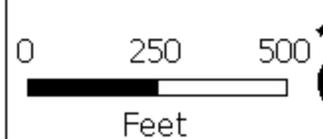


14-047BSC-SP/PP/FP
 Site Plan/Preliminary Plat/Final Plat
 The State Bank & Trust Company
 West Dublin-Granville Road





City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JUNE 12, 2014

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

**1. State Bank Shamrock Boulevard and West Dublin-Granville Road
14-047BSC-SP/MSP/PP/FP Site Plan Review/Master Sign Plan
Preliminary Plat/Final Plat**

Proposal: 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. The proposal includes a wall sign that to be located more than 14 inches from a wall. This proposal also includes the subdividing of one 2.8-acre lot into two lots.

Request: 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. 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.

Applicant: David Homoelle, The State Bank and Trust Company
Planning Contact: Gary Gunderman, Planning Manager (614) 410-4600;
gunderman@dublin.oh.us

DETERMINATION #1: Recommendation of approval to the Planning and Zoning Commission for this request for Site Plan Review with the following conditions:

- 1) That the drive-through stacking lanes are delineated, and the stacking spaces modified to measure a minimum of 20 feet;
- 2) That the applicant provide Sterling Silver Linden street trees 40 feet on center along Banker Drive between the site and David Road, subject to approval by the City Forester;
- 3) That the applicant site the ground sign in a manner that meets the required 8-foot setback from the right-of-way with a minimum of 3 feet of landscaping around the base, subject to Planning approval; and
- 4) That the applicant address the other Planning and Engineering comments contained in this report.

And approval of the following Administrative Departures:

- 1) 153.065(B)(6) – Driveway curb cut width – allowing 24-foot driveway curb cuts at Banker Drive where 22 feet is required, due to existing conditions;
- 2) 153.065(D)(5) – Parking lot screening – to ensure a continuous landscape treatment, the same landscape character and screening is recommended along all portions of the parking area since a street wall would only be required for a small portion of the parking area due to the curve in Banker Drive; and
- 3) 153.065(F)(9)(a) – Decorative wall lighting – Allowing a decorative 28 watt fluorescent light fixture, since the regulations only address LED and incandescent fixtures.

DETERMINATION #2: Recommendation of approval to the Planning and Zoning Commission of the following Waivers:

- 1) Code Section 153.065(D)(3)(c) – A request to waive the structural soil requirement in trenches along Banker Drive.
- 2) Code Section 153.065(D)(5)(c)2.A – A request to waive the requirement to install structural soil in and around the parking lot islands.
- 3) Code Section 153.062(O)(4)(a) – Siting the building outside of the Required Building Zone (approximately 16-19 feet from the right-of-way, where 0-15 is required).

And recommendation of disapproval to the Planning and Zoning Commission for the following Waiver:

- 4) Code Section 153.062(O)(4)(d)4 – Vertical façade divisions exceeding 40 feet on two elevations (east and west).

DETERMINATION #3: Recommendation of approval to the Planning and Zoning Commission for the Master Sign Plan, allowing the building-mounted (wall) sign on the south elevation facing SR161 to be located more than 14 inches from the nearest wall.

DETERMINATION #4: Recommendation of approval to the Planning and Zoning Commission for the Preliminary and Final Plats with the following conditions:

- 1) That the applicant ensure that any minor technical adjustments and other adjustments as noted in this report are made prior to City Council submittal; and
- 2) That the utility easements be labeled as private on the final plat.

RESULT: This application was forwarded to the Planning and Zoning Commission with the recommendations noted.

STAFF CERTIFICATION

Steve Langworthy, Director of Planning



Land Use and Long
Range Planning

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Dublin, Ohio 43016-1236

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JUNE 12, 2014

ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Dave Marshall, Review Services Analyst; Fred Hahn, Director of Parks and Open Space; Barb Cox, Engineering Manager; Jeff Tyler, Building Standards Director; and Michael Clarey, Economic Development Administrator.

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; Katie Ashbaugh, Planning Assistant; Jonathan Staker, Planning Assistant; Andrew Crozier, Planning Assistant; Logan Stang, Planning Assistant; Nicole Martin, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Ross Sanford, Lincoln Construction; Mark Ford and Gayle Zimmerman of Ford & Associates Architects; Dan Magly, Faris Design & Planning; and Matt Booms, State Bank (Case 1); Larra Thomas, U Crew Holdings, LLC (Case 2); and Bruce Sommerfelt, Signcom, Inc. and Chad Morgan, Coldwell Banker (Case 3).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the June 5, 2014, meeting minutes. Jeff Tyler reported that he had sent his edits to Ms. Wright prior to the ART meeting. The minutes were accepted into the record as amended.

DETERMINATIONS

**1. BSC Office District – State Bank Shamrock Boulevard & West Dublin-Granville Road
14-047BSC-SP/MSP/PP/FP
Site Plan Review/Master Sign Plan/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 and Master Sign Plan Review with requests for Waivers 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 announced that the applicant had submitted revised plans to address some of the ART's comments prior to the Planning and Zoning Commission's review. He presented the revised plans and asked if there were any questions. [There were none].

Mr. Gunderman referred to the ART Report and explained that he had a presentation summarizing the recommendations and discussion items. He stated that the first set of recommendations related to the proposed Waivers:

- 1) Code Section 153.065(D)(3)(c) – A request to waive the structural soil requirement in trenches along Banker Drive.
- 2) Code Section 153.065(D)(5)(c)2.A – A request to waive the requirement to install structural soil in and around the parking lot islands.

Mr. Gunderman said this area is not highly compacted, and the applicant is proposing an alternative method that Staff finds acceptable. He presented the third Waiver:

- 3) Code Section 153.062(O)(4)(a) – Siting the building outside of the Required Building Zone (approximately 16-19 feet from the right-of-way, where 0-15 is required).

Mr. Gunderman concluded that approval of the building siting Waiver is recommended due to the existing natural gas easement. He explained the fourth Waiver:

- 4) Code Section 153.062(O)(4)(d)4 – Vertical façade divisions exceeding 40 feet on two elevations (east and west).

Mr. Gunderman presented the two building elevations in question. He said the overall, the architecture is very good and all of the other requirements have been met. He stated that Zoning Code Section 153.062(N)(4)(b)1 and 153.062(O)(4)(d)4 for the Loft building type require a vertical façade division a maximum of every 40 feet "to divide the surface of the façade into pedestrian-scaled increments appropriate to the architectural character of the building type." He pointed out that the Code provides two examples of architectural elements – such as recesses or projections a minimum of 18 inches, or architectural elements a minimum of three inches in depth – to meet the requirement.

Mr. Gunderman explained that the east elevation has a 40-foot, eight-inch span before the wall plane changes by a depth of two feet, eight inches. He summarized that for the east elevation, the requirement is exceeded by eight inches. He referred to the west elevation, which is 49 feet, four inches wide, with an eight-inch change in the plane of the elevation toward the center of the building adjacent to the stairwell. He explained that the requirement would be met if the change in plane was a minimum of 18 inches instead of just eight inches.

Mr. Gunderman stated that it was Planning's opinion that there are no exceptional circumstances present to grant the Waiver to meet all of the criteria, and therefore disapproval of the requested Waiver is recommended. He indicated that the applicant feels very strongly that they do meet the criteria given the features inside the building. He asked the applicant to explain their position on the request.

Ross Sanford, Lincoln Construction, said he believes there are two separate issues in question, on each of the elevations. He said he agreed with Planning's analysis about the east elevation, but that the same interpretation should not be applied to the west elevation. He referred to the eight-inch change in plane along the west elevation, which he considered to be a "building step," and not a "recess," which are found on the north and south sides of the building. He referenced the Code Section 153.062(N)(4)(b)1, which states, "architectural elements or forms shall be used to divide the surface of the façade into pedestrian-scaled increments appropriate to the architectural character of the building type. Acceptable divisions include, but are not limited to..." He said he considered the eight-inch change in plane to be an "architectural element," even if it was not one of the two examples listed. He said since the provision states that they are "not limited to" those two elements, the ART should consider this as an alternative means of meeting the requirement. He said he was concerned that this issue had not been discussed previously, and neither had it been brought up at the Basic Plan Review. He said he was concerned how the request would be received by the Planning and Zoning Commission without a recommendation of approval from the ART.

Rachel Ray confirmed with Mr. Sanford that he interpreted the change in wall plane to be an "architectural element."

Mr. Sanford said yes, and it also related to the interpretation of what should be considered a "recess" or "projection."

Ms. Ray said she was not sure she agreed with Mr. Sanford's interpretation, because if the Code specifically lists two other types of features, one of which requires an 18-inch recess or projection, applicants could always opt for a smaller change in wall plane instead.

Jeff Tyler said Mr. Sanford's interpretation is reasonable; however, he referred to the specific purpose and intent of this Code section, which he believed to be the creation of dimension and shadow lines. He said that being the case, he thought the eight inch change in wall plane would help, but it wouldn't create the same degree of depth intended by the Code.

Mr. Sanford said Section 1 had to do with pedestrian scale increments in the architectural character of the building type. He noted there is no pedestrian walkway on the east side of the building, and the pocket plaza is on the west side of the building. He thought this section was more applicable for buildings and elevations in areas with greater pedestrian activity.

Mr. Tyler said he disagreed with Mr. Sanford's interpretation. He said "pedestrian scale" refers to the intent to provide shadow lines and dimension, and not just apply to elevations along sidewalks. Mr. Tyler said he agreed with Mr. Sanford's interpretation about recesses and projections but he was not sure if this proposal accomplishes the intent to provide visual relief and scale down the building.

Ms. Ray said the "architectural element protruding from or recessed into the façade" implies something that projects from the building, but then has a distinct return. She said she understood Mr. Sanford's interpretation and that the architecture could be interpreted to meet the intent of the requirement. However, she said there still does not appear to be a specific reason why the requirement cannot be met, and therefore staff prefers to err on the side of requiring the architecture to be modified to meet the requirement. She reiterated that the Planning and Zoning Commission, however, may disagree and feel that the elevations as shown are appropriate. She said the Commission had indicated that they would entertain Waiver requests as long as there was a reason to depart from the Code requirement – principally that the result would be better building than if the Code provision were strictly followed. She asked the applicant if they believed that the Waiver would result in a better building than if they were required to modify the building to meet the requirement, or conversely, if the modification would leave the building worse off.

Mark Ford, Ford & Associates Architects, said his concern with changing the architecture to meet the requirement was twofold, and mainly for the west elevation. He said if the wall plane projected further to be about 20 inches, that would impact the spacing between the windows on the south and west elevations. He said it was a matter of recalculating the spacing, and it could probably work, but he was not sure. He pointed out the detail of the windows, indicating the same dimension on all sides of the building. He also indicated the west elevation was the place to have an offset as that is the stair on the interior. He said if he slid the wall plane over to meet the 40-foot dimension, it would produce a weird condition inside on the stairwell. He asked what the degree of the offset should be.

Ms. Ray asked if the wall plane could be moved out by at least 10 inches. Mr. Ford said if they pull the plane forward, they need to move it 12 inches to keep a consistent brick module. He said the south elevation would grow one foot.

He said his secondary concern was that the degree of "non-transparent" façade would thereby increase on the south elevation, which he did not would be an issue in terms of meeting the transparency requirement on the south elevation, but he was not sure. He said they would evaluate the impact on the building further prior to the Planning and Zoning Commission meeting. He was concerned that trying to solve one problem would create another.

Ms. Ray suggested they justify their reasons why the building either can or cannot be changed to meet the requirement when they present to the Commission.

Mr. Sanford said he was frustrated with Staff's position, but he was willing to ask the Commission for their consideration of the Waiver.

Steve Langworthy confirmed that the ART was recommending approval of the first three Waivers but the fourth was the issue before the ART, as the present recommendation is to deny the fourth Waiver.

Ms. Ray pointed out that with respect to the east elevation, the length is off by 8 inches, but the depth of the change in wall place is acceptable at two feet, eight inches, but disapproval is still recommended.

Mr. Langworthy asked that the ART review the Waiver criteria. Mr. Gunderman read the Code requirements and restated this was a typical site, and not a unique circumstance. Mr. Ford agreed.

Mr. Langworthy asked if all the criteria had to be met.

Ms. Ray responded that all of the criteria did not need to be met, but considered. She asked if the proposal will bring a higher quality with the Waiver. Mr. Ford said he needed to work the math out. Ms. Ray restated her question. She asked if not approving the Waiver would result in a worse building than by trying to meet Code. Mr. Ford replied that it likely would not be a worse building.

Mr. Langworthy stipulated that the ART's interpretation requires both elevations to be included in one Waiver. Mr. Ford said they could revise the west elevation to meet Code but not the east elevation. He said trying to find 8 inches would be problematic.

Fred Hahn asked if the argument degraded the quality on the east elevation and Mr. Ford answered yes that it would lower the quality of the building.

Barb Cox asked if moving the face of building on the west side out one foot farther to west, if it would cause a ripple effect.

Mr. Ford said it would likely cause a ripple effect on the spacing of the windows and the percentage of glass/opacity. He said it would only affect the south elevation by maybe one percent but the east elevation is problematic. He did not know where to take the eight inches from. He restated he could likely accommodate the west, but not the east.

Joanne Shelly asked if the difference would even be noticeable to pedestrian traffic, since buildings are not often viewed head-on as they are in elevation renderings. Mr. Ford said he hoped that the average pedestrian would notice. More discussion ensued over the interpretations of the Code.

Ms. Ray confirmed recommendation of disapproval for the vertical façade division Waiver applicable to both elevations. Mr. Langworthy confirmed that the ART members agreed with the recommendation of disapproval, requiring the applicant to meet the vertical façade division requirement on both the east and west elevations. [There was consensus].

Mr. Gunderman presented the two Administrative Departures described in the report, for which approval is recommended:

- 1) 153.065(B)(6) – Driveway curb cut width – allowing 24-foot driveway curb cuts at Banker Drive where 22 feet is required, due to existing conditions; and
- 2) 153.065(D)(5) – Parking lot screening – to ensure a continuous landscape treatment, the same landscape character and screening is recommended along all portions of the parking area since a street wall would only be required for a small portion of the parking area due to the curve in Banker Drive.

Mr. Gunderman stated that a request for a third Administrative Departure had been identified since the report was distributed, related to the proposed wall lighting fixtures. He described the proposed decorative fluorescent wall light fixtures proposed adjacent to the building entrances on the north, south and west elevations. He said the exterior lighting requirements in Code Section 153.065(F)(9)(a) allows decorative wall lighting, provided it does not exceed a specific wattage. He said the requirement refers to LED and incandescent fixtures, but does not address fluorescent fixtures. He explained that 28 watt fluorescent lights are proposed, which exceeds the requirement for LED lights, but not incandescent lights.

Mr. Sanford asked if the requirement was intended to address lighting levels or energy efficiency.

Ms. Ray stated that the Code requirement had been written primarily to restrict fixtures that are too bright.

Mr. Sanford said they could provide a shorter fixture to get the fixture under 20 watts, but he didn't think that would look right on the building.

Mr. Langworthy confirmed that the ART found the two Administrative Departures listed in the report and the proposed Administrative Departure related to lighting to be acceptable:

- 3) 153.065(F)(9)(a) – Decorative wall lighting – Allowing a decorative 28 watt fluorescent light fixture, since the regulations only address LED and incandescent fixtures.

Mr. Gunderman presented the recommendation of approval for the Site Plan Review, with the following four conditions:

- 1) That the drive-through stacking lanes are delineated, and the stacking spaces modified to measure a minimum of 20 feet;
- 2) That the applicant provide Sterling Silver Linden street trees 40 feet on center along Banker Drive between the site and David Road, subject to approval by the City Forester;
- 3) That the applicant site the ground sign in a manner that meets the required 8-foot setback from the right-of-way with a minimum of 3 feet of landscaping around the base, subject to Planning approval; and
- 4) That the applicant address the other Planning and Engineering comments contained in this report.

Mr. Langworthy asked the applicant if he understood the conditions and agreed to them. Mr. Sanford agreed to the four conditions. Mr. Langworthy confirmed ART's recommended approval to the Planning and Zoning Commission with four conditions.

Mr. Gunderman presented the request for a Master Sign Plan, which was recommended for approval to

the Planning and Zoning Commission. He said the Master Sign Plan allows for the building-mounted (wall) sign on the south elevation facing SR161 to be located more than 14 inches from the nearest wall. He described the proposed sign, which included lettering installed on the awning above the entrance.

Mr. Langworthy said this type of sign has been approved by the Commission before, with a nice outcome. He said this might prompt a change in the Code, since this type of sign is likely to be requested by others. Mr. Langworthy asked if there were any issues with this proposed Master Sign Plan. [There were none.] He confirmed the ART's recommendation of approval of the Master Sign Plan.

Mr. Gunderman presented the ART's recommendations for the Preliminary and Final Plats with the following conditions:

- 1) That the applicant ensure that any minor technical adjustments and other adjustments as noted in this report are made prior to City Council submittal; and
- 2) That the utility easements be labeled as private on the final plat.

Mr. Langworthy confirmed that the ART members had no further comments on this application. He stated this application will be forwarded to the Planning and Zoning Commission with recommendations of approval.

Mr. Langworthy thanked the applicant for their cooperation and stated this request would be forwarded to the Planning and Zoning Commission for determination next Thursday, June 19.

DRAFT

ADMINISTRATIVE REVIEW TEAM

Land Use and Long
Range Planning

MEETING MINUTES

JUNE 5, 2014

5800 Shier Rings Road

Dublin, Ohio 43016-1236

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

Other Staff: Rachel Ray, Planner II; Claudia Husak, Planner II; Joanne Shelly, Urban Designer and Landscape Architect; Marie Downie, Planner I; Katie Ashbaugh, Planning Assistant; Jonathan Staker, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Ross Sanford, Lincoln Construction; Gayle Zimmerman, Ford & Associates Architects; Todd Faris, Faris Design & Planning; and Matt Booms, State Bank (Case 2).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the May 29, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

CASE REVIEW

1. **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 associated site improvements. He said this proposal 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 by the Planning and Zoning Commission to City Council for a preliminary and final plat under the provisions of the Subdivision Regulations.

Mr. Gunderman said minor comments were received from Engineering and the proposal is in pretty good shape overall. He commented on a few specific items on the plans: 1) the Code requires that the ATM lanes need to be striped, and the drive-through stacking spaces should measure 20 feet long; 2) the exterior lighting does not comply with Code in terms of the locations of the light fixtures; and 3) the sign on the south side of the building does not comply with Code as it is situated too far from the wall on the canopy over the main entrance to be considered a wall sign. He said a Master Sign Plan would be needed for approval of that wall sign.

Gayle Zimmerman, Ford & Associates Architects, noted the illustrations of the signs on Banker Drive are needed and almost ready. She said the sign on SR 161 is on the plans. Mr. Gunderman questioned the exact distance the sign is set off of the wall as it was not indicated. Ms. Zimmerman said she would send the dimensions via email and will also provide the total area or square footage of the sign as well as the dimensions of the setback.

Steve Langworthy said the Master Sign Plan only needs to include any signs that are not compliant with Code.

Mr. Gunderman said three Waivers will be requested:

1. Structural soils on Banker Drive;
2. Structural soils on the parking lot islands; and
3. Building sited outside of the Required Building Zone.

Mr. Langworthy suggested that the third Waiver noted could potentially be an Administrative Departure, since the setback distance is within the Departure requirements, and the siting of the building was due to the presence of the gas easement that is beyond the control of the applicant.

Mr. Gunderman said with respect to the structural soils, he had received a report from Todd Faris, Faris Design & Planning, which indicated that there was no advantage to structural soils for this site, but it also made the assumption that the soil is in good shape. He said that history shows that these areas do not necessarily include good planting soil. Mr. Gunderman said it was recommended that the applicant dig down three feet in all the planting areas in the parking lot to mix in good top soil. Mr. Faris stated in the report that this would be a more useful product than structural soil would have been.

Mr. Langworthy asked how this justification might help going forward.

Mr. Gunderman explained that really urban settings with lots of pavement and buildings located very close to the planting zones require structural soils, and Banker Drive does not fit that description. Rachel Ray suggested that structural soils would be needed for areas that are already compacted or for smaller tree lawns.

Mr. Gunderman stated two Administrative Departures are required: 1) building facades exceed the 40-foot vertical façade division requirement - one exceeds Code only by eight inches and other is arguably over; and 2) breaks are supposed to be 18" in depth, which is not met. Mr. Langworthy suggested this might need to be a Waiver.

Ms. Zimmerman noted the 8-inch return on the west elevation and referred to plan exhibit CA11. Ms. Ray noted the south elevation is technically at 49 feet, 8 inches before a vertical façade division appears.

Mr. Gunderman said additional analysis on the elevations would be necessary, and the recommendations would be summarized in the report for next week's ART meeting.

Mr. Gunderman said driveway width at 24 feet was recommended as Code limits driveways to 22 feet. He said the 24-foot driveway curb cuts are existing.

Mr. Langworthy asked how the applicant would justify the urban nature of the proposed site plan, given the Planning and Zoning Commission's previous concerns that the plan seemed too suburban.

Ross Sanford said it is going to be an increasingly urban area, and the site is designed to coordinate with the adjacent properties when they redevelop.

Claudia Husak said this site is being constructed during a transitional period. Mr. Gunderman said a bigger impact would be to have buildings on either side of this property as the same size with the buildings right up to the street with the parking behind. Mr. Stanford said SR 161 is still not an urban street at 45 mph; it is going to take a while before this area feels urban, with a grid and many buildings

and sites developed in an urban manner, but this is a step in the right direction.

Ms. Zimmerman asked what was involved for a Master Sign Plan. Mr. Gunderman confirmed staff has the plans in question. Mr. Langworthy said a description of what is required by Code vs. what the applicant is requesting is part of the Master Sign Plan. Mr. Langworthy indicated it a similar process as a Waiver, just evaluated under different review criteria.

Mr. Sanford said he was not comfortable giving the easement on the lower access now.

Ms. Cox said access and how the sites are developed had not been discussed. Mr. Langworthy suggested care be taken with the condition for an access easement. Ms. Cox said the easement goes from property line to property line and if it is on the plat already, they might be okay. Mr. Gunderman asked what language Mr. Sanford was uncomfortable with. Mr. Sanford explained they own the other property to the west and that was appropriate for the northern connection but they do not own the property to the east and should not be asked simply give the access away immediately. Mr. Gunderman said that the City needs something that can be counted on but understood the applicant's concerns. Mr. Gunderman suggested that the central parking lot easement be conditioned upon the provision of a similar cross access easement to the State Bank property in order to make this access effective. Mr. Gunderman said the properties to the east need another access point. Mr. Sanford agreed to the easement from the property line. Mr. Sanford indicated that nothing would be concluded on any access for the properties to the east relative to the access at the north end of the property.

Ms. Ray said the revised plans go out in the packets next Friday and will need the revisions by next Tuesday. She also stipulated that 4 large, 10 small paper copies were needed and an updated electronic set for both ART and PZC.

Mr. Langworthy asked if all the Waivers were clear. Mr. Sanford said he understood. Mr. Langworthy said staff will clarify the Waivers and Administrative Departures.

ADMINISTRATIVE

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

ADMINISTRATIVE REVIEW TEAM

Land Use and Long
Range Planning

MEETING MINUTES

MAY 29, 2014

5800 Shier Rings Road

Dublin, Ohio 43016-1236

ART Members and Designees: Rachel Ray, Planner II; Ray Harpham, Commercial Plans Examiner; Alan Perkins, Fire Marshal; Laura Ball, Landscape Architect; Barb Cox, Engineering Manager; Dave Marshall, Review Services Analyst; Colleen Gilger, Economic Development Director; and Jeff Tyler, Building Standards Director.

Other Staff: Claudia Husak, Planner II; Andrew Crozier, Planning Assistant; Logan Stang, Planning Assistant; Katie Ashbaugh, Planning Assistant; Jonathan Staker, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Ross Sanford, Lincoln Construction; Gayle Zimmerman, Ford & Associates Architects; Todd Faris, Faris Design & Planning; Tom Warner, Advanced Civil Design; and Matt Booms, State Bank (Case 3).

Rachel Ray called the meeting to order. She asked if there were any amendments to the May 22, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

CASE REVIEWS

**3. BSC Office District - State Bank
14-047BSC-SP/PP/FP**

**West Dublin-Granville Road
Site Plan Review/Preliminary Plat/Final Plat**

Rachel Ray 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. She said this proposal also includes the subdivision of one 2.8-acre lot into two lots. She 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. She 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.

Ms. Ray stated that Gary Gunderman introduced this case last week. She said Gary was out of town but had provided a preliminary analysis of the proposal. Ms. Ray said a recommendation of approval to forward the case on to the PZC is anticipated at the June 5th ART meeting.

Ms. Ray inquired about the height dimensions of the parapet from the roof deck.

Ross Sanford, Lincoln Construction, said they would provide the actual distance from the top of the roof deck this week. Ray Harpham noted the two-foot minimum requirement. Ms. Ray said the parapet had been modified to provide screening of the HVAC units that had been moved to the rooftop since the Basic Plan Review. Mr. Sanford said a mechanical screen wall was added in the center of building, approximately 3 feet, 5 inches tall.

Ms. Ray asked if the trim and downspouts would be painted, and if so, what color. Gayle Zimmerman,

Ford & Associates Architects answered the downspouts are a prefinished metal. Ms. Ray requested that she provide a confirmed color, to which Ms. Zimmerman agreed.

Ms. Ray stated that Code requires masonry windows to have appropriate sills and lintels, and asked the applicant if they believed their windows were designed to be architecturally appropriate. Ms. Zimmerman stated that a stone sill was proposed originally but they have since eliminated the detail. Ms. Ray said they still need to show the detail or explain the architectural appropriateness so a determination can be made.

Ms. Ray inquired about the degree of reflectivity from the windows. Ms. Zimmerman said the glazing is clear with a light tint but would provide the detail.

Ms. Ray said the location of the building on the site will require a waiver. She explained that due to the location of a 15-foot gas easement along the front of the property, which coincides with the 0-15-foot Required Building Zone, prevents the building from being sited in the RBZ. She noted that PZC had already had concerns with the building being positioned so close to State Route 161, leaving little space for future patio areas or other activity along the front of the building.

Mr. Sanford said the building was originally about six feet behind the front property line, but is now 16 feet back, due to the easement. Ms. Ray said there is a fairly wide tree lawn too, so staff is comfortable with the revised building placement due to the circumstances.

Ms. Ray said the vertical façade division requirement was off just a little bit from Code, which requires a vertical façade division to help break up the building's façade. She said the requirement was a division not more than every 40 feet, however on the east elevation, the plans show a 40-foot, 8-inch span. Ms. Ray suggested an Administrative Departure for the eight inches.

Ms. Ray inquired about gas meters, or other elements on the building façade. Ms. Zimmerman stated they did not have a gas meter shown on the plans at this time but anticipated that one would likely be installed on the east elevation.

Ms. Ray asked if the ground sign was intended to be part of this submission. She said the ART could review it for approval as part of the Site Plan Review, or it could be filed separately as a Minor Project Review. Mr. Sanford said he would check on the ground sign.

Ms. Ray said Brian Martin, Zoning Inspector, reviewed the landscape plan and provided some comments. He noted the extensive use of liriopie and suggested more variety and diversity of plant materials. Mr. Sanford said they could provide different plant materials.

Ms. Ray said Mr. Martin noted that other banks in the city have had security concerns when shrubs were planted next to entrances, making good hiding places.

Todd Faris, Faris Design & Planning, said the junipers adjacent to the doorway on the west entrance were to add some height next to the door on a somewhat blank wall space. Mr. Sanford said that door was an emergency exit and did not believe the plantings would be an issue for security. Ms. Ray said the recommendation was made so the applicant could be made aware of possible security issues but they were not obligated to change the plant material.

Ms. Ray asked if Catmint or another similar ground cover could be added by the dumpster. The applicant replied yes.

Ms. Ray noted that there were a few conflicts between the trees and parking lot light fixtures. She

reported that Mr. Martin had recommended that the trees be centered in some of the islands, since not all of them were necessary to meet the interior landscape requirement.

Ms. Ray referred to the evergreen hedge along the east property line, and explained that Mr. Martin had suggested the addition of several different types of junipers to provide more diversity.

Laura Ball said she would respectfully disagree with that recommendation. She said one type of plant material spaced that close together acts more like one unit and provides a clean line, rather than one with multiple interruptions. Ms. Ray confirmed with the applicant and the other ART members that the landscape screen could remain as shown on the plans.

Mr. Faris asked about Code requirements for the area currently shown as concrete under the drive-through canopy. He asked if the City preferred gravel or some other material, since landscaping was not likely to survive in that location. He asked if river rock would be appropriate.

Ms. Ball agreed that river rock could work, although placing landscape fabric down under the rocks to prevent weeds would last approximately two years.

Ms. Ball questioned the perennials on the plant list for the basins. She said if the basin is wet, several of the perennials will be lost, like the day lily, and recommended more water tolerant plants. Mr. Faris was agreeable. Ms. Ball said the Karl Forrester and the liriopie, were now considered evasive and suggested using an alternative.

Ms. Ray referenced the proposed plat and stated that Planning had agreed that the "flag" portion of the lot should remain part of Lot One. She said that Mr. Gunderman planned to meet with Engineering to determine if there were other comments specific to the plat.

Fire Marshal Alan Perkins commented that the plans were very similar to the first submittal and confirmed no sprinklers were needed under the canopy, which had been discussed at the previous ART meeting that he had not been able to attend.

Ms. Ray inquired about the sanitary sewer easement and manhole shown in the pocket plaza area, and asked if Engineering was okay with the encroachment.

Barb Cox requested information from the applicant that she could review, but said she believed it to be acceptable.

Mr. Harpham asked if the layout of the stacking lanes associated with the drive-through had been addressed following the Commission's comments. Mr. Sanford said they have relocated the dumpster, giving them enough room so there is enough space for a bypass lane.

Ms. Ball referred to the pocket plaza easement on the plat and noted that there was no reference to maintenance responsibilities. She stated that the City would not want to be responsible for the plaza's maintenance. Mr. Sanford and Mr. Warner agreed to look at the language shown on the preliminary and final plat documents.

Ms. Ray asked if there were any other questions or comments from the applicant.

Mr. Sanford asked if the two requested Waivers specific to the use of structural soil were understood. He explained the first is intended to eliminate the need to trench beneath the sidewalk to install structural soils up to the bank site for the street trees, since the material below the existing sidewalk is not highly compacted so the proposed tree roots will grow freely under the existing pavement, and because it would be cost prohibitive to remove and replace the existing sidewalk in order to install the trench, in addition

to the fact that there is no need for structural soils since the tree lawn is turf and not paved. He explained the second request is to eliminate the structural soils in the parking islands as actual soil and organic media would be better to promote tree growth using the native mixture currently on the site. He said the structural soils required by Code are typically used in urban planting areas and tree wells in very narrow areas between streets, sidewalks, and buildings.

Ms. Ball said she understood the request and would review the material submitted by the applicant. She agreed that the tree lawn would be sufficient without requiring the need for trenching.

Mr. Faris asked about the tree plantings at 40-feet on center. Ms. Ray said staff will review. Mr. Sanford asked if trees needed to be added to the flag portion of the property. Ms. Ray said they were necessary for the length of Banker Drive.

Ms. Ray confirmed that there were no further items for discussion, and noted that a recommendation to the Planning and Zoning Commission for this application is planned for next week's ART meeting.

Land Use and Long
Range Planning

ADMINISTRATIVE REVIEW TEAM

5800 Shier Rings Road

MEETING MINUTES

Dublin, Ohio 43016-1236

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.

INTRODUCTIONS

**4. BSC Office District - State Bank
14-047BSC-SP/PP/FP**

**West Dublin-Granville Road
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.

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 20, 2014

The Planning and Zoning Commission took the following action at this meeting:

**3. State Bank Shamrock Boulevard and West Dublin-Granville Road
14-002BPR/CU Basic Plan Review/Conditional Use**

Proposal: A 11,530-square-foot office building ("Loft" building type) to be constructed on a ±1.25-acre site that is currently part of an overall 2.85-acre parcel located at the northeast corner of Shamrock Boulevard and West Dublin-Granville Road that includes a retail banking and mortgage services facility and for conditional use for a drive-through.

Request: Review and approval of a Basic Site Plan Review application under the provisions of Zoning Code Section 153.066(D), and a Conditional Use application under the provisions of Zoning Code Section 153.236.

Applicant: David Homoelle, State Bank; represented by Ross Sanford, Lincoln Construction.

Planning Contacts: Gary Gunderman, Planning Manager and Rachel S. Ray, AICP, Planner II

Contact Information: (614) 410-4600, ggunderman@dublin.oh.us and rray@dublin.oh.us

MOTION #1: Mr. Taylor moved, Mr. Fishman seconded, to approve the following two Waivers:

- 1) Code Section 153.059(C)(4)(C)6 – A reduction in side yard setback for the drive-through speakers from 25 feet to approximately 10 feet.
- 2) Code Section 153.062(O)(4)(d)3 – Only one door on the front (south) and rear (north) facades of the building, where two each are required.

VOTE: 6 – 0.

RESULT: Both Waivers were approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Krumb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Absent

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 20, 2014

The Planning and Zoning Commission took the following action at this meeting:

**3. State Bank Shamrock Boulevard and West Dublin-Granville Road
14-002BPR/CU Basic Plan Review/Conditional Use**

MOTION #2: Mr. Fishman moved, Mr. Budde seconded, to approve conditional use with one condition:

- 1) That the applicant modifies the drive-through ATM stacking spaces to ensure appropriate circulation.

*Ross Sanford agreed to the above condition.

VOTE: 6 – 0.

RESULT: The conditional use was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Absent

MOTION #3: Mr. Budde moved, Mr. Fishman seconded, to approve the Parking Plan with one condition:

- 1) That the applicant provides a summary of their parking needs, including number of employees and anticipated customer parking needs.

*Ross Sanford agreed to the above condition.

VOTE: 6 – 0.

RESULT: The Parking Plan was approved with one condition.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Absent

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 20, 2014

The Planning and Zoning Commission took the following action at this meeting:

**3. State Bank Shamrock Boulevard and West Dublin-Granville Road
14-002BPR/CU Basic Plan Review/Conditional Use**

MOTION #4: Mr. Taylor moved, Ms. Kramb seconded, to approve the Basic Plan Review (Site Plan Review) with six conditions:

- 1) That, as part of the Site Plan Review, the applicant address the Commission's comments and provide additional details for:
 - a. The mid-block pedestrianway;
 - b. The pocket plaza open space area;
 - c. The perimeter buffer landscaping along the east property line adjacent to the drive-through;
 - d. The street wall, showing a relationship to the principal building; and
 - e. Other architectural, landscaping, and site development details noted in this report.
- 2) That the applicant subdivides the existing 2.85-acre parcel prior to building permitting, or seeks approval of a Waiver from the Planning and Zoning Commission for the front property line coverage requirement;
- 3) That the applicant provide cross-access easements for future vehicular use areas to the east and west of the site as part of the subdivision of this lot prior to building permitting;
- 4) That the applicant provide a legal description and exhibit for a portion of the sanitary sewer easement to be vacated, and that the easement is vacated prior to building permitting;
- 5) That the stacking lands associated with the drive-through are modified subject to Planning approval to accommodate appropriate stacking, ensuring that banking teller drive-through traffic does not block ATM traffic; and
- 6) That the applicant addresses Engineering's comments in this report.

*Ross Sanford agreed to the six conditions.

VOTE: 6 – 0.

RESULT: The Basic Plan Review (Site Plan Review) was approved with six conditions.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Absent

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 20, 2014

The Planning and Zoning Commission took the following action at this meeting:

- 3. State Bank Shamrock Boulevard and West Dublin-Granville Road
14-002BPR/CU Basic Plan Review/Conditional Use**

Motion #5: Mr. Taylor moved, Mr. Fishman seconded, to require Site Plan Review by the Planning and Zoning Commission.

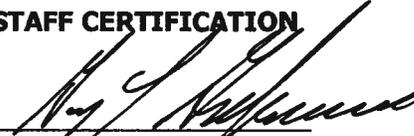
VOTE: 5 – 1 – 0.

RESULT: The Planning and Zoning Commission will be the Required Reviewing Body.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	No
Victoria Newell	Absent

STAFF CERTIFICATION



Gary P. Gunderman
Planning Manager

Motion and Vote

Mr. Hardt moved, Mr. Taylor seconded, to accept the January 9, 2014, meeting minutes as amended. The vote was as follows: Ms. Amorose Groomes, yes; Mr. Taylor, yes; Mr. Fishman, yes; Ms. Kramb, yes; Mr. Hardt, yes; and Mr. Budde, yes. (Approved 6 - 0)

Motion and Vote

Mr. Hardt moved, Mr. Budde seconded, to accept the January 23, 2014, meeting minutes as presented. The vote was as follows: Mr. Taylor, yes; Mr. Fishman, abstain; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Mr. Budde, yes; and Mr. Hardt. (Approved 5 – 0 - 1)

Ms. Amorose Groomes noted there were no cases eligible for consent agenda and already announced the Tuller Flats case was postponed. [The minutes reflect the order of the published agenda.] She briefly explained the rules and procedures of the Planning and Zoning Commission.

3. State Bank

14-002BPR/CU

Shamrock Boulevard and West Dublin-Granville Road Basic Plan Review/Conditional Use

Chris Amorose Groomes introduced the application for an 11,530-square-foot office building ("Loft" building type) to be constructed on a ±1.25-acre site that is currently part of an overall 2.85-acre parcel located at the northeast corner of Shamrock Boulevard and West Dublin-Granville Road that includes a retail banking and mortgage services facility and conditional use for a drive-through.

Ms. Amorose Groomes swore in those who intended to address the Commission in regards to this case including Ross Sanford, Lincoln Construction; Mark Ford, Ford & Associates Architects; Matt Booms, State Bank; Jason Hockstock, Advanced Civil Design; Todd Faris, Faris Design & Planning; and City representatives.

Gary Gunderman presented this request for Basic Site Plan Review in anticipation of a future request for Site Plan Review. He presented an overview of the proposed site plan and explained the development is only taking place on the eastern portion of the parcel. He said the applicant plans to subdivide the development site from the overall parcel. Mr. Gunderman said that part of this is necessary to limit the front property line coverage requirement, which could not otherwise be met, but also because the applicant does not plan to develop the rest of the site themselves. Mr. Gunderman said one of the proposed conditions would require the plat to be completed before this project moves forward. He stated that a Development Plan Review is not required for this proposal.

Mr. Gunderman said as part of the Basic Site Plan Review, the Administrative Review Team (ART) recommends five actions by the Planning and Zoning Commission (PZC):

- 1) Basic Site Plan Review, based on the review criteria of section 153.066(F)(3);
- 2) Required reviewing body determination for the subsequent Site Plan Review;
- 3) Approval of two Waivers;
- 4) Approval of a Parking Plan; and
- 5) Approval of a Conditional Use for the bank drive-through.

Mr. Gunderman said the next step will be the submission of an application for Site Plan Review. He said that the Commission will need to determine whether the ART or the PZC will have final review authority. He said the subsequent preliminary and final plat will return to the PZC, who will then forward recommendations on the plans to City Council. He said at that point, the applicant would be in a position to obtain a building permit.

Mr. Gunderman said the building is at the southern end of the property, and the northern edge has existing curb cuts onto Banker Drive. He pointed out the 48-space parking lot, which exceeds the maximum number of parking spaces permitted by the Zoning Code. He said the applicant will comment on their need for the additional parking.

Mr. Gunderman said comments from the City's architectural consultant for this project had been included in the Planning Report. He pointed out that the applicant had made a good deal of refinement on the architecture since the consultant's initial review, and the critical issues appear to have been addressed. He said the proposed building materials include stone, brick, glass, and in the recesses, some copper siding. He reported that the applicant brought material samples.

Mr. Gunderman presented the rear building elevation and the canopy for the drive-through. He explained that there were a few inconsistencies with the Code requirements that required action by the Commission. He stated that the ART recommends a Waiver for number of required entrances, since only one door is provided on the front (south) and rear (north) façades of the building, where two each are required by Code. Mr. Gunderman explained that the limited entrances are consistent with this type of business operation for security purposes.

Mr. Gunderman reported a drive-through is part of the proposal. He said that in the Bridge Street District, drive-throughs are permitted only for banks. He said the drive-through has been revised considerably since the ART's review to include more stacking spaces to address some of the ART's initial concerns. He said the ART had a fairly extended discussion about the drive-through configuration, but noted that this bank operates differently than many other banks, with very limited drive-through activity anticipated for this branch.

Mr. Gunderman referred to the pocket plaza in the southwest corner of the site and said that it currently exceeds the Code requirement for open space for this development.

Mr. Gunderman said the applicant had agreed to extend a pedestrianway through the block, providing a pedestrian connection between the pocket plaza on West Dublin-Granville Road to Banker Drive.

Mr. Gunderman reported the other requested Waiver is for a reduction in side yard setbacks for the drive-through speakers from 25 feet to approximately 10 feet. He asked the Commission to note the six-foot planting barrier that is incorporated along the east property line, which is required by Code to help screen the drive-through activity from the adjacent residence.

Mr. Gunderman provided a summary of the ART's comments. He pointed out that the applicant had provided a revised site plan showing the reconfigured drive-through stacking area with the number of parking spaces reduced to 45 spaces.

Ms. Amorose Groomes thanked Mr. Gunderman for the presentation and invited the applicant to come forward.

Ross Sanford, Lincoln Construction, 4790 Shuster Road, thanked the ART and Planning staff for their time and effort on this application. He said Mr. Gunderman had provided a good overview, and said his whole team was available to answer questions.

Ms. Amorose Groomes invited public comment.

Scott Haring, 3280 Lilly-Mar Court, said he walked past this property many times, and is in favor of the concept. He inquired about the sign on Banker Drive, at the corner of the Lowes lot, which states that Banker Drive is "Not a through street". He asked if it was going away and if it would be addressed this evening.

Barb Cox said small sections of Banker Drive that run through the Lowe's property is private, not a public right-of-way.

Amy Kramb asked if the intention was to make Banker Drive a public street to connect to the adjacent public street segments. She said at one point, the road appears to be about one foot from the Lowes building.

Ms. Cox responded in its current configuration, it could not meet the public street standards.

Ms. Kramb asked if this should be addressed in light of the desire to establish the grid network. Ms. Cox said she was not sure whether this was something that the City would consider pursuing until the Lowes site redevelops.

Mr. Haring inquired about the trees on the site and asked if any trees would be lost as part of the development proposal.

Mr. Sanford said they had conducted a tree survey and worked with staff to evaluate the conditions. He said they determined there were 750 caliper inches of trees, most of which were invasive species and trees that were not in good condition. He said they understood there were some trees that would need to be replaced, and assured Mr. Haring they will save as much as possible.

Mr. Haring asked if the residential property to the east of the site was occupied. He said he lives in a home with a similar footprint and setback and was surprised to hear this commercial building could sit so close to an existing residence, which did not seem to fit the character of other developments in Dublin.

Ms. Amorose Groomes said the requirements are specific for the Bridge Street District, which do not apply to the rest of the City of Dublin. She explained this area was rezoned and a new set of regulations apply to the Bridge Street District. She said it was her belief that there are very few areas where this condition would be present.

Ms. Kramb noted the closest point of the building is approximately 18 feet from the property line, and the line they could build to was five feet from the side property line.

Ms. Amorose Groomes clarified that in the Bridge Street District, redevelopment is expected to look significantly different from what exists today.

Ms. Amorose Groomes asked if anyone else from the public would like to speak with respect to this application. [There were none.]

Mr. Gunderman asked the applicant to comment on the anticipated drive-through operations.

Mr. Sanford remarked that the drive-through speakers were probably closer to 15 feet from the property line instead of 10 feet, and their plan is to have a six-foot evergreen hedge. He said the bank branch's primary business will be mortgages so they expect more customers by appointment than walk-ins. He said because State Bank is however a bank, they have to have a drive-through to appropriately serve their customers. He noted that if they were a traditional bank, he agreed they would need to provide more room for stacking in the drive-through.

Ms. Amorose Groomes thanked the applicant for the clarification and asked the Commission members to comment on the proposal.

Joe Budde said he was excited about the proposal and the building's position on West Dublin-Granville Road. He has had experience in the banking industry and he understands the challenges. He said he did not have a problem with the number of requested parking spaces. He said he liked the architecture and the attractive copper features.

Warren Fishman said the drive-through layout could be a problem if this was a normal bank, and although this applicant may not be concerned with having additional stacking spaces, if this bank were to turn over to a different bank, then there might be a problem. He said he wanted to make sure that the drive-through could handle the traffic of a traditional bank.

Mr. Sanford said informal surveys were done at other banks, and even other banks do not have the same drive-through volumes they did when they were built 10, 15 or 20 years ago, as the banking industry has evolved to conduct most business electronically. He reported that State Bank does not expect any more than six vehicles at a time in the drive-through, even if it did turnover at rates similar to a traditional bank. He said the building is not even large enough to hold a typical retail bank branch.

Mr. Fishman asked how the drive-through would be addressed if a new bank took the place of State Bank. He asked if the drive-through would be able to accommodate other banks with higher drive-through use rates.

Ms. Krumb said she banks close by at Fifth Third on a daily basis and has never been more than the third or fourth car in the ATM line. She said she has witnessed at most two cars in the teller line. Ms. Krumb said she supported both of the Waivers and the Conditional Use for the drive-through, as well as the parking plan request. She said in terms of the final reviewing body for the Site Plan Review, she thought the proposal needed to return to the Commission in lieu of the ART. She said the drive-through stacking and spacing seemed adequate. She said she did not think the drive-through canopy was very attractive, but she could get used to it. She said she did not care for the yellow painted bollards, and requested a more subtle color.

Ms. Krumb asked the applicant if it was their intent for customers exiting the drive-through to drive in front of the building. She thought it might cause circulation problems if these east/west drive aisles connect to the adjacent parcels. She said since the dimensions of the future buildings to the east and west are unknown, the drive aisle may need to curve north to accommodate a deeper building. She suggested an east west connection farther north on the property. She said she was concerned about potentially limiting adjacent development with this configuration.

Mr. Sanford said they had conducted capacity studies for a future building to the west to ensure that adequate parking and circulation could be provided. He pointed out that as a result of the front property line coverage requirements of the Code, a deep, narrow building was unlikely.

Ms. Krumb stated that the architecture was very plain and vertical, and questioned whether it was mischaracterized by the CAD drawings instead of the color renderings. She said she was most concerned with the amount of brick and glass with a little bit of cedar over the entrance.

Ms. Krumb asked about the street wall noted in the Planning Report but not shown in the renderings. She confirmed with Mr. Gunderman that the street wall was shown adjacent to the pocket plaza. She said she thought this area was most likely to be used as a break area for employees rather than a space intended to be used by the public.

John Hardt said his concern with the drive-through is not related to the applicant's use of the facility, but what will happen to it in the long-term.

Ms. Krumb pointed out that the conditional use for drive-throughs applies only to banks.

Mr. Hardt said his concern is what becomes of the site if the bank ever goes away. He said his fundamental issue is that this is a suburban site, with Bridge Street Code requirements. He said he did not mind the number of parking spaces, but he did want to see a parking lot designed to be shared. He said he preferred the whole block to develop cohesively. He referred to the figure on page 15 of the Bridge Street Code, showing blocks with building footprints and vehicular access and circulation.

Mr. Hardt stated that he was concerned with the dumpster positioned on Banker Drive. He commented on the location of the sanitary easement and said he was in favor of pushing the building back from the street a little bit due to the possibility of the streetscape and frontage changing over time. He asked if the building were located at the nearest portion of the required building zone.

Mr. Gunderman said the building was located within a foot or two of the nearest required building zone limit.

Mr. Hardt concluded that there is still quite a bit of work to be done with respect to this proposal. He deferred to Mr. Taylor on further comments on the architecture. He commented that the suggestions made by the City's architectural consultant should have been given more weight by the applicant and staff, since there were a number of legitimate comments, such as better expressing the parapet lines. He said the new renderings lack detail and the level of refinement that the Commission is seeking for projects in the Bridge Street District. He said he supported the Waiver requested for the number of required doors. He noted that the renderings appear to show a block at the base of the building and asked what kind of success the applicant has had with that material, particularly right up against sidewalks and whether it would be damaged by salt.

Mark Ford, Ford and Associates Architects, 1500 West First Avenue, said that salt has been a problem right up against the sidewalk but they have a space between the sidewalk and the base of the building where the majority of the salt would end up. He said the recessed portions of the building have patina copper panels.

Mr. Hardt said he was concerned with the patina copper as he has seen it used in other projects and it does not look as good after five years or so. He reiterated that the building seems very dark, and it was not clear to him whether that was a result of the renderings or the building's design.

Mr. Ford said they plan to use a modular brick, shown on the sample board. He said the intent was not to design a typical building that has been done before. He said the applicant intentionally selected simple, nice materials, working within the Code requirements for vertical elements, frontage requirements, and offsets to the facade. He explained that they used this as an opportunity to create different patterns so it did not read like a text book from end to end. He thanked the Commission for their comments and stated he believed the building could serve multiple purposes, long-term, for a variety of different users. He said the interior is set up to allow for multiple tenants. He said the comments about the east/west drive aisle make sense.

Mr. Hardt said he would rather grant numerous Waivers for a fantastic project than see architects forced into a box trying to design only to the Code regulations. He said the massing of the building and the brick work is good, but the detailing seems like it is simply an attempt to meet the letter of the Code. He said there is an opportunity to use materials that will give the building a little more character and pop.

Mr. Ford explained that he tried to accomplish this through the tan brick, off-white limestone, and cedar over both entranceways. He said they plan to use a fish scale pattern almost with the copper and by carving into the building by changing the materiality of the entranceway, certainly draws attention to the one door to make it clear where the building entrance is located.

Mr. Fishman asked where the air conditioner units would be located.

Mr. Ford responded that the condensing units would be on the ground. He noted the transformer on the ground that will need to be screened. He reported three small condensing units on the east and four on the west. He explained that their location on the ground was due to a desire for maintenance accessibility, and also due to the floor height requirements for a loft style building. He noted the parapet is less than two feet, which would not be enough to screen rooftop units.

Mr. Hardt asked if a roof screen could be used instead of raising the parapet.

Mr. Ford said they could, but it is cost prohibitive.

Mr. Fishman said he did not want to see a new building with noisy condenser units on the ground. Ms. Amorose Groomes and Mr. Hardt agreed with Mr. Fishman.

Mr. Gunderman reiterated that if the Commission is inclined to require that this project return to the Commission for Site Plan Review, these and the other site details could be addressed at that time; however, a decision on the Basic Plan Review is required this evening.

Richard Taylor said he was glad to see Mr. Haring attending tonight's meeting and wished the Commission received more public comment, especially on projects in the Bridge Street District. He stated that the building is generally an appropriate size and scale for the Bridge Street District. He asked if State Bank planned to move out of the Historic District, and if so, what the plans are for their existing building.

Matt Booms, State Bank, 109 South High Street, said there are no definitive plans for the current building, although there has been a lot of interest. Mr. Taylor said he was pleased to hear State Bank is expanding and growing.

Mr. Taylor asked Mr. Ford about the existing curb cuts on Banker Drive, and what impact they had on the site plan.

Mr. Ford said they had designed the parking lot to match up with them. He said the drive-through configuration was a challenge, as well as the depth of the lot.

Mr. Taylor suggested working with Engineering to move one or both of the curb cuts if it would make the site more efficient. He said that Mr. Hardt covered most of his comments on the drive-through, and agreed with concerns about future tenants.

Mr. Taylor requested clarification on the different dumpster locations. Mr. Ford said the dumpster had been moved several times as the drive-through had been reconfigured.

Mr. Taylor referred to the mid-block pedestrianway and said he believed it will be used more in the future, but not much now. He said it needs to be more than just a five-foot concrete walkway.

Mr. Taylor said the location of the building on the site is a big issue for him. He said moving away from suburban sprawl to a walkable urban model is one of the goals of the Bridge Street District, and one of the biggest ways to move in the right direction is to move buildings closer to the sidewalk to create a sense of space. He noted, however, that the uncertain future plans for West Dublin-Granville Road make the proposed building location concerning. He said from his experience with the buildings on Bridge Street being so close to the roadway, he wanted to know about the future plans for State Route 161 before the building location is settled. He noted that, by setting the building back a bit farther it would allow future tenants to have more space to work with. He said the pocket plaza seems like an afterthought and does not envision the public using it, and was not sure if the Code required it at this

time. He asked that the applicant not be so rigid in the site design to be unable to adapt to future development.

Mr. Taylor said that, upon reviewing the principles of walkable urbanism, he thought Mr. Meleca's review of the architecture was spot on, if maybe a little too far, although he acknowledged that it was a reaction to the original drawing. He commented that the building now seems to be somewhere in between, and said his only comment was that he did not need to see window sills on the windows, which he confirmed would have clear glass.

Ms. Kramb said now that better renderings had been presented, her concerns with the architecture had greatly diminished.

Mr. Taylor agreed that the condenser units should be placed on the roof, which will also make it easier for pedestrians to be able to walk around all sides of the building. He reiterated his concern that the building is too close to the street, which would make the sidewalk unsafe. He recommended landscaping around the building's foundation, instead of just turf grass.

Mr. Taylor confirmed that the applicant currently controls both development sites and suggested that the extra parking could be placed on the adjacent lot for now. Mr. Gunderman confirmed that the Code allows off-site parking to facilitate shared parking arrangements.

Mr. Taylor referenced the principles of walkable urbanism and stated that, with respect to the request for a Waiver for the number of entrances, he is okay without requiring a second entrance now because additional doors could easily be added in the future. He expressed his concern with the speaker setback as part of the second Waiver, but he did not believe that the existing adjacent residence will remain. Mr. Taylor confirmed with Mr. Gunderman that there is a noise ordinance in place to address speaker volume.

Mr. Taylor said he was fine with the conditional use for the drive-through but agreed with the other Commissioners' comments on the work still to be done on the site design. He concluded that, with this level of review and the comments discussed this evening, this is exactly what he had hoped the Commission would be doing when reviewing projects in the Bridge Street District.

Ms. Amorose Groomes stated that, for any building in the Bridge Street District where the façade does not directly engage the sidewalk, there needs to be foundation plantings. She appreciated the applicant's efforts in adhering to the Code requirements, but commented that applicants should not hesitate to design great buildings and bring them to the Commission to review, regardless of how well they meet the Code. She said engaging the street is the goal, regardless of how the Code is written.

Ms. Amorose Groomes stated that she was not sure she liked the idea of the pocket plaza being built in the location it's shown right now, because it seems like a whole lot of nothing. Instead, she recommended waiting until the balance of the property comes forward for development, and planning the open spaces at that time.

Ms. Amorose Groomes reiterated the Commission's desire for well-designed buildings and sites. She said she was not sure she supported a lot split for this site, since she preferred that this block develop cohesively.

Mr. Sanford stated that the lot split was a necessity, since State Bank is not a developer and will need to be able to split the parcel to be able to sell it to someone else to develop.

Mr. Ford thanked the Commission for their comments. He acknowledged that the Code requires staff and the ART to evaluate projects generally based on a checklist, which they followed as best as they could, and said he would look at where deviations from the Code may be appropriate.

Ms. Amorose Groomes said she hoped the applicant understood how challenging it is to create Code that applies to every piece of property in the Bridge Street District, and there is no way to foresee how the Code requirements will apply to every project. She said she believed the applicant might have followed the letter of the Code, while the Commission would like for them to achieve the *intent* of the Code. She said this project is not that far off from where it needs to be.

Mr. Ford said the applicant agrees with the intent of the Code, so now it is just a matter of process. He said that as part of working with the ART, they tried to be in a position of coming to the Commission with as few Waivers as possible to demonstrate their desire to meet the Code.

Ms. Amorose Groomes urged the applicant to not be afraid of Waivers if the product will be better as a result.

Mr. Langworthy pointed out that the intent of the Basic Plan Review is to determine if the building is generally sited on the correct part of the lot, and not necessarily to nail down all the details. He understood there may be additional Waivers as this project moves forward.

Ms. Amorose Groomes stated that she appreciated the applicant's efforts on this project to this point.

Motion and Vote

MOTION #1: Mr. Taylor moved, Mr. Fishman seconded, to approve the following two Waivers:

- 1) Code Section 153.059(C)(4)(C)6 – A reduction in side yard setback for the drive-through speakers from 25 feet to approximately 10 feet.
- 2) Code Section 153.062(O)(4)(d)3 – Only one door on the front (south) and rear (north) facades of the building, where two each are required.

The vote was as follows: Ms. Amorose Groomes, yes; Ms. Kramb, yes; Mr. Hardt, yes; Mr. Budde, yes; Mr. Fishman, yes; and Mr. Taylor, yes. (Approved 6 – 0)

MOTION #2: Mr. Fishman moved, Mr. Budde seconded, to approve the conditional use for a bank drive-through with one condition:

- 1) That the applicant modifies the drive-through ATM stacking spaces to ensure appropriate circulation.

*Ross Sanford, Lincoln Construction, agreed to the above condition.

The vote was as follows: Mr. Taylor, yes; Mr. Hardt, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Mr. Budde, yes; and Mr. Fishman, yes. (Approved 6 – 0)

MOTION #3: Mr. Budde moved, Mr. Fishman seconded, to approve the Parking Plan with one condition:

- 1) That the applicant provides a summary of their parking needs, including number of employees and anticipated customer parking needs.

*Ross Sanford, Lincoln Construction, agreed to the above condition.

The vote was as follows: Mr. Taylor, yes; Ms. Amorose Groomes, yes; Ms. Kramb, yes; Mr. Hardt, yes; Mr. Budde, yes; and Mr. Fishman, yes. (Approved 6 – 0)

MOTION #4: Mr. Taylor moved, Ms. Kramb seconded, to approve the Basic Plan Review (Site Plan Review) with six conditions:

- 1) That, as part of the Site Plan Review, the applicant address the Commission's comments and provide additional details for:
 - a. The mid-block pedestrianway;
 - b. The pocket plaza open space area;
 - c. The perimeter buffer landscaping along the east property line adjacent to the drive-through;
 - d. The street wall, showing a relationship to the principal building; and
 - e. Other architectural, landscaping, and site development details noted in this report.
- 2) That the applicant subdivides the existing 2.85-acre parcel prior to building permitting, or seeks approval of a Waiver from the Planning and Zoning Commission for the front property line coverage requirement;
- 3) That the applicant provide cross-access easements for future vehicular use areas to the east and west of the site as part of the subdivision of this lot prior to building permitting;
- 4) That the applicant provide a legal description and exhibit for a portion of the sanitary sewer easement to be vacated, and that the easement is vacated prior to building permitting;
- 5) That the stacking lanes associated with the drive-through are modified subject to Planning approval to accommodate appropriate stacking, ensuring that banking teller drive-through traffic does not block ATM traffic; and
- 6) That the applicant addresses Engineering's comments in this report.

*Ross Sanford, Lincoln Construction, agreed to the six conditions.

The vote was as follows: Mr. Fishman, yes; Mr. Hardt, yes; Mr. Budde, yes; Ms. Amorose Groomes, yes; Ms. Kramb, yes; and Mr. Taylor, yes. (Approved 6 – 0)

Motion #5: Mr. Taylor moved, Mr. Fishman seconded, to require Site Plan Review by the Planning and Zoning Commission.

The vote was as follows: Ms. Amorose Groomes, yes; Mr. Hardt, yes; Mr. Budde, no; Mr. Fishman, yes; Ms. Kramb, yes; and Mr. Taylor, yes. (Approved 5 – 1)

Mr. Langworthy said Dan Phillabaum's last day was this past Tuesday but he requested no cake and he was probably on his way to his parent's home in Florida by now for a visit.

As approved by the Planning and Zoning Commission on March 13, 2014.



City of Dublin

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

FEBRUARY 6, 2014

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

- | | |
|---------------------------------------|---|
| 3. State Bank
14-002BPR/CU | Shamrock Boulevard and West Dublin-Granville Road
Basic Plan Review (Site Plan)/Conditional Use |
| Proposal: | To review a 11,530-square-foot office building (Loft building type) to be constructed on a ±1.25-acre site that is currently part of a 2.85-acre parcel at the northeast corner of Shamrock Boulevard and West Dublin-Granville Road. that includes a retail banking and mortgage services facility and for conditional use review for a drive-through. |
| Request: | Review and approval of a Basic Site Plan Review application in accordance with Zoning Code Section 153.066(D), and a Conditional Use Review application in accordance with Zoning Code Section 153.236. |
| Property Owner: | Shamrock Crossing, LLC |
| Applicant: | David Homoelle, State Bank; represented by Ross Sanford, Lincoln Construction. |
| Planning Contacts: | Gary Gunderman, Planning Manager and Rachel S. Ray, AICP, Planner II |
| Contact Information: | (614) 410-4600; ggunderman@dublin.oh.us and rray@dublin.oh.us |

DETERMINATION #1: Recommendation of approval of this application for Basic Plan Review (Site Plan Review) to the Planning and Zoning Commission with the following six conditions:

- 1) That, as part of the Site Plan Review, the applicant provide additional details for:
 - a. The mid-block pedestrianway;
 - b. The pocket plaza open space area;
 - c. The perimeter buffer landscaping along the east property line adjacent to the drive-through;
 - d. The street wall, showing a relationship to the principal building; and
 - e. Other architectural, landscaping, and site development details noted in this report.
- 2) That the applicant subdivides the existing 2.85-acre parcel prior to building permitting, or seeks approval of a Waiver from the Planning and Zoning Commission for the front property line coverage requirement;
- 3) That the applicant provide cross-access easements for future vehicular use areas to the east and west of the site as part of the subdivision of this lot prior to building permitting;
- 4) That the applicant provide a legal description and exhibit for a portion of the sanitary sewer easement to be vacated, and that the easement is vacated prior to building permitting;
- 5) That the stacking lands associated with the drive-through are modified subject to Planning approval to accommodate appropriate stacking, ensuring that banking teller drive-through traffic does not block ATM traffic; and
- 6) That the applicant address Engineering's comments in this report.

DETERMINATION #2: Recommendation of approval to the Planning and Zoning Commission of the following two waivers:

- 1) Code Section 153.059(C)(4)(C)6 – A reduction in side yard setback for the drive-through speakers from 25 feet to approximately 10 feet.
- 2) Code Section 153.062(O)(4)(d)3 – Only one door on the front (south) and rear (north) facades of the building, where two each are required.

DETERMINATION #3: Recommendation of approval to the Planning and Zoning Commission of the Parking Plan with the following condition:

- 1) That the applicant provides a summary of their parking needs, including number of employees and anticipated customer parking needs.

DETERMINATION #4: Recommendation of approval of this application for conditional use review to the Planning and Zoning Commission with the following condition:

- 1) That the applicant modify the drive-through ATM stacking spaces to ensure appropriate circulation.

RESULT: This application was forwarded to the Planning and Zoning Commission with recommendations of approval.

STAFF CERTIFICATION


Steve Langworthy
Director of Land Use and
Long Range Planning

Land Use and Long
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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

FEBRUARY 6, 2014

ART Members and Designees: Steve Langworthy, Planning Director; Alan Perkins, Fire Marshal; Ray Harpham, Commercial Plans Examiner; Barb Cox, Engineering Manager; Laura Ball, Landscape Architect; Colleen Gilger, Economic Development Director; Jeff Tyler, Building Standards Director; and Dave Marshall, Review Services Analyst.

Other Staff: Rachel Ray, Planner II; Justin Goodwin, Planner II; Claudia Husak, Planner II; and Laurie Wright, Staff Assistant.

Applicant: Brad Petro, Cicogna Electric & Sign Company; Joe Sullivan, Sullivan Bruck Architects; Kolby Turnock, Casto; Brent Sobczak, Casto; Ross Sanford, Lincoln Construction; Mark Ford, Ford & Associates Architects; Matt Booms, State Bank; Jason Hockstock, Advanced Civil Design; and Todd Faris, Faris Design & Planning.

Steve Langworthy called the meeting to order. He asked if there were any amendments to the January 30, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

2. 14-002BPR/CU – BSC Office District – State Bank – Shamrock Boulevard and West Dublin-Granville Road

Rachel Ray said this is a request for review of a 10,754-square-foot office building (Loft building type) to be constructed on a ±1.25-acre site that is currently part of a 2.85-acre parcel at the northeast corner of Shamrock Boulevard and West Dublin-Granville Road. She said the proposal includes a retail banking and mortgage services facility and a request for conditional use review for a drive-through. She said this Basic Site Plan Review application is proposed in accordance with Zoning Code Section 153.066(D), and this conditional use review application is proposed in accordance with Zoning Code Section 153.236.

Rachel Ray said she was presenting the case for Gary Gunderman. She said the applicant turned in revised plans on Monday. She said that if there are any additional comments on the proposal that the ART would like to include in the report before this is forwarded to the Planning and Zoning Commission (PZC), to please let her know.

Ms. Ray began by noting some of the more significant changes to the plans. She explained that the revised plans reflect a modified drive lane that heads straight south rather than turning to the west. She said the parking lot layout allows for future drive aisle connections to additional parking on adjacent sites on the east and west. She referred to the modified pocket plaza addressing Planning's and Parks and Open Space's comments, and a mid-block pedestrian

walkway along the west side of the site that connects to existing paths on Banker Drive and West Dublin-Granville Road.

Ms. Ray reported a minor modification of the stormwater management connecting to two bioswales. She noted the deferred parking proposed along the north side of the parking lot, although the applicant has included the total amount of parking in their request for a parking plan.

Ms. Ray said the applicant had provided architectural renderings in color to better depict the intended character of the building. She pointed out the addition of a limestone base, banding strips to help define the two stories, and detailing at the top of the parapet.

Ms. Ray said the ART recommends approval to the PZC for the request for Basic Plan Review (Site Plan Review) with the following six conditions:

- 7) That, as part of the Site Plan Review, the applicant provide additional details for:
 - f. The mid-block pedestrianway;
 - g. The pocket plaza open space area;
 - h. The perimeter buffer landscaping along the east property line adjacent to the drive-through;
 - i. The street wall, showing a relationship to the principal building; and
 - j. Other architectural, landscaping, and site development details noted in this report.
- 8) That the applicant subdivides the existing 2.85-acre parcel prior to building permitting, or seeks approval of a Waiver from the Planning and Zoning Commission for the front property line coverage requirement;
- 9) That the applicant provide cross-access easements for future vehicular use areas to the east and west of the site as part of the subdivision of this lot prior to building permitting;
- 10) That the applicant provide a legal description and exhibit for a portion of the sanitary sewer easement to be vacated, and that the easement is vacated prior to building permitting;
- 11) That the stacking lands associated with the drive-through are modified subject to Planning approval to accommodate appropriate stacking, ensuring that banking teller drive-through traffic does not block ATM traffic; and
- 12) That the applicant addresses Engineering's comments in this report.

She recommended that the ART recommend that the Planning and Zoning Commission consider approval of the following two waivers:

- 3) Code Section 153.059(C)(4)(C)6 – A reduction in side yard setback for the drive-through speakers from 25 feet to approximately 10 feet.
- 4) Code Section 153.062(O)(4)(d)3 – Only one door on the front (south) and rear (north) facades of the building, where two each are required.

She recommended that the ART recommend that the Planning and Zoning Commission consider approval of the Parking Plan with the following condition:

That the applicant provides a summary of their parking needs, including number of

employees and anticipated customer parking needs.

She recommended that the ART recommend that the Planning and Zoning Commission consider approval of the conditional use for the drive-through with the following condition:

That the applicant modifies the drive-through ATM stacking spaces to ensure appropriate circulation.

Ms. Ray invited the applicant to provide additional comments.

Mark Ford, Ford & Associates Architects, showed a tan brick sample and said it would look nice with the cedar and cut stone proposed with this building.

Mr. Sanford said he agreed with the conditions noted in the report, and said he looked forward to moving on to the next step. He said he was very pleased with the fast process and the collaborative experience working with the ART.

Mr. Sanford asked about the logistics for addressing the Commission and if they would be as comfortable with the proposed parking plan. He asked if the revisions to the drive-through should be presented to the Commission, or if revised plans should be provided to Planning before the project moves forward to the Commission.

Ms. Ray confirmed that if updates will be made, the plans should be revised and provided to Planning before they are presented to the Commission. She explained the packet would be distributed to the Commissioners next Friday and asked that changes be submitted early in the week.

Mr. Ford reported there would be a 3-foot by 6-foot generator and transformer needed for IT, not life safety.

Mr. Langworthy asked the applicant if he received all the comments from engineering.

Jason Hockstock asked if the revised site plan showed the building outside of the sanitary sewer easement. Barb Cox said Aaron Stanford would follow up regarding easement and water service, since the sanitary sewer easement extends across the entire front property line even though the sewer stops and turns south west of the proposed building. She said Council must approve vacating the easement.

Mr. Sanford confirmed with Ms. Cox that the easement vacation could be handled through the platting process.

Mr. Sanford asked if the Commission would be likely to support the proposed parking plan. Ms. Ray said the condition requesting information on the number of employees that State Bank intends to have working at this facility will help make the case. She summarized that the applicant is proposing 54 spaces when Code requires a minimum of 29 spaces and a maximum 37. She said that nine of the spaces would be deferred.

Mr. Sanford said there would be about 40 employees and 5 or 6 customers there at a time. Ms.

Ray requested this information in writing.

Mr. Langworthy asked if the Administrative Review Team members had any further comments regarding this proposal. [There were none.] He confirmed the Administrative Review Team's recommendation of approval of this application, to be reviewed by the Planning and Zoning Commission on February 20, 2014.

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JANUARY 30, 2014

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

Other Staff: Rachel Ray, Planner II; Justin Goodwin, Planner II; Claudia Husak, Planner II; Flora Rogers, Administrative Assistant; and Laurie Wright, Staff Assistant.

Applicant: Brad Petro, Cicogna Electric & Sign Company; Aaron Underhill, Underhill Law Office, LLC; Kolby Turnock, Casto; Linda Menerey, EMH&T; Brian Quackenbush, EMH&T; Jeff Haines, Gainar Consulting; Ross Sanford, Lincoln Construction; Mark Ford, Ford & Associates Architects; Gayle Zimmerman, Ford & Associates Architects; Matt Booms, State Bank; Jason Hockstock, Advanced Civil Design; and Todd Faris, Faris Design & Planning.

Steve Langworthy called the meeting to order. He asked if there were any amendments to the January 23, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

CASE REVIEW

1. 14-002BPR/CU – BSC Office District – State Bank – Shamrock Boulevard and West Dublin-Granville Road

Gary Gunderman said this is a request for review of a 10,754-square-foot office building (Loft building type) to be constructed on a ±1.25-acre site that is currently part of a 2.85-acre parcel at the northeast corner of Shamrock Boulevard and West Dublin-Granville Road. He said the proposal includes a retail banking and mortgage services facility and a request for conditional use review for a drive-through. He said this Basic Site Plan Review application is proposed in accordance with Zoning Code Section 153.066(D), and this conditional use review application is proposed in accordance with Zoning Code Section 153.236.

Mr. Gunderman said the ART has another week to review this case before a determination is requested on February 6th. He said he would like to discuss the street system with the ART. He pointed out that the applicant does not own all three parcels on the block, and while the City would have liked this block to develop comprehensively, since that is not the case, the ART should consider this as a smaller site on an existing block. He explained that although the

Bridge Street District street network map in the Code shows a street dividing this block, there is no street shown in that location in the Bridge Street District Area Plan. He said that given the existing conditions and the fact that the block as it currently exists only exceeds the maximum permitted block length by about 90 feet, it was determined that an additional street was not necessary. Mr. Gunderman concluded that since no new public infrastructure is required, Development Plan Review is not necessary.

He said however, given the length of the block, he asked the applicant to consider providing a mid-block pedestrian walkway, although not required by Code. He said a preferred location is the west side of the site, connecting with the open space. He said a 14-foot area is required by Code. Ross Sanford, Lincoln Construction, asked if the pedestrian walkway could be put in the setback. Rachel Ray answered yes, since the intent is that this parking lot and a future lot to the west would function cohesively.

Mr. Sanford asked if additional trees would need to be removed to provide the path. Ms. Ray said the path could perhaps be sited to avoid trees. Mr. Sanford pointed out that most of the trees with any value are freestanding, while the others are not as desirable.

Mr. Gunderman said he received a comment from Parks and Open Space and the potential stone walkway with brick curbing adjacent to the pocket plaza, which could present a tripping hazard. Ms. Ray asked the applicant to consider relocating the bike parking to the pocket plaza, to which Mr. Sanford agreed.

Mr. Gunderman referred to the east/west parking lot drive aisles and asked the applicant to consider how future parking lot access to the adjacent sites could be provided. He said that existing service structures may need to be relocated. Mr. Sanford agreed and said that they had revised the site plan and had already considered the cross-access question.

Jason Hockstock, Advanced Civil Design, presented a revised site plan showing the reconfigured drive-through.

Mark Ford, Ford & Associates Architects, said the end of the drive-through emptied onto the drive aisle that could provide future cross-access. He said the drive-through has been reconfigured to eliminate the turning movement.

Mr. Sanford pointed out that they had already relocated the transformer.

Mr. Gunderman said he was still concerned about the limited stacking spaces, particularly for the ATM.

Mr. Sanford said that Matt Booms was present from State Bank. Mr. Sanford said that State Bank has researched their drive-through needs and the number of vehicles that will frequent the drive-through is expected to be very low – only about four vehicles per day. He said he did not believe there would be a stacking issue.

Mr. Sanford explained that this branch will be used more for private banking by appointment. He reported that David Homoelle with State Bank indicated that he is not concerned with the stacking, but will request the drive-through data to justify this viewpoint. Mr. Sanford pointed

out that new banks are even doubling up tellers in a row providing one transaction at the first window and an opportunity for a different transaction at the other window.

Mr. Ford noted that he was concerned the location of the dumpster and said he planned to review that further.

Mr. Gunderman referenced a cover letter reflecting parking space numbers and asked the applicant to provide an anticipated number of employees.

Ms. Ray recommended that if the applicant is considering additional parking spaces adjacent to Banker Drive, they should be reflected on the plans and factored into the parking plan, stormwater calculations, and landscaping, etc.

Mr. Gunderman asked Engineering to comment on the proposal.

Aaron Stanford said that, with respect to the existing sanitary sewer easement along the property's frontage, there is a conflict with the proposed building. He said that the sanitary sewer line actually is not located along the entire frontage on this site, since it veers south to the west of the proposed building. He suggested that a portion of the easement be vacated, which would require City Council approval.

Mr. Sanford inquired about the width of the easement and Mr. Stanford confirmed that it is 20 feet.

Mr. Stanford requested that the pavement plans be updated to meet the standard drawings and to reflect the cross-access easements planned for the adjacent lots. Mr. Stanford said any approval would be based on the lot split.

Mr. Gunderman suggested a discussion on the architecture. He said that comments from the City's architectural consultant for this project, David Meleca, had been received and shared with the applicant prior to the meeting.

Mr. Sanford said he was not happy with the comments from Mr. Meleca. He said he had great respect for Mr. Meleca, but his suggested architectural modifications were not what State Bank envisioned for a contemporary office building. He said he was very concerned about Mr. Meleca's comments being shared with the Planning and Zoning Commission since he did not believe it to be a good representation of a Loft style building, nor was it consistent with State Bank's vision.

Jeff Tyler and Colleen Gilger agreed with Mr. Sanford that the suggested modifications were a dramatic change from State Bank's architectural concept, and they did not necessarily prefer the revisions.

Mr. Ford said he appreciated the ART's comments. He said the recommendations are consistent with what he expected from Mr. Meleca as this project's architectural consultant, and since he had worked with him for many years, he was familiar with his work, which he likes very much. Mr. Ford agreed to review Mr. Meleca's comments and respond to as many as possible, but the

style of architecture recommended is not what they intended. He said that he and his team had already begun making revisions to the building that he believed addressed many of the comments.

Mr. Ford said he would provide color renderings and revise the application based on the comments received.

Ms. Ray confirmed that ART would make a determination next week. She suggested for the architectural review, they carefully consider their responses and that a different rendering style might reflect the architectural character a little better.

Mr. Ford was concerned about revealing all the revisions that have been made along the way to the Commission, understanding that it may be confusing between the different versions and the changes that had been made. He said he would also provide material samples. He explained that after an internal review, they added stone to the windows. He distributed conceptual renderings of the revised architectural elevations and pointed out some of the additional modifications, many of which are in the spirit of Mr. Meleca's comments.

Ms. Ray thanked the applicant for their efforts, confirmed the expectations and deadlines, and said the ART would make a determination on this project next Thursday, and go before the Commission on February 20, 2014.

Mr. Sanford said he appreciated the application review process despite his concerns with the architectural consultant's comments and thanked the ART for their comments.

Mr. Langworthy said he liked Mr. Meleca's comments on lighting and asked the applicant to consider that in particular. Mr. Sanford said he was in the process of getting bids on lighting and intends to use up-lighting for the building, especially on the sides of the columns to light up each edge. He said he is considering varied lighting for different sides of the building due to some competition from street lights.

Mr. Langworthy asked if there were any further comments regarding this application. [There were none].

ADMINISTRATIVE

The meeting was adjourned at 3:55 pm.

Land Use and Long
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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JANUARY 23, 2014

ART Members and Designees: Gary Gunderman, Planning Manager; Alan Perkins, Fire Marshal; Ray Harpham, Commercial Plans Examiner; Aaron Stanford, Civil Engineer; Fred Hahn, Director of Parks and Open Space; Colleen Gilger, Economic Development Administrator; Jeff Tyler, Building Standards Director; and Dave Marshall, Review Services Analyst.

Other Staff: Rachel Ray, Planner II; Jennifer Rauch, Planner II; Justin Goodwin, Planner II; and Laurie Wright, Staff Assistant.

Applicant: Ross Sanford, Lincoln Construction; Mark Ford, Ford & Associates Architects; David Homoelle, State Bank; Jason Hockstock, Advanced Civil Design; Todd Faris, Faris Design & Planning; and John Behal, Behal Sampson Dietz Architects.

Gary Gunderman called the meeting to order. He asked if there were any amendments to the January 14, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented. He asked if there were any amendments to the January 16, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

CASE REVIEWS

2. 14-002BPR/CU – BSC Office District – State Bank – Shamrock Boulevard and West Dublin-Granville Road

Gary Gunderman said this is a request for review of a 10,754-square-foot office building (“Loft” building type) to be constructed on a ±1.25-acre site that is currently part of an overall 2.85-acre parcel located at the northeast corner of Shamrock Boulevard and West Dublin-Granville Road. He said the proposal includes a retail banking and mortgage services facility and a request for conditional use review for a drive-through. He said this Basic Site Plan Review application is proposed in accordance with Zoning Code Section 153.066(D), and this conditional use review application is proposed in accordance with Zoning Code Section 153.236.

Mr. Gunderman said he was reviewing comments received today on the proposed drive-through and architecture. He said, with respect to the drive-through configuration, most drivers expect to pull into drive-throughs from the left, whereas this alignment is the opposite, with a clockwise movement. He said that drivers typically do not like looking over their car hoods and may misjudge the right turn. He asked if it was possible to expand the area or if the drive-through could be moved to the other side of the site to allow traditional counter-clockwise flow.

Mr. Gunderman stated that there was also some concern that customers waiting in line for the teller or ATM machine would stack through the drive-through lane and out into the drive aisle off of Banker Drive, potentially blocking the curb cut and stacking out onto the public street. He noted the limited number of stacking spaces.

Ross Sanford, Lincoln Construction asked if there was a Code requirement for stacking.

Rachel Ray said there was no specific number of required stacking spaces, but the ART would factor in the operations for the facility and their documented needs for stacking spaces.

Mark Ford, Ford & Associates Architects, said the drive-through was placed on the east side of the site to avoid bisecting the lot with a drive-through right down the middle. He suggested that if the drive-through were rotated 90 degrees, vehicles would approach the kiosks from the north and leave to the west.

Mr. Sanford noted the potential for a future cross-access drive to a new parking lot on the undeveloped portion of the parcel to the west.

Justin Goodwin asked if a revised parking lot/drive-through configuration would make it awkward for the handicap spaces to potentially back into the drive-through area.

Ms. Ray asked David Homoelle, State Bank, if he had examples of drive-through patterns from State Bank's other branches. Mr. Homoelle said he did not. He said that not a lot of emphasis was placed on the drive-throughs for tellers or ATMs because of the small market they are in. He said that most of the time, these stations are incorporated onto the building, next to the branch, where this is different as it is totally detached.

Dave Marshall remarked on the short queuing lane for the drive-through, noting a similar but different situation. He said Tim Hortons backs up on Hospital Drive.

Ms. Ray asked what the expected stacking was for the bank. Mr. Homoelle explained that getting customers to enter a bank has become challenging with so many customers conducting business online. He said that only four to six customers enter per hour.

Mr. Gunderman asked if he knew the numbers of customers that frequent the outside kiosks. Mr. Homoelle said he did not. He remarked that he has never seen anyone stacked at the Huntington Bank on Village Parkway, where he also banks, and it is a much larger bank. He said State Bank would be different as they were offering mortgage services, which would attract customers coming inside the building.

Mr. Gunderman suggested considering the change to the site layout.

Aaron Stanford said the geometry of driveway needed to be tweaked to allow for better turning movements. He said the east side radius needed to be opened per the water service on Banker Drive. He said the small stormwater facility on the west side of the building had condensers in the same area, and he cautioned the applicant to be careful with grading in that area. He asked if the sanitary services on the west side of the building would conflict with the new storm line.

He asked if service could be run closer to State Route 161. He inquired about the western driveway and if it was intended for shared access as the lot line splits the driveway in half.

Mr. Goodwin confirmed that there was enough room left on the undeveloped portion of the site to expand the parking lot to the east for a new user.

Gary asked each of the ART members if they had further comments or questions. [There were none.]

Ms. Ray invited Mark Ford to present the overall concept of the architectural design.

Mr. Ford presented the four-sided building that had two "fronts," facing West Dublin-Granville Road and Banker Drive/the parking lot. He said that the majority of customers would enter the building from the north side. He explained that there were different functions in the building and that it is not an even 50/50 split. He said the retail portion would occupy less than 1,500 square feet. He pointed out that the footprint of the building presents a bowtie effect with two-thirds on one side and one-third on the other. He presented a model of the flat roof building, which showed the architectural relief as required by Code. He explained the proposed materials to be used and the patterning of the windows. He said brick would be used on the larger sections, copper shingles on recessed area at the entrances, and limestone on the columns and canopy. He said the walkway canopy on the north side of the building has a cedar strip edge. Mr. Ford explained that the vertical spacing of the columns reflects the same proportions of the windows. Mr. Ford said the overall concept was a more urban type of architecture, with simple, clean details, which was a departure to many of his projects.

Ms. Ray asked if an expression line could be incorporated into the top of the building, suggesting a scoring pattern. Mr. Ford said they were considering brick patterning at the top so that section would not appear bigger than the middle band.

Jeff Tyler asked if the copper panels would patina and how they planned to handle the runoff. Mr. Ford replied yes, they would patina over time, and said they were taking great care as to how it would be attached. Mr. Tyler commented that the copper would turn a greenish color. Mr. Sanford said based on other projects he has seen, it would be brown for a long time. Mr. Ford said they expect it to age like real copper would.

Mr. Gunderman asked if there were any other questions or comments. [There were none.] He said the ART had another week to review and would welcome everyone back next week. He reiterated that the target recommendation date from the ART to the Planning and Zoning Commission is February 6.

Mr. Ross asked if staff could meet to discuss the revised site layout in terms of the drive-through configuration. Ms. Ray said that would be fine, and recommended that the applicant sketch out their ideas before getting too far along with the design. She also suggested they take another look at the pocket plaza layout. She offered to share a design suggested recently for a project utilizing a similar small pocket plaza.

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JANUARY 16, 2014

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

Other Staff: Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Jennifer Rauch, Planner II; and Laurie Wright, Staff Assistant.

Applicant: Ross Sanford, Lincoln Construction; Gayle Zimmerman, Ford & Associates Architects; David Homoelle, State Bank; Matt Booms, State Bank; Steve Watson, State Bank; Jason Hockstock, Advanced Civil Design; Todd Faris, Faris Design & Planning; and John Behal, Behal Sampson Dietz Architects.

Steve Langworthy called the meeting to order. He asked if there were any amendments to the January 9, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

INTRODUCTIONS

1. 14-002BPR/CU – BSC Office District – State Bank – Shamrock Boulevard and West Dublin-Granville Road

Gary Gunderman said this is a request for review of a 10,754-square-foot office building ("Loft" building type) to be constructed on a ±1.25-acre site that is currently part of an overall 2.85-acre parcel located at the northeast corner of Shamrock Boulevard and West Dublin-Granville Road. He said the proposal includes a retail banking and mortgage services facility and a request for conditional use review for a drive-through. He said this Basic Site Plan Review application is proposed in accordance with Zoning Code Section 153.066(D), and this conditional use review application is proposed in accordance with Zoning Code Section 153.236.

Mr. Gunderman presented an overview of the project, including the conceptual building elevations and noted that the remote canopy located in the eastern portion of the site would include one ATM drive and one remote drive-thru teller station, which were connected to the building for the retail banking component. He said the center portion of the building is recessed to define the public entrances on both the south side of the building on State Route 161 and

the north side of the building facing the parking lot and Banker Drive. He reported that signs are proposed on the front of the building as well as a ground sign on the parking lot side near the driveway from Banker Drive.

Mr. Gunderman explained that the site has two existing driveway connections to Banker Drive. He said it appears at this point that the majority of the existing trees on this undeveloped site are just outside of the site boundaries. Mr. Gunderman said this was an introduction for a Basic Site Plan Review, with a recommendation to the Planning and Zoning Commission expected from the ART on February 6th for the February 20, 2014, meeting. He asked the applicant if they would like to comment further.

Ross Sanford, Lincoln Construction, introduced Gayle Zimmerman with Ford & Associates Architects. Mr. Sanford explained that the existing State Bank facility is located on South High Street in the Historic District, and although they would love to remain in the same place, they are outgrowing the building but would like to stay close by. He said the bank is based in Defiance, Ohio and this would be the first retail bank for them in the Columbus area.

Mr. Sanford said he understood that the remote retail banking drive-thru was a conditional use and would not require a request for a Waiver. He said he did not have color renderings at this point but affirmed that this is a Loft Building as defined in the Bridge Street Corridor Development Code and the two existing curb cuts along the south side of Banker Drive would serve as the access points into the site. He said he spoke with the City's Landscape Inspector, who confirmed that many of the existing trees on the parcel were not in the best condition. He agreed with Mr. Gunderman regarding the schedule.

Steve Langworthy said that today's goal was to review and discuss the Basic Plan proposal with a target determination date from the ART on February 6.

Mr. Langworthy began by asking if the big Mulberry Tree out front would be saved. Todd Faris, Faris Planning & Design, responded that it would not need to be removed as part of this proposal, but it was not a desirable species.

Rachel Ray inquired about the pocket plaza and confirmed that a portion of the bioswale was within the open space. She said that Planning would like to see more of a hardscape area with amenities within the pocket plaza, but that could be discussed in more detail next week.

Ms. Ray questioned the stormwater elements. Jason Hockstock, Advanced Civil Design, answered that there were three locations, but it was primarily addressed on the west side of the building, which was critical.

Mr. Langworthy asked the ART members for their initial comments.

Jeff Tyler asked if the State Bank in Historic Dublin was being moved out of the current location. David Homoelle, State Bank, replied that a big part of their decision to move was their desire for a drive-thru ATM and teller station, which could not be accommodated in the Historic Dublin.

Ms. Ray noted the ground-mounted condenser units. She confirmed that if they were to be

placed on the roof, they would need to be screened by the building parapet.

Barb Cox inquired about stormwater calculations, which the applicant said they had. Ms. Ray noted that this was just the Basic Plan Review; the Site Plan would be reviewed as part of the next phase prior to building permitting.

Ms. Ray said that the City's architectural consultant, David Meleca, agreed to review the plans and provide his recommendations.

Mr. Ross expressed his excitement for this project.

Mr. Langworthy said if there were no further questions or comments, the ART would move on to the next case.