



## ADMINISTRATIVE REVIEW TEAM

### MEETING MINUTES

**JANUARY 7, 2016**

**ART Members and Designees:** Vince Papsidero, Planning Director; Jeff Tyler, Building Standards Director; Matt Earman, Parks and Recreational Department Director; Colleen Gilger, Director of Economic Development; Aaron Stanford, Senior Civil Engineer; Alan Perkins, Fire Marshal; and Laura Ball, Landscape Architect.

**Other Staff:** Marie Downie, Planner I; Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Katie Dodaro, Planning Assistant; Lia Yakumithis, Planning Assistant; Zachary Sevenish, Planning Assistant; and Laurie Wright, Staff Assistant.

**Applicants:** Aaron Underhill, Underhill Yaross & Hodge LLC (Case 2); and Russ Hunter, Crawford Hoying Development Partners; Teri Umbarger and Miguel Gonzalez, Moody Nolan (Case 3).

Vince Papsidero called the meeting to order at 2:01 pm. He asked if there were any amendments to the December 22, 2015, meeting minutes. The minutes were accepted into the record as presented.

#### INTRODUCTIONS

**1. BSD HR – Castray Residence  
15-122ARB-MPR**

**25 S. Riverview Street  
Minor Project Review**

Katie Dodaro said this is a request for site modifications to the driveway and walkways of an existing single-family residence on the west side of S. Riverview Street and north of Spring Hill Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Dodaro presented an aerial view of the site and a sketch of the proposed layout. She said there are three existing porches. She said the brick and stone walkways and steps leading to the main porch will be replaced with a putty colored, slate skin design in concrete. She added a concrete driveway will be poured with a notched ash slate design with charcoal in seams.

Vince Papsidero asked if the proposal meets the guidelines for this area. Jennifer Rauch answered the guidelines are vague pertaining to these types of site modifications but Staff would ensure the proposal meets any listed requirements.

Aaron Stanford asked if the applicant is using the existing driveway. Ms. Dodaro replied the location will remain and the existing unpaved drive will be replaced with the proposed stamped concrete. Ms. Rauch said Staff will ensure the driveway is three feet off of the property line.

Mr. Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He determined the ART would not need to review this further and confirmed the ART's recommendation of approval to the ARB for the meeting on January 27<sup>th</sup>.

**2. BSD HC – South High Street Redevelopment  
16-003ARB-BPR**

**76-82 S. High Street  
Basic Plan Review**

Jennifer Rauch said this is a request for three single-family homes to the rear of existing commercial buildings on the east side of South High Street, south of the intersection with Eberly Hill. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Basic Plan Review under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the site currently classified as the Historic Core District. She said the applicant has requested that the properties be rezoned to the Historic Transition District and that a Site Plan and Development Plan will need to be approved in order to permit the three proposed residences. She indicated the applicant's intent is to redesign the exterior façades of the historic buildings along High Street in the future, while preserving their historic character. She explained these buildings have served as office and retail uses and they include an unpaved parking area and an aging detached garage. She said upgrades to the site will include six parking spaces located to the rear of the commercial buildings, which will be accessed from Eberly Hill Lane and designed to only serve these commercial buildings.

Aaron Underhill, Underhill Yaross & Hodge LLC, added the commercial and residential components of the project will function separately. He said the exterior facades of the existing commercial buildings will be redesigned for this urban setting, but the footprints will stay the same. He indicated conceptual architecture is being provided with this application to set the general design character, but added that the homes will be built by custom design. He said parking for the three residences will be on-site through the use of a shared and gated auto court with a minimum of two parking spaces via garages. He said all property owners will have rights to the shared use of the auto court by and through a private reciprocal easement agreement. He said an easement will also be needed for the parcel that includes Unit C as it will be located within the parking area for the commercial component and will be put into place prior to filing for the first building permit for any of the proposed development included in this application.

Ms. Rauch presented potential architectural designs that also show the scale of the homes and the change in topography. The designs include limestone water tables, double hung and casement clad windows, painted siding and trim, shingle roofing, limestone chimneys, half round gutters, and wrought iron guardrails and gates.

Aaron Stanford inquired about the flavor of the character. Ms. Rauch said there will be specific Site Plans/Development Plans based on the custom design of each home.

Vince Papsidero asked for confirmation that each home would be custom built to which Mr. Underhill replied was correct.

Ms. Rauch indicated the applicant has submitted Waivers that need to be reviewed by Staff to:

- Allow single-family use in the Historic Transition District
- Reduce required lot frontage for single-family units
- Decrease side yard setbacks for Units B & C
- Reduce minimum lot depth for all three lots
- Increase maximum impervious coverage
- Allow parking access garages from side yards
- Allow a Fee-in-Lieu for open space provision due to the nature of the property as an infill development
- Not require interior greenspace for commercial parking area and residential auto court
- Allow zero setback from the shared boundary line of the residential and commercial projects

Ms. Rauch said the requirement of green space for the commercial uses contained on this site will eliminate at least one if not two parking spaces that are being provided; therefore, the applicant would not meet the parking requirement. She indicated this is something to be worked through to maximize parking in the Historic District.

Mr. Stanford inquired about garage access for each building and confirmed that the residential auto court is gated where the necessary parking for the commercial uses is not gated. Mr. Underhill said a reciprocal easement will be needed for conformity along the commercial uses and the residences to be serviced off of S. Blacksmith Lane only.

Mr. Papsidero inquired about possible public improvements for the right-of-way and how that might affect the timing of this application. Ms. Rauch said if a development agreement is needed, this application will need to be reviewed by City Council.

Mr. Stanford indicated water connection might be a challenge as the separate lots are serviced by the City of Columbus and are not on a shared meter system. He encouraged the applicant to look into possible water issues sooner rather than later.

Jeff Tyler encouraged the applicant to research the distance between the structures and any possible issues with the overhangs.

Mr. Underhill asked if it would make a difference if these were condominiums.

Ms. Rauch encouraged the applicant to maintain a similar height for buildings visible from High Street and that the historical character aspect was important.

Mr. Papsidero asked if retail will be supported as a permitted use in the front. Ms. Rauch said she would investigate as it would provide flexibility.

Vince Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He said the ART's recommendation to the ARB is scheduled January 21<sup>st</sup> for the ARB's meeting on January 27<sup>th</sup>.

**3. BSD SCN – Bridge Park, Block A Riverside Drive and W. Dublin Granville Road  
16-001DP-SP Development Plan/Site Plan**

Marie Downie said this is a request for the third phase of development within Block A of the Bridge Park development, including a 104,350-square-foot hotel, 19,104-square-foot event center, a 514-space parking garage, and privately owned/maintained reserves for private drives. She said the site is located at the northeast corner of the Riverside Drive and Dublin Granville Road intersection. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Downie indicated a Staff review would be taking place after the meeting and invited everyone to attend.

Vince Papsidero asked if there were any questions or concerns regarding this case before adjourning to a separate meeting. [There were none.] He said the ART's recommendation to the PZC is scheduled for February 4<sup>th</sup> for the meeting of the PZC on February 18<sup>th</sup>.

## **UPCOMING CASE**

Marie Downie informed the ART that a wireless case would be introduced and determined at the next meeting on January 14th for better efficiency if there were no questions or concerns at this time. The following information had been included on this week's agenda as a case to consider in the near future:

**4. Verizon Wireless Co-Location  
15-127ARTW**

**6452 Shier Rings Road  
Administrative Review – Wireless**

- Proposal:** To replace 12 existing panel antennas, 3 existing radio heads with 9 new radio heads, and install a new distribution box and hybrid cable to an existing wireless facility on Shier Rings Road, west of the intersection with Avery Road.
- Request:** Review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.
- Schedule:** Thursday, February 14, 2016 – target Administrative Review Team determination.

Vince Papsidero asked if there were any questions or concerns regarding this case at this time. [There were none.] He confirmed the case would be introduced and determined by the ART January 14<sup>th</sup>.

## **ADMINISTRATIVE**

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Papsidero adjourned the meeting at 2:18 pm.

As approved by the Administrative Review Team on January 14, 2016.