



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JUNE 25, 2015

ART Members and Designees: Steve Langworthy, Planning Director; Jeff Tyler, Building Standards Director; Alan Perkins, Fire Marshal; Fred Hahn, Director of Parks and Open Space; Colleen Gilger, Director of Economic Development; Laura Ball, Landscape Architect; and Aaron Stanford, Senior Civil Engineer.

Other Staff: Rachel Ray, Planner II; Devayani Puranik, Planner II, and Laurie Wright, Staff Assistant.

Applicants: Eric Hilty, Hilty Signs (Case 1); Melissa Spires and Gary Sebach, OHM Advisors; and Russ Hunter and Vern Hoying, Crawford Hoying Development Partners (Case 2).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the June 18, 2015, meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTIONS

- 1. BSD Sawmill Center Neighborhood District – Dublin Village Center
School of Rock Sign 6727 Dublin Center Drive
15-060MPR Minor Project Review**

Rachel Ray said this is a request for installation of a new 20-square-foot wall sign for a tenant in the Dublin Village Center shopping center on the west side of Dublin Center Drive, east of Village Parkway (northeast of the movie theater). She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Ms. Ray presented the site. Eric Hilty, Hilty Signs, confirmed the site is two units east of the Average Joe's Pub and Grill space, for which the ART recently reviewed a wall sign proposal. He said the tenant will occupy two tenant spaces.

Ms. Ray presented the proposed sign fabricated of aluminum channel letters with red vinyl on the face, black returns, and white LED lighting. She said the sign meets the Code for height, color, and area.

Steve Langworthy noted the secondary image of an electric guitar. He asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated a determination was scheduled for Wednesday, July 1, 2015, due to the holiday.

- 2. BSD Commercial District – Home-2 Hotel 5000 Upper Metro Place
15-059DP/SP Development Plan/Site Plan Reviews**

Devayani Puranik said this is a request for construction of a new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the south side of SR 161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Development Plan and Site Plan in accordance with Zoning Code Section 153.066.

Ms. Puranik said the Basic Development Plan and Basic Site Plan were approved by the Planning and Zoning Commission on May 7, 2015. She said an informal review was conducted by the PZC on June 11, 2015. She reiterated that this application is for a Development Plan and Site Plan Review so everything has been included in the packet.

Gary Sebach, OHM Advisors, said he was not present at the Informal Review in June but was apprised of the Commission's comments. He said as a result of that meeting, the applicant has revised the exterior of the building. He said they have manipulated the elevations so they are more in line with what they believe the Commission wanted to see at this prominent intersection.

Mr. Sebach presented hard copies of the plans that he said did not represent the stone very well, unfortunately. He explained the applicant has incorporated changes to the color of the stone, which is now more of a rust color that wraps around the building rather than just focusing the single accent color on the tower.

Russ Hunter, Crawford Hoying Development Partners, presented the new stone sample board and small color swatches for the other materials to provide the overall color palette. He said larger material samples are on order and will be available for the PZC meeting.

Mr. Sebach said the applicant tried to provide a visual dynamic in the elevation so it did not appear so static. He explained that they kept the 18-inch change in plane for the shadow effect and how the plane steps back every 15 feet to ensure they do not exceed the 15-foot blank wall limitation. He reported the end windows were removed, which decreased their transparency numbers and they changed the large glass, which shifted in a few places but they did not meet requirements for transparency anyway. He indicated the goal was for the building to look more uniform and not like three separate buildings. He said the very west end of the building that faces Embassy Suites is now narrower.

Melissa Spires, OHM Advisors, said a smaller unit on the west end of the building resulted in the narrower elevation. She confirmed the lighter color material is a thin brick.

Mr. Sebach indicated the cornice helps hold together the building in a playful way. He said the applicant is keeping the darker bronze color but have removed the bright green, which the Commission did not favor.

Steve Langworthy asked if there was much push back from the client on the green that they wanted.

Vern Hoying, Crawford Hoying Development Partners, said Home2 uses prototypical designs but are mindful of the areas in which their buildings are being built. He said that there were still enough design elements to ensure the proposed building remains consistent with the Home2 brand.

Mr. Sebach said the glass looks black in the rendering but the tower will be back lit and some green color will be visible through the glass. He said they are having revised renderings made to better illustrate the intended appearance of the glass and illumination.

Ms. Puranik confirmed that both towers will still be illuminated at the top.

Mr. Langworthy inquired about rooftop mechanicals. Ms. Spires said the few mechanicals will be placed in the center of the roof and the parapet around the building will screen the mechanicals.

Mr. Hoying added the "inside L" section of the site was the best place to screen mechanicals that were at ground level.

Jeff Tyler noted that the canopies appeared to be different on all of the renderings and asked if they were all intended to be the same. Mr. Sebach said they were all going to be the same with the second layer to match the architectural detail at the top of the building.

Mr. Tyler inquired about the columns. Ms. Spires confirmed that stone columns would be used.

Ms. Puranik asked if there have been any changes made to the site plan. Ms. Spires replied there had not been any changes, just further development of the landscaping with proposed signs for the building.

Alan Perkins asked if the location of the fire department connection (FDC) had been changed as it is now proposed to be located directly behind a proposed park bench where there is not enough clearance.

Ms. Spires said she anticipated the FDC to be moved more towards the corner of the building if that was going to be acceptable to Mr. Perkins. He replied that location would probably work; he could deal with low landscaping but not a park bench as that interferes with the fire hoses.

Mr. Hoying indicated the applicant is dealing with AEP (American Electric Power). He said a new easement needs to be created so they can relocate an electrical line that currently runs right through the corner of their building. He said the proposed new transformer will be located between the dumpster and the building that will work for AEP and provide camouflage as well.

Mr. Langworthy said the ART's determination is scheduled for July 23rd.

Mr. Tyler indicated there is a real interest in SR161. Given this building's prominent location, he is concerned that the architecture is still not quite there, despite the applicant's revisions to make it a little bit more fun. He noted the stepping plane, which he liked, as well as the window piece. He said he heard the Commission and their desire to see a building that is really focused on this intersection and wonders if the design has gone far enough to gain more support from the Commission.

Mr. Sebach said he thought that maybe it was the fault of the renderings; the applicant did not want to go too modern.

Mr. Langworthy referred to the Commission's comments about the landscaping along SR 161.

Mr. Tyler inquired about the windows and the vents beneath the windows. Mr. Hunter said interval louvers will be shown on the windows.

Fred Hahn asked what the Code stated about blank walls, and if it could be an issue. Mr. Sebach confirmed the proposal meets Code, which allows for a maximum of 15 feet for a blank wall. He referred to the plans and explained the changes the applicant made to meet the 15-foot limit.

Ms. Puranik asked if the landscaping on SR161 was part of the infrastructure agreement.

Laura Ball said that the I-270/US 33 improvements will have an effect on that landscape area on the north side of the wall. She stated that the City would maintain anything planted in front of the wall (on the north side) and anything behind the wall (on the south side) will be maintained by the applicant. She encouraged the applicant to refrain from showing landscaping in the front of the wall. She said eventually, that landscaping area will match what is being planted in the boulevard.

Mr. Langworthy asked Ms. Ball if there would be something to show the Commission as to what is intended for the landscaping in front of the wall. Ms. Ball said the landscaping would be complimentary to what is planned for the boulevard.

ADMINISTRATIVE

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

Mr. Langworthy adjourned the meeting at 2:30 pm.