



Land Use and Long
Range Planning

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JUNE 19, 2014

ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Ray Harpham, Commercial Plans Examiner; Alan Perkins, Fire Marshal, Dave Marshall, Review Services Analyst; 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; Jennifer Rauch, Senior Planner; Claudia Husak, Planner II; Joanne Shelly, Urban Designer and Landscape Architect; Devayani Puranik, Planner II; Marie Downie, Planner I; Jonathan Staker, Planning Assistant; Andrew Crozier, Planning Assistant; Logan Stang, Planning Assistant; Nicole Martin, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Brent Sobczak, Casto; and Joe Sullivan, Sullivan Bruck Architects (Case 2).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the June 12, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as amended.

DETERMINATION

**1. BSC Commercial District – Red Roof Inn – Wall Signs
14-050MPR**

**5125 Post Road
Minor Project Review**

Rachel Ray said this is a request to modify two existing 68.25-square-foot wall signs for an existing hotel building on the south side of Post Road, approximately 1,100 feet west of the intersection with Frantz Road. 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 was not present and a determination needs to be made today to meet the review deadline. She said she discussed an option with the applicant prior to this meeting to make all the lettering red to be consistent with the color of the existing sign (single color of red) but the applicant feels the new brand is important and wants to keep the proposed "Plus +" a bright yellow.

Ms. Ray said the proposed sign meets the applicable zoning regulations for sign size, number, and location. However, she said the sign does not adhere to design criteria that the sign be fully integrated with the building architecture and the overall site design with a high level of construction quality to enhance the pedestrian experience in the Bridge Street District. Therefore, she stated that disapproval was recommended as the sign design fails to meet the intent for signs in the Bridge Street District as required by Zoning Code Section 153.065(H)(1)(a).

Ms. Ray pointed out that, in addition, the existing signs which were installed in 2005 exceed the 1985 variance for sign height.

Fred Hahn asked if this sign proposal went to the sign design consultant for review. Ms. Ray replied that it did not.

Steve Langworthy confirmed the ART's disapproval of this Minor Project Review and said the determination would be conveyed to the applicant.

INTRODUCTIONS

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

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

Ms. Rauch explained this was a resubmittal and a number of changes have been made since the original proposal. She said the applicant had presented revised plans and architecture to City Council, and recent modifications had been made to the alignment with John Shields Parkway in coordination with the streetscape and greenway planning for this roadway. She said the applicant was asked by the City's consultants to consider incorporating the City park land north of Sycamore Ridge as part of the extension of John Shields Parkway and the greenway. She indicated this is one of the first projects for this area and it sets up the framework for the street network and greenway, making an important connection between Riverside Drive and Village Parkway.

Ms. Rauch said Sycamore Park was originally planned as a future dog park, and the applicant has modified their plans to show larger central open spaces north and south of John Shields Parkway. She stated that the dog park was designated in the space on the south side of the John Shields Parkway greenway, and development is shown on the City's parkland. She explained this would be accomplished through a land swap as part of the project's development agreement. She explained that the 392 units in the original proposal have been reduced to 386 units; the 30 buildings proposed were reduced to 26. She said the applicant has provided a street grid with the lots and blocks required by Code.

Ms. Rauch said three Waivers have preliminarily been identified to: 1) increase the 500-foot block length requirement; 2) create partial blocks; and 3) exceed the setbacks for the Required Building Zone for buildings along John Shields Parkway.

Ms. Rauch presented several different building types and elevations that were presented to City Council.

Joe Sullivan, Sullivan Bruck Architects, said they tried to address the desire for placemaking with this site. He said this was an opportunity to treat the development plan in a broader sense as it impacts surrounding areas today and in the future. He noted the central green space is more significant than the previous proposal, and public streets surround the green. He said the applicant is still exploring how to address the water tap issue that had been discussed previously related to Columbus' prohibition of private water lines crossing public streets, and the potential to make them private streets with public access and design standards.

Mr. Sullivan indicated the buildings along John Shields Parkway had been greatly enhanced; they adjusted how the units are put together in each building, and rearranged the building footprints on the blocks to carefully consider the perception of the buildings from the pedestrian's viewpoint. He said units on McCune Avenue, which runs east and west, west of the center green, were tight areas so the rear garages were replaced with a unit that increased the number of buildings from 20 to 21. He said they

have restricted public access to private courts. He stated that with the increased architectural diversity, Casto hopes this meets the spirit of the requirements.

Mr. Sullivan explained that the elevations shown represent concept plans. He said they backed off on the detail included in the submittal, and the colors and materials have not been finalized. He said there will definitely be a variety of building designs to respond to the desire for diversity and architectural interest. He pointed out that the perspective renderings were based on the previous site plans, but they provide a sense of the intended character with a three-dimensional feel. He stated they will refine the graphics as the project moves forward.

Steve Langworthy said this is an introduction, so he is looking for comments from the ART members with a broader focus at this time. He stated that a General Staff meeting is planned for next Tuesday, at which point there will probably be more comments to provide. He asked if there were any questions.

Mr. Sullivan pointed out that they had included in the application materials a conceptual plan with a potential extension of this project and the roads to the east. He said some buildings shown on the street are purely imaginary to make the street grid make sense. He explained that the future projects to the east could include mixed-use elements with retail components. He stated that what is important is the street grid, and the plan is not intended to be a representation of the buildings.

Barb Cox reiterated that the applicant is working out the water tap issues with Engineering.

Jeff Tyler said he understood this was a conceptual design but warned the applicants to ensure that the sides of the buildings that turn street corners are appropriately designed and detailed. He did not want to see a nice front façade alone, without the side façade appearing finished when it is perpendicular to the street.

Mr. Sullivan said they have reorganized the internal plans to have living quarters on the ends/corners of buildings to address both corners.

Mr. Tyler inquired about the design and programming of the open spaces. Brent Sobczak, Casto, said it had not yet been determined. He said they would like suggestions from Parks and Open Space.

Mr. Sullivan said they will move the dog park to the south side of John Shields Parkway, south of the larger central green, and the significant trees on John Shields Parkway will be part of the park from day one so the area will not feel too new.

Mr. Sullivan said the buildings will be brick and the bedrooms on the sides will have smaller windows. He emphasized that the design for the ends will not be a secondary consideration.

Mr. Langworthy instructed staff to prepare for next Tuesday's General Staff meeting and to review the Basic Plan from a broader perspective.

Ms. Cox confirmed that this application goes back to the Planning and Zoning Commission and Ms. Rauch said July 17 is the target date for PZC.

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

**5082 Tuttle Crossing Boulevard
Administrative**

Marie Downie said this is a request for Sprint to install three panel antennas, three remote radio heads and cable support on the roof of an office building on the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Downie said a request to replace three antennas and install six new remote radio heads with three new fiber optic cables was approved by the ART on January 30, 2014 for the roof of this building. She presented the three proposed panel antennas, the three radio heads and cable support. She said there are no ground modifications planned.

Steve Langworthy asked the ART if there were any questions or concerns. [There were none.] He stated that a determination on this request was scheduled for next week's ART meeting.

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

**432 Metro Place South
Administrative**

Marie Downie said this is a request for Sprint to install three panel antennas, three remote radio heads and cable support on the roof of an office building located approximately 500 feet west of the intersection of Metro Place South and Frantz Road. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Downie said a request to replace equipment at this address was approved by the ART on November 21, 2013, whereas the existing panel antennas, and two equipment cabinets were replaced and new remote radio units and fiber optic cables were installed. She said the applicant is proposing to install three five-foot panel antennas and radio heads with cable supports. She said no ground modifications are proposed.

Steve Langworthy asked the ART if there were any questions or concerns. [There were none.] He stated that a determination on this request was scheduled for next week's ART meeting.

5. BSC Commercial District – Shoppes at River Ridge – Harbor Yoga Studio

14-058MPR/MSP

**4325 W. Dublin-Granville Road
Minor Project Review/Master Sign Plan Review**

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

Ms. Downie said this tenant space is north of River's Edge Pediatrics. She said the applicant is proposing a sign with a dark blue background with white lettering and a white logo that meet Code. She said the sign is slightly over 20 square feet and she is working with the applicant to make sure that this is modified, since 20 square feet is the maximum area permitted based on the size of the storefront. She presented an illustration of the proposed sign and black gooseneck light fixtures that are to be installed 14 feet, 6 inches to the top and from 4 foot, 6 inches from the top of the door.

Steve Langworthy asked if there was existing lighting. Ms. Downie said the goosenecks were new with this proposal.

Rachel Ray asked if it had a bracket to tie it altogether like one of the graphics included in the illustration. Ms. Downie said she would clarify with the applicant to make sure the fixture checked in the middle of the spec sheet was the proposed fixture, and not the fixtures that are shown on a bracket.

Ms. Ray said this application had been sent to the sign review consultant.

Barb Cox inquired about the awning stripe colors.

Mr. Langworthy asked if anything was proposed for the doors or windows. Ms. Downie said she would check with the applicant.

Steve Langworthy asked the ART if there were any questions or concerns. [There were none.] He stated that a determination on this request was scheduled for next week's ART meeting.

ADMINISTRATIVE

Mr. Langworthy asked if there were any administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:36 pm.