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TULLER RD

BSD-OR

BSD-R

BSD-SCN

BSD-R
SITE

BSD-SCN

BSD-P

RUSH ST

BSD-R

BROOK DR

CLARK ST
BSD-R

BSD-R

BSD-R

BSD-SRN

TULLER RIDGE DR

TULLER RIDGE

DIVISION ST

TROUT

BSD-R

DALE-TULLER

EGG CT

BSD-R

N OVAL ST

BSD-R

BSD-SRN

S OVAL ST

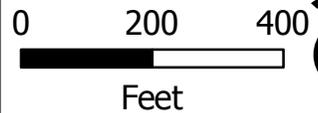
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City of Dublin

15-013PP/FP
Preliminary Plat & Final Plat
Tuller Flats Development
4313 Tuller Road





ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

MAY 28, 2015

The Administrative Review Team made the following determination at this meeting:

**1. BSD Residential District – Tuller Flats – Master Sign Plan 4313 Tuller Road
15-043MSP Master Sign Plan Review**

Proposal: 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.

Request: 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.

Applicant: Scott Shaffer, EMH&T.

Planning Contact: Joanne Shelly, AICP, RLA, LEED BD+C, Urban Designer/Landscape Architect

Contact Information: (614) 410-4677; jshelly@dublin.oh.us

REQUEST: Recommendation of approval to the Planning and Zoning Commission of this request for Master Sign Plan, which includes one Code compliant wall sign and would permit three projecting signs to exceed the height and size required by Code.

Determination: This application was forwarded to the Planning and Zoning Commission with a recommendation of approval.

STAFF CERTIFICATION



Gary Gunderman, Planning Manager

Gary Gunderman 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 PZC for their meeting on June 18, 2015.

**2. 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 added that all the mechanicals will be hidden behind the rooftop parapets.

Ms. Ray said approval is recommended for this application for a wireless communications facility with the following condition:

- 1) That any associated cables are trimmed to fit closely to the panels.

Gary Gunderman asked the ART if there were any questions or comments regarding this application. [There were none.] He confirmed the ART's approval for this wireless communications facility with one condition.

INTRODUCTIONS

3. BSD Scioto River Neighborhood District – Bridge Park – C Block,

**Phase 2 Mass Excavation
Riverside Drive and Dale Drive
Minor Project Review**

15-048MPR

Rachel Ray said this is a request for site modifications including grading and excavation to prepare for future development east of Riverside Drive and south of the intersection with Dale Drive. She said this is a request for review and approval of a Minor Project Review in accordance with Zoning Code Section 153.066(G).

James Peltier, EMH&T, presented the site and noted the project limits as represented by dotted lines. He noted the basin previously installed with the first phase of mass excavation will be used for stormwater for this next phase, and the existing stream will be re-routed. He pointed out the construction access and where the public and private areas were delineated.

Ms. Ray confirmed the site modifications stop at the future Riverside Drive right-of-way.

Ms. Ray clarified that grading was approved by the ART in November 2014 but that area has now expanded as illustrated by Mr. Peltier.

Michael Hendershot indicated Aaron Stanford had some comments on the plans that he shared with the applicant, which basically asked for more clarification on the plans.

Mr. Peltier pointed out that the applicant is still doing work with the building pads and no sidewalks will be removed.

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.