



MEETING MINUTES

Administrative Review Team

Thursday, June 22, 2017 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director; Kyle Kridler, Economic Development Administrator; Ray Harpham, Commercial Plans Examiner; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; and Mike Altomare, Fire Marshall.

Other Staff: Lori Burchett, Planner II; Logan Stang, Planner I; Nichole Martin, Planner I; Nick Badman, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: Russ Hunter, Crawford Hoying Development Partners; and David Keyser, DKB Architects (Case 4).

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the June 15 meeting minutes. The minutes were accepted into the record as presented.

Mr. Papsidero noted the following Minor Modifications:

Bridge Park, AC Hotel – Other modifications deemed appropriate by the Planning Director.

Bridge Park, Local Cantina – Other modifications deemed appropriate by the Planning Director.

DETERMINATIONS

**1. ID-3 – Vadata, Building 3
17-027WID-DP**

**6645 Crosby Court
Development Plan Review**

Nichole Martin said this is a proposal for construction of a third data center building and associated site improvements on a 68-acre parcel within the West Innovation District. She said the site is approximately 800 feet south of the intersection of Crosby Court and SR 161. She said this is a request for a review and approval for a Development Plan under the provisions of Zoning Code §153.042(D).

Ms. Martin stated this is a proposal for the construction of a 152,945-square-foot data center building with approximately 4,000 square feet of office and 149,000 square feet of warehouse space. She said this third building on the site will be located on building pad three, south of the two existing buildings. An additional 42 vehicular parking spaces and 4 bicycle spaces are proposed she said along the north and east facades of the building with access being provided via a common drive off of Crosby Court. She said loading docks and service areas are to be located in the center of the data center building on the north and south facades with overhead doors facing the south. She noted there will be landscape mounding to the south and building two to the north.

Ms. Martin said the proposed design is consistent in size with building two and aligns with both existing buildings along Houchard Road. She said the main entrance is provided on the east end with a secondary entrance located on the south; both entrances are located adjacent to the parking areas. The ends of the building, she said, incorporate a gable roof feature to mimic the design of the ends of building one to the north. Both the north and south elevations incorporate horizontal metal panels on the upper portion she said.



Ms. Martin stated the proposal meets Code for color that includes a variety of whites and grays; primary and secondary material requirements are also met.

Ms. Martin said approval is recommended for the Development Plan Review with two conditions:

- 1) That the applicant provide an alternate panel pattern within a similar color palette for the east and west elevations to enhance architectural diversity, to be approved by staff, prior to building permitting; and
- 2) That the temporary access point along Houchard Road be removed and the landscaping and fence restored with completion of the permanent access point on Houchard Road at the southwest corner of the site.

Ms. Martin reported that she had shared this information with the applicant, who is currently out of the country.

Ray Harpham asked if staff could ask the applicant what they plan to do with buildings four and five. Ms. Martin asked if Mr. Harpham was looking for consistencies to which he replied he was not. Ms. Martin suggested that staff meet internally to discuss obtaining some sort of rhythm throughout the buildings.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Development Plan Review was approved by the ART.

**2. BSD HC – Harvest Pizza - Patio
17-042ARB-MPR**

**45 N. High Street
Minor Project Review**

Logan Stang said this is a proposal for a patio addition and associated site improvements to an existing restaurant space on a .25-acre parcel. He said the site is on the west side of N. High Street, approximately 125 feet south of the intersection with North Street. He 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*.

Mr. Stang reported the case was reviewed June 15, 2017, to discuss the detailed changes the applicant had proposed.

Mr. Stang presented an aerial view of the site as well as the proposed site plan.

Mr. Stang said the applicant is proposing to install a paver patio with a wood picket fence in the front of the property along N. High Street. He explained the patio will connect to the existing sidewalk and wrap around the southern façade to connect to a public pathway in-between this site and Tucci's Restaurant. A hedge and stone wall will be installed along the inner edge of the patio, he added, due to the existing grade change with a limestone step to the existing porch staircase. He stated the existing trees on the southern portion of the site will be removed to allow for the patio space and the applicant will work with staff to preserve the trees located along N. High Street.

Mr. Stang said the proposed wood picket fence would be painted white to match the trim with light red brick pavers for the patio surface. He said the patio furniture proposed utilizes a black wrought iron chair with Trex two- and four-top tables giving the appearance of wood and umbrellas proposed are described as dark beige to match the color palette of the existing building.

Mr. Stang said staff is asking the applicant to change the wood fence to metal fencing to complement the surrounding development; and that the proposed tables be changed to coordinate with the proposed black wrought iron chairs.

Mr. Stang noted the existing ground sign located in the southeast corner will be relocated next to the porch and no additional changes to the sign are proposed with this application.

Mr. Stang said approval is recommended to the Architectural Review Board for the Minor Project Review with three conditions:

- 1) That the proposed fence material be changed to a metal wrought iron design prior to issuance of a permit, subject to staff approval;
- 2) That the proposed table material be changed to a metal wrought iron design prior to issuance of a permit, subject to staff approval; and
- 3) That the applicant continue to work with staff to redesign the proposal to preserve any existing trees, to the extent practicable, prior to issuance of a permit.

Mr. Stang said these issues were discussed with the applicant at the prior ART meeting on June 15 and they were not resolved at that time. He said the applicant is not present today but they agreed to the above conditions prior to the meeting.

The ART discussed the possibility of changing the conditions above as the survivability of the trees along N. High Street is questionable.

Vince Papsidero asked if the existing trees died, what the applicant would be required to do per Code. Mr. Stang said the applicant is exempt from having to replace the trees. Mr. Papsidero asked if Condition's 1 & 2 should be revised to include "black metal" so as to remain consistent with the district. Mr. Stang said he would revise the conditions.

The ART as a whole suggested the applicant work with staff to help them appropriately plant new trees concurrently with the construction of the patio to show intent of having trees in that area. If those trees did not survive, the applicant would not be required to replace them. The existing trees in question have a caliper size of 6 inches but Shawn Krawetzki suggested the new trees should only be 2-inch caliper trees for the best survivability.

Ray Harpham suggested that condition #3 should state the applicant preserve "or replace the existing trees".

Aaron Stanford recommended that a fourth condition be added "that the applicant submit fence and furniture detail, prior to the ARB review" scheduled for June 28, 2017.

Mr. Stang said approval is recommended to the Architectural Review Board for the Minor Project Review with the following amended conditions:

- 1) That the proposed fence material be changed to a black metal wrought iron design prior to issuance of a permit, subject to staff approval;

- 2) That the proposed table material be changed to a black metal wrought iron design prior to issuance of a permit, subject to staff approval;
- 3) That the applicant continue to work with staff to redesign the proposal to preserve or replace the existing trees, to the extent practicable, prior to issuance of a permit; and
- 4) That the applicant provide revised fence and furniture details prior to review by the Architectural Review Board.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Minor Project Review was forwarded to the Architectural Review Board as a recommendation of approval by the ART with four conditions.

**3. BSD SCN – ManocoBlue – Sign
17-065MPR**

**6625 Dublin Center Drive
Minor Project Review**

Nick Badman said this is a proposal for a 38-square-foot, illuminated sign for a tenant space located within the Dublin Village Center. He said the site is located approximately 750 feet northwest of the intersection of Dublin Center Drive and Village Parkway. He said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.066 and §153.150 through §153.164.

Mr. Badman presented an aerial view of the site. He reported the following BSD Sign Code Amendment became effective March 29, 2017:

- Only applicable to existing buildings in select BSD zonings
- 'Existing buildings' are those that do not comply with BSD form-based building types
- Signs for these buildings/tenant spaces will comply with the 'Standard' Sign Code until they are redeveloped
- Ensures signs are consistent with the style of development
 - Auto-oriented = fewer, larger signs
 - Pedestrian-oriented = more, smaller signs

Mr. Badman presented the sign that was previously approved by the ART. He reported that soon after the ART's approval, the landlord requested that the applicant change the sign to an illuminated sign with channel letters to be cohesive with the other tenant signs.

Mr. Badman explained that the applicant is now proposing an internally illuminated wall sign for a single tenant to be installed directly above the storefront of a multi-tenant building facing Dublin Center Drive. He noted the graphic area of the sign will be 37.9 square feet and will be 13 feet above grade. He said the sign is to be LED illuminated with channel lettering at five inches deep. He said the tenant name will be displayed with white text, and a secondary image will be displayed with black, white, and blue colors. He added that no window signs are proposed at this time.

Mr. Badman said approval is recommended for the Minor Project Review with the following condition:

- 1) That any future permanent window signs for the tenant space be reviewed and approved by the Administrative Review Team, prior to sign permitting and installation.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Minor Project Review was approved by the ART.

CASE REVIEW

4. BSD SRN – Bridge Park Block H 17-055SPR

John Shields Parkway/Dale Drive Site Plan Review

Lori Burchett said this is a proposal for a residential development with 64 condominiums in six buildings located within the Bridge Park Development. She said the 5-acre site is on the west side of Dale Drive, south of the intersection with John Shields Parkway. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Site Plan Review under the provisions of Zoning Code §153.066.

Ms. Burchett said exterior changes are being proposed that are a departure from the Basic Plan that was approved. She stated the changes include the deck space, auto court, and the most significant change is the introduction of cement panels instead of brick in the auto courts to break up the amount of brick used. She reported that Staff reviewed the changes and identified quite a few interior changes this would affect. She noted the corners were upgraded architecturally, which changed the footprint. She said she has outlined the potential Waivers for the applicant's review and suggested they double check some of their calculations. She added the pool has been removed from the open space but did not anticipate that to be an issue. She emphasized that the aesthetic character in all areas is being maintained.

Aaron Stanford asked if changes were made to the garages. David Keyser, DKB Architects, answered they improved the maneuverability in the garage by increasing the turning radius in the auto court by combining the two smallest units and creating a porch.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the recommendation of the ART is scheduled for the next meeting on July 6.

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:25 pm.

As approved by the Administrative Review Team on July 6, 2017.