

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

SEPTEMBER 10, 2015

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

4. WID-ID-1-Nestlé Quality Assurance – Parking Lot Expansion

15-083WID-DP

**6625 Eiterman Road
Development Plan**

Proposal: Parking expansion of 32 spaces for the existing Nestlé Quality Assurance Center site west of Eiterman Road and south of the South Fork Indian Run.

Request: Review and approval for a Development Plan within the West Innovation District under the provisions of Zoning Code Section 153.042.

Applicant: Kevin Michel, Nestle Inc.,
Representative: Ron Meadows, Hixson Architecture, Engineering, Interiors.
Planning Contact: Jennifer M. Rauch, AICP, Senior Planner; (614) 410-4690, jrauch@dublin.oh.us

REQUEST: Approval of this request for a Development Plan with three conditions:

- 1) That the applicant provides any landscaping required by Code, subject to approval by Planning;
- 2) That the applicant demonstrates that the 15 bicycle parking spaces area is provided on-site; and
- 3) That the applicant provides a more detailed analysis with the building permit demonstrating how the proposed parking area meets the City's stormwater management requirements.

Determination: This application for a Development Plan was approved.

STAFF CERTIFICATION



Vincent A. Papsidero, Planning Director



ADMINISTRATIVE REVIEW TEAM

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SEPTEMBER 10, 2015

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

- 5. BSD-SCN – J Tiger Martial Arts – Sign 6627 Dublin Center Drive
15-086MPR Minor Project Review**

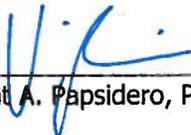
Proposal: Installation of a new wall sign for a tenant in the Dublin Village Center shopping center on the west side of Dublin Center Drive, east of Village Parkway.
Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.
Applicant: Young Jin Kim, J Tiger Martial Arts.
Planning Contact: Marie Downie, Planner I; (614) 410-4679, mdownie@dublin.oh.us

REQUEST: Approval of this request for a Minor Project Review with one condition:

- 1) That the applicant provide additional dimensions at the time of permitting to confirm that all size requirements are met for the window sign.

Determination: 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



Vincent A. Papsidero, Planning Director



ADMINISTRATIVE REVIEW TEAM

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SEPTEMBER 10, 2015

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

- 6. BSD-SCN – Training Grounds – Sign 15-087MPR** **6791 Dublin Center Drive**
Minor Project Review

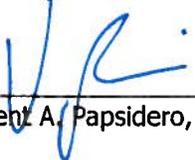
Proposal: Installation of a new wall sign for a tenant in the Dublin Village Center shopping center south of Tuller Road, east of Village Parkway.
Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.
Applicant: Training Grounds
Representative: Eric Hilty, Hilty Signs.
Planning Contact: Marie Downie, Planner I; (614) 410-4679, mdownie@dublin.oh.us

REQUEST: Approval of this request for a Minor Project Review with one condition:

- 1) That the sign be centered between the two brick columns.

Determination: 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



Vincent A. Papsidero, Planning Director

REQUEST 3: MATERIAL REQUEST

Request for recommendation of approval to the Planning and Zoning Commission of the following primary material for the facades and the architectural boxes to wrap the corners, suitable for wood construction, and consistency:

1. Thin Brick

Determination: Thin Brick was recommended for approval to the Planning and Zoning Commission as a primary material on the basis of high quality installation details to be provided at the building permit review.

REQUEST 4: DEVELOPMENT PLAN

Request for recommendation of approval to the Planning and Zoning Commission for a Development Plan with no conditions or Waivers.

Determination: The Development Plan was recommended for approval to the Planning and Zoning Commission.

REQUEST 5: SITE PLAN WAIVERS

Request for approval to the Planning and Zoning Commission for 10 Site Plan Waivers:

1. Street Frontage §153.062(N)(a)(2) – RBZ: 15-feet required; Building set at 30 feet requested
2. Street Frontage §153.062(N)(a)(5) – FPL Coverage: 75% required; 0% requested
3. Vehicular Canopy location §153.062(L)(1): Vehicular canopy location at the rear façade of the building required; side façade requested
4. Street Façade/Number of Entrances §153.062(E)(1)(3) - SR161: 1 per 75 feet of façade required; none requested
5. Corridor Building – Transparency §153.062(O)(5):
 - o Street Facing Façade - 30% required; SR161 façade 2nd story 26%, 3rd story 26% requested
 - o Non-street facing façade - 15% required; West elevation 2nd story 12%, 3rd story 11% requested
6. Corridor Building - Blank Wall Limitations §153.062(O)(5): Maximum 15 feet horizontal required
 - o East Elevation at the 4th story requested
 - o West Elevation at the 3rd and 4th stories requested
7. Window Detailing - Lintels or Sills §153.062(H)(f): Windows in masonry walls shall have architecturally appropriate lintels and projecting sills required
8. Open Space – Proportions §153.064(G)(1)(b): 3:1 ratio length to width required; 5.6:1 ratio length to width requested
9. Street Trees §153.065(D): Street Trees along SR161 and Frantz Road

10. Landscape Islands §153.065(D)(5)(C)(2): Minimum width of a landscape peninsula or island shall be 10 feet with a minimum area of 150 square feet required; 10 feet to 6 feet tapered islands with 312 square feet – 2 islands requested

Determination: The 10 Site Plan Waivers were recommended for approval with an exception of a blank wall request for west elevation to the Planning and Zoning Commission as part of the Site Plan Review.

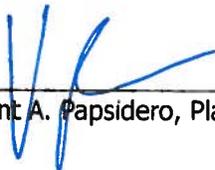
REQUEST 6: SITE PLAN REVIEW

Request for a recommendation of approval to the Planning and Zoning Commission for a Site Plan Review with five conditions:

- 1) That within the first three years of transplanting existing trees, the applicant replaces each failed transplanted tree with a 4-inch-caliper tree (location and species to be determined by the City Forester) to maintain the same number of trees as illustrated on the approved landscape plan;
- 2) That the applicant provides the exterior lighting photometric plan prior to building permitting;
- 3) That the applicant provides cut-sheets for proposed exterior lighting fixtures including wall mounted fixtures prior to building permitting;
- 4) That the applicant provides a Pedestrian Circulation Plan required by §153.065(I)(3)(b) prior to building permitting; and
- 5) That the applicant works with Staff to determine the suitability of the proposed interior color, its impact, and the appropriate process for the Planning and Zoning Commission and City Council input for the tower element at SR161 and Frantz Road within three months following the occupancy permit.

Determination: The Site Plan was recommended for approval to the Planning and Zoning Commission with five conditions.

STAFF CERTIFICATION



Vincent A. Papsidero, Planning Director