



RECORD OF DETERMINATION

Administrative Review Team

Thursday, June 21, 2018

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

3. BSD HC – Dublin Town Center - Exterior Modifications 18-034ARB/MPR

19 W. Bridge Street Minor Project Review

Proposal: Exterior modifications to an existing commercial building within Historic Dublin and zoned Bridge Street District Historic Core.

Location: Southwest of the intersection of West Bridge Street and High Street.

Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 & 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Cindy Lanoue, NORR Architects, Engineers, & Planners.

Planning Contact: Lori Burchett, AICP, Planner II.

Contact Information: 614.410.4656, lburchett@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/18-034

REQUEST #1: Recommendation of approval to the Architectural Review Board for one Minor Project Review Waiver:

1. §153.062(E)(1)(c) Materials – Primary Materials: Primary materials include stone, brick, and glass; Requested: HardiPlank and LP Siding.

Determination: The one requested Waiver was forwarded to the Architectural Review Board with a recommendation of approval.

REQUEST #2: Recommendation of approval to the Architectural Review Board for the Minor Project Review with three conditions:

- 1) That the applicant selects a vinyl clad wood window with divided lites in an accurate reproduction of the design existing windows.
- 2) That the applicant provides maintenance and repair to the existing windows or the applicant agrees to simultaneously replace all windows in the building.
- 3) That the pattern and color for Hardie and LP siding match existing.

Determination: The Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval with three conditions.

STAFF CERTIFICATION

Vince A. Papsidero, FAICP
Director of Planning



Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote on a motion to approve the Minor Project Review with five conditions as stated above. Mr. Harpham motioned, Mr. Perkins seconded, and the Minor Project Review was approved.

RECOMMENDATION

3. **BSD HC – Dublin Town Center - Exterior Modifications** **18-034ARB/MPR**

19 W. Bridge Street **Minor Project Review**

Lori Burchett said this application is a proposal for exterior modifications to an existing commercial building within Historic Dublin and zoned Bridge Street District Historic Core. She said the site is southwest of the intersection of West Bridge Street and 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 and Waiver Review under the provisions of Zoning Code Sections 153.066 & 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Burchett explained the Minor Project Review process is intended to address modifications conducted after initial Site and/or Development Plan Review approval. She said the ART is the final reviewing body with the exception of the Architectural Review Board (ARB) in the Historic District or the Planning and Zoning Commission (PZC), if warranted by the proposal and in this instance the proposal will be forwarded to the ARB for review and approval. She said types of applications (for example) would be: Single-family residences; Commercial <10,000 square feet; Additions <10,000 square feet; Exterior Modifications; Signs (if meeting Code); and Site modifications.

Ms. Burchett added that upon the ARB's review and approval of this MPR, the applicant will be eligible to secure a Building Permit from the Building Standards Division upon their review that can include: site, building and/or sign permits and meeting additional requirements from Building, Fire, or Landscaping, etc.

Ms. Burchett presented an aerial view of the site as well as a photograph of the current north elevation on Bridge Street. Next, she presented photographs of the current conditions of the deteriorating wood windows and wood siding. She said the applicant is proposing a new siding material on several portions of the elevations and the replacement of multiple windows. The applicant is proposing HardiePlank and LP siding in place of the existing wood siding in a design and color that matches the existing siding and vinyl windows in the same mullion style that exists currently instead of wood windows, which will be easier to maintain. She explained a HardieShake siding is proposed where wood shake exists and a HardiePanel and LP siding are proposed for other portions of the elevations but the board and batten style that exists will be maintained. She noted the requested changes are on portions of all the elevations of the building; the roofing, stone, and trim will remain unchanged. She indicated the applicant would like to install a window with divided lites to match the window details as close to the original as possible and they are proposing a Jeld Wen vinyl window in almond to match the existing color. However, the sample that was submitted was not the same style and type as previously requested by ART.

Ms. Burchett presented illustrations of each of the elevations to demonstrate where the following replacements are proposed for the exterior material, window and trim, and trim only. She also presented an image of the window specifications as well as a sample provided by the applicant.

Ray Harpham asked if the applicant is replacing all of the windows. Ms. Burchett said the windows will be replaced where there will be siding replacement, so the windows surrounded by stone would not be replaced.

There seemed to be confusion from the applicant on whether the replacement windows would be vinyl clad wood windows or vinyl like the sample the applicant provided. The ART had requested a vinyl clad wood window with divided lites, which the applicant agreed to. Ms. Burchett noted that the window specifications provided previously by the applicant did not appear to match the sample material that had been delivered just prior to the meeting.

Vince Papsidero said the ART needs to know how these windows would be constructed as maintenance appears to be the problem. He asked about the history of this building. Ms. Burchett said the ARB approved the construction of the building as a PUD, prior to the Bridge Street District Zoning. She said the project was approved with wood siding and wood frame windows, although these materials were not a specific condition of approval. In this instance, she said a Waiver is requested since the only materials permitted in the Code are stone, brick, and glass and the applicant is requesting to use HardiPlank and LP siding on multiple elevations. She said the requested materials have been used in other projects recently within the Historic District on non-historic buildings. She specifically said the ARB approved HardiPlank to be used on the (former) Biddies building as well as in Block Z of the Bridge Park Development. Vinyl clad wood windows have also been used in non-historic buildings.

Mr. Papsidero recalled the Architectural Review Board was very particular about the design of the building and how and where the materials would be used. He indicated vinyl windows would be a compromise.

Mr. Harpham suggested that if the applicant is not replacing all of the windows, they must match them as closely as possible. He asked if they are providing replacement windows with the divided lites. He emphasized the applicant should not be permitted to replace any of the windows without first matching them.

Jennifer Rauch asked if the applicant could provide the same divided lites, then would the ART be supportive of vinyl clad wood windows. Mr. Papsidero indicated that is what is on for the Biddies infill project. Ms. Burchett said vinyl clad wood windows were used at 109 S. Riverview Drive in a historic design. Mr. Harpham said if the applicant wanted wood windows, he would recommend vinyl clad wood windows and they would need to have the same pattern of divided lites.

Aaron Stanford said if the applicant is just replacing some of the windows and not all, he thought they may appear different on the building but did not know enough about these materials to make that determination. Ms. Rauch suggested that the ART consider requesting that the applicant replace all the windows at the same time. Mr. Harpham said it would depend on how accurately the applicant can reproduce the windows. Mr. Harpham said requesting that the applicant to replace all the windows on a façade makes sense. He said if the ARB is not satisfied, they can require the applicant to replace all the windows on a façade. Ms. Rauch reiterated that the applicant did not plan on replacing the windows that were set in brick. Mr. Harpham explained how removing a window within brick can be challenging and costly. Ms. Rauch determined if the applicant cannot assure the City that they can get a product that looks just like the original, then they will have to do solid wood windows again and continue with proper maintenance.

Shawn Krawetzki asked how many windows extra that would be if the applicant had to replace them all. Ms. Burchett indicated approximately two-thirds of the windows need to be replaced. Mr. Papsidero noted that leaves quite a few remaining. He suggested that if the issue is just peeling paint, perhaps the applicants can repaint the existing windows to the satisfaction of the ART.

Mr. Harpham concluded the applicant will need to use vinyl clad wood windows with divided lites in the same patterns as the existing; and the windows not replaced must be seamless in comparison to the replacement windows. Mr. Papsidero added or the applicant must restore what remains.

Ms. Burchett said a Waiver is recommended for approval to the Architectural Review Board:

1. §153.062 – Building Types (E)(1)(c) – Façade Materials: Permitted materials include stone, brick, and glass (required); Use of Hardie and LP siding on multiple elevations (requested).

Ms. Burchett said approval is recommended for the Minor Project Review with three conditions:

- 1) That the applicant selects a vinyl clad wood window with divided lites in an accurate reproduction of the design of the existing windows;
- 2) That the applicant provides maintenance and repair to the existing windows or the applicant agrees to simultaneously replace all the windows in the building; and
- 3) That the pattern and color of the Hardie and LP siding match the existing siding.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote and it was unanimous that the request for the one Waiver would be recommended for approval to the Architectural Review Board and the Minor Project Review was approved with three conditions as stated above.

Ms. Goss called for a vote on a motion to recommend approval to the Planning and Zoning Commission for the Conditional Use for portions of two unlined sides of the parking garage in Building D5 with no conditions. Ms. Gilger motioned, Mr. Harpham seconded, and the Conditional Use was recommended for approval.

Ms. Goss called for a vote on a motion to recommend approval to the Planning and Zoning Commission for a Fee-in-Lieu of Open Space for the 0.56 acres of off-site open space. Mr. Harpham motioned, Mr. Krawetzki seconded, and the Fee-in-Lieu of Open Space was recommended for approval.

Ms. Goss called for a vote on a motion to recommend approval to the Planning and Zoning Commission for a Development Plan Review. Mr. Harpham motioned, Ms. Gilger seconded, and the Development Plan Review was recommended for approval.

Ms. Goss called for a vote on a motion to recommend approval to the Planning and Zoning Commission for a Parking Plan to allow for 735 parking spaces where 1,087 spaces would be required and a Site Plan Review with eight conditions. Mr. Harpham motioned, Mr. Krawetzki seconded, and the Parking Plan and the Site Plan Review were both recommended for approval.

INTRODUCTIONS

3. BSD HC – Dublin Town Center Exterior Modifications 18-034ARB/MPR

19 W. Bridge Street Minor Project Review

Lori Burchett said this is a proposal for exterior modifications including siding and window replacements to an existing commercial building located within Historic Dublin. She said the site is southwest of the intersection of West Bridge Street and 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 Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Donna Goss reported she received a letter from Tom Holton stating concern for the existing condition of the building. Ms. Burchett answered there were mainly maintenance issues. She said the applicant would like to replace the wood siding on the building and has proposed HardiPlank in the same color and design as what is existing. She said the applicant also wants to replace the windows with aluminum clad wood windows.

Ray Harpham asked if the applicant provided why the deterioration occurred. Ms. Burchett answered the applicant did not divulge that information. She added she has been primarily working with the architect and not the owner.

Ms. Burchett said this is not a historic building and HardiPlank has been used for other new construction projects in the area. She said HardiPlank is not an approved material and therefore a Waiver would need to be requested.

Claudia Husak asked for locations for which this material has been used and approved. Ms. Burchett cited the (former) Biddies location as having used HardiPlank and the proposed window. She said parts of the Z Building also used the same materials. Ms. Husak recalled a Pella wood aluminum clad window used at 109 South Riverview and that building had historical character, which the ARB also approved. She then mentioned there was a historic building on North High Street but the ARB ultimately told the applicant to use a wood window to keep in line with the historical character of the building.

filigree proposed on the west end of the patio will disappear when the screens are down. Ms. Burchett said she would review that further with the applicant.

Ray Harpham recalled the ART did not provide a recommendation of approval to the PZC for the Cap City Diner as the ART was against using the material. He said the PZC approved the proposal but there are issues with trying to enforce the conditions. He thought one of which was that the PZC had the right to revisit the application at a later date to ensure this was the right product and conditions were being met.

Colleen Gilger said there are too many tenant spaces with these covered patios that act as building expansions and not enough open patio space. Ms. Husak said she was concerned with longevity and how the vinyl parts stretch over time. Mr. Harpham noted that with the dark screens transparency is essentially eliminated.

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

**5. BSD SRN — Bridge Park, Block H
18-041WR**

**PIDs: 273-012751 & 273-012752
Waiver Review**

~~Lori Burchett said this is a proposal to permit an alternative material on the exterior elevations as architectural detailing for Block H of the Bridge Park Development. She said the site is southwest of the intersection of John Shields Parkway and Dale Drive. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Waiver Review under the provisions of Zoning Code Section 153.066.~~

~~Ms. Burchett said the materials and design of Block H in the Bridge Park Development were approved, which included EIFS for detailing but now the applicant is requesting to change out the EIFS that was permitted for Fypon as the details they proposed cannot be made from EIFS.~~

~~Ms. Burchett presented a graphic showing the locations where this new material would be installed. She said the look would be the same as the approved plans. She indicated the applicant had shared where Fypon has been used in Ohio and they said it is also considered a standard material used in similar areas. Claudia Husak said the applicant stated Fypon is easier to form on the building and they are concerned with the longevity and maintenance of EIFS.~~

~~Aaron Stanford asked if there were photographs provided as to where Fypon has been used before. Ms. Husak recalled Fypon was used for the majority of the architectural details at the Woodlands at Ballantrae. Ray Harpham said Fypon can be very detailed and looks like wood so it is used for decorative pieces.~~

~~Shawn Krawetzki said he thought the product fades and yellows and would require significant maintenance. Ms. Husak recommended the applicant be asked to address that concern. Mr. Harpham requested a Specifications Sheet from the manufacturer to better understand the material. Mr. Stanford asked about the color to be used for most of the trim and Ms. Burchett answered light beige but the heavier materials would be a gray color. Ms. Husak said the applicant cannot get EIFS to perform as needed which is the reason for this request.~~

~~Ms. Husak noted the elevation drawings were inconsistent so Ms. Burchett said she would ask the applicant to revise them. Donna Goss emphasized the ART will need clarity on where the material will be installed and for the applicant to provide material samples and Specification Sheets in order for the ART to make a recommendation to the Planning and Zoning Commission.~~



**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**

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)**

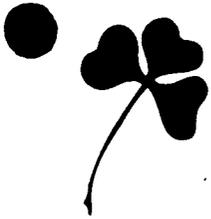
- 17) That the site plan be revised with a parking arrangement as shown in alternative A with the exception, that although the parking spaces in question are located in the municipal lot and not on this site, the Board supports the elimination of the eight spaces at the east end of the municipal lot 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.



CITY OF DUBLIN

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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



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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
Fax: 614-761-6566
Web Site: www.dublin.oh.us

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
Fax: 614-761-6566
Web Site: www.dublin.oh.us

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
Dublin, Ohio 43016-1236

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

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:

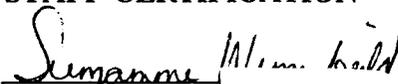
- 1) That any property line issues be worked out to the satisfaction of the Law Director and Division of Building Standards prior to issuing building permits;
- 2) That any future expansion or site/building alterations be subject to final development plan approval from the Planning Commission;
- 3) That 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: Applicatio 98-121ARB - Old Dublin Town Center - 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.

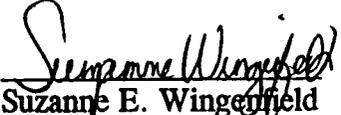
VOTE: 3-1

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
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
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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.

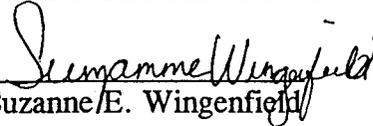
VOTE: 5-0

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.

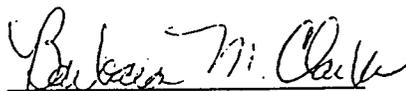
RECORDED VOTES:

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

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Old Dublin Town Center I
1 West Bridge Street

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Meeting

DAYTON LEGAL BLANK CO. FORM NO. 1014B

Held

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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~~^{all} 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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Meeting

Held

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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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1 West Bridge Street