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PLANNING AND ZONING COMMISSION

MEETING MINUTES

MAY 1, 2014

AGENDA

1. **Emerald Parkway Phase 8 – Office Building** **Emerald Parkway**
14-027INF **Informal Review**
(Informal Discussion)
2. **Conditional Use—Corporate Center-Fitness Edge** **6250 Corporate Center Drive**
14-030CU **Conditional Use**
(Approved 6 – 0)
3. **Ohio University Heritage College of Osteopathic Medicine – Signs**
14-025WID-DP/SP **West Innovation District-Development Plan/Site Plan**
6775 and 6785 Bobcat Way
(Tabled 6 – 0)

Chris Amorose Grooms called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were Amy Krumb, Richard Taylor, Victoria Newell, Amy Salay, and John Hardt. Joe Budde was absent. City representatives were Steve Langworthy, Gary Gunderman, Claudia Husak, Jennifer Readler, Kristin Yorke, Alan Perkins, Marie Downie, Katie Ashbaugh, Dana McDaniel, Colleen Gilger, and Flora Rogers.

Motion and Vote

Richard Taylor moved to accept the documents into the record as presented. Amy Krumb seconded. The vote was as follows: Ms. Newell, yes; Ms. Salay, yes; Mr. Hardt, yes; Ms. Amorose Grooms, yes; Ms. Krumb, yes; and Mr. Taylor, yes. (Approved 6– 0.)

Ms. Amorose Grooms said they had meeting minutes for approval dated April 17th, but they were not placed into Dropbox for review, so they are not going to approve the meeting minutes until the Commissioners has the opportunity to review them. Ms. Husak said she will put them in for the next meeting.

Ms. Amorose Grooms said there are three cases this evening and one case is eligible for consent and said they will hear that case first. She said the order of the cases would be heard case 2, 1 and 3 on the agenda and briefly explained the rules and procedures of the Planning and Zoning Commission.

1. **Emerald Parkway Phase 8 – Office Building** **Emerald Parkway**
14-027INF **Informal Review**

Ms. Amorose Grooms said the following application is a request for informal feedback for the potential development of a 30,000-square-foot office building with the potential for a 20,000-square-foot expansion with associated parking and site improvements to be located on the north side of Emerald Parkway Phase 8, approximately 750 feet east of the intersection with Riverside Drive.

Ms. Husak presented this application that was intended to be heard at the last meeting in April but more time was requested for this request of review of an informal proposal for a potential office building on land that is owned by the City of Dublin just north of I-270.

Ms. Husak said the site is approximately five acres of an almost 20-acre parcel with access off Bright Road to the north and to the south Emerald Parkway has started construction and this will be the last phase of Emerald Parkway connecting Sawmill Road to Tuttle Crossing Boulevard to the south. She said the proposal is only for the southern portion of the entire parcel, the northern portion is a farm house and earth works intended to be a City park.

Ms. Husak showed a copy of the Future Land Use Map from the Community Plan and said the southern portion, south of the creek and the tree line is slated for a standard office and institutional land use which would allow offices at a density of 12,500-square-feet per acre and the northern portion of the site that the City owns as well as some land there adjacent to Riverside Drive is intended to be open space. She said there are existing residences on Grandee Cliffs and Jenmar Court which are shown in the Community Plan to continue to be a residential use. She said the area plan land use is shown as office with buildings along Emerald Parkway which is the road to the south with parking to the rear with access to the park as part of the Emerald Parkway access point for any future development.

Ms. Husak said the Bright Road Area Plan also includes some perspective drawings and as the case always is with the Community Plan and the Area Plans they are not intended to be prescriptive as in what the development has to look like, it is just a character idea of what development could look like within the area.

Ms. Husak said there is a Master Plan for the Holder Wright parcel that includes the land the City does not currently own and there is plans for retaining the farm house, creating a nature education center, and keeping the park passive and having an educational uses in that area with a general layout showing the southern portion with offices.

Ms. Husak said the City owns this land and there have been some interests from the development community to developing this site and staff is asking for feedback from the Commission so that they can potentially give some ideas of what the character would be appropriate on this site.

Ms. Husak said the proposal is a two phase approach with phase one for an office building that has a 15,000-square-foot footprint with two stories at a total of 30,000 square feet. She said phase two the footprint is 10,000 square feet with two stories would yield another 20,000 square feet for a total of 50,000 square feet. She said the plan shows a parking ratio of 5.7 spaces per 1,000 which exceeds Code. She said the Code would require a 4 per 1,000 parking ratio and they have heard from a lot of different office users that offices tend to get smaller with a lot more people that fit into buildings these days, so the ratio seems to be what is needed by the market.

Ms. Husak said the access point would be a full access off Emerald Parkway intended to be a public road to provide access not just to this office development but also to any potential development to the west as well as providing access to a visitors parking lot for the park with bike path and multi-use path connections from Emerald Parkway going north to the park with a potential to extend from Jenmar Court bike path to the park. She said the plan shows consolidated stormwater management possibility detention or retention shared with the site to the west located along the common property line.

Ms. Husak said one of the discussion questions that is outlined is whether or not the site and the building is designed and located appropriately in terms of the Area Plan and the Parks Master Plan.

Ms. Husak showed some examples of architecture along Emerald Parkway and said the buildings tend to be taller than what is being proposed with the example to the south not being in Dublin, but is a two-story office building using materials generally of glass, stone, and brick. She said they wanted some feedback from the Commission on what type of architecture and materials would be appropriate within this area.

Ms. Husak said the other discussion questions relate to signs. She included the IGS building because it has one of the interstate related signs for office buildings which the Code permits for sites with frontage along I-270 and the Code states it is for corporate offices of at least two stories. She said the Code would allow for a two story building with a 100-square-foot sign and a maximum square footage of a sign along the highway would be 300 square feet. She said they would like to get some feedback on whether or not the Commission would think it is appropriate to have the highway oriented signs for this site with Emerald Parkway between the highway and the site, but there is not any other developable land between this site and the highway. She said the other focus of the question is whether or not the Commission could see two of such signs for a building where the Code would allow one sign and what other signs would be appropriate in this area, whether being a combination of ground signs or wall signs at lower heights and smaller in size.

Ms. Husak showed a map with Emerald Parkway in its completed stage from Riverside Drive, past Bright Road toward the current stub by Lifetime Fitness. She showed a map of the Bright Road Area Plan in its entirety showing a couple more sites along future Emerald Parkway that would have similar conditions where there are frontage on Emerald Parkway and also frontage along I270.

Ms. Husak said they have had a meeting with some of the residents on Jenmar Court last week where they discussed the Community Plan and what it sets out for land use, character, and the screening being installed along Emerald Parkway south of Jenmar Court.

Ms. Husak said the discussion questions are outlined and Dana McDaniel is present for any questions.

Ms. Amorose Groomes said this is a City application and asked if the applicant would like to come forward and share any additional thoughts with the Commission.

Dana McDaniel, Director of Development with the City of Dublin, 5800 Shier Rings Road, thanked the Commission for taking the time to let them bring this forward and said it is an unusual approach but given the activity on this site for the last five years they thought it would be prudent to bring it and get feedback on the potential development of this site.

Mr. McDaniel said this is not unusual that the City leverages City-owned land into economic development opportunities just as they did with Delta Energy at Perimeter and Emerald Parkway, and a companion building to Delta with Everhart Financial to build out the remainder of that site, and Ohio University next on the agenda is a great example. He said Nestle's Quality Assurance Center expansion was on City-owned land and in a transaction with the City they which allowed the expansion. He said there is another 100 acres that the City owns out at Houchard and Post Road that could be potentially used for commercial development.

Mr. McDaniel said the key points are that the development of a portion of this property be consistent with the Community Plan and the Park Master Plan. He said their intent is to be good neighbors as the City would want to be and to do this with a good level of quality and to set a good example on this new Phase 8 extension which could be one of the first sites to be built out based on the amount of recent activity. He thanked them for their feedback and said that there was a parking ratio study completed that is being shared with City Council on some of the competitiveness efforts that the City is undertaking

with Suburban Office to keep them competitive with results showing parking ratios are creeping up because of the amount of people per square feet that are going into buildings these days. He said they will be very conscious of the trees with consolidating stormwater on this site with the Thomas property to the west would be best for both sites. He said it is shown on the map but is not where it would necessarily be placed and they know of the tree issues that they will be very sensitive to the placement of the stormwater. He said relevant to the Thomas site to the west he has been in negotiations with them for Emerald Parkway right-of-way and has a relationship with the Thomas Family and had some level of discussion regarding access to their site and while staff has not been able to share this plan, but he knows their concerns. He said should an opportunity to consolidate the sites for an economic development opportunity arise the City would work together to entertain the options.

Mr. McDaniel said the proposal is only a reflection of the Ruscilli project that was being proposed and over the last five plus years they have several options of potential development of this site, in learning a lot through the discussions, they didn't get to a level for a formal application, but with the road going in and it has caused excitement for the possibilities of development on Emerald Phase 8. He said he would answer any questions.

Ms. Amorose Groomes said there was a speaker sign in sheet and there are three folks that signed up to speak, but if anyone did not have the opportunity to sign in, it will not preclude anyone from sharing their thoughts. She said the Commission wants to hear what everyone has to say about this development and keep the community involved.

Ms. Amorose Groomes reminded the speakers that the meetings are recorded, so step forward and state your name and address for the record.

Donald Spangler, 3614 Jenmar Court, said he is the closest house to the Phase 1 building. He said there are a lot of things that the City of Dublin does very well, however he questions the size of the building as an office next to residential areas. He said they used to be a nice out of the way residential neighborhood and they would like to retain that and most of the residents have lived there for 10 to 35 years and several have retired to stay there and many have planned to stay. He said they have an established community of mostly single-story homes suitable for retirees where they all know each other. He said they accepted the original Bright Road Area Plan years ago and in the plan they felt it was not too destructive to their community and they like being in Dublin based on the original plan and being told that multi-story buildings would never be built on that site and that the multi-story buildings would be built near Sawmill Road. He urged the Commission to vote no on this big multi-story office proposal and said the Bright Road Area Plan originally called for single-story office, the plan respected the park, the neighborhood, and the natural beauty of the stream and the waterfalls. He asked if they consider placing a library on the site. He said this would be for Dublin residents and library traffic would be minimal at rush hour, moderate throughout the day, and relatively a low impact. He said walking connections to the historic park would be right over the bridge and if they build the elementary school on Bright with the library on the field under discussion, the students could walk to the library and park and enjoy field trips from the school to the library and park.

Sandra Taylor, 7143 Grandee Cliffs Drive, said she agrees with everything Mr. Spangler has said. She said her husband died in January but he would have been very much in favor of sticking with the original Bright Road Area Plan. She asked that they consider the greenness of Dublin and the changes to the original plan seem to be reducing the greenness that they have become accustomed to.

Carla Clifton, 3875 Inverness Circle, said their condominium is located on Bright Road at Sawmill and having a large office building with the current Sawmill Road traffic would clog up the entire city and no one could get anywhere and the I-270 intersection could not handle it. She said they have been there

for many years and like their quiet community. She said Bright Road cannot handle that extra traffic even with Emerald Parkway going through to Hard Road. She said the traffic pattern and the environment is not suitable for a large office building and it would more than just affect their neighborhood it would affect the whole quadrant and they would have a lot of unhappy residents.

Pat Terrell, 7243 Inverness Court, said she is a realtor and moved into the Village at Inverness in 2002. She said she has seen the property values go up in the good years but now they are below 2002 values, and even though the recession has ended, they are not recovering in the community. She said the units that back up to Bright Road currently are more difficult to sell and remain on the market more days and the values are decreasing. She said she compared 2000 – 2013 the values which are 13.2% lower and the average days on the market in 2013 was 167 days compared to 2002 at 18 days. She said this is because when people look at units they are concerned about the traffic on Bright Road. She asked the Commission to think about the people and the community that has existed there for a long time and the impact on their pocket books and lifestyle.

Julia Felts, 7187 Grandee Cliffs Drive, said currently the traffic to get to Sawmill is chaotic and if they increase the volume of traffic and they lose their draw as a charming historic, nature- and family-friendly, intelligent community. She said the original Emerald Parkway plans have one-story buildings to the west of Grandee Cliffs and Jenmar Court. She said keeping the office buildings low around the historic park and Indian Mounds, and their family homes, while maintaining the greenspace and retention ponds of the original design will ensure that they maintain their Dublin character of tree-loving, innovative, integrative, high class, professional, family friendly and historical. She said when you maximize the growth opportunities with the sole focus of financial gain they lose the integrated identity of the Dublin they all moved here for. She said if they allow those buildings to increasingly expand then it is going to ruin the neighborhood and bring the value of their homes and condominiums down.

Scott Clayton, 7239 Sawmill Road, said he owns a chiropractic office and is a business owner and he has been there for 25 years. He said his ability to do his business is affected by the current traffic, he loses patients because of the traffic and adding more is not a good business solution for existing and future business owners in the area.

Diane Armstrong, 6988 Grandee Cliffs Drive for the last 23 years, said they have a really cool neighborhood and used to tell people they are in Sawmill traffic and turn left in a corn field and then they are at their house. She said the last three months have been so depressing with the trees that came down, the blasting, but they knew it was coming. She said while they were fine with the original plan, they now feel that this new proposal will ruin their neighborhood, it already has and they knew I-270 was there but they could not see it, but now they can see it from their front porch and could give traffic reports in both directions along I-270. She said the plan is not prescriptive but it is what has been presented to their neighborhood for the last 20 plus years and asked the Commission to consider the impact on the neighborhood and on their property values.

Jay Simonds, 3570 Jenmar Court, said he is on the east side. He said he moved 7½ years ago with his new wife because of the trees, greenspace and the plan that they saw. He said they are expecting a greenspace not more businesses. He said he measured the traffic which is at 74 decibels tonight and it is a quiet night, and wondered what will it be like when Emerald is in and they add two more buildings next to their neighborhood. He said he moved here knowing that Emerald Parkway was going in and it is fine, he wants sewer and water, but he is worried what the effect will be.

Judy Long, 4345 Bright Road, said they can see the traffic on I-270 and she had never seen the traffic on I-270 from where she lives until they cut down all the trees to put in Emerald Parkway. She said they came in with Igel and put in drainage and messed up their water shed and now it floods. She said

everyone is talking about rush hour traffic but on a Saturday they cannot go anywhere. She said she sat there for three green lights to get onto Sawmill Road. She asked that they fix the current issues before they add to the existing conditions.

Neal Johnson, 7172 Grandee Cliffs, said he has lived there roughly 20 years and this is his third or fourth Community Plan and of all the Community Plans they have always called for protecting preserving the rural characteristic of their neighborhood. He said he has spent over 120,000 dollars improving his home based on that concept plan and he was lead to believe with the new plan it was going to be low density, single-story to relieve traffic. He said this proposal is not relieving traffic and by his estimates it will be 13,000 cars that will be in this area at one time from 8 to 5. He said he was concerned that this does not do anything but detract from their neighborhood and the beauty of Dublin.

Randy Roth, 6987 Grandee Cliffs Drive, said his house is real close and he could talk about the fun experiences with the blasting. He said he wanted to speak as a fellow commissioner serving as a member of the Community Plan Steering Committee from 1995 to 1997 and on the transportation subcommittee. He said he also served as a member and chair of CSAC. He said the plan presented is the Bright Road Area Plan, the tweaks and updates have been in terms of the zoning language, they turned the residential single family area to the east to medium density. He said it is the same basic plan and the version he wanted to share has bubbles on it that explains in detail what the plan still entails indicating going from one story to four. He said he would like to get joint ownership of Sawmill Road to get the timing of lights and pay half the maintenance if Columbus let Dublin plan Sawmill Road. He said in this area they need to go from one to four stories because they think that is survivable with the improvements they are making with Emerald Parkway.

Deb Allard, 7291 Macbeth Drive, said they moved here when her son was one and now he is 20 years old. She said they have seen the deer and wildlife and love being tucked away in the woods but able to get to the shops and restaurants. She said her kids have gone through Dublin Schools and she has a senior next year. She said they own a business in Dublin and understands why they have to have the businesses in order to pay for things. She said before she goes to her office south of Bethel and Sawmill, she does her errands and heads north from Bright Road and is shocked that at 8:30 in the morning, on a weekday, you cannot go south on Sawmill from Summer Drive just north of Hard Road. She said the wait is very long just to get to I-270. She said she wanted the Commission to think about hurting the businesses when they are not thoroughly thinking it through.

Ms. Amorose Grooms asked if there were anyone else that would like to comment. [There were none.]

Ms. Amorose Grooms said there are some discussion questions asked of the Commission and is sure there will be lots of other thoughts that they might have and anything else that might come up as a result of their discussion.

Ms. Kramb said she agrees with the concerns on traffic and that Sawmill Road is a mess and they have to remember that it is in the City of Columbus and that District 6 ODOT has a current program project that runs from I-270 up to Billingsley from the northbound lane and the studies are available and residents can get information from District 6.

Ms. Kramb said she drives in the traffic every day and is about a ¼ mile to the north of this site off Riverside and she sees the traffic. She said this building should not be seen from the Park because the mounds in the park are on the National Register of Historic Places and one of the criteria for those listings are the setting and environment of those particular things. She said she does not think they should harm the integrity of those sites. She said whatever gets developed on this site needs to stay below the trees so they cannot see it from the park. It is going to be a wonderful park and she is very

glad to see it as the first kind in the area that will have any type of mounds preserved. She said she is okay with something going on the site and understands the need to put something along Emerald Parkway. The development needs to be very sensitive to the wonderful waterfall and ravine. She said the parking lot cannot be lit or have a sea of lights like at Cardinal Health knowing that lighting is necessary for safety reasons but it needs to be sensitive to the park.

Ms. Kramb said the building is facing the freeway and she is okay with a freeway sign but only one per building with lighting restricted facing away from the park. She said a ground sign would be appropriate off Emerald Parkway.

Ms. Kramb said she does not have an opinion on the architecture. She does not feel it has to match what is on the other side because they are starting with a new phase on this site. She is fine with a new unique building but cannot distract from the park keeping below the trees and not visible from the park. She said it is a great opportunity to do some really neat buildings that are incorporated into a natural environment like Frank Lloyd Wright.

Ms. Newell thanked the residents for coming in and talking with the Commission. She said she feels their pain in terms of traffic, prior to this evening's case she drove through the area and it took 30 minutes to get through the intersection of Sawmill and Bright Road and she was concerned to arrive in time for the meeting. She said they have a beautiful neighborhood within the City of Dublin and is very respectful to their community and property.

Ms. Newell said this site is going to be developed but what is proposed can be done better. She said they are showing a building that is a box and that is the least innovative and is not appropriate for this site and they need something more respectful to the parkland and more integrated within the site. She said the best architecture to her is something that is integrated within its surroundings and needs a much better presentation of screening and there is none shown on the plan.

Ms. Newell said the architecture was supposed to have a residential feel and character with a building with varying roof lines. She said she does not think that a two-story building might be out of scale, but the scale can be tiered and played with so that they can be respectful to more residential surrounding properties.

Ms. Newell said the signage and frontage means just that, while she realizes that the land cannot be developed she can think of other properties that have the same conditions where it has been held against them and she is not supportive of that change. She said she does not know where they would stop using that for the other properties along Emerald Parkway. She said she is obviously not supportive of two signs, if she cannot support freeway frontage.

Mr. Taylor thanked everyone who came here tonight and said he is excited to see a large crowd that shows up for a meeting because this Commission is really about the public and the public input. He said when they get the planning reports they try to learn as much as they can about a project and a site, he never feels like he has a complete picture until he hears from the people and the comments from the ground level is really important.

Mr. Taylor said he wants to know what they are thinking when Emerald Parkway is completed and all the buildings are built out and Emerald Parkway ends at Sawmill Road, and are there plans for the traffic and how it is addressed.

Ms. Husak said they do not have anyone from Traffic Engineering here but within the Community Plan the land uses have not changed between the 2007 plan and the current plan. She said in 2007 they did a

City wide modeling where all the land uses were plugged into a traffic model that then generated appropriate densities for the offices, so it is something that has been looked at and studied at least as part of that plan. She said Sawmill Road is not within the corporate limits of the City but they are working with them on improvements on Sawmill and Hard. She said she has had conversations with Paul Hammersmith where he said Emerald Parkway needs to be there for a while for it to get established and for people to change their patterns.

Mr. Taylor said what he heard was a common theme in all the comments that when this gets done and developed if nothing else changes Sawmill Road will be a bigger disaster then it is now. He said he does not like the site plan finding it very un-imaginative, uninventive and it does not use the things that are here to take advantage of making this a better plan or the site better and he thinks there are elements of this that could be rearranged to help them out a lot.

Mr. Taylor said the access road dead ends on the far west and even when something is built to the west it is another office building that means all the traffic that comes into here has to turn around at some point to get back out. He said the park is going to be visited by school buses and the buses will not be able to get in here safely and turn around and get back, so that leads him to think the access drive is in the wrong place. He said if they were to move the access to where the detention pond is, it would make the traffic go the other direction and allow people to loop around and pull in the parking lot properly and visit the park. He was concerned that the detention pond is a real afterthought in this plan, and it could be an attractive visual thing but also be a buffer because the fountain would make noise enough to mask a lot of road sound and block other sounds.

Ms. Husak said there will be another access points planned on Emerald Parkway for those two sites and there is grading issues due to the natural flow of the water toward Riverside Drive and down toward Billingsley.

Mr. Taylor said the parking layout is un-imaginative and he is concerned about the straight line of evergreens along Emerald Parkway and there is an opportunity here to do something that presents a more attractive face to the street and visitors to Dublin then basically a hedge row along the front. He said that is reflective of the architecture as just a box and it needs to look at something far beyond that.

Mr. Taylor said they should be thinking about how these buildings are going to look from the freeway and they might be seeing the roofs of these buildings needing to take that into account. He said he is concerned about two-story buildings going in on this site and the overall Master Plan for this area being there is more appropriate places for that and he is concerned as they get closer to Riverside Drive and to the corridor that is very rural that they keep buildings as low as possible. He said he would prefer to see buildings lower and smaller.

Mr. Taylor said the signage issue on this particular site it is effectively on I-270 so he would not have a problem looking at this as meeting the criteria for the I-270 signs, however one sign per building is appropriate.

Mr. Hardt thanked the residents who have come tonight and said they are citizen volunteers that are also residents of Dublin and all too often they talk about cases trying to contemplate the impact on the City and unfortunately sometimes the room is empty. He said it is great to see so much interest in your community and neighborhood and to hear their feedback helps the Commission.

Mr. Hardt thanked the applicant for bringing this in for an informal review because they get cases that are fully baked when they land at the Commission and developers presentation is like it or not and seeing

something this early in the process so they have an opportunity to influence and provide feedback before considered amount of effort has been put into it is very helpful and is appreciative.

Mr. Hardt said he is familiar with this area of town and is sympathetic to the traffic problems and he does not pretend to know what the answer is, but there have been very valid questions that need to be answered and he looks forward to seeing details on traffic and other things like that when this is brought forward as a developed detailed plan.

Mr. Hardt said the overall building and siting is essentially the same as the area plan was showing but as he looked at it closely there are some items associated with this site that are different than in the Community Plan Area Plan. He agrees with Mr. Taylor about the street and the dead end and specifically there are two other streets like this in the City and that is Shawan Falls and the stub of Rings Road by the new post office and both are similar and extraordinarily awkward. He said Shawan Falls has a cul-de-sac to turn around and a park off to one side much like this site and both are confusing to.

Mr. Hardt said the Community Plan shows a building at the eastern edge of this site oriented north south with the parking toward the west which has the effect of providing some physical structure to screen the parking from the neighborhood and the architecture and the massing be broken up to serve as a bookend to separate the parking from the homes. He said there is an opportunity to do better.

Mr. Hardt said he understands that corporate users have asked for higher parking counts and unfortunately it puts an acute burden on the site to accommodate all that parking and before he can be comfortable he needs to know if they are trying to accommodate a specific identified corporate citizen with a specific need or are they just building this much parking because they think they might need it someday.

Mr. Hardt said he has some heartburn regarding the phase two approach, with a number of sites within the City that have greenspace adjacent to a building where a phase two was intended to be built and for a variety of reasons it never got built and they are left with an unfinished looking site. He said he understands the need to try and accommodate a flexible building footprint and would prefer to a site plan that puts parking up against the phase one building with the stormwater configured in a way that that the parking can easily be peeled out later or something that condenses the footprint on the site recognizing a phase two might be built but not look unfinished in the interim.

Mr. Hardt said two or multi-stories is not necessarily a problem but the overall square footage is the bigger issue and how much development and density is being put on this site and once that is established in many cases building multi-story building can be more attractive and a better option because it stacks occupied space on top of each other and reduces the footprint on the site and provides more greenspace and if done well. He said the overall square footage that they need to be cautious of and how it impacts the traffic and the other issues that have come up.

Mr. Hardt said the architecture of the building in the examples provided are very attractive buildings and brick, stone and glass is a good place to start as far as materials go but he was not prepared to give more feedback other than that the buildings are far larger in scale even higher or taller buildings so whether that fenestration is appropriate for that site he does not know until he sees some specific architecture for this building.

Mr. Hardt said the signage issue given the fact that there is not any buildable land on the south side of Emerald Parkway meets the definition of -I270 frontage, however he would want to see that addressed in a formal way within a PUD. He said it would also be appropriate to have a monument sign on the street side so that vehicles along Emerald Parkway can find the entrance and know where the building is as

opposed to the freeway frontage which the freeway signage which is intended more for corporate identity purposes.

Ms. Salay thanked the residents. She said she started out her civic career about 20 years ago as a resident worried about an office development adjacent to her neighborhood, so she understands what the residents are going through and how much heartburn they have when you think about your home, family, and how much you have invested in your homes and not the finances but with your heart and soul. She said the new tag line is Dublin is Home and they have talked a lot about this site and the good news is that the City of Dublin owns the site so Council has spent a lot of time talking what is appropriate to go on this site. She asked as this goes forward that the history of discussions about interstate-oriented signs be included.

Ms. Salay said she is missing the plan that Dublin has for traffic in this area and would like to see exactly how the roadways connect and traffic counts and what is anticipated in much more detail. She said they could do something creative with the stormwater and make it more of the park like setting.

Ms. Salay said the siting is preferred as indicated in the Community Plan with the buildings pulled up to toward Emerald Parkway. She said if they are going to have one business occupy the entire Phase 1 and Phase 2 then they get one sign if it is a two-story building.

Ms. Salay said she loves a backlit sign and likes the example of Graeter's on Bethel Road where you can see their corporate sign during the day and at night it is really attractively backlit and you can see their name is very visible. Ms. Salay also thought that a monument sign can be appropriate on Emerald Parkway. She said if this is done in a PUD, then they can tailor it to a specific a corporate customer that wants to go here.

Ms. Salay said she does not think a two-story building is the worst thing that can happen to this site, but she thinks it has to be placed in such a way on the site that they are really sensitive to the neighbors, the creek, ravine and the sacred ground to the north. She said the City chose to purchase that land to develop an incredible park.

Ms. Salay said the buildings have to take queues from the plan and use more stone than brick or glass, make this blend in with the park and make it a selling feature of this site.

Ms. Salay said they need to remain sensitive to lighting. She said she has an office building adjacent to her neighborhood with a really heavy screening that was planted way before the office buildings were built and would ask that they start as soon as they have the ability to go out and start planting the screening so the screening gets a head start especially since they have already cut down the trees to build Emerald Parkway and to get into replacement mode soon than later where they can do it and get the screening. She said the park will be closing at dusk and there would be gates thinking they do not want visitors in the park at night.

Ms. Amorose Groomes said she is very glad to see all the folks here because she grew up with them on MacDuff and really appreciates them coming because this is what makes Dublin the community that it is.

Ms. Amorose Groomes said she is not excited about the primary entry feature of this being on the east side of the property adjacent to the residential component and would like to see a more centrally located entrance feature that would "T" out and provide access. She said she understands the entrance to the Holder Homestead will not be from Bright Road and will be with this development so they need to think about the ease of which they can move through this space with about 600 cars with busloads of kids because they have spent too much time and energy to come up short on the safety of the transportation.

Ms. Amorose Grooms said she does not see two stories as a bad thing and would agree that the overall limitation should be on the square footage particularly from the I-270 vista because it is very difficult to make a roof look very attractive and it is easier to hide roof mechanicals on a two-story building. She said she would like to hold the square footage less than what is contemplated and hold the parking and the intensity of the use down as well.

Ms. Amorose Grooms said that this site essentially has I-270 frontage because there is no buildable land between I-270 and the front of this property with one sign to the scale with the building.

Ms. Amorose Grooms said she is thankful to the City for bringing this in as an informal review so that they can get layout issues resolved. She said the layout is the more important thing is that they are making sure that they are not obtrusive onto the adjacent neighborhood. She said she agrees that the illustrations that were given in terms of architecture is not representative of what would be seen on this site, but would like to see them hold a different line because of the historic nature and its proximity to the park. She said the nearby Gelpi site is near and dear because Eleanor Gelpi was once Eleanor Amorose and all of this should look like it should come together fully with the use of stone and appropriate materials.

Ms. Amorose Grooms said Cardinal Health dealt with the stormwater on their property with having the creek come through the property with a water feature extending far beyond the detention portion. She said there is a creek bed that is primarily dry but is beautiful and she can see them doing a dry creek bed sort of thing that will mimic Cardinal. She said she is not in favor of the shape of the pond and would like to see it with more frontage to I270 and be more of an amenity than an afterthought.

Ms. Amorose Grooms said she is concerned with the lighting and there are so many options while being sensitive to the park and residents. She said this is an informal review and the City of Dublin has done the community a great service by bringing this as an informal review and that's why they brought this to get their thoughts and to make sure you were engaged in this entire process so that when it becomes developed, they are all as comfortable as possible.

Ms. Amorose Grooms said she is concerned with access onto Emerald Parkway and they are going to have to have a left hand turn out of there and her least favorite area of this part of town is Tuttle where there is a "U" turn to travel east on Tuttle to access I-270 and she does not want to create that near this site.

Ms. Husak asked that if any of the residents would like to sign the sign in sheets so that they can be added to the notification lists for future application and reviews.

Mr. McDaniel thanked the audience and apologized for causing any anxiety that this is a plan that pushes the envelope in density by design so that they can get the hard feedback before they go market it and be sensitive to the all the issues

[Ms. Amorose Grooms said this concludes their discussion for this case. She said they will take a short break at 8:22 pm.]

**2. Conditional Use—Corporate Center-Fitness Edge
14-030CU**

**6250 Corporate Center Drive
Conditional Use**

Ms. Amorose Groomes said the following application is a request for a 4,300-square-foot recreational use and a parking alteration for an existing building in the Technology Flex District, located on the north side of Corporate Center Drive 400 feet west of the intersection with Avery Road.

Ms. Amorose Groomes swore in the applicants and anyone intending to address the Commission on this case.

Ms. Amorose Groomes said this case is on the consent agenda and they will not need a presentation.

Ms. Amorose Groomes asked if there was anyone from the general public here this evening that would like to speak with respect to this application. [There were none.]

Ms. Amorose Groomes said there were no conditions in the planning report.

Motion and Vote

Mr. Taylor moved to approve this Conditional Use application by consent. Mr. Hardt seconded. The vote was as follows: Ms. Kramb, yes; Ms. Newell, yes; Ms. Salay, yes; Ms. Amorose Groomes, yes; Mr. Hardt, yes; and Mr. Taylor, yes. (Approved 6 – 0.)

Ms. Husak introduced Marie Downie and said she has been with Planning for two years and is the new Planner I and they are beyond excited to have her stay with Planning, and helping out and taking on her own projects, she said she wanted to extend a warm welcome.

Mr. Hardt said within the last couple of days he has had the privilege of joining a new employer that may have a business relationship with Ohio University and until he is able to figure out that relationship he will recuse himself from the discussion of the next case.

**3. Ohio University Heritage College of Osteopathic Medicine – Signs
14-025WID-DP/SP**

**6775 and 6785 Bobcat Way
West Innovation District-Development Plan/Site Plan**

Ms. Amorose Groomes said the following application is a request for three wall signs to exceed the permitted size and number per building for existing buildings for a college campus, located at the southwest corner of the intersection of Post and Eiterman Roads.

Ms. Amorose Groomes swore in the applicants and anyone intending to address the Commission on this case.

Ms. Husak said this is a request for review and approval of a site plan for requirements within the Innovation Districts that are different in the Zoning Code.

Ms. Husak said the site is about 14 acres located between Post Road to the north and Eiterman Road to the east and the site currently has three buildings and Ohio University is expecting to have students start attending classes in July. She said there are two signs proposed that the Commission is required to take action. She said the buildings have been addressed recently as 6775 and 6785 Bobcat Way where essentially they named the drive coming off Eiterman for the University.

Ms. Husak said the applicant is proposing wall signs for these buildings to identify them to the general public, students, and staff, which are a component to a larger sign master plan that is included but does not fall within the requirements of approval by the Planning and Zoning Commission.

Ms. Husak said the site is in the ID-1 District within the Innovation Districts and the applicant is proposing a wall sign that faces north for the 6785 building and two wall signs that face east for the 6775 building. She said the Innovation District has Administrative Review Team review and approvals built in and anything that does not meet the District requirements requires also the approval of the Planning and Zoning Commission. She said the Innovation District has general sign requirements and allowances.

Ms. Husak said they are looking at a college campus that was not necessarily contemplated when those regulations were written. She said they are working on a Code Amendment as one of the many code amendments they are working for the Innovation Districts that would include college campus as a use and with that lacking they really only have school to go by as a category this would fit into. She said the Innovation District allows the ART to approve sign heights that are taller than 15 feet. She said 6775 Bob Cat Way has been approved for sign heights of 42 feet and 28 feet respectively. She said the 6785 building the ART has approved the sign height to exceed the 15 feet minimum to be placed on the building at 42 feet.

Ms. Husak said the Code has sign allowances for offices, research uses, industrial uses, warehouse uses, and schools. She said that is what they have used for their analysis and signs for schools are limited to 30 square feet. She said the applicants' proposal exceeds that number and that is why they are here asking for approval by the Planning and Zoning Commission.

Ms. Husak said 6775 Bobcat Way is being proposed to have two signs where Code would require it to one and the sign area for the two signs is 126 square feet and 53 square feet. She said the building is setback far from the parking area that relates to the students that would be going into this building and staff looked at the larger size of the signs being appropriate to give it the visibility that is needed and the copy of the sign reads "Ohio University Heritage College of Osteopathic Medicine" and is rather long name requiring a rather long sign as well. She said the ART has recommended that the Planning and Zoning Commission approve two requests for this building, one allowing two signs and to allow the signs to be at the sizes they are proposed. She said the second sign on this building will read "Ohio Health Medical Education Building One" and the applicant can discuss more of the use and the needs of the two fold identification.

Ms. Husak said the 6785 Bobcat Way building is the only sign visible on this primary navigation route that accesses the campus off Post Road. She said architecturally seeing from the road they have the area on the top of the building that the applicant is proposing to have the sign located at which the ART approved the sign that is not illuminated with channel letters attached to the building at the 126 square feet.

Ms. Husak said the ART recommended approval to the Planning and Zoning Commission and Planning is as well with two items of the Code the Commission is being asked to take a look at which is the sign size and the number of signs to allow two signs on one of the buildings. She said the applicant and their team is here as well.

Ms. Amorose Groomes asked the applicant to step forward and state their name and address for the record.

Bill Burke, 6775 Bobcat Way, said he is Dean of the Heritage College Dublin and thanked the City of Dublin and the Dublin community for welcoming both the Heritage College and the Ohio University with open arms. He said they have continued to develop a mutually beneficial relationship with individuals

throughout the City Government, Commission, and Boards as well as within the City Schools and Dublin Methodist Hospital.

Mr. Burke said the presence of their medical school campus in Dublin provides a unique opportunity to showcase the relationship between Dublin and Ohio University. He said they recognize that when the Codes and Regulations were developed for this corridor that a medical school probably not in their sight. He said that this maybe the first and only time that the City of Dublin sees a medical school opening within its borders. He said the distance between buildings and Rt. 33 and Post Road make visual identification of these buildings challenging. He said if you drive around I-270 on the northwest side of Columbus and up and down SR33 you see prominent evidence of a significant health care presence from Cardinal Health, Dublin Methodist, to LabCorp and many others. He said the signage package before the Commission this evening recognizes the Heritage College, Ohio University, and their donors demonstrating to those traveling in or around Dublin that this community is home to a nationally recognized medical school.

Mr. Burke thanked the ART for its support for the signage package for the Ohio University's Dublin Campus. He said this package was approved for submission collectively by the University, College and generous benefactors without whose support this campus would not be a reality.

Mr. Burke said to address why two signs on one building, one clearly deals with the fact that this is the university and the colleges building and that they have donors that have put in amounts to have their recognition on these buildings as well. He said on the 6775 building the signs are looking toward SR33 and the one sign on 6785 is facing Post Road. He said they have been through about 20 sign packages as they negotiate back and forth between the university, the college, and the different donors to make sure they were going to come up with something that each one of the individual groups could support.

Mr. Burke said they would appreciate the Commission's support of the ART recommendation to approve this signage package as they look forward to welcoming their first class of medical students in just a little over two months. He thanked the Commission.

Ms. Amorose Groomes asked if there was anyone in the general public that would like to speak to this application. [There were none.]

Ms. Krumb said she is comfortable with the first request for the 6775 building sign due to the fact that it is being seen from far away and being a big building it is proportional. She said she is not okay with two signs, she said it is a very large sign and they should get what they need to say done in that one large sign, whichever is most important. She said she has a yes vote for size, but a no vote for two signs. She said she is okay with the size of the other sign for the second building.

Ms. Newell said Ohio University should show their pride in the name of their school and is really happy they are coming to the City of Dublin and is excited to see students on that campus. She said she is okay with increasing the size of the square footage of the signage especially given the amount of space there is around the campus and they need to be able to read the signs from some distance and proportionally they need to be bigger. She said proportionally they work okay on the building.

Ms. Newell said the two signs on 6775 Bobcat Way are competing with each other because they are in such close proximity and it was awkward in the placement of the name because the Heritage College of Osteopathic Medicine is so large and expanding across such a large portion of the building and then the Ohio Health Medical Education building sign is just below that and she felt they were competing with each other. She said she could be supportive of two signs but it would be nice if the Ohio Health Medical Education sign was maybe down with the pedestrian level with the building.

Ms. Newell said she thought their goal was to identify the donor name of the building and generally is how the students will identify that building. She said she has not known many university campuses that will refer to a building as the 6775 Bobcat Way building but by the name. She said she would be more comfortable with a ground sound or a sign that was located on the entry feature and has no problem with the sign on the other building.

Mr. Taylor thanked Dean Burke for his comments and welcomed him to Dublin. He said he does not like his signs and does not like the height, size, the number or all the text. He said he has been struggling with this and the two things that jump at him are comments in the Planning Report and the ART minutes. He said there is something to be said about a practical model for this college campus where the signs need to be visible from a significant distance for vehicles to effectively serve as way finding and Planning recognizes the unique needs for identification as applicable for a college campus, he asked what are the unique needs for a college campus that are not the same for MAG campus or the Crown building campus or Perimeter Center or anywhere else.

Mr. Taylor said they are talking about a three building campus and when this is all done it will be a five building campus and unlike somebody who has to find a car dealership and may go there once in their lifetime, once a student has come to the campus once and found their building they will all know where it is for the whole time they will be there. He said regardless of the desire of the University to recognize their donors and to broadcast to the world that you are in Dublin, he does not think that signs that exceed the Code in size so significantly are appropriate. He said he would rather see more specifically some kind of signage that identifies the campus itself with a monument sign. He said finding this is not going to be that difficult, they are talking about medical students that have smart phones and mapping software and they are going to find it, it is at the southwest corner of Post Road and SR33 and when you get there they will find their building.

Mr. Taylor said they had spent a lot of time and effort over the years especially the 6½ years he has been a part of this Commission, trying to protect the 33 corridor from signage like this and they have had some extraordinary detailed discussions with some of the other folks along this road about their signs. He said the sign at the BMW was proposed to be a little bit higher than the Code allowed and they brought that down. He said they had discussion with the Audi Dealership on whether the space inside the circles of their logo counted as sign area, so they are very sensitive to that. He said they had similar discussions with the Crown campus and KIA who wanted to have a sign in a high contrast and it was rejected. He said he has no doubt that if KIA thought they could get a 42 foot sign in front of their building it would be on its way up tomorrow. He said he doesn't see the justification for the need here and it does not fit in the overall context that they have tried very hard to establish along SR33.

Ms. Salay introduced herself to Dean Burke as the Council Representative to the Planning and Zoning Commission and said she is excited to have their campus here and have Ohio University in Dublin. She said her son is a freshman Bobcat and has had an extraordinary experience at OU so she loves OU for more than one reason.

Ms. Salay said she understands why they need the signs and is okay. She said she would like to see the Ohio Health Medical Education building somehow called in a way that is a little different or special, because it is all jumbled together and she heard them say they want Ohio Health to be recognized for their partnership. She said they will have more donors and they will have to figure out ways to recognize those folks on this campus.

Ms. Salay said she knows OU from her time in Athens and she thinks about all the landmarks on the campus and how you can be there and you know you are in Bobcat country. She said this site needs

something for wayfinding, not so much signage, but something iconic that allows people to know that they are in this special place and on this medical campus that belongs to Ohio University that also belongs to Dublin so that they are not relying on the signs to do all the work. She said for tonight's purposes, when she sat on BZA they gave a Hotel a really extraordinarily high and large sign and she did not like it at all because it was a hotel and she felt awful and is not proud of that vote. She said this because it is Ohio University and because of what it means to the community she could support this because she can differentiate because this is not a car dealership, this is something so much more special and different and differentiated from other businesses that it deserves special treatment.

Ms. Salay said as a matter of practice she is not sure how she feels the ART ability to approve larger signs, but they do and in this case she is okay with it for now because they need to get this campus up and running and she is supportive of this sign package but would like to think to the future about how they might navigate when the five buildings and the other companion things that will be out on the campus and realizing the vision years from now what do they want this campus to be like. She said she learned from a colleague that a sign is not a bad sign because it is big or small or have color, it is all about the context on the building and the site.

Ms. Amorose Grooms welcomed OU to the City and said it is very exciting to have them as it is exciting to have anyone come into the City. She was excited to have the folks that just moved into a bigger space that was going to do the physical fitness and they would welcome them in the same way because they welcome all business into the City of Dublin. She said at the end of the day they are in the business of educating people and she is a big fan of the Ohio University because her sister went there and spent many little sib weekends there and it was delightful place to be.

Ms. Amorose Grooms said she is not in favor of these signs because it would be very difficult to tell the balance of our corporate citizens that we are not as excited about them as we are about Ohio University. She said that is not a statement that she is willing to make to anybody in the City. She said they held Ashland Chemical to a ground sign and IGS to three letters. She said they hold people to high standards and this is a community of high standards. She said the fact that they are an educational institution they value that greatly and she believes they should be held at the same standard as everyone else in the Community. She said there are none that are better and there are none that are worse. She said she is not in favor of these signs, height, content, or the multiplication of them.

Ms. Amorose Grooms said she took her kids down to the Ohio State University Saturday and they saw all the little posts in front of all their buildings of great donors that have come to give and they all have 4x4 steel posts and there is a 5x3 plaque on them with the name of the hall and address. She said she appreciates the fact that you need recognize your donors, but do not want to do it at the expense of compromising the commissions' integrity for the next people that walk through the door. She said there have been great people that have made great contributions to all of our businesses within our community and it might be attractive to them to be recognized those on the exterior of their building and they would not be supportive of that. She said she is excited in OU coming and she believes in level playing fields and treating everyone fair and this is an unfair treatment to the balance of our community.

Ms. Amorose Grooms said when they talk about properties that are adjacent to major highways in terms of signage and special guidelines, this site does not have frontage because there is a buildable parcel that separates this site from SR33. She said no one will ever see this sign from SR33 because it is white letters on glass or brick and is very difficult to read even in the renderings. She said one day there will be a building between SR33 and the cluster of five buildings and that does not constitute highway frontage for O.U. in her opinion. She said she hopes they hear that there is no disrespect and she is very happy to have them in the City. She said for her it is a matter of principles and standards.

Ms. Amorose Groomes said they are to the vote and asked if this would be one vote or two.

Ms. Husak said it could be separated to a vote for the size and a vote for the number of signs.

Mr. Taylor said he would love to see complete campus sign package.

Ms. Husak said they have that in their packet.

Ms. Kramb said they have that but they are not allowed to vote on the height or signage square footage.

Mr. Taylor said what he is referring to is the complete changes from their discussions.

Ms. Kramb said she thought it would be best for the applicant to come back with a smaller more appropriate sign.

Ms. Amorose Groomes asked the applicant if they would like them to vote on the application or table the application and give them the opportunity to respond to some of the things they have heard and come back with something they are comfortable with as well.

Mr. Burke indicated that he would like to request a tabling of this case.

Motion and Vote

Mr. Taylor move to table this Site Plan application at the request of the applicant. Ms. Salay seconded. The vote was as follows: Ms. Kramb, yes; Ms. Newell, yes; Ms. Amorose Groomes, yes; Ms. Salay, yes; and Mr. Taylor, yes. (Tabled 5 – 0.)

Ms. Amorose Groomes thanked the applicant and said she knows staff will work diligently to be of help so that they can come back with something that will feel more palatable to the Commission.

Communications

Ms. Amorose Groomes welcomed Ms. Salay to the Commission and said she is thrilled to have a City Council person with the Commission and thought it will be a tremendous help to the Commission with communication and understanding.

Ms. Husak reminded the Commission that City Council has a work session scheduled for May 12th with the intent to have work session on off Monday's of which the Planning Commission is invited to the public meetings.

Ms. Kramb said it would be helpful to get an invitation prior to the day of the meeting.

Ms. Husak said Crawford Hoying will be presenting an update on their proposals for the sites they have and it is timely because of the agenda for the Planning and Zoning Commission on May 15th, the City has two applications related to the east side of Riverside Drive one is the proposed Code Amendment to create the Riverside Neighborhood District in which the Bridge Street Code will be similar if not the same as the neighborhood district that is in place for Sawmill Center and Indian Run Neighborhood Districts and accompanying that is an area rezoning for 20 parcels into that district.

Ms. Husak said these are parcels that Crawford Hoying has in control which was not the case back when the Bridge Street District was created or the intent would have been to create this neighborhood district

at that time but there were a lot different land owners involved at the time and wasn't consolidated ownership like there was in the Sawmill area and the Indian Run area.

Ms. Amorose Groomes asked if anyone has just talked to them about coming in as a PUD it would be so much easier. Ms. Kramb agreed.

Ms. Husak said it is the same approach as what is in place for Sawmill and Indian Run as a Neighborhood District, a capital 'P' Place that will have significance within the district and both neighborhood standards are being mirrored for this area.

Mr. Langworthy said if they knew then what they know now they would have created that neighborhood at the time, but they did not have a consolidated property ownership. And with a master developer for this site since they are coming in with a plan for the whole neighborhood at one time, it did make sense to create a neighborhood district.

Ms. Kramb asked if they are writing a Code Section to match what they are bringing in and questioned why they are spending all this time to change the Code.

Mr. Langworthy asked that the Commission wait until they get to the case to more fully discuss the details.

Ms. Amorose Groomes said they are talking about process.

Mr. Hardt said some of the things that Crawford Hoying wants to do are not addressed in Bridge Street.

Ms. Kramb asked if they are going to make a Code for what the developer wants them to do.

Mr. Langworthy said it is the same thing they have done for neighborhoods such as the Sawmill Center which was based on what they knew at the time for the Stavroffs master plan, OCLC and their master was the Indian Run Neighborhood and the area plan for the Historic District, so this follows that same logic.

Ms. Salay said they can look at this as an opportunity to perfect what they have and if there are things that they have disliked about what they did, they can improve upon that, and if Crawford Hoying goes forward then it's fine, but if not they have standards they are happier with.

Ms. Husak said Monday May 12th is the work session at Council which might shed some light on these questions. She said the notifications for the work sessions come from the Clerk's office. She wanted to remind them that there are work sessions scheduled for Council's off Monday meetings and she will try to keep track of the topics and let the Commission know.

Ms. Kramb said she would like the agenda sent to them so they can know the topics.

Ms. Salay apologized for the lack of notification and said they are always thinking of the Commission and want them to come to the work sessions, but they were not included until she asked about it and they need to fix the notifications.

Mr. Hardt asked why the work sessions were not televised.

Ms. Salay said she thought it was an expense issue, but they have not been doing work sessions and realized at their goal setting that they have a lot of work to do and decided to use the off Mondays.

Ms. Kramb asked that maybe the audio be available.

Ms. Salay said the Clerk's office could provide the audios.

Ms. Newell said the presentation that was made to City Council with regards to the traffic in Bridge Street was how a roundabout would function and that was the one question that the Commission has been asking of staff. She asked for the presentation and noted that she was not expecting an apology from City Council for the Commission not being invited until the last minute. But there was a presentation specifically about the traffic issues that they have all been asking about, including how bike paths were going to be incorporated and there was an obvious decision made about bike lanes and it has never been presented to the Commission. She said they had a promise that they would get to see all of this and that was what she was taken back about and was really glad that she went to the City Council meeting because she got to learn something that they have asked for that they have not seen.

Roundtable

Mr. Taylor said he would like express his displeasure in the strongest terms about the ART decision to administratively approve the sign height for Ohio University. He said that is an abuse of the Administrative rules on that.

Ms. Husak said it is in the Code.

Mr. Taylor said he understands that they can do it, but the purpose of that is if on that existing building they had the first available sign panel was 18 or 20 feet above the ground that would be an appropriate use for administrative approval. He thinks that 3 times the allowed height is not an appropriate use for administrative approval. He said he did not want to bring that up with OU in the room because he did not want to embarrass them on that issue, but he thinks that when they brought the rest of that to the Commission, of that being so beyond the Code, that is an appropriate issue to be discussed here and it goes way beyond what should be done.

Ms. Husak said they followed the Code because there are certain things that the Code says ART can approve even if it does not meet Code.

Ms. Amorose Groomes said she does not think Mr. Taylor is saying they did something that they were not allowed to do, she thought he is saying is the intent of what is charged to ART is to look at sign heights supposed to be 15 feet and the first available panel that already exists is 18 feet and for the ART to say they understand there is nowhere else to put that sign at 14 feet the only available space on this building as it exists is 18 feet and certainly in terms of their intent she agrees they did not do anything wrong.

Mr. Taylor said it is the convenience of the applicant obviously that makes sense to do that instead of putting them through this process, but in that case it is so far beyond that.

Ms. Salay said they are saying the Code is a reach.

Ms. Kramb said they called it an escape clause, or something where the ART was allowed to send it to Planning and Zoning if it was appropriate.

Mr. Langworthy said the dilemma was they came in with the larger sizes that the ART did not have control over and if the idea was that they have those larger sizes where would they appropriately be located on the building, so at that large size the height was appropriate to the building which is the

standard that the ART looks at. He said if it came to the Commission and they said it has to be 30 square feet, then having them up at that height would be non-functional, so the idea was after that they would probably bring them down if the larger size was not approved. He said the idea was since it is a split decision between the size and height they thought if the size was approved it was appropriate at that height, if the size was not approved it would have to be appropriate at a different height.

Mr. Amorose Groomes said she thinks it is difficult to say to one organization over another that you are more important or you are different. She said if they went to Stanley Steemer and said there was far more value to OU than there is to you that would not be a message that she is willing to send to the corporate citizens of all sorts and at the end of the day OU is a corporate citizen of this community and she believes they need to be very careful in the way they treat their corporate citizens.

Mr. Taylor said he wants them to have the ability to have administrative decisions as it is extremely important in the overall scheme of things because it is a great thing to determine whether a sign is 10 percent larger on a building or a few more or less parking spaces, the Commission does not want that stuff in front of them, but when it goes 3 times the allowable base line that is beyond the point it should be allowed to be in the discretion of administrative approval.

Mr. Hardt said he had trouble with that aspect. He said there are lots of places in the Code that authority is given to the Planning Director or the ART to make decisions or tweaks with number of parking spaces can be adjusted or square footage adjusted in a minor way. He said it has been his understanding that those provisions are there so that when an applicant is in a bind and they need to get over the hump as they develop their project and that is the only issue they can get relief at City Hall and move forward. He said it has never been his understanding that the intent of those provisions was to take a case and split into two decisions, which is what happened tonight. He said the way he read the planning report is that half the decision was being made in one setting and the other in another setting and he does not think that is the intention of any of those provisions of the Code. He said his concern is sending an applicant to two different locations to get related decisions made.

Mr. Taylor said in this case it gave Ohio University the impression that they were at least halfway there and they are not.

Mr. McDaniel said the ART process as it related to the West Innovation District was really about staff being able to approve certain things and not bog down their agendas with the simple stuff, but there is a point of which an applicant will say to staff they want to try it and take it forward and the whole idea is they can approve things up to a point but then the applicant wants something else, he cannot sit there and tell them they cannot take it anywhere. He said he is addressing one part of the discussion, but the size piece and that it was a huge request. He said the with the kick up provisions they want to build on the trust between ART and the Commission that if something is starting to be out of our purview and they feel the applicant wants to take it, it should come to the Commission for a decision. He said that the fact that this is a campus is why we continually push them for a master plan. He said just because they do something in one area is not precedent setting in another and this campus situation is something that they would prefer a comprehensive plan with a master sign package. He said he knows it is tough to make those kinds of decisions in those kinds of vacuum and apologized but that is not something he controls. He said they are continually pushing the master planning.

Mr. Taylor said they have had discussions about precedent and know they are not bound by previous things but they have to deal with here. He said if both the height and the size had been on the table tonight they could have negotiated a solution this evening, but because they could not, it was off the table.

Ms. Amorose Grooms said the difficulty is that it comes to them as approved height with a positive recommendation from staff to the Commission so that leads them to believe that is what the staff thinks is a really good idea.

Ms. Salay said they have identified a problem, and would it have been better to kick the whole thing to the Commission.

Mr. Langworthy said the kick up provision has to do with the entire development plan, this is one paragraph or phrase of the Code that is separate from anything else that allows an administrative process with the ART.

Mr. Hardt said the ART could have opted not to make that determination and it could have been settled at the Commission.

Ms. Newell said she thinks it should have been brought in as a complete package just like Ohio Health where there were unique issues that exist with this being a campus and wayfinding is real important to university settings and it is not just students, it is parents and businesses that go to the University. She said even if there are a few buildings it is hard for people to find their way when they are pressed for time. She said it would have been more appropriate brought in as a whole package.

Ms. Amorose Grooms said the good news is that every day is a school day and the charge before them is that always in everything they do inside this room and outside this room is to be better tomorrow than we were yesterday and she trusts they will get there.

Ms. Amorose Grooms adjourned the meeting at 9:31 p.m.

As approved by Planning and Zoning Commission on _____.



City of Dublin

Land Use and Long
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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JUNE 5, 2014

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

**1. Ohio University Heritage College of Osteopathic Medicine – Signs
6775 and 6785 Bobcat Way
14-025WID-DP/SP West Innovation District-Development Plan/Site Plan**

Proposal: Two wall signs to exceed the permitted size and height for existing buildings for a college campus at the southwest corner of the intersection of Post and Eiterman Roads.

Request: Review and recommendation regarding a Development Plan/Site Plan in accordance with Zoning Code Sections 153.042(D) and 153.042(E)(7).

Applicant: Ohio University, Heritage College of Osteopathic Medicine, represented by Paul Orban, BHDP Architects

Planning Contact: Claudia Husak, AICP, Planner II

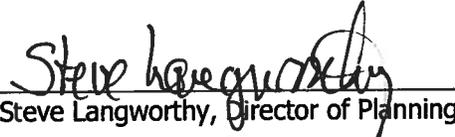
Contact Information: (614) 410-4675; chusak@dublin.oh.us

DETERMINATION:

1. Approval of this application for a Development Plan Review for wall sign height for two wall signs at a height of 28 feet.
2. Recommendation of approval to the Planning and Zoning Commission for the following as part of the Site Plan Review for the wall sign area:
 - 1) 153.040(L)(1) – Sign Size – Waiving requirements to the size of wall sign of 30 square feet. The applicant is proposing two wall signs, each of which exceeds the sign size. Specifically: Approval is recommended for 6775 Bobcat Way for a wall sign of 60 square feet and for 6785 Bobcat Way for a wall sign of 60 square feet. Given the unique use of this site as a college campus and the height and location of these buildings coupled with the need to identify each building as a part of the campus to the users and the community as a whole.

RESULTS: This Development Plan application was approved, and this Site Plan application was forwarded to the Planning and Zoning Commission with a recommendation of approval.

STAFF CERTIFICATION


 Steve Langworthy, Director of Planning



**Land Use and Long
Range Planning**

5800 Shier Rings Road
Dublin, Ohio 43016-1236

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MAY 8, 2014

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

Other Staff: Claudia Husak, Planner II; Jennifer Rauch, Senior Planner; Katie Ashbaugh, Planning Assistant; Logan Stang, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Mark Farnham, LPL Financial (Case 1); Teri Umbarger, BHDP Architects; Robin Faires, Project Manager; and Dr. Bill Burke, Dean of the OUHCOM (Case 2).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the May 1, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

INTRODUCTIONS

Steve Langworthy asked the applicant if he had any comments.

Mark Farnham, LPL Financial, said when they acquired the house, it was beat up and they have been fixing up the interior and are now ready to make improvements to the exterior. He said the siding is made of Asbestos so they only plan to paint. He explained the colors were chosen out of a historical color book. He said both he and Ms. Burke have had experience working in paint stores and their goal is to make this structure look nicer.

Mr. Langworthy inquired about the sign. Mr. Farnham said he agreed to the one solid sign comprised of 3 colors that are permitted by Code. He said the tree in Ms. Burke's sign will be changed to red. He said they proposed a historic white color but will match the body color if required to change to a lighter color.

Fred Hahn inquired about the paint color restrictions for the house. Ms. Rauch said for structures from this era, blue and gray is not encouraged in the *Guidelines*.

Ray Harpham asked if the ART could recommend approval of the original color scheme for the Architectural Review Board. Mr. Farnham asked how he would proceed if the ARB did not approve of this exception. He said dark colors can be found everywhere in that area.

Jeff Tyler said the ARB's decision would be based on the *Guidelines* but based on other experiences they might be inclined to approve this color scheme. Ms. Rauch said information would be provided the ARB regarding the topic. Mr. Harpham said, hearing that, he was supportive of the proposed colors.

Mr. Farnham stated that when they chose to sell their home in German Village it was painted in this historic color scheme and the home sold in two days.

Mr. Farnham said they intend to paint and trim the building behind the main structure with the same colors.

Mr. Tyler suggested that Mr. Farnham have an alternative color scheme in mind in case the ARB did not approve and Mr. Farnham said he would.

Mr. Langworthy asked if there were any further questions or comments. [There were none.] He suggested that the ART consider sticking closer to the *Guidelines* and not depart too easily from the Code. He encouraged everyone to review the style of house as it relates to the colors. He concluded that a determination would be anticipated for next week's ART meeting.

1. Ohio University Heritage College of Osteopathic Medicine – Signs
6775 and 6785 Bobcat Way
14-025WID-DP/SP West Innovation District-Development Plan/Site Plan

Claudia Husak said this is a request for two wall signs to exceed the permitted size and height for existing buildings for a college campus at the southwest corner of the intersection of Post and Eiterman Roads. She said this is a request for review and recommendation regarding a Development Plan/Site Plan in accordance with Zoning Code Sections 153.042(D) and 153.042(E)(7).

Steve Langworthy reported that the Planning and Zoning Commission tabled this case, as requested by the applicant at the May 1, 2014, meeting as the Commissioners were concerned about: 1) the request to increase the sign size four times that is permitted by Code; 2) the ART's approval of the sign heights of 42 feet that exceeded the 15-foot limit for wall signs; and 3) setting a precedent for future sign applications.

Ms. Husak presented part of the proposal that went to PZC on May 1 as a result of ART's recommendation. She reported that the ART had approved the signs for height and recommended the Planning and Zoning Commission approve the two signs for each building where only one would be permitted. Ms. Husak said we also asked PZC to approve the sizes of the signs, which exceeded Code at 126 square feet for the highest sign and 53 square feet for the sign beneath it, which again applies to both buildings. She said the Commission did not approve so the applicant has a revised package.

Ms. Husak explained that the applicant has moved one of the signs to an interior building wall that will no longer require approval. She said the revised sign height is 128 feet and 60 square feet in size that includes two lines of text and a logo. She presented the slides that show the revised signs that both read *Heritage College of Osteopathic Medicine* for each building.

Teri Umbarger, BHDP Architects, said the logo is 7.5 square feet in size and the sign is now internally illuminated.

Ms. Husak said the request to the Commission would be to approve the size twice the permitted size by Code. She said we are basically reopening this application; next week the ART can make a determination for the revised signs at the new height and recommend going to the PZC on June 5 to request approval of the signs as revised at 60 square feet.

Dr. Bill Burke, Dean of OUHCOM, said the Commission was not in favor of the two signs on one building or the plain white letters and had suggested the back lighting. He said he feels strongly that the school is a different use than other businesses and hopes it will show that they listened to the Commissioners.

Ms. Husak said the ART did not have any issues with the revised application.

Ms. Umbarger said she was hoping the Commission would approve as the signs are in proportion with the size of the building.

Ray Harpham inquired about the back lighting that the Commission suggested. Robin Faires, Project Manager, responded that the signs existing at the Ohio University Campus in Athens, Ohio are 13 inches in height and this proposal consists of letters at 16 inches in height. Ms. Umbarger said the letters are still larger than OU but those were placed on smaller buildings, most of which were one story.

Mr. Langworthy confirmed that the only material change is the internal illumination and asked if there were any issues yet to be addressed. Mr. Tyler said the revised application makes a better proposal and makes for a better sign.

Ms. Husak said the applicant does not have to return next week for the determination. Ms. Umbarger asked if they had answered all of our questions. With that, Mr. Langworthy moved onto the next case.



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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

APRIL 17, 2014

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

1. Ohio University Heritage College of Medicine - Signs

14-025WID-DP/SP

**6775 & 6785 Bobcat Way
Development Plan/Site Plan Review**

Proposal: A campus identification sign, building-mounted signs, wayfinding signs and on-site directional signs for a college campus, located at the southwest corner of the intersection of Post and Eiterman Roads.

Request: Review and recommendation of approval for Development Plan/Site Plan Review in accordance with Zoning Code Sections 153.042(D) and 153.042(E)(7).

Property Owner: Ohio University

Applicant: Teri Umbarger, BHDP Architects

Planning Contact: Claudia Husak, AICP, Planner II

Contact Information: (614) 410-4675; chusak@dublin.oh.us

DETERMINATIONS:

1. Approval of this application for a Development Plan Review for wall sign height.
2. Recommendation of approval to the Planning and Zoning Commission for the following as part of the Site Plan Review for the wall sign area and number:
 - 1) 153.040(L)(1) – Sign Size – Waiving requirements to the size of wall sign of 30-square-feet. The applicant is proposing three wall signs, each of which exceeds the sign size. Specifically: Approval is recommended for 6775 Bobcat Way for wall signs of 126 and 53 square feet. Given the unique use of this site as a college campus and the height and location of these buildings coupled with the need to identify each building as a part of the campus to the users and the community as a whole.
 - 2) 153.040(L)(2) – Sign Number – Allowing the applicant to install two wall signs along the same elevation for the building at 6775 Bobcat Way provides for increased wayfinding and allows for ease of identification from Eiterman Road and from the primary parking area associated with the building.

RESULTS: This Development Plan application was approved, and this Site Plan application was forwarded to the Planning and Zoning Commission with a recommendation of approval.

STAFF CERTIFICATION

Claudia D. Husak, AICP, Planner II



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

APRIL 17, 2014

ART Members and Designees: Gary Gunderman, Planning Manager; Ray Harpham, Commercial Plans Examiner; Dave Marshall, Review Services Analyst; Alan Perkins, Fire Marshal; Barb Cox, Engineering Manager; Fred Hahn, Director of Parks and Open Space; Laura Ball, Landscape Architect; and Colleen Gilger, Economic Development Director.

Other Staff: Rachel Ray, Planner II; Jennifer Rauch, Sr. Planner; Claudia Husak, Planner II; and Laurie Wright, Staff Assistant.

Applicants: Teri Umbarger, BHDP Architects; (Case 1); Heidi Bolyard, Bolyard Architecture and Design Studio, LLC (Case 3); Kyle Kessler, Cardinal Health (Case 4); and Steve Moore, Moore Signs (Case 4).

Gary Gunderman called the meeting to order. He asked if there were any amendments to the April 10, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

DETERMINATIONS

1. Ohio University Heritage College of Medicine - Signs

14-025WID-DP/SP

**7001 & 7003 Post Road
Development Plan/Site Plan Review**

Claudia Husak said this is a proposal for a campus identification sign, building-mounted signs, wayfinding signs and on-site directional signs for a college campus located at the southwest corner of the intersection of Post and Eiterman Roads. She said this is a request for review and recommendation of approval for Development Plan/Site Plan Review in accordance with Zoning Code Sections 153.042(D) and 153.042(E)(7).

Ms. Husak said the Site Plan Review portion of this case is scheduled to go to the Planning and Zoning Commission (PZC) on May 1, 2014. She said Planning has reviewed the Zoning Code to determine what constitutes a sign and there are three signs in this proposal that qualify for the ART to make a determination, as they are either visible from the right-of-way or the adjacent properties. She reiterated that the ART can approve the increased wall sign height, not to exceed the primary roof line of each building, and the Commission will make any determinations for sign sizes and numbers of signs exceeding Zoning Code requirements.

Ms. Husak presented slides showing an overview of the site to clarify where the 6775 and 6785 Bobcat Way buildings were located as well as to show where the signs are located specifically on each building in relation to the adjacent roadways. She presented the detail for the wall sign proposed at 6785 on the north elevation of the building at a height of 42 feet, which exceeds the Zoning Code requirement of 15 feet. She said the sign is 122 square feet, using two lines to read *OHIO UNIVERSITY College of Osteopathic Medicine*. She explained that Code allows a maximum of 30 square feet.

Ms. Husak presented the detail for the two wall signs proposed for the east elevation of the building at 6775 Bobcat Way. She said the higher sign is a duplicate of the sign at 6785 Bobcat Way at 42 feet in height and 122 square feet. She explained that the second sign will be installed at a height of 28 feet and will be 53 square feet and the sign copy will read *OhioHealth Medical Education Building 1*. She stated that all of the signs are white letters and are not internally illuminated, as is incorrectly stated in the report.

Ms. Husak said as part of the Site Plan approval, the Planning and Zoning Commission will be asked to approve the square footage of all three signs, each of which exceed the permitted sign size. She said they will also be asked to make a determination on the additional sign on the 6785 building, as the number of signs exceeds Code.

Ms. Husak said as a practical matter for this college campus, the signs need to be visible from a significant distance for vehicles to effectively serve as wayfinding signs for students and visitors approaching the site.

Fred Hahn asked if the Code assumed buildings would be closer to the right-of-way.

Ms. Husak responded, until now, a college campus was not a contemplated use in the Code.

Rachel Ray commented that a ground sign was permitted as an alternative, but may not be as effective at assisting with wayfinding.

Gary Gunderman asked the applicant if she had any questions or comments; Ms. Umbarger had no comments.

Mr. Gunderman asked if there were any further questions or comments. [There were none.] He concluded that the ART approved the sign heights as part of the Development Plan, and recommended approval to the Planning and Zoning Commission for wall sign area and number as part of the Site Plan review.

**2. Verizon Wireless Rooftop Co-Location
14-029ARTW**

**5127 Post Road
Wireless Communications Facility**

Rachel Ray said this is a request for Verizon to replace six antennas and install three new remote radio units and three fiber optic cables on the roof of an office building located approximately 1,200 feet west of the intersection of Post Road and Frantz Road. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Ray said all of the antenna panels and remote radio heads will be placed on the roof, entirely screened behind the existing parapet and will not be visible from the right-of-way or adjacent properties. She said the new hybrid cables will be directed through an existing conduit tray and down to the ground-mounted equipment cabinets.

Gary Gunderman asked if there were any questions or comments. [There were none.]

Ms. Ray said approval of this application for a wireless communications facility is recommended with the following condition:

- 1) That any associated cables are trimmed to fit closely to the panels.

Ms. Ray said the applicant has already submitted a building permit for their tenant fit-up to the interior of the space. She said Fuse is the commercial technology branch of Cardinal Health. She explained they are proposing an internally illuminated aluminum panel sign with red and white accents to be placed on the corner tower portion of the building at less than 15 feet above grade. She asked the applicant to submit a floor plan since the size allotment for the sign is based on linear footage of the tenant space.

Kyle Kessler, Cardinal Health, described the sign as an illuminated routed aluminum box, with a routed face to have white back-up plex for the "by Cardinal Health" portion and red acrylic added for the "fuse" portion of the sign.

Ms. Ray noted that there is some desire for three-dimensional character to signs in the Bridge Street District, based on the intent language of the sign regulations.

Mr. Kessler pointed out that the sign was set off of the brick wall by about six inches with hook-ups to existing electrical, but the panel itself gives some dimension from the building façade.

Ms. Ray said she asked one of the City's architectural consultants to review the sign and intends to provide feedback next week. She said the purpose of this week's review was to provide an introduction to the proposed sign.

Mr. Kessler stated he would include a floor plan as requested.

Steve Langworthy asked if there were any questions or comments.

Barb Cox inquired about the awnings. Mr. Kessler replied the yellow awnings were planned to be removed and replaced with charcoal black awnings and thought the color was selected after the submission.

Ms. Ray did not oppose the color change as long as the material used for the awnings was the same as before. She said the modifications to the awnings could be reviewed as part of this application.

Mr. Langworthy concluded the target ART determination is April 24, 2014.

CASE REVIEW

4. Ohio University Heritage College of Medicine - Signs

14-025WID-DP/SP

**7001 & 7003 Post Road
Development Plan/Site Plan Review**

Rachel Ray said this is a proposal for a campus identification sign, building-mounted signs, wayfinding signs and on-site directional signs for a college campus, located at the southwest corner of the intersection of Post and Eiterman Roads. She said this is a request for review and recommendation of approval for Development Plan/Site Plan Review in accordance with Zoning Code Sections 153.042(D) and 153.042(E)(7).

Ms. Ray reported that Teri Umbarger, BHDP Architects, provided an overview as an introduction at last week's ART meeting. Since that initial meeting, she said Planning had conducted a site visit to better understand the proposal, and Ms. Umbarger had provided additional sign dimension details as requested.

Steve Langworthy noted that in a campus setting, signs not visible from the road and used for internal wayfinding purposes only are not considered to be "signs" under the definition in the Zoning Code. He said that the sign regulations in the Zoning Code only apply to those signs that are visible from adjacent

properties or the right-of-way. After visiting the site, he determined the "college monument sign," intended to announce the entrance to HCOM, will not be included in the ART's determination as it is positioned in the middle of the campus. He stipulated that several of the proposed wall signs would be discussed since they will be included in the ART's determination. He stated if the dimensions exceed the requirements, ART has the ability to approve increased height, while the Planning and Zoning Commission would make any determinations for sizes and numbers of signs exceeding Code requirements. He said the ART is positioned to make the recommendation to the PZC.

Ms. Umbarger provided handouts to show examples of wayfinding signs at Ohio University's other campuses and noted the standards and what was used at the Athens, Ohio campus. She introduced Dr. Bill Burke, Dean of OUHCOM, Robin Faires, Project Manager, and Thomas Raabe, Ohio University, to say they have all been coordinating with each other as Mr. Raabe is involved in other OU projects. Ms. Umbarger said they were all available to answer any questions.

Ms. Umbarger said the site plan that was provided in the packet originally has been blown up to show the property boundaries, as requested by Ms. Husak at the previous ART meeting. She said the focus will now be on the wall signs. She noted the sign on the north elevation on the northern of the two office buildings, which is 126 square feet and the top of the sign reaches 42 feet above grade.

Ms. Ray said this exceeds the 50 square foot Code requirement. Ms. Umbarger said the request for the enlarged sign is because the building sits back so far from Post Road.

Mr. Langworthy inquired about the crest shield that was originally shown on the sign plan reviewed at last week's ART meeting. Ms. Umbarger said that has been eliminated and what is in the packet today is the final proposal from OU.

Ms. Ray asked if the sign lettering would be one color. Ms. Umbarger replied affirmatively. Robin Faires confirmed that clear anodized letters would be used to reflect in white.

Ms. Umbarger noted the south elevation of the same four-story building that faces the campus green would have a sign proposed at 53 square feet with the sign height at 24 feet above grade in the same color scheme. She emphasized that the south elevation does not face the property line or any adjacent rights-of-way.

Colleen Gilger said the south sign would only be seen on campus, internally, and would be difficult to see from the parking lot.

Ms. Umbarger explained that the southern of the two buildings faces US 33 and is the major face of campus. She said the building was set back quite a distance from the highway and is the first thing visitors will see, so that is why they are proposing a sign at 126 square feet and 43.8 feet above grade. She noted the letters for HCOM under Ohio University are 40 feet above grade. She understands that they are exceeding the Code requirements but they are passionate about recognizing the partnership between Ohio University and OhioHealth and want to provide the donor recognition.

Dr. Burke said this was a \$105 million deal and OU has a substantial investment in the campus. He said this is not inconsistent as to what is done on other campuses.

Ms. Umbarger noted the Anatomy Laboratory on the south elevation that faces internally into the campus green. She said this was a fairly small sign at 32 square feet, 10 feet above grade.

Ms. Ray inquired if any of the signs would be illuminated. Ms. Umbarger said they all use the same clear anodized metal.

Ms. Ray summarized for discussion that the north elevation sign for the building at former 7001 Post Road building was 126 square feet; the sign for the south elevation for the same building was 53 square feet; the signs for the east elevation of the building formerly identified as 7003 Post Road were 126 square feet and 53 square feet; and the Anatomy lab sign was 32 square feet.

Ms. Ray inquired about the building-mounted directory signs, and whether they were still proposed in addition to the larger building-mounted signs. Ms. Faires said they would incorporate both, mounted close to the entrance.

Ms. Umbarger interpreted the Code as stating that if the building would be visible from the interstate, and in this case, US 33, then the sign can be larger and reach upwards of 300 square feet.

Mr. Langworthy stated in order for that to apply, they would need to have property frontage on US 33.

Ms. Gilger said the "campus" frontage is on US 33, but not any one building.

Ms. Ray said the Code allows the ART to approve signs at a greater height than Code allows as long as it does not exceed the roofline, based on the specific architecture of the building. Ms. Ray asked if the sign could be moved to another area on each of the buildings where the additional height is requested.

Ms. Umbarger said due to the line of trees on Post Road they need the sign to be visible.

Ms. Ray raised the height issues as they exceed the 15-foot Code requirement. Ms. Gilger noted all the mirrored glass, which hinders other areas available for the signs.

Ms. Umbarger said it was her belief that the sign designs and dimensions best reflect the architecture.

Dr. Burke said currently it is difficult to identify the buildings on campus, and the first class starts on July 7, 2014. He said he is concerned about visibility for the new students to maneuver as they will not have anything on the road indicating where the campus is located, or where they need to go.

Mr. Langworthy reiterated that the ART will make a determination on the height and the Commission will make a determination for the sizes and number of signs.

Ms. Ray said the height and overall design is the focus for the Administrative Review Team, and there are no issues with the color.

Dave Marshall asked how the permits would be handled as sign permits were needed, not building permits, and the approval should be for certificates. He asked Alan Perkins, Fire Marshal, if he had any issues with the address numerals.

Ms. Umbarger said the addresses were not placed on the buildings yet and she had discussed this previously with Mr. Perkins. She said there are temporary numbers in place but the intent was not to have numbers on the buildings while the existing tenants will still be there for the next year, since the address is changing.

Mr. Langworthy asked if there were any further questions or comments.

Barb Cox asked if the rain garden was included with this application and suggested that maybe that be kept separate from the sign proposal.

Jeff Tyler said he had questions about the scale of the signs and the buildings, and how it compares to the size proposed. He referenced some of the examples that the applicant provided on OU's main campus.

Ms. Faires noted the handout that showed the Student Recreation Center and said the proposed signs are about the same size but the proposed signs will be in white to better contrast with the building. Mr. Tyler said he did not see how the small letters used at the other campuses could serve as examples for this proposal. He said he was concerned with the size of the large building-mounted signs, and he was struggling with 18-inch letters. Ms. Faires said OU had used 13-inch letters elsewhere.

Ms. Umbarger said the proposed signs are more modern, as opposed to the Georgian letters used at the Athens campus. Mr. Tyler said he was not opposed to the more modern design proposed but felt they were still too large. He asked if the OhioHealth letters could be scaled down, to which Ms. Umbarger said the applicant would consider.

Mr. Langworthy asked the ART to visit the campus to view it from a distance prior to next week's determination.

Ms. Gilger said she did not think it appeared too large. She said the buildings were really far from Eiterman Road. She asked if the campus secondary signs could be relocated to the side of the doorway on the 7001 Post Road building, and not so high up.

Ms. Umbarger said they looked at that placement, but decided that it looked lopsided. Ms. Faires said with so much glass, there is no good place to move the signs other than where they are shown. Ms. Umbarger said she thought there could be some flexibility with the size.

Dr. Burke asked which signs were so concerning. Mr. Tyler said the level of signage. Ms. Umbarger said the size related to the donor recognition.

Mr. Langworthy said it would be helpful if a graphic was prepared, such as an aerial photo, showing how the signs would be facing in relation to the site plan. He said that more development will be coming to this campus and the ART should be mindful of how the decisions made on this project will affect others that come in later for three or four story buildings or higher and how the ART would make determinations based on the distance from the roads. He suggested that a better Code amendment might be to address the setback. He said that the sign regulations applicable to the West Innovation District would be reviewed after receiving feedback from the Commission.

Mr. Langworthy asked if there were any further comments or questions at this time. [There were none.] He said the target ART determination on the Development Plan, and target recommendation to the Planning and Zoning Commission for the Site Plan is April 17, 2014.

ADMINISTRATIVE

Mr. Langworthy asked if there were any administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:55 pm.

Ms. Rauch concluded that the Administrative Review Team recommends approval of the request to the Architectural Review Board with one condition:

- 1) That the plans be revised as part of the building permit set to include a note verifying the existing public water and sewer services will be used and no additional services are required.

Mr. Langworthy asked if there were any questions or comments.

Barb Cox said she will follow up with Franklin County about the ordinance for reducing the street right-of-way but does not anticipate any problems.

Mr. Langworthy asked if there were any further questions or concerns with respect to this application. [There were none.] Mr. Langworthy concluded that the ART recommends approval of the request to the Architectural Review Board with one condition.

INTRODUCTION

2. Ohio University Heritage College of Medicine - Signs

14-025WID-DP/SP

**7001 & 7003 Post Road
Development Plan/Site Plan Review**

Rachel Ray said this is a proposal for a campus identification sign, building-mounted signs, wayfinding signs and on-site directional signs for a college campus, located at the southwest corner of the intersection of Post and Eiterman Roads. She said this is a request for review and recommendation of approval for Development Plan/Site Plan Review in accordance with Zoning Code Sections 153.042(D) and 153.042(E)(7).

Ms. Ray asked the applicant, Teri Umbarger, BHDP Architects, to provide an overview of the request.

Ms. Umbarger said she had submitted a sign package for the Ohio University Heritage College of Medicine (HCOM) portion of the campus only that includes ground, building, and directional signs that are similar to the types of signs that Ohio University uses on their other campuses. She explained that when the applicant had initiated discussions for the campus signs last year with the City, it was determined that the West Innovation District zoning regulations were insufficient to address the unique campus identification needs. She noted that at that time, it was understood that either a Zoning Code amendment or a sign plan would be necessary.

Ms. Umbarger provided an overview of each of the different types of signs requested, including pedestal mounted directional signs, building-mounted pedestrian identification signs, flag-mounted directional signs, post maps, a campus gateway sign, a college monument sign, and exterior building lettering. She said she did not have a master sign plan for the whole campus but what was determined as standard for the HCOM property was intended to be used for future development on the campus.

Ms. Umbarger said the *Pedestal-Mounted Directional* sign is placed along designated pedestrian routes to assist with wayfinding. She said this would be used in the campus green in the center of the site to direct visitors to the three buildings on the site as well as the fourth building that was recently approved. She explained that the proposed materials included black granite for the pedestal with a clear anodized metal face panel and black etched lettering.

Gary Gunderman noted that the Administrative Review Team will need to know the exact dimensions of each of the signs proposed.

Ms. Umbarger asked if the ART needed to approve the signs before the proposal is forwarded to the Planning and Zoning Commission.

Ms. Ray explained that the ART will review the proposed signs based on the Code requirements applicable to signs in this zoning district. She said that any signs that exceed what Code allows will be forwarded to the Commission for review and determination as a Site Plan Review.

Ms. Umbarger said the *Building-Mounted Pedestrian* sign is used to identify the entrances of buildings and is standard at the Athens campus. She explained that similar materials and colors are used, with an aluminum painted "Dartmouth Green" face panel and white lettering.

Ms. Umbarger said the *Flag-Mounted Directional* sign also assists with wayfinding, although these signs would be used in the parking lots. She said the signs including sign posts are eight and a half feet tall.

Ms. Umbarger said the *Double Flag-Mounted Directional* sign may carry up to two informational panels. She said this would be used in the parking lot as well.

Colleen Gilger asked if the "flags" would be stationary, or if they would sway in the wind. Ms. Umbarger said she believed they were stationary, but she would clarify.

Mr. Gunderman asked if the information would be different on each side of the post to which Ms. Umbarger replied yes.

Ms. Umbarger said the *Double Post Map* sign would be used to orient visitors to the campus while they are still in their cars in the parking lots to help them understand where specific buildings are located within the campus.

Ms. Umbarger said the *Campus Gateway* sign will be designed at a later date, once the future roadway configuration is determined by the City. She said this sign is intended to announce the campus, and the actual location of this sign will be determined by the City of Dublin and Ohio University (OU) once the roadway and utility plans are finalized.

Mr. Gunderman asked if the gateway sign would be built now. Ms. Umbarger answered that the sign was not planned to be constructed at this time, but she thought the design would be determined now and built later.

Ms. Umbarger said the *College Monument* sign will reflect the entrance to HCOM specifically, in the middle of the Ohio University Dublin campus. She said there will be a quote from OU on the right side of the monument. She explained this sign is extremely important for the campus to promote marketing and recognition. She understands that the amount and type of text is a consideration.

Ms. Umbarger said some of the signs need to be built now. She said the representatives from OU, Dr. Bill Burke (Dean of the OUHCOM) and Robin Faires, could not attend the ART meeting today but they will be available for future meetings to provide further explanation with respect to the proposed sign plan.

Ms. Umbarger shared slides reflecting the proposed wall mounted signs for 7001 and 7003 Post Road that are intended to be visible from US 33. Ms. Umbarger referred to the site plan and noted where each of the sign types are proposed.

Ms. Umbarger explained that OU had received a donation for the construction of a rain garden on the campus. She said that OU would like to install the rain garden in front of the anatomy lab. She noted that trees have been removed and landscape modified that includes the addition of plantings, grading, and a concrete curb. Ms. Gilger asked if the rain garden would also need a sign. Ms. Umbarger thought a small donor sign or marker would be appropriate, but nothing specific to the sign plan.

Dave Marshall asked if any of the signs would be illuminated. Ms. Umbarger answered the college monument sign would be illuminated and assumed the pedestal signs would be as well. Mr. Gunderman asked if the wall signs would be illuminated with flood lights from the ground.

Barb Cox inquired about the flag poles. Ms. Ray said there are Code requirements for flag poles but no special permits are needed. Ms. Umbarger said flag poles would be moved. Mr. Marshall confirmed the flag poles would not require a building permit but that Building would need to see foundation details.

Jeff Tyler stated the flag poles would be reviewed by Planning and Certificates of Zoning Plan Approval would be required, but the State of Ohio handles the structural review. Mr. Marshall said we would need to know how the poles will be illuminated.

Ms. Umbarger explained that the relocated flag poles were part of the original scope/submission last year, although the work was being done now. She said they are not part of the sign package.

Mr. Tyler was concerned that the sign plan does not address the campus as a whole – only the HCOM.

Ms. Umbarger said that the intent for the HCOM signs is that the designs and character approved for this portion of the campus will be carried through to the rest of the campus.

Claudia Husak emphasized the importance of a master plan for the whole campus. She said it will be difficult to make a case for signs that depart from Code requirements when the future campus identification needs are unknown.

Ms. Umbarger thought that coordination between OU and the City of Dublin would provide a guideline for campus master plans. She emphasized the need for signs sooner rather than later, since HCOM classes begin this July and they want them to feel part of the campus.

Ms. Cox asked if OU was dictating the HCOM signs, and if there was a guiding document that OU uses to develop their wayfinding and sign packages. Ms. Umbarger said she would inquire.

Mr. Gunderman said once they get the smaller signs approved, he did not anticipate trouble with subsequent signs. He said he was more concerned about the wall-mounted signs, including their size and height, and the gateway sign, for which no plans or designs have been submitted.

Mr. Tyler asked if one building-mounted sign is approved, will that dictate what is used for all the other buildings on the campus.

Ms. Umbarger noted that none of the other buildings on OU's other campuses have large building-mounted signs. She said the request for large wall-mounted signs for this project is due to the location of the site near US 33 and OU's and HCOM's desire for recognition and visibility.

Ms. Husak requested a better plan that clearly defines the site boundaries and dimensions for all signs that include the height above grade.

Ms. Ray requested that the proposed rain garden be shown on the site plan in addition to the proposed signs.

Steve Langworthy noted that he had begun to draft revised Zoning Code language for campus signs. He said he had been waiting for OU's sign package for a better understanding of the types of signs that should be addressed as part of the Code amendment.

Ms. Husak inquired about the gateway sign. Ms. Umbarger said it has not yet been designed and is outside of the HCOM scope. Mr. Langworthy offered to include the text for a gateway sign into the Code, if she could provide the size and height dimensions.

Ms. Ray explained that the ART has 28 days to make a determination. Ms. Husak said she would provide Ms. Umbarger with her comments and asked if Robin Faires, the project manager for OU, could be present next Thursday when this case is reviewed further.

Ms. Ray stated that the target ART determination on the Development Plan and target recommendation to the Planning and Zoning Commission for the Site Plan Review is April 24, 2014.

Ms. Umbarger asked when they would go before the Planning and Zoning Commission. Ms. Husak said she would look at the dates and include a timeline as part of her comments.

ADMINISTRATIVE

Mr. Langworthy asked if there were any administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:45 pm.



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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

OCTOBER 24, 2013

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

1. 13-100WID-AP – ID-1 – Ohio University Heritage College Osteopathic Medicine – 7001 Post Road

This is a request for an Administrative Departure to Zoning Code Section 153.039(A)(2)(c) reducing the required minimum side yard setback for buildings less than 17 feet in height from 30 feet to 28 feet. The site is located at the southwest corner of the intersection of Post and Eiterman Roads. This Development Plan Review application is proposed in accordance with Zoning Code Section 153.042(D).

Property Owner: Ohio University

Applicant: Teri Umbarger, BHDP Architects

Planning Contacts: Dan Phillabaum, AICP, RLA, Senior Planner at phillabaum@dublin.oh.us or 614.410.4662

DETERMINATION: To approve this application for an Administrative Departure to Zoning Code Section 153.039(A)(2)(c) because it complies with the appropriate review criteria.

RESULT: This application was approved.

STAFF CERTIFICATION

Gary D. Gunderman
Planning Manager

3. 13-100WID-DP – ID-1 – Ohio University Heritage College of Osteopathic Medicine – 7001 Post Road

Dan Phillabaum said this is a request for an administrative departure to Zoning Code Section 153.039(A)(2)(c) reducing the required minimum side yard setback for buildings less than 17 feet in height from 30 feet to 28 feet. He said the site is located at the southwest corner of the intersection of Post and Eiterman Roads. He said this Development Plan Review application is proposed in accordance with Zoning Code Section 153.042(D)(6).

Mr. Phillabaum stated that the need for this administrative departure was discovered during the site permit review. He said this request is consistent with the types of departures that the ART is permitted to approve, meeting all applicable review criteria. He said that Ohio University owns both the lot on which the building is located as well as the adjacent lot, and a lot combination is expected for the medical building northwest of the anatomy lab which will change site conditions and the setbacks.

Mr. Gunderman asked if the Administrative Review Team members had any questions or comments regarding this proposal. [There were none.] He confirmed the Administrative Review Team approved this Administrative Departure to Zoning Code Section 153.039(A)(2)(c) because it complies with the appropriate review criteria.

Administrative

Mr. Gunderman asked if there were any further items of discussion. There were none. The meeting was adjourned.



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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

OCTOBER 10, 2013

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

1. 13-100WID-DP – ID-1 – Ohio University Heritage College Osteopathic Medicine – 7001 Post Road

This is a request for architectural modifications to an existing building, including a ±1,000 square foot expansion and associated site modifications. The site is located at the southwest corner of the intersection of Post and Eiterman Roads. This Development Plan Review application is proposed in accordance with Zoning Code Section 153.042(D).

Property Owner: Ohio University

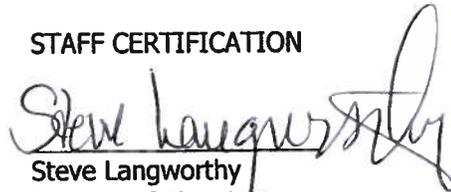
Applicant: Teri Umbarger, BHDP Architects

Planning Contacts: Dan Phillabaum, AICP, RLA, Senior Planner at phillabaum@dublin.oh.us
or 614.410.4662

DETERMINATION: To approve this application with the addition of 3 columnar evergreens along the foundation in the area where the building materials change.

RESULT: This application was approved.

STAFF CERTIFICATION



Steve Langworthy
Director of Planning



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

OCTOBER 10, 2013

ART Members: Steve Langworthy, Director of Planning; Alan Perkins, Fire Marshal; Ray Harpham, Commercial Plans Examiner; Barb Cox, Engineering Manager; Fred Hahn, Director of Parks and Open Space; Laura Ball, Landscape Architect; and Dave Marshall, Review Services Analyst.

Other Staff: Dan Phillabaum, Senior Planner; Jordan Fromm, Planning Assistant; and Flora Rogers, Administrative Assistant.

Applicants: Teri Umbarger, BHDP Architects.

Steve Langworthy called the meeting to order.

Mr. Langworthy asked if there were any amendments to the October 3, 2013 meeting minutes. [There were none.] The minutes were accepted into the record as presented.

Introductions

None

Determinations

**1. 13-100WID-DP – ID-1 – Ohio University Heritage College of Osteopathic
Medicine – 7001 Post Road**

Dan Phillabaum said this is a request for architectural modifications to an existing building, including a ±1,000 square foot expansion and associated site modifications. He said the site is located at the southwest corner of the intersection of Post and Eiterman Roads. He said this Development Plan Review application is proposed in accordance with Zoning Code Section 153.042(D).

Mr. Phillabaum said this was a straight forward addition to an existing anatomy lab that was part of a comprehensive development plan approved on May 16, 2013 that was formally used as a garage. He said the previous approval created a more prominent entrance at the southeast corner of the building by the addition of a highly transparent storefront system and canopy that wraps the corner. He said the windows were also added along the east and west elevations to increase the amount of natural light entering the lab. He said the northern end of the west elevation has a 14-foot tall mechanical screen wall using the same eight inch dimension split face block material in a banding pattern coordinated with the existing structure. He said the proposed addition is for showers and locker rooms along the west elevation and adjacent to the mechanical screen wall and is proposed to be the same width and height as the screen wall with a flat roof behind a parapet. He said the showers and locker room are to be used by the same student and staff population anticipated with the previous Development Plan approval and would not impact the parking requirement.

Mr. Phillabaum said the comments he received from Engineering were regarding the stormwater and the requested documentation has been accepted by the Engineers. He said the Fire related comments were regarding water connection from Washington Township Fire Department and is being handled by the applicant through the building permit process.

Mr. Phillabaum said that Mark Ford with Ford & Associates Architects has review this proposal and suggested offsetting the plane of the west wall elevation from the plane of the mechanical enclosure by an increment of 8" or 12" to create an edge that will identify each element as a separate volume. He also suggested the horizontal banding comprised of brick soldier coursing that is used on the existing two story building should be used on the new addition across the south and west elevations and terminating at the recommended offset at the north end of the west wall.

Teri Umbarger disagreed with the recommendations of the architectural consultant and stated that the screen wall extension and this addition were intended to be deemphasized from the two-story portion of the building through the change in materials and the use of a flat roof. She said to accommodate the suggested changes they would need to re-engineer the addition, using 12-inch deep block instead of 8-inch to accommodate the brick soldier course detail.

Mr. Langworthy said the Consultant suggestions are a recommendation to the ART and the determination lies with the ART. He asked the ART members to weigh in.

Fred Hahn said he preferred the plan as submitted.

Ray Harpham agreed with Ms. Umbarger noting his preference to not have the addition offset from the mechanical screen wall. He said keeping these additions on the same plane is a logical design premise and in this case he would defer judgment to the original designer.

Alan Perkins said he agreed with Mr. Harpham to accept the design as submitted.

Dave Marshall said he understands the recommendation of the consultant but would agree that making the changes would not provide any value to the project because this portion of the building is not highly visible, and functions as a service area.

Laura Ball said this building does not face the outside of the property and the proposed recommendation of a one-foot offset would not be seen.

Barb Cox said because the screen wall is already using a different application of the materials it made sense to continue this treatment on the addition. She added that it could also be difficult to match the existing brick, due to its age or availability.

Ms. Umbarger agreed with the comments of the ART.

Mr. Phillabaum said that as a structure existing prior to the date of the Innovation Districts amendment, the addition is not required to meet the Architectural Requirements of the Innovation Districts, but to the extent possible shall meet the requirements. To that end he agrees with the recommendations of the consultant as subtle ways to meet the intent of the Architectural Requirements by using higher quality materials and increased visual interest to the

addition. He added that it is the discretion of the ART to accept or reject the recommendations of a consultant.

Ms. Cox suggested adding landscaping in the area where the addition meets the existing structure to soften the change in materials.

Ms. Umbarger said the site plan has a row of trees that separates this structure from the plaza and the view of the addition will be buffered from the campus green and the main entry area of the building. She said they will add foundation planting at the edge of the addition.

Ms. Ball suggested using one to three upright evergreen arborvitaes at the material change edge of the addition.

Ms. Umbarger agreed.

Mr. Langworthy said they can show the foundation planting through the building permit process.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or comments regarding this proposal. [There were none.] He confirmed the Administrative Review Team approved this application as submitted with the addition of upright evergreens along the foundation in the area where the building materials change.

2. 13-102ARTW – Sprint Antenna Co-Location – Dublin Coffman High School – Field Light Pole – 6790 Coffman Road

Jordan Fromm said the site is located on the east side of Coffman Road at the intersection of Emerald Parkway. He said the applicant was unable to attend this meeting but was available by phone if the ART had any questions or concerns that needed to be addressed. He said this is a request for Sprint to remove 6 antenna panels and install 3 new antenna panels and 6 remote radio units on an existing field light pole located on the east side of the Dublin Coffman High School football field, this request also includes the removal of 3 equipment cabinets, addition of 2 new cabinets, and replacement of coaxial cable with 3 new fiber optic cables.

Mr. Fromm said the proposed wireless antennas are designed to be as unobtrusive as possible, with the condition that the existing antenna panels and equipment cabinets be removed within six months following the installation of the new antenna panels and that the applicant select a fiber optic cable color that is designed to be as unobtrusive as possible on the existing field light pole, and that any associated jumper cables or other wiring be trimmed to fit closely to the antenna panels.

Mr. Fromm said the recommendation is approval of this application for wireless communications facility with four conditions:

1. That the applicant select a fiber optic cable color that is designed to be as unobtrusive as possible;
2. That any associated cables are trimmed to fit closely to the panels;
3. That the existing antenna panels and equipment cabinets be removed not more than six months from the date of final inspection; and
4. That the applicant covers any openings left from the removal of the existing cabinets and

Mr. Goodwin explained that said the application meets the review criteria for Minor Project Review, with a recommendation for approval as modified, with the adjustment regarding the window placement to be made prior to building permitting.

Dave Marshall said that the applicant is encouraged to wait for the unified response letter that is being sent by Review Services regarding the current submittal that was recently reviewed.

Mr. Goodwin said part of the comments being provided by Review Services is that the address for this tenant space is actually 6693 Sawmill Road, and that the applicant can respond to the comments and submit directly for a building permit and would not have to resubmit the changes to the ART for further review.

Mr. Gunderman asked if the Administrative Review Team members had any further questions or comments regarding this proposal. [There were none.] He confirmed the Administrative Review Team approved this application.

Introductions

2. 13-102ARTW – Sprint Antenna Co-Location – Dublin Coffman High School – Field Light Pole – 6790 Coffman Road

Jordan Fromm said this is a request for Sprint to remove 6 antenna panels and install 3 new antenna panels and 6 remote radio units on an existing field light pole located on the east side of the Dublin Coffman High School football field, this request also includes the removal of 3 equipment cabinets, addition of 2 new cabinets, and replacement of coaxial cable with 3 new fiber optic cables. He said the site is located on the east side of Coffman Road at the intersection of Emerald Parkway. He said a decision by the Administrative Review Team is required by December 22, 2013.

Rachel Ray said this is school property and if Sprint is planning to remove the cabinets they will be required to restore the pad and the remove old cabinets within six months of installation.

Mr. Gunderman confirmed that there were no further questions regarding this application at this time. He stated that this application would be determined by the ART at their next meeting on October 10, 2013.

Case Review

3. 13-100WID-DP – ID-1 – Ohio University Heritage College of Osteopathic Medicine – 7001 Post Road

Dan Phillabaum said this is a request for architectural modifications to an existing building, including a ±1,000 square foot expansion and associated site modifications. He said the site is located at the southwest corner of the intersection of Post and Eiterman Roads. He said this Development Plan Review application is proposed in accordance with Zoning Code Section 153.042(D).

Mr. Phillabaum said this was a straight forward addition to an existing building that was originally a garage structure being converted to an anatomy lab under a recent development plan approval. He said the addition will match the split face block material of the existing structure and the mechanical screen wall and will be at the same height as the screen wall with a flat roof and low parapet.

Mr. Phillabaum said that had been trying to get Moody Nolan under contract with the City of Dublin to analyze the proposed exterior architectural modifications, however since he was unable to work out the agreement in time, Mark Ford with Ford & Associates Architects has agreed to review this application. He said the review should be completed for the comment letter being provided for determination by the ART on October 10, 2013.

Mr. Phillabaum showed photos of the existing structure under construction under the previous Development Plan approval. He said there will be one tree removed for the addition but will not need to be replaced since it will be accommodated through the number of additional trees that OU will be planting on site as part of their campus landscaping plan.

Teri Umbarger, BHDP Architects, agreed that the materials will match the existing block of the screen wall.

Mr. Gunderman confirmed that there were no further questions regarding this application at this time. He stated that this application would be determined by the ART at their next meeting on October 10, 2013.

Administrative

Mr. Gunderman asked if there were any further items of discussion. There were none. The meeting was adjourned.

Steve Langworthy confirmed that there were no further questions regarding this application at this time. He stated that this application would be reviewed by the ART at their next meeting on October 3, 2013.

Determinations

None

Case Review

2. 13-100WID-DP – ID-1 – Ohio University Heritage College of Osteopathic Medicine – 7001 Post Road

Dan Phillabaum said this is a request for architectural modifications to an existing building, including a ±1,000 square foot expansion and associated site modifications. He said the site is located at the southwest corner of the intersection of Post and Eiterman Roads. He said this Development Plan Review application is proposed in accordance with Zoning Code Section 153.042(D).

Mr. Phillabaum said he had not received any comments and reminded the ART that they are not reviewing the interior as part of this application. He said that he is trying to get Moody Nolan under contract with the City of Dublin to analyze the proposed exterior architectural modifications. He said he hopes to have the agreement in place and the review completed for the comment letter being provided to the applicant next week for determination by the ART on October 10, 2013.

Fire Marshall Perkins said he has been working directly with Teri Umbarger, BHDP Architects regarding the fire protection system.

Steve Langworthy confirmed that there were no further questions regarding this application at this time. He stated that this application would be reviewed by the ART at their next meeting on October 3, 2013.

Administrative

Mr. Langworthy asked if there were any further items of discussion. There were none. The meeting was adjourned.



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 19, 2013

ART Members: Steve Langworthy, Director; Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Alan Perkins, Fire Marshal; Dave Marshall, Development Review Specialist; Barb Cox, Engineering Manager; Fred Hahn, Director of Parks and Open Space; Laura Ball, Landscape Architect; and Jeremiah Gracia, Economic Development Administrator.

Other Staff: Dan Phillabaum, Senior Planner; and Jordan Fromm, Planning Assistant.

Applicants: Teri Umbarger, BHDP Architects; Kurt Scmitt, Lincoln Construction; Ross Sanford, Lincoln Construction; John Behal, Behal Architects.

Steve Langworthy called the meeting to order.

Mr. Langworthy asked if there were any amendments to the September 12, 2013 meeting minutes. [There were none.] The minutes were accepted into the record as presented.

Introductions

1. 13-100WID-DP – ID-1 – Ohio University Heritage College of Osteopathic Medicine – 7001 Post Road

Dan Phillabaum said this is a request for architectural modifications to an existing building, including a ±1,000 square foot expansion and associated site modifications. He said the site is located at the southwest corner of the intersection of Post and Eiterman Roads. He said this Development Plan Review application is proposed in accordance with Zoning Code Section 153.042(D).

Mr. Phillabaum said that this application is not changing anything from the previously approved Development Plan for the Ohio University Heritage College of Osteopathic Medicine overall site plan; the application instead addresses the conversion of the existing on-site garage to an anatomy lab with an addition that will contain locker rooms and restrooms.

Mr. Phillabaum explained that the addition to the existing garage will retain the same elevation edge, although the portion of the façade that is the addition will step back approximately six feet from the existing south elevation. He said the addition will carry over the same architectural details from the approved elevations.

Teri Umbarger, BHDP Architects, explained that the Physician Assistant academic program needs to use the anatomy lab space, however; since the Physician Assistant program is different from the Osteopathic Medicine program, they will need separate locker room facilities. She clarified that the approval of this application would allow both programs to use the same anatomy lab. Ms. Umbarger noted that there will not be a change of occupancy load as a result of this proposal.

Mr. Phillabaum said that all improvements in West Innovation District must be reviewed by an architectural consultant, but this would not extend the application review beyond 28 days.

Mr. Phillabaum asked if the existing landscape on the west side of the building where the addition is proposed includes protected trees.

Ms. Umbarger said she did not believe so, but said that she would verify the size and condition of the trees in that area. She noted that many trees and vegetation would be added throughout the site as part of the campus development for the medical school.

Ms. Umbarger noted that water lines are currently being installed and are in the development process, in accordance with the previously approved Development Plan.

Steve Langworthy confirmed that there were no further questions regarding this application at this time. He stated that this application would be reviewed by the ART at their next meeting on September 26, 2013.

Determinations

2. **13-096ARB – BSC Historic Residential District – Request for Demolition – 97 South Riverview Street**

Rachel Ray said this is a request for approval of the demolition of an existing residential structure located on the west side of South Riverview Street north of the intersection with Pinney Hill to permit the construction of a new single-family residence. Ms. Ray said this is a request for demolition under the provisions of Zoning Code Section 153.176 and the *Historic Dublin Design Guidelines*.

Ms. Ray clarified that the Administrative Review Team serves in an advisory capacity to the Architectural Review Board with respect to requests for demolition, since recommendations on these types of applications are not within their listed responsibilities.

Ms. Ray noted that an architectural consultant, Todd Parker, reviewed this proposal with respect to the conditions for demolition, and his report is included as an attachment to the ART Report.

Ms. Ray summarized the review criteria for requests for demolition. She said that at least one of two criteria must be met to permit the demolition of a structure in Historic Dublin. She said that the first criterion requires that an economic hardship or unusual and compelling circumstance to must be demonstrated. She said that based on Planning's analysis of the materials that the applicant submitted, the first criterion has not been met.

Ms. Ray said that, since the first criterion has not been met, Zoning Code Section 153.176 outlines four conditions for the demolition of a structure within the Architectural Review District, and for a demolition to be approved, the ARB must determine that at least two of the four conditions are met.

Ms. Ray stated that it was Planning's determination that the first, third, and fourth conditions