



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, August 24, 2017

The Administrative Review Team made the following determination at this meeting:

- |  |   |
|--|---|
| <b>1. BSD HC – 55 S. High Street<br/>17-077MPR</b> | <b>55 S. High Street<br/>Minor Project Review</b>   |
| Proposal:  | Modification to the exterior, including painting, to an existing commercial building. The site is located on the west side of South High Street at the intersection with Spring Hill. |
| Request:   | Review and approval of a Minor Project Review under the provisions of Zoning Code §153.066 and Historic Dublin Guidelines.  |
| Applicant:   | Renate Allespach.   |
| Planning Contact:                                  | Lori Burchett, AICP, Planner II; (614) 410-4656, lburchett@dublin.oh.us   |

**REQUEST:** Approval of this request for a Minor Project Review with the following condition:

- 1) That the main exterior color be Sherwin-Williams 'China Doll' (SW 7517).

**Determination:** This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code §153.065(H) and §153.066(G).

### STAFF CERTIFICATION

\_\_\_\_\_  
Vince A. Papsidero, FAICP  
Director of Planning





## MEETING MINUTES

# Administrative Review Team

Thursday, August 24, 2017 | 2:00 pm

**ART Members and Designees:** Vince Papsidero, Planning Director; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Matt Earman, Director of Parks and Recreation; Ray Harpham, Interim Chief Building Official; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshall; and Tim Hosterman, Police Sergeant.

**Other Staff:** Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Lori Burchett, Planner II; Logan Stang, Planner I; Nichole Martin, Planner I; Cameron Roberts, Planning Assistant; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

**Applicants:** Carter Bean, Bean Architects and Wayne Schick, Cameron Mitchell's (Case 3); and Tracy Perry, NBBJ (Case 4).

Vince Papsidero called the meeting to order at 2:03 pm. He asked if there were any amendments to the August 17 meeting minutes. The minutes were accepted into the record as presented.

### DETERMINATION

**1. BSD HC – 55 S. High St.  
17-077ARB-MPR**

**55 South High Street  
Minor Project Review**

Lori Burchett said this is a proposal for modifications to the exterior, including painting for an existing commercial building on the west side of South High Street, at the intersection with Spring Hill. 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 Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Burchett presented the proposed site plan. She reported the ART had reviewed two options at the case review and determined that a color in between the two options would be more appropriate. She said the applicant has provided a color option that is preferable to staff. The applicant proposed two additional colors, she said, but staff reviewed and confirmed that 'China Doll' was the best color choice to minimize the contrast. She explained the applicant proposes to paint the main structure including stucco areas on all sides of the building a light beige (Sherwin-Williams 'China Doll' SW7517) with the existing trim painted a complementary darker brown (Sherwin-Williams 'Dusted Truffle' SW 9083). Aside from minor siding repair, she said, no other alterations to the structure is proposed.

Ms. Burchett described the structure as having a stucco and stone façade with stucco and trim on the second story. She noted the front and side elevations are designed in an English Tudor style, while the rear elevations (south and west) are comprised of horizontal wood siding. She stated the minor alterations including window replacement, tenant fittings, and sign installation have been reviewed and have been approved by the Architectural Review Board, previously.

Ms. Burchett said approval is recommended to the Architectural Review Board for a Minor Project Review with the following condition:

- 1) That the main exterior color be Sherwin-Williams 'China Doll' (SW7517)

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 recommended for approval by the ART and forwarded on to the Architectural Review Board for their meeting on August 30, 2017.

**DRAFT**

## CASE REVIEW

### 2. BSD HC – 55 S. High St. 17-077ARB-MPR

### 55 South High Street Minor Project Review

Lori Burchett said this is a proposal for modifications to the exterior, including painting for an existing commercial building on the west side of South High Street, at the intersection with Spring Hill. 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 Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Burchett said the exterior paint colors proposed are "Cultured Pearl" for the stucco areas and "Dusted Truffle" is for the trim. She explained that the applicant also considered colors closer to matching what currently exists on the building but the applicant prefers the proposal. She added a gray scheme was also suggested but staff recommended brown tones to match the roof better. She presented color samples while Tana Digeronimo noted the "Cultured Pearl" color is more of a warm tone than a gray.

Donna Goss inquired about any other minor modifications but Ms. Burchett clarified the only minor modifications have to do with painting the building.

Ray Harpham recommended different colors because there is too much contrast when "Cultured Pearl" and "Dusted Truffle" are used with the creamy/tan brick. He suggested a color lighter than "Fresco", which matches the current stucco color but not as light as "Cultured Pearl".

It was determined that the applicant would return with alternative paint colors for review at the next ART meeting.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART would make their recommendation to the Architectural Review Board at the meeting on August 24 to be forwarded to the Architectural Review Board for their meeting on August 30, 2017.

## INTRODUCTION

### 3. BSD O - Echo, Neighborhood Hospital 17-081BPR/CU

### PID: 273-009147 Basic Plan Review/Conditional Use

Logan Stang said this is a proposal for a Conditional Use to allow hospital use on a 3.5-acre site located in the BSD-O, Bridge Street District Office District and a Basic Plan Review of an 18,000-square-foot, 24-hour hospital facility consisting of 15 patient beds that consist of 8 inpatient and 7 outpatient exam rooms for emergency and inpatient care. He said the parcel is on the south side of West Dublin-Granville Road, approximately 500 feet west of the intersection with Dublin Center Drive. He said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Basic Site Plan Review under the provisions of Zoning Code Section 153.066 and a Conditional Use under the provisions of Zoning Code Section 153.236.

Mr. Stang indicated this facility is not actually a hospital but more of an ER and presented an aerial view of the site. He said the proposal is unique due to the site constrictions. He explained that on the west side of the parcel is an AEP easement that runs north and south and on the east side there is a neighborhood street planned to run through the property per the Street Network Map. He said the applicant would be required to have that street installed.

He said the applicant has selected the Civic Building Type as it has more traditional zoning standards compared to other BSD building types. Additionally, he said there are finite uses listed in the BSD Code that are permitted to use this building type, hospitals being one of them.