



RECORD OF DETERMINATION

Administrative Review Team

Thursday, November 17, 2016

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

1. **R-1 – T-Mobile Co-Location – Avery Water Tower** **7697 Avery Road**
16-096ARTW **Administrative Review - Wireless**

Proposal: Replacement of three antennas on an existing City of Dublin water tank at Avery Park. The site is on the west side of Avery Road, approximately 550 feet south of the intersection with Brand Road.

Request: Review and approval of a Wireless Communication Facility under the provisions of Chapter 99 of the Dublin Codified Ordinances.

Applicant: Ronald Gainar, Esq., Agent for T-Mobile.

Planning Contacts: Mike Kettler, Planning Technician; (614) 410-4650, mkettler@dublin.oh.us and Logan Stang, Planner I; (614) 410-4652, lstang@dublin.oh.us

REQUEST: Approval of this request for a Wireless Communication Facility with the following condition:

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

Determination: This application was approved. This approval shall be valid for a period of one year from the date of approval in accordance with Code Section 99.06(A)(5).

STAFF CERTIFICATION



Vincent A. Papsidero, FAICP
Planning Director





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

2. Earlington-Brandon PUD, T-Mobile Co-Location – Dublin Baptist Church
16-099ARTW **7195 Coffman Road**
Administrative Review - Wireless

Proposal: Installation of T-Mobile antennas on existing mounts at a 45-foot elevation concealed within an existing steeple. The site is located on the west side of Coffman Road, approximately 400 feet southwest of the intersection with Brand Road.

Request: Review and approval of a Wireless Communication Facility under the provisions of Chapter 99 of the Dublin Codified Ordinances.

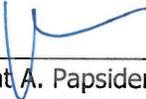
Applicant: Ronald Gainar, Esq., Agent for T-Mobile.

Planning Contacts: Mike Kettler, Planning Technician; (614) 410-4650, mkettler@dublin.oh.us and Logan Stang, Planner I; (614) 410-4652, lstang@dublin.oh.us

REQUEST: Approval of this request for a Wireless Communication Facility with no conditions.

Determination: This application was approved. This approval shall be valid for a period of one year from the date of approval in accordance with Code Section 99.06(A)(5).

STAFF CERTIFICATION



Vincent A. Papsidero, FAICP
Planning Director





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

3. BSD SRN – Enchanted Care Learning Center - Sign **4370 Dale Drive**
16-091MPR **Minor Project Review**

Proposal: Installation of two new signs at the existing Enchanted Care Learning Center on the east side of Dale Drive, north of the intersection with East Bridge Street.

Request: Review and approval of a Minor Project Review under the provisions of Zoning Code §153.065(H), §153.065(I), and §153.066.

Applicant: Jill Waddell, DaNite Sign Company.

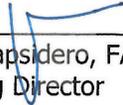
Planning Contact: Logan M. Stang, Planner I; (614) 410-4652, lstang@dublin.oh.us

REQUEST: Recommendation of approval for a Minor Project Review with the following condition:

- 1) That the applicant ensures the 15-foot maximum height for wall signs will be met and revised sign drawing is submitted with the proposed installation height with the sign permit.

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 §153.065(H) and §153.066(G).

STAFF CERTIFICATION



Vince Papsidero, FAICP
Planning Director





RECORD OF DETERMINATION

Administrative Review Team

Thursday, November 17, 2016

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

- 4. BSD SCN - Bridge Park, Block H** **PID: 273-012703**
16-097SPR **Site Plan Review**
- Proposal: Construction of a residential condominium development consisting of 73 townhome units. The site is located on the west side of Dale Drive, south of the intersection with John Shields Parkway.
- 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: Brent Crawford, Crawford-Hoying Development Partners.
- Planning Contacts: Lori Burchett, AICP, Planner II; (614) 410-4656, lburchett@dublin.oh.us

REQUEST 1: ADMINISTRATIVE DEPARTURES

1. §153.062(O)(2)—Single Family Attached Building—Street Façade Transparency. Minimum 20% transparency required; proposed: 19% on first floor at Tuller Ridge South (Building H1 East).
2. §153.062(O)(2)—Single Family Attached Building—Non-Street Façade Transparency. Minimum 15% transparency required; proposed: 14% on first floor at 2nd floor motor court, west (Building H1 East); and Minimum 15% transparency required; proposed: 2nd floor motor court east: 14.0% (Building H2 West)
3. §153.062(O)(2)—Single Family Attached Building—Vertical Increments Required (location on principal structure); Required every two units or no greater than every 40-feet; proposed: maximum vertical increment 42.71 ft. at west elevation of motor court (Building H1 East); Maximum vertical increment 42.71 ft. at east elevation of motor court (Building H1 West); maximum vertical increment 42.7 ft. at east elevation of motor court (Building H2 East); maximum vertical increment 42.7 ft. at east elevation of motor court (Building H2 West).
4. §153.062(O)(2)—Single Family Attached Building— Minimum Primary Façade Materials. Minimum 80% of primary façade materials required; proposed: South Tuller Ridge elevation: 76%; and north courtyard elevation: 79% (Building H1 East); West Mooney elevation: 76% (Building H2 West); and East Dale elevation—76%; and North John Shields elevation—78% (Building H3 East).
5. §153.062(O)(2)—Single Family Attached Building—Street Façade Transparency—Minimum 20% transparency required; proposed: 1st floor Mooney West: 19% (Building H1 West); proposed: 19% on first floor at Tuller Ridge South (Building H1 East). 3rd floor Larimer North: 19% (Building H2 East).



**4. BSD SCN - Bridge Park, Block H
16-097SPR**

**PID: 273-012703
Site Plan Review**

6. §153.065(4)—Site Development Standards—Off-street parking space and aisle dimensions. Required off-street parking drive aisles for two-way circulation with 90 degree spaces must be 22 feet wide. Provided:
- H1 motor court: Entrance aisle width from Tuller Ridge ±20.50 ft.
 - H2 motor court: Entrance aisle width from Larimer Street ±20.50 ft.
 - H3 motor court: Entrance aisle width from Larimer Street ±20.50 ft.
 - Drive aisle width between pool building and central island ±20.30 ft.
 - Drive aisle width between the central island and all islands between unit garages ±20 ft.

Determination: The Administrative Departures were approved.

REQUEST 2: SITE PLAN WAIVERS

Request for an approval recommendation to the Planning and Zoning Commission for 18 Site Plan Waivers:

1. §153.062(C)(1)—Building Types—Incompatible Building Types: Incompatible building types are not permitted directly across the street from one another or on the same block face. **Allow incompatible building type.**
2. §153.062 D(1)—Roof Type Requirements—Parapets shall be no less than two feet and no more than six feet in height. **Allow parapet heights to be between 0-feet and less than 6-feet at elevations shown in submitted materials.**
3. §153062(D)(1)(b)—Roof Type Requirements—Parapets continuous: Parapets shall wrap around all sides of the building. **Allow parapets to not be contiguous as shown on the elevations.**
4. §153.062(D)(4)(a)—Quantity—Only one tower is allowed per building. **Allow multiple towers at elevations referenced in the Planning Report.**
5. §153.062(H)(1)(a)—Projecting sills— Projecting sills are required within siding clad walls. **Allow no projecting sills or trim on Fiber Cement Panel clad elevations.**
6. §153.062(I)(1)(a)—Balcony Size—Balconies shall be a minimum open area of six feet deep and five feet wide. **Allow balconies to be no less than five-feet deep.**
7. §153.062 (O)(2)—Single Family Attached Building—Maximum impervious lot coverage. Maximum 70% is required. **Allow no more than 80% impervious lot coverage for entire project.**
8. §153.062(O)(2)—Single Family Attached Building—Permitted Primary Material types. Permitted types include stone, brick. **Allow for the use of thin brick as a primary material.**
9. §153.062(O)(2)—Single Family Attached Building—Front Property Line Coverage. Minimum front property line coverage to be at least 75%. **Allow front property line coverage to be no less than 55% along Dale Drive on Building H3.**
10. §153.062(O)(2)—Single Family Attached Building—Occupation of Corner Required—Occupation is required. **No occupation at elevations referenced in the Planning Report.**
11. §153.062(O)(2)—Single Family Attached Building—Street Façade Transparency. Minimum 20% transparency required. **Not less than 15% transparency on elevations referenced in the Planning Report.**

**4. BSD SCN - Bridge Park, Block H
16-097SPR**

**PID: 273-012703
Site Plan Review**

12. §153.062(O)(2)—Single Family Attached Building—Non-Street Façade Transparency. Minimum 15% transparency required. **Between 0-15% on elevations referenced in the Planning Report.**
13. §153.062 (O)(2)—Single Family Attached Building—Blank Wall Limitations: No blank walls on elevations. **Allow blank walls on elevations referenced in the Planning Report.**
14. §153.062 (O)(2)—Single Family Attached Building—Parking Lot Façade, Number of entrances required. For parking lot or detached garage, 1 per unit. **Allow no entrances on elevations referenced in the Planning Report.**
15. §153.062(O)(2)—Single Family Attached Building—Permitted Primary Materials. Minimum primary materials must be at least 80%. **No less than 70% on elevations referenced in the Planning Report.**
16. §153.062(O)(2)—Single Family Attached Building—Vertical Increments Required (location on principal structure). Required every two units or no greater than every 40-feet. **No more than 65-feet on elevations referenced in the Planning Report.**
17. §153.062(O)(2) —Single Family Attached Building— Minimum Finished Floor Elevation required 2.5 ft. above the adjacent sidewalk elevation. **Less than 2.5-feet at elevations referenced in the Planning Report.**
18. §153.065(E)(2)—Site Development Standards—Roof Mounted Mechanical Equipment Screening is required; proposed: some areas of the rooftop mechanicals will be partially screened.

Determination: The 18 Site Plan Waivers were recommended for approval to the Planning and Zoning Commission as part of the Site Plan Review.

REQUEST 3: SITE PLAN REVIEW

Request for a recommendation of approval to the Planning and Zoning Commission for a Site Plan Review with 3 conditions:

- 1) That the applicant define a portion of the courtyard as Public Open Space in order to comply with the Open Space Node shown on Figure 153.063—Neighborhood Standards (6)(d)(2)—Open Space Network;
- 2) That the applicant submit construction details for the surface parking lot to the satisfaction of staff, prior to building permit approval; and
- 3) That the applicant remove the off-street parking spaces from the parking count on the site plan.

Determination: The Site Plan was recommended for approval to the Planning and Zoning Commission with 3 conditions.

STAFF CERTIFICATION



Vincent A. Papsidero, FAICP
Planning Director