



May 14, 2015

Minor Project Review

15-033MPR– BSD Commercial District

Trader Joe's Center – Lighting Replacement – 6301-6393 Sawmill Road

This is a request to replace existing light poles, add one additional light pole, and replace fluorescent band lighting with new LED fixtures at the Trader Joe's Center at the southwest corner of Sawmill Road and West Dublin Granville Road. This request for Minor Project Review is proposed under the provisions of Zoning Code Section 153.065(F) and in accordance with Zoning Code Section 153.066(G).

Date of Application Acceptance

Tuesday, April 28, 2015

Date of ART Determination

Thursday, May 14, 2015

Case Managers

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Commercial District
<i>Development Proposal</i>	Exterior Lighting: replacement of existing fluorescent fixtures with new LED fixtures
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	6301-6393 Sawmill Road
<i>Property Owner</i>	Dublin Station LLC
<i>Applicant</i>	Paul Gangloff Jr., Riverside Electric
<i>Case Managers</i>	Tammy Noble-Flading, Senior Planner (614) 410-4649 tflading@dublin.oh.us Logan Stang, Planning Assistant (614) 410-4652 lstang@dublin.oh.us

Application Review Procedure: Minor Project Review

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Zoning Code.

Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(3) applicable to Site Plan Reviews and Waivers, if necessary. A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted.

Zoning Code Analysis

§153.065(F) – Site Development Standards – Exterior Lighting

This multiple-tenant retail center currently has 15 pole fixtures and 163 fluorescent strip fixtures. The applicant is replacing all of the existing high pressure sodium light fixtures with new LED fixtures. The purpose of the modification is to be more energy efficient with the lighting of the site, reduce long term maintenance costs, and evenly distribute light throughout the parking area. The proposal includes the following modifications to the site.

Pole Lighting

The applicant is proposing to replace the light fixtures on the existing light poles with LED fixtures. This modification is limited to the light fixtures or “heads” of the lights and will not change any of the structural components of the light pole, including the concrete monopole or base of the light. The applicant is proposing to add one additional light pole on the north side of the access drive, extending from West Dublin-Granville Road, which is labeled “Additional Assembly” on the proposed lighting plan. The additional light pole will be the same construction material, size and appearance as the existing light poles.

Strip Lighting

The applicant is proposing to replace the existing rows of fluorescent strip lighting above and below the sign band. The strip lighting will be replaced with 132 new LED fixtures.

The original application included modifying wall sconces that were located on the brick columns throughout the shopping plaza. The part of the application has been omitted from the request and is no longer part of the ART review process.

Proposed Exterior Lighting Plan			
	Permitted	Proposed	Requirement
Initial Lumens/ square-foot	9.7 lumens/sq. ft., maximum	Pole Light: 7.0 lumens/sq. ft.	Met
		Strip Light: Non-Applicable	
Lamp Allowance	44,000 Lumens, maximum	Pole Light: 42,200 lumens	Met
		Strip Light: 3,000 lumens	
Lumens per watt or energy consumption	80 lumens/watt, minimum	Pole Light: 85.9 lumens/watt	Met
		Strip Light: 94 lumens/watt	

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The proposed lighting modifications ensure the existing site meets the requirements for lighting in the Bridge Street District.

Building Standards, Parks & Open Space, Fire, Engineering, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Applicable Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

(c) Meets Applicable Zoning Regulations

Criterion met.

(j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents

Criterion met.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this application for Minor Project Review.