



**Land Use and Long  
Range Planning**

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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**JUNE 6, 2013**

**Attendees**

Steve Langworthy, Director of Land Use and Long Range Planning; Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Justin Goodwin, Planner II; Alan Perkins, Fire Marshal; Jeff Tyler, Director of Building Standards; Barb Cox, Engineering Manager; Michael Clarey, Economic Development; Fred Hahn, Director of Parks and Open Space; Ray Harpham, Commercial Plans Examiner; Dan Phillabaum, Senior Planner; Tammy Noble-Flading, Senior Planner; Claudia Husak, Planner II; Jonathan Lee, Planning Assistant; John Oney, Architectural Alliance Ltd; Steve Hilbert, Spa at River Ridge; Brian Griffith, Creative Design + Planning; and Flora Rogers, Administrative Assistant.

Steve Langworthy called the meeting to order.

**Determination**

**1. 13-048MPR – BSC Sawmill Center Neighborhood District – Germain Honda – Car Wash Awning – 6715 Sawmill Road**

Rachel Ray said this application was introduced at last week's ART meeting and is a request for exterior modifications to an Existing Structure, including the addition of an awning for an accessory car wash for an existing vehicle sales facility located on the west side of Sawmill Road south of the intersection with Dublin Center Drive. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Ms. Ray presented the site plan and said the proposal meets the review criteria and approval is recommended with two conditions:

- 1) That bollards be provided to protect the support columns; and
- 2) That a drainage plan be provided prior to approval of the building permit.

John Oney, Architectural Alliance Ltd, said he agreed to the conditions.

Steve Langworthy asked each of the Administrative Review Team members to comment on the proposal.

Jeff Tyler said the condition related to the bollards should indicate an appropriate paint color.

Ms. Ray presented the amended condition:

- 1) That bollards be provided to protect the support columns *and be painted a neutral color.*

Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's approval of this application.

**Case Introductions**

**2. 13-050CU – BSC Office Residential District – Tesla Motors – Vehicle Sales – 4140 Tuller Road**

Tammy Noble-Flading said this is a request for a vehicle sales facility to operate in an existing office

building located on the north side of Tuller Road at the intersection with Village Parkway, however the application is being withdrawn. She said Planning has reviewed the proposal as well as the applicable Zoning Code provisions and has determined that a sales facility of this nature without any exterior changes is a permitted use and no further review is needed.

**3. 13-051MPR – BSC Sawmill Center Neighborhood District – AMC Theater – Signs – 6700 Village Parkway**

Jonathan Lee said this is a request for two new permanent wall signs to replace existing wall signs for an existing movie theater in the Dublin Village Center, located at the southeast corner of the intersection of Tuller Road and Village Parkway. He said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Mr. Lee presented the proposed site plan and explained that the proposed replacement signs will be internally illuminated channel letters.

Rachel Ray said the property owner has been meeting with staff on behalf of AMC to discuss more significant façade improvements, but their intent is to obtain approvals for the signs only at this time. She said there were several sign variances that were approved for this site a number of years ago that need to be reviewed prior to the ART's determination on this proposal next week.

Mr. Langworthy asked how this site was permitted to have two signs. Ms. Ray said she believed they were a result of the variances granted for this site, and since the variances run with the land, would still be in effect for this site. She noted that under the new sign regulations, two signs would be permitted because a new street will be platted south of the theater, which would provide two frontages for signs.

Mr. Langworthy asked if the Administrative Review Team members had any further comments or questions at this time. [There were none.]

Ms. Ray said the target Administrative Review Team determination for this proposal is Thursday, June 13, 2013.

**4. 13-052PP – BSC Sawmill Center Neighborhood District – Dublin Village Center Preliminary Plat – Tuller Road & Village Parkway**

Claudia Husak said this is a request to plat approximately 7.166 acres of right-of-way for new public streets and associated infrastructure in the BSC Sawmill Center Neighborhood District, located west of Sawmill Road, south of Tuller Road, and east of Village Parkway. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Preliminary Plat under the provisions of the Subdivision Regulations, Section 152.020.

Ms. Husak reviewed the proposed preliminary plat showing streets, lots, easements, and rights-of-way.

Barb Cox noted that the drawings show future improvements that are not necessary for the preliminary plat and asked that they be removed.

Ms. Husak said there is a general staff meeting on Friday afternoon. She said she would like to mark up a set of plans with all of staff's comments to return to the applicant in order to turn this application around for the Planning and Zoning Commission packets at the end of next week.

Ms. Husak reported that original signatures were still needed on the application, since a portion of the plat involves an adjacent property.

Steve Langworthy pointed out that the plans still show the right-in driveway to the AMC theater off of John Shields Parkway. He noted that that driveway should also be removed from the plat and that his understanding was that the City Engineer was not supportive of the driveway.

Ms. Husak said that if the applicant does not remove the driveway, they could make its removal a condition of approval of the Preliminary Plat at the Planning and Zoning Commission's review.

Mr. Langworthy asked if there were any further comments on the application at this time. [There were none.]

Ms. Husak said the target Administrative Review Team recommendation is Thursday, June 13, to the Planning and Zoning Commission for their June 20, 2013 meeting.

**5. 13-049DP-BSC – BSC Sawmill Center Neighborhood District – Dublin Village Center – Edwards Apartment Building – Tuller Road & Village Parkway**

Rachel Ray said this is a request for review of an approximately 324-unit podium apartment building to be constructed on an approximately 6.4 acre site with approximately 7.82 acres of new public streets and 7.78 acres of off-site improvements in the BSC Sawmill Center Neighborhood District. She said this is a request for Development Plan Review by the Administrative Review Team under the provisions of Zoning Code Section 153.066(E).

Ms. Ray reviewed the application submittal, including the proposed rights-of-way, interior blocks, lots, street types, existing conditions, and the neighborhood standards.

Steve Langworthy said the proposed street sections should be depicted on the plans.

Ms. Ray said the applicant will need to provide an interim plan for the period of time following the demolition showing the "temporary" conditions of the parking lots, new streets, and associated landscaping until new development is proposed on the adjacent development blocks.

Barb Cox said she had requested that the applicant make the mid-block pedestrian crossings eight feet in width, which is wider than they would typically be, so that they would be more noticeable to vehicles. She stated that there is a meeting with the project engineer on Friday to review the outstanding items of concern such as the ownership and maintenance of the retaining walls within the right-of-way.

Fred Hahn asked if the Development Plan application was intended to include the resolution for the provision of required open space.

Ms. Ray noted that the open space proposed with the Development Plan is the same amount of open space shown at the Basic Plan Review, and that the resolution for the provision of required open space would be addressed through the Development Agreement and a future application for development in the center. She stated that the details for the open spaces that are being provided would be addressed with the application for Site Plan Review.

Brian Griffith, Creative Design + Planning, representing the applicant, stated that they were working through the process.

Ms. Ray said that the target ART determination is Thursday, June 27, 2013.

Mr. Langworthy asked if there were any further questions or comments from the ART members at this time. [There were none].

## **Case Review**

### **6. 13-047BPR – BSC Office District – Spa at River Ridge – 4051 West Dublin-Granville Road**

Justin Goodwin said this is a request for review of a 32,400-square-foot two-story building on a 3.5-acre site with associated site improvements and the preliminary alignment of a future neighborhood street. He said this Basic Plan Review application is proposed in accordance with Zoning Code Section 153.066(D).

Mr. Goodwin said the applicant was showing a potential street connection under the high power lines within the AEP easement. He reported that staff had determined that a street under the power lines was not a feasible location for a public street and recommended that as an alternative, that the new street be located on the east side of the parcel using the existing curb cut on West Dublin-Granville Road. He suggested that a TIF agreement could be considered for the improvement to help cover the cost of the road.

Steve Hilbert, Manager of the Spa at River Ridge, representing the applicant, said they are planning to reduce the size of the building, although at this time, they still plan to house multiple tenants in the building.

Mr. Goodwin noted that he is in the process of reviewing possible waivers that may be required for this project. He referred to other site issues including the proposed parking, alignment of drive aisles, right-of-way lines, easements, and potential locations for public street access with the private drive to the rear of the site.

Barb Cox said if the turnaround for emergency vehicles will be within the parking lot, they would need heavy duty parking lot pavement.

Mr. Goodwin said there are several design issues and site improvements yet to be determined and suggested the applicant request a time extension for the review process.

Mr. Hilbert agreed and stated he would submit a written request.

Mr. Langworthy asked if there were any further questions or comments from the ART members at this time. [There were none].

## **Administrative**

Steve Langworthy asked Ms. Ray to provide a brief update regarding potential upcoming applications. Mr. Langworthy asked if there were any changes to the May 30, 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.