



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JUNE 26, 2014

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

Other Staff: Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Claudia Husak, Planner II; Joanne Shelly, Urban Designer and Landscape Architect; Devayani Puranik, Planner II; Marie Downie, Planner I; Jonathan Staker, Planning Assistant; Andrew Crozier, Planning Assistant; Logan Stang, Planning Assistant; Katie Ashbaugh, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Tiffany Edwards, Sprint Property Services, participated via conference call (Case 1 & 2); Bruce Sommerfelt, Signcom, Inc. (Cases 3, 4, and 6); Chad Morgan, Coldwell Banker (Case 3); and Brent Sobczak, Casto; Joe Sullivan, Sullivan Bruck Architects; and Kolby Turnock, Casto (Case 7).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the June 19, 2014, meeting minutes. He confirmed that ART members had sent their modifications to Ms. Wright prior to the meeting. The minutes were accepted into the record as amended.

DETERMINATION

**1. Sprint Wireless Rooftop Co-Location
14-053ARTW**

**5082 Tuttle Crossing Boulevard
Administrative**

Marie Downie said this is a request for Sprint to install three panel antennas, three remote radio heads and cable support on the roof of an office building on the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue. 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. Downie said the applicant, Tiffany Edwards, Sprint Properties, would participate via conference call. She said approval with three conditions is recommended:

- 1) That the antenna panels and associated RRUs are painted beige to match the adjacent screen wall;
- 2) That the applicant select a fiber optic cable color that is designed to be as unobtrusive as possible; and
- 3) That any associated cables are trimmed to fit closely to the panels.

Gary Gunderman asked the applicant if she was agreeable to the three conditions. Ms. Edwards responded that she was agreeable.

Mr. Gunderman confirmed the ART's approval of this application with three conditions.

**2. Sprint Wireless Rooftop Co-Location
14-054ARTW**

**432 Metro Place South
Administrative**

Marie Downie said this is a request for Sprint to install three panel antennas, three remote radio heads and cable support on the roof of an office building approximately 500 feet west of the intersection of Metro Place South 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. Downie said approval with three conditions is recommended:

- 1) That the antenna panels and associated RRUs are painted beige to match the adjacent screen wall;
- 2) That the applicant select a fiber optic cable color that is designed to be as unobtrusive as possible; and
- 3) That any associated cables are trimmed to fit closely to the panels.

Gary Gunderman asked the applicant if she was agreeable to the three conditions. Ms. Edwards responded that she was agreeable.

Mr. Gunderman confirmed the ART's approval of this application with three conditions.

**3. BSC Commercial District – Shoppes at River Ridge – Coldwell Banker Sign
14-057MPR/MSP 4535 West Dublin-Granville Road
Minor Project Review/Master Sign Plan Review**

Jennifer Rauch said this is a request to construct a new 44-square-foot wall sign exceeding the height requirement for a new office tenant in the Shoppes at River Ridge shopping center on the south side of West Dublin-Granville Road at the intersection with Dale Drive. She said this is a request for review and approval of a Minor Project Review, and recommendation of disapproval to the Planning and Zoning Commission for a Bridge Street District Master Sign Plan in accordance with Zoning Code Section 153.065(H) and under the provisions of Code Section 153.066.

Ms. Rauch reported that the ART had reviewed this application on June 12, and the applicant had requested a time extension to evaluate their options. Ms. Rauch said there are two different tenants for the same address (Coldwell Banker and Quality Choice Title) and each tenant space is permitted two building-mounted signs. She said the proposal includes a total of three signs: one wall sign and one window sign for each of the two tenants on their glass entrance doors. She explained the 44-square-foot wall sign, which needs to be reduced to 38 square feet to meet the requirements for size, is comprised of internally illuminated channel letters and would be installed on the wall between the two tenant spaces. She pointed out that the proposed height exceeds the Code requirements. She stated that the window signs will be installed on the glass doors and are white vinyl.

Ms. Rauch stated that as part of the Master Sign Plan, the proposed wall sign, which is shown on the proposal in the center of the existing tower feature along the front façade facing Dale Drive, would be in the blank portion of the elevation above an existing window, where, in the applicant's opinion a wall sign would be best integrated into the existing architecture. She stated that Code permits a maximum height of 15 feet and the proposed sign is at 23 feet. She said that other possible solutions have been provided by Planning but the applicant has not accepted them. She indicated that the Planning and Zoning Commission has been consistent on their approvals for sign height and they have generally considered lower signs heights to be appropriate for this shopping center. She said the recommended determination on this Master Sign Plan is disapproval.

Ms. Rauch stated that Code permits window signs to not exceed 8 square feet or 2.3 square feet for each door and the proposed signs are 2.5 square feet. She said the recommended determination on the Minor Project Review is approval with two conditions as the applicant has agreed to modify the area of the door signs to meet Code:

- 1) That the window sign for the Coldwell Banker tenant be reduced to meet the area requirements;
and
- 2) That the wall sign be reduced to meet the area requirement, as calculated for the linear distance of the Coldwell Banker tenant space only.

Steve Langworthy asked the applicant if they have explored all the options that have either been suggested, or other alternatives, that would meet the Code requirements.

Chad Morgan, Coldwell Banker, replied that they had evaluated numerous alternatives, but none of them were determined to be successful. He presented several options on PowerPoint slides. Mr. Morgan said the first option was to remove the red steel awning attached to the front of the building and place the sign right below the middle window on the turret. He said this option was not feasible due to how the steel is structurally attached to the building, and would require extensive structural work. He stated that reworking the steel would also pose a large problem due to how this interior space will be used.

Mr. Morgan said the second option explored was to add awnings underneath the red steel beams and on both wings of the tenant space. He stated that this would not allow them to backlight the signs; therefore, the signs would have no presence at night. He said that adding awnings would be lower than the awning that would be placed over the windows/doors on the wings of the space, throwing off the natural line above the tenant space.

Mr. Morgan said the third option was to install backlit signs over both entry doors on each wing, which would shrink down the signs significantly, limiting their visibility just to meet the Code requirement for height. He said he also believed that two signs would look redundant.

Mr. Langworthy suggested putting the main wall sign on one of the wings like the size of 38 square feet sign on the left wing and something else on the right wing.

Bruce Sommerfelt, Signcom, Inc. confirmed they will be subleasing an office but Coldwell Banker will mainly occupy the space. Mr. Langworthy said it would be to their advantage to be two tenants, which would allow them four signs instead of two.

Mr. Sommerfelt stated that visibility on the wings would be seriously blocked by the trees within the median along Dale Drive. Mr. Morgan said the sign would not be visible from SR161. He cited Brueggel's Bagels sign as the only visible sign in the shopping center.

Mr. Langworthy said that other signs in the center are not very visible from SR 161 either, such as the Montgomery Inn sign, and noted that unlike some of the other tenants in the shopping center, customers for Coldwell Banker are likely to have an appointment for this type of business. He said they are not likely to receive business from people driving by and impulsively stopping in just because they see the sign.

Colleen Gilger agreed that customers are typically seeking out Coldwell Banker, rather than dropping in.

Mr. Langworthy asked how Mr. Morgan would instruct his customers to locate the business.

Mr. Morgan replied that he would direct customers to the Shoppes at River Ridge shopping center first.

Mr. Langworthy pointed out that people could find the Shoppes at River Ridge easily enough, with the sign by the road. He asked if Mr. Morgan agreed that the customer would then turn onto Dale Drive, and Coldwell Banker would become visible as they enter the shopping center. He asked why Mr. Morgan believed the signs would not be visible. Mr. Morgan said the tree line would block the sign's visibility.

Mr. Morgan pointed out that the architecture would look awkward without a sign on the front of the turret where it looks like a sign was intended. He said he understood the intent of the Code requirement, but he believed in this case, it would be a detriment to the building's architecture.

Mr. Langworthy said his objective was to prepare the applicant for the discussion he would likely have with the Planning and Zoning Commission. He said the applicant would need to have a good argument and make a strong case for the Master Sign Plan, including thinking through the alternatives.

Ray Harpham said he was aware of the scope of the remodel on the interior of the tenant space. He said the color red of the steel beam on the outside of the turret is not a given, and it could be painted blue to match their logo as an alternative that would draw more attention to their sign. He thought that it might be easier to gain approval for the change in color than the increased height.

Mr. Langworthy suggested that the ART make its recommendations in two parts, for the Master Sign Plan and the Minor Project Review.

Ms. Rauch summarized the recommendation of **disapproval** to the Planning and Zoning Commission for this request for a Master Sign Plan to permit a wall sign at a height of 23 feet, which exceeds the Code requirement.

Mr. Langworthy confirmed that the ART members had no further comments on the Master Sign Plan. He stated this application will be forwarded to the Planning and Zoning Commission for their meeting on July 17, 2014 with a recommendation of disapproval.

Ms. Rauch said that **approval with two conditions** is recommended for the Minor Project Review:

- 1) That the window sign for the Coldwell Banker tenant be reduced to meet the area requirements; and
- 2) That the wall sign be reduced to meet the area requirements, as calculated for the linear distance of the Coldwell Banker tenant space only.

Mr. Langworthy confirmed the ART's approval of this request for Minor Project Review with two conditions.

4. BSC Commercial District – Shoppes at River Ridge – Harbor Yoga Studio
4325 W. Dublin-Granville Road
14-058MPR/MSP Minor Project Review/Master Sign Plan Review

Marie Downie said this is a request to construct a new 20-square-foot wall sign for a new tenant in the Shoppes at River Ridge shopping center on the south side of West Dublin-Granville Road at the intersection with Dale Drive. She said this is a request for review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

Ms. Downie said the proposed sign meets the requirements for sign size, location, height, and color. She explained the sign will be 14 feet, 6 inches tall, cover an area of 19.83 square feet centered on the storefront, and the three colors include the logo.

Ms. Downie said the original sign proposal was sent to the City's graphic design consultant, Studio Graphique, and the memo of comments per their review was shared with the applicant and attached to the ART report. She said the applicant has since revised the proposal based on those comments. She explained that they made some spacing edits to the text and the color of the lotus flower in the logo, and the color was changed from a darker blue to white to reflect the original artwork on the applicant's website.

Ms. Downie said approval of this request for Minor Project Review is recommended.

Bruce Sommerfelt, Signcom Inc., said the applicant had addressed all the concerns raised by Studio Graphique.

Steve Langworthy confirmed the ART's approval of this request for Minor Project Review.

INTRODUCTIONS

**5. Verizon Wireless – AEP Transmission Tower Co-Location 8421 Glenree Place
14-060ARTW Administrative Review**

Devayani Puranik said this is a request for Verizon to replace six panel antennas and install three remote radio heads on an existing pole within an AEP transmission tower on the east side of Glenree Place, north of the intersection with Summit View 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. Puranik explained that replacing the panel antennas and installing the remote radio heads requires no other changes or ground modifications.

Ms. Puranik said this request is scheduled for an ART determination on July 3, 2014.

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.

**6. BSC Commercial District – Shoppes at River Ridge – FC Bank – Sign 4545 W. Dublin-Granville Road
14-061MPR Minor Project Review**

Devayani Puranik said this is a request to construct a new 20-square-foot wall sign for a new tenant in the Shoppes at River Ridge shopping center on the south side of West Dublin Granville Road at the intersection with Dale Drive. She said this is a request for review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

Ms. Puranik said the proposed wall sign, which includes internally illuminated channel letters, meets the height and square footage requirements. She said the letters would be individually flush-mounted to the brick facade. She said the applicant is also proposing vinyl window graphics that show the store hours. She explained that the proposed window sign would be adhered to the right glass panel of the door and that she is working with the applicant to modify the sign so that it meets the Code requirements for size.

Bruce Sommerfelt, Signcom, Inc. explained the light fixtures on either side of the main entrance door are original and the circular cover plates will be masked.

Rachel Ray said the sign would be sent to the City's graphic design consultant, Studio Graphique, prior to the ART determination.

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.

CASE REVIEW

7. BSC Residential District – Tuller Flats Residential Development 4313 Tuller Road 14-008BPR Basic Development Plan/Basic Site Plan Review

Jennifer Rauch said this is a request for a multiple-family residential development with 386 apartment units in 25 three-story apartment buildings, a community clubhouse, and associated streets and open spaces, on approximately 21.2 acres on the south side of Tuller Road, east of the intersection with Tuller Ridge Drive. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan and Basic Site Plan.

Ms. Rauch said this plan was introduced to the ART at their meeting on June 19, 2014. She stated that Brent Sobczak, Casto; Joe Sullivan, Sullivan Bruck Architects; Kolby Turnock, Casto; and Linda Menerey, EMH&T, were present to discuss further revisions.

Ms. Rauch presented plans showing the new layout, and explained that the plans had been scaled down from the preliminary review. She said when adjacent parcels are developed Tuller Flats will become linked to the rest of the Bridge Street District through an interconnected grid street system providing options for vehicular, pedestrian and bicycle transportation that will integrate adjacent retail and office development. She said the extension of John Shields Parkway will run through the development along with a greenway, with a significant central open space that leads to the community clubhouse with amenities. She indicated the residential buildings are three stories high with multiple exterior building elevations and interior building configurations with a range of floor plans for both single and two-level units with attached garages as an option. She said that parking exceeds the minimum requirement.

Ms. Rauch reminded the applicant that the three buildings fronting John Shields Parkway (building types A & C) to the west of "Village Green South" needed to be moved farther south to meet the minimum 30-foot greenway dimensional requirement. She stated they are exceeding the maximum 500-foot block requirement in certain portions of the site, and will need another street connection. She referenced the buildings shown on the City's park land and indicated that the land may have been dedicated as part of the open space requirements for Sycamore Ridge, but the City needs to conduct further research on this.

Ms. Rauch said City Council's initial feedback on the building's architecture was generally positive. She asked the applicant to provide a list of materials being considered by next week's meeting. She asked if the section of McCune Avenue in front of the clubhouse could be changed to allow for parking on both sides of the street like Dearborn Street and Watson Street.

Steve Langworthy said this would keep the streets uniform.

Ms. Rauch said the water service and streets will be resolved as part of the Development Agreement. She said the buildings to the east of the Village Greens have not yet been determined.

Fred Hahn suggested that they be labeled for potential mixed-use, if that is what the applicant is considering.

Gary Gunderman asked about the expectations for the road pattern. Ms. Rauch said there will be future connections through to the south. Mr. Langworthy said the original buildings were on the property line. Mr. Gunderman noted that the north and south road would not be possible until the offices were removed. Ms. Rauch referenced the Thoroughfare Plan.

Barb Cox said she was not sure how additional breaks in the greenway would be received for the additional street connections to the south.

Mr. Langworthy explained that this was the Basic Plan Review, and the ART should be prepared to provide high level comments on the plans.

Linda Menerey, EMH&T, confirmed they were close to the 30-foot minimum greenway dimension on the western portion of the site.

Mr. Hahn asked if the stoops and steps up to the units on the south side of the greenway will clear the 30-foot greenway.

Joe Sullivan, Sullivan Bruck Architects, said currently they are shown as going straight out but they could consider side access steps. He said they want to push out as far as they can to get the buildings on the street some continuity.

Mr. Langworthy said he recognized the importance of the urban edge that these three buildings provide; however, Planning was not sure that this was the best location for those buildings. He referred to the large central green on the north side of John Shields Parkway and stated that Planning would prefer that the buildings frame this space instead.

Mr. Sullivan said the applicant preferred the buildings where they are currently shown.

Mr. Hahn said Staff asked the applicant to study the options for the buildings framing the greenway. Mr. Sullivan agreed with the interpretation. He said the space is better as long as some green space is connected to other green space.

Mr. Hahn suggested that the applicant provide examples of potential uses for the Village Green North as the ART was struggling with such a large area that seems almost too big. He asked, in a developed setting, what the vision was for a square of that size and how it would be used.

Mr. Sullivan responded that they did not know yet but understood that it should not look like left over space. He said the linear aspect of John Shields Parkway is a significant space, and compared it to his impression of Columbus Commons. He said it needs to be programmed but sees it as a public space so it is not specific for the development.

Mr. Hahn said Goodale Park was a very cool, relatively large space and right now, this is just shown as a green square.

Mr. Sullivan said given the opportunity, buildings will frame that space.

Joanne Shelly suggested that no ponds be incorporated as the river is a few blocks away along with a 12-acre park. She was concerned that they are struggling to create a place for them and not the public by

having an open lawn. She asked if they would prefer to have four more buildings on that site, because from an economic standpoint, it would create more revenue for the applicant.

Kolby Turnock, Casto, said certainly that was a consideration, but this plan was intended to respond to the feedback they had received from the Commission and City Council. He said the applicant heard a desire for a large central green.

Mr. Hahn said he had heard that too, but the Bridge Street District was about more density. He said it was important to make sure that the open space was not planned on a suburban model instead of an urban model. He suggested massing the open space could be a selling point.

Mr. Turnock said he did not disagree.

Mr. Langworthy asked the ART if there were any additional questions or concerns regarding this application. [There were none.] He stated that a recommendation to the Planning and Zoning Commission for this request was scheduled for next week's ART meeting.

ADMINISTRATIVE

Gary Gunderman (chairing the meeting on behalf of Steve Langworthy) asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 3:30 pm.