



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JUNE 2, 2016

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

- 1. BSD SCN - Charles Penzone Salons** **6671 Village Parkway**
16-015BPR **Basic Plan Review**
- Proposal: Construction of a 12,000-square-foot building and associated site improvements for a salon 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 Basic Plan Review under the provisions of Zoning Code §153.066.
- Applicant: Chris Meyers, Meyers + Associates Architecture
Representative: Matt Dunlap, Charles Penzone
Planning Contacts: Nichole Martin, Planner I; (614) 410-4635, nmartin@dublin.oh.us and Lori Burchett, AICP, Planner II; (614) 410-4656, lburchett@dublin.oh.us

REQUEST 1: SITE PLAN WAIVERS

Request for an approval recommendation to the Planning and Zoning Commission for 10 Site Plan Waivers:

1. Building Type – §153.062(O)(4) – Minimum Building Height – 2 stories (required); ±31-foot high, one-story building (requested).
2. Building Type – §153.062(G) – Articulation of Stories on Street Façades – The building façades have been articulated to create the impression of a one- and one-half or two-story building on a one-story building.
3. Building Type – §153.062(O)(4) – Ground Story Height – 12 feet to 18 feet ground story height (required); ±31-foot ground story height (requested).
4. Building Type – §153.062(O)(4) – Front Required Building Zone – The structure is required to be located between 0-15 feet from the front property line. The southeast corner of the building is at approximately 23 feet at the edge of the easement boundary. The public space has been designed to give the appearance of a closer setback through plaza areas, walls, and landscaping.
5. Building Type – §153.062(O)(4) – Front Property Line Coverage – The structure is required to cover a minimum of 75% of the front property line. Due to the building's location outside of the Required Building Zone (RBZ) as dictated by the site constraints, there is no Front Property Line Coverage. The public space has been designed to give the appearance of more coverage through plaza areas, walls, and landscaping.
6. Building Type – §153.062(O) (4) – Right-of-Way Encroachments – Awnings, canopies, eaves, patios, and projecting signs may encroach. The site has been designed with a street wall to meet the intent of other Code requirements.

7. Building Type – §153.062(0) (4) – Parking Location – The parking area is required to be located in the rear yard or within the building. The applicant has designed the parking area to accommodate their projected need that includes parking to the rear and the side.
8. Building Type – §153.062(O)(4) – Principal Entrance Location – Primary Street Façade (required); North Elevation (requested).
9. Site Development Standards – §153.065(B)(4) – Off-Street Parking Space and Aisle Dimensions – Maximum width 22 feet (required); ±24 feet off-street parking drive aisles (requested).
10. Building Type – §153.065(E)(2)(j)– Street Wall Standards – Street Walls are intended to be located within Required Building Zone. If an RBZ is occupied by a building, the street wall shall be installed along the same plane as the nearest building façade. Proposed street wall is approximately 27-feet to the east of the nearest building façade.

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

REQUEST 2: 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 submit a Parking Plan application with the Development Plan/Site Plan application;
- 2) That the applicant submit a Preliminary and Final Plat application; and
- 3) That the applicant work with staff to determine the location of the neighborhood street right-of-way.

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



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RECORD OF DETERMINATION

JUNE 2, 2016

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

- 2. BSD SCN – Dublin Village Center – Marcy’s Clayground – Sign**
16-037MPR **6685 Dublin Center Drive**
Minor Project Review

Proposal: Installation of a new wall mounted sign for an existing tenant space in the Dublin Village Center approximately 1400 feet west of the intersection of Dublin Center Drive and Sawmill Road.
Request: Review and approval for a Minor Project Review under the provisions of Zoning Code §153.065(H) and §153.066.
Applicant: Stanley Young III, Columbus Sign Co.
Planning Contact: Lia Yakumithis, Planning Assistant; (614) 410-4654, lyakumithis@dublin.oh.us

REQUEST: Approval of this request 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 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



Vincent A. Papsidero, FAICP
Planning Director