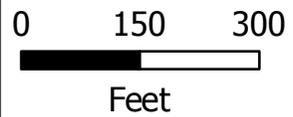


16-041MSP/MPR
 Master Sign Plan/Minor Project Review
 Goodwill
 6525, 6547, 6569 Sawmill Road



Vince Papsidero asked if the *Historic Dublin Design Guidelines* permit some flexibility. Ms. Rauch said the guidelines state to adhere to original details whenever possible.

Mr. Tyler explained that often times, several porches will appear similar on a street or small area because they would have been built by the same person and it is likely they reside in the area as well.

Ms. Seel said some of the porches have railings. She asked if that was a matter of taste because she found more with a rail than without. Generally, Mr. Tyler said the intent of the Secretary of the Interior does not allow for conjecture. He noted that sometimes where there is visible scarring, that is enough to request a variation.

Ms. Seel said she does not have her heart set on a rail but thought the rail would be an enhancement.

Mr. Papsidero suggested that the ART approve the application as it was originally presented and let the Architectural Review Board decide if a railing is appropriate; the applicant should present more photographs to further her case for the ARB to make the call.

Ms. Rauch said approval is recommended to the Architectural Review Board for a Minor Project Review with no conditions. She agreed the applicant should save the rail for the ARB to consider on July 27th.

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 ARB for the Minor Project Review.

CASE REVIEW

2. BSD HC – Goodwill 16-041MSP-MPR

6525 Sawmill Road 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 presented the signs as they exist on the multi-tenant spaces. She noted that Goodwill would like to use the southern tenant space, previously occupied by Billiard's Plus. She said the applicant is requesting the following updates:

- o 80-square-foot wall signs
- o Two wall signs per tenant space
- o Creative options for a second wall sign (Projecting or Awning)
- o A maximum of 3 colors for the wall and ground signs
- o Remove language regarding a corporate identity
- o Logo/secondary image limited to 20% sign area
- o Ground signs as shown during the informal discussion
- o Exterior modifications to the vehicular canopy and fascia panel to better match the ground signs proposed

Ms. Martin noted that Goodwill would not meet the 20% sign area limitation.

Ms. Martin presented the finalized ground sign design and a graphic to show the exterior modifications that include a "Metallic Silver" for the new canopy and the sign bands on the building to be painted "Reflection". She said these modifications would be approved administratively as they meet the criteria for a Minor Modification. She described the ground sign as having a brick base with a limestone masonry cap topped with a charcoal gray metal cabinet partially covered with a metallic silver background for white pin-mounted letters, halo lit from behind; the text for the tenants are presented in the company brand specific designs. She said the ground signs meet the Code for size, height, location, and number; however, the text proposed only permits signs as presented here.

Vince Papsidero asked what happens when a new tenant comes forward and either wants to change the tenant name or be added to the list. Ms. Martin said all white text on gray background would be permitted but an additional tenant would decrease the font size.

Ms. Martin requested feedback from the ART specifically on the following:

- o Height and number of wall signs
- o Second creative sign
- o Type substitution (Awning/Projecting)
- o Proposed logo size

Ms. Martin concluded that there is a complex history over the last 20 years for this site. She said the text today is meant to memorialize the variances permitted over time but she said Staff is concerned about the layering variances.

Kevin McCauley, Stavroff Land and Development, Inc., explained they are trying to integrate the design of the sign into the building and tie it in with all the different tenants across the building. Potentially, he said they could do more exterior modifications but with three owners, it takes time to get everyone on the same page. He stated they are asking for the front sign to remain at 22 feet in height to stay within the sign band designed on the building and to preserve what the other tenants have today. He said those other tenants were permitted 80-square-foot wall signs so he is requesting the same for Goodwill.

Mr. McCauley also requested a second sign, serving as the logo. He said it was presented at just under 40 square feet as it is ± 200 feet from Banker Drive that contains a row of trees that reduce visibility. The proposed height for this second sign is 22 feet he said so that it will be positioned in the middle of the sign band. He stated a sign for the wall at a lower height is not an option because it is obstructed by a row of trees they would like to keep. He said the rear has a large screen wall so he believes this request is reasonable. He said if the ART feels differently, he is open to recommendations.

Mr. McCauley added that this second sign provides a visual, quick identifier and is not intrusive. He asked if it was possible to stipulate that it is just permitted for Goodwill and if they were to leave, that any incoming tenant would not be permitted a sign in that location at that size and height. He indicated there is a possibility that Goodwill will not sign a lease if they are not permitted these signs as proposed.

Mr. Papsidero asked if the sign on the rear of the Toys R Us space was approved as a variance. Ms. Martin said the history is unclear; she could only find documentation that referred to exhibits.

Mr. Papsidero indicated that the second sign is a concern; there is no precedent for a second sign in a multi-tenant building. Ms. Martin said many have been requested and for the most part, approved but they met the requirement for size and provided a different sign type for the second sign.

Donna Goss asked for confirmation that the building is located ± 200 feet from Banker Drive. Mr. McCauley confirmed the distance and said the sign shown in the graphics is 37.6 square feet in size.

Claudia Husak said the second sign as a logo would be acceptable if the front wall sign was a different sign type. She indicated her concern was the mixing and matching of Code provisions.

Mr. Tyler said he would not approve the second sign. He suggested the PZC make the determination as to whether there is enough distinction between the two signs. Mr. Papsidero explained the ART has to be conservative but the PZC has more latitude. He recommended the ART approves this application but with a condition about the second sign.

Mr. McCauley asked if the second sign was not the logo but just had the Goodwill text would it be more appropriate. Mr. Papsidero answered he would be more comfortable with that on the rear of the building given the situation with Toys R US and it would be visible from the street.

Ms. Husak suggested the applicant request a smaller size for the second sign but there is still no guarantee the PZC would permit it.

Ms. Martin said staff recommended omitting the language about a second sign, even if it was a different sign type because the other tenants did not have it and this might cause more confusion.

Ms. Goss said she liked the exterior modification of painting the sign bands silver on the entire building because it ties everything together, nicely.

Tim Hosterman said the ground sign on Banker Street will help with visibility on that side of the building.

Mr. McCauley asked if this proposal could be approved today for everything but with a condition for the second sign to not be supported. Ms. Husak said an ART determination was not possible today as there is no Planning Report provided yet.

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 2:45 pm.

As approved by the Administrative Review Team on July 28, 2016.



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JUNE 16, 2016

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Matt Earman, Director of Parks and Recreation; Jeff Tyler, Building Standards Director; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshall; and Tim Hosterman, Police Sergeant.

Other Staff: Logan Stang, Planner I; Nichole Martin, Planner I; Lori Burchett, Planner II; Claudia Husak, Senior Planner; JM Rayburn, Planner I; and Laurie Wright, Administrative Support II.

Applicants: Kevin McCauley and Matt Stavroff, Stavroff Land and Development, Inc., Greg Chillog, EDGE Group, and Adam Welker, Ford & Associates (Cases 1 & 2); Russ Hunter, Crawford Hoying Development Partners; Miguel Gonzalez and Teri Umbarger, Moody Nolan; John Woods, MKSK; Brian Quackenbush, EMH&T; and David Keyser, DKB Architects (Cases 3 & 4).

Vince Papsidero called the meeting to order at 2:00 pm. He asked if there were any amendments to the June 9, 2016, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATION

**1. BSD SCN – Goodwill
16-041MSP-MPR**

**6525 Sawmill Road
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 today's request is for a review and approval of a Minor Project Review under the provisions of Zoning Code §154.066 and June 23, 2016, is the target date for the Administrative Review Team review and recommendation of approval for a Master Sign Plan under the provisions of Zoning Code §153.066.

Ms. Martin explained this has become a request for exterior modifications including the addition of a vehicular canopy and awnings as well as site improvements including repaving and landscaping for the (future) Goodwill site located at 6525 Sawmill Road. Additionally, she said this is a request for new landscaping for 6547 and 6569 Sawmill Road to coordinate with the adjacent parcel. She explained the existing one-story, multi-tenant building is located on three separate parcels: 6525, 6547 and 6569 Sawmill Road.

Ms. Martin said there are two distinct components of the applicant's request: the exterior and site modification for the (future) Goodwill site located at 6525 Sawmill Road; and the landscape modifications for the entire shopping center that includes 6525, 6547, and 6559 Sawmill Road. She reported the property owners have a private cross-access and shared-parking agreement, which allow the separate parcels to function as a single shopping center.

Ms. Martin described the proposed canopy as subordinate to the principle structure at 17 feet, 10 inches tall in a champagne color metal canopy affixed to metal pilasters, which adjoin the masonry columns. She said this contains two, 12-foot drive aisles accessible from the Banker Drive and Dublin Center Drive entrances. She reported Staff recommends the applicant further visually integrate the columns with the canopy so the column design should be amended to extend the brick pillar veneer from grade to the canopy that matches the existing building. With the addition of the vehicular canopy, she said 24 existing parking

spaces will be removed and 9 parking spaces will be replaced - 3 of which will be handicap spaces adjacent to the main entrance.

Ms. Martin said the applicant has indicated that there will be directional signs to ease the circulation of the parking lot and these will be reviewed as part of the Master Sign Plan. She said Staff has requested directional pavement striping be included and finalized prior to Building Permitting.

Ms. Martin said the proposal includes the addition of 5 new standing-seem metal awnings. She said the proposed awnings are Award Blue to coordinate with the tenant's corporate branding. Four of the awnings proposed she said are to be located above the primary entrance and are not consistent with adjacent tenant spaces, which have no awnings in the colonnade. She explained it is a requirement that the awnings be consistent with the architecture of the building and other existing awnings and canopies. As such, she said the four awnings above the primary entrance should be eliminated from the proposal. She said the awning proposed along the Banker Drive façade is designed to provide employee's protection from the elements as the entrance provides access to the employee break room and is appropriate to the design of the structure.

Ms. Martin said the site contains 121 parking spaces and with the addition of the vehicular canopy the site will retain 97 parking spaces. She reported that striping details have been received from the applicant. She explained the parking lot will be milled and repaved with an asphalt overlay at 6525 Sawmill Road. She said at 6547 Sawmill Road, south of the façade, the applicant plans an asphalt overlay and additional striping. She said they will stripe the remainder of Toys R Us but no improvements are planned for the site at Big Lots.

Ms. Martin stated the Bridge Street District Code requires surface parking and circulation area landscaping, street trees, foundation plantings, and interior landscaping for this site. She said the applicant is requesting to add 13 street trees just along Banker Drive, which the City Forester agreed to and suggested Silver Linden Trees.

Ms. Martin said approval is recommended for a Minor Project Review with nine conditions:

- 1) That the applicant amend the vehicular canopy column design to extend the masonry from grade to the canopy prior to building permitting, subject to Staff approval;
- 2) That the applicant confirm that all proposed improvements are not in conflict with the existing utilities on the site at building permitting;
- 3) That the four awnings located above the primary entrance be eliminated;
- 4) That the applicant confirm the number of parking spaces and update the plans accordingly prior to issuance of a Building Permit;
- 5) That one additional interior tree be located on 6547 Sawmill Road, west of the entrance off Banker Drive in accordance with 153.065(D)(5);
- 6) That street trees be provided in accordance with 153.065(D)(7);
- 7) That the plans be updated to reflect the required 42-inch minimum depth required for foundation plantings proposed adjacent to the south elevation of 6525 Sawmill Road;
- 8) That the existing Spruce Trees located on 6547 Sawmill Road adjacent to the southeast property line be preserved and the proposed Crabapple and Pear tree species be substituted with trees from the City of Dublin preferred tree list; and
- 9) That the applicant obtain approval of a Master Sign Plan for the proposed ground signs included in the landscape plans.

Kevin McCauley, Stavroff Land and Development, Inc., questioned the first condition about the canopy column. His architect said they could comply with that condition and extend the brick to meet the canopy.

Mr. McCauley addressed the third condition about the awnings proposed. He said there is no variation to the building between the three separate tenants so Goodwill is trying to set themselves apart and

differentiate themselves. He said these awnings across the front façade create a 'store front' for Goodwill and this is important to them. He asked if the ART would reconsider the elimination of the four awnings in the colonnade.

Mr. McCauley said he did not agree with the 5th, 6th, 7th, and 8th conditions all regarding the landscape plan. He indicated that street trees were not required at previous meetings with staff. He said not only are they now required but the applicant is being asked to plant a dense Linden Tree when they are trying to accomplish the opposite by opening up the view for better visibility. He said it is not the number of trees that he has a problem with it is visibility. He explained that 119 trees are required by the Code and they go well above and beyond those numbers. He indicated they plan to meet the other five conditions.

Ms. Martin restated that street trees are required by Code but this was identified late in the game as circulation landscaping was the emphasis early on. She indicated the intent of redevelopment in the BSD is for street trees to be required.

Donna Goss inquired about the Spruce Trees in question. Mr. McCauley said he wants to remove them to provide visibility. He said the Honey Locust trees can remain because those are not large and can be pruned so the site would be visible underneath them. Adversely, he said the evergreens block the view.

Mr. McCauley inquired about the landscaping on Banker Drive. He said they already have 34 trees above what is required by the Code. He said if they are required to add street trees, he wanted to know if other trees could be removed to improve visibility.

Vince Papsidero said the City Forester makes the decisions about the street trees.

Claudia Husak indicated that the City Forester makes the decisions about the location and spacing of the street trees. A discussion ensued about who has the decision making ability about trees and if the applicant would need to make an appeal to the City Forester.

Matt Stavroff, Stavroff Land and Development, Inc., said he did not envision any city forester willing to permit the removal of trees if in good condition for visibility. He asked if the forester was part of the ART. Mr. Papsidero said the City Forester was not part of the ART but has the decision making power when it involves street trees. The ART determined that the Spruce Trees could be removed in this case.

Greg Chillog, EDGE Group, inquired about the foundation planting zone. He said theirs is six feet from the building.

Ms. Martin said the plans indicated a shorter depth in the notes section of the landscape plan. Mr. Chillog said that the note outlined refers to another requirement and that if scaled and measured the plans would show a distance of six feet from the building. Mr. McCauley said they agree to that condition since they are already meeting the requirement.

Mr. Papsidero asked the ART for their feedback about the four awnings in question. Jeff Tyler asked if there were awnings anywhere else on the building and if this would be setting a precedent. Ms. Martin presented the brick awnings built into the colonnade at Toys R Us.

Adam Welker, Ford & Associates, explained all three entrances are quite spread out. Ms. Martin clarified that from the Code perspective, this is a multi-tenant building but she noted that there are now separate parcels. She said the Code states the awnings need to be functional and in this case, the benefit is minimal.

Mr. Papsidero suggested that if the ART would support awnings, perhaps the applicant could get the other tenants to add awnings. Mr. Papsidero confirmed the awning condition be eliminated from the list as the ART could support it.

Mr. McCauley asked if small ornamental trees could be used instead of the evergreen trees. Mr. Papsidero said the ART could support that condition modification.

Aaron Stanford inquired about the water service on the south side of the building. Mr. McCauley said he thought it would be alright and would send the documentation to Mr. Stanford.

Ms. Martin said approval is recommended for a Minor Project Review with seven conditions as amended:

- 1) That the applicant amend the vehicular canopy column design to extend the masonry from grade to the canopy prior to building permitting, subject to Staff approval;
- 2) That the applicant confirm that all proposed improvements are not in conflict with the existing utilities on the site at Building Permitting
- 3) The applicant confirm the number of parking spaces and update the plans accordingly prior to issuance of a Building Permit;
- 4) That the applicant work in coordination with the City Forester and Landscape Inspector to resolve the Code requirement to provide street trees, and surface parking and circulation area landscaping;
- 5) That the plans be updated to reflect the required 42-inch minimum depth required for foundation plantings proposed adjacent to the south elevation of 6525 Sawmill Road;
- 6) That the proposed Crabapple and Pear tree species be substituted with ornamental trees from the City of Dublin preferred tree list; and
- 7) That the applicant obtain approval of a Master Sign Plan for the proposed ground signs included in the landscape plans.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of the Minor Project Review with seven conditions.

Ms. Martin reiterated that June 23, 2016, is the target date for the Administrative Review Team review and recommendation of approval for a Master Sign Plan as part of this application. The applicant asked to review it today.

Ms. Martin said the following tenants would be included in the applicant's request for a Master Sign Plan: Goodwill, Toys R Us, and Big Lots. She presented the wall signs proposed for each tenant for context. She said the applicant submitted the text for an MSP, which is generally consistent with the Bridge Street Code but pointed out that the wall sign size was increased to a maximum size of 80 square feet for each tenant. In addition she said the MSP text states: one ground monument sign shall be permitted on each public right-of-way but shall be limited to a maximum of three ground monument signs for the center and must be located on different street frontages.

Ms. Martin asked the ART to consider the definition for "center". She asked if the logo and tenant name should be permitted on the ground sign. She asked if the ART thought it was too much visual clutter. She inquired about changeable copy signs. She asked about permitting 3 ground signs instead of 4 with one to be located on Village Parkway, Banker Drive, and Sawmill Road.

Ms. Martin said three tenant panels were proposed on the ground signs and the issue with the fourth tenant needed to be resolved. She noted that the applicant was requesting larger wall signs than permitted by the BSD Code.

Mr. Papsidero confirmed the larger signs were consistent with the previous Code requirements.

Mr. McCauley said he understands the smaller sizes in the BSD Code from a pedestrian scale experience but while their building is in the BSD, it is 425 feet from Sawmill Road and not a pedestrian friendly area where a sign would be 10 – 15 feet from the street.

Mr. McCauley added there are three tenants but three owners as well. He explained that Stavroff Land and Development, Inc. is paying for all the signs, trying to be a good neighbor and that all three parcels are included in the MSP.

Ms. Husak asked if the ground signs meet the BSD Code and where they would be located. Ms. Martin said the MSP is being requested because the applicant would exceed the requirements in the BSD for size, colors, and logos. Ms. Husak indicated the PZC would not approve of all of these requests given they adopted the BSD Sign Guidelines. The ART encouraged the applicant to read through the BSD Sign Guidelines as the square brick base with the metal cabinet on top as proposed for a ground sign is not creative enough. Ms. Husak indicated that the PZC might grant some leeway on a proposal if they were presented with a unique, dynamic, creative, memorable, and interesting product. Mr. Stavroff asked for more specifics on design and was referred to the sign guidelines.

Mr. McCauley inquired about options for next steps. Mr. Papsidero said the ground sign would need to be redesigned before the ART could make a recommendation. Mr. Stavroff said he will design a crazy sign and present it to the PZC. The ART emphasized that the sign needs to be creative, not crazy.

CASE REVIEWS

2. BSD SCN – Party City 16-042MSP

6655 Sawmill Road Master Sign Plan

Nichole Martin said this is a request for the installation of a monument sign for an existing multi-tenant building located at the intersection of Sawmill Road and Village Parkway. She said this is a request for review and recommendation of approval for a Master Sign Plan under the provisions of Zoning Code §153.066.

Ms. Martin said this is identical to the Goodwill MSP proposal as it is the same applicants so she suggested the detailed review did not need to be repeated today. She said a Party City wall sign was approved by the ART on May 5, 2016, for a different applicant because it met the BSD Code and therefore, the applicant was able to submit the proposal under a Minor Project Review.

Ms. Martin asked the applicant to consider meeting Code for a ground sign by using the single color red letters to match the recently approved wall sign and the bottom panel would be blank for future tenants.

Kevin McCauley, Stavroff Land and Development, Inc., indicated Party City accepted that sign because they had to due to the store grand opening and the need for a quick sign. He said they would prefer to have a much different sign despite the high cost they put into that one.

Ms. Martin said this application is scheduled for a determination on June 23, 2016, to be forwarded to the Planning and Zoning Commission.

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

3. BSD SRN – Bridge Park, G Block 16-038BPR

Mooney Street Basic Plan Review

Nichole Martin said this is a request for a mixed-use development, including two buildings containing 179 residential dwelling units, approximately 12,000-square-feet of office use, 11,000-square-feet of retail use, and a parking structure. She said the site is surrounded by Tuller Ridge Drive to the north, Dale Drive to the east, Mooney Street to the west, and Bridge Park Avenue to the south. She said this is a request for

Jeff Tyler said he thought the script design of the sign was hard to read. Ms. Yakumithis said that is the logo and it is used like that at their Powell location.

Donna Goss asked if the sign is illuminated. Ms. Yakumithis answered it is internally illuminated with LED lighting.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of the Minor Project Review with one condition.

INTRODUCTIONS

3. BSD SCN – Goodwill 16-041MSP/MPR

6525 Sawmill Road 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 review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code §153.066 and review and approval of a Minor Project Review under the provisions of Zoning Code §154.066.

Ms. Martin presented an aerial view of the site. She noted this is a multi-tenant building that includes Goodwill (formerly Billiards Plus), Toys R Us, and Big Lots. She presented a close-up view of the site and noted the three separate parcels. She said Goodwill is on the end, Toys R Us is in the middle, and Big Lots is on the other end.

Ms. Martin presented the proposed vehicular canopy awning as part of the Minor Project Review. She said this will provide an area for merchandise loading and unloading. She presented a rendering of the canopy and drive-through pointing out the proposed brick veneer columns supporting a metal canopy approximately 10 – 11 feet in height with a double-sided drive aisle. She explained this will eliminate 24 parking spaces but will add ADA spaces. She said landscape changes were proposed that were reviewed and approved by Michael Hiatt. She stated staff has requested the applicant restripe the parking lot. In addition, she said the applicant is requesting new awnings for the building. She said the applicant will use the prior tenants metal awning frames but the new awnings will be a shade of blue.

Ms. Martin said the Master Sign Plan will need to go to the Planning and Zoning Commission for approval after the ART makes a recommendation. She said the MSP includes two wall signs for Goodwill and four multi-tenant ground signs. She noted one wall sign will face Sawmill Road in the same location as the former Billiard's Plus sign. She said it is 80 square feet in size at 20.9 feet wide and the height is ±18 feet. She said the three-inch deep fabricated letters for text "goodwill" and separate logo are mounted flush to the brick and in the same location as the former Billiard's Plus sign, centered over the middle archway in the sign band. She stated only 50 square feet is permitted per the BSD Code, which is different than the previous Code and each of the tenants received previous variances for height. She said the other proposed wall sign will face Banker Drive, centered over that archway and is 37 square feet in size but the Code does not permit two signs of the same type. She noted this is an internally illuminated, three-inch deep logo cabinet mounted flush to the brick façade and the colors are dark blue, teal, and white. She said four multi-tenant ground signs are proposed and only two are permitted per Code. She pointed out the signs would be located on Sawmill Road, Banker Drive, Village Parkway, and Dublin Center Drive. She said the internally illuminated sign cabinet is built atop a brick veneer base, meeting the Code's height requirements. Ms. Martin concluded the type and the height of the wall signs does not meet the Code but are architecturally integrated.

Kevin McCauley, Stavroff Land and Development, Inc., said he understands they exceed the Code for the number of ground signs permitted but they are requesting a total of four, one for each street location

instead of requesting a total of six signs, two for each tenant of the building, which could conflict with each other. Robert Gamperl, Goodwill, added this is a four-sided building with three tenants and they are proposing a cohesive sign package.

Claudia Husak asked the applicant to consider different signs like perhaps one wall sign and one projecting sign or signs on the blue awnings so they could meet the Code on that aspect. Mr. Gamperl said the awnings do not protrude out beyond the brick façade and a projecting sign would not be effective in this instance.

Ms. Husak asked if there would be any directional signs. The applicant said there would be directional signs on site but they would be generic like "Do not enter" and "Stop" signs so they would not include any of the tenants' names. Jennifer Rauch confirmed that would be acceptable and are not required to be part of a MSP.

Mr. McCauley said the BSD Code for signs is pedestrian oriented and Sawmill Road is auto-oriented. He referred to Rite Rug down the street who has not been successful and Goodwill would like a chance to succeed who has to compete with Columbus signs in the area. He noted the building is 300 feet back from Sawmill Road with Boston Market and KFC on each corner in between the road and these tenants. He said even with access off Banker Drive, this location is a tough sell.

Jeff Tyler asked if they considered their MSP in context with the other wall signs existing on this building. Ms. Martin answered they are. Mr. Tyler said he wanted to see the other wall signs on this building at the next meeting for context. Mr. McCauley said Toys R Us, located right next door, has a bigger sign on both the front and the back of the building.

Vince Papsidero said the existing signs should be part of the sign package. Ms. Rauch added this could be to the applicant's benefit.

Ms. Husak said assuming the Toys R Us signs and the Big Lots signs are in the 80-square-foot range, a larger sign for Goodwill would bring consistency but there has to be a high level of quality.

Mr. McCauley said he would return with a cohesive package but emphasized the three tenants are under different ownership.

Mr. Tyler stated he is simply looking for reference and not asking for the other tenants to be part of this application. Ms. Goss indicated presenting the existing signs that were approved under the previous Code for reference purposes could be a benefit to the applicant in this instance.

Ms. Husak inquired about the vehicular canopy circulation.

Mr. Stanford requested more detail on the Site Plan because the existing Site Plan did not show circulation maneuverability and the private utility information.

Mr. Gamperl said Goodwill has used this same dual-lane model seven times before and it is successful. He said on a busy Saturday morning, traffic can get backed up in the canopy area.

Ms. Husak asked why the masonry on the columns did not go to the top. Mr. Gamperl replied that architecturally the proposed column design looks better. He said the canopy metal is a champagne color and the masonry will match.

Matt Stavroff, Stavroff Land and Development, Inc., explained the other tenants are not interested in making any changes to the signs or the landscaping. He said he has been working with the City's Code

Enforcement Department to force landscaping improvements from the other tenants but has been unsuccessful.

Mr. Papsidero inquired about the commitment for parking lot re-striping from the other tenants. Mr. McCauley said the parking lot is being replaced across the board. He said everything on the south side and front of Goodwill will be resurfaced and the rest will be completed as needed since Stavroff is paying for it.

Mr. Stavroff said they would comply with whatever was requested by the ART.

Ms. Martin explained the next steps.

**4. BSD SCN – Party City
16-042MSP**

**6655 Sawmill Road
Master Sign Plan**

Nichole Martin said this is a request for the installation of two monument signs for an existing multi-tenant building located at the intersection of Sawmill Road and Village Parkway. She said this is a request for 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 presented the proposed monument signs that are in the same style as the ground signs just to the south in the Goodwill/Toys R Us/Big Lots plaza but the six colors proposed exceed the Code as just five colors are permitted, including the background color. She said the internally illuminated sign cabinet is built over a brick veneer base, meeting the Code's height requirements. She noted they have proposed additional landscaping to surround the signs. She said one monument sign would be placed on Sawmill Road and the other would be on Village Parkway but the proposed locations conflict with the utility easement.

Ms. Martin reported that Party City received approval for the installation of a wall sign on May 5, 2016, but it was one color – red. The ART recommended the monument signs should match the wall sign with the text in red on a white background.

Proposing a Master Sign Plan for the whole building was discussed. Ms. Martin explained the applicant could determine standards and every tenant would then have to comply with what was approved or they would have to return with a new proposal. She said this could address anything that could potentially appear, having various tenants move in and out.

Matt Stavroff, Stavroff Land and Development, Inc., said honoring a brand is important and he plans to bring better brands. He said they could consider a MSP for the building or if they chose to just use red and white, they would not need a MSP at all.

Kevin McCauley, Stavroff Land and Development, Inc., asked the ART what they recommended. Ms. Martin said it would make sense to pull this application and create a MSP for the entire building to provide the applicant with more control.

ADMINISTRATIVE

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 3:38 pm.



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 24, 2015

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

Other Staff: Marie Downie, Planner I; Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Claudia Husak, Planner II; Nicki Martin, Planning Assistant, Katie Dodaro, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Kevin McCauley, Stavroff Interests, LLC. (Cases 1 &2); Kenny Rupp (Case 1); Chris Grilli, Sign Vision Co., Inc. (Case 2); Laura Timberlake, Big Sandy Superstores (Cases 3 & 4); Randy L. VanTilburg, The Mannik & Smith Group, Inc. and Craig Breedlove (Case 3); Logan Dilts, DaNite Sign Company (Case 4); and David Dirkhising and Andrew Marcou (Case 6).

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the September 17, 2015, meeting minutes. The minutes were accepted into the record as presented.

PRE-APPLICATIONS

1. BSD SCN – Billiards Plus – Site Improvements

6525 Sawmill Road Pre-Application Review

Jennifer Rauch said this is a potential future proposal for modifications to landscaping, signs, and site improvements for the existing Billiards Plus building on the west side of Sawmill Road, north of the intersection with Banker Drive. She said this is a request for review and feedback for a potential future application within the Bridge Street District under the provisions of Zoning Code Section 153.066.

Ms. Rauch presented the site and noted the location of the tenant space, which occupies the southern end of a building, as well as Toys R Us and Big Lots to the north. She said two other businesses occupy the area between this building and Sawmill Road (KFC and Boston Market).

Ms. Rauch presented potential modifications to landscape islands to replace some of the dying trees with low-level mixed plantings. She indicated she would review the proposal with regards to Code requirements for landscape island plantings.

Ms. Rauch presented the tenant wall sign location. She said the 76-square-foot sign exceeds Code, but with a Master Sign Plan the applicant could request this sign exceed Code requirements.

Ms. Rauch said two monument signs are proposed: one for the Sawmill Road entrance and the other for the Banker Drive entrance. She described the proposed 24-square-foot signs as having a primary panel internally illuminated with a white background including panels for each of the three tenants. She said the signage cabinet is mounted on a cast stone water table and masonry base of brick veneer. She stated that Code permits two ground signs at a height not to exceed 8 feet, which these two signs meet, but all three tenants combined exceed the maximum permitted colors by Code.

Kevin McCauley, Stavroff Interests, LLC. and Kenny Rupp, the building owner, explained the obstacles as there are three separate property owners. Mr. McCauley said he was agreeable to a Master Sign Plan, but needed to obtain input from the other businesses. He indicated the other businesses would likely be receptive to the ground sign limitations if they could keep their existing wall signs.

Vince Papsidero said it may be possible for the existing wall signs to remain with the Master Sign Plan.

Mr. McCauley said the landscape modifications have not been determined yet. He indicated that Toys R Us did not want to contribute money for landscaping for the area in front of their store.

Ms. Rauch said a proposed drive aisle would be positioned on the south side of the building/tenant space under a porte cochere for loading/unloading merchandise. She said the applicant has indicated that landscaping could be added to screen the area. She noted that a drive-through is only permitted in the BSD if the use is for a bank. She indicated that depending on the purpose of the area, drive aisle may be considered a loading dock.

Mr. McCauley explained the drive lane would be a drop off/loading zone; there would be no loud speakers, or orders transacted.

Mr. McCauley explained they were looking for a new tenant and uncertain what their needs would be. He said this is challenging since Sawmill Road is a desired location, but the businesses are hidden behind large mounds, trees, and parking lots.

Mr. McCauley stated that landscaping is a priority over signage. He reported a tree survey was conducted and 85% of the trees are dead or dying. He said many of the Ash trees have been replaced, but the irrigation system is practically nonexistent and would be too costly to modify. He said the majority of trees are Callery pear trees and are recommended for removal, but that there are very few other varieties that can be saved. He added the arborist noted the areas where the trees are planted do not have irrigation, the majority of the trees have too much mulch, and there is limited space for the root zones.

Laura Ball encouraged the applicant to use trees that could survive in the current conditions to meet the Code requirements. She said she is not surprised to hear that the Ash trees had to be removed. She asked the applicant to do a soil test.

Mr. McCauley said the Ash trees were replaced with others that are also not thriving.

Jeff Tyler asked if trees are required and what rights the ART would have to guide the applicant towards meeting that requirement.

Ms. Rauch said a Waiver could be requested, which would be forwarded to the PZC. She said this landscaping plan was based on the previous Code, but is now under the provisions of the BSD Code.

Ms. Rauch indicated a compromise may be possible to meet the requirements by requesting to plant smaller trees in larger landscape islands.

Mr. Tyler pointed out that the ART will have to make a recommendation to the PZC.

Mr. McCauley said he is interested in a reasonable solution. He said the building is in bad repair and it is tough to sell.

Ms. Ball referred to Mr. McCauley's earlier comment about the landscaping on the Sawmill Road mounds and suggested a low-level planting be considered to draw the eye to the building.

Mr. McCauley asked if a hedgerow would be appropriate for the BSD. He said he could beautify the mound, but did not wish to add trees.

Ms. Rauch cautioned that a proposal without trees could be hard to support. She recommended the applicant work with Staff to find a solution.

Mr. Tyler requested more information regarding the loading area to compare it to the Code definition of a drive-through.

Mr. McCauley said there would be no window, but there would be a door, which they use now for services. He said the drive-aisle area is to delineate the area so people do not park there and allow for pick-up/drop-off of merchandise or service.

Ms. Rauch noted that in this instance it may be considered a drive-aisle.

Mr. Papsidero emphasized a window would not be permitted. Mr. McCauley answered a window was not needed.

Mr. McCauley asked if a second dock door could be added to the rear of the building. Ms. Rauch indicated there were no issues with that request.

2. BSD SCN – Party City – Signs

6655 Sawmill Road Pre-Application Review

Nicki Martin said this is a request for the potential installation of one wall sign and two ground signs for an existing building west of Sawmill Road, north of Village Parkway. She said this is a request for review and feedback for a future application within the Bridge Street District under the provisions of Zoning Code Section 153.066.

Ms. Martin presented the site and the locations for the proposed signs. She noted the proposed signs are larger than permitted and asked the ART if a Master Sign Plan would be appropriate. She said architectural modifications are being shown on the plans as well. She explained Party City would share the building with Goodwill as the second tenant and a Master Sign Plan would need to incorporate both tenants.

Ms. Martin presented the illustrations for the two proposed identical ground signs at 72 square feet while only 40 square feet is permitted by Code.

Ms. Martin asked for clarification regarding the architectural modifications. Kevin McCauley, Stavroff Interests, LLC stepped in to address questions regarding the architectural modifications. He said the drawings provided were from a previous proposal and there are no planned improvements at this time. He said the proposed signs are a little different given the way the building exists today.

Ms. Martin presented the street view of Party City's designated space. She asked the applicant if they intended to apply for a Master Sign Plan or a Minor Project Review.

Marie Downie said from a Planning perspective a Master Sign Plan would need to include the entire building. She said a Minor Project Review would be an appropriate process if the applicant wanted



C I T Y O F D U B L I N
Department of Planning & Development

TENTATIVE AGENDA
DUBLIN BOARD OF ZONING APPEALS

DATE: November 17, 1988
TIME: 7:30 p.m.
PLACE: Dublin Municipal Building
6665 Coffman Road

1. **Variance Application - V88-023 - Sun TV/Rite Rug**
Location: 6.56 acres located on the northwest corner of Village Parkway and Sawmill Road.
Zoning District: CC, Community Commercial
Request: A Variance to Section 1185.06(d)(1) to reduce the side yard to pavement requirement from 15 feet to zero feet.
Proposed Use: Two retail commercial buildings totalling 44,000 square feet in area.
Applicant: Rite Rug Co., and Sun TV and Appliances, Inc.

2. **Variance Application - V88-024 - White Consolidated Industries**
Location: 13.456 acres located on the northeast corner of Perimeter Drive and Discovery Boulevard.
Zoning District: PCD, Planned Commerce District
Request: A Variance to Section 1189.05(b)(3)(C) to permit a third ground sign and a Variance to Section 1189.03(a) to permit a flag promoting the WCI insignia.
Proposed Use: A third ground sign used for directory display and a flag promoting the company insignia.
Applicant: White Consolidated Industries, Inc.

3. **Administrative Appeal - A88-001 - Toys "R" Us**
Location: 11.2 acres located on the southwest corner of Village Parkway and Sawmill Road.
Zoning District: CC, Community Commercial District
Request: Appeal of an Administrative Determination that an existing interior wall sign is a nonpermitted sign.
Proposed Use: A multicolor interior wall sign visible from outside the building.
Applicant: Toys "R" Us, Inc.



5131 Post Road • Suite 105
Dublin, Ohio 43017

May 23, 1988

Mr. Cai Eberhardt
Toys-R-Us
395 West Passaic Street
Rochelle Park, NJ 07662

RE: Toys-R-Us

Dear Mr. Eberhardt:

The purpose of this letter is to provide verification of the approved Toys-R-Us/Kids-R-Us/Glick's site plan. As you will recall, the site is located on the west side of Sawmill Road between Federated Boulevard and Banker Drive (proposed), and development requires approval of the Dublin Planning and Zoning Commission under the Corridor Development District provisions.

After several hearings before the Planning and Zoning Commission, the proposed project was approved with several conditions on February 17, 1988. One of these conditions involved redesigning the driveway located on Sawmill Road. On February 24, 1988, we met to discuss several alternatives for this entrance and agreed upon one which reoriented the eastern section of the parking lot. That plan was later submitted for Toys-R-Us building permit, and a copy of it is enclosed. This parking lot modification concludes your requirements for site plan approval for this project.

I hope this letter puts the outstanding questions to rest. Best of luck with your project.

Regards,

Barbara M. Clarke
Zoning Administrator

BMC:tsb

Enclosure

cc: Ed Skeens,
Schottenstein, Zox & Dunn

original

VILLAGE OF DUBLIN BOARD OF ZONING APPEALS

NOTICE OF APPEAL FOR A VARIANCE FROM ZONING CODE

For BZA Use Only
Application No:
VA: V88-004, V88-006
Date Filed: 3-9-88
Fee Receipt No: 0452
Received By: R. Derreyh

Please type or print information - Use additional sheets as necessary

TO THE HONORABLE VILLAGE BOARD OF ZONING APPEALS:"

The Applicant, Residential Services, Inc., being the owner(s) lessee (s) of property located with the community commercial Zoning District, requests variance from the following listed provisions or requirements of such zoning district:

Section 1183.02(2) to permit a zero width side yard and Section 1189 to permit a wall sign 18' above grade.

and the approval, in accordance with the attached plans, of (state here what is intended to be done on, or with the property insofar as a variance is necessary):

What application for a Certificate of Zoning Compliance has been filed in connection with the proposed development. (Identify by Number)

A. DESCRIPTION OF SUBJECT PROPERTY

a. Lot (s) Reserve (s) of a recorded plat.

b. Beginning of a point along (street or other) and being feet in a N S E W (circle) direction from the (specify) of (street or other) and thence having a dimension of (street or other) and a dimension of feet from the (specify) of (street or other), and having an area of acres/ square feet.

c. Attached legal description: YES X NO

4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Code to other lands or structures in the same Zoning District. The property is located in the CDD corridor review district and is subject to significant land use regulations by virtue of such district. ~~Granting these requested variances are necessary to effectuate the commitments made in such district.~~

5. That granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity. Both requested variances are de minimus technical variances and will have not detrimental impact on the health, safety, and welfare of the public or private property.

C. AFFIDAVIT

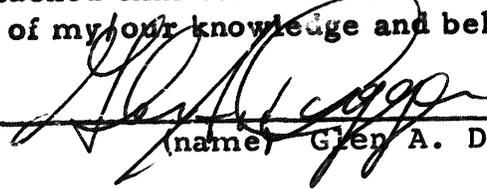
Before completing this application and executing the following affidavit, it is recommended that this application be discussed with the Building Inspector to insure completeness and accuracy.

APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

I/~~we~~ Glen A. Dugger

being duly sworn, depose and say that I am/we are the owner(s) lessee(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my/our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my/our knowledge and belief.



(name) Glen A. Dugger

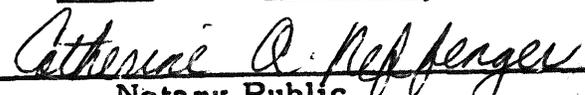
37 West Broad Street

(mailing address)

Columbus, Ohio 43215

Telephone: 221-4255

Subscribed and sworn to before me this 9th day of March, 19 88.



Notary Public

VARIANCE

BEFORE THE BOARD OF ZONING APPEALS
Dublin, Ohio

In the matter of the appeal
of Residential Services, Inc.
Name
3800 Dublin-Granville Road
Address

Case No. V88-005
11.275+ acres bounded by Sawmill
Rd. Federated Blvd., Banker Dr.
(proposed), and Dublin Center
Drive, extended.
Address of Subject Property

ORDER

This matter came on for hearing on appeal from order of the Dublin Planning Director finding that the proposed signs are higher than the 15 foot maximum height described in Section 1189.01.

The report and recommendation of the Planning Department and the evidence of proponent and opponents and exhibits and the Board being fully advised in the premises finds that the requirements of Section 1129.03, Codified Ordinances of Dublin, have been met and that said appeal should be granted as the following findings have be made:

- A. That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.
- B. That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.
- C. That the special conditions and circumstances do not result from the action of the applicant.
- D. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.
- E. That granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

The Board further finds that such variance is necessary to preserve a substantial property right, the hindrance of which resulted from the Zoning Code; that such variance will be in harmony with the public interest, and is consistent with the purposes and objectives of the Zoning Code.

It is, therefore, ordered that the ORDER of the Planning Director be and the same is hereby overturned this 24th day of March, 1988. Any variance authorized by an order of this Board shall be void one (1) year after date of issuance unless prior thereto an affirmative act of the applicant has commenced, which makes of said variance.

It is further ordered that:

Background to be same material as building facade.

01-042CDD

Corridor Development District
Big Lots
6569 Sawmill Road

March 24, 1988

VILLAGE OF DUBLIN BOARD OF ZONING
APPEALS

NOTICE OF APPEAL FOR A VARIANCE
FROM ZONING CODE

| | |
|------------------|----------------|
| For BZA Use Only | |
| Application No: | _____ |
| VA: | <u>V88-005</u> |
| Date Filed: | <u>3/9/88</u> |
| Fee Receipt No: | <u>0452</u> |
| Received By: | _____ |

_____ Please type or print information - Use additional sheets as necessary _____

TO THE HONORABLE VILLAGE BOARD OF ZONING APPEALS:"

The Applicant, Residential Services, Inc., being the owner(s) lessee (s) of property located with the community commercial Zoning District, requests variance from the following listed provisions or requirements of such zoning district:

Section 1183.02(2) to permit a zero width side yard and
Section 1189 to permit a wall sign 18' above grade.

and the approval, in accordance with the attached plans, of (state here what is intended to be done on, or with the property insofar as a variance is necessary):

What application for a Certificate of Zoning Compliance has been filed in connection with the proposed development. (Identify by Number) _____

A. DESCRIPTION OF SUBJECT PROPERTY

a. Lot (s) Reserve (s) _____ of _____ a recorded plat.

b. Beginning of a point along _____ (street or other) and being _____ feet in a N S E W (circle) direction from the _____ (specify) of _____ (street or other) and thence having a dimension of _____ (street or other) and a dimension of _____ feet from the _____ (specify) of _____ (street or other), and having an area of _____ acres/ square feet.

c. Attached legal description: YES X NO _____

2. Map of Subject Property:

Two (2) copies of map accurately drawn to an appropriate scale (to fill a sheet not less than 8 1/2 x 11 inches and not more than 16 x 20 inches). The map shall be identified and submitted in addition to the General Description of Land. The map shall include the subject property and all land within five hundred (500) feet of such property.

List all owners of property contiguous to and directly across the street from the subject property. The address of owners shall be those appearing on the County Auditor's current tax list or the Treasurer's mailing list.

NAME

ADDRESS

SEE ATTACHED SHEET

| <u>NAME</u> | <u>ADDRESS</u> |
|--------------------|----------------|
| SEE ATTACHED SHEET | |
| | |
| | |
| | |
| | |

3. ARGUMENTS FOR VARIANCE

Section 713.11, Ohio Revised Code, and the Zoning Code authorize the Board of Zoning Appeals to approve only such variances that (1) will not be contrary to the public's interest, (2) that the spirit of the Code shall be observed, and (3) substantial justice done and (4) in accordance with the general and specific rules contained within Article VIII of the Zoning Code. The Board of Zoning Appeals may grant the Variance requested in this application only if it appears and the Board specifies in their findings that the facts which establish that each of the following conditions is met:

B. THE APPLICANT MUST SUMMARIZE BELOW HIS CLAIM WITH REGARD TO EACH CONDITION.

1. That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning District. The sideyard variance is requested to permit a unified shopping center to be constructed on adjacent lots with different owners. The sign variance is requested to permit the building facade height to be raised pursuant to staff and Planning Commission request.

2. That a literal interpretation of the provisions of this Zoning Code would

4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Code to other lands or structures in the same Zoning District. The property is located in the CDD corridor review district and is subject to significant land use regulations by virtue of such district. ~~Granting these requested variances are necessary to effectuate the commitments made in such district.~~

5. That granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity. Both requested variances are de minimus technical variances and will have not detrimental impact on the health, safety, and welfare of the public or private property.

C. AFFIDAVIT

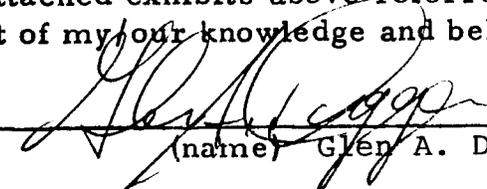
Before completing this application and executing the following affidavit, it is recommended that this application be discussed with the Building Inspector to insure completeness and accuracy.

APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

I/~~XXX~~ Glen A. Dugger

being duly sworn, depose and say that I am/we are the owner(s) lessee(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my/our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my/our knowledge and belief.



(name) Glen A. Dugger

37 West Broad Street
(mailing address)

Columbus, Ohio 43215

Telephone: 221-4255

Subscribed and sworn to before me this 9th day of March, 1988.

ADJACENT PROPERTY OWNERS:

JMB Federated Realty Assoc., Lrd.
7 West 7th St.
14th floor
Cincinnati, Ohio 45202

Land at Sawmill Place Ltd.
7 West 7th St., 14th floor
Cincinnati, Ohio 45202

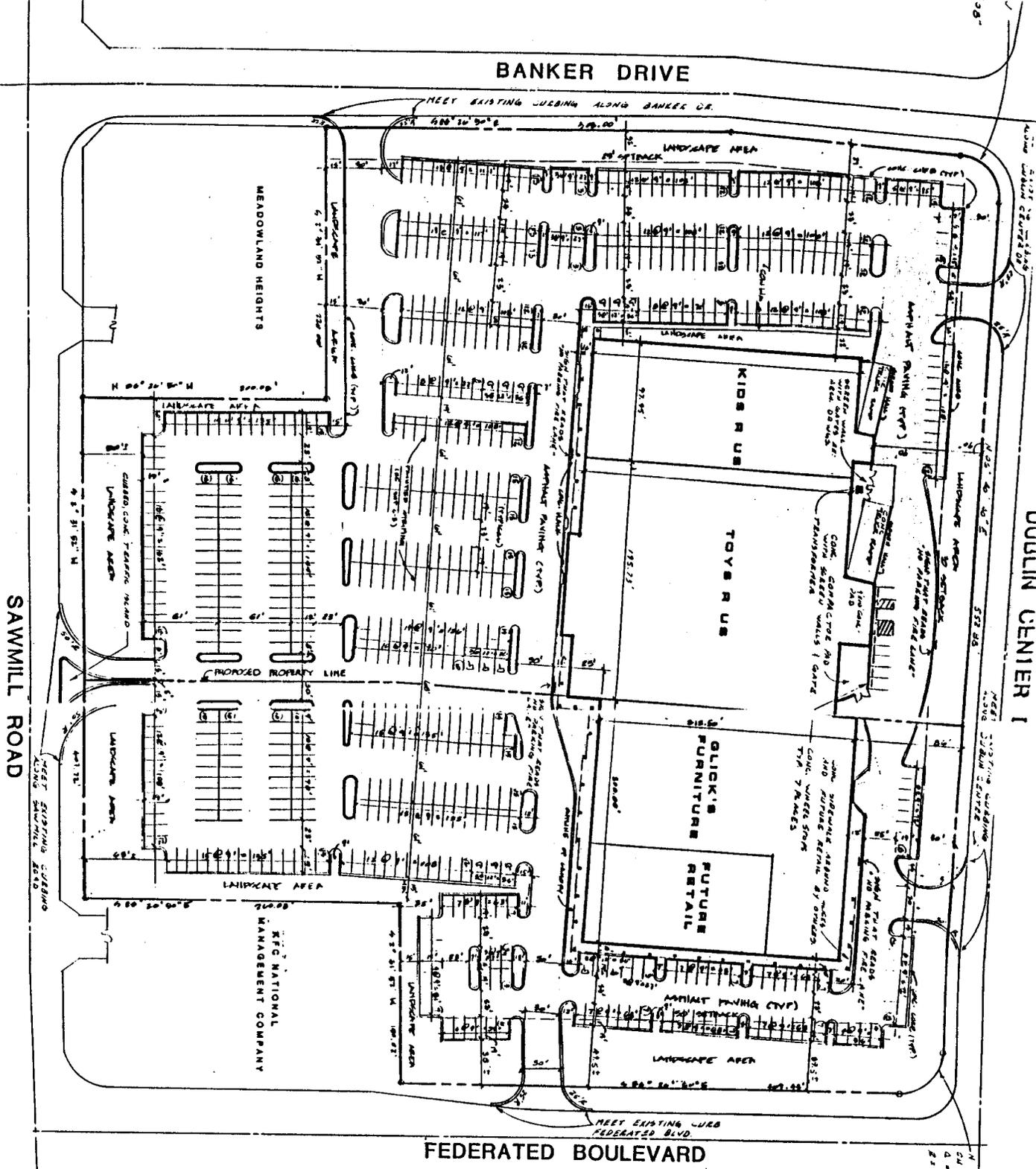
KFC National Mangement Co.
c/o Marilyn Davis
Box 35910
Louisville, KY. 40232

David L. Fillmore
6547 Sawmill Road
Columbus, Ohio

Continental Sawmill Ltd. Partnership
1070 Morse Rd.
Columbus, Ohio 43229

Rite Rug Co. & Sun Television & Appliance, Inc.
1583 Alum Creek Dr.
Columbus, Ohio 43209

Residential Services, Inc.
3800 W. Dublin-Granville Rd.
Dublin, Ohio 43017



ULLIN CENTER I

SAWMILL ROAD

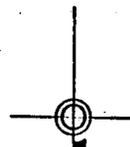
BANKER DRIVE

FEDERATED BOULEVARD

All signs, permanent or temporary require permits.

See Notes on SH1

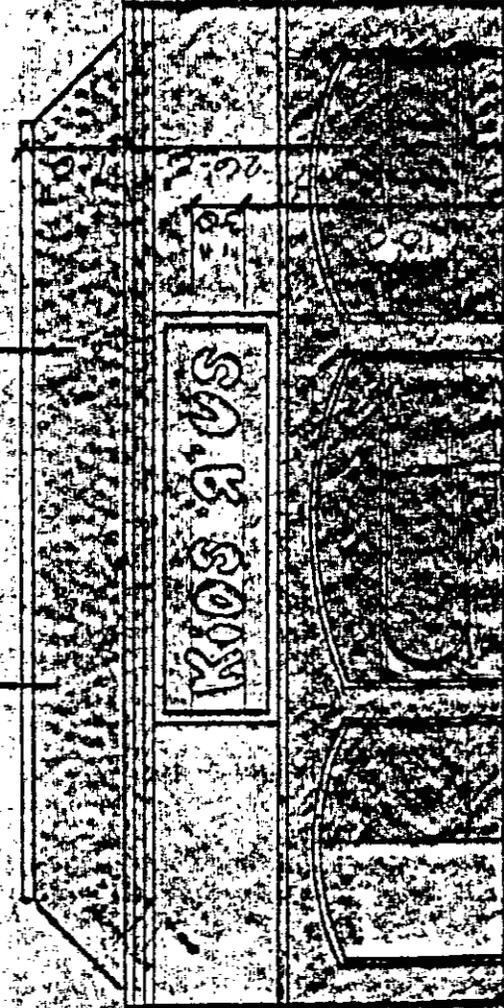
| |
|--|
| TOTAL ON-SITE PARKING |
| SPACES PROVIDED - 623 (VAC) |
| SPACES REQUIRED - 550 |
| ALL SPACES SHALL BE PAID OR PAVERNENT WITH 8" W PAINTED DOUBLE STRIKES DETAILS ON SH1 C3 |



| |
|-------------------------------|
| TRU / KRU LOT |
| LOT AREA: 6,178 AC |
| TOTAL PARKING REQUIRED: 5,123 |
| TOTAL PARKING PROVIDED: 5,123 |
| TOTAL HANDICAP SPACES: 123 |

LOCATION

N 85° 23' 01" E
 4 = 115.0'
 4 = 107.00'
 23 35'



24-0

Reconsideration Case

5. Corridor Development District - CDD87-011 - Toys 'R' Us/Kids 'R' Us - Amended Plan

Mr. Amorose moved for reconsideration.

Mr. Grace seconded the motion.

The vote was as follows: Mr. Grace, yes; Ms. Rausch, yes; Mr. Amorose, yes; Mr. Jezerinac, yes.

Ms. Clarke had the following comments:

- A. This application was heard and moved on. After a lengthy discussion the application for CDD review was denied by the Commission. The vote was 4-1.
- B. since that time the applicant has done several things:
 - 1) He has made an application to the Board of Zoning Appeals to appeal that decision.
 - 2) In the meantime he has continued to work with the staff to find out what areas would still be available for compromise and further modification under the plan.
 - 3) He has submitted raised elevations and a revised plan, as well as preparing an overall plan for the back 20 acre parcel, which was something that was of considerable concern to staff.
- C. The parcel wraps around two pieces of property that are fronting on Sawmill Road. The site will also be bounded by Banker Drive to the south and Dublin Center Drive to the west. The site has a major street frontage on all four sides.
- D. The site is 11.3 acres.
- E. The applicant is proposing to build a single story retail structure of 109,000 square feet.
- F. There would be three major tenants - Toys 'R' Us, Kids 'R' Us, and Glicks as well as several smaller tenant spaces which would be oriented toward the north side of the structure.
- G. The elevations on the building have been substantially upgraded and the slate canopy has been taken around the sides of the building.
- H. The specific areas of disagreement between the applicant and the staff had to do with the facades on the fronts of the major tenants. The facades have been raised and are substantially improved. Toys 'R' Us at the center will be 38 feet tall; Glick's and Kids 'R' Us will be 33 feet tall.
- I. The 25 foot offset has been employed at the front of the building which will add depth to that elevation and provide an area in the front for landscaping.

- J. The site plan has been altered somewhat. A curb cut along Banker Drive has been moved.
- K. Along the south side there has been a landscaping area added as well.
- L. The adjustments on the site plan have permitted them to re-layout the parking lot along the Sawmill Road frontage which will ease traffic in and out of the site. They have reconfigured the access point on Sawmill Road.
- M. The parking aisles are now slightly curved to soften the visual impact of this large development and to slow the traffic somewhat.
- N. With the modifications they have made to the architecture of the elevations staff feels that this is closer to what we were looking for initially.
- O. The major point of opposition to the application did not deal with the architecture; it dealt with the site plan; the orientation of the building toward Sawmill Road. That had several implications: one, it did not seem to take advantage of the theme street, and secondly staff was worried that the property to the west, the back 20 acres, would have less of a retail potential.
- The applicant has examined that, has submitted a letter, as well as a representative site plan for the overall development of the back acreage.
- M. He has added along the theme street enough green landscape program to identify with the theme street.
- N. Have been through all the documents.
- O. Staff has examined the issue and feels that this is substantially in compliance with all of the various representations that have been made by the various parties over a period of years.
- P. Best advice to the Commission is that it is a project that is in substantial compliance with all the regulations, the rules, and other text that have been generated for the development of the site.
- Q. Staff recommended approval of the project as submitted with the following provisions:
- 1) Slate canopy/roof to be appropriately indicated on elevations.
 - 2) Necessary variance application to BZA for variances (side yard and height of signage) to be filed along with all appropriate documentation, including easements.
 - 3) A sidewalk to the entrance to be added on south elevation and Austrian pines to be replaced with a deciduous (recommend Malus "Sugar Tyme", tree form) variety.
 - 4) The schematic plan for the balance of the acreage to be considered a concept only, binding neither the applicant nor the city, as to actual configuration of later phases.

The engineer had no comments.

Ms. Clarke mentioned that the applicant has already submitted a plan which accomplishes conditions 1) and 3) of the staff report.

Ribbon grass is something that looks like wheat more than anything else; it is hardy, it spreads.

The lighting fixtures will be similar to the ones in the rest of the development.

Mr. Banchevsky said that the case before the Board of Zoning Appeals is what has been turned down. Based on what happens at this meeting they will either continue that appeal or dismiss it; there is jurisdiction in the Commission.

Mr. Ben Hale, Jr. was present representing the applicant and provided the following information:

- A. The site currently belongs to State Savings.
- B. Dublin Center Drive is behind the site. It is not currently constructed.
- C. Banker Drive has not been constructed either.
Those will be built in conjunction with this site.
- D. State Savings has plans for expansion.
- E. The property was originally zoned in 1972 or 1973 as a part of a larger zoning of all the frontage on Sawmill Road, including the car dealerships.
- F. Several years ago the additional ground behind was zoned.
- G. State Savings became involved in the Kentucky Fried Chicken site and the Bill Swad automobile dealership so that the streets could be lined up.
- H. Have been through a long process with staff in terms of getting this in compliance with the Corridor text and the code.
- I. The entire side of the building on the north side that faces Federated is a totally finished series of shops.

Mr. Bob Apel had the following comments:

- A. Glick's does wrap around the back and does address Dublin Center Drive.
- B. Rather than parking there is now a planting strip next to the entrance.
- C. Moving the curb cut to line up with State Savings allowed them to come in down to the south where people would be able to filter in, park, etc., reducing the number of traffic crossings where there would be people traveling up and down the major lane.
- D. By making the building parallel to Dublin Center Drive it allowed them to develop a split and will be seen at an angle from Sawmill Road.
- E. They rearranged the islands, breaking it up east to west and north to south, developing smaller pockets of parking.
- F. The entrance masses will now be of different elevations, adding more variety and breaking up the mass as much as possible.
- G. The trees on the plan are scaled where they will be the first day they are planted.
- H. The brick is the same brick that is on the theatre as well as trying to match the State Savings brick.
- I. The slate is similar to that used in the other center.

Mr. Jim Burkhart who redid the landscaping plan commented as follows:

- A. Have put most of the emphasis on is to naturally landscape the parking lot in compliance with code as well as on Banker Drive, Dublin Center Drive and the entranceway so that they will match, or perhaps exceed, that which is being done to the north.

Minutes of Meeting
Dublin Planning and Zoning Commission
February 17, 1988

Page Seventeen

- B. Increased the size of the trees two to three feet in all cases larger than what was originally specified.
- C. The plan consists of Austrian Pine, Japanese Red Pine, Autumn Purple Ash, and Japanese Crab Apple.
- D. At the entranceways stepped down the plant material from larger evergreen trees to smaller crabapples, stepped it down to a lower evergreen, and then ultimately added the ribbon grass.
- E. Will not see the service areas upon entering.

Mr. Amorose suggested mixing some type of evergreen on the east side of the building (mixing them in).

The applicant said that they would like to do that.

Mr. Hale said that he felt that the extension of Banker Drive will become the major commercial loop.

There was concern expressed by the interference coming in off of Sawmill Road with the way the parking is configured, crossing parking lanes.

Mr. Hale suggested that if they can reach some agreement with staff in terms of the parking that they have the ability to work that out with staff or to have the option of eliminating the right turn, having the opportunity to do either one.

A consultant on the project suggested that to help alleviate the problem would be to take certain rows of parking from the first interior islands and rotate those 90 degrees.

Mr. Apel said that he felt that that would handle the stacking problem and help break up the parking lot more.

The applicant said that they would like to study the issue and come up with some agreement at the staff level, making it a condition of approval.

It was noted that Toys 'R' Us has found that historically that they need and desire additional parking above code requirements.

100 spaces have been added.

There was discussion regarding the appropriate percentage of the lot being covered by building and parking; code requires 85% in CDD district.

Mr. Jezerinac said that he thought that it would be better to take out the 100 parking spaces and put in green space, suggesting that Toys 'R' Us builds their parking lots for one season a year.

Mr. Hale said that if the parking spaces are not there for the customers, business is lost.

He said that they would examine the alternatives with staff and see what can be worked out, that hopefully it would be the boulevard alternative.

Minutes of Meeting
Dublin Planning and Zoning Commission
February 17, 1988

Page Eighteen

Mr. Grace moved that the application be approved with the following conditions:

- 1) Slate canopy/roof to be appropriately indicated on elevations.
- 2) Necessary variance application to BZA for variances (side yard and height of signage) to be filed along with all appropriate documentation, including easements.
- 3) A sidewalk to the entrance to be added on south elevation and Austrian pines to be replaced with a deciduous (recommend Malus "Sugar Tyme", tree form) variety.
- 4) The schematic plan for the balance of the acreage to be considered a concept only, binding neither the applicant nor the City, as to actual configuration of later phases.
- 5) The developer works with staff to resolve the parking concerns that have been raised this evening; three methods to resolve that situation were suggested:
 - A. The elimination of the right turn curb cut.
 - B. Provide the access by not having parking through the lane to the building.
 - C. Trying to turn some of the parking areas and reorienting some of the parking 90 degrees what it is.

Mr. Amorose seconded the motion.

The vote was as follows: Mr. Amorose, yes; Mr. Jezerinac, yes; Ms. Rausch, yes; Mr. Grace, yes.

3. **Corridor Development District Review - CDD87-011 - Toys 'R' Us/Kids 'R' Us**
Ms. Clarke showed slides of the site and surrounding area, and reported that this is an application that came before the Commission in July as Informal. The applicant would like to have their final approved at this time. The site is 1.3 acres and the applicant proposes to build a rectangular structure containing a 109,000 square feet. It is a single story retail building with parking for 644 cars. This site and all of the property around it is zoned CC, Community Commercial. The way that the site is laid out, the building is set back approximately 400' from Sawmill Road with about 2/3 of the parking between the building and Sawmill Road. There is minimal parking on the west side of the building which is toward Dublin Center Drive and a small parking lot to the north and the south of the structure. This proposal meets in major portion, all of the requirements of the code as well as the text that was specifically developed for Dublin Village Center. The setbacks, the intensity of the use, the internal landscaping, types of trees, generally, all appear to be in compliance with previous agreements. There will be a lot split, or a sideyard variance, required. No application has been made. Regarding the HVAC units, there is a notation in the plans that they will be screened by boxes, that are painted to match that canopy. The plans do not show where they are situated on the roof, but if they are located toward the front, they will be obvious.

The primary focus of the Staff on this particular case has to deal with the way the building is oriented. The architecture is a secondary issue but the Staff's main concern here is that the front door, the parking, the focus, the retail look, is all oriented toward Sawmill Road. It was Staff's understanding that there would be a new shoppers' focus with this 133 acres. That new shopping focus was to be along the east and west side of the 'Theme Street'. The Theme Street is Dublin Center Drive. It is not a service road, it is four lanes wide and is curbed and guttered, and is a major road. It was anticipated that this major road would carry the shopping traffic. That we would get those shoppers off of Sawmill Road at the two signal lights, and at Tuller Road directly off the freeway system. Those people who are looking for shops, driving perhaps slower and making a lot of turn movements, would all be focused on that Theme Street. A special landscape plan was devised for that street in particular for the visual focus, the retail focus, for the overall development.

Ms. Clarke stated that in terms of history of this area, in 1977 Dublin commissioned and adopted a Sawmill/161 Quadrant Plan. The Commission has a newly distributed copy. That part of the plan basically pointed out that this entire area (of then the Village of Dublin) had some very severe traffic implications and that additional retail use, or commercial use, could only be accommodated if an additional road system was installed. In 1978, Dublin adopted the Corridor Development District, it was considered that this area of town was of so much concern that every proposal, except for those that were residential, would have to come to a formal hearing for approval of the Zoning Commission. That would indicate that the traffic focus, as well as the general character of development as specified, is of extreme importance to this Community. The CDD overlay as contained in the text, gives Commission review of non-residential uses, with regard to structure, traffic concept, utilities, parking layout, landscaping, and conformance with the Sawmill/161 Special Study. In 1985 additional property was rezoned, bring the grand total of CC commercial acres between S.R. 161 and I-270 to 133 acres.

Of this 133 acres the new Theme Street was to bisect it and act as the binder for that commercial property which would be developed to the east and west of the Theme Street. It was a special focus and a particular landscape code was devised for it. This site (the 11.3 acres) is essential to our traffic plan for the general area. It is bounded by Sawmill Road, has frontage on both of the loop roads which connect with the streets in Columbus, and 700' of frontage along the Theme Street. It is the Staff's opinion that the Corridor Review Text has more or less been met by this applicant, but that the larger issue, having to do with traffic, how to take care of that quadrant, and our plan for land use and traffic generally, has not been adequately incorporated. It is the Staff's view that the Corridor Review Text as negotiated by this Commission and when the developer did that 133 acres, doesn't negate the CDD District generally but was meant to augment it. As such, they have met those new requirements but they have seemed to overlook the basis of that Corridor Development. Staff feels that those things are quite important in consideration of this application. It specifies in Planning & Zoning Commission Review that the Planning and Zoning Commission shall review the plan as to whether the following three conditions are met:

- A. The proposed uses are permitted as so specified by the zoning in force for the subject land.

There is no dispute that the property is zoned CC and that the uses are permitted.

- B. The proposed development is in accord with the Sawmill 161 Quadrant Plan and other appropriate plans for the area.

Staff does not feel that is the case in this particular proposal.

- C. The proposed development will be in keeping with the existing and/or proposed land use character and the physical development potential of the area.

Staff also believes that this particular plan does not meet that criterion for approval.

The second issue is of less importance and has to do with the architecture of the building. The building is approximately 220' deep and 500' long. With all the previous representations made in reference to height of their buildings, Staff feels that the major tenants have not focused on that major tenant treatment. The first phase of Drexel included major tenants where the facades were 38' to 40' tall. Also early this year, there was one meeting before the Commission that dealt with architectural compatibility of the development to the north and the development to the south. At that time, example architecture was presented for the property on the south and those included facades for the major tenants which were 40' in height as well. Staff feels that it would be appropriate adequate scale, some more mass to indicate that these are major tenants and make it consistent with previous representations before this Commission as well as with the first phase which has already been approved.

Staff is concerned the most important issue is the traffic, and it has not been adequately addressed. With major focus on Sawmill Road, two-thirds of the parking facing Sawmill Road, Staff feels that it is inappropriate for the site to be developed without taking into consideration what the Theme Street was developed for. Staff feels that in order for this area to develop as a Commercial Corridor with a minimal amount of traffic conflict and problems, that reorientation of the site plan is in order. For those reasons, Staff is recommending disapproval of the plan.

The Engineer had some comments with regard to storm water and other issues as well. Mr. Willis referred to his written comments that the Commission had a copy of, and restated them.

1. Dublin Center Drive (if existing at the time of this construction) shall not be open cut to install water supply lines.
2. Strongly suggest reconfiguring parking lot so that the 20 foot wide EASEMENT for the existing 10 inch sewer is not paved. A paved driveway across the easement is, however, acceptable. As an alternative, the parking lot may be installed as presently configured if a pre-construction agreement is signed by officials of Toys 'R' Us and the City of Dublin. This agreement will restate the right of the City to enter upon the easement for purposes of sewerline construction and maintenance. It will also state that the land owner will be responsible for restoration of paved parking areas.
3. Fire hydrants to be privately maintained. Install a meter at a location which will meter the flow to the hydrants.
4. Provide storm water runoff and retention calculations.

Mr. Jezerinac asked if during the July Informal hearing there was a proposed curbcut on Sawmill Road. Ms. Clarke responded the plan that was presented showed one, and there was a good deal of objection from several of the Commission members that it was inappropriate.

Mr. Amorose asked who engineered Sawmill Road and determined the concrete islands, etc. Mr. Bowman responded that it was the City of Columbus and they had a public hearing based on that over five years ago which Dublin had some part in. Discussion followed about the amount of traffic on Sawmill, the concrete barriers, right-hand and left-hand turn movement, curb-cuts, aligning the roads, etc.

Mr. Jezerinac asked about the comments in the Staff Report in reference to the site plan and the architecture, and if they were addressed in the first meeting in July. Ms. Clarke responded that architecture and site plan were both addressed at that time. Mr. Jezerinac asked if they were the same as they are now. Ms. Clarke stated that the building has changed considerably and the building now is entirely brick, and they have made movement to better align the architecture of the building with the established architecture with the property to the north. Staff's opinion is that they have not moved far enough, but the building is better than it was in July.

**Minutes of Meeting
Dublin Planning and Zoning Commission
November 5, 1987
Page Seven**

Mr. Ben Hale, Jr. represented the applicant and he started with a historical perspective on the site, where they are and what they are trying to do. This site is currently owned by State Savings. Their office building and bank is located here, and they own or are involved with adjoining sites. The frontage of this site all the way back to Dublin Center Drive including their location and several other pieces. He went on to talk about the Kentucky Fried Chicken property and the owners and history of the property. What happened there was a small street and another lot; State Savings bought the lot; the street was vacated, they worked with KFC and moved them over and the location of Federated Boulevard was protected. Some other similar situations occurred with surrounding sites to make sure that the streets lined up. He stated that at that point there was a recognition by the developers that Sawmill Road really needed to be improved and that it probably wasn't going to happen with government money, City of Columbus was saying it was far down the pike, and all of the developers in the area got together and contributed money to construction of Sawmill Road. What you see happening on Sawmill Road is totally privately funded. \$75,000 of that is State Savings money. There is some City money that is going to be spent south of 161. State Savings made an arrangement with Daimler when they started taking their property to market and they had a lot of people look at the sites. They put together a transaction that includes Glicks, Toys 'R' Us/ Kids 'R' Us. He then talked about the shopping malls across the street (Columbus side). Discussion followed about these malls, how they face, and how the traffic is generated and how it flows.

Mr. Hale said that there were questions about landscaping and how it ought to be done and if it was in compliance with the Code. They have complied with the Code and have done additional work to make this building in conformance with the architecture on the Dublin Village Center.

Mr. Hale said that one of the things that happened when this whole project came in, and they were talking about stucco buildings with standing seam roofs. Continental then decided to build a much more expensive building then was originally represented to the Commission as a part of that building. He wasn't sure if it was 20% more expensive or what, but it is a significant amount of money. The brick, the roofs, are all expensive. Mr. Jezerinac stated that what happened, was that when Harrison Smith came in here and brought this rezoning in, he told the Commission that this was going to be a more expensive shopping center than on the Columbus side. Discussion followed in reference to what was originally presented, how the current architecture came about and why.

Mr. Hale then explained the configuration of their building and why they designed it this way. They feel that they have complied with everything in terms of the requirements of the Corridor Review and the requirements of the Text.

Mr. Hale then introduced Cai Eberhardt, architect for Kids 'R' Us/Toys 'R' Us, and he stated that when they came in July they were advised of the sensitivity of the site and looking at the site they realized that they were going to have to make some changes to what they normally do to make compliance and make the Commission happy. He reiterated what Mr. Hale had said in reference to the steps that they have taken to get to this meeting. Together as a team, he stated, they have developed what they feel is perfect representation of what the Corridor Review Text says to do in this particular area. He said that he wanted to address the major and the minor focus of the Staff's denial report. The site plan and the elevation. In reference to the elevation, the basic architectural elements of their building are the same elements, as the Drexel Development. Along the front they have incorporated glass as much as possible in accordance with the use of their building. Kids 'R' Us allows them to use an expanse of glass of about 70'. Toys 'R' Us is kind of reversed. In working with George Acock in developing the Glick space, they convinced George to use glass through-out. Therefore, they feel that the architecture is the same. The scale and mass was discussed then and Mr. Eberhardt presented a study that they did comparing it to the Drexel Development. In this study they found that in the worse case, the smallest space represents 61% of the larger space. What they have is about 69%. To achieve 61% they would have to raise their elements about 4'. They might be willing to do that if that is what the Commission wants. That would and should answer all the questions about mass and scale. He then talked about how they acknowledged the development to the north and south which was a challenge for them. What they did was chose a brick to accent the developments around them with a composition slate roof.

Mr. Jezerinac asked if they were going to raise the building 4'. They stated they would if necessary. Discussion followed about the heights of all of the buildings in the development.

Mr. Eberhart then showed the rear elevation as it appears with the buffer, or from the Theme Street, Dublin Center Drive. He stated that it was difficult to work with the Corridor in this case as they were addressing not only the Theme Street and the things that are addressed to do in the Corridor, but also addressing it as a service area as well. Therefore, they doubled the requirements of the landscaping to make sure they would meet the Text. The loading docks were then discussed.

Mr. Reiner objected to the interior parking landscaping in that it is all low element plantings and would be detrimental to the view of drivers and would be a safety hazard. Landscaping was discussed again.

Mr. Eberhardt then introduced the site plan. He said that he keeps hearing, even in the workshops, people referring back to the way the curbcuts were first shown. He wanted to point out that this curbcut exists today, and has always been shown everything that he has seen. Mr. Jezerinac said that doesn't necessary mean that it is the wish of the Commission or the Staff. Mr. Eberhardt stated that the curbcut on Federated Boulevard is exactly the same as any other proposed site plan that he has seen on this development. On Dublin Center Drive and comparing again, back to the previous site plan, he stated, he has not seen one that has more than one curbcut and they have two.

Going around to Bank Drive, the original proposal that they had at their Informal one, was to have this curbcut closer to Sawmill Road exactly as it had been shown in the past, but as a result of a comment from Staff they agreed to move that up. Therefore, they have curbcuts on all four streets just as any other site plan that he has every seen that has been developed here and they feel that regardless of the orientation of the building, when a site is known to be a retail site, most traffic along the arterial roads will be the same to the site as to any site. You don't necessarily enter the development by going closest to the door, you enter the development and make your movements on site. They feel the right-in right-out will work on Sawmill Road and they are willing to do the proper radius that the Staff might recommend to make sure that it is adhered to as a right-in right-out lane. The configuration of Sawmill Road doesn't allow it to be anything else, so they will do as much as they need to do to make sure that the radius used here will properly define the fact that it is just that.

Mr. Eberhardt stated that they will be glad to cooperate with Mr. Willis in reference to no open cuts. In reference to the easement, it is clear that the easement was granted with the specific right to pave over it. They will privately maintain the hydrants. Storm water retention will be worked on and they will fully comply.

Mr. Geese commented that the master plan showed the building facing Federated. Did they consistently not listen to Staff or what. Mr. Eberhardt asked if he meant the orientation of the building. Mr. Geese answered correct. Mr. Eberhardt stated that they were interested in the site and the significance of the site is, and always will be, for retail use, the orientation and the traffic generation from Sawmill Road. When they looked at the site, they felt that they could do the things in the Corridor Review Text and still be able to maintain that exposure to Sawmill Road which makes this property valuable to them. Mr. Geese asked what about the Preliminary approval. Mr. Hale said that when they did the Preliminary approvals, they did two things. Drexel was much further along with their development than State Savings was, and what they showed and what they said was that there would be three centers in the Drexel Center. They also said in those drawings that what they would do is come back in a two stage process. The first stage would be the actual location of those roads and that they would work out exactly how to configure them, and they have done that. The second that they would do would be to come in with site plans for the individual sites and that is what they are doing. There was absolutely no way in that Text that the representation of exactly how those buildings were sitting on that property or anything like that, that's the way they were going to be. Drexel was saying the whole time, this is the way that they are going to build it, because they had spent alot more time and alot more money and were ready to go. Drexel has a back too, their. back is on Tuttle Road and they have done a lot more sensitive job here than what they have done behind their buildings. He stated that they aren't being critical of this, but alot of their buildings are stucco on the back. Toys 'R' Us has been alot more sensitive and have done an excessive amount of landscaping. State Savings has a concern too and they own a very valuable piece of property behind this; and they will be developing and marketing this; and they are present tonight and they are comfortable with what has been done and that they have not impeded or jeopardized the value of their piece. They have been involved with the architecture, landscaping, everything, because they are concerned about the same things and they are satisfied with what is presented.

Mr. Jezerinac stated that there has been a long dissertation and really never answered the question as to whether or not you ignored the fact that was shown on the original site plan that was brought to the Preliminary ... Mr. Hale responded that Daimler has talked to alot of people about using this site and the back site. The market place has said...Mr. Jezerinac interjected..have you ignored that...Mr. Hale responded they have looked at it and the determination has been made by the client and by the market place is that configuration of building is not feasible and will not carry the value on the site.

Land use, square footage, frontages and the facing of buildings to what streets of surrounding sites was discussed. Mr. Geese asked if Staff has continually told this client over a period of months that the frontage should be on Federated Boulevard. Mr. Hale said no, they have said that it ought to be turned around or there have been other considerations. He stated that they do have a front on Federated Boulevard that is totally finished, shops, curtain wall windows, doors, etc. It is a totally finished end of that building. Mr. Geese stated that in 1986 the building was still facing Federated Boulevard.

Mr. Reiner stated that he felt that they have done a good job with the materials. Still the overwhelming focus of the traffic is on Sawmill Road and doesn't actually add to the safe movement of traffic nor help the internal development of the rest of this project. He stated that he understood that as far as pulling traffic off Sawmill Road, he felt that they have amplified the problem instead of reducing it. The whole purpose of the tens of thousands of dollars in building this four lane highway is to reduce congestion on Sawmill Road. That was their presentation and Harrison Smith's presentation. Mr. Hale stated that it is their money. They are paying for it. Mr. Reiner said that his major problem is that this is one of those ocean of asphalt type of designs where the building is locked up in a square box and the whole group of buildings sitting there in that configuration. Mr. Reiner added that as far as the landscaping, the small elements in the parking lot can not be justified for safety factors. The way it is designed now, would be hard to accept. The fact that you are setting the precedent for the Theme Street and there should be a lot of thought put into that because that is what you have started on the back side of Village Drive and that is what would have to be continued by everyone else. The other deal on the architecture was that there were some requirements on your partner at one time and he has pretty much followed all of those and done a nice job. He has put alot of dollars and effort into changing the elevations and making the facade look interesting. You on the other hand have picked up the same materials and they look good and they match, but the architecture is not as dramatic as the other people and they have spent alot more money than you have. The end result of this whole problem is did you really orient your building in a safe way to reduce the traffic problem or did you orient it to maximize your exposure and your dollars. Mr. Reiner stated that he feels they oriented it to match the exposure. We have put alot of money and effort in planning this thing and with a 100 acre shopping centers sitting out here so that this City would have a usable street system that would work and that was the objective and that was the goal.

Mr. Jezerinac asked if the applicant was willing to eliminate the curbcut on Sawmill. The applicant responded no. Mr. Jezerinac said, you are definitely not willing. The applicant said that he would probably like to bring that back. Mr. Jezerinac asked again, are you willing to eliminate the curbcut on Sawmill. The answer was no, not at this time. Mr. Hale said number one that it would have to go back to the site plan committee because they have to approve any changes in the site plan. If you would hire a traffic engineer he would say that the curbcut there serves a very.... Mr. Jezerinac interjected that is not the intent..Mr. Hale said there has been a curbcut on every plan that has ever been shown on this site.

Mr. Berlin said that he thought that the Staff Report is very good and the comments on the Theme Boulevard are well taken. He stated that he has listened to the rebuttals and he accepts their rebuttal. He felt that their exposure to Sawmill, is important and the right-in right-out on Sawmill will facilitate traffic and he is willing to accept it.

Mr. Amorose felt that the applicant has done a great job as far as the architecture. He stated that this is a tough decision and he could see where the applicant definitely needs the exposure on Sawmill Road however, in going back to the Sawmill/161 Quad Study, the intent was for the traffic and traffic control. He believed that the building should be turned around and pointing towards Dublin Village Drive rather than Sawmill Road. He stated that this is not to say that the applicant could not put appropriate signage on the Sawmill Road side (the rear of the building) because he is entitled to that. He felt that he has to agree with Staff's recommendation.

Mr. Berlin made a motion to approve the Corridor Development District with some conditions which he would have to defer to someone who knows more about landscaping. There seems to be alot of problems with the interior parking lot landscaping. He stated that would be the only condition that he would recommend. Mr. Jezerinac asked if he would consider the condition of eliminating the curbcut on Sawmill. Mr. Berlin responded no. Mr. Hale interjected that they would be willing to say that they will take a section of the Continental parking lot and they will do the parking lot landscaping exactly the same as they have done theirs. Mr. Jezerinac asked for a second. Motion failed due to lack of second.

Mr. Geese made a motion to disapprove the plan for the reason submitted in Paragraph F of the Staff Report dated November 5, 1987. Mr. Reiner seconded the motion. Vote was as follows: Mr. Amorose, yes; Mr. Berlin, no; Mr. Jezerinac, yes; Mr. Reiner, yes; Mr. Geese, yes.

4. Informal Review - Frantz Road Corporate Center

Ms. Clarke showed slides of the site and surrounding area. She stated that the original application was for two buildings near the rear of the site and a third building, in a linear fashion up front, and now they are proposing two buildings. This is an informal review, and the applicant is interested in getting input from the Commission before doing the redesign work that will be necessary for this particular project. The first project that was reviewed was a little tight on the site, and now they are going to reduce the square footage and consolidate structures. The applicant was present to make his presentation.