



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

FEBRUARY 6, 2014

ART Members and Designees: Steve Langworthy, Planning Director; Alan Perkins, Fire Marshal; Ray Harpham, Commercial Plans Examiner; Barb Cox, Engineering Manager; Laura Ball, Landscape Architect; Colleen Gilger, Economic Development Director; Jeff Tyler, Building Standards Director; and Dave Marshall, Review Services Analyst.

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

Applicant: Brad Petro, Cicogna Electric & Sign Company; Joe Sullivan, Sullivan Bruck Architects; Kolby Turnock, Casto; Brent Sobczak, Casto; Ross Sanford, Lincoln Construction; Mark Ford, Ford & Associates Architects; Matt Booms, State Bank; Jason Hockstock, Advanced Civil Design; and Todd Faris, Faris Design & Planning.

Steve Langworthy called the meeting to order. He asked if there were any amendments to the January 30, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

INTRODUCTION

1. 14-010MPR– BSC Indian Run Neighborhood District – OCLC – Brown Building Demolition – 6565 Kilgour Place

Justin Goodwin said this is a request for demolition and removal of approximately 31,800-square-foot building and associated site improvements, including removal of an enclosed building connector to OCLC "Building C." He said the site is on the north side of Post Road at the intersection of Post Road and Kilgour Place. He said this is a request for review and approval of a Minor Project Review Application under the provisions of Zoning Code Section 153.066(G).

Mr. Goodwin said the applicant was not present and a determination by the ART was scheduled for February 13th.

Mr. Goodwin said this building was connected to the larger Smith building where the conference center is located. He said the request for demolition was a result of the building starting to deteriorate, and is too old to refurbish. He said that OCLC plans to remove pavement and parking spaces along with most of the building connector. He said there were no immediate plans proposed for this site other than providing a curtain wall system to match the exposed end of the connector.

Mr. Goodwin presented an overview of the site plans and architectural renderings. He said this project qualifies as a Minor Project Review because it is a modification to the Smith building, with associated architectural and site modifications.

Steve Langworthy said a short memo regarding this case was sent to City Council to clarify the scope of this project.

Mr. Langworthy asked if there were any questions or comments regarding this case. [There were none.] He said Thursday, February 13, 2014 was the target date for the Administrative Review Team determination.

DETERMINATIONS

2. 14-007MPR– BSC Sawmill Center Neighborhood District – Covelli Enterprises – Sign – 6693 Sawmill Road

Justin Goodwin said this is a request for review of 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. He said the site is west of Sawmill Road approximately 200 feet north of Village Parkway. He said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Mr. Goodwin said this building came through ART for architectural modifications last fall. He said the sign is proposed over the tenant storefront door and after providing the City's sign design consultant's recommendations to the applicant, a redesign had been submitted, which incorporates the following:

- The black letters of 'Covelli Enterprises', which are internally illuminated, will use a day/night film that will appear as white when illuminated in the evening. The applicant's representative has confirmed that the proposed font is consistent with the company's branding specifications.
- The shoe-box cabinet has been replaced with an aluminum backer panel (green bar). The 'Panera Bread' text is proposed as individual, internally illuminated LED channel letters with a separate logo mounted to the backer panel that will provide vertical and depth to the panel. The text and logo extend slightly above the top edge of the green bar.
- The aluminum backer panel includes routed text 'Market Headquarters for Southern Ohio' beneath the 'Panera Bread' text and logo. This text is proposed as white internally-illuminated acrylic-backed letters.

Mr. Goodwin said the challenge becomes determining the number of colors included in the registered trademark, and once the trademark is identified, clarifying the permitted size as a percentage of the sign. He said in reviewing Code, his interpretation is that the rectangle around 'Panera Bread' in the green backer panel is not part of the trademark. He explained that where a registered trademark is 20 percent or less of the total sign area, the trademark may use unlimited colors, provided the sign copy and background use one of the colors also used in the trademark. He said the intent of the 20 percent size threshold for registered trademarks is to balance the sign's aesthetic character while allowing businesses to use their branding

specifications. He said the Panera Bread registered trademark highlighted includes, green, white, black, and apricot and comprises 15 percent of the overall sign area. However, he said that the green backer bar is expanded in size to also include the 'Market Headquarters for Southern Ohio' text, which is not part of the registered trademark. Mr. Goodwin stated that the combined size of the 'Panera Bread' text and logo with the 'Market Headquarters of Southern Ohio' text and the green backer panel constitutes approximately 25 percent of the total sign area.

Mr. Goodwin invited questions from the applicant.

Brad Petro, the applicant's representative, said the sign meets color and size restrictions for the registered trademark portion. He asked if the remainder of the sign not considered part of the trademark could have three colors. Mr. Goodwin answered it could have two colors, one of which has to be included in the trademark.

Colleen Gilger asked if the last line of text could be black instead of white. Mr. Goodwin answered yes. Mr. Goodwin said there were more options for the applicant to consider.

Steve Langworthy asked if the ART was to make a determination today, how to best proceed.

Mr. Goodwin clarified with Mr. Petro that the client wanted all portions of the sign to be illuminated.

Mr. Petro agreed. He said the concern is that this is a corporate office, and Covelli Enterprises does not want people thinking it is a café.

Ms. Gilger agreed that was a potential concern. She said the Tim Horton's headquarters on Tuller Road has experienced the same problem, with the corporate offices being mistaken for a café.

Mr. Tyler confirmed that the black "Covelli Enterprises" letters would turn white at night as illuminated.

Mr. Petro said if the ART wanted the 'Market Headquarters of Southern Ohio' text to not be illuminated and removed from the backer panel, he is not sure that his client would agree to that change. Mr. Goodwin asked Mr. Petro if he wanted to confer with his client about the change.

Mr. Petro said his personal preference was to change the lettering to black and keep it illuminated.

Rachel Ray read a proposed modified second condition:

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

Dave Marshall said if there is a condition of approval that it had to be made clear what would be permitted, and what would not meet Code.

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.

CASE REVIEW

4. 14-008BPR – BSC Residential District – Tuller Road Flats Residential Development – 4313 Tuller Road Road

Justin Goodwin said this is a request for a multiple-family residential development consisting of 392 apartment units within 30 three-story apartment buildings, a clubhouse/community center, and associated streets and open spaces on approximately 17 acres on the south side of Tuller Road, approximately 700 feet east of Tuller Road Ridge Drive. He said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan and Basic Site Plan.

Mr. Goodwin said that a meeting yesterday to discuss this project was canceled due to the weather. He said with respect to potential revisions to the plans, Planning would be more comfortable discussing any revisions before they are presented to the Commission. He said because that requires additional time to review, and there is limited time before this moves forward to the Commission on February 20th, he recommended moving forward with the plans as submitted and noting where there are issues to be addressed at the Development Plan and Site Plan Reviews.

Mr. Goodwin said the whole purpose of the Basic Plan was to vet preliminary site and architectural issues, and the Informal Review may have confused the process a little. He said the Basic Plan is reviewed at a higher level, and all the detail provided by the applicant would normally be saved for the next step in the process, such as some of the renderings and floor plans.

Mr. Goodwin said staff had discussed the general site layout, which is similar to the initial proposal, and were generally supportive. He said the site circulation works. However, he noted the interior of the site where buildings surround pocket parks at McCune Avenue and Deardorff Street near the clubhouse. Mr. Goodwin suggested that the character would be improved if the buildings faced the streets instead of the open spaces. He said with the main entrance on the green space, the buildings do not front the street. He said that overall, the layout can still work, but recommended shifting the building orientation so the main entrances faced the streets and the sides of the buildings faced the green space. He said that this rotation could possibly provide space for more units.

Mr. Goodwin said the drive aisles and private drives with linear medians and 22-foot drive aisles are an opportunity for a more efficient layout. He said that narrowing the drive aisles and widening the medians opens up options for stormwater management other than underground storage. He said by re-orienting some of the buildings so the fronts are along McCune Avenue, it may allow for better interior circulation around the center median, with additional space for stormwater management while still providing direct garage access.

Asked by Kolby Turnock if they would still meet the public space requirement, Mr. Goodwin responded yes. Mr. Goodwin said using other spaces for stormwater management would be more efficient and views of the green space could then be seen from balconies, serving as an additional amenity for residents. He encouraged the applicant to consider these options. Mr.

Goodwin said the concept would be a little different on the west side of the clubhouse but still an option to consider.

Mr. Goodwin began to address the architectural variety. He said Moody Nolan was serving as the City's architectural consultant for this project, and any outstanding issues could be discussed as well at next week's meeting with Moody Nolan.

Mr. Goodwin said staff was not comfortable with what was proposed for the sidewalk section and planting zone on McCune Ave and presented the preferred yield street section, with parking on one or both sides. He said the purpose of the Yield Street is to slow traffic.

Steve Langworthy said an adequate sidewalk width was desired.

Mr. Turnock asked if EMH&T had this exhibit. Barb Cox said she would send it to them.

Alan Perkins said he approved of the concept in terms of overall fire access, but wanted to review the curb radii.

Mr. Goodwin suggested avoiding the internal alley for fire access. Mr. Turnock agreed. Mr. Langworthy asked if the fire access would be more likely to occur on the north/south roads.

Mr. Perkins said the fire department would need to get access to McCune Avenue and would need further information about phasing with the Hobbes Landing connection.

Mr. Goodwin said there would be a more detailed discussion with Moody Nolan next week on architectural diversity. He noted the building variety requirements in the Code. He explained that adjacent buildings are required to vary by materials, at a minimum, and in addition, the adjacent buildings must vary by at least two of the following: the proportion of recesses and projections, window and entrance placement, and/or roof design. He said upon reviewing the building relationships of building types A & B, the recess/projections are varied but the window placements and entrances are in the same locations. He said the same is true for the relationship of C & G and the relationship of D & E. He further noted that there are no roof variations.

Joe Sullivan said circumstances and solutions should be rational and not arbitrary to meet the letter of the Code requirements. He asked how this specific request for variety can be integrated into the design and still make the project cost effective.

Mr. Turnock asked for clarification on the Code language. Mr. Goodwin read from the Code.

Mr. Turnock said changing the window and door locations would be very costly. Mr. Sullivan said the designs were relative to liveability. He said that it was easier to relocate small windows as part of a traditional design in lieu of the oversized windows used for this contemporary style. He explained that changing the exterior may conflict with functionality on the inside.

Mr. Turnock concluded that they would need to create five to seven whole new building types out of two to three building types.

Mr. Turnock agreed to review the plans and asked what if Moody Nolan did not agree with the changes. Mr. Goodwin said the applicant should note if there were practical limitations in meeting the requirements. He said the Code includes architectural criteria to base opinions and put parameters on, which can lead to conditions. He explained to the applicant that if they are not prepared to agree with the conditions, there would need to be Waivers requested of the Commission.

Mr. Sullivan asked what it means to go through this exercise. Mr. Goodwin said they may not get an answer at PZC on February 20, 2014.

Ms. Cox touched on water service and the geometry for on-street parallel parking spaces. Mr. Turnock said EMH&T noted it on earlier versions but Ms. Cox said it needed to be done differently. She said the four parking spaces on the short segments of street adjacent to John Shields Parkway and Tuller Road may not be safe or necessary.

Ms. Cox remarked there was no allowance for any bicycle parking shown along public streets and John Shields Parkway will have a cycle track on it. Mr. Goodwin agreed that some bicycle parking should be provided along the greenway and the pocket parks, in addition to some in front of the apartment buildings for visitor access.

Ms. Cox said the pedestrian path in front of the units that face Tuller Road was redundant and recommended connecting to the existing path. Mr. Goodwin said a few of the units fronting Tuller Road & John Shields Parkway had staggered setbacks, which was not necessary. He said a consistent setback is better. Mr. Sullivan said varying materials would provide better separation of the walkways. Ms. Cox said sidewalk material impacts costs.

Mr. Goodwin noted that the applicant is deferring a sign package until later, and that may require a potential master sign plan. Mr. Turnock said the signs would be consistent with an urban environment.

Ms. Cox asked for clarification on how the utilities would connect. She said the plans indicate that both sanitary and storm sewer lines would be located within the greenway along John Shields Parkway. She said this warrants further study as this could limit the usefulness of the greenway. She said the downstream capacity of the existing sanitary sewer will need to be studied and reviewed by the City.

Mr. Goodwin inquired about underground detention. He said that the underground detention should be removed from the greenway and better integrated elsewhere on the site.

Ms. Cox said she was surprised to find the site generally drains east to west and falls about 17 feet in elevation. She said additional information will need to be verified to allow proposed grades for John Shields Parkway to work with the needed extensions of this roadway to the east and west of the site. She encouraged the use of a decentralized stormwater management system using other methods and only employing underground detention to supplement them.

Mr. Turnock said he would continue to review, but permeable pavers were costly and difficult to maintain. Mr. Langworthy noted that the intent was to use a combination of management strategies.

Ms. Cox said a preliminary Stormwater Management calculations were not included in said the project will have to meet both stormwater quantity and quality standards. She said she will review the infrastructure but asked if irrigation was proposed at all in the project. Mr. Turnock said they probably would not include irrigation due to logistics.

Mr. Tyler offered gray water as an option for landscaping. Ms. Cox suggested placing a liner up against the building in the garden area of the walk up type buildings to allow the planters in front of the building to be used for stormwater management. Mr. Goodwin said this type of management strategy was being done elsewhere.

Mr. Turnock said if it's not done correctly, there will be drainage problems for the building.

Mr. Tyler asked if there was rock in the area to which Ms. Cox responded probably not as this site is at the top of the hill from Riverside Drive.

Ms. Cox asked about water and sewer service to the maintenance building in the southwest corner of the site. Mr. Turnock answered there was water but may or may not have restrooms. Ms. Cox asked what vehicles would be accessing the maintenance building and that the applicant should verify the turning radii into the area of the maintenance building

Mr. Goodwin requested an updated on the water line issue with the private streets.

Mr. Turnock said the intent was to get all the water lines in for John Shields Parkway. Mr. Goodwin said it was not attached to the development and would require a platting process, which would be another step for the applicant to go through that may include a joint applicant.

Mr. Perkins reiterated that he planned to evaluate the curb radii. He said in his preliminary review, he was concerned about the clubhouse needing a sprinkler system. He said the fire hydrant was in close proximity. He said overall, he was satisfied with the layout.

Mr. Turnock asked about preferred street sign designs. Mr. Goodwin said for public streets, they will need to use signs and lighting that make sense for the City to maintain.

Laura Ball said her comments echoed the utility issues that Ms. Cox raised about the utilities in the greenway, and concerns with the underground detention in the greenway.

Mr. Langworthy asked Mr. Hahn if he made progress on the greenway design. Mr. Hahn said they were working on it.

Mr. Goodwin reiterated that site details are intended to be reviewed as part of the next round with Development Plan and Site Plan Review, but they would like to see a pedestrian connection through all the blocks. He asked the applicant to consider possible future pedestrian connections with Sycamore Ridge to the south.

Ms. Cox asked if a pedestrian connection was being done at the south end of Watson Street. Mr. Turnock offered to show a possible connection for the future.

Mr. Langworthy asked if there were any further comments regarding this application. [There were none]. He concluded that staff would meet with the applicant again on Tuesday and the ART would make a determination next Thursday.

ADMINISTRATIVE

The meeting was adjourned at 3:40 pm.