



City of Dublin

Land Use and Long  
Range Planning

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## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

OCTOBER 2, 2014

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

**1. Command Alkon  
14-094WID-DP**

**6750 Crosby Court  
Development Plan**

Proposal: Construction of a 30,660-square-foot building and associated site improvements on the south side of SR161/US33 east of the intersection of Crosby Court.

Request: Review and approval for a Development Plan under the provisions of Zoning Code Section 153.042.

Applicants: Rich Irelan, Dublin Building Systems; and Jennifer Carney, Carney Ranker Architects

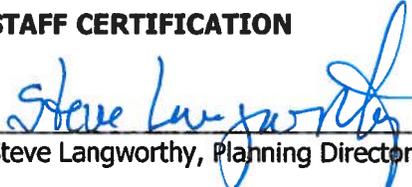
Planning Contact: Jennifer M. Rauch, AICP, Senior Planner; (614) 410-4690, jrauch@dublin.oh.us

**DETERMINATION:** Approval of this request for a Development Plan Application with the following seven conditions:

- 1) The applicant incorporate ornamental trees within the proposed planting area along the north side of the proposed screen wall to soften the view;
- 2) The landscape plans be revised to ensure the area at the northwest corner of the parking area provides the required landscape material and the area along the south property line incorporates the required mounding, as part of the building permit process;
- 3) The proposed use of perennials and ornamental grasses within all of the landscape islands be reviewed as part of the building permit process;
- 4) The plans be updated to verify the bicycle parking area provides the required five-foot maneuvering area per Code;
- 5) Site lighting specifications will need to be provided with the building permit submittal demonstrating conformance with Code requirements;
- 6) See comment letter dated 9/22/14 to address any outstanding engineering topics as part of the building permit review process; and
- 7) The proposed sign height may exceed 15 feet but shall not be greater than is necessary to ensure visibility over the entrance canopy, subject to Planning approval.

**RESULT:** This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Section 153.042.

#### STAFF CERTIFICATION

  
Steve Langworthy, Planning Director