



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 11, 2014

ART Members and Designees: Gary Gunderman, Planning Manager; Alan Perkins, Washington Township Fire Marshal; Fred Hahn, Director of Parks and Open Space; Dave Marshall, Review Services Analyst; Barb Cox, Engineering Manager; and Colleen Gilger, Economic Development Director.

Other Staff: Rachel Ray, Planner II; Jenny Rauch, Senior Planner; Claudia Husak, Planner II; Devayani Puranik, Planner II; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Gerry Bird, OHM Advisors (Case 1); Heidi Bolyard, Simplified Living Architecture and Design (Case 2); Rich Irelan and Tom Irelan, Dublin Building Systems (Case 4); Nelson Yoder, Principal, Crawford Hoying Development Partners, and Teri Umbarger, BHDP Architects (Cases 5 & 6); and Julie Leff (Case 7).

Gary Gunderman called the meeting to order. He asked if there were any amendments to the September 4, 2014, meeting minutes. The minutes were accepted into the record as presented.

PRE-APPLICATION REVIEW

1. BSC Commercial District

**5000 Upper Metro Place
Pre Application Review**

Jennifer Rauch said this is a request for non-binding review of a potential application for the construction of a new hotel and associated site improvements on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this request is a pre-application review prior to the submission of an application for Basic Site Plan Review in accordance with Zoning Code Section 153.066(C).

Gerry Bird said he is proposing a Home2 Suites by Hilton. He presented hard copies of the site plan which showed a four-story hotel on the northeast corner of the site. He indicated that because this is in the Bridge Street Corridor, the building is closer to the street for a more urban feel. Currently, he said, the BSD has a height requirement of three stories that the applicant is proposing to exceed. He reported there is an eight-story building next door, which is the Embassy Suites.

Mr. Bird said they are considering a 12,000-square-foot office building on the southeast corner of the site. He said the two-story office building would be part of the Final Development Plan process that would provide an overlap of parking. He explained that the medical office would provide 60 parking spaces and the hotel would provide 125 parking spaces. He said since the hotel would be short 40 parking spaces on its own, the applicant could share spaces with the office building.

Mr. Bird said the hotel proposal offers a typical floor plan and the building prototype design is similar to the ownership and brand of Hilton but understands the material criteria required for Bridge Street District (BSD).

Mr. Bird summarized that he is asking for review and feedback for the setbacks, height, parking ratio, material, and architecture. He said he also wanted to discuss the process and procedures if the applicant were to take this project forward.

Barb Cox said she would like to investigate possible requirements at the intersection. Ms. Gilger clarified that pushing the building closer to the roadway may interfere with future needs of the City.

Gary Gunderman asked where the lobby would be for this hotel. Mr. Bird pointed out the portico at the northwest side of the building and explained that guests coming to the building eastbound on SR 161 will see the portico.

Fred Hahn inquired about the landscape on SR161 and asked if there would be any easement issues as the proposal appears to extend into the right-of-way. He also asked if there were any agreements in place. Dave Marshall indicated that Embassy Suites was a unique case.

Jennifer Rauch inquired about possible deed restrictions. Mr. Gunderman said he thought there was a restrictive covenant but the BSD might wipe through all that. He said the restrictions were predicated on straight zoning.

Claudia Husak thought a tall wall sign being requested could be a challenge. Rachel Ray offered to investigate the requirements for a building identification sign.

Ms. Rauch inquired about the building type and said if it was a Corridor building, the applicant might need a Waiver for the building type. Ms. Rauch explained the required build zone is within 0 – 15 feet, which appeared to be met along Frantz Road, but was concerned about moving the building closer to SR 161. She inquired about how the landscaping plays into it.

Mr. Gunderman asked if there might be a right-of-way issue.

Rachel Ray asked the applicant if they had a vision at this early stage as to how the building would meet the street and to consider transitional character but urban style.

Mr. Bird said the applicant does not plan to touch the existing stone wall incorporated into the landscaping along Frantz Road, the landscape would complete itself at the corner, and inquired about possible sidewalks, especially along SR161. Ms. Ray said it was a limited access right-of-way.

Ms. Cox said the amount of pavement at the intersection is not changing with the 270/33 interchange improvements but storm sewers will be installed across the intersection. She said improvements were previously studied for Frantz Road and Post Road, but will no longer be feasible based on the improvements currently slated for the interchange.

Mr. Gunderman asked about doorways off the Frantz Road side of the building. Ms. Ray said a front door was needed.

Ms. Cox inquired about the utility services for the single tenant on the property now and thought a water line and sewer line might need to be incorporated for the additional building. She said the existing building was constructed right before stormwater requirements changed.

Mr. Bird said when they presented a proposal to City Council in April they were given a time frame of 18 months for BSD projects. He asked if a Planned Unit Development (PUD) would be a better option. Mr. Gunderman suggested the applicant would be in a better position leading with a BSD Basic Site Plan in terms of timing.

Ms. Husak explained that the 18-month time frame was based on a developer bringing forward large blocks of development and many buildings. Ms. Rauch said the process will entail a Basic Site Plan and Site Plan.

Mr. Bird asked if a variance was needed for a Corridor building. Ms. Rauch said it would be incorporated in the Basic Plan or Site Plan. Ms. Rauch suggested meeting with Staff before an application is filed.

INTRODUCTIONS

2. BSC Historic Residential District – Streng Residence – Architectural Modifications 14-092ARB-MPR 75 Franklin Street Minor Project Review

Jennifer Rauch said this is a request for review and approval to increase the height of an existing attached three-car garage for an existing residence on the west side of Franklin Street approximately 480 feet south of the intersection with Bridge Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review in accordance with Zoning Code Section 153.066(G) under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the garage has a low roof profile and currently has white HardiePlank siding. She said the applicant would like to raise the garage roof to match the pitch and materials of the existing single-story house. She said they would change out the garage doors. She showed photos of the existing garage and house.

Heidi Bolyard, Simplified Living Architecture and Design, said the existing garage doors are six feet, eight inches in height and the homeowner is not able to fit their vehicle in the garage. She explained they need an eight-foot garage door to accommodate the vehicle.

Rachel Ray asked if the second story window on the house would need to be removed. Ms. Bolyard said the window would be replaced with attic doors.

Ms. Rauch said this request is scheduled for an ART determination next week in order to be forwarded to the Architectural Review Board meeting on September 24, 2014.

Gary Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed that a determination on this request is scheduled for September 18, 2014.

3. BSC Historic Core District – Shamrock Barber Shop 14-093ARB-MPR 86 S. High Street Minor Project Review

Jennifer Rauch said this is a request for the installation of a new 6-square-foot projecting sign for an existing commercial building on the west side of South High Street, between Eberly Hill and Pinney Hill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board of a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch showed a slide of the existing four-square-foot wood sign. She said the applicant is proposing to increase the sign from four-square-feet to six-square-feet, which meets the requirements of the BSD. She explained that since the applicant is not proposing to replace the sign with the exact same size, the proposal needs to be forwarded to the Architectural Review Board (ARB). Ms. Rauch questioned the proposed material that is metal. She said the sign will have raised letters as well as a raised border and asked fellow members if they had any concerns with this material since it is a historic building.

Rachel Ray asked for clarification on the BSD Code. Ms. Rauch confirmed that metal was permitted in the BSD Code and the *Historic Dublin Design Guidelines* state that the sign must complement the architecture in the District.

Gary Gunderman asked if there was another sign with similar material to compare. Ms. Rauch thought the sign would be one solid piece of aluminum with a coating on top.

Ms. Ray noted that the building is green and asked if the sign would match that shade of green. Ms. Rauch said the sign may match the existing canvas awning that is near the sign.

Mr. Gunderman asked if the sign would be installed at the same height as the existing sign. Ms. Rauch confirmed that the proposed sign would hang from the same existing bracket metal.

Ms. Rauch concluded she would look into the material details prior to the next meeting.

Mr. Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed that a determination on this request is scheduled for September 18, 2014.

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

**6750 Crosby Court
Development Plan**

Jennifer Rauch said this is a request for the construction of a 30,660-square-foot building and associated site improvements on the south side of SR161/US 33 east of the intersection of Crosby Court. She said this is a request for review and approval of a Development Plan under the provisions of Zoning Code Section 153.042.

Ms. Rauch said she had been meeting on weekly basis with the applicant to go through preliminary planning with Engineering. She said site access is proposed on the southwest corner of the site, north of the approved AEP access. She said the building is oriented towards the northwest corner of the site, with parking on the west side along Crosby Court and to the rear of the building with service access in the rear. She indicated the main entrance is proposed at the northwest corner. She said employee parking and access is to the rear of the building. She reported the building will be constructed with concrete panels and fiber cement siding. She showed the front elevation illustrating the entrance with red accent permitted above the main entrance and the north elevation showing the screening of the dumpster. She said the proposed sign will need approval. She showed the proposed stormwater pond under the AEP easement.

Ms. Rauch explained the ART would be the final approving body for this application.

Gary Gunderman asked if there would be any Waivers. Ms. Rauch said no Waivers have been identified at this time.

Claudia Husak asked for the height and size requirements for the wall sign. Ms. Rauch said she will request more wall sign detail from the applicant.

Ms. Husak said she really liked the architecture.

Ms. Husak inquired about the plat recording timeline that was approved on Monday. Barb Cox said she would supply the mylar plans. Mr. Hahn asked if the old right-of-way line was being moved. Ms. Cox said the new line would be reflected in the plat.

Ms. Gilger asked if AEP approved of the proposed wet retention basin on their easement.

Ms. Cox said the City will work with AEP in order to provide them with necessary access to their substation.

Mr. Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed that a determination on this request is scheduled for October 2, 2014.

**5. BSC Scioto River Neighborhood District – Bridge Park East Mixed-Use Development
Blocks B and C Riverside Drive and Dale Drive
14-095BPR Basic Site Plan Review**

Rachel Ray said this is a request for the first phase of a mixed-use development consisting of approximately 1,347,261 square feet of residential, retail, office, restaurant, and structured parking in eight buildings, and associated streets and open spaces on approximately 7.71 acres on the east side of Riverside Drive, west of Dale Drive, and north of West Dublin-Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Basic Site Plan Review application under the provisions of Zoning Code Section 153.066(D) for a future Site Plan Review.

Ms. Ray presented the illustration showing the blocks and associated buildings involved in this application: Residential/Parking; Commercial at Grade/Residential Above; Commercial at Grade/Office Above; Commercial and Theater at Grade/Residential Above; and Parking for Blocks C & D. She noted the site boundaries and said that private drives would be incorporated separately. She said the BSD creates a unique mixed-use, pedestrian-friendly place to live, work and visit, offering connections to Historic Dublin, Riverside Park and the Scioto Rivers. She indicated the diversity of uses includes hotel, office, retail and dining, fitness and grocery, and a variety of residential products. She said streets are intended to be part of a seamless street grid, with some of the streets located above structured parking. She said the Bridge Park development evenly distributes a range of Open Space, which she noted for Blocks B & C: between C4 and C3; and between B4 and B3. She indicated building plans are referenced by block and the different building types have been preliminarily identified. She said that these building types will need to be analyzed at a high level and any Waivers will need to be identified.

Teri Umbarger, BHDP Architects, said material boards and building renderings will be provided to show how the individual buildings will fit together.

Ms. Ray inquired about stormwater management plans. Nelson Yoder, Crawford Hoying Development Partners, said quality is required, not quantity. He said the applicant is reviewing the mechanicals and other means of quality and offered to provide calculations.

Mr. Yoder asked if this was the time to discuss right-of-ways and pavers. Ms. Cox said that could be discussed later.

Ms. Ray said Dan Phillibaum will be helping with the Code review.

Ms. Ray said that the ART recommendation of approval for this request is scheduled for October 2nd and is scheduled to be reviewed by the PZC on October 9th.

Claudia Husak said she would schedule a general staff meeting for extra comments and review.

Gary Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed that this application will be further reviewed on next week's agenda.

CASE REVIEWS

6. Bridge Park East – Mixed-Use Development Project, Phase 1
14-071DP-BSC **Riverside Drive and Dale Drive
Development Plan Review**

Rachel Ray said this is a request for review and approval for four new blocks for development on approximately 17.28 acres, including new public rights-of-way for a future mixed-use development on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Bridge Street District Development Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Ray said this application is still on hold pending the Preliminary Plat. She said she is waiting for plans.

Gary Gunderman asked the ART if there were any questions or concerns regarding this application. [There were none.]

7. BSC Historic Core **48-52 S. High Street**
14-090ARB-MPR **Minor Project Review**

Jennifer Rauch said this is a request for architectural modifications to a building and trim colors for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said this application was introduced last week and found no concern with the paint colors proposed but stated the ART members had concerns about the use of one continuous awning, which is undesirable in the *Historic Dublin Design Guidelines*. She reported she has since had a conversation with the applicant and explained that one section of the awning will protrude while the other sections are recessed. She believed that this will make the awning appear somewhat separated, while adding another awning over the other doors. She said the applicant proposed standing seam awnings but is willing to do canvas awnings to match the existing.

Julie Leff showed the modified paint colors selected for the trim and the body of the building.

Ms. Rauch said the conditions will be discussed and an ART determination is scheduled for next week's meeting.

Gary Gunderman asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed that a recommendation on this request was scheduled for September 18, 2014.

ADMINISTRATIVE

Gary Gunderman asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:47 pm.