



**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**OCTOBER 6, 2016**

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

**1. BSD SCN - Charles Penzone Grand Salon 16-071SPR 6671 Village Parkway Site Plan Review**

Proposal: Construction of a 12,000-square-foot building and associated site improvements on a ±3.54-acre site on the west side of Village Parkway at the roundabout with Shamrock Crossing.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Site Plan Review under the provisions of Zoning Code §153.066.

Applicant: Chris Meyers, Meyers + Associates Architecture.

Representative: Matt Dunlap, Charles Penzone.

Planning Contacts: Lori Burchett, AICP, Planner II; (614) 410-4656, lburchett@dublin.oh.us

**REQUEST 1: ADMINISTRATIVE DEPARTURE**

1. §153.062 (O)(4) - Loft Building Type - Vertical increment - No greater than every 40 feet (required); west elevation at 41 feet (requested). *{vertical increments for other facades included in Waivers below}*

**Determination:** The Administrative Departure was approved.

**REQUEST 2: PARKING PLAN**

85 spaces (requested); 31 spaces (required)

**Determination:** The Parking Plan was approved.

**REQUEST 3: SITE PLAN WAIVERS**

Request for an approval recommendation to the Planning and Zoning Commission for 8 Site Plan Waivers:

1. §153.060(C)(2)(a) - Lots and Blocks - Maximum Block Length - 500-feet (required); ±1,020-feet (requested).
2. §153.060(C)(2)(a) - Lots and Blocks - Maximum Block Perimeter - 1,750 feet (required); ±2,750 feet (requested).
3. §153.062(D)(1) - Roof Type - Parapet Height - shall be no less than two feet and no more than six feet in height (required); parapet height varies from less than 2-feet to ±17.67 feet in height (requested).
4. §153.062(E)(2)(a) - Façade Material Transitions – Vertical transition shall occur at inside corners (required); east elevations on the same plane (requested).

**1. BSD SCN - Charles Penzone Grand Salon  
16-071SPR**

**6671 Village Parkway  
Site Plan Review**

5. §153.062(J) – Treatments at Terminal Vistas – Treatments shall be incorporated to terminate the view: a tower, a bay window, courtyard with sculpture, pronounced increase in building height, or other similar treatment incorporating a distinct vertical element (required); sculptural entry (requested).
6. §153.062(O)(4) - Loft Building Type - Blank Wall limitations - No horizontal distance greater than 15 feet per story shall be blank or windowless (required); blank walls on elevations (requested).
7. §153.062 (O)(4) — Loft Building Type – Vertical Increments: No greater than every 40 feet (required); south elevation (±65 feet), west elevation (±50-feet), and east elevation (±80 feet) (requested).
8. §153.062(O)(4) – Loft Building Type - Primary Materials. The materials to be a minimum of 80% (required). West Elevation: ±50%; North Elevation: ±70%; East Elevation: ±55%; and South Elevation: ±60% (requested).

**Determination:** The 8 Site Plan Waivers were recommended for approval to the Planning and Zoning Commission as part of the Site Plan Review.

**REQUEST 4: SITE PLAN REVIEW**

Request for a recommendation of approval to the Planning and Zoning Commission for a Site Plan Review with 6 conditions:

- 1) That the applicant provide construction details of the surface parking lot and loading area prior to building permit issuance;
- 2) That the applicant provide retaining wall details or spot elevations of the retaining wall proposed for the parking area along the western property line to ensure compliance with the provisions of §153.065(E)(1)(b)1-2: Fence and Wall Height and Opacity prior to building permit issuance;
- 3) That the applicant work with staff to ensure compliance with exterior lighting requirements of §153.065(F)(1)-(12) - Site Development Standards - Exterior Lighting prior to building permit issuance;
- 4) That the applicant continue to work with staff to ensure safe pedestrian circulation prior to building permit issuance;
- 5) That the applicant work with staff to determine the location of the neighborhood street right-of-way dedication, at no cost to the City; and
- 6) That the applicant continue to work with staff to satisfy landscaping requirements prior to building permit issuance.

**Determination:** The Site Plan was recommended for approval to the Planning and Zoning Commission with 6 conditions.

**STAFF CERTIFICATION**



Jennifer M. Rauch, AICP, Planning Manager



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**OCTOBER 6, 2016**

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

- 2. BSD SRN – Bridge Park, Building C2 - Cap City 16-080WR 6640 Riverside Drive Waiver Review**

Proposal: The installation of operable weather screens at a new restaurant on the first floor of building C2 of Bridge Park on the east side of Riverside Drive.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Waiver Review under the provisions of Zoning Code §153.066.

Applicant: Randy Roberty, Design Collective, LLC.

Planning Contact: Lori Burchett, AICP, Planner II; (614) 410-4656, lburchett@dublin.oh.us

**REQUEST:** A recommendation of approval to the Planning and Zoning Commission for a Waiver Review.

**Determination:** This application was recommended for disapproval to the Planning and Zoning Commission as the proposed Waiver is inconsistent with the applicable review criteria.

**STAFF CERTIFICATION**

Jennifer M. Rauch, AICP  
Planning Manager



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

**3. BSD HC – Mesh Fitness 16-081ARB-MPR 12 E. Bridge Street  
Minor Project Review**

**Proposal:** Installation of a new wall sign for an existing tenant space on the north side of E. Bridge Street at the northeast corner of the intersection with N. High Street.  
**Request:** Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.066(G) and §153.170 and the *Historic Dublin Design Guidelines*.  
**Applicant:** Kipp Edgington, Mesh Fitness.  
**Planning Contact:** Lori J. Burchett, AICP, Planner II; (614) 410-4656, lburchett@dublin.oh.us

**REQUEST:** Recommendation of approval to the Architectural Review Board for a Minor Project Review with the following condition:

- 1) That the applicant provide revised drawings indicating the exact height of the sign not to exceed 15 feet, subject to staff approval.

**Determination:** This application was forwarded to the Architectural Review Board with a recommendation of approval. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

**STAFF CERTIFICATION**

Jennifer M. Rauch, AICP  
Planning Manager