



**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**NOVEMBER 24, 2015**

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

- 1. BSD R – Tuller Flats Apartments** **4313 Tuller Road**  
**15-110SPR/WR** **Site Plan and Waiver Reviews**

**Proposal:** Construction details on the previously approved multiple-family residential development consisting of 29 three-story apartment buildings and a community clubhouse located on public streets east of the John Shields Parkway - Tuller Ridge intersection.

**Request:** Review and recommendation of approval to the Planning Commission for a Site Plan and Waiver Review under the provisions of Zoning Code Section 153.066.

**Applicant:** Kolby Turnock, Casto Tuller, LLC.

**Planning Contact:** Joanne Shelly, AICP, RLA, LEED BDF+C, Urban Designer/Landscape Architect; (614) 410-4677, jshelly@dublin.oh.us

**REQUEST:** Recommendation of approval to the Planning and Zoning Commission of this request for a Site Plan Review with two Waivers:

1. §153.062(N)(4)5 - Façade Requirements – Vents (mechanical systems) shall not be part of street-facing facades. Request is to allow mechanical louvers on street-facing façades for all building types and on all blocks.
2. §153.062(D)(1)(a) - Roof Type Requirements – Parapets - where a six-foot parapet is insufficient to screen rooftop mechanical equipment, a screening structure shall be required as provided in §153.065(E)(3).

§153.065(E)(3)(b) - Screening - Roof Mounted Mechanical Equipment shall be screened from view at ground level on all sides and to the extent practicable from adjacent buildings. Request is for all building types D, E & H and on all blocks.

**Determination:** The Site Plan Review was forwarded to the Planning and Zoning Commission with a recommendation of **approval for the mechanical system louver** Waiver and **disapproval for the mechanical rooftop screening** Waiver.

**STAFF CERTIFICATION**

  
\_\_\_\_\_  
Vincent A. Papsidero, FAICP  
Planning Director



**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**NOVEMBER 24, 2015**

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

- 2. BSD C – Dublin Plaza 15-111MSP** **225-373 West Bridge Street Master Sign Plan**

**Proposal:** A Master Sign Plan for an existing shopping center located southwest of the intersection of West Bridge Street and Frantz Road.  
**Request:** Review and recommendation of approval to the Planning and Zoning Commission under the provisions of Zoning Code Section 153.066.  
**Applicant:** Dublin Plaza LP, Brent Myers, Casto.  
**Planning Contact:** Nicki Martin, Planning Assistant; (614) 410-4635, nmartin@dublin.oh.us

**REQUEST:** Recommendation of approval to the Planning and Zoning Commission of this request for a Master Sign Plan with three conditions:

- 1) That all signs are limited to 15 feet in height;
- 2) That the applicant provides gooseneck lighting fixture details prior to sign permitting, subject to Planning approval; and
- 3) That the applicant provides the approved Master Sign Plan package to Planning, prior to sign permitting.

**Determination:** This application was forwarded to the Planning and Zoning Commission with a recommendation of approval.

**STAFF CERTIFICATION**

  
\_\_\_\_\_  
Vincent A. Papsidero, FAICP  
Planning Director



**3. BSD SRN – Bridge Park – A Block  
15-112BDP/BSP**

**Riverside Drive and SR 161  
Basic Development Plan/Site Plan**

**Determination:** The Development Plan was recommended for approval to City Council with one Waiver and six conditions.

**REQUEST 2: BASIC SITE PLAN REVIEW**

Request for recommendation of approval to City Council for a Site Plan with the following five Waivers and four conditions:

*Waivers*

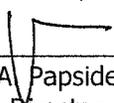
1. §153.062(O)(5)(b) – Conference Center – Ground Story Height – Maximum permitted is 16 feet. Request is for ground story height to be 25 feet.
2. §153.062(O)(5)(b) – Hotel – Building Stories – Maximum permitted is six stories. Request is for eight stories.
3. §153.062(O)(5)(b) – Hotel – Ground Story Height – Maximum permitted ground story height of 16 feet. Requested is ground story height of 20 feet.
4. §153.062(O)(5)(b) – Hotel – Story Height – Maximum permitted story height is 14 feet. Request is for 8<sup>th</sup> story to be 14 feet, 8 inches.
5. §153.062(O)(12)(a)(2) - Building Length – Parking structures are permitted a maximum length of 300 feet. Request is for a parking structure length of approximately 358.04 feet.

*Conditions*

- 1) That the applicant works with Staff to provide for a more walkable, pedestrian scale, and connected site. This includes, but is not limited to:
  - a. The modification of the proposed open spaces;
  - b. Ensuring that all doors are not impeding on pedestrian areas;
  - c. Ensuring that all pedestrian features are at the appropriate scale; and
  - d. Modifications to the proposed hotel pick-up/drop-off area.
- 2) That any parking spaces impacted by the proposed compactor be eliminated;
- 3) That the site distance issue along Longshore Street at the proposed Parking Garage exit is resolved; and
- 4) That the applicant will need Conditional Use applications approved by the Planning and Zoning Commission for the proposed parking structure and conference center.

**Determination:** The Site Plan was recommended for approval to City Council with five Waivers and four conditions.

**STAFF CERTIFICATION**

  
\_\_\_\_\_  
Vincent A. Papsidero, FAICP  
Planning Director