



Land Use and Long
Range Planning

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MAY 22, 2014

ART Members and Designees: Steve Langworthy, Director of Planning; Gary Gunderman, Planning Manager; Ray Harpham, Commercial Plans Examiner; Alec O'Connell, Fire Chief; Fred Hahn, Director of Parks and Open Space; Aaron Stanford, Civil Engineer; and Dave Marshall, Review Services Analyst.

Other Staff: Rachel Ray, Planner II; Claudia Husak, Planner II; Logan Stang, Planning Assistant; Katie Ashbaugh, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: John Gavin, Custom Sign Center (Case 1); Ross Sanford, Lincoln Construction; Gayle Zimmerman, Ford & Associates Architects; Todd Faris, Faris Design & Planning; and Tom Warner, Advanced Civil Design (Case 4).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the May 15, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

DETERMINATIONS

**1. BSC-C – Red Roof Inn – Entry Modification
14-037MPR**

**5125 Post Road
Minor Project Review**

Rachel Ray said this is a request to add a canopy near the front entrance to an existing hotel building on the south side of Post Road, approximately 1,100 feet west of the intersection with Bridge Street. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Ms. Ray said the applicant has revised the design to connect the canopy cabinet to the building and replaced the proposed aluminum wall with a masonry sidewall to integrate better with the existing architecture.

She said the recommended determination on this proposal is approval with five conditions:

- 1) That the applicant provide a sample of the proposed stone material to ensure that it is consistent with the existing masonry wall, subject to Planning approval;
- 2) That the applicant provide a photometric plan of the assembly with a point by point indication of the foot-candle levels to be expected at ground level, subject to Planning and Building Standards approval;
- 3) That the light be controlled with a dimmer switch to ensure that future sighting levels remain consistent with the approved photometric plan;
- 4) That the change in imperviousness (if any) is noted on the site plans submitted for building permits; and
- 5) That the light fixture lamps should be evenly spaced along the three fixtures per three foot wide assembly with the first lamp six inches from the frame and the next two fixtures 12 inches apart.

Ray Harpham had suggested the fifth condition be added to prevent hot spots where the light fixtures in each segment of the cabinet are closer together.

Steve Langworthy asked the applicant if he agreed with the five conditions. John Gavin said yes. He asked if he could provide the footcandle lighting level measurements once the structure is built. The ART members agreed that was acceptable.

Mr. Harpham asked to clarify that the dimmer switch needed to be installed to adjust lighting if need be, once the canopy is completed.

Dave Marshall asked Mr. Harpham what level of footcandle is acceptable. Mr. Langworthy stipulated that the readings are for ground level. Mr. Harpham said one or two footcandles at ground level should be sufficient. Mr. Gavin agreed. Mr. Marshall confirmed that a photometric reading would be taken at the time of the canopy's installation, and then the approved lighting levels would be set and kept on file. He suggested that Code Enforcement be notified of the approved lighting levels so they could check periodically to ensure the canopy does not become too bright.

Mr. Langworthy asked if there were any further comments with respect to this case. [There were none.] He confirmed the ART's approval of this request for Minor Project Review with five conditions.

CASE REVIEWS

2. Zoning Code Amendment – Bridge Street District – Riverside Neighborhood District 14-039ADMC Zoning Code Amendment

Rachel Ray said this is a request for an amendment to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the Riverside Neighborhood District. She said this is a request for review and recommendation regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.

Ms. Ray said Dan Phillabaum created the draft Neighborhood District graphic noted in the Code, which she presented, consistent with the other neighborhood district graphics to guide the placemaking efforts in the neighborhood districts. She explained the graphic and how projects will need to coordinate as areas are redeveloped. She noted the open space corridors, bikeway, greenways, cycletrack connection, and connections to the proposed pedestrian bridge. She explained that the future riverfront parkland is proposed to be rezoned to the BSC Public District. She pointed out the open space nodes distributed throughout the neighborhood district and conceptual gateway locations.

Ms. Ray said the Zoning Code amendment and the Zoning Map amendment will require a recommendation from the ART at next week's meeting. She explained that the applications are expected to move forward to the Planning and Zoning Commission for their meeting on June 5.

Fred Hahn inquired about permitted uses in the BSC Public District, like food trucks and food cart vendors.

Steve Langworthy said food trucks are be a separate topic, and he is currently working on an Ordinance to address their operation, which will not be part of the Zoning Code

Mr. Hahn said his intent was to ensure that commercial enterprise will not be prohibited in the park.

Ms. Ray asked what type of permanent structures intended for food or retail sales were anticipated for the riverfront park at this time, if any.

Mr. Hahn responded that the food vendors would be temporary and no permanent structures were contemplated. Mr. Langworthy asked if food vendors were permitted in the City's other parks.

Mr. Hahn suggested that the operations for food vendors should be managed more like a licensing process, as the City handles Solicitors/Peddlers.

Mr. Hahn inquired about renewable energy equipment and who puts the controls on that. Ms. Ray answered that they were addressed through the Use Specific Standards and approved by the required reviewing body.

Mr. Langworthy asked if there were any further questions or comments on the proposed Zoning Code amendment at this time. [There were none.] He concluded the ART is expected to make a recommendation to the Planning and Zoning Commission at next week's ART meeting.

**3. Area Rezoning – Bridge Street District – Riverside Neighborhood District
14-040Z Zoning Map Amendment**

Rachel Ray said this is a request for an area rezoning of 20 parcels for the Riverside Neighborhood District in the Bridge Street District. She said this is a request for review and recommendation regarding proposed land use map amendments under the provisions of Zoning Code Sections 153.232 and 153.234.

Ms. Ray said the conversation for the Zoning Amendment application above applies here as well.

INTRODUCTIONS

**4. BSC Office District - State Bank West Dublin-Granville Road
14-047BSC-SP/PP/FP Site Plan Review/Preliminary Plat/Final Plat**

Gary Gunderman said this is a request for an 11,500-square-foot Loft building for State Bank with a retail banking facility, a drive-through kiosk and all associated site improvements. He said this proposal also includes the subdivision of one 2.8-acre lot into two lots. He said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Bridge Street District Site Plan Review under the provisions of Zoning Code Section 153.066. He said this is also a request for review and recommendation of approval to City Council for a preliminary and final plat under the provisions of the Subdivision Regulations.

Mr. Gunderman reported that this proposal had been reviewed by the Planning and Zoning Commission for their Basic Site Plan Review in February 2014. Mr. Gunderman provided an overview of the comments made by the Commission and how the applicant had addressed the comments. He pointed out that the applicant had relocated all of the previously ground-mounted HVAC units to the roof. He noted that the Commission had concerns with the mid-block pedestrianway and the pocket plaza, and suggested that they be added when the adjacent property was developed to ensure that they are appropriately designed for the two sites.

Mr. Gunderman pointed out that the Code requires developments to provide their required open space, and therefore the applicant has provided the pocket plaza open space at the southwest corner as originally presented, and explained that the applicant had provided a conceptual site plan showing how the plaza space could be expanded with conceptual future development. He said with the exception of a few site details, the Site Plan is very similar to the Basic Plan. Mr. Gunderman said the applicant will need ART's recommendation to proceed to the Planning and Zoning Commission for a determination at their meeting on June 19.

Ross Sanford, Lincoln Construction, added that the building had also been pushed farther back from the SR 161 right-of-way to allow for future development flexibility, which was another of the Commission's concerns. He explained that there are also easements in this area that they are trying to avoid with the

building. He said that as a result, the proposed building is one foot behind the maximum Required Building Zone, which will require a Waiver. He said another Waiver would be needed for the use of structural soils.

Todd Faris, Faris Design & Planning, clarified that the use of structural soil for the street trees on Banker Drive would require that they extend the trench into the tree lawn and beyond the existing sidewalk that runs along Banker Drive, which he did not believe to be practical.

Mr. Gunderman confirmed that likely would be fine between the curb and the sidewalk, given the existing conditions, but would discuss further with staff.

Mr. Faris said with respect to the trees in the parking lot, he also believed that structural soils are not the best thing for this environment. He suggested the use of amended soil, which would be ideal as it is more organic. Mr. Gunderman confirmed that this would require a Waiver as well, and would review with staff.

Steve Langworthy asked the applicant to submit the justifications for the proposed Waivers in writing.

Mr. Gunderman presented the landscape plan and noted that most of the existing trees are on the adjacent lot.

Mr. Langworthy asked if there were any other questions or comments from the applicant.

Mr. Faris explained that the required bicycle parking had been distributed throughout the site, between the front and parking lot entrances to the building, and some spaces in the pocket plaza.

Mr. Sanford presented a conceptual layout for the adjacent site showing a potential building to demonstrate the flow from that lot to State Bank's site with a pocket plaza that could expand in the future.

Ms. Ray asked if the drawing shows the building sitting outside of the sanitary sewer easement.

Tom Warner, Advanced Civil Design, said the building will need to shift to the north to avoid the existing easements, which will not allow it to be sited within the Required Building Zone. He said there are electrical, gas, and sanitary sewer easements, all in this area. He said there is no sanitary sewer line in the easement in front of the proposed State Bank building, and the City is willing to vacate that portion of the easement, but will be different for the adjacent property. He said State Bank cannot move the gas line and the main power line located in the 10-foot easement. He explained they will shift the building 10 feet to the north to accommodate the sewer easement.

Mr. Sanford pointed out the new dumpster location, which had moved since it had been reviewed by the Commission, and noted that both the dumpster and a transformer will be contained within an enclosure. He explained how Rumpke would remove the trash.

Aaron Stanford asked if the plaza would be dedicated as public use. Mr. Gunderman said it would be, and the easement language would be noted on the plat. Mr. Stanford said he would review the sanitary sewer line.

Mr. Langworthy asked Chief Alec O'Connell if he saw any issues.

Chief O'Connell said Mr. Perkins met with him briefly just prior to this meeting and said he would pass on his comments at the upcoming meeting. Mr. Sanford pointed out that they are adding a hydrant on Banker Drive.

Mr. Langworthy thanked the applicant for the Site Plan introduction and invited them back to next week's ART meeting for further review.

Ms. Ray asked Mr. Stanford if he had any comments on the lot configuration noted on the plat. She explained that Planning was concerned with the strip of land extending east to David Road being included as part of State Bank's lot.

Mr. Gunderman noted that making it an outlot had been considered.

Mr. Sanford said that would not be a problem.

Gayle Zimmerman, Ford & Associates Architects, said not much had changed from the Basic Plan to the Site Plan with respect to the building's architecture.

Mr. Sanford said he would provide material samples at the next ART meeting.

Mr. Langworthy concluded that there were no further questions or comments on the application at this time, and noted that further discussion would occur at the next ART meeting on Thursday, May 29.

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.