



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600

fax 614.410.4747

www.dublinohio.us

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

APRIL 9, 2015

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

- 1. BSD Commercial District – Shoppes at River Ridge – Studio J - Sign
4505 West Dublin-Granville Road
Minor Project Review
15-027MPR**

Proposal: Installation of a new 41.9-square-foot wall sign for a new retail tenant in the Shoppes at River Ridge shopping center on the south side of West Dublin-Granville Road at the intersection with Dale Drive.

Request: Review and approval of a Minor Project Review in accordance with Zoning Code Section 153.065(H) and under the provisions of Code Section 153.066.

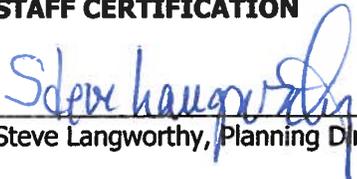
Applicant: Steve Moore, Moore Signs

Planning Contacts: Logan Stang, Planning Assistant; (614) 410-4652; lstang@dublin.oh.us; and Rachel Ray, AICP, Planner II; (614) 410-4656; rray@dublin.oh.us

DETERMINATION: Approval of this request for Minor Project Review with no conditions.

RESULT: This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

STAFF CERTIFICATION



Steve Langworthy, Planning Director



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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

APRIL 9, 2015

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

**2. BSD Historic Core – Keller Williams – Sign 15-028ARB-MPR 14 South High Street
Minor Project Review**

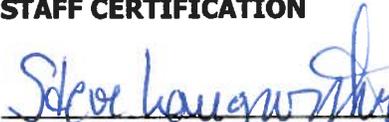
Proposal:	Replacement of an existing projecting sign with a new 7-square-foot sign. The office building is on the east side of High Street, south of Bridge Street.
Request:	Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Section 153.066(G).
Property Owner:	37 Darby Co. LTD.
Applicant:	Rion Myers, tenant.
Planning Contact:	Tammy Noble-Flading, Senior Planner; (614) 410-4649; tflading@dublin.oh.us

DETERMINATION: Recommendation of approval to the Architectural Review Board of this request for a Minor Project Review with two conditions:

- 1) That the applicant verifies the sign is located within six feet of the principal entrance, as measured horizontally along the building façade at sign permitting; and
- 2) That the applicant verifies that the height of the sign will not extend above the sill of the second story window at sign permitting.

RESULT: This application was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION


 Steve Langworthy, Planning Director



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RECORD OF DETERMINATION

APRIL 9, 2015

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

**3. BSD Historic Transition – Bridge Park West 94-100 North High Street
15-014ARB-SP Site Plan Review**

Proposal: A two and a half story mixed-use commercial development and 42 condominium units in a seven-story building with associated parking and site improvements. The site is on the east side of High Street approximately 280 feet north of the intersection with North Street.

Request: Review and recommendation of approval to the Architectural Review Board for a Site Plan Review under the provisions of Zoning Code Sections 153.066(F) and (J).

Applicant: Nelson Yoder, Crawford Hoying Development Partners.

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner, (614) 410-4690; jrauch@dublin.oh.us

DETERMINATION #1: Recommendation of approval to the Architectural Review Board for 12 Basic Site Plan Waivers:

Historic Mixed Use Buildings

- 1) Pitched Roof Requirements
- 2) Tower Height
- 3) Front Property Line Coverage
- 4) Non-street Transparency
- 5) Vertical Increment Requirements
- 6) Number of Entrances

Apartment Building

- 7) Façade Materials
- 8) Front Property Line Coverage
- 9) Corner Side Coverage
- 10) Minimum Finished Floor Elevation
- 11) Vertical Increment Requirements

General

- 12) Pocket Park Street Frontage Requirement

**3. BSD Historic Transition – Bridge Park West
15-014ARB-SP**

**94-100 North High Street
Site Plan Review**

DETERMINATION #2: Recommendation of approval to the Architectural Review Board of this request for a Site Plan Review with 29 conditions:

Conditions to be met with building permit submission ~

- 1) More detailed information regarding the heights of the parapets will be required with the building permit submission to ensure adherence to the Code requirements.
- 2) The calculations provided on the drawings regarding material provision should be revised to accurately reflect the requirements.
- 3) The details and structural information regarding the proposed retaining wall shown at the northwest corner of the site adjacent to the existing culvert will be required with the building permit submission.
- 4) Prior to the submission of building permits, a more detailed roof plan will need to be submitted for review and approval by the Planning and Building Departments. All mechanical equipment within the designated mechanical spaces on the roof and Code required screening will need to be shown.
- 5) A means of egress from the south entrance must be designed and approved.
- 6) A site photometric plan will be required with the building permit to ensure compliance.
- 7) The location of the parking garage exhaust fans, equipment, and grills will need to be shown and approved by the Planning and Building Departments prior to the issuance of building permits.
- 8) Additional details regarding sanitary and water service will be required as part of the building permit submission.
- 9) The applicant will need to continue to work with Staff regarding the details of the bio-retention swale.
- 10) Additional details regarding the specifications for each fixture will need to be provided to ensure Code is met.
- 11) The site data tables included on the plans are inconsistent and have significant discrepancies and will need to be corrected prior to the building permit submission.
- 12) The applicant should continue to work with Planning and Building to further define designated loading, valet, and fire access areas indicated along North High Street.
- 13) The applicant should continue to work with Engineering regarding the timing and approval of building permits as it relates to the acceptance of the adjustments to the floodway by FEMA.

Required Site Plan revisions and submissions ~

- 14) The entrances located along the North Riverview Street extension façade lack the required entrance details and the drawings will need to be revised to meet the requirement.
- 15) The plans will need to be revised to incorporate the required lintel and sill treatment.
- 16) The plans will need to be revised to incorporate three additional street trees along North Riverview Street and relocate one of the proposed trees along North High Street to meet the requirement.
- 17) The proposal indicated the inclusion of bike racks on the east side of North Riverview Street, which should be removed from the plans.
- 18) The proposed towers use fritted glass in lieu of the proposed frosted glass, providing an opportunity to incorporate a unique design feature in the tower.
- 19) Additional calculations are provided regarding the balcony percentage for the north and south elevations.

**3. BSD Historic Transition – Bridge Park West
15-014ARB-SP**

**94-100 North High Street
Site Plan Review**

Additional Architectural Review Board approvals required ~

- 20) A Master Sign Plan will need to be approved for the entire development or individual signs may be brought forward for approval by the Architectural Review Board.

Additional Staff approvals required ~

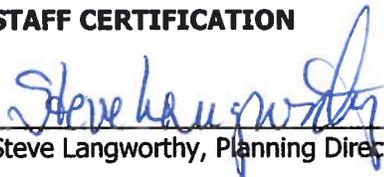
- 21) Additional details regarding the specific windows selected will need to be provided.
22) The applicant work with Planning to coordinate a complementary color palette for the building awnings.
23) The applicant work with Staff to find an alternative location or use the generator enclosure design as an opportunity to provide a more aesthetic solution.
24) The developer should continue to work with Staff regarding the details and location of the pedestrian connection along Indian Run, and are responsible for the construction for this segment of the path, as provided for in the development agreement.
25) The applicant should work with Planning and Engineering on the design and detail of a retaining wall adjacent to the top of the exposed rock face wall on the North High Street elevation wall to ensure a safe and aesthetic barrier is provided.
26) The applicant should work with Washington Township regarding the location of the loading spaces and how the area will be designated and maintained on the east side of North Riverview Street, across from the Apartment Building.
27) The applicant should work with Engineering and Planning regarding the interim condition of the terminus of North Riverview Street at the northeast corner of the site.
28) The applicant will need to work with Staff regarding final location of street furniture along North High Street and ensure the required clear walking space is provided along North High Street, adjacent to the on-street parking spaces.

Additional City Council approvals required ~

- 29) The proposed plans indicate an encroachment into the right-of-way at the southern end of North High Street buildings, which will require approval by City Council.

RESULT: This application was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION


Steve Langworthy, Planning Director