



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, June 7, 2018

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

**2. BSD SRN – Bridge Park, Block H** **PIDs: 273-012751 & 273-012752**  
**18-041WR** **Waiver Review**

Proposal: To permit an alternative material on the exterior elevations as architectural detailing for Block H of the Bridge Park Development.  
Location: Southwest of the intersection of John Shields Parkway and Dale Drive.  
Request: Review and recommendation of approval to the Planning and Zoning Commission for a Waiver Review under the provisions of Zoning Code Section 153.066.  
Applicant: David Keyser, DKB Architects.  
Planning Contact: Lori Burchett, AICP, Planner II.  
Contact Information: 614.410.4656, lburchett@dublin.oh.us  
Case Information: www.dublinohiousa.gov/pzc/18-041

**REQUEST:** Recommendation of approval to the Planning and Zoning Commission for a Waiver Review:

**DETERMINATION:** The Waiver Review was recommended for approval and forwarded to the Planning and Zoning Commission.

### STAFF CERTIFICATION

\_\_\_\_\_  
Vince Papsidero, FAICP  
Planning Director





## MEETING MINUTES

# Administrative Review Team

Thursday, June 7, 2018 | 2:00 pm

**2. 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 located 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. The waiver is being requested to allow for a use of a secondary material (fypon), not permitted in the zoning district §153.062 (E)(1)(d) as a permitted secondary material. Permitted secondary materials are limited to details and accents and include glass fiber reinforced gypsum, wood siding, fiber cement siding, metal, and exterior architectural metal panels and cladding.

Ms. Burchett said the materials and design of Block H in the Bridge Park Development were approved as part of a (final) Development Plan/Site Plan review, which included EIFS for trim and architectural details. She said th applicant is requesting to substitute Fypon for the EIFS that was permitted citing the details they proposed cannot be formed from EIFS in the desired manner.

Ms. Burchett presented a graphic showing the locations where the material would be installed. She said the elevations submitted with the application highlight all of the areas where the Fypon would be substituted. She said all the architecture and design elements will be the same as the approved plans. She indicated the applicant has shared examples of where Fypon has been used in Ohio. 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.

Shawn Krawetzki had asked whether the material would be painted. David Keyser answered affirmatively. He noted that the applicant would paint the trim areas in the same two colors that were approved with the Site Plan application. He said the cornice across white nichih panel would be white but where it is at buff color brick it would painted to match the brick. Aaron Stanford asked whether the color is applied by the manufacturer or painted on site. Mr. Keyser said it would be painted on site.

Ms. Rauch asked if Fypon has been used in the region. Mr. Keyser stated that it has and has been successful from a durability and maintenance standpoint. Colleen Gilger had asked what advantages does this product have over EIFS. Mr. Keyser stated that the applicant can get a warranty for this product and it is low maintenance.

Ms. Rauch noted that the location of the material, being used higher up on the buildings is understandable in this instance. She asked whether it is a flat application. Mr. Keyser stated that the molding and trim is extruded. Ray Harpham asked if the color would change based on the façade color. Mr. Keyser noted that the material color would be matched based on the façade color.

Ms. Burchett said a recommendation of approval is recommended to the ART with no conditions.



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

Ms. Rauch made a motion for a recommendation of approval with no conditions. Ms. Goss seconded. Recommendation of approval passed unanimously. She stated this application will be forwarded to the Planning and Zoning Commission for their June 21, 2018 meeting.

DRAFT

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.

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

**ADJOURNMENT**

Donna Goss asked if there were any additional administrative issues or other items for discussion. Claudia Husak pointed out that the ART will be meeting again next week because May was a five-week month.

Ms. Goss adjourned the meeting at 2:50 pm.

As approved by the Administrative Review Team on June 7, 2019.



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, July 6, 2017

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

- 2. BSD SRN – Bridge Park Block H** **John Shields Parkway/Dale Drive**  
**17-055SPR** **Site Plan Review**
- Proposal: Proposal for a residential development with 64 condominiums in six buildings located within the Bridge Park Development. The 5-acre site is on the west side of Dale Drive, south of the intersection with John Shields Parkway.
- Request: Review and recommendation of approval to the Planning and Zoning Commission for a Site Plan Review under the provisions of Zoning Code §153.066.
- Applicant: Crawford-Hoying Development Partners represented by James Peltier, EMH&T.
- Planning Contact: Lori Burchett, AICP, Planner II; (614) 410-4656, lburchett@dublin.oh.us

### REQUEST 1: ADMINISTRATIVE DEPARTURES

- §153.062(O)(2)—Single Family Attached Building—Street Façade Transparency. Minimum 20% transparency required. **Requested:** 19% on third floor Mooney (Building H1 West and repeated elevations); 18% on first floor at Tuller Ridge South (Building H1 East and repeated elevations); 18% on first floor at Larimer North (Building H2 West and repeated); 18% at 1<sup>st</sup> floor Larimer South and 1<sup>st</sup> floor John Shields North (Building H3 East and repeated elevations).
- §153.062(O)(2)—Single Family Attached Building—Non-Street Façade Transparency. Minimum 15% transparency required. **Requested:** 14% on 2<sup>nd</sup> Floor Motor Court, West (Building H1 East and repeated elevations).
- §153.062(O)(2)—Single Family Attached Building—Vertical Increments Required (location on principal structure). Required every two units or no greater than every 40-feet. **Requested:** Max vertical increment 42.71 ft. at West Elevation of Motor Court (Building H1 East and repeated elevations); Max vertical increment 42.71 ft. at East Elevation of Motor Court (Building H1 West and repeated elevations); Max vertical increment 42.7 ft. at East Elevation of Motor Court (Building H2 East and repeated elevations); 43.6 ft. at East Elevation of Motor Court (Building H2 West and repeated); Max vertical increment 43.6 ft. at East Elevation of Motor Court (Building H2 West and repeated elevations).
- §153.062(O)(2)—Single Family Attached Building— Minimum Primary Façade Materials. Minimum 80% of primary façade materials required. **Requested:** South Tuller Ridge Elevation: 76%; West Passage: 75% and North Courtyard Elevation: 79% (Building H1 East and repeated elevations); West Mooney Elevation: 76% (Building H2 West and repeated elevations); North Larimer Elevation: 79% and West Passage: 76% (Building H2 East and repeated elevations); and South Larimer Elevation—76%; and North John Shields Elevation—78% (Building H3 East and repeated elevations) North John Shields: 74%; West Passage: 78% (Building H3 West and repeated elevations).



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

**John Shields Parkway/Dale Drive  
Site Plan Review**

5. §153.062(O)(2)—Single Family Attached Building—Street Façade Transparency—Minimum 20% transparency required. **Requested:** 1st Floor Mooney West: 19% (Building H1 West and repeated elevations). 1st Floor Mooney West: 19% (Building H1 West and repeated elevations). 1st Floor Larimer South: 18%; 1st Floor John Shields North: 18% (Building H3 East and repeated elevations). Proposed: 3rd Floor Mooney West: 19%; 3rd Floor Larimer South: 19% (Building H3 West and repeated elevations).
6. §153.065(4)—Site Development Standards—Off-street parking space and aisle dimensions. Required off-street parking drive aisles for two-way circulation with 90 degree spaces must be 22 feet wide. **Requested:** H1 Motor Court: Entrance aisle width from Tuller Ridge  $\pm 20.50$  ft.; H2 Motor Court: Entrance aisle width from Larimer Street  $\pm 20.50$  ft.; H3 Motor Court: Entrance aisle width from Larimer Street  $\pm 20.50$  ft.; Drive aisle width between pool building and central island  $\pm 20.30$  ft.; Drive aisle width between central island and all islands between unit garages  $\pm 20$  ft.

**Determination:** The six Administrative Departures were approved.

**REQUEST 2: SITE PLAN WAIVERS**

Request for an approval recommendation to the Planning and Zoning Commission for 18 Site Plan Waivers:

1. §153.062(C)(1)—Building Types—Incompatible Building Types: Incompatible building types are not permitted directly across the street from one another or on the same block face (required). **Requested:** Across from a Corridor Building on Block G along Tuller Drive.
2. §153.062(K) —Building Types Building Variety- Building designs must vary from adjacent buildings by the type of dominant material (or color, scale or orientation of that material)(required). **Requested:** Building façade styles are repeated between the three buildings.
3. §153.062(D)(1)—Roof Type Requirements—Parapets shall be no less than two feet and no more than six feet in height (required). **Requested:** parapet varies in height from 0 feet adjacent to rooftop amenity areas and four feet in other areas.
4. §153.062 (D)(1)(b)—Roof Type Requirements—Parapets continuous: Parapets shall wrap around all sides of the building (required). **Requested:** Not continuous in several locations, typically at amenity deck where metal railings are proposed.
5. §153.062(D)(4)(a)—Quantity—Only one tower is allowed per building (required). **Requested:** H1 East: 5 Towers, West: 3 Towers; H2 East: 3 Towers, West: 3 Towers; H3 East: 5 Towers, West: 4 Towers (and repeated elevations).
6. §153.062(H)(1)(a)—Projecting sills— Projecting sills are required within siding clad walls (required). **Requested:** No projecting sills or trim on Fiber Cement Panel clad elevations.
7. §153.062(I)(1)(a)—Balcony Size—Balconies shall be a minimum open area of six feet deep and five feet wide (required). **Requested:** 5.33 feet deep and 12.25 feet wide.
8. §153.062(O)(2)—Single Family Attached Building—Maximum impervious lot coverage. Maximum 70% is required. **Requested:** 76% (entire block) (H1, H2); and 80% (H3).

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

**John Shields Parkway/Dale Drive  
Site Plan Review**

9. §153.062(O)(2)—Single Family Attached Building—Permitted Primary Material types. Permitted types include stone, brick (required). **Requested:** thin brick (All buildings).
10. §153.062(O)(2)—Single Family Attached Building—Front Property Line Coverage. Minimum front property line coverage to be at least 75% (required). **Requested:** 64% along Dale Drive (H1 East); and 48% Dale Drive (H3 East).
11. §153.062(O)(2)—Single Family Attached Building—Occupation of Corner Required—Occupation is required. **Requested:** No occupation of the building in the corner at Dale/Tuller Ridge (H1 East). No occupation of the building in the corner at Mooney/Tuller Ridge (H1 West). No occupation of the building in the corner at Dale Drive and Larimer Street or Dale Drive and John Shields Parkway (H3 East).
12. §153.062(O)(2)—Single Family Attached Building—Street Façade Transparency. Minimum 20% transparency required. **Requested:** 1st Floor Tuller Ridge South: 15%; 3rd Floor Tuller Ridge South: 16%; 1st Floor Mooney West: 17% (Building H1 West and repeated elevations); 1st Floor Larimer North: 17%; 3rd Floor Larimer North: 18% (H2 East and repeated elevations); 1st Floor Mooney West: 18%; 1st Floor Larimer South: 18%; 1st Floor Larimer South: 18%; 3rd Floor Larimer South: 18%; 1st Floor John Shields North: 16%; 3rd Floor John Shields North: 16% (H3 West and repeated elevations).
13. §153.062(O)(2)—Single Family Attached Building—Non-Street Façade Transparency. Minimum 15% transparency required. **Requested:** 1st Floor Passage West: 12%; 1st Floor Motor Court West: 10%; 2nd Floor Motor Court West: 12%; 1st Floor Motor Court North: 8%; 2nd Floor Motor Court North: 12%; 1st Floor Motor Court South: 7%; 2nd Floor Motor Court South: 14%; All Floors Motor Court East: 0% (H1 East and repeated elevations); 1<sup>st</sup> Floor Passage West: 9%; 1<sup>st</sup> Floor Motor Court West: 10% 2<sup>nd</sup> Floor Motor Court West: 12%; 1st Floor Motor Court North: 8%; 2nd Floor Motor Court North: 12%; 1<sup>st</sup> Floor Motor Court South: 7%; 2<sup>nd</sup> Floor Motor Court South: 14%; All Floors Motor Court East: 0% (H2 East and repeated elevations); 1st Floor Passage East: 9%; 3rd Floor Passage East: 12%; 1st Floor Motor Court East: 10%; 2nd Floor Motor Court East: 12%; 3rd Floor Motor Court East: 12%; 1st Floor Motor Court North: 8%; 2nd Floor Motor Court North: 13%; 3rd Floor Motor Court North: 8%; 1st Floor Motor Court South: 8%; 2nd Floor Motor Court South: 13%; 3rd Floor Motor Court South: 13% (H1 West and repeated elevations); 1st Floor Passage East: 9%; 1st Floor Motor Court East: 10%; 2nd Floor Motor Court East: 13%; 1st Floor Motor Court North: 8%; 2nd Floor Motor Court North: 13%; 1st Floor Motor Court South: 8%; 2nd Floor Motor Court South: 13%; All Floors Motor Court West: 0% (H2 West and repeated elevations); 1st Floor Passage West: 1st Floor Passage West: 9%; 1st Floor Motor Court West: 10%; 2nd Floor Motor Court West: 12%; 1st Floor Motor Court North: 8%; 2nd Floor Motor Court North: 12%; 1st Floor Motor Court South: 7%; 2nd Floor Motor Court South: 14%; All Floors Motor Court East: 0% (H3 East and repeated elevations); 1st Floor Passage East: 10%; 3rd Floor Passage East: 13%; 1st Floor Motor Court South: 6%; 2nd Floor Motor Court South: 11%; 3rd Floor Motor Court South: 12%; 1st Floor Motor Court West: 6%; 2nd Floor Motor Court West: 11%; 3rd Floor Motor Court West: 12%; 1st Floor Motor Court North: 6%; 2nd Floor Motor Court North: 11%; 3rd Floor Motor Court North: 12% (H3 West and repeated elevations).

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

**John Shields Parkway/Dale Drive  
Site Plan Review**

14. §153.062(O)(2)—Single Family Attached Building—Blank Wall Limitations: No blank walls on elevations (required). **Requested:** H1-03 and H1-12—All Stories East Elevation; H1-01 and H1-14—All Stories West Elevation (Building H1 East and repeated elevations); H1-17—1st Story North Elevation; H1-23—1st Story South Elevation; H1-24 and H1-16--All Stories West Elevation. H1-25 and H1-15--All Stories East Elevation (Building H1 West and repeated elevations); H2-01 and H2-10—All Stories West Elevation; and H2-02 and H2-09—All Stories East Elevation (Building H2 East and repeated elevations); H2-13 and H2-22—All Stories West Elevation; H2-12 and H2-22—All Stories East Elevation (Building H2 West and repeated elevations); H3-01 and H3-11—All Stories West Elevation; H3-02—All Stories East Elevation; and H3-11—3rd Story East Elevation (Building H3 East and repeated elevations).
15. §153.062(O)(2)—Single Family Attached Building—Parking Lot Façade, Number of entrances required. For parking lot or detached garage, 1 per unit (required). **Requested:** 12 Units face interior Motor Court (Building H1 East and repeated elevations); 10 Units face interior Motor Court (Building H1 West and repeated elevations); 10 Units face interior Motor Court (Building H2 East and repeated). 10 Units face interior Motor Court (Building H2 West and repeated elevations).
16. §153.062(O)(2)—Single Family Attached Building—Permitted Primary material. Minimum primary materials must be at least 80% (required). **Requested:** East Dale: 70%; North Motor Court: 17%; West Motor Court: 11%; East Motor Court: 19%; South Motor Court: 16% (H1 East and repeated elevations); East Dale: 61%; West Passage: 76%; North Motor Court: 15%; West Motor Court: 15%; East Motor Court: 15%; South Motor Court: 15% (H2 East and repeated elevations); West Passage: 77%; North Motor Court: 25%; West Motor Court: 26%; East Motor Court: 25%; South Motor Court: 25% (H1 West and repeated elevations); North Motor Court Elev. 16%; West Motor Court Elev.—11%; East Motor Court Elev.—16%; South Motor Court Elev.—17% (H2 West and repeated elevations); East Dale: 70%; South Motor Court: 16%; East Motor Court: 19%; West Motor Court: 11%; North Motor Court: 17% (Building H3 East and repeated elevations); West Mooney Street: 71%; North John Shields: 74%; West Passage: 78%; South Motor Court: 6%; East Motor Court: 6%; West Motor Court: 6%; North Motor Court: 6% (H3 West and repeated elevations).
17. §153.062(O)(2)—Single Family Attached Building—Vertical Increments Required (location on principal structure). Required every two units or no greater than every 40-feet (required). **Requested:** Max vertical increment at 43.85 ft. at East Elevation of Motor Court (Building H3 East and repeated elevations); at 43.5 ft. at East Elevation of Motor Court (Building H3 West and repeated elevations).
18. §153.062(O)(2)—Single Family Attached Building—Minimum Finished Floor Elevation required 2.5 ft. above the adjacent sidewalk elevation (required). **Requested:** The following units are <2.5 ft. above adjacent sidewalk: H1-01: 2.35 ft.; H1-02: 2.33 ft.; H1-03: 1.69 ft.; H1-08: 2.20 ft.; H1-09: 2.25 ft.; H1-12: 2.17 ft.; H1-22: 1.75 ft. (Building H1); H2-08: 2.35'; H2-09: 2.33 ft.; H2-10: 1.97'; H2-11: 1.88'; H2-12: 1.63'; H2-13: 2.00'; H2-14: 1.95'; H2-15: 2.04'; H2-16: 2.30'; H2-17: 2.46' (Building H2); H3-01: 1.91'; H3-02: 2.30'; H3-06: 2.47'; H3-07: 2.37'; H3-08: 1.92'; H3-09: 1.93'; H3-10: 2.09' H3-11: 1.25'; H3-12: 2.02'; H3-13: 1.87'; H3-14: 1.86'; H3-18: 1.94'; H3-19: 1.72'; H3-20: 1.80' H3-21: 1.66'; H3-22: 1.93' (Building H3)

**Determination:** The 18 Site Plan Waivers were recommended for approval to the Planning and Zoning Commission as part of the Site Plan Review.

**REQUEST 3: SITE PLAN REVIEW**

Request for a recommendation of approval to the Planning and Zoning Commission for a Site Plan Review with three conditions:

- 1) That the applicant will define a portion of the courtyard as Public Open Space in order to comply with the Open Space Node shown on Figure 153.063(6)(d)(2)—Neighborhood Standards—Open Space Network;
- 2) That the applicant will submit construction details for the surface parking lot to the satisfaction of staff, prior to building permit approval; and
- 3) That the applicant will remove the off-street parking spaces from the parking count on the site plan.

**Determination:** The Site Plan was recommended for approval to the Planning and Zoning Commission with three conditions.

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP  
Planning Manager

3. ~~Parking Location~~
4. ~~Ground-Story Height~~
5. ~~On-Site Parking~~
6. ~~Mid-Block Pedestrianway~~

~~Mr. Stang said a recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review is recommended with seven conditions:~~

- 1) ~~The applicant submit a Preliminary and Final Plat either prior to, or concurrently with, the Site Plan Review;~~
- 2) ~~The applicant continue to refine the architectural details and Building Type requirements, as part of the Site Plan Review;~~
- 3) ~~That the applicant revise the civil drawings to coordinate with the proposed property configuration, prior to filing for a Site Plan Review;~~
- 4) ~~That the applicant continue to work with staff on the location of the northern access point with the Site Plan Review;~~
- 5) ~~That the applicant provide an updated tree survey and tree preservation/replacement plan with the Site Plan Review;~~
- 6) ~~That the applicant submit a Parking Plan for the proposed adjustment with the Site Plan Review; and;~~
- 7) ~~That final details regarding landscaping, lighting, utilities and stormwater management be provided with the Site Plan Review.~~

~~Donna Goss asked if there were any questions or concerns regarding this application. [There were none.] She called for a vote, the motion carried, and the Basic Plan Review was recommended for approval by the ART and forwarded to the Planning and Zoning Commission for the meeting on July 13th.~~

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

**John Shields Parkway/Dale Drive  
Site Plan Review**

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

Ms. Burchett reported that on December 1, 2016, the Planning and Zoning Commission approved a Site Plan Review for Block H (16-097SPR-BSD) for 73 Townhome Units and related site improvements. She said changes have been proposed since that original Site Plan was approved that include:

- Use of fiber cement as a primary material on interior façades facing the auto-court
- Reduction of the total number of units from 73 to 64 units
- Relocation of balcony areas on some units
- Second story balcony and porch designs

Ms. Burchett indicated the contemporary architecture has not changed and is consistent throughout all six buildings.

Ms. Burchett said approval is recommended for six Administrative Departures and noted the details can be found in the Planning Report:

1. Street Façade Transparency
2. Non-Street Façade Transparency
3. Vertical Increments
4. Minimum Primary Façade Materials
5. Street Façade Transparency
6. Off-street parking space and aisle dimensions

Ms. Burchett said a recommendation of approval to the Planning and Zoning Commission for 18 Site Plan Waivers as part of the Site Plan Review is recommended:

1. Incompatible Building Types §153.062(C)(1) — Building Types
2. Building Variety §153.062(K)
3. Parapet Height §153.062 D(1) — Roof Type Requirements
4. Parapets Continuous §153.062(D)(1)(b) — Roof Type Requirements
5. Tower Quantity §153.062(D)(4)(a)
6. Projecting Sills §153.062(H)(1)(a)
7. Balcony Size §153.062(I)(1)(a)
8. Maximum Impervious Lot Coverage §153.062(O)(2)
9. Permitted Primary Material Types §153.062(O)(2)
10. Front Property Line Coverage §153.062(O)(2)
11. Occupation of Corner §153.062(O)(2)
12. Street Façade Transparency §153.062(O)(2)
13. Non-Street Façade Transparency §153.062(O)(2)
14. Blank Wall Limitations §153.062(O)(2)
15. Parking Lot Façade; Entrances §153.062(O)(2)
16. Permitted Primary Materials §153.062(O)(2)
17. Vertical Increments §153.062(O)(2)
18. Minimum Finished Floor Elevation §153.062(O)(2)

Ms. Burchett said the calculated percentages for this proposal are similar to the original application and, in some cases, the transparency numbers increased, which is an improvement. She noted the only Waiver not found on the first Site Plan Review is for Building Variety.

Ms. Burchett said a recommendation of approval to the Planning and Zoning Commission for a Site Plan Review is recommended with three conditions similar to what was approved at the original Site Plan Review:

- 1) That the applicant will define a portion of the courtyard as Public Open Space in order to comply with the Open Space Node shown on Figure 153.063(6)(d)(2) — Neighborhood Standards — Open Space Network;
- 2) That the applicant will submit construction details for the surface parking lot to the satisfaction of staff, prior to building permit approval; and
- 3) That the applicant will remove the off-street parking spaces from the parking count on the site plan.

Aaron Stanford asked for clarification on condition #1, which Ms. Burchett provided.

Donna Goss asked if there were any further questions or concerns regarding this application. [There were none.] She called for a vote, the motion carried, and the 6 Administrative Departures were approved. She called for a vote, the motion carried, and the Site Plan Review was forwarded to the Planning and Zoning Commission as a recommendation of approval by the ART with 18 Waivers and 3 conditions.

## **CASE REVIEW**

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

### **John Shields Parkway/Dale Drive Site Plan Review**

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

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

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

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

## **ADJOURNMENT**

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

## **INTRODUCTIONS**

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

### **6645 Crosby Court Development Plan Review**

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

Ms. Martin stated this proposal contains a 150,000-square-foot building for a data center and a small office that includes bike parking and 42 parking spaces. She said this third building was reviewed as the ART worked through the proposal for the second building and all the landscaping was approved with the first building that included a fence, a landscape buffer, and mounding, which is identical to building 2.

Ms. Martin requests some variations, otherwise the first building would stand out from the second and third buildings. The ART indicated they would like to know what the applicant plans for buildings four and five first to obtain a more cohesive plan.

Ms. Martin stated the ART's determination is scheduled for their next meeting on June 22, 2017.

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

### **6. BSD SRN – Bridge Park Block H 17-055SPR**

### **John Shields Parkway/Dale Drive Site Plan Review**

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

Ms. Burchett said exterior changes are being proposed that are a departure from the Site Plan that was approved. She stated the changes include the deck space, auto court, and the introduction of cement panels instead of brick in certain areas to break up the amount of brick used but the character will stay intact; this will require new Waivers. She added the pool has been removed from the open space but again, the aesthetic character is being maintained.

Nelson Yoder, Crawford Hoying Development Partners, introduced Eric Casto as a new member of their team. He explained that these changes create larger entertaining spaces. He noted that many of the units were missing the three-car component so smaller units were combined to accommodate this, which also changed the configurations of the corners. He said these changes were made based on the testing in the marketplace.

David Keyser, DKB Architects, referred to the rendered elevation where they have units combined to appear a tan brick color. He said they also changed the porches and balconies to appear very modern by using a galvanized steel structure for the porches and steel stringers and concrete for the stairs leading up to the porches. He stated the corners were upgraded architecturally to provide major outdoor spaces on the back but it is not accessible to the main living space. He concluded the public spaces were brought forward to activate the street and create a dynamic relationship.

Vince Papsidero asked what was behind the terraces for the corner units. Mr. Yoder answered an entertaining area in the form of two living rooms, one on the upper floor and one on the lower and both are covered. He added the other porches are now larger at 9 feet by 13 feet, which enables multiple seating areas and full-size dining.

Mr. Krawetzki noted that with the stairs exposed to the street, occupant's property tend to get cluttered underneath and he was concerned it would become unsightly. Mr. Nelson assured him that the homeowner's association would take care of outside appearances. Colleen Gilger asked if the HOA can determine what can be stored on decks to which Mr. Nelson answered they could. He said these are \$300,000 units so he expects the occupants to have high quality items.

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

### **ADJOURNMENT**

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 3:10 pm.

As approved by the Administrative Review Team on June 22, 2017.



## RECORD OF ACTION

# Planning & Zoning Commission

Thursday, December 1, 2016 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**2. BSD SRN – Bridge Park Block H  
16-097SPR**

**Dale Drive  
Site Plan Review**

Proposal: A residential condominium development with 73 townhome units in six buildings in the Bridge Street District Scioto River Neighborhood on the west side of Dale Drive, South of the intersection with John Shields Parkway.

Request: Review and approval of a Site Plan Review under the provisions of Zoning Code Section 153.066.

Applicant: Crawford-Hoying.

Planning Contact: Lori Burchett, AICP, Planner II.

Contact Information: (614) 410-4656, lburchett@dublin.oh.us

**MOTION#1:** Mr. Brown motioned, Ms. De Rosa seconded to approve the 18 waiver requests because the proposed is consistent with the previously approved development plans and meets all the applicable review criteria.

1. Incompatible Building Types §153.062—Building Types (C)(1).
2. Parapet Height §153.062—Roof Type Requirements D(1).
3. Parapets continuous §153.062—Roof Type Requirements—(D)(1)(b).
4. Tower Quantity §153.062—(D)(4)(a).
5. Projecting sills §153.062— (H)(1)(a).
6. Balcony Size §153.062— (I)(1)(a).
7. Maximum impervious lot coverage §153.062 (O)(2).
8. Permitted Primary Material Types §153.062 (O)(2).
9. Front Property Line Coverage §153.062 (O)(2).
10. Occupation of Corner §153.062 (O)(2).
11. Street Façade Transparency §153.062 (O)(2).
12. Non-Street Façade Transparency §153.062 (O)(2).
13. Blank Wall Limitations §153.062 (O)(2).
14. Parking Lot Façade; Entrances §153.062 (O)(2).
15. Permitted Primary Materials §153.062 (O)(2).
16. Vertical Increments §153.062 (O)(2).
17. Minimum Finished Floor Elevation §153.062 (O)(2).
18. Roof Mounted Mechanical Equipment Screening §153.065 (E)(2).

**VOTE:** 7 – 0.

**RESULT:** The waiver requests were approved.





## RECORD OF ACTION

# Planning & Zoning Commission

Thursday, December 1, 2016 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**2. BSD SRN – Bridge Park Block H  
16-097SPR**

**Dale Drive  
Site Plan Review**

**RECORDED VOTES:**

|                  |     |
|------------------|-----|
| Victoria Newell  | Yes |
| Amy Salay        | Yes |
| Chris Brown      | Yes |
| Cathy De Rosa    | Yes |
| Robert Miller    | Yes |
| Deborah Mitchell | Yes |
| Stephen Stidhem  | Yes |

**MOTION#2:** Mr. Brown motioned, Ms. Mitchell seconded to approve the Site Plan Review because the proposed is consistent with the previously approved development plans and meets all the applicable review criteria, with four conditions:

1. Define a portion of the courtyard as Public Open Space in order to comply with the Open Space Node shown on Figure 153.063—Neighborhood Standards (6)(d)(2)—Open Space Network;
2. The applicant will submit construction details for the surface parking lot to the satisfaction of staff, prior to building permit approval;
3. The applicant will remove the off-street parking spaces from the parking count on the site plan; and
4. That the applicant work with staff to ensure the utility meters are fully screened.

\*Russ Hunter agreed with the above conditions.

**VOTE:** 7 – 0.

**RESULT:** The Site Plan Review was approved.

**RECORDED VOTES:**

|                  |     |
|------------------|-----|
| Victoria Newell  | Yes |
| Amy Salay        | Yes |
| Chris Brown      | Yes |
| Cathy De Rosa    | Yes |
| Robert Miller    | Yes |
| Deborah Mitchell | Yes |
| Stephen Stidhem  | Yes |

**STAFF CERTIFICATION**

Lori Burchett, AICP  
Planner II



**1. WID ID-1 – The Cheer Combine  
16-095CU**

**6419 Old Avery Road  
Conditional Use**

The Chair, Victoria Newell, said the following application is a Conditional Use proposal for an 11,600-square-foot indoor recreation facility within an existing building within the West Innovation District. She said the 1.77-acre site is on the west side of Old Avery Road, approximately 1,050 feet north of the intersection with Shier-Rings Road. She said this is a request for a review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.

**Motion and Vote**

Mr. Brown motioned, Ms. Mitchell seconded, to approve the Conditional Use. The vote was as follows: Ms. Newell, yes; Ms. Salay, yes; Mr. Miller, yes; Mr. Stidhem, yes; Ms. De Rosa, yes; Ms. Mitchell, yes; and Mr. Brown, yes. (Approved 7 – 0)

**2. BSD SRN – Bridge Park, Block H  
16-097SPR**

**Dale Drive  
Site Plan Review**

The Chair, Victoria Newell, said the following application is for a residential condominium development with 73 townhome units in six buildings in the Bridge Street District on the west side of Dale Drive, South of the intersection with John Shields Parkway. She said this is a request for a review and approval of a Site Plan Review under the provisions of Zoning Code Section 153.066.

The Chair swore in anyone planning to address the Commission regarding this case.

Lori Burchett said the process for this proposal within the Bridge Street District required two applications; the Basic Plan was approved in June and the proposed Site Plan is being considered this evening. The Site Plan review she said ensures that the details of the project are in compliance with the Basic Plan and ensures that all requirements within the district have been met.

Ms. Burchett presented the Site Plan and explained (future) Larimer Street will run between buildings H2 and H3. She presented the proposed Landscape Plan and noted a larger courtyard gathering space between Buildings H1 and H2 that will include a pool for residents and pathways connecting Mooney and Dale Drives. The proposed architecture was presented, which is contemporary with a mix of materials to add variety and interest along the façade.

Ms. Burchett reported the Administrative Review Team approved six Administrative Departures:

1. §153.062(O)(2)— Street Façade Transparency
2. §153.062(O)(2)— Non-Street Façade Transparency
3. §153.062(O)(2)— Vertical Increments
4. §153.062(O)(2)— Minimum Primary Façade Materials
5. §153.062(O)(2)— Street Façade Transparency
6. §153.065(4)— Off-street parking space and aisle dimensions

Ms. Burchett explained Administrative Departures allow for minor deviations from Code requirements within a fixed amount—generally within 10%.

Ms. Burchett said the applicant is requesting 18 Site Plan Waivers as part of this review. The staff report she said includes details on each of the Waivers and how they are applicable to the reviewing criteria. She highlighted the Waivers as they pertain to the project and explained that some of the Waivers apply to multiple elevations. She presented images that would reflect an example of the Waiver requests.

1. Incompatible Building Types §153.062—Building Types (C)(1).
2. Parapet Height §153.062—Roof Type Requirements D(1).
3. Parapets continuous §153.062—Roof Type Requirements—(D)(1)(b).
4. Tower Quantity §153.062(D)(4)(a).
5. Projecting sills §153.062(H)(1)(a).
6. Balcony Size §153.062(I)(1)(a).
7. Maximum impervious lot coverage §153.062(O)(2).
8. Permitted Primary Material Types §153.062(O)(2).
9. Front Property Line Coverage §153.062(O)(2).
10. Occupation of Corner §153.062(O)(2).
11. Street Façade Transparency §153.062(O)(2).
12. Non-Street Façade Transparency §153.062(O)(2).
13. Blank Wall Limitations §153.062(O)(2).
14. Parking Lot Façade; Entrances §153.062(O)(2).
15. Permitted Primary Materials §153.062(O)(2).
16. Vertical Increments §153.062(O)(2).
17. Minimum Finished Floor Elevation §153.062(O)(2).
18. Roof Mounted Mechanical Equipment Screening §153.065(E)(2).

Ms. Burchett said approval is recommended for the Site Plan Review with three conditions:

- 1) That the applicant define a portion of the courtyard as Public Open Space in order to comply with the Open Space Node shown on Figure 153.063—Neighborhood Standards (6)(d)(2)—Open Space Network;
- 2) That the applicant will submit construction details for the surface parking lot to the satisfaction of staff, prior to building permit approval; and
- 3) That the applicant will remove the off-street parking spaces from the parking count on the site plan.

Chris Brown questioned #9 Waiver. Ms. Burchett clarified building H3 did not extend all the way over because John Shields Parkway is not yet extended.

Steve Stidhem inquired about the layout elements.

Russ Hunter, Crawford Hoying Development Partners, 555 Metro Place, answered the elements he was referring to are window wells. Ms. Burchett added these window wells are not facing the street.

Bob Miller asked about turning into the auto court and getting into the garages. Mr. Hunter said the plans were modified so if a car has a 20-foot clearance, the turn can be made successfully.

Amy Salay asked if there were material sample boards available. She inquired about the mortar colors.

David Keyser, DKB Architects, 53 Lynn Street, presented samples of brick. He said the color palette is all neutral combined with anodized store front systems. He said the mortar for the charcoal brick is dark and the mortar for the buff brick will be natural, providing a monolithic appearance.

Cathy De Rosa inquired about the pool area. Mr. Hunter said a couple of units were eliminated to make room for the pool. He pointed out the green gathering space meant to be left largely natural as a lawn. He said the areas closer to the pool and the gates are more landscaped.

Victoria Newell asked the applicant to elaborate on the plant material that will screen meters.

James Peltier, EMH&T, said there will be some plantings in there but the meters will need to stay accessible and readable by the gas company. Ms. Newell suggested options so they would not be seen at all. She asked that a condition be added for approval that the meters not be visible.

Ms. Newell inquired about the use of CMU (concrete masonry units). Mr. Keyser said it is used in small spaces to protect impact from cars. Ms. Newell said CMU was not any better at strengthening a wall than brick in those instances. She said it looks awkward where the CMU is sleeved in.

The Chair invited public comment. [Hearing none.]

Mr. Brown encouraged the developer to explain the conditions for maneuvering in auto courts/garages to potential buyers. Otherwise he said he liked the garages, the detailing, and materials.

Ms. Newell asked how the CMU walls are detailed to be installed as she is concerned about longevity. She said the brick will contract and expand differently from the CMU. Otherwise, she said the buildings are lovely.

### **Motion and Vote**

Mr. Brown motioned, Ms. De Rosa seconded, to approve the 18 Site Plan Waivers. The vote was as follows: Mr. Miller, yes; Ms. Mitchell, yes; Ms. Salay, yes; Ms. Newell, yes; Mr. Stidhem, yes; Ms. De Rosa, yes; and Mr. Brown, yes. (Approved 7 – 0)

### **Motion and Vote**

Mr. Brown motioned, Ms. Mitchell seconded, to approve the Site Plan Review with four conditions:

- 1) Define a portion of the courtyard as Public Open Space in order to comply with the Open Space Node shown on Figure 153.063—Neighborhood Standards (6)(d)(2)—Open Space Network;
- 2) The applicant will submit construction details for the surface parking lot to the satisfaction of staff, prior to building permit approval;
- 3) The applicant will remove the off-street parking spaces from the parking count on the site plan; and
- 4) That the applicant work with staff to ensure the utility meters are fully screened.

Russ Hunter agreed to the above conditions.

The vote was as follows: Mr. Miller, yes; Ms. Newell, yes; Mr. Stidhem, yes; Ms. Salay, yes; Ms. De Rosa, yes; Ms. Mitchell, yes; and Mr. Brown, yes. (Approved 7 – 0)

### **3. SuperSystem Athletics 16-101CU**

### **6365 Shier Rings Road Conditional Use**

~~The Chair, Victoria Newell, said the following application is a Conditional Use proposal for a 5,700-square-foot indoor recreation facility within an existing building in the Technology Flex District. She said the 2.07-acre site is on the south side of Shier Rings Road, approximately 340 feet east of the intersection with Avery Road. She said this is a request for a review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.~~

~~Claudia Husak said there was a correction with this proposal. The Chair swore in anyone planning to address the Commission regarding this case.~~



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, November 17, 2016

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

- 4. BSD SCN - Bridge Park, Block H** **PID: 273-012703**  
**16-097SPR** **Site Plan Review**
- Proposal: Construction of a residential condominium development consisting of 73 townhome units. The site is located on the west side of Dale Drive, south of the intersection with John Shields Parkway.
- Request: Review and recommendation of approval to the Planning and Zoning Commission for a Site Plan Review under the provisions of Zoning Code §153.066.
- Applicant: Brent Crawford, Crawford-Hoying Development Partners.
- Planning Contacts: Lori Burchett, AICP, Planner II; (614) 410-4656, lburchett@dublin.oh.us

### REQUEST 1: ADMINISTRATIVE DEPARTURES

1. §153.062(O)(2)—Single Family Attached Building—Street Façade Transparency. Minimum 20% transparency required; proposed: 19% on first floor at Tuller Ridge South (Building H1 East).
2. §153.062(O)(2)—Single Family Attached Building—Non-Street Façade Transparency. Minimum 15% transparency required; proposed: 14% on first floor at 2nd floor motor court, west (Building H1 East); and Minimum 15% transparency required; proposed: 2nd floor motor court east: 14.0% (Building H2 West)
3. §153.062(O)(2)—Single Family Attached Building—Vertical Increments Required (location on principal structure); Required every two units or no greater than every 40-feet; proposed: maximum vertical increment 42.71 ft. at west elevation of motor court (Building H1 East); Maximum vertical increment 42.71 ft. at east elevation of motor court (Building H1 West); maximum vertical increment 42.7 ft. at east elevation of motor court (Building H2 East); maximum vertical increment 42.7 ft. at east elevation of motor court (Building H2 West).
4. §153.062(O)(2)—Single Family Attached Building— Minimum Primary Façade Materials. Minimum 80% of primary façade materials required; proposed: South Tuller Ridge elevation: 76%; and north courtyard elevation: 79% (Building H1 East); West Mooney elevation: 76% (Building H2 West); and East Dale elevation—76%; and North John Shields elevation—78% (Building H3 East).
5. §153.062(O)(2)—Single Family Attached Building—Street Façade Transparency—Minimum 20% transparency required; proposed: 1st floor Mooney West: 19% (Building H1 West); proposed: 19% on first floor at Tuller Ridge South (Building H1 East). 3rd floor Larimer North: 19% (Building H2 East).



**4. BSD SCN - Bridge Park, Block H  
16-097SPR**

**PID: 273-012703  
Site Plan Review**

6. §153.065(4)—Site Development Standards—Off-street parking space and aisle dimensions. Required off-street parking drive aisles for two-way circulation with 90 degree spaces must be 22 feet wide. Provided:
- H1 motor court: Entrance aisle width from Tuller Ridge ±20.50 ft.
  - H2 motor court: Entrance aisle width from Larimer Street ±20.50 ft.
  - H3 motor court: Entrance aisle width from Larimer Street ±20.50 ft.
  - Drive aisle width between pool building and central island ±20.30 ft.
  - Drive aisle width between the central island and all islands between unit garages ±20 ft.

**Determination:** The Administrative Departures were approved.

**REQUEST 2: SITE PLAN WAIVERS**

Request for an approval recommendation to the Planning and Zoning Commission for 18 Site Plan Waivers:

1. §153.062(C)(1)—Building Types—Incompatible Building Types: Incompatible building types are not permitted directly across the street from one another or on the same block face. **Allow incompatible building type.**
2. §153.062 D(1)—Roof Type Requirements—Parapets shall be no less than two feet and no more than six feet in height. **Allow parapet heights to be between 0-feet and less than 6-feet at elevations shown in submitted materials.**
3. §153062(D)(1)(b)—Roof Type Requirements—Parapets continuous: Parapets shall wrap around all sides of the building. **Allow parapets to not be contiguous as shown on the elevations.**
4. §153.062(D)(4)(a)—Quantity—Only one tower is allowed per building. **Allow multiple towers at elevations referenced in the Planning Report.**
5. §153.062(H)(1)(a)—Projecting sills— Projecting sills are required within siding clad walls. **Allow no projecting sills or trim on Fiber Cement Panel clad elevations.**
6. §153.062(I)(1)(a)—Balcony Size—Balconies shall be a minimum open area of six feet deep and five feet wide. **Allow balconies to be no less than five-feet deep.**
7. §153.062 (O)(2)—Single Family Attached Building—Maximum impervious lot coverage. Maximum 70% is required. **Allow no more than 80% impervious lot coverage for entire project.**
8. §153.062(O)(2)—Single Family Attached Building—Permitted Primary Material types. Permitted types include stone, brick. **Allow for the use of thin brick as a primary material.**
9. §153.062(O)(2)—Single Family Attached Building—Front Property Line Coverage. Minimum front property line coverage to be at least 75%. **Allow front property line coverage to be no less than 55% along Dale Drive on Building H3.**
10. §153.062(O)(2)—Single Family Attached Building—Occupation of Corner Required—Occupation is required. **No occupation at elevations referenced in the Planning Report.**
11. §153.062(O)(2)—Single Family Attached Building—Street Façade Transparency. Minimum 20% transparency required. **Not less than 15% transparency on elevations referenced in the Planning Report.**

**4. BSD SCN - Bridge Park, Block H  
16-097SPR**

**PID: 273-012703  
Site Plan Review**

12. §153.062(O)(2)—Single Family Attached Building—Non-Street Façade Transparency. Minimum 15% transparency required. **Between 0-15% on elevations referenced in the Planning Report.**
13. §153.062 (O)(2)—Single Family Attached Building—Blank Wall Limitations: No blank walls on elevations. **Allow blank walls on elevations referenced in the Planning Report.**
14. §153.062 (O)(2)—Single Family Attached Building—Parking Lot Façade, Number of entrances required. For parking lot or detached garage, 1 per unit. **Allow no entrances on elevations referenced in the Planning Report.**
15. §153.062(O)(2)—Single Family Attached Building—Permitted Primary Materials. Minimum primary materials must be at least 80%. **No less than 70% on elevations referenced in the Planning Report.**
16. §153.062(O)(2)—Single Family Attached Building—Vertical Increments Required (location on principal structure). Required every two units or no greater than every 40-feet. **No more than 65-feet on elevations referenced in the Planning Report.**
17. §153.062(O)(2) —Single Family Attached Building— Minimum Finished Floor Elevation required 2.5 ft. above the adjacent sidewalk elevation. **Less than 2.5-feet at elevations referenced in the Planning Report.**
18. §153.065(E)(2)—Site Development Standards—Roof Mounted Mechanical Equipment Screening is required; proposed: some areas of the rooftop mechanicals will be partially screened.

**Determination:** The 18 Site Plan Waivers were recommended for approval to the Planning and Zoning Commission as part of the Site Plan Review.

**REQUEST 3: SITE PLAN REVIEW**

Request for a recommendation of approval to the Planning and Zoning Commission for a Site Plan Review with 3 conditions:

- 1) That the applicant define a portion of the courtyard as Public Open Space in order to comply with the Open Space Node shown on Figure 153.063—Neighborhood Standards (6)(d)(2)—Open Space Network;
- 2) That the applicant submit construction details for the surface parking lot to the satisfaction of staff, prior to building permit approval; and
- 3) That the applicant remove the off-street parking spaces from the parking count on the site plan.

**Determination:** The Site Plan was recommended for approval to the Planning and Zoning Commission with 3 conditions.

**STAFF CERTIFICATION**

  
\_\_\_\_\_  
Vincent A. Papsidero, FAICP  
Planning Director

~~Ms. Burchett said the proposal is for the replacement of 3 existing panel antennas, 6 TMA's, and 6 Di-plexers for 3 new panel antennas, 3 new TMA's, and 3 new Di-plexers for a Wireless Communication Facility located in the steeple of the Dublin Baptist Church. She said the towers, antennas, other wireless communications facility support structures, and supporting electrical and mechanical equipment shall be sited, designed, and/or painted to minimize visual impact and be screened so the equipment is not visible from ground level.~~

~~Ms. Burchett said approval is recommended for the Wireless Communication Facility with no conditions as the proposal meets all regulations and requirements outlined in Chapter 99 of the Dublin Codified Ordinances.~~

~~Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of the Wireless Communication Facility.~~

**3. BSD SRN – Enchanted Care Learning Center - Sign  
16-091MPR**

**4370 Dale Drive  
Minor Project Review**

~~Lori Burchett said this is a request for the installation of two new signs at the existing Enchanted Care Learning Center on the east side of Dale Drive, north of the intersection with East Bridge Street. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.065(H), §153.065(I), and §153.066.~~

~~Ms. Burchett presented the proposed 33-square-foot wall sign that will be integrated into the west elevation/front façade, above the main entrance on the fascia of the building. She said the wall sign meets all Zoning Code requirements with the exception of height not being identified.~~

~~Ms. Burchett presented the proposed 20-square-foot ground sign to be mounted on the existing brick sign base that is consistent with the Zoning Code requirements with regard to size, height, and design. She added the ground sign is appropriately located for the site and matches the character of the main building.~~

~~Ms. Burchett said approval is recommended for the Minor Project Review with the following condition:~~

- ~~1) That the applicant ensures the 15-foot maximum height for wall signs will be met and revised sign drawing is submitted with the proposed installation height with the sign permit.~~

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

**4. BSD SRN – Bridge Park, Block H  
16-097SPR**

**PID: 273-012703  
Site Plan Review**

~~Lori Burchett said this is a request for the construction of a residential condominium development consisting of 73 townhome units. She said the site is located on the west side of Dale Drive, south of the intersection with John Shields Parkway. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Site Plan Review under the provisions of Zoning Code §153.066.~~

~~Ms. Burchett said that once the recommendation is received from the ART, the proposal will be forwarded to the Planning and Zoning Commission for their review on December 1, 2016. She presented the Bridge Park development blocks as they relate to each other and noted (future) Larimer Street located within H-Block.~~

Ms. Burchett explained she is requesting one motion and two recommendations today: 6 Administrative Departures, 17 Waivers, and 3 conditions for approval of the Site Plan Review. She said none of the Waivers are unusual and explained each one:

1. Incompatible building types
2. Parapet height
3. Parapet continuous
4. Tower quantity
5. Projecting sills
6. Balcony size
7. Maximum impervious lot coverage
8. Permitted primary material types
9. Front property line coverage
10. Occupation of corner
11. Street façade transparency
12. Non-street façade transparency
13. Blank wall limitation
14. Parking lot façade; entrances
15. Permitted primary materials
16. Vertical increments
17. Minimum finished floor elevation

Ms. Burchett presented the overall Site Plan noting the layout of buildings 3 pairs of buildings - 6 buildings total. She provided an example architectural elevation to convey the general concept. She indicated the architecture is varied and interesting using a mix of materials, varying heights of the parapets, proportioning, recesses and projections, varying entrance and window locations, and varying building height. She said the materials will include two colors of brick veneer used thoughtfully to break down the massing of the facades into a pedestrian scale. She recalled at the Commission's last review, they liked the open railings. She said two Basic Plan Waivers were approved previously by Council. She explained the 3 conditions proposed:

- 1) That the applicant define a portion of the courtyard as Public Open Space in order to comply with the Open Space Node shown on Figure 153.063—Neighborhood Standards (6)(d)(2)—Open Space Network;
- 2) That the applicant submit construction details for the surface parking lot to the satisfaction of staff, prior to building permit approval; and
- 3) That the applicant remove the off-street parking spaces from the parking count on the site plan.

Ms. Burchett noted the 6 Administrative Departures:

1. Street Façade Transparency
2. Non-Street Façade Transparency
3. Vertical Increments
4. Minimum Primary Façade Materials
5. Street Façade Transparency
6. Off-street parking space and aisle dimensions

David Keyser, DBK Architects, recalled that comments were made at the ART's meeting on November 10<sup>th</sup> about the pool building. He said they have since added a middle awning element that is similarly used on other buildings, increased the height of the parapet, added detail that is being used on the tower, and

brought the design to pedestrian scale. He explained that the seemingly blank wall on the back of the building faces the motor court side and will be landscaped with trees to soften the motor court.

Mr. Keyser said the level of sophistication for individualizing units was also discussed last week at ART. He said the applicant is now proposing a color scheme for the front doors of three colors. He described Townhouse 2 as mostly buff brick and will have an ebony door frame. Another color to be used he said is an anodized silver, or natural lighter wood look (pressed aluminum) and they will switch some railings from black to some silver in strategic locations to provide additional visual interest.

Ms. Burchett inquired about mechanical screening. Mr. Keyser answered the condensed units are mostly hidden behind the towers and set back a significant distance from the railings. He explained that from the street level the mechanicals will not be visible but they will be visible from the taller building across the street. Ms. Burchett suggested a Waiver be added to approve the request citing the ART's support given the unique architectural elements.

Ms. Burchett said approval is recommended for 6 Administrative Departures:

1. §153.062(O)(2)—Single Family Attached Building—Street Façade Transparency. Minimum 20% transparency required; proposed: 19% on first floor at Tuller Ridge South (Building H1 East).
2. §153.062(O)(2)—Single Family Attached Building—Non-Street Façade Transparency. Minimum 15% transparency required; proposed: 14% on first floor at 2nd floor motor court, west (Building H1 East); and Minimum 15% transparency required; proposed: 2nd floor motor court east: 14.0% (Building H2 West)
3. §153.062(O)(2)—Single Family Attached Building—Vertical Increments Required (location on principal structure); Required every two units or no greater than every 40-feet; proposed: maximum vertical increment 42.71 ft. at west elevation of motor court (Building H1 East); Maximum vertical increment 42.71 ft. at east elevation of motor court (Building H1 West); maximum vertical increment 42.7 ft. at east elevation of motor court (Building H2 East); maximum vertical increment 42.7 ft. at east elevation of motor court (Building H2 West).
4. §153.062(O)(2)—Single Family Attached Building— Minimum Primary Façade Materials. Minimum 80% of primary façade materials required; proposed: South Tuller Ridge elevation: 76%; and north courtyard elevation: 79% (Building H1 East); West Mooney elevation: 76% (Building H2 West); and East Dale elevation—76%; and North John Shields elevation—78% (Building H3 East).
5. §153.062(O)(2)—Single Family Attached Building—Street Façade Transparency—Minimum 20% transparency required; proposed: 1st floor Mooney West: 19% (Building H1 West); proposed: 19% on first floor at Tuller Ridge South (Building H1 East). 3rd floor Larimer North: 19% (Building H2 East).
6. §153.065(4)—Site Development Standards—Off-street parking space and aisle dimensions. Required off-street parking drive aisles for two-way circulation with 90 degree spaces must be 22 feet wide. Provided:
  - H1 motor court: Entrance aisle width from Tuller Ridge  $\pm$ 20.50 ft.
  - H2 motor court: Entrance aisle width from Larimer Street  $\pm$ 20.50 ft.
  - H3 motor court: Entrance aisle width from Larimer Street  $\pm$ 20.50 ft.
  - Drive aisle width between pool building and central island  $\pm$ 20.30 ft.
  - Drive aisle width between the central island and all islands between unit garages  $\pm$ 20 ft.

Ms. Burchett said approval is recommended to the Planning and Zoning Commission for 18 Waivers as part of the Site Plan Review:

1. §153.062(C)(1)—Building Types—Incompatible Building Types: Incompatible building types are not permitted directly across the street from one another or on the same block face. **Allow incompatible building type.**
2. §153.062 D(1)—Roof Type Requirements—Parapets shall be no less than two feet and no more than six feet in height. **Allow parapet heights to be between 0-feet and less than 6-feet at elevations shown in submitted materials.**
3. §153062(D)(1)(b)—Roof Type Requirements—Parapets continuous: Parapets shall wrap around all sides of the building. **Allow parapets to not be contiguous as shown on the elevations.**
4. §153.062(D)(4)(a)—Quantity—Only one tower is allowed per building. **Allow multiple towers at elevations referenced in the Planning Report.**
5. §153.062(H)(1)(a)—Projecting sills— Projecting sills are required within siding clad walls. **Allow no projecting sills or trim on Fiber Cement Panel clad elevations.**
6. §153.062(I)(1)(a)—Balcony Size—Balconies shall be a minimum open area of six feet deep and five feet wide. **Allow balconies to be no less than five-feet deep.**
7. §153.062 (O)(2)—Single Family Attached Building—Maximum impervious lot coverage. Maximum 70% is required. **Allow no more than 80% impervious lot coverage for entire project.**
8. §153.062(O)(2)—Single Family Attached Building—Permitted Primary Material types. Permitted types include stone, brick. **Allow for the use of thin brick as a primary material.**
9. §153.062(O)(2)—Single Family Attached Building—Front Property Line Coverage. Minimum front property line coverage to be at least 75%. **Allow front property line coverage to be no less than 55% along Dale Drive on Building H3.**
10. §153.062(O)(2)—Single Family Attached Building—Occupation of Corner Required—Occupation is required. **No occupation at elevations referenced in the Planning Report.**
11. §153.062(O)(2)—Single Family Attached Building—Street Façade Transparency. Minimum 20% transparency required. **Not less than 15% transparency on elevations referenced in the Planning Report.**
12. §153.062(O)(2)—Single Family Attached Building—Non-Street Façade Transparency. Minimum 15% transparency required. **Between 0-15% on elevations referenced in the Planning Report.**
13. §153.062 (O)(2)—Single Family Attached Building—Blank Wall Limitations: No blank walls on elevations. **Allow blank walls on elevations referenced in the Planning Report.**
14. §153.062 (O)(2)—Single Family Attached Building—Parking Lot Façade, Number of entrances required. For parking lot or detached garage, 1 per unit. **Allow no entrances on elevations referenced in the Planning Report.**
15. §153.062(O)(2)—Single Family Attached Building—Permitted Primary Materials. Minimum primary materials must be at least 80%. **No less than 70% on elevations referenced in the Planning Report.**

16. §153.062(O)(2)—Single Family Attached Building—Vertical Increments Required (location on principal structure). Required every two units or no greater than every 40-feet. **No more than 65-feet on elevations referenced in the Planning Report.**
17. §153.062(O)(2) —Single Family Attached Building— Minimum Finished Floor Elevation required 2.5 ft. above the adjacent sidewalk elevation. **Less than 2.5-feet at elevations referenced in the Planning Report.**
18. §153.065(E)(2)—Site Development Standards—Roof Mounted Mechanical Equipment Screening is required; proposed: some areas of the rooftop mechanicals will be partially screened.

Ms. Burchett said approval is recommended to the Planning and Zoning Commission for the Site Plan Review with 3 conditions.

- 1) That the applicant define a portion of the courtyard as Public Open Space in order to comply with the Open Space Node shown on Figure 153.063—Neighborhood Standards (6)(d)(2)—Open Space Network;
- 2) That the applicant submit construction details for the surface parking lot to the satisfaction of staff, prior to building permit approval; and
- 3) That the applicant remove the off-street parking spaces from the parking count on the site plan.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of the 6 Administrative Departures, the ART's recommendation of approval to the Planning and Zoning Commission for 18 Site Plan Waivers and a Site Plan with 3 conditions.

#### **ADJOURNMENT**

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:30 pm.

As approved by the Administrative Review Team on Wednesday, November 23, 2016.



## MEETING NOTES

# Staff Technical Review

Thursday, November 10, 2016

**Attendees:** Jeff Tyler, Building Standards Director; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshall; Tim Hosterman, Police Sergeant; Jennifer Rauch, Planning Manager; Lori Burchett, Planner II; Logan Stang, Planner I; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II. .

**Applicants:** David Keyser, DKB Architects; and James Peltier, EMH&T.

Jeff Tyler called the meeting to order at 2:31 pm, immediately following the Administrative Review Team meeting.

### INTRODUCTION

**1. BSD SRN – Bridge Park, Block H  
16-097SPR**

**PID: 273-012703  
Site Plan Review**

Lori Burchett said this is a request for the construction of a residential condominium development consisting of approximately 73 townhome units. The site is located on the west side of Dale Drive, south of the intersection with John Shields Parkway. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Site Plan Review under the provisions of Zoning Code §153.066.

Ms. Burchett presented revised materials and explained the revisions were technical in nature, but much stayed the same. She said there will be Waivers associated with the Site Plan because of the type of building, layout, use of materials, transparency, number of towers, and the size of balconies.

Ms. Burchett said Staff questioned whether the Site Plan was meeting the Code for building variety. Jeff Tyler said there is already a lot of variety in the architecture of each building and the Planning and Zoning Commission had responded very favorably to this design up to this point. He noted the design could stand as is; there is already a lot of articulation to the facades. Mr. Tyler indicated that if variety was an issue for some, he suggested the applicant could make subtle color changes to the panels or railings. He said having a signature color for each building with respect to their doors might be enough.

Colleen Gilger said if the doors at least differed, it would not appear so much like an apartment complex on Mooney Street. She indicated she saw plenty of variety between the three buildings from the other elevations.

Ms. Burchett agreed that the Commission had been very supportive of the architecture overall and that it had been received well.

Donna Goss agreed that a subtle color change could provide variety but not in an expensive manner. Shawn Krawetzki also supported the idea of a subtle color change.

Mr. Krawetzki inquired about the pool structure. He said the roof is very flat and asked if detail could be added at the roofline that would match the other buildings to tie it all together. He suggested adding some of the parapet elements or repeating the fencing/railings. David Keyser, DKB Architects, agreed.



Mr. Tyler said if they did not want to add parapets, perhaps they could match the brick detailing instead.

Mr. Keyser explained that through the design process, building variety was considered quite strongly. He said they decided to jog facades in and out so the facades would not appear as brownstone block urban walls. He said they emulated woven tapestry with the materials both vertical and horizontally. He said they also incorporated different types of entrances. He explained the towers speak to the streetscape, providing a more civic look. He concluded they addressed all five building variety elements from the Code.

Ms. Burchett said the applicant seemed to follow the intent of the Code but thought a Waiver still may need to be requested or possibly some Administrative Departures for other aspects of this plan.

Mr. Tyler stated that everyone loved the architecture and thanked the applicant for reading the Code.

Aaron Stanford inquired about trash. James Peltier, EMH&T, said he could not recall how that had been dealt with, specifically.

Ms. Burchett asked Mr. Stanford if he was comfortable with the applicant going over the impervious pavement coverage requirement by  $\pm 5\%$ . Mr. Stanford said a small amount would be acceptable.

Mr. Tyler asked if there were any further questions or concerns. [There were none.]

#### **ADMINISTRATIVE**

Jeff Tyler asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:55 pm.



## STAFF TECHNICAL REVIEW

### MEETING NOTES

**OCTOBER 27, 2016**

**Attendees:** Donna Goss, Director of Development; Jeff Tyler, Building Standards Director; Colleen Gilger, Director of Economic Development; Matt Earman, Director of Parks and Recreation; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshall; Tim Hosterman, Police Sergeant; Claudia Husak, Senior Planner; Lori Burchett, Planner II; Logan Stang, Planner I; Devayani Puranik, Planner II; JM Rayburn, Planner I; Nichole Martin, Planner I; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

**Applicants:** Russ Hunter, Crawford Hoying Development Partners; James Peltier, EMH&T; and David Keyser, DKB Architects (Case 1)

Claudia Husak called the meeting to order at 2:30 pm, immediately following the Administrative Review Team meeting.

#### INTRODUCTION

**1. BSD SRN – Bridge Park, Block H  
16-097SPR**

**PID: 273-012703  
Site Plan Review**

Lori Burchett said this is a request for the construction of a residential condominium development consisting of approximately 73 townhome units. The site is located on the west side of Dale Drive, south of the intersection with John Shields Parkway. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Site Plan Review under the provisions of Zoning Code §153.066.

Ms. Burchett presented the site in relation to the other blocks. She said the Site Plan is very similar to the approved Basic Plan. She explained the applicant has made some modifications for better circulation, which included removing a few townhome units.

Russ Hunter, Crawford Hoying Development Partners, said they recreated this layout in their parking lot to see if it was maneuverable and in fact it was with different sized vehicles.

Ms. Burchett said there are a total of six buildings and Staff recommends no structures should be within the greenway, which is City property. She said the sidewalks should provide a clear delineation between public and private areas. She clarified that all stoops, fences, and railing should be within the property line and off City-owned property.

Ms. Burchett presented the proposed landscaping that included the pool area and landscaping in the auto courts. She noted it provides detail of the open space and includes bicycle parking. She stated that the landscaping for the City-owned green space will be the responsibility of the City.

Jeff Tyler said the pathway and pool have to be ADA accessible. He asked if the hardscape material for the auto courts was going to be scored concrete to which the applicant answered affirmatively.

Ms. Burchett noted the architecture and design detail was similar to the Basic Plan, which the PZC and City Council liked. She said the applicant is proposing the same color scheme but would like to be flexible on material choices (like the availability of one brick over another).

David Keyser, DKB Architects, said he wanted the ability to be flexible on materials to invite competitive bidding. He presented the benchmark brick material samples, one is a buff color and the other a shiny charcoal color. He said these will be combined with anodized aluminum window frames. He noted the white sections shown on the buildings are 18-inch by 6-foot cement fiber panels to provide a clean modern style. He presented a sample showing factory applied color with hidden installation but did not want to specify a manufacturer.

Mr. Tyler said installation of the panels is important information for the PZC.

Mr. Tyler inquired about the sunscreens and the railings on the top of the buildings. Mr. Keyser said the sunscreens and railings are black. Mr. Tyler asked if the railings were to screen the mechanicals because he would want it open instead.

Mr. Keyser said they were able to locate the condensers in the center of the rooftop. He said this would not be seen from the street but for buildings higher than theirs, they would be visible. He said he could hide some mechanicals behind stair towers. He asked if a mesh fabric could be used behind the railings if additional screening was requested.

Claudia Husak indicated she would like the railings to appear open and the applicant could request a Waiver.

Mr. Tyler stated there are high-story buildings on either side of this building but he would be supportive of the open railing to not compromise the architecture. He suggested the ART support a Waiver in favor of the architectural design.

Mr. Tyler inquired about the materials to be used for the doors on the residential units. Mr. Keyser answered that had not yet been determined. The ART suggested frosted glass inserts for the doors might be an option. Mr. Hunter said they had considered the doors to be the same as the storefronts.

Mr. Tyler cautioned the applicant to be careful of the stoops/stairs. He emphasized the need to ensure they will fit as proposed and within the property lines.

Aaron Stanford suggested the applicant think about site work and phasing with public streets. He said this would also help with the building site permit in the end.

Ms. Husak stated Staff would meet internally next week about this case and for the applicant to return for another ART review on November 10, 2016. She noted that Thursday, November 17, 2016, is the target date for the ART recommendation to the Planning and Zoning Commission for the December 1, 2016, meeting.

#### **ADMINISTRATIVE**

Claudia Husak asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:57 pm.



**Planning**  
 5800 Shier Rings Road  
 Dublin, Ohio 43016-1236  
 phone 614.410.4600  
 fax 614.410.4747  
 www.dublinohiousa.gov

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**JULY 7, 2016**

The Planning and Zoning Commission took the following action at this meeting:

- 4. BSD-SRN – Bridge Park East, Section 5 - H Block** **Bridge Park Avenue**  
**16-045PP/FP** **Preliminary Plat/Final Plat**
- Proposal: The subdivision of an approximately 4.57 acre site into two lots (Lots 10 and 11) and right-of-way for two streets (Mooney Street and Larimer Street) for the development of 6 townhome buildings.
- Request: Review and recommendation of approval to City Council of a preliminary and a final plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).
- Applicant: Crawford Hoying.
- Planning Contact: Claudia D. Husak, AICP, Senior Planner.
- Contact Information: (614) 410-4675, chusak@dublin.oh.us.

**MOTION:** Chris Brown moved, Deborah Mitchell seconded, to recommend approval to City Council of this Final Plat because it complies with the final plat criteria and the existing development standards, with two conditions:

- 1) That the applicant ensure any minor technical adjustments to the plat are made prior to City Council submittal, and;
- 2) That the applicant coordinate the treatment of the Dale Drive frontage of this block with staff and revise the street section in the preliminary plat accordingly prior to submission to City Council. This revision shall remove the open ditch section and bring the site frontage more in line with the typical Bridge Street streetscape standards.

\*Crawford Hoying agreed by consent to the above conditions.

**VOTE:** 7 – 0.

**RESULT:** A recommendation of approval will be forwarded to City Council.

**RECORDED VOTES:**

|                  |     |
|------------------|-----|
| Victoria Newell  | Yes |
| Amy Salay        | Yes |
| Chris Brown      | Yes |
| Cathy De Rosa    | Yes |
| Robert Miller    | Yes |
| Deborah Mitchell | Yes |
| Stephen Stidhem  | Yes |

**STAFF CERTIFICATION**

  
 Claudia D. Husak, AICP  
 Senior Planner

of a Final Plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).

**Motion and Vote**

Mr. Brown moved, Mr. Stidhem seconded, to recommend approval to City Council for a Final Plat. The vote was as follows: Ms. Salay, yes; Mr. Miller, yes; Ms. Mitchell, yes; Ms. De Rosa, yes; Ms. Newell, yes; Mr. Stidhem, yes; and Mr. Brown, yes. (Recommended for Approval 7 – 0)

**2. BSD-SRN – Bridge Park East, Section 5 - H Block  
16-045PP/FP**

**Bridge Park Avenue  
Preliminary Plat/Final Plat**

The Chair, Victoria Newell, said the following application is a request for the subdivision of an approximately 4.57-acre site into two lots (Lots 10 and 11) and a right-of-way for two streets (Mooney Street and Larimer Street) for the development of 6 townhome buildings. She said this is a request for a review and recommendation of approval to City Council of a Preliminary and Final Plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).

**Motion and Vote**

Mr. Brown moved, Ms. Mitchell seconded, to recommend approval to City Council for a Preliminary Plat and Final Plat. The vote was as follows: Ms. Newell, yes; Mr. Stidhem, yes; Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; and Mr. Brown, yes. (Recommended for Approval 7 – 0)

**3. BSD-OR – Vineyard Church  
16-047ADMC/CU**

**4140-4150 Tuller Road  
Administrative Request – Code Amendment  
Conditional Use**

The Chair, Victoria Newell, said the following application is a request for an amendment to the Zoning Code to allow "Religious or Public Assembly" as a conditional/size limited use in the BSD-Office Residential District and a proposal for an existing 17,000-square-foot tenant space to be used as a "Religious or Public Assembly" use located on the north side of Tuller Road, approximately 200 feet west of Village Parkway. She said this is a request for a review and recommendation of approval to City Council for an Administrative Request - Code Amendment under the provisions of Zoning Code §153.232 and §153.234 and a request for a review and approval of a Conditional Use under the provisions of Zoning Code §153.236.

The Chair swore in anyone intending to address the Commission with regards to this case.

Claudia Husak confirmed the applicant was present. She said based on research, Staff could not find a reason for the Conditional Use being permitted in the Zoning Code for all of the districts (exclusive of the Historic Residential District) and not this one. She said during the 2014 Code Review, it is possible that this one district was inadvertently omitted.

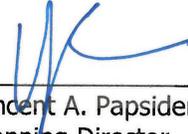
Chris Brown asked if there was any other consideration for this omission. Ms. Husak said part of it was the size restrictions, which are covered in the size limitations that were proposed for all of the church uses within the BSD so they are limited in size to under 100,000 square feet to prevent a mega-church establishment that would require a lot of parking spaces. She indicated that from a land use perspective, widespread sprawling development is probably not going to continue in the future in this particular district, as discussed by Staff. She said there does not appear to be an issue to accommodate this proposal in this Office Residential District. She clarified that there are Conditional Uses in all of the districts. She said the rezoning portion of this application gets forwarded to City Council that is a Code



- 4) That the applicant work with staff to determine appropriate locations for bicycle parking outside of the individual units.

**Determination:** The Site Plan was recommended for approval to City Council with 4 conditions.

**STAFF CERTIFICATION**

A handwritten signature in blue ink, consisting of stylized initials and a surname, positioned above a horizontal line.

Vincent A. Papsidero, FAICP  
Planning Director

Rachel Ray asked if the engineers supported the Waiver regarding the parking garage entrance off Dale Drive that is being requested as they were not present. Ms. Burchett answered the engineers were supportive of the Waiver.

Ms. Ray noted that Blocks G & H were proposing to count a portion of the Scioto River Park toward meeting the open space requirement, as did Blocks B & C under previous applications. She suggested that a table accounting for the amount of park acreage being used to meet the open space requirements be maintained to ensure none of the parkland is double-counted with future applications.

Mr. Papsidero asked if there were any further questions or concerns. [There were none.] He confirmed the ART's recommendation of approval to City Council for a Basic Site Plan with three Waivers and two conditions.

**4. BSD SRN – Bridge Park, H Block  
16-039BPR**

**Bridge Park Avenue and Mooney Street  
Basic Plan Review**

Lori Burchett said this is a request for a residential condominium development consisting of approximately 73 townhome units with parking below each unit. She said the site is surrounded by John Shields Parkway to the north, Dale Drive to the east, Mooney Street to the west, and Tuller Ridge Drive to the south. She said this is a request for review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code §153.066.

Ms. Burchett presented the proposed site plan. She reviewed what was presented the previous week. She noted the 75 townhome units originally proposed were reduced to 73 as the applicant had to remove two units to accommodate the relocation of the pool. She said 38 parking spaces on the street were required in addition to the garage spaces under each unit. She asked the applicant to submit a Parking Plan. She explained this is just another check box to be completed for the review process.

She said this was reviewed along with Block G by the ART and then by the Planning and Zoning Commission as an informal to which they were supportive. She noted that a technical Waiver is needed for the tower.

Ms. Burchett said approval is recommended to City Council for two Site Plan Waivers:

1. Building Type – §153.062(O)(4) – Front Property Line Coverage – The structure is required to cover a minimum of 75% of the front property line. A portion of building H1 is approximately 70% at the easterly boundary and 52% at the southerly boundary. The public space has been designed to give the appearance of a closer setback through plaza areas, walls, and landscaping.
2. Building Type – §153.062(O) (5) – Permitted Roof Types — Towers are permitted on facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type. Towers will be necessary in order to provide access to the roof top decks.

Ms. Burchett said approval is recommended to City Council for a Site Plan with four conditions:

- 1) That the applicant submit a parking plan that includes location of all on-street spaces that will count toward meeting the minimum parking requirement;
- 2) That the applicant continue to work with Staff to determine the width and location of the Greenway;
- 3) That the applicant continue to work with staff to detail construction of portions of Dale Drive to a public street standard appropriate for occupancy of the residential units, including construction design and cost sharing; and

- 4) That the applicant work with staff to determine appropriate locations for bicycle parking outside of the individual units.

Rachel Ray asked about the fourth condition regarding the location of bicycle parking and whether the applicant had started identifying locations for bicycle parking. John Woods, MKSK, said the applicant has provided bicycle parking as required.

Ms. Ray requested clarification regarding the second condition referencing the Greenway. Ms. Burchett explained the width and the location of the Greenway needs to be determined as the steps from the building could encroach the Greenway in some areas. She said the property to the east narrows and then widens but the intent is to maintain an average width of 60 feet. James Peltier, EMH&T, said an average width of 61 feet has been proposed for the Greenway.

Claudia Husak highlighted the condition that applies to blocks G & H where the applicant is to continue to work with staff to detail construction of portions of Dale Drive to a public street standard appropriate for occupancy of the residential units, including construction design and cost sharing. She said this comes out of the BSD initiative. She said a ditch is not acceptable to the City. She said this will need to be finished to BSD standards and will need to be reflected on the plat. She indicated she would prefer not to make that a condition of approval for the PZC.

Mr. Peltier said it is a challenge because only half of the road is being completed. He asked if the applicant could keep the ditch in the interim. Vince Papsidero answered that was not acceptable and it needed to be fixed if possible. Ms. Husak indicated it could potentially be a condition for the PZC review but it would need to be resolved for City Council. Ms. Husak offered to follow up with the senior civil engineer. She added that if this becomes the responsibility of the City, then it would need to be incorporated into the CIP. Russ Hunter, Crawford Hoying Development Partners, said a condition makes sense but there is an open end.

Mr. Papsidero asked if there were any further questions or concerns. [There were none.] He confirmed the ART's recommendation of approval to City Council for a Basic Site Plan with two Waivers and four conditions.

#### **ADMINISTRATIVE**

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:27 pm.

As approved by the Administrative Review Team on June 30, 2016.



City of Dublin

**Planning**

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600

fax 614.410.4747

[www.dublinohiousa.gov](http://www.dublinohiousa.gov)

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**JUNE 9, 2016**

The Planning and Zoning Commission took the following action at this meeting:

- 2. **BSDSRN – Bridge Park, H Block** **Bridge Park Avenue and Mooney Street**  
**16-039BPR** **Basic Plan Review**

**Proposal:** A residential condominium development consisting of approximately 75 townhome units.

**Request:** Informal review and feedback of a Basic Plan Review prior to review by City Council under the provisions of Zoning Code Section 153.066.

**Applicant:** Crawford Hoying.

**Planning Contact:** Claudia D. Husak, AICP, Senior Planner.

**Contact Information:** (614) 410-4675, [chusak@dublin.oh.us](mailto:chusak@dublin.oh.us).

**RESULT:** The Commission informally reviewed and commented on a proposal for a residential condominium development including 75 townhome units in 6 buildings with associated public and private open space and a public street connecting Dale Drive and Mooney Street. The site is located northeast of the intersection of Tuller Ridge Drive with Mooney Street. The Commission was supportive of the architecture noting that it utilizes architectural elements present in other blocks of Bridge Park development; however, integrates them in a new, unique manner. The Commission was concerned regarding proposed private open space noting it does not seem to meet the intent of the Bridge Street District. Finally, the Commission suggested the applicant reconsider the design and location of the pool, private open space design, and ensure the auto-court maneuverability and peak capacity are sufficient.

**STAFF CERTIFICATION**

Nichole Martin  
Planner

**2. BSDSRN – Bridge Park, H Block  
16-039BPR**

**Bridge Park Avenue and Mooney Street  
Basic Plan Review**

The Chair, Victoria Newell, said the following application is a proposal for a residential condominium development consisting of approximately 75 townhome units. She said the site is located with John Shields Parkway to the north, Dale Drive to the east, Mooney Street to the west, and Tuller Ridge Drive to the south. She said this is a request for an informal review and feedback of a Basic Plan Review prior to review by City Council under the provisions of Zoning Code §153.066.

Nichole Martin noted G Block is located in the Bridge Park development, south of H Block, west of Dale Drive. She explained an informal review is not required but since the Basic Site Plan Review will be going to City Council per a development agreement, this informal review provides an opportunity for the PZC to provide feedback for Council's consideration.

Ms. Martin provided a brief history of the Bridge Park development. She said Blocks G and H are the fourth and fifth blocks of development in Bridge Park. She explained G is in a transitional area between some of the previously approved projects in C, B, and A blocks. She said H will have a very different feel from the other blocks of development.

Ms. Martin said two buildings are proposed for G Block labeled as G1, which is a 72,000-square-foot, six-story, mixed-use building and Building G2/G3 as a 300,000-square-foot, 5-story, fully residential wrapped parking structure. She stated that 0.33-acre of public open space is proposed along Mooney Street and Tuller Ridge Drive while 0.84-acre is required. She explained the main plaza is proposed between buildings G1 and G2/G3 and accounts for the majority of the public open space provided within the block. She said the plaza design aligns with the Block C plaza to the west to provide a cohesive connection between the two blocks. She said there are also two smaller open spaces provided, accessible from the residential units in G2/G3 building.

Ms. Martin said G1 contains retail on the first floor, office on the second floor, and a mix of 48 residential units (efficiencies, 1, 2, and 3 bedrooms) located along Bridge Park Avenue and Mooney Street. The G2/G3 building, she said, contains 406 parking spaces and a mix of 132 residential units (micro units, efficiencies, 1 and 2 bedrooms) on all four sides. She said the fourth floor will provide a private residential access between buildings G1 and G2/G3. She presented the floor plans for both buildings. She noted the façade materials: G1 depicts three different colors of brick and glass as primary materials for the retail and office located on stories one and two and stories three through six introduce two different metal panels with subtle façade articulations as well as private residential balconies. G2/G3 depicts two different colors of brick primarily present on the lower stories of the building. She said fiber cement siding, fiber cement panels, and metal panels are introduced on the upper stories; red fiber cement panels are depicted where the façade is inset for residential balconies and the parking garage entrance. She said the western elevation along Mooney Street is the only location where individual residential units (6) have access to a public street, not through a common entrance. The individual units she noted have entrances oriented to the side and are masked by brick-clad planters.

Ms. Martin said there are two vehicular access points for the garage: one on Mooney Street and the other on Dale Drive. She noted the pedestrian and public access points.

Ms. Martin concluded her presentation on Block G with the following discussion questions:

1. Does the proposal provide an appropriate transition given the surrounding development?
2. Does the Commission support the proposed architectural style and building materials?
3. Is there adequate open space provided in appropriate locations?
4. Are there other considerations by the Commission?

Ms. Martin said Block H is located north of Block G, directly west of the Sycamore Ridge Apartments and directly south of the Grand facility. She said a new public street is proposed (Larimer Street) to connect Mooney Street to Dale Drive and provide vehicular access to the auto courts in the development. She said public and private open space is provided. She explained there are three pairs of buildings (H1, H2, and H3), each split in a north/south direction to provide access to the auto courts and garages. She explained that part of the site is the John Shields Greenway so the applicant has determined the appropriate amount of dedication required. She indicated the proposal shows some steps to the front entries extending into the Greenway and the applicant will have to work with staff to reconfigure these areas. She explained Code requires 0.34-acre of public open space for the proposed development of H Block and private open space is proposed between buildings H1 and H2 for exclusive use by residents. She said the proposal shows ground level parking under all 75 units and will include one- or two-car garages, depending on the size of the unit. She said currently 153 spaces are provided within enclosed garages and at adjacent streets for the 75 units and all garages are accessed through an auto court with a permeable paver system with an ingress/egress in one location for each building off of a secondary street.

Ms. Martin presented an illustration using building H3 as an example. From the site plan, she said it appears that some of the units may have difficulty maneuvering vehicles in and out of their unit's garage.

Ms. Martin presented the architecture for the proposed Mooney Street and Tuller Ridge elevations. She noted the renderings show a contemporary architectural style emphasizing geometric forms with various roof heights, balconies, railings, and front stoops. She explained the illustrated building materials include glass, brick, wood, and cement fiber panels. To create architectural interest, she said, the applicant addressed facade diversity with two colors of brick to break down the massing of the facades into a pedestrian scale; horizontal and vertical facade articulations to further break down the massing; and secondary materials will be used to create building variety and diversity. She indicated the applicant is proposing a neutral color palette; however, specific building materials have not been chosen at this time and more detail will be provided in the future. She added metal sunscreens and decorative balconies that provide visual interest along the street.

Ms. Martin concluded Block H with discussion questions for the Commission's consideration:

1. Does the Commission support the proposed site layout and design of the units?
2. Does the proposed design and architectural elements of the buildings fit with the intended character of this area of the district?
3. Does the Commission have concerns with circulation and access within the auto court?
4. Should the greenway be the only public open space for the proposal?
5. Are there other considerations by the Commission?

Bob Miller inquired about the auto courts from an engineering perspective. Ms. Martin said further maneuverability detail has been requested.

Russell Hunter, Crawford Hoying Development Partners, 555 Metro Place, said Ms. Martin did a really good job at going through all the details for these two blocks. He presented the Site Plan noting this is a continuation of the Bridge Park Avenue streetscape. He said the open space aligning with the C Block open space differ in design so they each have a unique identity. He said how the block differs from the other blocks is that it contains a completely wrapped parking garage. He pointed out the residential liners along C Block so it is important to maintain that character on the G Block.

Mr. Hunter explained that they have continued to push the architect so the buildings have a strong identity. He said the outdoor spaces were enhanced that included balcony space overlooking Bridge Park Avenue, second floor office space provides covered space on the ground floor so the restaurants that

move in will have a unique space. He noted how the materials weave, highlighting the horizontal and vertical aspects of the building.

Mr. Hunter summarized the Bridge Park experience. He said C2 is along Riverside Drive, C3 is under construction, and now they have worked their way up the development, creating unique identities for each of the buildings. He said they share common themes and materials but the uniqueness comes from the detail. He said the G1 building is a transitional building and on the edge of their property as it exists today. He noted there is a legacy product across the street (Dale Drive) of shorter heights so they paid more attention to that.

Mr. Hunter introduced a new product called millennium tile; it was installed on 5<sup>th</sup> Avenue, a branch of the Columbus Public Library. He explained it was originally designed to be a roofing tile but it is starting to be used on the sides of buildings and it has a reflective quality and it comes in different textures and colors. He said they would like to use it on the top of the building without using a strong cornice to bring down the scale.

Mr. Hunter said they are using a different architect for the condominium buildings in Block H and asked him to come forward.

David Keyser, dkb Architects, 52 E. Lyn Street, explained every unit will either face onto the public street or onto a public or private open space per the crescent configuration of the six buildings. He said the auto courts are accessed and primarily shielded from the public areas. He said the massing of the buildings is broken down to a pedestrian scale. He said some units have porches or balconies. He said one of their challenges was the 17-foot grade difference between Dale Drive and Mooney Street. He said it helps the units individualize with varying heights of stoops with steps moving up the Tuller Ridge elevation creating a pedestrian friendly relationship.

Chris Brown inquired about the taller towers. Mr. Hunter said there are larger units with roof terraces where that tower element pops up to the fourth floor.

Amy Salay asked if the stairs were divided. Mr. Hunter answered that yes the stairs are individualized.

Ms. Martin again presented the discussion questions for G Block.

Mr. Brown stated he liked the new and improved version of building G1. He said as the whole project develops, other than the hotel, we have much of the same building vocabulary going on everywhere from Tuller Flats to C Block to B Block. He said the variation is not tremendous so he considers this new millennium tile as a dynamic element. He said he looked at G1 and G2 to see if they would be able to be converted to another use in the future. He encouraged the applicant to consider a different framing structure above the second level. He said he likes that the envelope is still being pushed with the architect. He stated Bridge Park is a very important drive and there should be building diversity for the pedestrian experience. He said the monolithic building mass has been broken up as dictated by the Code. He said there needs to be enough variation from façade to façade to façade that he currently does not see. He suggested the style of G2/G3 be changed. He explained from the panoramic view of the development, metal is all that is visible from the tops of each building, which he does not like. He said it is all urban contemporary architecture but between the building materials and the rhythm, there is too much sameness. He referred to Seaside, FL as a good example for variation. He said G1 is an important building because it is not on the river and transitional to other development of Bridge Park.

Victoria Newell agreed with Mr. Brown's comments. She said if she was just looking at one building and not in context with everything else, she would probably like it. She said it repeats a lot of what the Commission has already been presented with and was hoping for a new rhythm for these two blocks. She said G2 becomes very vertical per the elements so the massing is not right. She said it is busy and not

helping. She said nothing is providing a backdrop or a relief from the rhythm and patterns created. She suggested extending brick to the top of the building. She stated she did not know anything about the millennium tile and cautioned the applicant about tile not aging well as glazing starts to wash away. She requested more information about the material.

Mr. Hunter said it is a metal tile formed to have a shape to it and not glazed. He said some have a more galvanized look and some have more of a reflective sheen.

Cathy De Rosa asked what unique voice this building is trying to make. She inquired about the amount of glass.

Mr. Hunter said there is metal used with the glass. He asked for the Commission's feedback on the color blocking and the use of color. He said a lot more can be done with fiber cement panels as they come in a variety of color.

Ms. De Rosa said color brings energy.

Ms. Newell suggested more brick to get away from the repeat of pattern and bring relief. She said she was not opposed to bringing bright colors to a building as long as she can be convinced they will stand the test of time and keep it fresh and maintained.

Mr. Brown said he liked the glass and the openness of the corner.

Ms. Salay said she likes the idea of all brick. She asked if millennium tile would be a way to introduce color instead of fiber cement panels. She inquired about the red color for G2.

Mr. Hunter said specific bricks have not been determined.

Steve Stidhem said G2/G3 looks like a Tetris screen so he wants to see something different. He said he liked the red the way it was used.

Ms. De Rosa said she liked the park plaza between the two buildings, including the water elements and the different elevations.

Ms. Newell said she liked the plaza, too.

Bob Miller said he visited the site. He said he liked G1 and for G2/G3 he thought at first it looked boring but when he stood down on Riverside Drive, and envisioned what was going to be in front and going into Sycamore Ridge, he thought the design would work really well. He asked if there was any chance to bring any green into the roof for G2/G3.

Mr. Hunter said it is a flat roof.

Mr. Miller said he loved the architecture for Block H. He said it felt like two completely different separate projects. He was concerned about units fronting the greenway and others fronting the pool, while some units front on no open space. He said he understands the auto courts but there are too many units going into too small of a space. He indicated he envisioned a lot of congestion at the am and pm rush hours. He clarified that H1 and H2 looked like one project and H3 is a separate project separated by Larimer Street. He asked if the pricing would be consistent across all three buildings to which Mr. Hunter said they would. Mr. Hunter said there would be a consistent cost per square foot.

Mr. Hunter said the engineers at EMH&T calculated the turning radii of the auto courts.

Ms. Newell thought it was still an issue and believes residents will have trouble maneuvering and it will be tough for the applicant to make the corner garage unit work. She said the intent of the BSD is to make it feel walkable and is concerned with the public private space with the swimming pool. She said she liked the architecture and looks forward to seeing more detail about the materials, etc.

Mr. Hunter said the area is private but it is not gated. He said the pool is worth a conversation and per the Ohio law, there would have to be a gate.

Ms. Salay said she likes the architecture a lot and likes the idea of the pool area. She cautioned about making the auto courts too large but likes the islands in the middle. She did not think there will be an issue with too many cars coming and going at the same time. She said the buildings are gorgeous and will add an element to the BSD that has been missing. She said these designs far exceeded her expectations.

Ms. De Rosa said she liked the architecture and the balconies are interesting, not monotonous like other buildings. She said the courtyards felt European. She asked if the on-street parking would be reserved. Mr. Hunter said parking spaces would not specifically be reserved.

Mr. Stidhem said he liked the architecture and overall the plan was cool. He said it reminded him of San Francisco.

Mr. Brown said he liked the architecture and is not opposed to a pool but the public should be able to go east to west. He said there would be on-street parking on Larimer and he would like having a space right in front of this unit. He said the pool would be used, minimally, and questioned the amount of sun it would receive. He said he liked the taller ridge elevations and how they tumble down the hill like San Francisco. He asked how mail will be managed.

Mr. Hunter indicated the US Postal Service will require that the mail be consolidated. He said there is a building by the pool that would be able to house something like that.

Mr. Brown inquired about the alignment of Larimer Street and the connectivity to the east of this block.

Mr. Hunter indicated the developers want to introduce a grocer but it requires a service bay so this area works the best.

Mr. Brown said he anticipates this being a large empty-nester community and asked where larger units might go that have a lot of money. Mr. Hunter said he did not think this would be the only condominium product on the east side and they are contemplating other areas.

The Chair asked if there were any further questions or comments. [Hearing none.]