



City of Dublin

Land Use and Long
Range Planning

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

FEBRUARY 6, 2014

The Administrative Review Team made the following determinations at this meeting:

3. State Bank 14-002BPR/CU

Shamrock Boulevard and West Dublin-Granville Road Basic Plan Review (Site Plan)/Conditional Use

Proposal: To review a 11,530-square-foot office building (Loft building type) to be constructed on a ±1.25-acre site that is currently part of a 2.85-acre parcel at the northeast corner of Shamrock Boulevard and West Dublin-Granville Road. that includes a retail banking and mortgage services facility and for conditional use review for a drive-through.

Request: Review and approval of a Basic Site Plan Review application in accordance with Zoning Code Section 153.066(D), and a Conditional Use Review application in accordance with Zoning Code Section 153.236.

Property Owner: Shamrock Crossing, LLC

Applicant: David Homoelle, State Bank; represented by Ross Sanford, Lincoln Construction.

Planning Contacts: Gary Gunderman, Planning Manager and Rachel S. Ray, AICP, Planner II

Contact Information: (614) 410-4600; ggunderman@dublin.oh.us and rray@dublin.oh.us

DETERMINATION #1: Recommendation of approval of this application for Basic Plan Review (Site Plan Review) to the Planning and Zoning Commission with the following six conditions:

- 1) That, as part of the Site Plan Review, the applicant provide additional details for:
 - a. The mid-block pedestrianway;
 - b. The pocket plaza open space area;
 - c. The perimeter buffer landscaping along the east property line adjacent to the drive-through;
 - d. The street wall, showing a relationship to the principal building; and
 - e. Other architectural, landscaping, and site development details noted in this report.
- 2) That the applicant subdivides the existing 2.85-acre parcel prior to building permitting, or seeks approval of a Waiver from the Planning and Zoning Commission for the front property line coverage requirement;
- 3) That the applicant provide cross-access easements for future vehicular use areas to the east and west of the site as part of the subdivision of this lot prior to building permitting;
- 4) That the applicant provide a legal description and exhibit for a portion of the sanitary sewer easement to be vacated, and that the easement is vacated prior to building permitting;
- 5) That the stacking lands associated with the drive-through are modified subject to Planning approval to accommodate appropriate stacking, ensuring that banking teller drive-through traffic does not block ATM traffic; and
- 6) That the applicant address Engineering's comments in this report.

DETERMINATION #2: Recommendation of approval to the Planning and Zoning Commission of the following two waivers:

- 1) Code Section 153.059(C)(4)(C)6 – A reduction in side yard setback for the drive-through speakers from 25 feet to approximately 10 feet.
- 2) Code Section 153.062(O)(4)(d)3 – Only one door on the front (south) and rear (north) facades of the building, where two each are required.

DETERMINATION #3: Recommendation of approval to the Planning and Zoning Commission of the Parking Plan with the following condition:

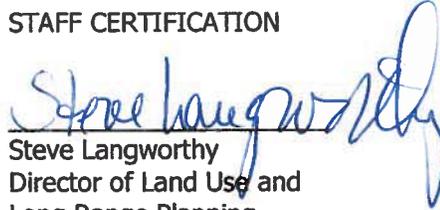
- 1) That the applicant provides a summary of their parking needs, including number of employees and anticipated customer parking needs.

DETERMINATION #4: Recommendation of approval of this application for conditional use review to the Planning and Zoning Commission with the following condition:

- 1) That the applicant modify the drive-through ATM stacking spaces to ensure appropriate circulation.

RESULT: This application was forwarded to the Planning and Zoning Commission with recommendations of approval.

STAFF CERTIFICATION


Steve Langworthy
Director of Land Use and
Long Range Planning

~~Mr. Langworthy stated it just had to meet Code and when they submit a new design it will be reviewed for compliance.~~

~~Mr. Langworthy asked if the ART was prepared to approve this Minor Project Review Application with two conditions, as amended:~~

- ~~1) That the green aluminum backer panel be reduced in size (vertical width) to meet the 20 percent area threshold for corporate trademarks with unlimited colors; and~~
- ~~2) That the 'Market Headquarters for Southern Ohio' text be modified to meet applicable Code requirements, subject to Planning approval.~~

~~Mr. Tyler asked the applicant if he was clear with the process. Mr. Petro said he understood and agreed to the conditions and thanked the ART.~~

~~Mr. Langworthy asked if the members had any further comments regarding this proposal. [There were none.] He confirmed the approval of this application with two conditions.~~

3. 14-002BPR/CU – BSC Office District – State Bank – Shamrock Boulevard and West Dublin-Granville Road

Rachel Ray said this is a request for review of a 10,754-square-foot office building (Loft building type) to be constructed on a ±1.25-acre site that is currently part of a 2.85-acre parcel at the northeast corner of Shamrock Boulevard and West Dublin-Granville Road. She said the proposal includes a retail banking and mortgage services facility and a request for conditional use review for a drive-through. She said this Basic Site Plan Review application is proposed in accordance with Zoning Code Section 153.066(D), and this conditional use review application is proposed in accordance with Zoning Code Section 153.236.

Rachel Ray said she was presenting the case for Gary Gunderman. She said the applicant turned in revised plans on Monday. She said that if there are any additional comments on the proposal that the ART would like to include in the report before this is forwarded to the Planning and Zoning Commission (PZC), to please let her know.

Ms. Ray began by noting some of the more significant changes to the plans. She explained that the revised plans reflect a modified drive lane that heads straight south rather than turning to the west. She said the parking lot layout allows for future drive aisle connections to additional parking on adjacent sites on the east and west. She referred to the modified pocket plaza addressing Planning's and Parks and Open Space's comments, and a mid-block pedestrian walkway along the west side of the site that connects to existing paths on Banker Drive and West Dublin-Granville Road.

Ms. Ray reported a minor modification of the stormwater management connecting to two bio-swales. She noted the deferred parking proposed along the north side of the parking lot, although the applicant has included the total amount of parking in their request for a parking plan.

Ms. Ray said the applicant had provided architectural renderings in color to better depict the intended character of the building. She pointed out the addition of a limestone base, banding strips to help define the two stories, and detailing at the top of the parapet.

Ms. Ray said the ART recommends approval to the PZC for the request for Basic Plan Review (Site Plan Review) with the following six conditions:

- 1) That, as part of the Site Plan Review, the applicant provide additional details for:
 - a. The mid-block pedestrianway;
 - b. The pocket plaza open space area;
 - c. The perimeter buffer landscaping along the east property line adjacent to the drive-through;
 - d. The street wall, showing a relationship to the principal building; and
 - e. Other architectural, landscaping, and site development details noted in this report.
- 2) That the applicant subdivides the existing 2.85-acre parcel prior to building permitting, or seeks approval of a Waiver from the Planning and Zoning Commission for the front property line coverage requirement;
- 3) That the applicant provide cross-access easements for future vehicular use areas to the east and west of the site as part of the subdivision of this lot prior to building permitting;
- 4) That the applicant provide a legal description and exhibit for a portion of the sanitary sewer easement to be vacated, and that the easement is vacated prior to building permitting;
- 5) That the stacking lands associated with the drive-through are modified subject to Planning approval to accommodate appropriate stacking, ensuring that banking teller drive-through traffic does not block ATM traffic; and
- 6) That the applicant addresses Engineering's comments in this report.

She recommended that the ART recommend that the Planning and Zoning Commission consider approval of the following two waivers:

- 1) Code Section 153.059(C)(4)(C)6 – A reduction in side yard setback for the drive-through speakers from 25 feet to approximately 10 feet.
- 2) Code Section 153.062(O)(4)(d)3 – Only one door on the front (south) and rear (north) facades of the building, where two each are required.

She recommended that the ART recommend that the Planning and Zoning Commission consider approval of the Parking Plan with the following condition:

That the applicant provides a summary of their parking needs, including number of employees and anticipated customer parking needs.

She recommended that the ART recommend that the Planning and Zoning Commission consider approval of the conditional use for the drive-through with the following condition:

That the applicant modifies the drive-through ATM stacking spaces to ensure appropriate circulation.

Ms. Ray invited the applicant to provide additional comments.

Mark Ford, Ford & Associates Architects, showed a tan brick sample and said it would look nice with the cedar and cut stone proposed with this building.

Mr. Sanford said he agreed with the conditions noted in the report, and said he looked forward to moving on to the next step. He said he was very pleased with the fast process and the collaborative experience working with the ART.

Mr. Sanford asked about the logistics for addressing the Commission and if they would be as comfortable with the proposed parking plan. He asked if the revisions to the drive-through should be presented to the Commission, or if revised plans should be provided to Planning before the project moves forward to the Commission.

Ms. Ray confirmed that if updates will be made, the plans should be revised and provided to Planning before they are presented to the Commission. She explained the packet would be distributed to the Commissioners next Friday and asked that changes be submitted early in the week.

Mr. Ford reported there would be a 3-foot by 6-foot generator and transformer needed for IT, not life safety.

Mr. Langworthy asked the applicant if he received all the comments from engineering.

Jason Hockstock asked if the revised site plan showed the building outside of the sanitary sewer easement. Barb Cox said Aaron Stanford would follow up regarding easement and water service, since the sanitary sewer easement extends across the entire front property line even though the sewer stops and turns south west of the proposed building. She said Council must approve vacating the easement.

Mr. Sanford confirmed with Ms. Cox that the easement vacation could be handled through the platting process.

Mr. Sanford asked if the Commission would be likely to support the proposed parking plan. Ms. Ray said the condition requesting information on the number of employees that State Bank intends to have working at this facility will help make the case. She summarized that the applicant is proposing 54 spaces when Code requires a minimum of 29 spaces and a maximum 37. She said that nine of the spaces would be deferred.

Mr. Sanford said there would be about 40 employees and 5 or 6 customers there at a time. Ms. Ray requested this information in writing.

Mr. Langworthy asked if the Administrative Review Team members had any further comments regarding this proposal. [There were none.] He confirmed the Administrative Review Team's recommendation of approval of this application, to be reviewed by the Planning and Zoning Commission on February 20, 2014.

Jeff Haines, Gainar Consulting, said it would be placed on a temporary concrete pad.

Ms. Ray approval is recommended with the following six conditions:

1. That the antenna panels and associated RRUs are painted beige to match the adjacent screen wall;
2. That the applicant removes the mounting brackets for the existing antennas to be replaced and covers any openings left in the building wall;
3. That the applicant select a fiber optic cable color that is designed to be as unobtrusive as possible;
4. That any associated cables are trimmed to fit closely to the panels;
5. That the existing antenna panels and equipment cabinets be removed not more than six months from the date of final inspection by the City; and
6. That the temporary equipment cabinets are relocated inside of the equipment shelter, with the temporary concrete pad removed and the ground restored to its original condition, not more than six months from the date of final inspection by the City.

Steve Langworthy asked the applicant if he understood and agreed to the conditions. Mr. Haines responded that he did.

Mr. Langworthy asked if there were any further comments regarding this application.

Ray Harpham confirmed that a building permit was not necessary, just a Certificate of Zoning Plan Approval.

Mr. Langworthy asked if there were any further comments regarding this application. [There were none]. He concluded that the Administrative Review Team approves the wireless communications co-location application under the provision of Chapter 99 of the Dublin Code of Ordinances with 6 conditions.

CASE REVIEW

4. 14-002BPR/CU – BSC Office District – State Bank – Shamrock Boulevard and West Dublin-Granville Road

Gary Gunderman said this is a request for review of a 10,754-square-foot office building (Loft building type) to be constructed on a ±1.25-acre site that is currently part of a 2.85-acre parcel at the northeast corner of Shamrock Boulevard and West Dublin-Granville Road. He said the proposal includes a retail banking and mortgage services facility and a request for conditional use review for a drive-through. He said this Basic Site Plan Review application is proposed in accordance with Zoning Code Section 153.066(D), and this conditional use review application is proposed in accordance with Zoning Code Section 153.236.

Mr. Gunderman said the ART has another week to review this case before a determination is requested on February 6th. He said he would like to discuss the street system with the ART. He pointed out that the applicant does not own all three parcels on the block, and while the City would have liked this block to develop comprehensively, since that is not the case, the ART should consider this as a smaller site on an existing block. He explained that although the

Bridge Street District street network map in the Code shows a street dividing this block, there is no street shown in that location in the Bridge Street District Area Plan. He said that given the existing conditions and the fact that the block as it currently exists only exceeds the maximum permitted block length by about 90 feet, it was determined that an additional street was not necessary. Mr. Gunderman concluded that since no new public infrastructure is required, Development Plan Review is not necessary.

He said however, given the length of the block, he asked the applicant to consider providing a mid-block pedestrian walkway, although not required by Code. He said a preferred location is the west side of the site, connecting with the open space. He said a 14-foot area is required by Code. Ross Sanford, Lincoln Construction, asked if the pedestrian walkway could be put in the setback. Rachel Ray answered yes, since the intent is that this parking lot and a future lot to the west would function cohesively.

Mr. Sanford asked if additional trees would need to be removed to provide the path. Ms. Ray said the path could perhaps be sited to avoid trees. Mr. Sanford pointed out that most of the trees with any value are freestanding, while the others are not as desirable.

Mr. Gunderman said he received a comment from Parks and Open Space and the potential stone walkway with brick curbing adjacent to the pocket plaza, which could present a tripping hazard. Ms. Ray asked the applicant to consider relocating the bike parking to the pocket plaza, to which Mr. Sanford agreed.

Mr. Gunderman referred to the east/west parking lot drive aisles and asked the applicant to consider how future parking lot access to the adjacent sites could be provided. He said that existing service structures may need to be relocated. Mr. Sanford agreed and said that they had revised the site plan and had already considered the cross-access question.

Jason Hockstock, Advanced Civil Design, presented a revised site plan showing the reconfigured drive-through.

Mark Ford, Ford & Associates Architects, said the end of the drive-through emptied onto the drive aisle that could provide future cross-access. He said the drive-through has been reconfigured to eliminate the turning movement.

Mr. Sanford pointed out that they had already relocated the transformer.

Mr. Gunderman said he was still concerned about the limited stacking spaces, particularly for the ATM.

Mr. Sanford said that Matt Booms was present from State Bank. Mr. Sanford said that State Bank has researched their drive-through needs and the number of vehicles that will frequent the drive-through is expected to be very low – only about four vehicles per day. He said he did not believe there would be a stacking issue.

Mr. Sanford explained that this branch will be used more for private banking by appointment. He reported that David Homoelle with State Bank indicated that he is not concerned with the stacking, but will request the drive-through data to justify this viewpoint. Mr. Sanford pointed

out that new banks are even doubling up tellers in a row providing one transaction at the first window and an opportunity for a different transaction at the other window.

Mr. Ford noted that he was concerned the location of the dumpster and said he planned to review that further.

Mr. Gunderman referenced a cover letter reflecting parking space numbers and asked the applicant to provide an anticipated number of employees.

Ms. Ray recommended that if the applicant is considering additional parking spaces adjacent to Banker Drive, they should be reflected on the plans and factored into the parking plan, stormwater calculations, and landscaping, etc.

Mr. Gunderman asked Engineering to comment on the proposal.

Aaron Stanford said that, with respect to the existing sanitary sewer easement along the property's frontage, there is a conflict with the proposed building. He said that the sanitary sewer line actually is not located along the entire frontage on this site, since it veers south to the west of the proposed building. He suggested that a portion of the easement be vacated, which would require City Council approval.

Mr. Sanford inquired about the width of the easement and Mr. Stanford confirmed that it is 20 feet.

Mr. Stanford requested that the pavement plans be updated to meet the standard drawings and to reflect the cross-access easements planned for the adjacent lots. Mr. Stanford said any approval would be based on the lot split.

Mr. Gunderman suggested a discussion on the architecture. He said that comments from the City's architectural consultant for this project, David Meleca, had been received and shared with the applicant prior to the meeting.

Mr. Sanford said he was not happy with the comments from Mr. Meleca. He said he had great respect for Mr. Meleca, but his suggested architectural modifications were not what State Bank envisioned for a contemporary office building. He said he was very concerned about Mr. Meleca's comments being shared with the Planning and Zoning Commission since he did not believe it to be a good representation of a Loft style building, nor was it consistent with State Bank's vision.

Jeff Tyler and Colleen Gilger agreed with Mr. Sanford that the suggested modifications were a dramatic change from State Bank's architectural concept, and they did not necessarily prefer the revisions.

Mr. Ford said he appreciated the ART's comments. He said the recommendations are consistent with what he expected from Mr. Meleca as this project's architectural consultant, and since he had worked with him for many years, he was familiar with his work, which he likes very much. Mr. Ford agreed to review Mr. Meleca's comments and respond to as many as possible, but the

style of architecture recommended is not what they intended. He said that he and his team had already begun making revisions to the building that he believed addressed many of the comments.

Mr. Ford said he would provide color renderings and revise the application based on the comments received.

Ms. Ray confirmed that ART would make a determination next week. She suggested for the architectural review, they carefully consider their responses and that a different rendering style might reflect the architectural character a little better.

Mr. Ford was concerned about revealing all the revisions that have been made along the way to the Commission, understanding that it may be confusing between the different versions and the changes that had been made. He said he would also provide material samples. He explained that after an internal review, they added stone to the windows. He distributed conceptual renderings of the revised architectural elevations and pointed out some of the additional modifications, many of which are in the spirit of Mr. Meleca's comments.

Ms. Ray thanked the applicant for their efforts, confirmed the expectations and deadlines, and said the ART would make a determination on this project next Thursday, and go before the Commission on February 20, 2014.

Mr. Sanford said he appreciated the application review process despite his concerns with the architectural consultant's comments and thanked the ART for their comments.

Mr. Langworthy said he liked Mr. Meleca's comments on lighting and asked the applicant to consider that in particular. Mr. Sanford said he was in the process of getting bids on lighting and intends to use up-lighting for the building, especially on the sides of the columns to light up each edge. He said he is considering varied lighting for different sides of the building due to some competition from street lights.

Mr. Langworthy asked if there were any further comments regarding this application. [There were none].

ADMINISTRATIVE

The meeting was adjourned at 3:55 pm.



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JANUARY 23, 2014

ART Members and Designees: Gary Gunderman, Planning Manager; Alan Perkins, Fire Marshal; Ray Harpham, Commercial Plans Examiner; Aaron Stanford, Civil Engineer; Fred Hahn, Director of Parks and Open Space; Colleen Gilger, Economic Development Administrator; Jeff Tyler, Building Standards Director; and Dave Marshall, Review Services Analyst.

Other Staff: Rachel Ray, Planner II; Jennifer Rauch, Planner II; Justin Goodwin, Planner II; and Laurie Wright, Staff Assistant.

Applicant: Ross Sanford, Lincoln Construction; Mark Ford, Ford & Associates Architects; David Homoelle, State Bank; Jason Hockstock, Advanced Civil Design; Todd Faris, Faris Design & Planning; and John Behal, Behal Sampson Dietz Architects.

Gary Gunderman called the meeting to order. He asked if there were any amendments to the January 14, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented. He asked if there were any amendments to the January 16, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

CASE REVIEWS

1. 14-002BPR/CU – BSC Office District – State Bank – Shamrock Boulevard and West Dublin-Granville Road

Gary Gunderman said this is a request for review of a 10,754-square-foot office building ("Loft" building type) to be constructed on a ±1.25-acre site that is currently part of an overall 2.85-acre parcel located at the northeast corner of Shamrock Boulevard and West Dublin-Granville Road. He said the proposal includes a retail banking and mortgage services facility and a request for conditional use review for a drive-through. He said this Basic Site Plan Review application is proposed in accordance with Zoning Code Section 153.066(D), and this conditional use review application is proposed in accordance with Zoning Code Section 153.236.

Mr. Gunderman said he was reviewing comments received today on the proposed drive-through and architecture. He said, with respect to the drive-through configuration, most drivers expect to pull into drive-throughs from the left, whereas this alignment is the opposite, with a clockwise movement. He said that drivers typically do not like looking over their car hoods and may misjudge the right turn. He asked if it was possible to expand the area or if the drive-through could be moved to the other side of the site to allow traditional counter-clockwise flow.

Mr. Gunderman stated that there was also some concern that customers waiting in line for the teller or ATM machine would stack through the drive-through lane and out into the drive aisle off of Banker Drive, potentially blocking the curb cut and stacking out onto the public street. He noted the limited number of stacking spaces.

Ross Sanford, Lincoln Construction asked if there was a Code requirement for stacking.

Rachel Ray said there was no specific number of required stacking spaces, but the ART would factor in the operations for the facility and their documented needs for stacking spaces.

Mark Ford, Ford & Associates Architects, said the drive-through was placed on the east side of the site to avoid bisecting the lot with a drive-through right down the middle. He suggested that if the drive-through were rotated 90 degrees, vehicles would approach the kiosks from the north and leave to the west.

Mr. Sanford noted the potential for a future cross-access drive to a new parking lot on the undeveloped portion of the parcel to the west.

Justin Goodwin asked if a revised parking lot/drive-through configuration would make it awkward for the handicap spaces to potentially back into the drive-through area.

Ms. Ray asked David Homoelle, State Bank, if he had examples of drive-through patterns from State Bank's other branches. Mr. Homoelle said he did not. He said that not a lot of emphasis was placed on the drive-throughs for tellers or ATMs because of the small market they are in. He said that most of the time, these stations are incorporated onto the building, next to the branch, where this is different as it is totally detached.

Dave Marshall remarked on the short queuing lane for the drive-through, noting a similar but different situation. He said Tim Hortons backs up on Hospital Drive.

Ms. Ray asked what the expected stacking was for the bank. Mr. Homoelle explained that getting customers to enter a bank has become challenging with so many customers conducting business online. He said that only four to six customers enter per hour.

Mr. Gunderman asked if he knew the numbers of customers that frequent the outside kiosks. Mr. Homoelle said he did not. He remarked that he has never seen anyone stacked at the Huntington Bank on Village Parkway, where he also banks, and it is a much larger bank. He said State Bank would be different as they were offering mortgage services, which would attract customers coming inside the building.

Mr. Gunderman suggested considering the change to the site layout.

Aaron Stanford said the geometry of driveway needed to be tweaked to allow for better turning movements. He said the east side radius needed to be opened per the water service on Banker Drive. He said the small stormwater facility on the west side of the building had condensers in the same area, and he cautioned the applicant to be careful with grading in that area. He asked if the sanitary services on the west side of the building would conflict with the new storm line. He asked if service could be run closer to State Route 161. He inquired about the western driveway and if it was intended for shared access as the lot line splits the driveway in half.

Mr. Goodwin confirmed that there was enough room left on the undeveloped portion of the site to expand the parking lot to the east for a new user.

Gary asked each of the ART members if they had further comments or questions. [There were none.]

Ms. Ray invited Mark Ford to present the overall concept of the architectural design.

Mr. Ford presented the four-sided building that had two "fronts," facing West Dublin-Granville Road and Banker Drive/the parking lot. He said that the majority of customers would enter the building from the north side. He explained that there were different functions in the building and that it is not an even 50/50 split. He said the retail portion would occupy less than 1,500 square feet. He pointed out that the footprint of the building presents a bowtie effect with two-thirds on one side and one-third on the other. He presented a model of the flat roof building, which showed the architectural relief as required by Code. He explained the proposed materials to be used and the patterning of the windows. He said brick would be used on the larger sections, copper shingles on recessed area at the entrances, and limestone on the columns and canopy. He said the walkway canopy on the north side of the building has a cedar strip edge. Mr. Ford explained that the vertical spacing of the columns reflects the same proportions of the windows. Mr. Ford said the overall concept was a more urban type of architecture, with simple, clean details, which was a departure to many of his projects.

Ms. Ray asked if an expression line could be incorporated into the top of the building, suggesting a scoring pattern. Mr. Ford said they were considering brick patterning at the top so that section would not appear bigger than the middle band.

Jeff Tyler asked if the copper panels would patina and how they planned to handle the runoff. Mr. Ford replied yes, they would patina over time, and said they were taking great care as to how it would be attached. Mr. Tyler commented that the copper would turn a greenish color. Mr. Sanford said based on other projects he has seen, it would be brown for a long time. Mr. Ford said they expect it to age like real copper would.

Mr. Gunderman asked if there were any other questions or comments. [There were none.] He said the ART had another week to review and would welcome everyone back next week. He reiterated that the target recommendation date from the ART to the Planning and Zoning Commission is February 6.

Mr. Ross asked if staff could meet to discuss the revised site layout in terms of the drive-through configuration. Ms. Ray said that would be fine, and recommended that the applicant sketch out their ideas before getting too far along with the design. She also suggested they take another look at the pocket plaza layout. She offered to share a design suggested recently for a project utilizing a similar small pocket plaza.



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JANUARY 16, 2014

ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Alan Perkins, Fire Marshal; Ray Harpham, Commercial Plans Examiner; Barb Cox, Engineering Manager; Fred Hahn, Director of Parks and Open Space; Colleen Gilger, Economic Development Administrator; Jeff Tyler, Building Standards Director; and Dave Marshall, Review Services Analyst.

Other Staff: Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Jennifer Rauch, Planner II; and Laurie Wright, Staff Assistant.

Applicant: Ross Sanford, Lincoln Construction; Gayle Zimmerman, Ford & Associates Architects; David Homoele, State Bank; Matt Booms, State Bank; Steve Watson, State Bank; Jason Hockstock, Advanced Civil Design; Todd Faris, Faris Design & Planning; and John Behal, Behal Sampson Dietz Architects.

Steve Langworthy called the meeting to order. He asked if there were any amendments to the January 9, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

INTRODUCTIONS

1. 14-002BPR/CU – BSC Office District – State Bank – Shamrock Boulevard and West Dublin-Granville Road

Gary Gunderman said this is a request for review of a 10,754-square-foot office building ("Loft" building type) to be constructed on a ±1.25-acre site that is currently part of an overall 2.85-acre parcel located at the northeast corner of Shamrock Boulevard and West Dublin-Granville Road. He said the proposal includes a retail banking and mortgage services facility and a request for conditional use review for a drive-through. He said this Basic Site Plan Review application is proposed in accordance with Zoning Code Section 153.066(D), and this conditional use review application is proposed in accordance with Zoning Code Section 153.236.

Mr. Gunderman presented an overview of the project, including the conceptual building elevations and noted that the remote canopy located in the eastern portion of the site would include one ATM drive and one remote drive-thru teller station, which were connected to the building for the retail banking component. He said the center portion of the building is recessed to define the public entrances on both the south side of the building on State Route 161 and the north side of the building facing the parking lot and Banker Drive. He reported that signs are proposed on the front of the building as well as a ground sign on the parking lot side near the driveway from Banker Drive.

Mr. Gunderman explained that the site has two existing driveway connections to Banker Drive. He said it appears at this point that the majority of the existing trees on this undeveloped site are just outside of the site boundaries. Mr. Gunderman said this was an introduction for a Basic Site Plan Review, with a recommendation to the Planning and Zoning Commission expected from the ART on February 6th for the February 20, 2014, meeting. He asked the applicant if they would like to comment further.

Ross Sanford, Lincoln Construction, introduced Gayle Zimmerman with Ford & Associates Architects. Mr. Sanford explained that the existing State Bank facility is located on South High Street in the Historic District, and although they would love to remain in the same place, they are outgrowing the building but would like to stay close by. He said the bank is based in Defiance, Ohio and this would be the first retail bank for them in the Columbus area.

Mr. Sanford said he understood that the remote retail banking drive-thru was a conditional use and would not require a request for a Waiver. He said he did not have color renderings at this point but affirmed that this is a Loft Building as defined in the Bridge Street Corridor Development Code and the two existing curb cuts along the south side of Banker Drive would serve as the access points into the site. He said he spoke with the City's Landscape Inspector, who confirmed that many of the existing trees on the parcel were not in the best condition. He agreed with Mr. Gunderman regarding the schedule.

Steve Langworthy said that today's goal was to review and discuss the Basic Plan proposal with a target determination date from the ART on February 6.

Mr. Langworthy began by asking if the big Mulberry Tree out front would be saved. Todd Faris, Faris Planning & Design, responded that it would not need to be removed as part of this proposal, but it was not a desirable species.

Rachel Ray inquired about the pocket plaza and confirmed that a portion of the bioswale was within the open space. She said that Planning would like to see more of a hardscape area with amenities within the pocket plaza, but that could be discussed in more detail next week.

Ms. Ray questioned the stormwater elements. Jason Hockstock, Advanced Civil Design, answered that there were three locations, but it was primarily addressed on the west side of the building, which was critical.

Mr. Langworthy asked the ART members for their initial comments.

Jeff Tyler asked if the State Bank in Historic Dublin was being moved out of the current location. David Homoelle, State Bank, replied that a big part of their decision to move was their desire for a drive-thru ATM and teller station, which could not be accommodated in the Historic Dublin.

Ms. Ray noted the ground-mounted condenser units. She confirmed that if they were to be placed on the roof, they would need to be screened by the building parapet.

Barb Cox inquired about stormwater calculations, which the applicant said they had. Ms. Ray noted that this was just the Basic Plan Review; the Site Plan would be reviewed as part of the next phase prior to building permitting.

Ms. Ray said that the City's architectural consultant, David Meleca, agreed to review the plans and provide his recommendations.

Mr. Ross expressed his excitement for this project.

Mr. Langworthy said if there were no further questions or comments, the ART would move on to the next case.

2. 14-003ARTW – Sprint Wireless Rooftop Co-Location – 5072 Tuttle Crossing Boulevard

Rachel Ray said this is a request for Sprint to replace three panel antennas and install six new remote radio heads and three new fiber optic cables on the roof of an office building located at the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue. She said this is a request for review and approval of a wireless telecommunications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Ray said she would confirm that Sprint has an existing ground facility for equipment cabinets. She said this was only an upgrade and no new antenna construction is proposed. She said she thought this was an easy switch out and would place the detailed engineering drawings in the Dropbox that reflect the proposed removal and replacement plans and equipment. Ms. Ray stated the target date for the Administrative Review Team determination was in two weeks, January 30, 2014.

Steve Langworthy asked if there were any questions or concerns. [There were none.]

CASE REVIEW

3. 14-001ARB-MPR – BSC Historic Residential District – Tackett Residence – South High Street

Jennifer Rauch said this is a proposal for the construction of a new single-family dwelling located southeast of the intersection of South High Street and Waterford Drive. She said this is a request for review and approval of a Minor Project in accordance with Zoning Code Sections 153.063(B) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said this proposal was introduced last week and has since been assigned an address, which is 200 S. High Street. She said the recreation site fee would need to be paid prior to the issuance of a building permit. She explained that the fee is calculated at ½ percent of the total land and building costs of the residential unit with a minimum of \$350 and a maximum of \$1,000.