





## ADMINISTRATIVE REVIEW TEAM

### MEETING MINUTES

SEPTEMBER 15, 2016

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

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

**Applicants:** Floyd Tackett, Tackett Custom Carpentry, LTD (Case 2); Pete Coratola, CBS Garvey, LLC, David Meleca, David B. Meleca Architects, LLC, and Frank Albanese (Case 3).

Jenny Rauch called the meeting to order at 2:00 pm. She asked if there were any amendments to the September 8, 2016, meeting minutes. The minutes were accepted into the record as presented.

#### DETERMINATIONS

**1. BSD HC - Old Town Center 1- Lighting  
16-072ARB-MPR**

**W. Bridge Street and S. High Street  
Minor Project Review**

Jenny Rauch said this is a request for the replacement of existing exterior light fixtures on the retail center building located on the southwest corner of the intersection of W. Bridge Street and S. High Street. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented graphics of the various building locations within the center and where each of the different lights would be located as well as the numbers proposed. She explained five different light fixtures were proposed to replace the old, all in a black/bronze color for consistency throughout the site. She noted the lights meet the Code requirements.

Ms. Rauch said approval is recommended to the Architectural Review Board with the following condition:

- 1) That the applicant provide a site photometric plan that meets Code prior to electrical permit submittal.

Matt Earman confirmed the light fixtures match the other buildings in the district and what was previously approved.

Ms. Rauch asked if there were any questions or concerns regarding this application. [There were none.] She confirmed the ART's recommendation of approval to the ARB with one condition.



**ARCHITECTURAL REVIEW BOARD  
BOARD ORDER**

**MAY 31, 2000**

**CITY OF DUBLIN**

**Division of Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236**

**Phone/TDD: 614-761-6550  
Fax: 614-761-6566  
Web Site: [www.dublin.oh.us](http://www.dublin.oh.us)**

The Architectural Review Board took the following action at this meeting:

1. **Architectural Review Board 00-055ARB – Old Dublin Town Center 1**  
**Location:** 0.38 acre located at the southwest corner of West Bridge Street and South High Street.  
**Existing Zoning:** PUD, Planned Unit Development District.  
**Request:** Review and approval of revised mechanical screening.  
**Proposed Use:** A mixed development of 11,930 square feet with restaurant, retail and office uses.  
**Applicant:** Grabill & Co. LLC, 109 South High Street, Dublin, Ohio 43017; represented by Roger Farrell, Baker Henning Productions, Inc., 47 East Lincoln Street, Columbus, Ohio 43215.  
**Staff Contact:** Carson Combs, Planner.

**MOTION:** To approve this application with twenty-nine conditions:

- 1) That all landscaping removed to accommodate the fence modification be replaced elsewhere on-site, subject to staff approval;
- 2) That signage for handicap parking be installed, subject to staff approval;
- 3) That mechanicals be lowered to meet Code requirements, or that the fencing be replaced at an equivalent height to the existing dumpster screening;
- 4) That a complete set of revised final plans including site plan, landscape plan and building elevations with associated materials and color information be submitted within two weeks, subject to staff approval;
- 5) That all outstanding prior conditions for any Records of Action, Board Orders or Council approvals be met prior to the occupancy of tenant spaces;

Prior Conditions:

- 6) That all colors be from an approved historic palette and that samples of all approved colors be submitted, subject to staff approval;
- 7) That a final, revised list of all colors used on the entire structure be submitted, subject to staff approval;
- 8) That the applicant has the option to install bollards as proposed, upon the agreement of both the owner and future tenant;
- 9) That a revised sign package be submitted to staff and comply with the Dublin Sign Code and the Old Dublin Sign Guidelines unless otherwise permitted by the following provisions:

A) First Floor:

- 1) Tenant spaces fronting on multiple streets, or with a front and back door, are permitted to have a maximum of two signs (six square feet each) which must be attached to and face separate building elevations;

**ARCHITECTURAL REVIEW BOARD  
BOARD ORDER**

**MAY 31, 2000**

The Architectural Review Board took the following action at this meeting:

1. **Architectural Review Board 00-055ARB – Old Dublin Town Center 1 (Continued)**
  - 2) The furthest west tenant space fronting West Bridge Street is permitted a maximum nine-square-foot wall sign with appropriate scale and configuration of fascia boards, plus a projecting logo-only sign to be located on the gothic elevation (walk-thru portion);
- B) **Second Floor:**
  - 1) Tenant spaces fronting on two thoroughfares are permitted to have one sign (six square feet maximum) facing each thoroughfare (maximum two signs total), subject to staff approval;
  - 2) Tenant spaces with both front and back windows, including tenant spaces with windows on three sides are permitted to have a maximum of two signs (six square feet each) provided they are on separate building elevations;
  - 3) Logos or symbols in window signs may be permitted by staff provided they meet the provisions of the Sign Code and the Sign Guidelines;
  - 4) Tooth symbols may be approved by staff, and other symbols will be considered on a case by case basis by the ARB provided there is an historical precedent for the use of that particular symbol;
- C) Eliminate the two shapes on the far left of those proposed for Sign B;
- D) That ATM signs meet Code requirements within a maximum allowable size of 24" x 14", subject to staff approval;
- 10) That staff may approve tenant sign proposals administratively so long as the signs conform to the approved signage package;\*\*\*\*
- 11) That a revised landscape plan for the entire site be approved by staff;\*\*\*
- 12) That the wood dumpster screening match the approved mechanical screening in color and material, be limited to six feet in height, and that the dumpster be sized to be screened per Code; \*\*\*
- 13) That any property line issues be worked out to the satisfaction of the Law Director and Division of Building Standards prior to issuing building permits;\*
- 14) That any future expansion or site/building alterations be subject to final development plan approval from the Planning and Zoning Commission;\*
- 15) That speakers not be utilized in the outdoor seating areas;\*
- 16) That all lighting meet the Dublin Lighting Guidelines;\*\*

**ARCHITECTURAL REVIEW BOARD  
BOARD ORDER**

**MAY 31, 2000**

The Architectural Review Board took the following action at this meeting:

**1. Architectural Review Board 00-055ARB – Old Dublin Town Center 1  
(Continued)**

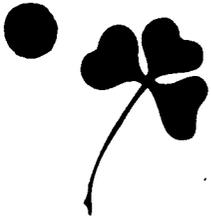
- 17) That the site plan be revised with a parking arrangement as shown in alternative A with the exception, that although the parking spaces in question are located in the municipal lot and not on this site, the Board supports the elimination of the eight spaces at the east end of the municipal lot in between this site and the Dublin Village Tavern (27-29 South High Street) to enable the development of a mall concept;\*\*
- 18) That all paint colors be approved by the ARB;\*\*
- 19) That the wood mechanical screening fencing be natural wood stain unless otherwise approved with a specific color by the ARB;\*\*
- 20) That the gutters and downspouts be finished to blend with the adjacent building surfaces;\*\*
- 21) That the applicant obtain a demolition permit from the City;\*\*
- 22) That any alterations and/or deviations from the approved plan be subject to review and approval of the ARB;\*\*
- 23) That details on the lighting, including lighting for the walk-through portion of the building, be approved by the ARB;\*\*
- 24) That the westernmost window on the first floor of Façade C on the north elevation be revised and receive ARB approval;\*\*
- 25) That plans be submitted showing the modification of Façade A on the south elevation to break up the façade, subject to ARB approval;\*\*
- 26) That board and batten materials be changed from composite materials to one-by material approximately eight to 10 inches wide;\*\*
- 27) That Greek Revival cornice returns and window headers be a permitted option for Facade D on the east elevation;\*\*
- 28) That the site plan, building design, details, materials, colors, etc. be subject to the review and approval of the Architectural Review Board and any conditions which that Board should append; and\*\*
- 29) That right-of-way width and placement of the building be subject to the approval of the City Engineer.\*\*

\* Indicates conditions carried over from the City Council approval on March 18, 1999.

\*\* Indicates conditions carried over from the ARB approval on February 24, 1999.

\*\*\* Indicates conditions carried over from the ARB approval on October 27, 1999.

\*\*\*\* Indicates additional conditions carried over from the ARB approval on December 15, 1999.



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**ARCHITECTURAL REVIEW BOARD  
BOARD ORDER**

**March 22, 2000**

The Architectural Review Board took the following action at this meeting:

1. **Architectural Review Board 00-027ARB – Old Dublin Town Center I – 21 West Bridge Street**  
**Location:** 0.38 acre located at the southwest corner of West Bridge Street and South High Street.  
**Existing Zoning:** PUD, Planned Unit Development District.  
**Request:** Review and approval exterior modifications, including ATM, mailboxes, bollards and color changes.  
**Proposed Use:** A mixed development of 11,930 square feet with restaurant, retail and office uses.  
**Applicant:** Grabill & Co LLC, 109 South High Street, Dublin, OH 43017; represented by Roger Farrell, Baker Henning Productions, Inc., 47 E. Lincoln Street, Columbus, Ohio 43215.

**MOTION:** To approve this application with 25 conditions.

1. That all colors be from an approved historic palette and that samples of all approved colors be submitted, subject to staff approval;
2. That a final, revised list of all colors used on the entire structure be submitted, subject to staff approval;
3. That the applicant has the option to install bollards as proposed, upon the agreement of both the owner and future tenant;
4. That a revised sign package be submitted to staff and comply with the Dublin Sign Code and the Old Dublin Sign Guidelines unless otherwise permitted by the following provisions:

A) Second Floor:

- 1) Tenant spaces fronting on two thoroughfares are permitted to have one sign (six square feet maximum) facing each thoroughfare (maximum two signs total), subject to staff approval;
- 2) Tenant spaces with both front and back windows, including tenant spaces with windows on three sides are permitted to have a maximum of two signs (six square feet each) provided they are on separate building elevations;

**ARCHITECTURAL REVIEW BOARD  
BOARD ORDER**

**March 22, 2000**

The Architectural Review Board took the following action at this meeting:

**1. Architectural Review Board 00-027ARB – Old Dublin Town Center I –  
21 West Bridge Street (cont.)**

- 3) Logos or symbols in window signs may be permitted by staff provided they meet the provisions of the Sign Code and the Sign Guidelines;
- 4) Tooth symbols may be approved by staff, and other symbols will be considered on a case by case basis by the ARB provided there is an historical precedent for the use of that particular symbol;

**B) First Floor:**

- 1) Tenant spaces fronting on multiple streets, or with a front and back door, are permitted to have a maximum of two signs (six square feet each) which must be attached to and face separate building elevations;
- 2) The furthest west tenant space fronting West Bridge Street is permitted a maximum nine-square-foot wall sign with appropriate scale and configuration of fascia boards, plus a projecting logo-only sign to be located on the gothic elevation (walk-thru portion);

**C) Eliminate the two shapes on the far left of those proposed for Sign B;**

**D) That ATM signs meet Code requirements within a maximum allowable size of 24" x 14", subject to staff approval;**

- 5. That staff may approve tenant sign proposals administratively so long as the signs conform to the approved signage package;\*\*\*\*
- 6. That a revised landscape plan for the entire site be approved by staff;\*\*\*
- 7. That the wood dumpster screening match the approved mechanical screening in color and material, be limited to six feet in height, and that the dumpster be sized to be screened per Code; \*\*\*
- 8. That any property line issues be worked out to the satisfaction of the Law Director and Division of Building Standards prior to issuing building permits;\*
- 9. That any future expansion or site/building alterations be subject to final development plan approval from the Planning and Zoning Commission;\*
- 10. That speakers not be utilized in the outdoor seating areas;\*
- 11. That all lighting meet the Dublin Lighting Guidelines;\*\*

**ARCHITECTURAL REVIEW BOARD  
BOARD ORDER**

**March 22, 2000**

The Architectural Review Board took the following action at this meeting:

1. **Architectural Review Board 00-027ARB – Old Dublin Town Center I – 21 West Bridge Street (cont.)**
  
12. That the site plan be revised with a parking arrangement as shown in alternative A with the exception, that although the parking spaces in question are located in the municipal lot and not on this site, the Board supports the elimination of the eight spaces at the east end of the municipal lot in between this site and the Dublin Village Tavern (27-29 South High Street) to enable the development of a mall concept;\*\*
13. That all paint colors be approved by the ARB;\*\*
14. That the wood mechanical screening fencing be natural wood stain unless otherwise approved with a specific color by the ARB;\*\*
15. That the gutters and downspouts be finished to blend with the adjacent building surfaces;\*\*
16. That the applicant obtain a demolition permit from the City;\*\*
17. That any alterations and/or deviations from the approved plan be subject to review and approval of the ARB;\*\*
18. That details on the lighting, including lighting for the walk-through portion of the building, be approved by the ARB;\*\*
19. That the westernmost window on the first floor of Façade C on the north elevation be revised and receive ARB approval;\*\*
20. That plans be submitted showing the modification of Façade A on the south elevation to break up the façade, subject to ARB approval;\*\*
21. That board and batten materials be changed from composite materials to one-by material approximately eight to 10 inches wide;\*\*
22. That Greek Revival cornice returns and window headers be a permitted option for Facade D on the east elevation;\*\*
23. That the site plan, building design, details, materials, colors, etc. be subject to the review and approval of the Architectural Review Board and any conditions which that Board should append; and\*\*
24. That right-of-way width and placement of the building be subject to the approval of the City Engineer.\*\*

**ARCHITECTURAL REVIEW BOARD  
BOARD ORDER**

March 22, 2000

The Architectural Review Board took the following action at this meeting:

1. **Architectural Review Board 00-027ARB – Old Dublin Town Center I – 21 West Bridge Street (cont.)**

- \* Indicates conditions carried over from the City Council approval on March 18, 1999.
- \*\* Indicates conditions carried over from the ARB approval on February 24, 1999.
- \*\*\* Indicates conditions carried over from the ARB approval on October 27, 1999.
- \*\*\*\* Indicates additional conditions carried over from the ARB approval on December 15, 1999.

**VOTE:** 5 - 0

**RESULT:** This application was approved.

**RECORDED VOTES:**

|                  |     |
|------------------|-----|
| Janet Axene      | Yes |
| Larry Frimmerman | Yes |
| Kristan Swingle  | Yes |
| Richard Termeer  | Yes |
| David Larson     | Yes |

**STAFF CERTIFICATION**

  
\_\_\_\_\_  
John Talentino  
Planner



CITY OF DUBLIN

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## BOARD ORDER

### ARCHITECTURAL REVIEW BOARD

December 15, 1999

1. **Application 99-112ARB - Old Dublin Town Center I - 1 West Bridge Street**  
**Location:** 0.38 acre located on the southwest corner of West Bridge Street and South High Street.  
**Existing Zoning:** PUD, Planned Unit Development District.  
**Request:** Review and approval of proposed signage.  
**Proposed Use:** A mixed use development of 11,930 square feet with restaurant, retail and office uses.  
**Applicant:** Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, Ohio 43017; c/o David H. King, Horne and King Architects, 7219 Sawmill Road, Suite 106, Dublin, Ohio 43016.

**MOTION:** To approve this application with 21 conditions:

- 1) That a revised signage package, including ATM signage, be submitted to staff and comply with the Dublin Sign Code and the Old Dublin Sign Guidelines unless otherwise permitted by the following provisions:
  - A) Second Floor:
    - 1) Tenant spaces fronting on two thoroughfares are permitted to have one sign (six square feet maximum) facing each thoroughfare (maximum of two signs total), subject to staff approval;
    - 2) Tenant spaces with both front and back windows and tenant spaces with windows on three sides are permitted to have a maximum of two signs (maximum six square feet each) provided they are on separate building elevations;
    - 3) Logos or symbols in window signs may be permitted by staff provided they meet the provisions of the Sign Code and the Sign Guidelines;
    - 4) Tooth symbols may be approved by staff, and other symbols will be considered on a case by case basis by the ARB provided there is historical precedent for the use of that particular symbol;
  - B) First Floor:
    - 1) Tenant spaces fronting on multiple streets, or with a front and back door, are permitted to have a maximum of two signs (maximum six square feet each) which must be attached to and face separate building elevations;
    - 2) The furthest west tenant space fronting West Bridge Street is permitted a maximum nine-square-foot wall sign with appropriate scale and configuration of fascia boards, plus a projecting logo-only sign to be located on the gothic elevation (walk-thru portion);

## BOARD ORDER

### ARCHITECTURAL REVIEW BOARD

December 15, 1999

1. **Application 99-112ARB – Old Dublin Town Center I – 1 West Bridge Street (cont.)**
  - C) Eliminate the two shapes on the far left of those proposed for Sign B;
  - D) ATM signs must be resubmitted for later approval by the ARB;
  - 2) That staff may approve tenant sign proposals administratively if the signs conform to the approved signage package;
  - 3) That a revised landscape plan for the entire site be approved by staff; \*\*\*
  - 4) That the wood dumpster screening match the approved mechanical screening in color and material, be limited to six feet in height, and that the dumpster be sized to be screened per Code; \*\*\*
  - 5) That any property line issues be worked out to the satisfaction of the Law Director and Division of Building Standards prior to issuing building permits;\*
  - 6) That any future expansion or site/building alterations be subject to final development plan approval from the Planning Commission;\*
  - 7) That speakers not be utilized in the outdoor seating areas;\*
  - 8) That all lighting meet the Dublin Lighting Guidelines;\*\*
  - 9) That the site plan be revised with a parking arrangement as shown in alternative A with the exception, that although the parking spaces in question are located in the municipal lot and not on this site, the Board supports the elimination of the eight spaces at the east end of the municipal lot in between this site and the Dublin Village Tavern (27-29 South High Street) to enable the development of a mall concept; \*\*
  - 10) That all paint colors be approved by the ARB; \*\*
  - 11) That the wood mechanical screening fencing be natural wood stain unless otherwise approved with a specific color by the ARB; \*\*
  - 12) That the gutters and downspouts be finished to blend with the adjacent building surfaces;\*\*
  - 13) That the applicant obtain a demolition permit from the City; \*\*
  - 14) That any alterations and/or deviations from the approved plan be subject to review and approval of the ARB; \*\*
  - 15) That details on the lighting, including lighting for the walk-through portion of the building, be approved by the ARB; \*\*
  - 16) That the westernmost window on the first floor of Facade C on the north elevation be revised and receive ARB approval; \*\*
  - 17) That plans be submitted showing the modification of Facade A on the south elevation to break up the facade, subject to ARB approval; \*\*
  - 18) That board and batten materials be changed from composite materials to one-by material approximately eight to 10 inches wide; \*\*
  - 19) That Greek Revival cornice returns and window headers be a permitted option for Facade D on the east elevation; \*\*

**BOARD ORDER**

**ARCHITECTURAL REVIEW BOARD**

**December 15, 1999**

**1. Application 99-112ARB - Old Dublin Town Center I - 1 West Bridge Street (Cont.)**

- 20) That the site plan, building design, details, materials, colors, etc. be subject to the review and approval of the Architectural Review Board and any conditions which that Board should append; \*\*
- 21) That right-of-way width and placement of the building be subject to the approval of the City Engineer; \*\*

\* Indicates conditions carried over from the City Council approval on March 18, 1999.

\*\* Indicates conditions carried over from the ARB approval on February 24, 1999.

\*\*\* Indicates conditions carried over from the ARB approval on October 27, 1999.

**VOTE: 5-0**

**RESULT:** This application was approved.

**RECORDED VOTES:**

|                  |     |
|------------------|-----|
| David Larson     | Yes |
| Larry Frimmerman | Yes |
| Kris Swingle     | Yes |
| Richard Termeer  | Yes |
| Janet Axene      | Yes |

**STAFF CERTIFICATION**

  
\_\_\_\_\_  
John Talentino  
Planner



## BOARD ORDER

### ARCHITECTURAL REVIEW BOARD

October 27, 1999

CITY OF DUBLIN

Division of Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550  
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1. **Application 99-112ARB - Old Dublin Town Center – West Bridge Street and South High Street.**  
**Location:** 0.38 acre located on the southwest corner of West Bridge Street and South High Street.  
**Existing Zoning:** PUD, Planned Unit Development District.  
**Request:** Review and approval of dumpster location.  
**Proposed Use:** A mixed development of 11,930 square feet with retail and office uses.  
**Applicant:** Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, Ohio 43017; c/o David H. King, Horne and King Architects, 7219 Sawmill Road, Suite 106, Dublin, Ohio 43016.

**MOTION:** To approve this application with 22 conditions:

- 1) That a revised landscape plan for the entire site be submitted within 10 days;
- 2) That the wood dumpster screening match the approved mechanical screening in color and material, be limited to six feet in height, and that the dumpster be sized to be screened per Code;
- 3) That any property line issues be worked out to the satisfaction of the Law Director and Division of Building Standards prior to issuing building permits;\*
- 4) That any future expansion or site/building alterations be subject to final development plan approval from the Planning Commission;\*
- 5) That speakers not be utilized in the outdoor seating areas;\*
- 6) That all signs comply with the Old Dublin Sign Guidelines and that each tenant receive ARB approval for their specific signage;\*\*
- 7) That all lighting meet the Dublin Lighting Guidelines;\*\*
- 8) That the site plan be revised with a parking arrangement as shown in alternative A with the exception, that although the parking spaces in question are located in the municipal lot and not on this site, the Board supports the elimination of the eight spaces at the east end of the municipal lot in between this site and the Dublin Village Tavern (27-29 South High Street) to enable the development of a mall concept; \*\*
- 9) That all paint colors be approved by the ARB; \*\*
- 10) That the wood mechanical screening fencing be natural wood stain unless otherwise approved with a specific color by the ARB; \*\*
- 11) That the gutters and downspouts be finished to blend with the adjacent building surfaces;\*\*
- 12) That a formal landscape plan meeting all Code requirements be submitted prior to applying for building permits; \*\*
- 13) That a signage package, including ATM signage, be approved by the ARB and comply with the Dublin Sign Code and the Old Dublin Sign Guidelines; \*\*



**BOARD ORDER**

**ARCHITECTURAL REVIEW BOARD**

**October 27, 1999**

CITY OF DUBLIN

Division of Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550  
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**1. Application 99-112ARB - Old Dublin Town Center I - West Bridge Street (Cont.)**

- 14) That any alterations and/or deviations from the approved plan be subject to review and approval of the ARB; \*\*
- 15) That details on the lighting, including lighting for the walk-through portion of the building, be approved by the ARB; \*\*
- 16) That the westernmost window on the first floor of Facade C on the north elevation be revised and receive ARB approval; \*\*
- 17) That plans be submitted showing the modification of Facade A on the south elevation to break up the facade, subject to ARB approval; \*\*
- 18) That board and batten materials be changed from composite materials to one-by material approximately eight to 10 inches wide; \*\*
- 19) That Greek Revival cornice returns and window headers be a permitted option for Facade D on the east elevation; \*\*
- 20) That the site plan, building design, details, materials, colors, etc. be subject to the review and approval of the Architectural Review Board and any conditions which that Board should append; \*\*
- 21) That right-of-way width and placement of the building be subject to the approval of the City Engineer; \*\*
- 22) That a pre-submittal meeting be scheduled with the city staff prior to applying for building permits.\*\*

\* Indicates conditions carried over from the City Council approval on March 18, 1999.  
 \*\* Indicates conditions carried over from the ARB approval on February 24, 1999.

**VOTE:** 3-0

**RESULT:** This application was approved.

**RECORDED VOTES:**

|                 |        |
|-----------------|--------|
| David Larson    | Yes    |
| Larry Frimerman | Absent |
| Kris Swingle    | Yes    |
| Richard Termeer | Yes    |
| Janet Axene     | Absent |

**STAFF CERTIFICATION**

  
 John Talentino  
 Planner



DUBLIN PLANNING AND ZONING COMMISSION  
RECORD OF ACTION  
March 18, 1999

CITY OF DUBLIN

Division of Planning  
5800 Shier-Rings Road  
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The Planning and Zoning Commission took the following action at this meeting:

- 2. **Rezoning Application 98-130Z - Preliminary Development Plan - Old Dublin Town Center**  
**Location:** 0.76 acres located at the southwest corner of West Bridge and High Streets.  
**Existing Zoning:** CCC, Central Community Commercial District.  
**Request:** PUD, Planned Unit Development District.  
**Proposed Use:** A mixed development of 11,930 square feet with retail and office uses.  
**Applicant:** Dublin Marathon Services Company, c/o Russ Bettis, President, 21 West Bridge Street, Dublin, Ohio 43017; c/o Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, Ohio 43017; and City of Dublin, c/o Tim Hansley, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017.

**MOTION:** To approve this application because it is consistent with existing development, sets a positive precedent for other new construction projects in Old Dublin, meets Community Plan goals, and consolidates previously approved variances, with four conditions:

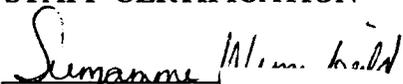
- 1) That any property line issues be worked out to the satisfaction of the Law Director and Division of Building Standards prior to issuing building permits;
- 2) That any future expansion or site/building alterations be subject to final development plan approval from the Planning Commission;
- 3) That speakers not be utilized in the outdoor seating areas; and
- 4) That a pre-submittal meeting be scheduled prior to applying for building permits.

\* Dave King, Horne and King Architects, on behalf of the applicants, agreed to the above conditions.

**VOTE:** 6-1.

**RESULT:** This application will be forwarded to City Council with a positive recommendation. The Commission expressed concern about setbacks, parking, and street tree location. Staff will follow up on the location for street trees.

**STAFF CERTIFICATION**

  
Suzanne Wingen 99-112ARB

Old Dublin Town Center I  
1 West Bridge Street

**1. Informal - Development Plan 99-001DP - Windmill Subarea A - United Dairy Farmers - 5800 Tuttle Crossing Boulevard**

Mr. Lecklider announced that this case had been postponed prior to the meeting. Mr. Eastep made the motion for tabling, and Mr. Fishman seconded. The vote was as follows: Mr. McCash, no; Mr. Harian, yes; Mr. Peplow, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Fishman, yes; and Mr. Eastep, yes. (Tabled 6-1.) Mr. McCash said this case has been pending for over a year. This is the second time it has been tabled, and the issues cannot be resolved with staff. Mr. Lecklider thought the applicant should be present to request tabling.

**2. Rezoning Application 98-130Z - Preliminary Development Plan - Old Dublin Town Center**  
Suzanne Wingenfield said redeveloping the Bridge and High Street corners has been a Dublin goal for many years. In September 1998, a private proposal was made to develop the southwest corner which included the demolition of the gas station and the carwash.

This proposal is a new building with retail use on the first floor and offices on the second floor. The scale and massing will match the character of Old Dublin. Variances for setbacks, parking, lot coverage, etc. were granted by the BZA in September. The variances were approved citing no way to develop compatibly with the character of Old Dublin under current zoning standards.

Ms. Wingenfield said the applicant agreed to pursue a rezoning to the PUD District. The Architectural Review Board also approved this site plan and architecture in November.

She said the intent of this rezoning is to adopt development standards appropriate for Old Dublin that can be administered over time. Parking behind the building will connect to the existing municipal lot. Dublin will eventually own the parking area and is co-applicant for this case. The rezoning is for future administration of this site. Ms. Wingenfield said the project could be built under variances granted by the BZA and the ARB approval of the architecture. Future additions or modifications to this site will be subject to final development plan approval by the Commission.

Ms. Wingenfield showed slides. The 0.76-acre site includes the former gas station, the municipal parking lot, and 27-29 South Bridge Street site. The property and all surrounding sites are zoned CCC, Central Community Commercial District. A tree row exists on the south property line. Trees will need to be removed and replaced by the developer. The existing brick sidewalks will remain. The face of the proposed building will be very close to the sidewalk, compatible with the existing development. Mr. Sprague asked if the stone fence remained. Ms. Wingenfield said no.

Ms. Wingenfield said in the text permits office, retail, restaurant, and residential (on the second floor) uses. A pedestrian ATM machine is shown on the western elevation. The building hugs West Bridge and South High Streets. Street trees will be installed. Outdoor seating is included along West Bridge Street and South High Street. Future outdoor seating is proposed on the Dublin-owned property. The municipal lot has 26 parking spaces, and with this new parking area, a total of 39 parking spaces will be provided.

The building will be about 12,000 square feet and two stories. The intent of the architecture was to make this building look as if it had been designed and built over time. Materials, heights, and massing vary to give that sense. Building materials include brick, stone, standing seam and asphalt roofs, vertical and horizontal wood siding, and different colors throughout the facade.

Ms. Wingenfield said the sign package approved by the ARB included a tenant choice of either a flush wall sign or a projecting tenant sign with a dark green background and gold leaf lettering. Each tenant sign will require ARB approval. The decorative light fixtures used in the municipal lot will be used in the new area, and light fixtures for the building have been approved by ARB.

Old Dublin development is very different than from the rest of the City and are not consistent with the Zoning Code. Rezoning to a planned district is an appropriate way to handle new development in Old Dublin. It will allow the development standards to promote the historical character of the district. Ms. Wingenfield said staff recommends approval with four conditions:

- 1) That any property line issues be worked out to the satisfaction of the Law Director and Division of Building Standards prior to issuing building permits;
- 2) That any future expansion or site/building alterations be subject to final development plan approval from the Planning Commission;
- 3) That speakers not be utilized in the outdoor seating areas; and
- 4) That a pre-submittal meeting be scheduled prior to applying for building permits.

Ms. Wingenfield said a pre-submittal meeting was held with the applicant last Friday, and building permits should be issued very soon.

Mr. Sprague asked why Dublin owns the proposed tavern. Ms. Clarke said in around 1987, Dublin bought two lots in old Dublin to build a parking lot. One building was razed, and a parking lot designed by Mary Newcomb was installed. Dublin has maintained the other building, and after soliciting proposals, Dublin selected the proposal by Tim Picciano for the pub. Mr. Sprague asked if the sidewalks were in compliance with ADA. Ms. Wingenfield said yes.

Mr. Sprague asked if the street trees will survive with so much pavement around them. Ms. Newcomb said an average life for a street tree is probably 15 years. Mr. Lecklider asked if the street tree canopies would be as large as shown on the landscape plan. Ms. Newcomb said yes, at maturity. She noted a large oak tree on South High Street that was growing in bedrock, doing amazingly well. She said proper maintenance is a very important consideration. Mr. Peplow understood that the development characteristics were different for Old Dublin. He was concerned about traffic and circulation safety. He asked about the distance from the intersection because this addition and the creation of the tavern will create a lot traffic. Ms. Wingenfield said there was room for two cars to stack, but there should not be a wait to enter the parking lot.

Ms. Wingenfield said regarding parking, the worst case scenario, assumed office on the second floor, and half retail and half restaurant on the first floor, requires 109 spaces. For both buildings together, the parking requirement is 139 spaces. Mr. Eastep asked about overflow plans; the other restaurants cause major parking problems. He said too many parking variances were granted.

Ms. Wingenfield said staff is currently trying to locate new parking spaces. She said the library parking lot is available after 9 p.m., and the Dublin Community Church may be another option. She said efforts have been concentrated on North High Street, but parking needs to be addressed on South High Street to handle these developments when they open.

Mr. Eastep noted second floor residences would change the parking dynamics. He asked why Dublin was buying the parking lot. Ms. Clarke said acquisition of this property was going to take Dublin years because there was an unwilling seller. This developer was able to get the property under contract, which Dublin was not going to be able to do without a court battle. The property was expensive, and this partnership made the development possible. She said City Council has approved this. It permits the redevelopment of the corner years ahead of what Dublin could have done alone, and it also fostered a private redevelopment plan.

Ms. Clarke felt that adequate parking agreements would be achieved soon. She said until that parking problem is solved, she expected the BZA would grant no more variances.

Dave King, Horne and King Architects, said Mill Lane is curbed only on the west side.

Mr. Eastep asked if a one-way lot design was considered. Ms. Wingenfield said this plan gives the best circulation. Mr. King said it would be ideal to close Mill Lane. He said one-way traffic into the parking lot would be a decision of the traffic engineer when Franklin Street is signaled. Ms. Newcomb said this parking lot configuration saved the most mature trees.

Mr. Harian suggested approaching the shopping center south on High Street for shared parking.

Mr. McCash was concerned that the Dublin Lighting Guidelines require lighting which is too bright for the residential area. He wanted it to be consistent with the Old Dublin area. Mr. King said photometry and fixture cut sheets were submitted. The light levels have been intentionally downplayed, still meeting development requirements.

Mr. McCash said the street trees on Bridge Street were just behind the curb, and passing trucks will damage them. They need to be farther back. He suggested that the building be moved back five or six feet away from Bridge Street to give more room to the trees along the front. Mr. King said trees have been located to frame the elevations of the building. On the Bridge Street side, they pushed them into the curb so that the pedestrian way was clear.

Mr. King said the building could not be moved back five or six feet. The rear parking and sidewalks are at minimums, and the building cannot be reduced. Mr. McCash preferred eliminating the rear sidewalk and using that five feet in front of the building. Mr. King said it would not be in character, and the sidewalk is needed.

Mr. McCash said street trees along Bridge Street as shown will not work.

Mr. Lecklider asked if the proposed setback will impact the proposed boulevard improvement for

West Bridge Street from the Community Plan. He understood the BZA was concerned about this. Ms. Wingenfield said additional right-of-way to create the boulevard will come from the north side of the road. Additional land can not be taken from the south side of West Bridge Street.

Ms. Clarke said MS Consultants was hired recently to study the feasibility of a West Bridge Street median. Mr. Lecklider asked if it might be determined not feasible. Ms. Clarke said yes. She said the Community Plan always assumed that most of the right-of-way would come from the north side due to the placement of the stone building occupied by Donato's and the bridge location.

Mr. Lecklider asked if this development will prevent any portion of the right-of-way to come from the south side of West Bridge Street. Ms. Clarke said yes, for this site. Further to the west, there may be some right-of-way taken from the south side of the street.

Ms. Clarke said another consideration for a median is that the oldest building, a veterinary clinic on the north side of Bridge Street, would have to be relocated. Relocating that historic structure may not be acceptable to historical purists. It will have to be a community decision.

Mr. Lecklider said this was discussed in the Community Plan process, including the feasibility of moving the building. He said the strong preference was for the boulevard. He was concerned that this development might negate a future boulevard. Ms. Clarke understood the concern, but City Council has already made that decision. She said Council joined into a partnership based on this site plan. Council knew there was a possibility that a median might not be able to be undertaken.

Mr. Lecklider appreciated that explanation, but asked what role the Commission had here.

Ms. Clarke said multiple variances were granted by the BZA to permit this development, but that stretched the interpretation of "hardship" to unusual lengths. That mechanism was used because it is faster, but it should not be used in the future for the long-term administration. She said planned districts were created to handle special, sensitive, or unique situations. She said new development in Old Dublin, that achieves a compatible character, should be handled in a planned district. The current Code fosters suburban development patterns, requiring a minimum setback of 30 feet. Standard setbacks would destroy the rhythm of the street in Old Dublin. She said the standards that are appropriate for Tara Hill Drive will not work in Old Dublin.

She said development in Old Dublin should have the same scale, character, fit in visually, have the same setbacks, etc. as the old buildings. There is no way to do that under a contemporary zoning code, and using hardship-based variances may be a bit of a sham. She said the staff was trying to draft a PUD text to handle any future modifications, and to use on other sites in Old Dublin. The PUD standards are intended to make new development look like Old Dublin, and using the PUD is the best mechanism available in Dublin.

Ms. Clarke said having the Commission agree that this set of standards would be appropriate for an Old Dublin site is an important step. It does not influence whether this building gets built; it is approved already. The question is whether these standards capture the Old Dublin qualities.

Mr. King said during the Community Plan process, the premise was that if SR 161 is boulevarded, the right-of-way was needed from the north side. There is a kink to the road into the northwest direction. It is much easier to widen on the north side. Mr. King said the previous character of the neighborhood was important, and he distributed several old photographs.

Mr. King said the square at the curbcut to the Dublin Tavern could be developed as a public patio. Another could be developed in front of the tavern using an arbor over the curbcut to minimize it as automobile space. On the west, if Mill Lane is closed, there could be a connection to the front of the Arts Council. A sequence of smaller public spaces could lead to the Town Square.

Mr. Fishman asked on what was the Commission voting. It seems all the decisions have already been made. Mr. Fishman asked what would happen if the Commission disapproves this application. Ms. Clarke said this building can go forward without approval. However, approval of the PUD would give future administrative review power to the Commission. If this development does not get built for some reason, staff wanted to have a text in place that is not based on hardships but has appropriate text standards for developing this corner. The variances deal with one specific project, but if the development fails, the process must begin again.

Mr. Fishman thought the entire project should be moved back five feet. Many buildings do not have sidewalks in the rear. He said the project was great and appropriate, but he was concerned about the sidewalk trees and setback. Mr. King said physically, the development can be moved south, but it would be inappropriate to design concept. It needs the tightness to the street. He said the rear sidewalk was necessary for bringing in supplies for the tenants. Mr. Fishman noted there were no doors in the rear. Mr. King said it was meant to be a three-dimensional structure.

Mr. Harian asked if there was a greenspace between the sidewalk and the building. Mr. King said a hedge was proposed on the west end to create seating.

Mr. Sprague asked if Donato's had street trees on Bridge Street. Mr. King said no. Mr. McCash said the tree canopies were too close to the street. Mr. King suggested they be moved. Ms. Newcomb said the proposed street trees are ashes which have a rounded, upright branching habit. She said another species could be used, but the same species is usually used on the entire street.

Mr. McCash noted the landscape plan showed street trees approximately 1 to 2 feet off the curb, and the canopy would extend into the street. Ms. Clarke said the branching structure needs to be considered in this tight space. From an aesthetic point of view, staff supports street trees.

Mr. King said the two trees on the west end close to Mill Lane, could be moved back significantly. He said moving the building back was not an option. Mr. McCash said the two trees closer to the intersection would need to be eliminated if the building is not moved.

Mr. Lecklider saw no purpose in the Commission considering this as all of the critical decisions have been made prior to this hearing. Ms. Clarke disagreed. For many reasons, this project might not be built. Staff tried to create a text with a context for development of this site in a

historically, architecturally appropriate manner. The Commission could sent a recommendation maintaining some minimum setback. All rezoning issues are finally decided by City Council. She said staff wants to use this text as a model for development standards in Old Dublin.

If this development does not get built, he was not sure the next proposal should look exactly like this. A positive vote from the Commission would endorse the plan.

Mr. Lecklider sensed there was a conflict between the street trees and the narrow setback from the curb to the front of the building. He personally liked the architecture, but was concerned about the setback and the street tree survivability.

Mr. McCash said this was a waste of the Commission's time. He said staff should be working on the HDD, Historic Development District ordinance which addressed many things. It could be used everywhere in Old Dublin. Variances would not be needed under the proposed Historic Development District ordinance. Ms. Clarke disagreed. She said the HDD ordinance as drafted, rolls back all development standards in Old Dublin, including setbacks, with no purpose.

Mr. McCash said there should be no zoning code in Old Dublin. There is too much red tape and too many fees. Dublin is it's own enemy regarding economic development in Old Dublin.

The Commissioners discussed all the building setbacks in great detail and were generally dissatisfied with zero or 6-inch setbacks anywhere.

Mr. King suggested that the street tree closest to South High Street be moved so that it frames the narrow two-story element. Mr. Harian suggested that all the trees be moved back one foot towards the building. Mr. King said this would not impact anything else. Mr. King said the correct plan shows the street trees at the curb.

Ms. Newcomb said the farther the trees are from the curb, the better. Separation between the pedestrian and vehicular traffic is important. Mr. King will work this out with Ms. Newcomb.

Mr. Harian said the issue was that no more parking variances should be granted in Old Dublin.

Brian Horne, Horne and King Architects, said staff assumed the worst case to compute parking. He said they estimated 65 parking spaces were needed without residential use. Mr. King offered to eliminate residential use on the second floor from the text. Mr. Fishman liked having that option. Mr. King said the building materials proposed were all natural, and the materials will be the same on all elevations. Stucco material is proposed for the decorative chimneys.

Mr. Eastep said this was a great project here. He said the issue was really parking, not trees.

Mr. Peplow agreed. He also liked this project and supports it. Mr. Sprague also agreed. He would like to see the setback increased, but he understood the options.

Mr. Harian agreed. He liked how the building looked like several structures. Trees are not a major issue. He hoped the parking problems are solved. He looked forward to this development.

Mr. Fishman said his issue was the setbacks. He saw no problem with any other development being built on the site with this text.

Mr. McCash again said this was a waste of time. The project architecture is fine. However, a text was written for one site rather than developing a PUD text for the entire Old Dublin area.

Mr. Lecklider said his positive vote on this project does not mean he endorses the setbacks. He liked the project and the architecture. His primary concern was the median feasibility. He said parking problems should be resolved before anything else is approved in Old Dublin.

Mr. Fishman said the ATM machine on the west elevation did not look very historical. Ms. Wingenfield said its design and signage must still be approved by ARB. It will not be backlit. Mr. King said the ATM machine will have a cover over it to shadow it.

Mr. Harian made a motion for approval because it is consistent with existing development, sets a positive precedent for other new construction projects in Old Dublin, meets Community Plan goals, and consolidates previously approved variances, with four conditions:

- 1) That any property line issues be worked out to the satisfaction of the Law Director and Division of Building Standards prior to issuing building permits;
- 2) That any future expansion or site/building alterations be subject to final development plan approval from the Planning Commission;
- 3) That speakers not be utilized in the outdoor seating areas; and
- 4) That a pre-submittal meeting be scheduled prior to applying for building permits.

Mr. Eastep seconded the motion. Mr. King agreed to the above conditions with the understanding that the street tree location will be investigated. The vote was as follows: Mr. Fishman, yes; Mr. McCash, no; Mr. Harian, yes; Mr. Peplow, yes; Mr. Sprague, yes; Mr. Lecklider, yes; and Mr. Eastep, yes. (Approved 6-1.)

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

  
Libby Farley  
Administrative Secretary  
Planning Division



## BOARD ORDER

### ARCHITECTURAL REVIEW BOARD

February 24, 1999

CITY OF DUBLIN

Division of Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550  
Fax: 614-761-6566  
Web Site: www.dublin.oh.us

**CASE 1:**     **Application 98-121ARB - Old Dublin Town Center - 21 West Bridge Street**  
**Location:** 0.38 acre located on the southwest corner of West Bridge Street and South High Street.  
**Existing Zoning:** CCC, Central Community Commercial District.  
**Request:** Review and approval of the exterior building color palette, exterior lighting, and signage package for an approved 11,930 square foot retail and office building.  
**Proposed Use:** A two-story, 11,930 square foot building for restaurant, retail and office use.  
**Applicant:** Russell Bettis, President, Dublin Marathon Services Company, 21 West Bridge Street, Dublin, Ohio 43017; and Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, Ohio 43017.

**MOTION:** To approve the proposal with the following conditions:

- 1) That all signs comply with the Old Dublin Sign Guidelines and that each tenant receive ARB approval for their specific signage;
- 2) That all lighting meet the Dublin Lighting Guidelines;
- 3) That the second story windows on both the north and south elevations of Facade A be true-divided in a two-over-two pattern;
- 4) That the site plan be revised with a parking arrangement as shown in alternative A with the exception, that although the parking spaces in question are located in the municipal lot and not on this site, the Board supports the elimination of the eight spaces at the east end of the municipal lot in between this site and the Dublin Village Tavern (27-29 South High Street) to enable the development of a mall concept;
- 5) That all paint colors be approved by the ARB;
- 6) That the wood mechanical screening fencing be natural wood stain unless otherwise approved with a specific color by the ARB;
- 7) That the gutters and downspouts be finished to blend with the adjacent building surfaces;
- 8) That a formal landscape plan meeting all Code requirements be submitted prior to applying for building permits;

**CASE 1:     Applicati   98-121ARB - Old Dublin Town Ce   r - 21 West Bridge Street  
(continued)**

- 9)     That a signage package, including ATM signage, be approved by the ARB and comply with the Dublin Sign Code and the Old Dublin Sign Guidelines;
- 10)    That the applicant obtain a demolition permit from the City;
- 11)    That any alterations and/or deviations from the approved plan be subject to review and approval of the ARB;
- 12)    That details on the lighting, including lighting for the walk-through portion of the building, be approved by the ARB;
- 13)    That the westernmost window on the first floor of Facade C on the north elevation be revised and receive ARB approval;
- 14)    That plans be submitted showing the modification of Facade A on the south elevation to break up the facade, subject to ARB approval;
- 15)    That board and batten materials be changed from composite materials to one-by material approximately eight to 10 inches wide;
- 16)    That Greek Revival cornice returns and window headers be a permitted option for Facade D on the east elevation;
- 17)    That the applicant pursue a rezoning of the property to an appropriate planned district with filing by December 1, 1998;
- 18)    That the site plan, building design, details, materials, colors, etc. be subject to the review and approval of the Architectural Review Board and any conditions which that Board should append;
- 19)    That right-of-way width and placement of the building be subject to the approval of the City Engineer;
- 20)    That a parking lot redesign be undertaken which would connect this site with the municipal lot which is immediately to the south; and
- 21)    That a presubmittal meeting be scheduled with the city staff prior to applying for building permits.

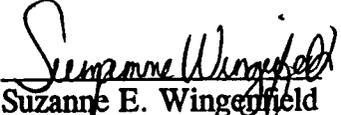
**VOTE: 3-1**

**RESULT: This application was approved.**

**RECORDED VOTES:**

|                  |        |
|------------------|--------|
| Janet Axene      | Yes    |
| Larry Frimerman  | Yes    |
| Carole Olshavsky | Yes    |
| Kris Swingle     | Absent |
| Richard Termeer  | No     |

**STAFF CERTIFICATION**

  
Suzanne E. Wingfield  
Planner



CITY OF DUBLIN

Division of Planning  
5800 Shier-Rings Road  
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## BOARD ORDER

### ARCHITECTURAL REVIEW BOARD

November 18, 1998

- CASE 1:**     **Application 98-121ARB - Old Dublin Town Center - 21 West Bridge Street**  
**Location:** 0.38 acre located on the southwest corner of West Bridge Street and South High Street.  
**Existing Zoning:** CCC, Central Community Commercial District.  
**Request:** Review and approval of the demolition of an existing gas station and new construction of restaurant, retail and office space totaling 11,930 square feet.  
**Proposed Use:** Construction of a new two-story, 11,930 square foot building for restaurant, retail and office use.  
**Applicant:** Russell Bettis, President, Dublin Marathon Services Company, 21 West Bridge Street, Dublin, Ohio 43017, c/o Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, Ohio 43017.

**MOTION:** To approve this application with the following conditions:

- 1) That the site plan be revised with a parking arrangement as shown in alternative A with the exception, that although the parking spaces in question are located in the municipal lot and not on this site, the Board supports the elimination of the eight spaces at the east end of the municipal lot in between this site and the Dublin Village Tavern (27-29 South High Street) to enable the development of a mall concept;
- 2) That all paint colors be approved by the ARB;
- 3) That the wood mechanical screening fencing be natural wood stain unless otherwise approved with a specific color by the ARB;
- 4) That the gutters and downspouts be finished to blend with the adjacent building surfaces;
- 5) That a formal landscape plan meeting all Code requirements be submitted prior to applying for building permits;
- 6) That a signage package, including ATM signage, be approved by the ARB and comply with the Dublin Sign Code and the Old Dublin Sign Guidelines;
- 7) That the applicant obtain a demolition permit from the City;
- 8) That a presubmittal meeting be scheduled with the city staff prior to applying for building permits;
- 9) That the applicant pursue a rezoning of the property to an appropriate planned district with filing by December 1, 1998;

**Case 1: Application 98-121ARB - Old Dublin Town Center - 21 West Bridge Street  
(continued)**

- 10) That the site plan, building design, details, materials, colors, etc. be subject to the review and approval of the Architectural Review Board and any conditions which that Board should append;
- 11) That right-of-way width and placement of the building be subject to the approval of the City Engineer;
- 12) That a parking lot redesign be undertaken which would connect this site with the municipal lot which is immediately to the south;
- 13) That any alterations and/or deviations from the approved plan be subject to review and approval of the ARB;
- 14) That details on the lighting, including lighting for the walk-through portion of the building, be approved by the ARB;
- 15) That the westernmost window on the first floor of Facade C on the north elevation be revised and receive ARB approval;
- 16) That plans be submitted showing the modification of Facade A on the south elevation to break up the facade, subject to ARB approval;
- 17) That board and batten materials be changed from composite materials to one-by material approximately eight to 10 inches wide; and
- 18) That Greek Revival cornice returns and window headers be a permitted option for Facade D on the east elevation.

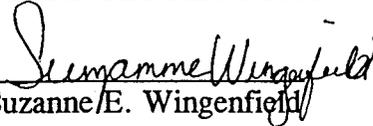
**VOTE: 5-0**

**RESULT: This application was approved.**

**RECORDED VOTES:**

|                  |     |
|------------------|-----|
| Janet Axene      | Yes |
| Larry Frimerman  | Yes |
| Carole Olshavsky | Yes |
| Kris Swingle     | Yes |
| Richard Termeer  | Yes |

**STAFF CERTIFICATION**

  
Suzanne E. Wingenfeld  
Planner



**BOARD OF ZONING APPEALS  
BOARD ORDER**

**SEPTEMBER 24, 1998**

The Board of Zoning Appeals heard the variance application shown below on this date. Based on its finding, the Board took the following action:

- 6. Variance 98-101V - Old Dublin Town Center - 21 West Bridge Street**  
**Location:** 0.38 acre located on the southwest corner of West Bridge Street and South High Street.  
**Existing Zoning:** CCC, Central Community Commercial District (Old Dublin).  
**Request:** A variance to the Code Sections:  
A) 153.071(B)(2) to reduce the required 5 foot yard;  
B) 153.071(B)(4)(b) to eliminate the maximum lot coverage requirement;  
C) 153.072(A)(1) to reduce the building setback from 40 feet to 6 inches along South High Street and West Bridge Street and from 5 feet to 6 inches along Mill Lane;  
D) 153.200 to reduce the minimum aisle width from 22 feet to 21 feet;  
E) 153.211(A) and (B) to reduce the required number of loading spaces from two to zero;  
F) 153.212 to reduce the required number of on-site parking spaces from 109 to 21 spaces.  
**Proposed Use:** Construction of a new two-story, 11,500 square foot building for restaurant, retail and office use.  
**Applicant:** Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, Ohio 43017; for Russell Bettis, President, Dublin Marathon Services Company, 21 West Bridge Street, Dublin, Ohio 43017.

**MOTION:** To approve this variance with four conditions:

- 1) That the applicant pursue a rezoning of the property to an appropriate planned district with filing by December 1, 1998;
- 2) That the site plan, building design, details, materials, colors, etc. be subject to the review and approval of the Architectural Review Board and any conditions which that Board should append;
- 3) That right-of-way width and placement of the building be subject to the approval of the City Engineer; and
- 4) That a parking lot redesign be undertaken which would connect this site with the municipal lot with is immediately to the south.

**BOARD OF ZONING APPEALS  
BOARD ORDER**

September 24, 1998

**6. Variance 98-101V - Old Dublin Town Center - 21 West Bridge Street (cont.)**

\*Dave King, representing the applicant, agreed to the above conditions.

**VOTE:** 4-1

**RESULT:** This variance was approved.

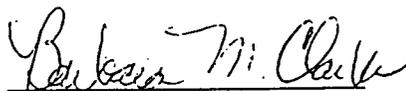
**RECORDED VOTES:**

|                   |     |
|-------------------|-----|
| Brent Davis       | Yes |
| Chester Porembski | Yes |
| Ruth Meeker Reiss | No  |
| Amy Salay         | Yes |
| William Sherman   | Yes |

**Notes:** Mrs. Reiss cited non-compliance with the Community Plan. Specifically, the viability of a median along Bridge Street and the plan for an open green or square on this site are compromised by this project.

There was consensus among the Board members that Old Dublin cases should be reviewed by the Architectural Review Board prior to consideration of variances by the Board of Zoning Appeals. This should be accomplished by change in policy or codified ordinances.

**STAFF CERTIFICATION**



Barbara M. Clarke  
Planning Director

**99-112ARB**  
Old Dublin Town Center I  
1 West Bridge Street

# RECORD OF PROCEEDINGS

Minutes of

Dublin City Council Meeting

Page 4

Meeting

DAYTON LEGAL BLANK CO. FORM NO. 1014B

Held

April 19, 1999

19

diversity point. He is hopeful that the southwest plan will provide some new ideas to address the issue. He asked if there is any requirement in the text that all sides of the houses be of one natural material - in other words, all brick or all plank, etc.

Ms. Clarke responded that the requirement is that the materials be natural for the whole building. In regard to blank facades visible from the roadway, this will be addressed at the preliminary plat stage.

Mr. Reiner asked about any requirement for a "right in, right out" turning lane to help traffic flow.

Ms. Clarke responded that left turn stacking lanes are being built by the developer; there is no "right turn in" lane added. The City's policy has been to widen streets only when necessary, and there has been no recommendation from Engineering for a deceleration lane.

Mr. Reiner asked if the current site plan reflects a 200-foot setback.

Ms. Clarke confirmed that it does.

Mrs. Boring asked if a deceleration lane could be considered at the preliminary plat stage.

Ms. Clarke responded that whenever possible, staff tries to advise the developers early in the process of requirements that may come about at the preliminary plat stage, especially ones that are costly.

Mrs. Boring suggested that if the intention is to have the front and sides of the house of ~~the same~~<sup>all</sup> natural material, this should be addressed in the text.

Ms. Clarke agreed that this needs to be clarified.

Mrs. Boring asked if staff is satisfied with the bikepath connections between neighborhoods provided with this plan.

Ms. Clarke responded affirmatively.

Ben Hale, 37 W. Broad Street, Columbus, Ohio noted that he represents the developer. He commented briefly on the features of the plan. If it is Council's desire that a right turn lane be added, they are willing to do so. He assured Council that no lots will be split over the county line. In response to Mr. Reiner, he indicated that he would be reluctant to agree to using all one material, as some diversity may be desirable. Discussion followed.

Mrs. Boring stated that it would be important to notify future buyers of the utility providers to the development. She asked if the Hensel property will be provided with water and sewer service in conjunction with this development.

Mr. Hale responded that the lines are stubbed to their property.

Vote on the Ordinance - Ms. Hide Pittaluga, yes; Mr. Peterson, yes; Mr. McCash, yes; Mrs. Boring, yes; Mr. Reiner, yes; Mayor Kranstuber, yes.

\***Ordinance 05-99(Amended)- An Ordinance Providing for a Change in Zoning for 0.76 Acres Located on the Southwest Corner of West Bridge Street and South High Street, from: CCC, Central Community Commercial District, to: PUD, Planned Unit Development District. (Old Dublin Town Center, Municipal Parking Lot and 27-29 S. High Street) (Applicant: Patrick Grabill, 5500 Frantz Road, Dublin, Ohio 43017 representing Russell Bettis, President of Dublin Marathon Services Co. and City of Dublin, 5200 Emerald Parkway)**

Ms. Clarke indicated that the City is a co-applicant. The proposal is for a PUD including the redeveloped gas station lot, the parking lot owned by the City, and the City-owned building at 27-29 S. High Street. The text was put together by architect Dave King, working with staff, and the Planning Commission recommended approval on March 18, 1999. This rezoning is not required, but is desirable in terms of long term administration of the site. She then showed slides of the site and surrounding area and proposed elevations for the building to be constructed on the site. There was concern expressed at Planning Commission about street trees along Bridge Street and

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the need to move them back for protection. Staff will address this. She noted that the architect attempted to capture the feel of Old Dublin with the massing of the structure and the residential scale. The site has been granted several variances by BZA, so the plan is ready to proceed without the rezoning being in place. Staff, however, recommended that the site be rezoned as part of a more comprehensive look at the area. The standards for this site can be applied to other sites in the future.

The conditions appended by Planning Commission are:

- 1) That any property line issues be worked out to the satisfaction of the Law Director and Division of Building Standards prior to issuing building permits;
- 2) That any future expansion or site/building alterations be subject to final development plan approval from the Planning Commission;
- 3) That speakers not be utilized in the outdoor seating areas; and
- 4) That a pre-submittal meeting be scheduled prior to applying for building permits.

Mr. Peterson asked if it still the intention to have residential housing above the businesses.

Ms. Clarke responded that this is not the developer's intent, although staff believes that it would make sense over the long run. The intent currently is to have offices on the second floor.

Mr. Peterson stated that his concern with residential housing would be the parking needed for residents. He asked if there would be any hour restrictions on parking in the lot for patrons of the City's pub, similar to what is in place at the library for Brazenhead and Tucci's.

Ms. Clarke responded that this has not been discussed.

Mr. Helwig stated that the City can set whatever hours they wish. Currently, it is posted that no parking is allowed between 2 and 6 a.m. to discourage overnight parking of vehicles.

Ms. Hide Pittaluga expressed her appreciation to everyone who has worked on this project. It is a tremendous improvement to this very visible community location.

Mr. McCash clarified that he voted against the rezoning at the Planning Commission because there is no need for a rezoning for this project. He believes that the City should instead develop an historic development district ordinance for the entire Old Dublin area, as opposed to rezoning this individual site. The proposed historic development district ordinance was referred to the Old Dublin working group during the Community Plan, but that group has now disbanded. He believes that staff is continuing to work on this, and encourages them to do so.

Mr. Reiner complimented the developer on this project, especially the use of natural materials.

Vote on the Ordinance - Mr. McCash, no; Mr. Reiner, yes; Mrs. Boring, yes; Mr. Peterson, yes; Mayor Kranstuber, yes; Ms. Hide Pittaluga, yes.

**Ordinance 34-99 - An Ordinance Accepting the Lowest Best Bid for Emerald Parkway Median Maintenance.**

Vote on the Ordinance - Mr. Reiner, yes; Ms. Hide Pittaluga, yes; Mr. Peterson, yes; Mayor Kranstuber, yes; Mr. McCash, yes; Mrs. Boring, yes.

**Ordinance 35-99 - An Ordinance Accepting the Lowest and Best Bid for a Technical Package for the Dublin Community Recreation Center Phase II.**

Vote on the Ordinance - Ms. Hide Pittaluga, yes; Mrs. Boring, yes; Mr. McCash, yes; Mr. Peterson, yes; Mr. Reiner, yes; Mayor Kranstuber, yes.

## **INTRODUCTION & FIRST READING - ORDINANCES**

**Ordinance 41-99 - An Ordinance Accepting the Lowest and Best Bid Maintenance Services for 1999.**

Mayor Kranstuber introduced the ordinance.

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