



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JUNE 4, 2015

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

**3. BSD Scioto River Neighborhood District – Park and Ride Dale Drive
15-050MPR/CU Minor Project Review/Conditional Use**

Proposal: Site improvements and review to permit the use of a public Park and Ride. The site is on the east side of Dale Drive, north of the intersection with West Dublin Granville Road.

Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.065 and review and recommendation of approval to the Planning and Zoning Commission of a conditional use under the provisions of Zoning Code Sections 153.234 and 153.236.

Applicant: Dana McDaniel, City Manager, City of Dublin

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

REQUEST #1: Recommendation of approval to the Planning and Zoning Commission of a Waiver request to Zoning Code Section 153.065(D)(5)(c) to permit reduced parking lot interior tree lawn dimensions.

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

REQUEST #2: Approval of this request for Minor Project Review with six conditions:

- 1) The final landscape plan details, including a detail of the proposed retaining wall will be reviewed and approved with the building permit;
- 2) A complete tree survey, removal and replacement plan will be required prior to the submission of building permits;
- 3) Sign details that meet Code and are consistent with the typical sign example will be required with the sign permit submission;
- 4) A revised sign location and orientation needs to be determined to avoid conflicts with the existing utilities, subject to approval by Planning and Engineering;
- 5) A detailed stormwater management plan will be required with the building permit submission; and
- 6) Additional information will need to be provided regarding grading and lighting, as outlined in the report, subject to approval by Engineering.

Determination: This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Section 153.066(N)(6)(b).

REQUEST #3: Recommendation of approval to the Planning and Zoning Commission of this request for Conditional Use Review with the modifications to the Zoning Code requirements for setbacks for the shelter and sign locations.

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

STAFF CERTIFICATION

Gary Gunderman, Planning Manager

**3. BSD Scioto River Neighborhood District – Park and Ride Dale Drive
15-050MPR/CU Minor Project Review/Conditional Use**

Jennifer Rauch said this is a request for site improvements and a conditional use review to permit the use of a public park and ride. She said the site is on the east side of Dale Drive, north of the intersection with West Dublin Granville Road. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.065 and review and recommendation of approval to the Planning and Zoning Commission of a conditional use under the provisions of Zoning Code Sections 153.066 and 153.236. She said this is the long-term facility, whereas the previous application is for a temporary park and ride until this new facility is constructed and ready for use.

Ms. Rauch said access to the site is provided at the southeast corner along the private drive located along the southern property line. She said the park and ride includes 85 parking spaces with associated landscaping, lighting and security cameras. She said a bus shelter is located along the northwest side of the site along Dale Drive to allow bus stacking and passenger boarding and alighting in the right-of-way. She said the proposed stormwater is located in underground detention.

Mr. Gunderman confirmed the proposed retaining wall is located behind the sidewalk.

Ms. Rauch said the shelter does not encroach into the right-of-way and can be approved by the Planning and Zoning Commission as part of the Conditional Use. She said there are utilities that interfere with the sign location, which will require the sign location to be moved. She said Planning and Zoning Commission will be asked to approve the sign within the required 8-foot setback with the Conditional use. She said the sign dimensional requirements will comply with Code.

James Peltier, EMH&T, said COTA has requested the sign be moved around the corner along Dale Drive away from the existing utility easement.

Ms. Rauch said a detailed landscape plan, a complete tree survey and tree removal and replacement plan, and a detailed stormwater management plan will need to be provided.

Ms. Rauch said approval is recommended to the Planning and Zoning Commission of a Waiver request to Zoning Code Section 153.065(D)(5)(c) to permit reduced parking lot interior tree lawn dimensions.

Ms. Rauch said approval is recommended for Minor Project Review with six conditions:

- 1) The final landscape plan details, including a detail of the proposed retaining wall will be reviewed and approved with the building permit;
- 2) A complete tree survey, removal and replacement plan will be required prior to the submission of building permits;
- 3) Sign details that meet Code and are consistent with the typical sign example will be required with the sign permit submission;
- 4) A revised sign location and orientation needs to be determined to avoid conflicts with the existing utilities, subject to approval by Planning and Engineering;
- 5) A detailed stormwater management plan will be required with the building permit submission; and
- 6) Additional information will need to be provided regarding grading and lighting, as outlined in the report, subject to approval by Engineering.

Ms. Rauch said approval is recommended to the Planning and Zoning Commission of this request for Conditional Use Review with the modifications to the Zoning Code requirements for setbacks for the shelter and sign locations.

Gary Gunderman asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated that a recommendation of approval will be forwarded to the PZC for a Waiver request; confirmed the ART's approval for Minor Project Review with six conditions; and stated that a recommendation of approval will be forwarded to the PZC for Conditional Use for their meeting on June 11, 2015.

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Ms. Rauch said the shelter is located on the east side of Village Parkway. Mr. Hendershot indicated that Engineering's preference is that the passengers enter and alight the buses from the west side of the street in order to avoid crossing Village Parkway. Mr. Peltier confirmed the passengers will be getting off the busses on the west side and entering the busses on the east side of the street. Ms. Rauch said alighting the busses on the west side was a safer condition and that was made clear to COTA at the meeting yesterday. She clarified it would be better if the passengers did not have to cross the street and there was a sidewalk on the west side.

Mr. Hendershot asked if the landing area had sufficient concrete and if it was ADA compliant.

Mr. Hendershot inquired about a proposed monument sign for Phase 1.

Ms. Rauch indicated the applicant could install a wayfinding type sign to direct people to the main entrance and park on either side. She said it should be clear where to park as the lot will be nicely striped.

Mr. Tyler asked if lighting and a mid-block crosswalk would be required. Ms. Rauch answered there would be a crosswalk and a sign, but it will be temporary in nature.

Alan Perkins inquired about a barricade. He said fire access was unclear and would need to see the demolition plan.

Ms. Rauch indicated that Phase 1 was scheduled for the end of July 2015 and Phase 2 would be at the beginning of November 2015.

Gary Gunderman 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.

**5. BSD Scioto River Neighborhood District – Park and Ride Dale Drive
15-050MPR/CU Minor Project Review/Conditional Use**

Jennifer Rauch said this is a request for site improvements and review to permit the use of a public park and ride. She said the site is on the east side of Dale Drive, north of the intersection with West Dublin Granville Road. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.065 and review and recommendation of approval to the Planning and Zoning Commission of a conditional use under the provisions of Zoning Code Sections 153.234 and 153.236. She said this is the long-term facility, whereas the previous application is for a temporary park and ride until this new facility is constructed and ready for use.

Ms. Rauch presented the site and noted the existing tree rows. She said the Stream Corridor Protection Zone was only 25 feet and would not have an impact on this site. She reported the zoning inspector had checked out the trees. She said the proposed park and ride will use an underground detention. She said a preliminary location had been identified for that general idea. She said the plans show a shelter and pad located close to the intersection. She said moving the shelter and pad further to the north to allow for stacking of two buses has been recommended. She indicated there are some challenges to this site. She said that passengers will board and alight on the same side of the street at this location. As with the other park and ride proposal, lighting and landscaping will be required.

Michael Hendershot requested additional information on the plans including that the Stream Corridor Protection Zone be clearly labeled.

Joanne Shelly inquired about the parking lot islands. She asked if there had been a Waiver requested for the widths.

Ms. Ray inquired about the shelter design. Ms. Rauch indicated the shelter would be designed the same as the others, similar to what was proposed for the Bright Road location but would obtain an elevation to illustrate.

Gary Gunderman 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.

**6. BSD Commercial District – Home-2 Hotel
15-045INF**

**5000 Upper Metro Place
Informal Review**

Devayani Puranik said this is a request for construction of a new four-story hotel with 129 suites and associated site improvements 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 an informal review and non-binding feedback on the architectural concepts for the proposed hotel building.

Ms. Puranik reported the Basic Development and Basic Site Plans were approved by the Planning and Zoning Commission on May 7, 2015, but they had a lot of comments on the architecture; the Commission was not supportive of the proposed materials.

Melissa Spires, OHM Advisors, said the applicant has replaced the fiber cement panel material with thin brick as a result of the PZC comments. She said they have kept the character of the building but are now using more traditional materials. She explained the beige fiber cement panels previously proposed for the façade have been replaced with a cream color brick veneer and the darker fiber cement bands at the top are replaced with a dark colored brick veneer. She presented sample material boards, which also included the stone that will be used at the base of the hotel. She said EIFS will be used as a cornice at the top of the building. She explained that the previously proposed dark fiber cement panels for the tower are also replaced with a cultured stone veneer. She concluded that a lot of comments were expressed at the PZC and asked the ART if the applicant was now headed in the right direction.

Gary Gunderman asked if any comments have been made by the PZC about thin brick.

Rachel Ray asked if the thin brick veneer will appear as regular brick and if any regular brick would be used. Ms. Spires said the thin brick would be used from the second story on up, which is all of the brick proposed on the building.

Devayani Puranik asked if the band at the top would be metal. Ms. Spires responded it could be EIFS.

Ms. Puranik inquired about the stone base color. Ms. Spires answered the color is grayish.

Jeff Tyler inquired about the windows and how the thin brick would be detailed. He said if they are not detailed appropriately, that is where the brick veneer can look too thin or flimsy. Ms. Spires said the windows will be set back in the elevations, and the brick veneer is designed to return so that it looks like full depth brick.

Rachel Ray asked if seams would be visible. Ms. Spires described the brick veneer stating it was a brick product that would not be in the form of panels that could have seams but would appear just like bricks with mortar.