



Land Use and Long  
Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600  
fax 614.410.4747

[www.dublinohiousa.gov](http://www.dublinohiousa.gov)

## ADMINISTRATIVE REVIEW TEAM

### MEETING MINUTES

**APRIL 24, 2014**

**ART Members and Designees:** Steve Langworthy, Director of Planning; Gary Gunderman, Planning Manager; Dave Marshall, Review Services Analyst; Barb Cox, Engineering Manager; Fred Hahn, Director of Parks and Open Space; Lieutenant Steve Farmer, Police; Colleen Gilger, Economic Development Director; and Ray Harpham, Commercial Plans Examiner.

**Other Staff:** Rachel Ray, Planner II; and Laurie Wright, Staff Assistant.

**Applicants:** Steve Moore, Moore Signs (Case 1); and Daniel Pardi, pH7 Architects (Case 2).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the April 17, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

#### DETERMINATIONS

- 1. BSC Commercial District – Shoppes at River Ridge – Fuse By Cardinal Health – Sign  
4305 West Dublin-Granville Road  
14-031MPR  
Minor Project Review**

Rachel Ray said this is a request to install a 20-square-foot wall sign for a new office tenant in the Shoppes at River Ridge shopping center at the southeast corner of the intersection of West Dublin-Granville Road and Dale Drive. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Ms. Ray said the applicant has revised the sign based on recommendations from the ART and the City's graphic design consultant, Studio Graphique. She said the applicant increased the height of the sign from 14 feet, 9 inches to 15 feet to center the sign within the masonry field above the main entrance doors and widened the sign by five inches to create additional space between the sign lettering and the edge of the sign panel. She reported that the applicant also increased the depth of the aluminum sign panel to obtain a depth of .25-inches to provide a more substantial, dimensional appearance to the sign while maintaining the smooth, sleek, high-tech design to best reflect the nature of Cardinal Health's technology functions.

Ms. Ray concluded that it was recommended that the ART approve this request.

Steve Langworthy asked if there were any questions or comments.

Steve Moore, Moore Signs, said he appreciated the comments received by meeting with the ART and agreed with all of the suggestions, which will make for a very nice sign.

Ms. Ray said she conducted a site visit to the Shoppes at River Ridge shopping center, and took a picture of the sign for Ivy Bridal, for which Mr. Moore had been the applicant recently. She presented a photo of

the sign and noted that it looked very nice on the building. Mr. Moore responded that it should be viewed at night as it is very impressive lit up and fits very well with the character of the store.

Mr. Langworthy asked if there were any further comments with respect to this case. [There were none.] He confirmed the ART's approval of this request for Minor Project Review with no conditions.

## **INTRODUCTIONS**

### **2. BSC Indian Run Neighborhood District – Medical Office Building**

**Architectural Modifications  
250 West Bridge Street  
Minor Project Review**

**14-034MPR**

Rachel Ray said this is a request to add a 288-square-foot, two-story building addition for an elevator shaft on the north side of an existing medical office building on the northwest corner of the intersection of Bridge Street and Shawan Falls Drive in the BSC Indian Run Neighborhood District. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Ms. Ray said the applicant is present to answer any questions. She said they are proposing a brick elevator shaft to be added to the exterior of the back side of the building, which increases the square footage to 144-feet per floor that equates to 288 square feet overall. She said this will be placed where there are currently three parking spaces, but with 85 parking spaces remaining, the site is still well within the Code requirements for parking spaces. She explained that the pavement that will be removed will be replaced with turf so stormwater management should not be affected. She presented the various elevations of the building, including photos showing the detail of the top parapet and explained that the brick soldier course will be matched on the new addition. She noted that the two story window will be removed.

Fred Hahn asked if is this particular brick was still made. Daniel Pardi, ph7 Architects, said they were looking into it.

Dave Marshall proposed that if they were not able to obtain an exact match for the brick that Planning would need to approve an alternate brick color.

Mr. Marshall asked how the elevator was mounted. Mr. Pardi said the elevator would be mounted by a machine hydraulic lift on the roof and the extension of the roof would tie into the existing roof.

Ms. Ray said the detail could be reviewed when they submit for a building permit.

Gary Gunderman asked why the elevator was being added. Mr. Pardi responded that the tenants want improved accessibility for their customers.

Mr. Marshall asked if the handicap parking would need to be changed to accommodate the elevator. Mr. Pardi said they would not as it was a straight shot into the building and referred to the overall floor plan to demonstrate his point.

Steve Langworthy asked if there were any further questions or comments. [There were none.] He concluded that a determination on this application would be anticipated for the upcoming ART meeting agenda.

**3. BSC Commercial District – Shoppes at River Ridge – River’s Edge Pediatrics – Sign  
14-035MPR 4335 West Dublin-Granville Road  
Minor Project Review**

Rachel Ray said this is a request to install an approximately 18-square-foot wall sign for a new medical office tenant in the Shoppes at River Ridge shopping center at the southeast corner of the intersection of West Dublin-Granville Road and Dale Drive. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Ms. Ray said this is for a tenant space occupying the very back corner of the eastern building. She explained that due to the design of this west elevation, the sign needs to be placed against the soffit. She said the proposed sign has a black background with a white border and white lettering and the back of the sign will be painted white, as it will show through the soffit. She said that gooseneck light fixtures have been proposed, similar to what is used in this center, but she expressed concern that this was not appropriate for the architectural design on this west elevation. She reported the sign is 9 feet, 9 inches above grade, which meets the Code requirements for a wall sign.

Steve Langworthy said we could expect more of these same requests as the architecture on some of the buildings at the Shoppes at River Ridge does not always lend well to signs.

Ms. Ray presented photos of some of the other signs already in place at the center to discuss the introduction of more three-dimensional character and the unique placement of some of the signs on the tenant storefront elevations.

Ms. Ray reported she had shared the proposal with the City's graphic design consultant, Studio Graphique, from Cleveland, Ohio, requesting review and feedback.

Fred Hahn inquired if the tenant space had been occupied previously.

Dave Marshall questioned whether there should be lighting fixture conformity for the center and if gooseneck lighting should be specified. Ms. Ray answered appropriate lighting depends on the architecture for that space. She said in this instance, she suggested something recessed, such as can lighting, since the gooseneck fixtures would not be appropriate on the soffit. Mr. Marshall asked if internal illumination could be used, suggesting a shallow cabinet with internal LED lighting as a possible solution.

Mr. Langworthy suggested that Ms. Ray give the consultant some direction that internal illumination may be considered as an alternative.

Mr. Langworthy asked if there were any further questions or comments. [There were none.] He said that a determination would be anticipated for the next ART meeting unless further modifications to the sign were necessary. He reiterated that any further comments regarding this case should be submitted this week to Ms. Ray.

**4. BSC Indian Run Neighborhood District – OCLC**

**Kilgour Building Entrance Improvements  
6565 Kilgour Place  
Minor Project Review**

**14-036MPR**

Rachel Ray said this is a request to refurbish the visitor and employee entrances on the north and northeast sides of the existing office building north of Post Road in the BSC Indian Run Neighborhood District. She said the proposal includes a request to replace the walkways and entrance ramps, install new light fixtures, seating areas, new planters, and landscaping. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Ms. Ray began speaking on behalf of the applicant, who she had anticipated to be present. She explained that the applicant had requested to spruce up the entrances by switching out the aggregate concrete and updating the style of the lampposts, benches, and planters. She said the ramps would be replaced, and the newer light fixtures proposed along the base of the building walls are trays of LED lighting to provide uplighting.

Dave Marshall inquired about the existing pervious pavement. Ms. Ray said there would be no additional pavement but broken curbs would be replaced. Mr. Marshall asked if the applicant planned to change the exterior of the building itself, to which Ms. Ray responded that they were not.

Barb Cox remarked that this could end up with less pervious space and ADA access will be improved.

Mr. Langworthy asked if there were any further questions or comments. [There were none.] He concluded that any comments should be forwarded to Ms. Ray this week as a determination on this application would be anticipated for the upcoming ART meeting.

**ADMINISTRATIVE**

Mr. Langworthy asked if there were any administrative issues or other items for discussion. Ms. Ray said that Planning is in the process of updating the Bridge Street Code, and Planning was seeking assistance on the signs and lighting sections to ensure that the standards are appropriate for urban areas.

The meeting was adjourned at 2:55 pm.