



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

FEBRUARY 5, 2015

ART Members and Designees: Steve Langworthy, Planning Director; Colleen Gilger, Economic Development Director; Fred Hahn, Director of Parks and Open Space; Alan Perkins, Fire Marshal; Aaron Stanford, Civil Engineer; Ray Harpham, Commercial Plans Examiner; Dave Marshall, Review Services Analyst; and Laura Ball, Landscape Architect.

Other Staff: Rachel Ray, Planner II; Jenny Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Claudia Husak, Planner II; Devayani Puranik, Planner II; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Andrew Wineberg, DaNite Sign Co. (Case 2); Jamie Hillingsworth, Ford and Associates; Todd Faris and Dan Magly, Faris Design & Planning; and Tom Warner, Advanced Civil Design (Case 4).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the January 29, 2015, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

**1. BSC Historic Core
15-005ARB-MPR**

**37 West Bridge Street
Minor Project Review**

Jennifer Rauch said this is a request for site and architectural modifications to the existing Dublin Firehouse Building that includes a new paint scheme and awnings for the building and new landscaping along the Bridge Street frontage. She said the site is at the southwest corner of the intersection with Bridge Street and Mill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project under the provisions of Zoning Code Sections 153.057 - 153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the elevation graphics that were modified to illustrate what the new paint colors and awnings will look like on the existing building as well as the existing ground sign on Bridge Street. She indicated the colors the applicant has selected are "Universal Khaki", "Suitable Brown", and "Fireweed". The blue awnings she said were being replaced with awnings of the same type and fabric but in a "Terracotta" color. She noted the neutral color palette complies with *Guidelines*. She reported that the landscape plan has been reviewed by Brian Martin and the applicant has agreed to his recommendations. Ms. Rauch said approval is recommended with no conditions.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated that a recommendation of approval will be forwarded to the Architectural Review Board for their meeting on February 25, 2015.

2. BSD Commercial District – Oakland Nursery Home – Wall Sign

15-007MPR

**4271 W. Dublin-Granville Road
Minor Project Review**

Andrew Crozier said this is a request to install a new 38-square-foot wall sign for a retail tenant on the south side of West Dublin-Granville Road, approximately 700 feet east of the intersection with Dale Drive. He said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Section 153.066(G).

Mr. Crozier presented the parcel and proposed sign. He said the size, location, height, and number of colors meet the Code requirements for signs. Mr. Crozier said approval is recommended with two conditions:

- 1) That the applicant select a color for the sign background that complements the existing building, subject to Planning approval; and
- 2) That the sign design is modified so that the lettering is centered vertically on the sign cabinet, subject to Planning approval, prior to sign permitting.

Colleen Gilger asked if the proposed sign presented this week was different from the one presented last week due to the first condition regarding sign color.

Rachel Ray said at last week's meeting, the ART asked about the color of the building to which the proposed sign will be attached, and if the black background of the sign would match the building. She said that Planning visited the site and found that the building was painted dark brown, so a complementary shade of brown was recommended in lieu of black to better integrate with the building's architecture. She said the applicant had proposed an alternative yellow-brown color, which Planning did not consider to be complementary, so she asked the applicant to consider other colors. She noted that the sign also is off the vertical center, so the second condition relates to the placement of the lettering.

Andrew Wineberg, DaNite Sign Co., said the client agreed to paint the background the same color as the proposed sign and he presented several proposed color samples showing various brown tones. He confirmed the client would agree to any of those colors that Planning approved. He added that the applicant had agreed to upgrade to push-through lettering as well to give additional character to the sign.

Ms. Ray reiterated that the proposed color could be approved by Planning prior to the applicant obtaining a sign permit.

Steve Langworthy asked the ART if they had a preference for any of the three colors presented. No preferences were noted.

Mr. Wineberg said his client hoped the ART would not approve a color that was too light or too dark and that the grayish tone of brown was the client's first choice.

Mr. Langworthy stated that the ART would leave the color review up to Planning. He confirmed the ART's approval of this application for a Minor Project with two conditions:

- 1) That the applicant select a color for the sign background that complements the existing building, subject to Planning approval; and
- 2) That the sign design is modified so that the lettering is centered vertically on the sign cabinet, subject to Planning approval, prior to sign permitting.

INTRODUCTION

3. BSC Historic Core – Green Olive Company 15-008ARB-MPR

36 North High Street Minor Project Review

Jennifer Rauch said this is a request for an installation of a new 5.4-square-foot projecting sign for a new tenant within an existing building at the northeast corner of the intersection of North High Street and Wing Hill. She said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said as a point of reference, Harbor Yoga was a previous tenant on this site. She said the proposed projecting sign would be suspended from a black steel mast arm bracket and appears to meet Code, but she will need to review the request for the secondary image. She said she would confirm the proposed sign is appropriate and complies with Code. Ms. Rauch said a recommendation to the Architectural Review Board is anticipated for next week's ART meeting.

Fred Hahn said he liked the proposed sign.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated that a recommendation to the Architectural Review Board was scheduled for the February 12, 2015, Administrative Review Team meeting.

PRE-APPLICATION

4. West Innovation District (ID-3)

Crosby Court Pre-Application Review

Jennifer Rauch said this is a request for a Pre-Application Review for an office and warehouse development within the West Innovation District, prior to the submission of a Development Plan. Ms. Rauch said the future development would be located south of the Command Alkon site at Crosby Court and Houchard Road.

Jamie Hollingsworth, Ford and Associates, referred to the landscape plan and stated that this application was for a design data center that would include five buildings on the site, in addition to a potential office building.

Steve Langworthy inquired about the accuracy of the footprint for the potential office building shown on the plan.

Mr. Hollingsworth indicated the office building would either be a single-story 40,000-square-foot building, or a two-story building totaling 40,000 square feet, but that was undetermined and would be brought back later for subsequent approvals.

As part of the site improvements, Mr. Hollingsworth said an AEP substation would be added next to the existing substation. He explained there would be mounding along Houchard Road and Darree Fields. He said security fencing and bike paths are also planned site improvements.

Mr. Hollingsworth stated that Building 1 would be built in phases as it contains a data component and an office, starting on the north side with the data component first. He said future office space would be constructed at a later date/phase.

Mr. Hollingsworth said exterior elements include onsite water tanks as part of the mechanical function for the data center that will be fully screened from view. He pointed out the proposed generators and the

employee parking on the east side. He noted the southeast and southwest had additional screen walls. He said the rest would either be hardscape or landscape.

Steve Langworthy inquired about the height of the screening. Mr. Hollingsworth explained the generators are 14 feet high and the screening walls would be the maximum height permitted at 12 feet. He said the screening for the water tanks need to be much higher as the tanks are approximately 31 feet high but that portion will look like part of the building and would be constructed with the same material as the building. He presented an elevation showing the low walls for the generators and the tall walls for the water tanks.

Mr. Langworthy asked if the generators would be placed at the interior of the site between the buildings. Mr. Hollingsworth replied the generators would be located in a "mechanical courtyard."

Ms. Rauch recalled a conversation with the applicant about from which direction the mechanicals should be seen, whether they should face the park or a public street, since there are five buildings, and one will be visible along either the north or south side of the site.

Fred Hahn inquired about the mounding. Todd Faris, Faris Design and Planning, said the mounding was proposed to be at approximately 6 – 8 feet and would include an ornamental iron palisade fence that would be 80 feet from the property lines.

Mr. Hahn asked if a site survey had been completed because he recalled a large agricultural tile that may cross diagonally through the site but was not certain about its location. Tom Warner, Advanced Civil Design, said they would investigate.

Ms. Rauch said the preliminary plans had been reviewed by Staff, and recommendations to the applicant were made prior to this meeting to be incorporated into the application when it is submitted.

Mr. Langworthy confirmed the ART had no further questions or concerns regarding this future application.

ADMINISTRATIVE

Mr. Langworthy asked if there were any additional administrative issues or other items for discussion. [Hearing none.]

Mr. Langworthy adjourned the meeting at 2:28 pm.

As approved by the Administrative Review Team on February 19, 2015.