



## ADMINISTRATIVE REVIEW TEAM

### MEETING MINUTES

MAY 21, 2015

**ART Members and Designees:** Steve Langworthy, Planning Director; Jeff Tyler, Building Standards Director; Alan Perkins, Fire Marshal; and Aaron Stanford, Civil Engineer II.

**Other Staff:** Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Laura Ball, Landscape Architect; and Laurie Wright, Staff Assistant.

**Applicants:** None were present.

Steve Langworthy called the meeting to order. He asked if there were any amendments to the May 14, 2015 meeting minutes. The minutes were accepted into the record as presented.

#### DETERMINATION

1. **BSD Historic Core – Terra Art Gallery - Sign** **36 – 38 North High Street**  
**15-038ARB-MPR** **Minor Project Review**

Jennifer Rauch said this is a request to install a new 6.25-square-foot projecting sign for an existing multiple-tenant building on the east side of North High Street, north of the intersection with Wing Hill. 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, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch reported that there have been no changes or updates to this application since being introduced to the ART on May 14, 2014. She presented the site as well as the proposed sign and scroll metal bracket. She indicated the Green Olive Company shares the building and is located next door. She recalled the ART had asked about the spacing of the two signs since the signs would be placed next to one another. She said Planning created a graphic to show how the two signs would be installed on the building. She explained the signs are intended to be centered over each tenant's respective window.

Ms. Rauch said approval is recommended to the Architectural Review Board of this request for a Minor Project Review with the following condition:

- 1) That the applicant submit detailed sign dimensions and information confirming the height requirements are met with the sign permit.

Steve Langworthy asked the ART if there were any questions or comments regarding this application. [There were none.] He stated that a recommendation of approval will be forwarded to the ARB for their meeting on May 27, 2015.

## INTRODUCTIONS

### 2. **BSD Residential District – Tuller Flats – Master Sign Plan 15-043MSP**

### **4313 Tuller Road Master Sign Plan Review**

Joanne Shelly said this is a request for a Master Sign Plan for a multiple-family residential development consisting of 420 apartment units within 29 three-story apartment buildings, a community clubhouse, and associated streets and open spaces on approximately 21 acres south of Tuller Road, east of the intersection with Tuller Ridge Drive. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Bridge Street District Master Sign Plan in accordance with Zoning Code Section 153.065(H) and under the provisions of Code Section 153.066.

Ms. Shelly presented the site and stated the number of signs have been reduced from a conceptual plan the applicant had shared during the Site Plan Review. She presented a graphic showing the locations of the three proposed projecting signs and one wall sign. The projecting signs are located: 1) corner of Deardorff Street and Tuller Road; 2) corner of Deardorff Street and John Shields Parkway; and 3) corner of John Shields Parkway and Tuller Ridge Drive. She said the wall sign is located on the south side of the Clubhouse facing McCune Avenue, north of Village Green.

Ms. Shelly presented graphics of the projecting signs with dimensional stainless steel halo illuminated lighting. She explained the stainless steel letters are attached to welded aluminum sign cabinets. She noted the individual letters have internal blue LED lights providing the halo illumination at night and backed with clear polycarbonate lenses to prevent nesting. She added the signs project on a 45 degree angle from the building corners on brackets and use threaded stainless steel studs and hardware. She said the signs are installed at a height of 22 feet, 6 inches above grade and have a clearance of 10 feet above grade.

Ms. Shelly presented graphics of the wall sign with the same letters and lighting as used on the projecting signs but mounted flush to the brick portion of the building. She explained the wall sign covers an area of 21.4 square feet. She showed a day view and a night view when lit. She added "TULLER" letters are 15 inches in height, placed above 19-inch "FLATS" letters and meets the height requirement of 8 feet above grade. She said the sign appeared to match the scale and character of the building.

Ms. Shelly added that brushed aluminum vinyl address numbers will adhere to the transom glass above the entry doors, centered vertically and horizontally. She added the numbers are a Times New Roman Bold font at 7.25 inches tall.

Aaron Stanford asked if any of the projecting signs were in the right-of-way and Ms. Shelly responded there were not. She said originally the applicant proposed monument signs but they were in the right-of-way and the projecting signs are what they came back with. Mr. Stanford requested a plan view and right-of-way exhibit to verify.

Steve Langworthy noted the locations of the various projecting signs that might cause confusion about the location of the clubhouse building.

Ms. Shelly indicated apartment dwellers usually do not have a problem finding the rental offices.

Mr. Langworthy requested text from the applicant with the reasoning behind the various sign placements.

Jeff Tyler agreed with requesting a narrative to explain placement as well as a more detailed plan view.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He said the target date for ART's recommendation to the Planning and Zoning Commission is next week for the PZC meeting on June 18, 2015.

**3. Verizon Wireless Rooftop Co-Location  
15-044ARTW**

**5127 Post Road  
Administrative Review - Wireless**

Rachel Ray said this is a request to replace 12 panel antennas; install six and replace three existing remote radio heads; remove one hybrid coax cable; and install two new coax cables for an existing wireless communications facility on the roof of an existing office building. She noted no ground modifications are proposed. She said the site is on the south side of Post Road, west of the intersection with Frantz Road. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Ray presented the site and explained the building address was actually 5131 Post Road, although the antennas have been assigned a separate address for permit purposes. She said the antennas will be hidden behind the roof parapet and the panels will not be visible, either.

Ms. Ray said this request is scheduled for an ART determination on May 28, 2015.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated that a determination on this request was scheduled for next week's ART meeting.

**ADMINISTRATIVE**

Steve Langworthy asked if there were any additional administrative issues or other items for discussion.

Rachel Ray said Staff has been meeting with Verizon to consider submitting a wireless master plan since Verizon has been trying to find locations for new towers, particularly in more residential parts of the city, as well as for some smaller "distributed antenna systems." She explained that the City is working with Verizon to identify the most appropriate locations for the larger towers, such as City property, school facilities, etc. where they are less obtrusive. She said preliminary sites have been proposed for review and feedback. She said Staff is suggesting one overall application as opposed to many separate applications to expedite the process. Mr. Langworthy said he would like to see a master plan approved to make the process easier in the future.

Mr. Langworthy adjourned the meeting at 2:20 pm.