



## ADMINISTRATIVE REVIEW TEAM

### MEETING MINUTES

**AUGUST 4, 2016**

**ART Members and Designees:** Vince Papsidero, Planning Director; Jeff Tyler, Building Standards Director; Colleen Gilger, Director of Economic Development; Matt Earman, Director of Parks and Recreation; Aaron Stanford, Sr. Civil Engineer; Mike Altomare, Fire Marshall; and Shawn Krawetzki, Landscape Architect.

**Other Staff:** Logan Stang, Planner I; Claudia Husak, Senior Planner; Lori Burchett, Planner II; Tammy Noble, Senior Planner; JM Rayburn, Planner I; Nichole Martin, Planner I; Cameron Roberts, Planning Assistant; and Laurie Wright, Administrative Support II.

**Applicants:** Kevin McCauley, Stavroff Land and Development, Inc. (Case 1); and Brett Kaufman and Brian Suiter, Kaufman Development (Case 2).

Vince Papsidero called the meeting to order at 2:00 pm. He asked if there were any amendments to the July 28, 2016, meeting minutes. The minutes were accepted into the record as presented.

#### DETERMINATION

**1. BSD HC – Goodwill 6525 Sawmill Road  
16-041MSP-MPR Master Sign Plan\*/Minor Project Review**

Nichole Martin said this is a request for the installation of a comprehensive sign package, modifications to an existing building, and associated site improvements for an existing tenant space located within a retail center at the intersection of Banker Drive and Dublin Center Drive. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §154.066 and review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code §153.066.

Ms. Martin stated that there have been no modifications to the plans since last reviewed by the ART.

Ms. Martin said approval is recommended to the Planning and Zoning Commission for the Master Sign Plan with two conditions:

- 1) That the provision permitting a second wall sign for future tenants be eliminated; and
- 2) That the secondary image/logo provisions meet the Standard Sign Code §153.158(C)(2).

Ms. Martin said the logic for the elimination in condition one is to permit cohesion over time as well as other signs in the area.

Kevin McCauley, Stavroff Land and Development, Inc. said given the history of signs approved for the building on two or three occasions, various second signs were approved but they were all for the west elevation. He said one tenant already has a second sign so as a minimum, he would like to see the other tenants have the same opportunity for their rear elevations.

Jeff Tyler asked which reviewing bodies approved the second signs. Ms. Martin answered most of the approvals were provided by the Board of Zoning Appeals but noted that the Board of Zoning Appeals disapproved the Big Lots sign in 2001.

Vince Papsidero asked if the signs in the front were approved via variances. Ms. Martin answered there were just variances for height requested and approved. Mr. McCauley added the variances to height were given so the signs could be centered in the sign bands that were part of the building's design.

Mr. Papsidero said the ART appears to support the general concept of a second sign on the rear of the building.

Mr. McCauley said Toys R Us has an existing rear sign and Goodwill will probably be interested in a rear sign as well. He indicated Party City could also come back and request the rear sign.

Shawn Krawetzki asked if this recommendation for approval will set a precedent for other businesses along Sawmill Road. Mr. Tyler indicated he was hesitant to support this because with this in combination with other past approvals by variances this could codify it. Ms. Martin said this is consistent with what has been done in the past.

Claudia Husak said currently, Staff is reviewing the Code as a whole per the request of the Commission. She said auto-oriented businesses will get addressed in the Code modification.

Mr. McCauley said the applicant made great improvements to bring this property up to Dublin standards that were intended by the Code, which should give the ART reasons to support it. He reminded the ART that the building is set back hundreds of feet from the road and mature trees block visibility. He said these improvements should help the businesses to be successful when they have struggled in the past. He indicated this should not be thought of as precedent setting because there are enough circumstances around it to warrant the recommendation of approval.

Ms. Husak informed the applicant that after Big Sandy received a recommendation of approval from the ART, they then went before the PZC three times before getting approval, which took many factors into consideration. Mr. Papsidero added the PZC was explicit about the reasons they approved the sign.

Mr. McCauley asked the ART if they liked the sign as proposed. Mr. Papsidero said the ART supports Staff's recommendation of approval.

Mr. Papsidero 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 PZC.

## **CASE REVIEW**

### **2. ID-2 & ID-4 - Kaufman Development 16-056WID-INF**

### **Shier Rings and Cosgray Road Informal Review**

JM Rayburn said this is a request for a residential community including 192 detached townhome units, 231 multi-family units, community spaces, and amenities on 62.71 acres on the north side of Shier Rings Road, east of Cosgray Road. He said this is a request for an informal review and non-binding feedback on a potential future rezoning and development plan application.

Mr. Rayburn said the applicant is present to encourage dialogue and feedback.

Brett Kaufman, Kaufman Development, said he has been watching the development in Dublin and is a fan of the synergy, forward thinking, and innovation this group is trying to accomplish as it aligns with what Kaufman Development is about and has been doing in the community. He presented their Opus statement - what their company was founded on: Kaufman Development is created on the belief that communities of high design built around wellness, philanthropy, sustainability, and innovation can change the world. Our communities and the people that work and live in them will stand out in every way; beautiful from the

inside out, filled with passion and inspiration everywhere you turn. He added this is the sincerity of the entire company. He said they have 30 people in offices in the Short North as they are starting to build around Columbus. He indicated they are in partnership with other people in the community and create philanthropic events for employees and residents. He said Kaufman Development encourages preserving the natural world and enhancing environmental well-being that includes community gardens, recycling programs, composting, and more energy-efficient homes.

Mr. Kaufman said they serve the following markets and are not positioned to go after any one group: empty nesters, millennials, and young active families, which covers the full range of the age spectrum. He presented communities they currently have or are under construction in the Columbus area: The Gramercy; 600 Goodale; 801 Polaris; 250 High; Two25 Commons; and The Leveque. He said there are developments around the country that use bits and pieces of their project proving that developments with contemporary design and focus on sustainability have been very well received. He indicated that people are asking for more of their product after living in The Gramercy in New Albany, Ohio.

Mr. Kaufman emphasized that common spaces are important that could include: outdoor spaces for gardening, biking, and yoga; a greenway system; coffee house/restaurant; fitness facility; and farmer's markets.

Mr. Kaufman presented slides showing their proposed product and explained with different skins, the looks are varied. He said ranches and split levels are available and the elevations are pushed towards the front of the properties to face common spaces. He said there are 27 different variations offered and they vary significantly. He stated the interiors are contemporary and bright due to the natural light allowed. He summarized: the products range in size from 1,660 – 2,260 square feet; they have 2 – 3 plus bedrooms; 2.5 plus bathrooms; two-car garages plus storage; have 5-8 units per acre for density; and range in price from \$300,000 - \$500,000.

Mr. Kaufman presented The Gramercy as an example of what they have in mind for the multi-family portion of the Dublin site. He said they will adapt for this site but there will be similarities. He presented the proposed site and explained the development is divided by product type but all will share common space.

Mr. Kaufman said the proposed new connector road follows what was in the Thoroughfare Plan. He explained the single-family and multi-family were positioned in the site based on the feedback received from the adjacent Ballantrae community; they wanted the single-family units closer to their community.

Mr. Kaufman said this specific site is appealing to them since it is in an innovation district and they can be near technology and research type development. He indicated the type of people coming for these jobs will want this type of community, which is not cookie cutter or downtown and this product will attract the tech job workforce. He said this development will support what is happening and perform as a catalyst.

Colleen Gilger asked about the residential farm parcel in the center of the site. Mr. Kaufman answered the property is listed for sale and they have made an offer to buy it but the owners have chosen not to respond to their offer. He indicated the big issue with that piece of property is that they need clarity for the overall project and a timeframe; they could close sooner if they knew a timeline.

Ms. Gilger inquired about the option stages. Mr. Kaufman replied they are in-contract.

Jeff Tyler asked what the real driver was for the clustered multi-family units. Mr. Kaufman answered for technology and research, they need to separate the two products and are uncertain as to what is going to happen over time. He added having apartments in this area makes sense. With this proposal, he said this is the best way for the amounts of each product type to be laid out conveniently.

Vince Papsidero inquired about the presentation given to the Ballantrae Board. Brian Suiter, Kaufman Development, said they received good feedback and the tone was very supportive. He reported their primary concerns were traffic and how this development would impact their community overall.

Ms. Gilger inquired about the public vs private roadways. Mr. Kaufman said they are prepared to roll up their sleeves to work with Economic Development. Historically, he said they plan private drives for the apartment section and public roads for the for-sale units. He indicated this is a topic they are willing to explore.

Claudia Husak asked if the single-family lots will be platted and if so, what the width would be. Mr. Kaufman answered it depends on the municipality. He said there could be condominium fees or homeowner association fees for the individual lots and the width of the lots ranging from 25 - 50 feet.

Ms. Husak inquired about maintenance responsibility for the larger open spaces as well as the areas right around the home itself. Mr. Kaufman said each home will have a private space but everything else will be part of the master community; the small area between the house and the garage will be maintained by the individual.

Shawn Krawetzki asked as the Innovation District gets developed, how the single-family side would transition. Mr. Kaufman indicated there would be paths that would be truly integrated with the incoming commercial uses. He said this will require a group effort with Dublin but he is comfortable with what Dublin is doing and the direction they are headed.

Jay Smith, O'Brien/Atkins, introduced himself as a landscape architect out of North Carolina serving as a consultant for the City. He said the West Innovation District master plan was established in 2005-2006 and now it is ready for an update due to the changing trends. He said the area needs to now be more compact in an efficient way. He said Ohio University is new to the component and roads are already beginning to move, looking at their master plan. He said robust residential is possible and they would like to bring energy to this place by living there. He said they intend to have a plan refreshed for City Council's review in October.

Mr. Kaufman indicated that was encouraging and they would be happy to be a part of it.

Mr. Smith said every plan needs a heart. He said the district would combine mixed-use and residential incorporating workforce training, a community college, restaurants, and more density as well as other layers such as a greenway and pedestrian systems.

Mr. Papsidero asked the applicant if he would consider switching the multi-family with the single-family, moving the density to the north.

Ms. Gilger explained the proposed street network was planned 10 years ago, before Ohio University moved into the area and the roads are shifting. She said OU plans to present to their Board for approval in late August with City Council review and approval in November.

Mr. Kaufman indicated they can be flexible where the product goes but need to be sensitive to contractual obligations. He said this is at the concept stage and can be flexible without all the information yet.

Mr. Papsidero stated timing is the issue. He said the WID needs to be planned first and details will not be ready until October; he is concerned about the sequence of events. He said if this development comes out first it could impact what staff is trying to do with the district.

Mr. Kaufman said they would prefer to get in sooner rather than later but they do not want to get in the way of what the City is doing or be problematic.

Ms. Gilger said there is a public community session intended for August 30 or September 6 to gain feedback from the community, which might be helpful for the applicant to hear. She asked the applicant if he would be able to wait.

Mr. Kaufman said he would like to regroup, outside of this meeting. He asked if his project could be included in the overall plan presentation as a placeholder. That way, he said it would make it less of a surprise later.

Mr. Tyler said conceptually this project is liked a lot. He encouraged the applicant to adjust the product to the WID plan.

Mr. Kaufman said he has received consistent favorable responses. He offered to do whatever he could to help. He indicated that the press is good about perceiving timelines and information about development is out there a little bit.

Mr. Smith indicated staff would continue forward with their updates to the WID and could state how a project of this type would be appropriate for the district. He said he did not want to create a puzzle around this project but would rather the applicant come in later and state how their project would fit perfectly.

Mr. Kaufman inquired about next steps.

Ms. Husak asked the applicant if he was in contract and what would trigger the execution. Mr. Kaufman answered a date would be the trigger.

Ms. Husak inquired about the applicant's process for a purchase to be made. Mr. Kaufman said the first hurdle would be to submit a plan to the City. With this satisfied, he said they would continue to demonstrate progress. He indicated this is time based and they would put up hard money when they work through it. He stated they will not purchase the site prior to having approvals.

Ms. Husak asked what approvals he would be seeking. She said when an application is submitted staff deals with the details and there are already issues with Zoning Code compliance. She said this is not as simple as originally thought. She said all districts require updates in the Zoning Code and there is no residential use permitted currently. She said modifications to the Code would be better coming from staff rather than the applicant and this will not occur until October and beyond.

Mr. Kaufman said he needs a clear sense of time. He said they will review the contract for modifications to be made. He requested to work offline. He said he is seeing the lending environment continue to tighten for multi-family type housing in other markets and would like to strike while the iron is still hot.

Ms. Husak said the August 18, 2016, date for the Planning and Zoning Commission review is premature.

Mr. Papsidero said Zoning Code updates may not occur until February or March of next year. Mr. Kaufman indicated that waiting until then is problematic but understands not going to the PZC on August 18<sup>th</sup>. Mr. Papsidero said it may be possible to go forward in September for updates pertaining to this proposal. Ms. Gilger suggested movement occur after the public input session and that date is yet to be determined.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

## **ADJOURNMENT**

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 3:10 pm.