City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
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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 — **Shamrock Boulevard and West Dublin-Granville Road**
14-002BPR/CU — **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

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Director of Land Use and
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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

FEBRUARY 6, 2014

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

2. Covelli Enterprises Sign **6693 Sawmill Road**
14-007MPR **Minor Project Review**

Proposal:	To review a 29.5-square-foot wall sign for a tenant space in an existing retail building at 6693 Sawmill Road, known as the Rite Rug Center. The site is west of Sawmill Road approximately 200 feet north of Village Parkway.
Request:	Review and approval of a Minor Project in accordance with Zoning Code Section 153.066(G).
Property Owner:	Whittingham Capital, LLC
Applicant:	Brad Petro, Cicogna Electric & Sign Company, representing Covelli Enterprises.
Planning Contact:	Justin Goodwin, AICP, Planner II
Contact Information:	(614) 410-4677; jgoodwin@dublin.oh.us

DETERMINATION: To approve this application for Minor Project Review with one condition:

That the 'Market Headquarters for Southern Ohio' text be modified to meet applicable Code requirements, subject to Planning approval.

RESULT: This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Section 153.066(G).

STAFF CERTIFICATION

Steve Langworthy

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Long Range Planning