



RECORD OF DETERMINATION

Administrative Review Team

Thursday, May 31, 2018

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

- 1. BSD SCN – Penzone Patio 18-033MPR** **6645 Village Parkway**
Minor Project Review
- Proposal: A 430-square-foot patio and associated site improvements for an existing salon and spa, zoned Bridge Street District Sawmill Center Neighborhood.
- Location: West of Village Parkway, northwest of the roundabout with Bridge Park Avenue.
- Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.
- Applicant: Penzone represented by Christopher P. Meyers, AIA, Meyers Architects.
- Planning Contact: Nichole M. Martin, Planner I.
- Contact Information: 614.410.4635, nmartin@dublin.oh.us
- Case Information: www.dublinohiousa.gov/art/18-033

Request: Approval of this request for a Minor Project Review with two conditions:

- 1) That the applicant coordinate with the Washington Township Fire Department to ensure safe seating with the operation of the fire pit; and
- 2) That the applicant provide verification the pedestrian path slope is in compliance with the Americans with Disabilities Act (ADA) at Building Permitting.

Determination: This application for a Minor Project Review was approved.

STAFF CERTIFICATION


Jennifer M. Rauch, AICP, Planning Manager





MEETING MINUTES

Administrative Review Team

Thursday, May 31, 2018 | 2:00 pm

~~**ART Members and Designees:** Donna Goss, Director of Development (Acting Chair); Colleen Gilger, Director of Economic Development; Ray Harpham, Commercial Plans Examiner/Chief Building Official; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; and Alan Perkins, Fire Plans Examiner.~~

~~**Other Staff:** Claudia Husak, Senior Planner; Lori Burchett, Planner II; Nichole Martin, Planner I; JM Rayburn, Planner I; Logan Stang, Planner I; Sierra Saumenig, Planning Assistant, and Laurie Wright, Administrative Support II.~~

~~**Applicants:** Teri Umbarger and Miguel Gonzalez, Moody Nolan; and James Peltier, EMH&T (Case 2).~~

~~Donna Goss called the meeting to order at 2:01 pm. She asked if there were any amendments to the May 17, 2018, meeting minutes. The minutes were approved as presented.~~

~~Ms. Goss noted the Minor Modifications that were deemed appropriate by the Planning Director.~~

- ~~1. Bridge Park, Building B4~~
- ~~2. Local Cantina~~
- ~~3. Bridge Park, Buildings B1 & B2~~
- ~~4. Z Cucina~~
- ~~5. Bridge Park, Building B2 (Sweetwater's)~~

~~Ms. Goss asked the ART if they had any issues or questions regarding the above Minor Modifications. [There were none.]~~

DETERMINATION

1. BSD SCN – Penzone Patio 18-033MPR

6645 Village Parkway Minor Project Review

Nichole Martin said this application is a proposal for a 430-square-foot patio and associated site improvements for an existing salon and spa, zoned Bridge Street District - Sawmill Center Neighborhood. She said the site is on the west side of Village Parkway, northwest of the roundabout with Bridge Park Avenue. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Ms. Martin said the ART last reviewed this proposal May 17 and were concerned with the circulation outside of the patio; the grade change as it would apply to a walkway; and the operation of the mobile fire table.

Ms. Martin presented the aerial view of the site and the existing conditions as viewed from Village Parkway as well as a graphic to show the highlighted proposed patio location.

Ms. Martin presented an amended site plan that includes the new walk around the patio that provides a connection to the existing walk as well as a connection to the public right-of-way. This plan, she said, also included details of the landscape plan that showed a tree and plantings to be relocated and the light bollard



and trash receptacle that were to remain. She reported the applicant also provided the metal fence and post detail with two gates to be located near the building. She noted the proposed 430-square-foot patio would contain six moveable lounge chairs, two stationary benches, side tables, planters, a mobile fire table, and string lights overhead all remain unchanged.

Ms. Martin said approval is recommended for the Minor Project Review with two conditions:

- 1) That the applicant coordinate with the Washington Township Fire Department to ensure safe seating with the operation of the fire pit; and
- 2) That the applicant provide verification the pedestrian path slope is in compliance with the Americans with Disabilities Act (ADA) at Building Permitting.

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

RECOMMENDATION

**2. BSD SRN – Bridge Park, Block D
18-007SPR-DP-CU**

**PID: 273-012703
Site Plan and Development Plan Reviews
Conditional Use**

Lori Burchett said this is a proposal for a mixed-use development for Block D of the Bridge Park Development, including four buildings with approximately 110,000 square feet of office space, 44,000 square feet of retail space, 35,500 square feet of commercial space, 186 residential units, and a parking garage with 671 spaces. She said the site is southeast of the intersection of John Shields Parkway and Riverside Drive. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for Site Plan and Development Plan Reviews and a Conditional Use under the provisions of Zoning Code Section 153.066.

Ms. Burchett presented an aerial view of the site in context to the existing Bridge Park Development along with the proposed Development Plan outlining the roadway network with building pads and lot configuration for the four buildings. She noted where Longshore Street bisects the site running north and south from Tuller Ridge Drive to John Shields Parkway and Larimer Street that connects from Mooney Street to Longshore Street.

Ms. Burchett reported that the Site Plan was informally reviewed by the Planning and Zoning Commission at their meeting on May 3, 2018. While the Commission was supportive overall, she said, there were comments regarding the pedestrian circulation around the pedestrian tunnel, the pedestrian experience along any blank walls at the street level and the Commission's preference of the private open space for Building D3 to be open and accessible to the public. Lastly, she reported the Commission appreciated the continuation of high-quality architecture.

Ms. Burchett said that while the Basic Plan Review has been approved, the applicant has furthered developed the architecture and site improvement details, which can all be found in the Planning Report.

Ms. Burchett began reviewing the nine Administrative Departures that were identified during the analysis with graphics that highlighted the following items: tower width, front property line coverage, required building zone, façade requirements, vertical increments, required change in roof plane, minimum primary



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- Proposal: A 430-square-foot patio and associated site improvements for an existing salon and spa, zoned Bridge Street District Sawmill Center Neighborhood.
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- Planning Contact: Nichole M. Martin, Planner I.
- Contact Information: 614.410.4635, nmartin@dublin.oh.us
- Case Information: www.dublinohiousa.gov/art/18-033

Request: Approval of this request for a Minor Project Review.

Determination: This application was tabled at the request of the applicant.

STAFF CERTIFICATION


Jennifer M. Rauch, AICP, Planning Manager



of-way and the proposal maintains the required six feet of feet clear pedestrian zone. He said the patio includes a raised bar along the perimeter of the space with seating. The applicant is proposing to match the appearance to the previously approved Pins Mechanical patio to the south. He said the applicant is proposing to add a door along the northern façade to provide another point of access from the outside to which he noted the location with a graphic.

Mr. Rayburn said the proposed garage door system will replace the three previously approved storefront windows along the west elevation as part of the site plan and one garage door on the east elevation. He stated the overhead garage doors maintain approved transparency requirements and will match the appearance of the Pins Mechanical space to the south that was previously approved. He noted glass is a permitted primary material and wood siding is a permitted secondary material, which concluded his presentation.

Mike Altomare inquired about the northwest corner fire connection because he was concerned about access being maintained. Dustin Todd, Architectural Alliance, answered there would be a fence and a gate just for access to that connection and the gate would not be for patrons to use. The ART determined a condition of approval should be added regarding same.

Donna Goss asked how the bi-fold doors work from a safety aspect. Mr. Todd explained one side works like a typical door with a panic bar while the rest is accordion style that runs on a track at the top and the bottom. Ms. Goss asked if it was manually operated and Mr. Todd answered affirmatively. He added they have to account for fresh air requirements.

Mr. Rayburn said approval was recommended for the Minor Project Review with two conditions:

- 1) That the applicant work with staff to coordinate the outdoor furniture with the interior furnishings for a high-quality design; and
- 2) That the applicant work with the Washington Township Fire Department to ensure the Fire Department Connection is appropriately secured.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote. Ms. Gilger motioned, Mr. Harpham seconded, to approve the Minor Project Review with two conditions. The motion carried and the Minor Project Review was approved.

**2. BSD SCN – Penzone Patio
18-033MPR**

**6645 Village Parkway
Minor Project Review**

Nichole Martin said this application is a proposal for a 430-square-foot patio and associated site improvements for an existing salon and spa, zoned Bridge Street District - Sawmill Center Neighborhood. She said the site is on the west side of Village Parkway, northwest of the roundabout with Bridge Park Avenue. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Ms. Martin reported the (final) Site Plan for the construction of the ±12,000-square-foot building (salon) and associated site improvements were approved on October 13, 2016. She said the Master Sign Plan was approved on December 7, 2017, to allow for a total of three signs for this project. She said the salon is now open and operating and the applicant has yet to obtain the sign permits that were required, prior to the installation of the signs.

Ms. Martin presented the existing conditions of the view from Village Parkway as well as a graphic to show the highlighted proposed patio location. She noted the 430-square-foot patio will contain six moveable lounge chairs, two stationary benches, side tables, planters, mobile fire table, and soft landscaping materials for along the Village Parkway frontage. She added the area will be enclosed with a metal fence with two gates located near the building. She said the applicant has indicated the intent of this patio space is to permit patrons to consume alcoholic beverages outdoors as part of the day spa experience. She reported that staff has noted the fence restricts any circulation outside of the patio and are requesting the sidewalk be extended for continued circulation around the building and to the public right-of-way.

Ms. Martin presented graphics to show examples of the proposed seating, mobile fire table, trash receptacle, fence, and lighting as well as the layout of these amenities. She indicated she advised the applicant to coordinate with the Washington Township Fire Department on the final location and details associated with the operation of the mobile fire table.

Vince Papsidero indicated that since the details of the proposed patio location were not received, there needs to be a condition of approval added that the applicant will work with Staff.

Mr. Papsidero inquired if the patio can be reduced in depth. Ray Harpham noted the proposed patio is located within an existing path with a limited width. Shawn Krawetzki said that since the existing landscaping would be disturbed with the extension of the walk to permit circulation around the patio, the applicant would need to replant a tree and shrubs. He suggested that a condition of approval be added. Tony Coalt, Meyers + Associates Architecture, reported he has given the client options for pathways. He indicated that once the client reveals his preference, he will provide staff with a detailed plan. Mr. Harpham inquired about the grade change. Mr. Coalt answered the grade change was not significant; the walkway will be three feet wide to comply with the ADA regulations. He said there are also light bollards currently around this plaza area that they will need to be sensitive to as well as the landscaping that was just planted. The ART suggested a condition of approval be added for the applicant to maintain as much landscaping materials as possible while installing the pathway, etc.

Mr. Papsidero told the applicant to expect a call from the Law Director's Office because they need to get the sign permits in or they will be required to remove the illegal signs.

Mike Altomare inquired about the mobile fire table. Mr. Coalt explained a small propane tank produces a small flame so this fire table is just a decorative piece and not meant to provide heat. He added it is mobile just so it can be rolled into storage for the winter with the patio furniture.

Mr. Harpham asked why the ART is tasked with approving this application with all these conditions attached. He suggested the ART wait to make a determination until the plans have been revised. Claudia Husak asked if the ART would be more comfortable if the application was tabled until the client decides what to do. Mr. Coalt agreed to table this application.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote on a motion to table. Mr. Harpham motioned, Ms. Goss seconded, and the application was tabled at the request of the applicant.

Ms. Martin presented inspirational images for the design of the front façade and patio space. She said the mullions for the overhead doors are not consistent with the storefront system and conflict with the character. She suggested an alternate overhead door selection with more refined mullions. She said the proposed string lighting was consistent with other patios throughout the district.

Tom Linzell, M+A Architects, said he would provide additional materials for the review, prior to the ARB meeting. Ms. Martin said in order for the applicant to be on the ARB agenda for the end of May, they need to return to the ART in two weeks for a recommendation.

Ray Harpham inquired about ADA accessible paths from inside the building and how this meets that requirement. He asked if there was just one way out of the patio and if so, if two entrances could be made accessible with these modifications. Ms. Martin explained the patio is recessed from the sidewalk and only one accessible path is present. She said the sidewalk rises due to grade change along N. High Street.

Vince Papsidero suggested the garage doors should match the storefront system. Mr. Linzell said some of the frames would be behind the glass and not exactly like the store front. He indicated the look would not be as heavy as shown in the rendering.

Ms. Martin asked the ART if there were any concerns for pedestrian circulation. Ms. Husak inquired about how service would work from an operational standpoint. She asked if they would exit from the door in the middle of the patio to which Mr. Linzell responded affirmatively. Mr. Linzell said the clients want as much patio seating as possible for the restaurant and this proposal was the best way to achieve that. Ms. Martin said this is just the introduction but staff will likely condition that the northern seating area be replaced with soft seating.

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

**3. BSD SCN – Penzone Patio
18-033MPR**

**6645 Village Parkway
Minor Project Review**

Nichole Martin said this application is a proposal for a 430-square-foot patio and associated site improvements for an existing salon and spa, zoned Bridge Street District Sawmill Center Neighborhood. She said the site is on the west side of Village Parkway, northwest of the roundabout with Bridge Park Avenue. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Ms. Martin reported that this site had been reviewed and approved for construction in 2017. She presented the existing conditions and a view from Village Parkway. She said the applicant is proposing a 400-square-foot patio to include six moveable seats, a fire pit, and soft landscape selections. She added the area will be enclosed with a metal fence and two gates located near the building. She noted the pedestrian access along the front façade of the building will be impacted by the improvement as the fence restricts any circulation outside of the patio.

Claudia Husak inquired if this proposed patio would impede the egress requirement from a building standpoint. She said this is something that will require verification before moving forward.

Ms. Martin presented a graphic of the proposed patio location along with the seating arrangement. She identified the materials including the furniture, planters, metal fencing, and overhead lighting. She said staff had concerns about the lighting and whether or not this was appropriate for this space as it would only be used during the late evening.

Ms. Martin said the applicant could not be present but that this was an introduction into the application and she will relay any comments to them for review.

Donna Goss asked for clarification on the intended use of the space. Vince Papsidero asked if the patio is meant to be a gathering space prior to appointments or something else entirely. Ms. Martin said she would encourage the applicant to use umbrellas instead of lighting since the patio was meant to be used during the daytime. Ms. Husak suggested this space could provide a nice amenity for events such as weddings or proms but not enough information was present for them to understand the intent.

Ray Harpham indicated he thought the sale of alcohol is what might be driving the need for the fence around the patio. He said if they could remove the alcohol component then they could remove the fence to allow for pedestrian access. Mr. Papsidero asked if staff can encourage the applicant to keep the alcohol within the building. Ms. Martin added that there are use specific standards for patios, which require no less than 6 feet of clear space for pedestrian circulation.

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

**4. BSD HTN – New Columbus Metropolitan Library, Dublin Branch and Garage - Signs
17-125MSP 95 N. High Street
Master Sign Plan**

Jennifer Rauch said this application is a proposal for a Master Sign Plan for the Columbus Metropolitan Library, Dublin Branch and parking garage. She said the site is west of North High Street, approximately 250 feet northwest of the intersection with North Street. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Master Sign Plan under the provisions of Zoning Code Sections 153.066 and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the permanent and temporary signs for the library and garage were introduced January 4, 2017, and now the applicant has returned with revisions. She recalled the monument sign proposed at that time was small and had a masonry base to match the building but it exceeded the size and color requirements. She said the ground sign was discussed at length and the ART encouraged the applicant to return with a unique and creative sign while still being appropriate for the Historic District. She reported that the ART had also asked the applicant to consider a more vertical approach while not exceeding the City's new wayfinding kiosks.

Ms. Rauch said the applicant is proposing a new sign design, which is more vertical in context and similar to designs for other library branches. She said the stone base matches the library and an internally illuminated aluminum cabinet sits upon the masonry that accommodates for the steep grade change. She described the lower sign cabinet as silver brushed aluminum with black vinyl lettering text. She said the band between the lower and upper cabinets is a green, semi-gloss with white vinyl lettering text indicating "Dublin Branch". She said the upper cabinet has a white, semi-gloss finish with the raised text "Columbus Metropolitan Library" in black vinyl lettering and also includes the Plum Purple 'book fin' logo. She said the orange section projecting from the cabinet signifies a bookmark bringing the total height of the sign to six feet on the highest part of the slope. Ms. Rauch noted the Historic Transition Neighborhood District permits 8-square-foot signs with six feet in height and two different signs are permitted per frontage.

Claudia Husak pointed out the ground sign sits on a sloped grade so she requested that the heights for both sides of the sign be included for review. Ms. Rauch indicated the sign still looks relatively small in context of the entire proposal. Ms. Husak said the sign should be kept in line with the other commercial buildings in