



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

NOVEMBER 6, 2014

ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Alan Perkins, Fire Marshal; Fred Hahn, Director of Parks and Open Space; Jeff Tyler, Building Standards Director; Barb Cox, Engineering Manager; Colleen Gilger, Economic Development Director; and Laura Ball, Landscape Architect.

Other Staff: Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer, Landscape Architect; Tammy Noble-Flading, Senior Planner; Devayani Puranik, Planner II; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Nelson Yoder, Crawford Hoying Development Partners and James Peltier, EMH&T (Cases 2 & 3); and Kevin McCauley, Stavroff Interests Ltd. (Case 4)

Steve Langworthy called the meeting to order. He asked if there were any amendments to the October 30, 2014, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATION

**1. Verizon Wireless Co-Location – Riverside Drive Animal Care Center
14-103ARTW 6924 Riverside Drive
Administrative Review - Wireless**

Andrew Crozier said this is a request to replace 12 panel antennas; install six remote radio heads and replace three existing remote radio heads; install one new OVP distribution box; and install a new hybridflex hybrid coax cable on an existing monopole tower. No ground modifications are proposed. He said the site is on the east side of Riverside Drive at the northeast corner of the intersection with Tuller Road. He 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.

Mr. Crozier presented the site. He explained Chapter 99 limits the height of wireless communications facility towers to a maximum height of 120 feet in non-residential districts. He reported the height of the existing panel antennas are 141 feet from grade to the top of the antennas and the monopole is at 137 feet, which exceed the 120-foot maximum height.

Mr. Crozier said approval is recommended for an Administrative Departure to allow the new antennas to be installed at the top of the existing tower on an existing antenna array for a total height not to exceed 141 feet from grade.

Steve Langworthy asked the ART if there were any issues with the height. [There were none.] He confirmed the Administrative Departure was approved.

Mr. Crozier said approval of this application for a wireless communication facility is recommended with two conditions:

- 1) That the applicant select colors for the antenna panels, remote radio heads, OVP-distribution box, and hybridflex coax cable that are designed to be as unobtrusive as possible on the existing monopole; and
- 2) That any associated cables are trimmed to fit closely to the panels.

Mr. Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of this application with two conditions.

INTRODUCTIONS

2. BSC Historic Transition District - Bridge Park West Development

14-106ARB/DP

**94-100 N. High Street
Development Plan Review**

Joanne Shelly said this is a request for a Development Plan for a two and a half story mixed-use commercial development and 42 condominium units in a seven-story building with associated parking and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Development Plan under the provisions of Zoning Code Sections 153.057-153.066.

Jennifer Rauch explained this is the next step for the approval process. She reported the Architectural Review Board (ARB) approved the Basic Development Plan on October 22, 2014, and are expected to review this application and a demolition application and the Basic Site Plan on November 19, 2014.

Ms. Rauch said the information for the Development Plan is similar to what was provided with the Basic Development Plan. She said fire access and flood plain issues still need to be resolved, which are largely procedural on the part of the City. She said she anticipates conditions will be part of the recommended approvals to ensure these issues are addressed as part of the future development agreement.

Steve Langworthy asked what Waivers have already been approved. Ms. Shelly said the ART approved the Administrative Departure for the Midblock Pedestrianway and the ARB approved the following three Waivers with the Basic Development Plan:

- 1) Maximum Block Size – Section 153.060(C)(2)(a): Increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade; and a maximum block perimeter from 1,000 to ±1,271 feet).
- 2) Midblock Pedestrianway – Section 153.060(C)(6)(a): Waive requirement of midblock pedestrianway for a Historic Mixed-Use Building.
- 3) Building Heights – Section 153.063(D)(4)(b): Waive requirement of 2 1/2 story limit for the Apartment Building.

Ms. Shelly added the Basic Development Plan was approved by the ARB with five conditions:

- 1) That the applicant works with the City to establish a development agreement for this project;

- 2) That the applicant address Engineering details as part of the Development Plan Review, including finalizing the drive access off of a Principal Frontage Street;
- 3) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
- 4) That the applicant describe the intent for the required BSD Historic Transition District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
- 5) That the applicant provide an outline of the details for each open space type, including the intended uses, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

Mr. Langworthy noted the second condition requiring Engineering approval. Barb Cox said Engineering was supportive of the proposed access and a notation within the Development Plan report would be the appropriate location to document the approval.

Mr. Langworthy inquired about fire access to the site during construction as noted in the third condition above. Alan Perkins said it was a life/safety issue and would be concerned with access during occupancy.

Fred Hahn inquired about the Building Height Waiver allowing the 2.5 story height to be increased to a seven story building height. Mr. Langworthy explained there is still a height limit as part of the Site Plan. Ms. Rauch added the building height limit was due to the proximity of the site to properties zoned within the Historic Core District.

Ms. Rauch confirmed the ODOT easement would be vacated and the completion of that will become a condition of approval.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He stated that a determination on this request was scheduled for next week's ART meeting prior to the application being forwarded to the ARB on November 19, 2014.

**3. BSC Scioto River Neighborhood District – Bridge Park East – Mass Excavation
Riverside Drive and Dale Drive
14-107MPR Minor Project Review**

Joanne Shelly said this is a request for site modifications including grading and excavation to prepare for future development. She said this is a request for review and approval of a Minor Project Review in accordance with Zoning Code Section 153.066(G)(2)(f).

Ms. Shelly showed the site boundaries that included existing conditions. She said the applicant is requesting to move earth from one location to another in preparation for a future build of Block C to be followed by Block B construction.

Nelson Yoder, Crawford Hoying Development Partners added the site was shaped due to existing utility poles, and a car wash, which will still be operational until the end of the year.

Mr. Yoder said the goal was to establish building area before the weather gets bad and construction for the buildings would begin next spring upon approval of the project. He said this includes the top to be cut and the bottom filled but will be short for the fill amount. He added there are no structures in this area with plenty of grass. He concluded this would take two weeks to complete.

Barb Cox said the paperwork was submitted to engineering for review. She said she was concerned with the work proposed within the right-of-way of Riverside Drive as well as the timing. She noted the right-of-way line, storm outlet and existing rock at the access point off the driving range parking lot. Ms. Cox asked if there was a right of entry agreement.

Mr. Yoder stated the depictions we were viewing were different from the revised hard copy plans he distributed prior to the meeting. He explained EMH&T moved the grade swale and ensured Ms. Cox the drain water would not run out to the right-of-way as there will be gravel and drain tile.

Ms. Cox cautioned that if a dirt pile shows up on the site, there will be concerned residents calling in to inquire. She requested a phone number for these people to be referred to.

Ms. Cox emphasized there should be no mud on the streets.

Mr. Yoder said the temporary stock pile has been moved to the east so it will be on the driving range property. He pointed out where a temporary gravel path will be incorporated, shown on the slide in red and added the path can be removed after the work is complete. Ms. Cox said this should be noted on the plans and a "Right of Entry Statement" would be required.

Mr. Yoder thought he could amend the "Right of Entry Statement" he had acquired for general construction.

Steve Langworthy asked Ms. Cox to write up a condition for the Determination.

Mr. Langworthy asked if a temporary construction sign could be posted on Riverside Drive during construction. Ms. Cox agreed that a sign(s) would be a good addition.

Jeff Tyler asked for clarification on the process for approving this Minor Project Review. He inquired about the pads to be established.

Mr. Yoder said pads would be built for Buildings C1 and C4. He said the pads for Buildings C2 and C3 would be built later as they would be located where the car wash currently operates. It was noted that the pad construction was not covered by this review.

Fred Hahn cautioned the City should be prepared to receive calls about this site and someone should be available to field those calls to state what this is and more importantly, what it is not. He also recommended that a message be posted on the City's Website. Other means of communication were also discussed. Community Relations will be contacted for further assistance.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He stated that a Determination on this request was scheduled for next week's ART meeting.

4. BSC Sawmill Center Neighborhood District – Dublin Village Center
14-108MPR **Minor Project Review**

Jennifer Rauch said this is a request for site modifications regarding hardscape materials, landscaping and lighting for an existing development. She said this is a request for review and approval of a Minor Project Review in accordance with Zoning Code Section 153.066(G)(2)(f).

Ms. Rauch presented the site located within an existing plaza area. She said the applicant has already made modifications to the site and is seeking approval of this Minor Project. She pointed out the area along the existing drive aisle to serve as a pick-up/drop-off area. She said the area modified on this site was to provide a more direct route from the parking lot to the theater. She showed slides of before and after where the area was originally in a diamond shape and is now shifted to a square. She said the applicant had removed paving and concrete; and added planters, a green lawn area, and trees. She said the applicant proposes bollards on the eastern edge and different light fixtures within the new plaza. She said the concrete has been colored and scored in places to create a design effect.

Kevin McCauley added there is now a flat grass area with more trees around the periphery to create a park-like area. He added parking-grade lights were removed and replaced with pedestrian scale lights. He stated that 15 park benches will be added making this a more walkable park area. He said AMC Theaters have been selling out regularly so this gives movie goers an attractive area to perhaps wait for the next movie showing. Mr. McCauley concluded this maintenance was needed after 20 years.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated that a Determination on this request was scheduled for next week's ART meeting.

ADMINISTRATIVE

Steve Langworthy asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:40 pm.