



## ADMINISTRATIVE REVIEW TEAM

### MEETING MINUTES

JULY 30, 2015

**ART Members and Designees:** Steve Langworthy, Planning Director; Jeff Tyler, Building Standards Director; Alan Perkins, Fire Marshal; Aaron Stanford, Senior Civil Engineer; Matt Earman, Parks and Recreation Department Director; and Paul Hammersmith, City Engineer.

**Other Staff:** Jennifer Rauch, Senior Planner; Devayani Puranik, Planner II; Joanne Shelly, Urban Designer/Landscape Architect; Marie Downie, Planner I; Logan Stang, Planning Assistant; and Laurie Wright, Staff Assistant.

**Applicants:** Rick Schwandt, Nestle; and via teleconference: Ron Meadows, Chris Harmon, and Anthony Weaver at Hixson Architecture, Engineering, Interiors (Case 1); Joe Sullivan, Sullivan Bruck Architects (Case 2); and Melissa Spires, OHM Advisors (Cases 3 & 4).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the July 23, 2015, meeting minutes. The minutes were accepted into the record as presented.

#### PRE-APPLICATION

**1. Nestlé Inc. – Parking Lot Expansion  
WID-1 District**

**6625 Eiterman Road  
Pre-Application Review**

Jennifer Rauch said this is a request for parking expansion of 27 spaces for the existing Nestle' Quality Assurance Center site west of Eiterman Road and south of the South Fork Indian Run. She said this is a request for review and feedback for a future Development Plan within the West Innovation District under the provisions of Zoning Code Section 153.042.

Ms. Rauch said the representatives from Hixson Architecture, Engineering, Interiors, were joining the meeting by phone: Anthony Weaver, Ron Meadows, and Chris Harmon. She reported that the applicants were approved for the Development Plan application for a 32,000-square-foot microbiology lab addition and associated site improvements to the Nestle Quality Assurance Center in May 2013. She indicated the proposal included a potential future expansion and an adjacent employee parking lot including 15 additional spaces. She explained that the total parking requirement for that facility was 103 spaces and the applicants provided a total of 189 parking spaces. She indicated the applicant's intent was to design the proposed parking areas to accommodate the additional planned phases of development. She added the West Innovation District parking requirements serve as both a minimum and maximum; additional parking above the requirement may be approved, based on documented evidence that the parking will be required to accommodate the use.

Ms. Rauch presented an overview of the site plan. She indicated the applicant would need to clarify and demonstrate the need for additional parking as the prior proposal had requested a significant increase. She asked the applicant why additional spaces were needed now.

Rick Schwandt, Nestle, said the spaces are proposed for a vacant grass area and the 15 spaces requested are a result of the previous building expansion. He added that more often than not, they exceed capacity for parking.

Chris Harmon, Hixson Architecture, Engineering, Interiors, explained that the microbiology lab that was added years ago has vacated the space and it is now being renovated for a chemistry lab that will house more staff.

Ms. Rauch said the parking requirements are based on a building's square footage and not the number of employees.

Steve Langworthy reiterated that 103 spaces were the requirement for the 32,000-square-foot building, the applicant provided 189 parking spaces with that 2013 expansion, and they are requesting another 27 parking spaces.

Mr. Schwandt said Nestle had a shared parking agreement during the expansion with the church next door, which is not visible from the road. He reported that Nestle exceeds their parking needs three days per week.

Ms. Rauch emphasized the applicant will need to demonstrate the justification for the additional parking spaces being requested. She added that a landscape plan should be included as there will be requirements for the parking area.

Mr. Schwandt said the applicant does not plan to disrupt any landscaping.

Mr. Langworthy asked if there were plans for additional lighting. Mr. Harmon responded that at least one or two more light poles will be needed.

Aaron Stanford said he would like to review the pervious to impervious calculations.

Mr. Langworthy inquired about the acreage of the site. Mr. Harmon reported there are 18.865 acres. Ms. Rauch said that information would need to be included in the application.

Matt Earman inquired about the number of ADA spaces and if more of those would be needed. Joanne Shelly said the requirement is 1 for every 25 spaces so the applicant would need additional ADA spaces.

Mr. Schwandt said there was a bank of ADA spaces along the building. Ms. Shelly specified that the ADA spaces need to be around major entrances with at least one in the parking lot and one at each entrance.

Jeff Tyler asked if there were expansion plans for the future. Mr. Schwandt answered there are no expansion plans in the short-term and clarified that phases listed on the parking chart provided are included in the current expansion.

Mr. Schwandt indicated it may be possible to reconfigure the front parking lot to gain 15 – 20 more spaces, if that is needed.

Ms. Rauch noted the next step will be to work through the details before submitting the application for a Development Plan. Mr. Schwandt indicated the only deadline Nestle has is the weather. Ms. Rauch said there is a 28-day maximum for a determination once an application is filed.

## **DETERMINATIONS**

### **2. Tuller Flats – Windows 15-065MPR**

### **4313 Tuller Road Minor Project Review**

Joanne Shelly said this is a request for window material substitution from aluminum to composite for the previously approved Tuller Flats residential development, which consists of 420 units with windows of various sizes and shapes. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Minor Project Review under the provisions of Zoning Code Sections 153.062 and 153.066.

Ms. Shelly said the request in material change will be heard by the ART as Minor Project Review with a recommendation to the Planning and Zoning Commission for final approval.

Ms. Shelly explained that Staff reviewed the request considering the following:

Alternative Material Factors:

- Durable materials
- Integrated color
- Better energy performance
- Factory built
- Simplified installation
- Installation details

Installation Examples:

- Successful
- High quality
- Installed in comparable climates

Ms. Shelly said the alternative material is an Anderson 100 Series Window that is single hung like the approved window. She said the Anderson window is a Fibrex composite material made of 40% wood fiber and 60% thermoplastic polymer that is stronger than vinyl and comes with a 10-year owner-to-owner warranty. She said the integrated color is dark bronze as previously approved. She indicated the window is energy efficient and meets the standards for ComCheck, National Fenestration Rating Council, and Energy Star. She explained that window performance is based on glazing and frame, but the frame is only being considered for this discussion.

Ms. Shelly presented the window and installation details, which included the depth and shadow lines. She explained the window is factory built for installation and arrives to the site assembled.

Ms. Shelly presented four example project images taken at: a historic structure - the Quilt Foundry, Buttergilt building, Maumee, OH 43537; a Parade of Homes residence, 1419 Kearney Way, Delaware, OH 43015; a women's shelter, Anna Louise Inn, 2401 Reading Road, Cincinnati, OH 45202; and an apartment building, 412 Loft Apartments, Minneapolis, MN.

Ms. Shelly named Riviera, Stansbury in Muirfield Village and Sunrise Assisted Care Facility as locations within the City that are approved for the same window material. Mr. Sullivan said Sunrise Assisted Care Facility is near completion.

Steve Langworthy asked if window specifications were provided in the development text for any of these projects. Ms. Shelly said Sunrise Assisted Care Facility did not address it. Devayani Puranik said Riviera did include window specifications in their development text that included composite materials.

Mr. Langworthy said those projects were accepted in the past presumed as a high quality, when all other high quality materials were being used. He reiterated that both Sunrise and Riviera have been approved.

Mr. Sullivan said there are \$600,000 homes in Stansbury with this product and the expectation is of quality. Ms. Puranik asked Mr. Sullivan if he had used this product in any of his projects. Mr. Sullivan replied he had not only because they were not aware that this product was available; if they had been aware, they would have used this product as it meets aesthetic and performance characteristics.

Mr. Langworthy asked to discuss the installation aspect.

Mr. Sullivan said he had used Crystal windows for projects in the \$500,000 price point and the result was acceptable. He mentioned that with the Crystal windows there was not a lot of support from the manufacturer, a lot of field assembly was required and a glazing installer was needed. He said the proposed Anderson windows will affect installation since it is delivered to the site fully factory assembled and organized as sequence. He said this makes it smoother for the contractor. He indicated that windows have to meet the threshold requirements as well as aesthetics with the balance of perceived quality materials used in the project. He added that aluminum windows have an advantage over vinyl windows with larger window openings because aluminum is stronger.

Mr. Sullivan clarified that there will be many deliveries of the windows, keeping in sequence of construction. He said Anderson is a well-respected company and have a long history that is advantageous.

Mr. Sullivan said he likes the integral finish, the lines are desirable, and it has a smooth flat profile where vinyl has a slanted profile. He said it has a U factor of 0.3, which is 35% more than the product that what was approved. He emphasized the efficiency of installation and how it will last better in the long-term.

Mr. Sullivan said the drawback to wood windows is the limitations of keeping its high quality in the long-term. He indicated there are million dollar homes with wood windows that now all have to be replaced. He said whenever the wood finish is breached, moisture seeps in and deteriorates the window. He said the change in technology emulates the aesthetics of wood, but has the performance of aluminum clad or composite materials that are very strong. He said these windows would not look different than aluminum, but would perform better. He said this composite material itself has been around 20 years and he is comfortable using it.

Mr. Langworthy indicated that this information needs to be presented to the Commission, which shows the need to keep up with product changes. He said if this alternative material gets thoroughly vetted by the Commission it will be easy to approve similar products in the future.

Ms. Shelly said approval is recommended to the Planning and Zoning Commission for this Minor Project Review with no conditions.

Jeff Tyler indicated Mr. Sullivan is the right person to explain the merits of this product to the Commission to consider alternative materials.

Steve Langworthy asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the Planning and Zoning Commission for their meeting on August 6, 2015.

**3. Home 2 Hotel – Demolition and Mass Excavation  
15-066MPR**

**5000 Upper Metro Place  
Minor Project Review**

Logan Stang said this is a request for site modifications including grading and excavation to prepare for future development. 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 said the 2.57-acre site is on the west side of Frantz Road between West Bridge Street and Upper Metro Place. He said the proposal includes the demolition of an existing commercial structure and associated parking area in preparation for future development. He said the location of the proposed building footprint will be undercut and replaced with compacted, tested, and engineered fill to a depth of ±5 feet and extended to a minimum distance of 10 feet beyond the building limits. He stated the proposal includes establishing dirt pads and the removal of existing stormwater control measures, curbs, sidewalks, landscaping, portions of a stone wall, and abandoned utility lines at the right-of-way. He noted the existing curb cut and access drive will remain and be used as construction and future development access. He said standard construction runoff measures will be used in order to prevent damaging stormwater systems during the construction process and the entire area will be seeded within 14 days upon completion of the work. He explained that site runoff will flow from north to south towards the main access point and will drain into stormwater catch basins located throughout the site.

Mr. Stang said approval is recommended for this Minor Project Review with three conditions:

- 1) That the applicant install signs on Upper Metro Place at the construction entrance, subject to approval by the City Engineer;
- 2) That the permit (Site-Only Permit) plans demonstrates compliance with the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control; and
- 3) That the applicant will be responsible for any daily cleanup of any dirt on the surrounding streets if attributable to this work, as directed by City Staff.

Devayani Puranik noted that the applicant has provided updated plans which show they have preserved one additional tree.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of this Minor Project Review with three conditions.

**4. BSD Commercial District – Home2 Hotel  
15-059BSD-DP/BSD-SP/BSD-MSP**

**5000 Upper Metro Place  
Master Sign Plan Review**

Devayani Puranik said this is a request for a Master Sign Plan for a new four-story hotel with 129 suites on a 2.57-acre site 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 Master Sign Plan in accordance with Zoning Code Section 153.065(H) and under the provisions of Zoning Code Section 153.066(L).

Ms. Puranik said the applicant is proposing two wall-mounted signs on the south and west facades, one projecting sign on the east façade, and one ground sign at the access point on Upper Metro and presented a site map of the sign locations. She said originally they proposed an additional ground sign but have since removed it from the plan.

Ms. Puranik said the proposed wall signs will have channel letters with acrylic vinyl faces and internal LED illumination. She explained that wall sign Type A is proposed at a height of 8 feet and covers a 25.68-square-foot area. She said it is located to the west of the main entrance and is facing the parking lot and future office building. She reported that this sign meets all Code requirements with the exception of location.

Melissa Spires, OHM Advisors confirmed that the channel letters will be illuminated and outlined in white.

Ms. Puranik said the second wall sign, Type B, serves as a building identification sign proposed at a height of 35 feet and an area of 96 square feet facing the I-270 interchange. She stipulated that this sign needs to be white and green without any black. She reported this sign also meets Code with the exception of location.

Ms. Puranik said the projecting sign, Type C, is located on the east façade, within the first and second stories near the main entrance facing Frantz Road. She said it is proposed at a height of 8 feet, 8 inches and has an area of 16 square feet. She described the sign as being an internally illuminated, double-faced aluminum cabinet with translucent vinyl lettering and the colors will match the other proposed signs using black, white, and green.

Ms. Puranik said the directional sign, Type D, meets the requirements for a ground sign but the lollipop design should be reconsidered to be smaller and have the appropriate base, possibly made of stone or brick. She said this sign will be located at the main access point off Upper Metro Place, has an area of 5.33 square feet, and will be 4 feet high. She described the sign as a double-faced, directional sign with white lettering, a cabinet with anodized aluminum, and the colors matching the brand standards.

Steve Langworthy questioned the text for the directional sign since it appears as advertisement, which is not permitted. He said there are plenty of signs to identify the hotel and would prefer not to depart from previous determinations. He asked the ART if they felt the same.

Matt Earman stated that if that is precedent then it should be adhered to. Jeff Tyler agreed.

Mr. Langworthy said internal directional signs are permitted.

Mr. Langworthy noted the various signs proposed:

Type A – Located on the south façade, next to the canopy, on the first floor.

Type B – A large sign located on SR 161, between the third and fourth floors.

Type C – Located along Frantz Road, close to the pocket plaza/outdoor patio.

Type D – Ground sign in the lollipop shape the ART is requesting to be changed.

Ms. Puranik inquired about the size of the Type D sign since it was 5.3 square feet and Code states that directional signs can be up to 4 square feet.

Mr. Langworthy said the Type D sign should meet the Code requirements permitting 4 square feet in size.

Mr. Langworthy asked if sign types A, B, and C are all permissible under any circumstance by Code. Ms.

Puranik said sign Type A and B both do not meet the location requirements and sign Type B is only permitted one color per Code.

Ms. Puranik said approval is recommended to the Planning and Zoning Commission for a Master Sign Plan to permit two wall signs with different locations, one sign with an additional color, and one ground/directional sign with two conditions:

- 1) That sign type D (directional sign) is modified to meet the private traffic and on-site directional sign requirements listed in the Zoning Code Section 153.157(L); and
- 2) That the technical details and additional information (height to the top of the sign, sign area, secondary image calculations, and setback information, etc.) are provided prior to sign permitting.

Mr. Langworthy asked the ART if there were any further questions or concerns on this application. [There were none.] He confirmed the ART's recommendation of approval for the Master Sign Plan that would be forwarded to the Planning and Zoning Commission for their review of this application in its entirety at their meeting on Thursday, August 6, 2015.

#### **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 2:50 pm.