



City of Dublin

Land Use and Long Range Planning

5800 Shier Rings Road
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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

FEBRUARY 13, 2014

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

**1. OCLC – Brown Building Demolition
14-007MPR**

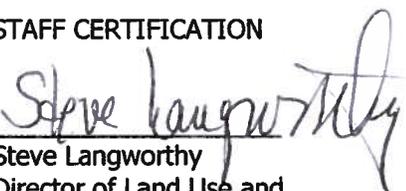
**6600 Kilgour Place
Minor Project Review**

<p>Proposal:</p> <p>Request:</p> <p>Property Owner:</p> <p>Applicant:</p> <p>Planning Contact:</p> <p>Contact Information:</p>	<p>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." The site is on the north side of Post Road at the intersection of Post Road and Kilgour Place.</p> <p>Review and approval of a Minor Project in accordance with Zoning Code Section 153.066(G).</p> <p>Online Computer Library Center</p> <p>Alan Davis, EMH&T</p> <p>Justin Goodwin, AICP, Planner II</p> <p>(614) 410-4677; jgoodwin@dublin.oh.us</p>
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DETERMINATION: To approve this application for Minor Project Review.

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
Director of Land Use and
Long Range Planning



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RECORD OF DETERMINATION

FEBRUARY 13, 2014

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

2. Tuller Road Flats 14-008BPR

4313 Tuller Road

Basic Development Plan Review/Basic Site Plan Review

Proposal: To review 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 Ridge Drive.

Request: 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.

Applicant: Casto; represented by Aaron Underhill, Underhill Law Office, LLC.

Planning Contact: Justin Goodwin, AICP, Planner II

Contact Information: (614) 410-4677; jgoodwin@dublin.oh.us

DETERMINATION #1: Recommendation of approval of this application for Basic Development Plan Review to the Planning and Zoning Commission with the following four conditions:

- 1) That the street section for McCune Avenue be revised to a typical section for a neighborhood street acceptable to Engineering;
- 2) That a mid-block pedestrianway connection be provided to the south property line of Block 'G';
- 3) That development of buildings in Phase II be contingent on the construction of the Hobbs Landing Drive extension between John Shields Parkway and Tuller Road; and
- 4) That the applicant addresses Engineering's comments referenced in the attached memo, as applicable to the Development Plan Review.

DETERMINATION #2: Recommendation of approval of this application for Basic Site Plan Review to the Planning and Zoning Commission with the following 10 conditions:

- 1) That the following details be presented with the Site Plan Review:
 - a. Architecture, landscaping, and other site development details noted in this report;
 - b. Detailed installation specifications for façade materials and material transitions, including material samples and section panels, be provided to ensure high-quality and durable construction, and addressing specific items as described in this report;
 - c. The applicant provide examples of successful, high quality installations (local or in a comparable climate) of the proposed fiber cement cladding panel;
 - d. That additional color palettes for façade materials be incorporated; and
 - e. That a Master Sign Plan be provided.

- 2) That the following building locations be altered as follows:
 - a. 10-unit buildings in the center of the site be reoriented with front façades in the RBZ and main entrances facing the street with direct sidewalk connections, to the maximum extent practicable;
 - b. That buildings fronting John Shields Parkway and Tuller Road be oriented at a consistent setback within the RBZ with direct front walk connections to the public sidewalk;
- 3) That main entrance canopies be designed to provide adequate protection from the elements and to reinforce the visual prominence of the entrance;
- 4) That transparency requirements be calculated for each story, and that transparency requirements and blank wall limitations be met for each individual story;
- 5) That terminal vista elements be provided as described in this report;
- 6) That building elevations be revised to meet the building variety requirements of Code Section 153.062(K), or that a Waiver request be submitted at the Site Plan Review;
- 7) That the RBZ for buildings 16-21 be shown along the south edge of the greenway;
- 8) That bicycle parking be provided in more prominent, publicly accessible locations, such as open spaces and within the street furnishings zone;
- 9) That the plans be revised to incorporate a de-centralized stormwater management system to the maximum extent practicable, as described in this report; and
- 10) That the applicant addresses Engineering's comments as attached to this report.

DETERMINATION #3: Recommendation of approval to the Planning and Zoning Commission of the following two Development Plan Waivers:

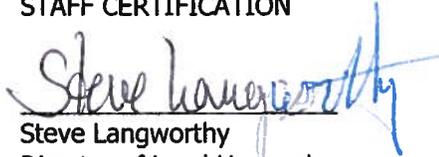
- 1) Maximum Block Size (Block 'C') – Code Section 153.060(C)(2)(a) – To increase the maximum permitted block dimensions for Block 'C' (increasing maximum block length from 500 feet to ±580 feet and maximum block perimeter from 1,750 feet to ±2,015).
- 2) Maximum Block Size (Block 'G') – Code Section 153.060(C)(2)(a) – To increase the maximum permitted block length for Block 'G' from 500 feet to ±665 feet.

DETERMINATION #4: Recommendation of approval to the Planning and Zoning Commission for the request for the following Site Plan Waiver:

Window Proportions – Code Section 153.062(H)(1)(f) – To allow windows on street-facing façades of Apartment building types to be horizontally proportioned, where architecturally appropriate to the design of the building.

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

STAFF CERTIFICATION


 Steve Langworthy
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 Long Range Planning