



Mr. Hendershot said the storm sewer is part of the site work and will have to be shown on the plans. He said the sight triangle needs to correspond to a 40 mph design speed and would be helpful to see the entire limits to verify it is the correct distance on the plans.

Ms. Puranik asked if the signs will be lit externally.

Niels Braam, MKSK, said they will go through this review application without lighting for now.

Mr. Hendershot said if the lighting is being removed from the application then it also needs to be removed from the notes on the plans.

Ms. Puranik said the campus identification sign along Bobcat Way will be specific to Ohio University and meets all applicable review criteria.

Mr. Hendershot said this particular sign along Bobcat Way is within the ODOT easement and the applicant should work with ODOT and the City of Dublin to resolve easement encroachment issues. He said it will need to be labeled as such on the plans. He asked for scales to be changed to 50 foot scale to ease the review process.

Mr. Hendershot said there is an existing 16-inch water line along Bobcat Way, which is being avoided by the placement of the sign foundations.

Mr. Braam said it was relabeled on one of the drawings, but would verify it before the revisions are submitted early next week.

Mr. Hendershot asked for verification that the landscaping would not grow tall enough to cover the sign.

Mr. Langworthy said the landscaping requirements allow the applicant to keep the landscaping trimmed to not cover the sign.

Mr. Braam said the sign for the Ohio University on Bobcat Way has a green and silver background with silver letters. He said the Columbus State sign along University Drive is designed the same with the Columbus State letters being dark gray.

Mr. Hendershot said the Bobcat Way sign plans need to be labeled with the highway easement along SR 161 per O.R. 827 P. 549.

Ms. Puranik asked if they are considering temporary signs if the permanent signs cannot be installed prior to the opening date in August.

Mr. Braam said they are trying to make sure these signs are done by the deadline but would be prepared to submit a temporary sign permit. He asked to be provided with the Code regulations and contact information for that process and would like to keep the review with the ART.

Jeff Tyler said it does not stop at the ART. He said building permits, such as foundations, will be handled by the State of Ohio and they will have no bearing on the site. He said a Certificate of Zoning Plan Approval including landscaping should be submitted to Brian Martin. He said that Mr. Martin needs to know whether the permit will go through Review Services, which is a 14-day review, and would include contacting the staff at the State. He said they might do a walk through process, which will be a faster process.

Mr. Braam asked if the signs could be fabricated while they work out the paperwork issues. Mr. Tyler said that the State of Ohio inspection will be mainly for foundation so presumably they can start fabricating the signs.

Mr. Raabe asked for information on regulations regarding materials and placement of the temporary signs. Ms. Puranik said she would get them the Code sections and contact information for Brian Martin.

Mr. Hendershot asked for clarification on the phasing mentioned on the plans. Mr. Braam said "Phase S" indicated on the plan will be deleted. He asked for sign dimensions to be labeled on the plan as well.

Mr. Braam said the materials that were provided to the ART were from the previous sign, which was changed from 50 square feet to 29 square feet to meet the Code requirements.

Mr. Hendershot said there will be minor text cleanup on the plans for the review for next week.

Mr. Braam said he will tell the sign contractor to start fabricating the signs indicating that the University Boulevard sign will be fabricated first.

Ms. Ray asked if there anything else that is needed.

Ms. Puranik said the Monday submission will be sent to Claudia Husak in Planning.

Mr. Langworthy asked if there were any further questions or concerns regarding this application. [There were none.]

**2. Ohio University Dublin Campus – Parking Lot 6805 Bobcat Way  
15-070WID-DP West Innovation District – Development Plan**

Devayani Puranik said this is a request for a 227-space parking lot addition for a college campus at the southeast corner of the intersection of SR161 and University Drive, west of Bobcat Way. She said this is a request for review and approval of a Development Plan application under the provisions of Zoning Code Section 153.042.

Jeff Tyler asked what the distance is between the parking lot and right-of-way. Linda Menerey, EMH&T, said it was 150 feet away from the right-of-way.

Ms. Puranik said that the applicant is requesting a departure from planting requirements.

Ms. Menerey said that they are proposing additional trees within the central open space instead of the buffer area since it is 150 feet from the right-of-way.

Ms. Puranik said the next departure would be for the location of the lot and she said that Ms. Husak was unsure whether this would require Site Plan approval by the Planning and Zoning Commission.

Ms. Menerey said that the initial location of the parking lot was approved by the Planning and Zoning Commission; the proposed parking addition is an extension to the existing lot.

Mr. Tyler said if there was a Master Plan it would help to keep the review process at the ART level and would give more information to justify the review. He said that he is looking forward to receiving a statement from Ohio University committing to the Master Plan.

Ms. Menerey said that Ohio University is working towards a Master Plan.

Ms. Puranik said that the ART is reviewing the proposal without the Master Plan.

Ms. Menerey said there is a letter from Ohio University outlining a meeting with Economic Development addressing the delays stating that they do not feel comfortable giving the City their Master Plan at this time.

Mr. Langworthy said they would like to have some degree of comfort and at least a letter of intent to justify the proposal. He said he supports keeping this at the ART level and thinks they are staying within the requirements of the Code and the previous Planning and Zoning Commission review.

Mr. Hendershot said he only has a couple comments regarding the light poles, which need to be outside of the parking lot or centered at the corners. He asked for an AutoTurn template to be included with the plans to ensure a turn can be made at the northwest corner.

Alan Perkins said the Fire Department will like having a connection to the parking lot and had the same question on the turning radius. He requested a southeast end turning AutoTurn template to be displayed on the revised drawings.

Ms. Menerey said they will verify this information.

Ms. Puranik said the Parking Adjustment is needed. She said that the applicant is requesting additional 227 parking spaces at 7.2 parking spaces per 1,000 square feet to meet the Columbus State parking needs.

Mr. Braam said that the tenants for the third floor were not decided at the time of the Planning and Zoning Commission review two years ago. He said the parking ratio for the Ohio University campus is 4.2 parking spaces per 1,000 square feet and now that they have brought Columbus State on board they need to get a revision to their parking ratio at a ratio of 7.2 parking spaces per 1,000 square feet of building.

Ms. Menerey mentioned this is a commuter campus.

Mr. Raabe said he appreciates everyone's effort in this. He mentioned that if they miss their timeline for fall construction they will have people coming to campus without adequate parking.

Mr. Tyler said keeping this at the ART will help with their current needs, but they will require a Master Plan before any further revisions.

Mr. Raabe said the Master Plan is in the process and he is eager to get it to the ART as soon as possible.

Ms. Puranik said some of the required bicycle parking should be provided now.

Ms. Menerey said there are eight spaces near the Post Road building and at this point they were hoping to defer the bicycle parking until the Master Plan is complete in order to make a logical decision.

Ms. Puranik said bicycle racks can be moved easily and there are 15 required.

Mr. Langworthy said they could consider a condition for that to be added to the Master Plan.

Mr. Raabe said there is a tree bank that is to be part of the Master Plan as well.

Ms. Puranik said the deadline for revised plans is Monday morning.

Steve Langworthy asked if there were any further questions or concerns regarding this application.  
[There were none.]

#### **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 3:05 pm.