



MEETING MINUTES

Administrative Review Team

Thursday, November 10, 2016 | 2:00 pm

ART Members and Designees: Jeff Tyler, Building Standards Director; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshall; and Tim Hosterman, Police Sergeant.

Other Staff: Jennifer Rauch, Planning Manager; Lori Burchett, Planner II; Logan Stang, Planner I; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

Applicants: Peter Coratola, Sr., CBS Garvey LLC; Dave Meleca, David B. Meleca Architects, LLC; and Frank Albanese (Case 1).

Jeff Tyler called the meeting to order at 2:01 pm. He asked if there were any amendments to the meeting minutes from October 27th or November 3rd. Both sets of minutes were accepted into the record as presented.

DETERMINATIONS

1. BSD HC – S. High St. Mixed-Use Development 16-082ARB-BPR

76 – 82 S. High Street Basic Plan Review

Jennifer Rauch said this is a request for the construction of a mixed-use building with associated parking and site improvements along the east side of South High Street and approximately 35 feet southeast of the intersection with Eberly Hill Lane on a site with existing historic commercial buildings. She said this is a request for a review and recommendation of approval to the Architectural Review Board of a Basic Plan Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the applicant made revisions to the site plan, which she presented. She said per the square footage, 19 parking spaces are required and the applicant is showing 21 spaces. She said the two access points were consolidated into one to avoid the close proximity with the intersection. She reported that Planning still has concerns with maneuverability in the parking lot. She said they have requested the applicant provide auto-turn data with the site plan application.

Ms. Rauch said there are a number of Waivers due to the location and layout of the building. She said Eberly Hill Lane is the front property line based on street frontage. She said the focus is to have pedestrian activity meaning an entrance is required. She said Planning recommends working with the applicant to locate an entrance along Eberly Hill Lane.

Ms. Rauch said approval is recommended to the Architectural Review Board for four Waivers as part of the Basic Site Plan Review:

1. §153.062(0)(9) – Building Type – Parking Location - parking area in the rear yard of the building (required); off-street parking area to the side of the proposed project (requested); and §153.062(0)(9) – Building Type – Parking within the Building - parking is not permitted within the building (required); parking spaces within the ground level of the building (requested).
2. §153.062(0)(9) – Building Type – Front Property Line Coverage - minimum 80% of the front property line covered (required); 62% (requested).



3. §153.062(0)(9) – Building Type – Occupancy of Corner (requirement); non-occupancy of corner (requested).
4. §153.062(0)(9) – Building Type – Corner Side RBZ - location within RBZ (required); not to be located within RBZ (requested).

Ms. Rauch said disapproval is recommended to the Architectural Review Board for the following Waiver as part of the Basic Site Plan Review:

5. §153.062(0)(9) – Building Type – Maximum Building Height - 2.5 stories maximum (permitted); 2.5 to 3 – stories (requested).

Ms. Rauch said the elevations were not significantly revised. She said Staff is not recommending approval of the Waiver for the height of the building as it does not meet Code and is not consistent with the development pattern. She explained the building is 2 stories along the west elevation and 3 along the east elevation. She said the applicant has designed the building to use the grade change as it moves down the hill.

Ms. Rauch said approval is recommended to the Architectural Review Board for a Basic Site Plan Review with eight conditions:

- 1) That the applicant submit a demolition application for review and approval by the ARB, prior to the approval of the Site Plan Review for the site;
- 2) That the applicant obtain a lot combination to create a single parcel for the site, prior to the issuance of a building permit;
- 3) That the plans be revised to increase the width of the ADA accessible space from 5 feet to 8 feet;
- 4) That the applicant continue to work with staff on the off-street parking layout and maneuverability;
- 5) That the applicant provide auto-turn data for the site, Eberly Hill Lane, and Blacksmith Lane with the submission of the Site Plan Review application;
- 6) That the applicant work with staff to identify an opportunity to provide a principal entrance along Eberly Hill Lane as part of the Site Plan Review;
- 7) That the applicant continues to provide additional material and design details with the Site Plan Review; and
- 8) That the final details regarding open space provision, landscaping, street wall, lighting, utilities, and stormwater will be required with the Site Plan Review.

David Meleca, David Meleca Architects, LLC, said he does not think he could change the roofline; they would lose 25% of the top floor square footage to meet the half-story requirement. He said they already tried to minimize the foot print. Peter Coratola, Sr., CBS Garvey LLC, added the neighbors really like the plan. He said cutting the roof down would not be feasible. He said if he loses the top units, the project would not be feasible.

Frank Albanese inquired about storm sewers. Aaron Stanford said he hoped the applicant would make a connection. He cautioned the applicant that stormwater could be an issue. He encouraged the applicant to start considering lighting as it might have an effect on the parking area. He indicated he is interested to see the auto turn.

Jeff Tyler said massing is critical at this point in the process.

Mr. Albanese asked about fire access as we had discussed before the possibility of not having equipment going down the alleys. Mike Altomare said he cannot say where a truck will need to go for a fire; he cannot make that determination at this point.

Colleen Gilger suggested the applicant consider the office spaces and how signs might be installed as this site might be challenging.

Mr. Tyler asked if an entrance was possible along Eberly Hill Lane. Mr. Meleca answered grade access is an issue, and it will depend on the tenant's needs and desires.

Mr. Tyler questioned if a gateway feature could be installed at Eberly Hill Lane to signify the entrance at the stairs.

Donna Goss asked the applicant to consider the programming of the building as it might help their case if they could explain what is going on the ground floor and how it relates to the residential units on the upper story.

Mr. Tyler inquired about the dumpster location and its access. Ms. Rauch pointed out the location on the plan and explained the dumpster enclosure doors slide so they do not encroach the right-of-way.

Shawn Krawetzki said this is an issue of three-story height since it does not meet Code. He suggested the ART should be consistent and allow the ARB to make that determination regarding the building height.

Mr. Tyler asked the ART how they felt about the Waivers. It was determined that the ART would adhere to Staff's recommendation as presented.

Mr. Tyler asked the ART about the eight conditions. The ART members agreed the conditions would stand as presented.

Mr. Tyler asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the Architectural Review Board for the Basic Plan Review with the first 4 Waivers, disapproval of the fifth Waiver, and recommending approval of the 8 conditions.

ADJOURNMENT

Jeff Tyler asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:30 pm.

As approved by the Administrative Review Team on November 17, 2016.