



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

DECEMBER 10, 2015

ART Members and Designees: Jennifer Rauch, Planning Manager; Matt Earman, Parks and Recreational Department Director; Aaron Stanford, Senior Civil Engineer; Alan Perkins, Fire Marshal; and Laura Ball, Landscape Architect.

Other Staff: Joanne Shelly, Urban Designer/Landscape Architect; Claudia Husak, Senior Planner; Logan Stang, Planner I; Katie Dodaro, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Kevin Noble, BHDP Architecture (Case 1); Matt Starr, Crawford Hoying Development Partners (Case 3); and Logan Dilts, DaNite Sign Company; and Laura Timberlake, Big Sandy Superstores (Case 4)

Jennifer Rauch called the meeting to order at 2:08 pm. She asked if there were any amendments to the December 3, 2015, meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTION

1. BSD C - Wendy's International – Basketball court 15-121MPR

1 Dave Thomas Boulevard Minor Project Review

Logan Stang said this is a request for site improvements to install a basketball court to an existing office building west of Shamrock Boulevard and north of W. Dublin-Granville Road. He said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Mr. Stang presented the site with the proposed basketball court location adjacent to the northeast corner of the Wendy's conference center building. He said there is an existing light and the applicant is not proposing additional lighting at this time. He noted the sidewalk that will connect the basketball court to the existing fitness center. He said a landscape plan is not proposed at this time, nor is a fence.

Kevin Noble, BHDP Architecture, said the applicant wanted to get a court approved first and then would return to request an eight-foot, vinyl coated fence surrounded by evergreens and shrubs but was open to ideas.

Laura Ball asked if there are any other fitness amenities being considered. Mr. Noble said the basketball court is the second phase of the fitness program.

Aaron Stanford inquired about access to the fitness center. Mr. Noble indicated access is provided on the west side of the building and not directly from the fitness center.

Mr. Stang asked what type of landscaping the applicant was considering. Mr. Noble replied they would follow the advice of the landscaper that takes care of the landscaping on the Wendy's property. He said there are some small, approximately 3 to 4-inch caliper trees that will need to be removed from the proposed site for the basketball court but they are interested in planting more trees throughout the property.

Mr. Stang said the basketball court would be clearly visible from Shamrock Boulevard depending on the fence. He encouraged the applicant to consider landscaping that matches the landscaping along the parking

lot to block the view. He noted there is buffering from Greystone Mews, but the east side would be a concern from the public point of view.

Jennifer Rauch asked why the applicant was not requesting a fence and landscaping with this application. Mr. Noble said originally only the court was proposed so they could pour the asphalt before winter but that did not happen.

Ms. Rauch encouraged the applicant to revise their application and include all of the items for review at one time, now that there is no imminent deadline. She indicated it could eliminate a return to the ART for future applications.

Ms. Ball said it is not advisable or practical to mow around fence posts. She suggested the applicant consider constructing a concrete band around the asphalt to include the fence posts. She said the asphalt will need to be recoated from time to time and having a concrete band will help. She explained there is more cost up front but money will be saved in the long run.

Claudia Husak said a chain link fence is not permitted in the BSD.

The ART thought there might be a distinction between a fence around a property and one used for a recreational area.

Ms. Ball said if black vinyl is used, it disappears to the eye.

Joanne Shelly suggested a Waiver could be requested for a sport-barrier fence. Ms. Rauch said that would entail going to the PZC.

Mr. Stanford asked if the plan included benches. Mr. Noble said two benches are proposed at the entry to the court. Mr. Stanford said detail would be needed for that request. Ms. Shelly asked for construction details to be provided.

Mr. Noble asked if the application should be revised to include a fence. Ms. Husak said she would get back to him about that but in order to stay on track for a determination next week, Mr. Stang would need all the information and details by Monday morning unless the applicant wanted to wait for a determination at the meeting on December 22nd.

Mr. Noble said he has the materials on the gates they would propose.

Ms. Husak questioned whether there would be time to include landscaping in the revised proposal and agreed to be in touch with applicant to discuss the next steps.

Jennifer Rauch asked if there were any further questions with regard to this case. [There were none.]

DETERMINATIONS

2. BSD HC – Vitality Smoothie - Sign 15-115ARB-MPR

22 S. High Street Minor Project Review

Katie Dodaro said this is a request for an installation of a new wall sign for a new business located within an existing commercial building on the east side of North High Street, between Bridge Street and Spring Hill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.065(H), 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Dodaro presented the sign that had been updated since the introduction last week. She said the rectangular sign now has routed scalloped corners as suggested by the ART. She said the applicant did not want a projecting sign that was also a suggestion of the ART. She said the applicant believes the wall sign will provide increased visibility along South High Street. She confirmed the top of the eight-square-foot sign will reach 12 feet to be in scale with the storefront. She said the proposed sign will include ½-inch non-illuminated dimensional letters routed from wood and will be flush mounted to a ½-inch wood sign panel. She said the background color is now a charcoal black and the text will be green and orange.

Ms. Dodaro said the proposal meets all requirements for number/type, size, location, height, and color. She said approval is recommended to the ARB for a Minor Project with one condition:

- 1) The depth of the letters and the sign panel be increased in thickness to provide additional dimension to the sign.

Ms. Dodaro said Dave Marshall recommended that the sign be made of HDU or other synthetic material instead of wood to prevent rotting.

Ms. Rauch suggested that be made a second condition.

Mr. Stanford inquired about a window sign. Ms. Dodaro said a window sign is not part of this proposal. She confirmed there is no existing lighting.

Ms. Rauch inquired about the awning that was shown over the door last week and if the trim color had been changed from white to black in some places or if that was just the illustration.

Ms. Dodaro said she would confirm with the applicant.

Jennifer Rauch asked if there were any further questions or concerns regarding this case. [There were none.] She confirmed the ART's recommendation to the ARB for the December 16, 2015, meeting.

**3. BSD HTN – Bridge Park West
15-100ARB-MSP**

**94-100 North High Street
Master Sign Plan**

Jennifer Rauch said this is a request for a Master Sign Plan for a new mixed-use development on the east side of North High Street, approximately 280 feet north of the intersection with North Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Master Sign Plan under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said Staff had requested the dimensional requirements and each sign type be clarified and graphics added. She said lighting was added and images of prohibited signs were included in the plan. She requested an update to the sign type chart to ensure it is clear which signs are considered building-mounted. She requested the zoning review graphic be amended and the applicant add the north and south elevations to show potential sign locations.

Matt Starr, Crawford Hoying Development Partners, said he liked the suggestions except for the review timeline, which they discussed.

Ms. Rauch said if a tenant wanted something different than what was in the MSP, the applicant would need to return to revise the MSP, per the Code.

Mr. Starr said tenants are always going to change and asked if it would be easier to handle requests on a case-by-case basis. Ms. Rauch emphasized that the Code does not allow that.

Mr. Starr indicated he planned to encourage tenants not to deviate from the MSP as he will use it as an attachment to the lease.

Ms. Rauch recommended approval to the ARB for a Master Sign Plan with three conditions:

- 1) The general regulations matrix outlining the sign types and allowance should be updated to clarify the building mounted sign types from the other sign types;
- 2) The applicant provides additional graphics for the north and south elevations of the Historic Mixed-Use buildings to provide additional sign location options for the corner tenants; and
- 3) The MSP includes a zoning review timeline graphic, which will need to be revised to accurately reflect the review and permit process following the approval of the MSP.

Ms. Rauch asked if there were any questions or concerns regarding this case. [There were none.] She confirmed the ART's recommendation to the ARB for the December 16, 2015, meeting.

**4. BSD SCN – Big Sandy Superstore – Signs
15-090MSP**

**6825 Dublin Center Drive
Master Sign Plan**

Joanne Shelly said this is a request for the installation of one primary and two secondary entrance signs to be coordinated with façade and site renovations to an existing building northwest of the intersection of Tuller Road and Dublin Center Drive. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code Section 153.066.

Ms. Shelly noted the approved site improvements that include a new main entry and two new secondary entrances. She said the ART's determination scheduled for October 29, 2015, was postponed as they encouraged the applicant to present informally to the PZC. She explained the Master Sign Plan had been revised per the Commission's comments on November 5, 2015.

Ms. Shelly said the Code permits a new building to have five entrance doors, and if the applicant were permitted a sign at each entrance they could request a sign at each entrance for a multiple tenant building. She said the applicant is proposing three signs, one for each entry. She said the Code size requirement is ½-square-linear-foot of storefront width, up to 50 square feet and this proposal includes:

- Primary sign (center)
374 square feet on 160 linear feet
- Secondary sign (left)
40 square feet on 140 linear feet
- Secondary sign (right)
48 square feet on 124 linear feet

Ms. Shelly presented visual analysis demonstrating the difference between what is permitted by Code and the current proposal for each of the signs. She said Code permits sign heights of 15 feet and the applicant is requesting a height of 20 feet, 2 inches for the primary sign and a height of 14 feet, four inches for each of the secondary signs as they will be placed on the canopies over the entrances. All three signs she said meet the Code requirement of three colors and the colors are white, red, and blue.

Claudia Husak inquired about the color and illumination of the secondary signs. Laura Timberlake, Big Sandy Superstores, replied they are white channel letters and a portion of the primary sign has a neon appearance.

Ms. Shelly presented the illustrations of the front facades with the proposed signs and metal-cut sculptures that will be visible behind the glass but are not part of the MSP.

Jennifer Rauch asked if the current proposal addressed all the Commission's concerns. Ms. Shelly reported the applicant reduced the size of the primary sign by 15% and simplified the two secondary signs by removing the crescent moon and the ampersand.

Ms. Shelly said approval is recommended to the Planning and Zoning Commission with one condition:

- 1) That the applicant obtains all required permits prior to beginning work.

Ms. Rauch asked if there were any further questions or concerns regarding this case. [There were none.] She confirmed the ART's recommendation to the PZC for the January 7, 2015, meeting.

ADMINISTRATIVE

Jennifer Rauch asked if there were any additional administrative issues or other items for discussion. [There were none.]

Ms. Rauch adjourned the meeting at 2:40 pm.

As approved by the Administrative Review Team on December 22, 2015.