to provide the proposed preliminary plat and interim reconfigured lot lines as well.

Tim Volchko said these were submitted with the Roadway Package to Engineering on Wednesday, May 22<sup>nd</sup>.

Ms. Ray asked Ms. Cox to comment on Engineering's preliminary comments on the initial set of plans.

Barb Cox stated that she had prepared Engineering comments and considerations with respect to the Preliminary Plat, the Interim Conditions Plan, Water, Sanitary Sewer, and Stormwater

Management Plans for both the Edwards site as well as the public street network. She also noted comments on the proposed street network plans, including parking lot access, mid-block crossings, driveway intersections, street lighting, bicycle parking, and the parallel spaces shown on Tuller Road. Ms. Cox noted that she had shared this information with Rob Ferguson, also with EMH&T, the representative for the applicant at the Tuesday May, 21<sup>st</sup> Engineering meeting.

Ms. Ray asked if there were any other questions or concerns from the ART at this time. Ms. Ray said Planning and Engineering had scheduled a meeting for this upcoming Friday, May 24<sup>th</sup> to discuss some of the comments noted by Engineering, and will provide the appropriate information and conclusions to the applicants.

Ms. Ray concluded the discussion regarding the pre-application review to discuss architecture while Stephen Caplinger arranged for Pete Edwards to join the meeting via conference call. She noted that the applicant had requested the opportunity to discuss questions related to the architectural requirements in preparation for the Site Plan Review application for the Edwards project.

Brad Parish, Architectural Alliance, representing the applicant, led the discussion on architecture. He requested clarification on Code requirements related to horizontal and vertical façade divisions, roof pitches, roof ridge breaks, window types, shutter details, terminal vista requirements, first floor opacity calculations for parking garages, podium parking garage ceiling height, balcony encroachments into setbacks, balcony depth calculation, and dumpster/compactor location and design.

Pete Edwards commented with respect to his concern for the expense associated with the public improvements and how far the TIF funds were projected to stretch to cover these expenses.

Jeff Tyler asked for details related to dryer vents and the exterior treatments required.

Steve Simonetti said they would like the opportunity to provide examples of window treatments and details related to the high quality material as well as using vinyl as a building material for the façade of the interior courtyards.

Mr. Edwards commented on the use of vinyl siding as a high quality, durable, and low maintenance building material.

Steve Langworthy agreed to note the areas of clarification necessary within the ordinance regarding the architectural requirements.

### **Administrative**

Mr. Langworthy asked Ms. Ray to provide a brief update regarding potential upcoming applications. Mr. Langworthy asked if there were any changes to the May 16, 2013 meeting minutes. Mr. Langworthy accepted the minutes into the record. Mr. Langworthy confirmed there were no further items of discussion and adjourned the meeting.