



City of Dublin

Land Use and Long
Range 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

FEBRUARY 16, 2012

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

**3. Perimeter Center, Subarea E – Key Bank 6820 Perimeter Loop Road
12-006AFDP Amended Final Development Plan**

Proposal: A change in roofing material from slate to asphalt for an existing retail building within Subarea E of the Perimeter Center Planned Commerce District, located on the north side of Perimeter Loop Road, approximately 250 feet east of the intersection with Avery-Muirfield Drive.

Request: Review and approval of an amended final development plan application under the provisions of Zoning Code Section 153.050.

Applicant: Stacie Flaisman, KeyBank National Association, represented by Scott Wallenhorst, Vocon.

Planning Contacts: Claudia D. Husak, AICP, Planner II and Rachel Beck, Planning Assistant.

Contact Information: (614) 410-4600, chusak@dublin.oh.us, rbeck@dublin.oh.us

MOTION: To approve this Amended Final Development Plan because this proposal complies with the development text, the applicable criteria and existing development in the area, with the following condition:

- 1) That cedar shingles, as previously required in the 1998 final development plan, are no longer required at 6820 Perimeter Loop Road.

* Scott Wallenhorst, Vocon agreed to the conditions.

VOTE: 6 – 0.

RESULT: This Amended Final Development Plan was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Todd Zimmerman	Yes
Warren Fishman	Absent
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II

Mr. McBrayer said he would do whatever was necessary. He said he just wanted to put up a sign.

Mr. Taylor explained that the goal should be a sign of as high quality as they can possibly get for this area. Mr. Hardt agreed.

Martyn Franko, 4271 West Dublin-Granville Road, pointed out that Tommy's Pizza had a box sign, and asked why it was permitted.

Mr. Taylor said he was certain if Tommy's came to the Commission with a similar proposal as this to replace that sign, his comments would be the same. He said the sign had not been done since he was a Commissioner.

Mr. Franko asked if they proposed individual lettering and spotlights that they might stand a better chance of approval.

Mr. Taylor said that individual letters would be the main thing that he would find an improvement over this proposal, as long as the lighting was acceptable.

John Hardt suggested an option might be external lighting downcast on the sign similar to that at Bridge Pointe shopping center could be used that was not typical gooseneck fixtures, but a thin bar.

Ms. Amorose Groomes said that Planning staff would be their greatest advocate and can give ideas of things likely to be approvable. She suggested they come with a couple of proposals. She said it might increase the chances of approval if they were of a very high quality. She explained that normally, when there is an application not likely to get a favorable vote, the applicant is asked what they would like the Commission to do with their proposal, and sometimes, in order to not have to resubmit that, they will ask for a tabling to provide an opportunity to come back with something else.

Mr. Franko requested a tabling of this application.

Motion #1 and Vote

Mr. Taylor made the motion to table this Corridor District Development application, and Mr. Zimmerman seconded. The vote was as follows: Mr. Budde, yes; Mr. Hardt, yes; Ms. Krumb, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; and Mr. Taylor. (Tabled 6 – 0.)

Motion #2 and Vote

Mr. Taylor made the motion to waive the 15-Day Rule, and Mr. Zimmerman seconded. The vote was as follows: Mr. Budde, yes; Mr. Hardt, yes; Ms. Krumb, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; and Mr. Taylor. (Approved 6 – 0.)

**3. Perimeter Center, Subarea E – Key Bank
12-006AFDP**

**6820 Perimeter Loop Road
Amended Final Development Plan**

Chris Amorose Groomes introduced this application eligible for consent, requesting review and approval of an amended final development plan, changing the roofing material from slate to asphalt for an existing retail building of the Perimeter Center PCD. She swore in those intending to address the Commission on this case, including Scott Wallenhorst, Vocon, 3142 Prospect Avenue, Cleveland, representing the applicant, Stacie Flaisman, KeyBank National Association, and city representatives.

Amy Krumb asked if the text was being modified to state that the cedar shingles are no longer required for this specific address.

Rachel Beck explained that the text permits both asphalt and cedar, but with the final development plan, there was a condition that cedar shingles were required. She said if approved, this would remove that condition from the final development plan.

Mr. Hardt asked if they were changing the development text that applied to the land or the final development plan that applies to this particular building.

Ms. Beck pointed out that there were two buildings on the parcel. She said that Donato's has cedar shingles as a requirement because of the original condition of the final development bank, but the Key Bank would be able to have asphalt.

Ms. Kramb suggested a condition that the final development be revised to state that cedar shingles are no longer required.

Claudia Husak explained that the final development plan condition cannot be changed, but it could be clarified.

Mr. Wallenhorst agreed to the condition as amended.

Ms. Amorose Groomes invited public comment. [There was none.]

Motion and Vote

Mr. Hardt made a motion to approve this amended final development plan because this proposal complies with the development text, the applicable criteria and existing development in the area, with the following condition:

- 1) That cedar shingles, as previously required in the 1998 final development plan, are no longer required at 6820 Perimeter Loop Road.

The vote was as follows: Ms. Amorose Groomes, yes; Mr. Taylor, yes; Mr. Zimmerman, yes, Ms. Kramb, yes; Mr. Hardt, yes; and Mr. Budde, yes. (Approved 6 – 0.)

4. Beds 'n' Stuff – Sign 12-010CDDS

6477 Sawmill Road Corridor Development District Sign

Ms. Amorose Groomes introduced this Corridor Development District sign application requesting review and approval of a 48-square-foot wall sign for an existing business. She swore in those intending to address the Commission on this case.

Richard Taylor, who pulled this consent item, asked why the sign text was being changed from "Waterbeds 'n' Stuff" to "Beds 'n' Stuff."

Rachel Ray reported that the applicant had explained that the business name had changed.

Mr. Taylor confirmed with Ms. Ray that the proposed sign construction, color, projection from the wall, and everything else is identical to the sign that exists.

John Hardt noted that the Beds 'n' Stuff letters were illuminated and asked if the 'Waterbeds 'n' Stuff text was also illuminated.

~~Mr. Sprague seconded the motion, and the vote was as follows: Mr. Fishman, yes; Mr. Peplow, yes; Mr. Lecklider, yes; Mr. Sprague, yes; and Mr. McCash, yes. (Approved 5-0.)~~

~~Mr. Lecklider called a five minute recess.~~

2. Development Plan 98-083DP - Perimeter Center Subarea E - Delaware Bank and Donatos Pizza - 6820 Perimeter Loop Road and 6810 Perimeter Loop Road

Chris Hermann said this case was tabled on September 3, 1998. Then it included Delaware County Bank and a "future" development. The plan was revised to include Donatos Pizza. The issues discussed centered primarily around the architecture, building materials, and cross access.

Chris Hermann showed slides of the area. This is Subarea E of Perimeter Center. A private drive between this site and McDonald's restaurant will provide access. The entrance driveway will extend through the site, dividing it in half. Donatos will be to the north, and the bank will be on the south side. Donatos Pizza will have a pickup window.

Mr. Hermann said Subarea E buildings are on the outparcel strip along Avery-Muirfield Drive. The outparcels were to be coordinated with a proposed mall. In December 1989, a materials board was adopted by the Commission to augment the text. Three schemes are available.

Mr. Hermann said the applicants are using the same brick, shingles, color palette, windows, soldier courses, eight-inch limestone water table, and flat arches. Donatos will have fabric awnings that project over square windows. He said black framing for the windows is required. The lighting for the two buildings differs, and staff recommends using the bank lighting.

Staff has contacted McDonald's regarding access. There are currently traffic problems due to the drive-thru. The McDonald's access onto the private drive is too close to Perimeter Loop Drive, and staff hopes their entrance will be moved farther to the north. There are also problems with cars parking on the private drive which is posted as a fire lane.

Mr. Hermann said a nine-foot tall, 50 square foot, two-sided sign with a stone base is proposed. He distributed copies of the proposed sign to the Commissioners. He said mechanicals had to be screened by Code. The stormwater will go into the Perimeter Center system.

Mr. Hermann said staff recommends approval of this plan with 12 conditions:

- 1) That the buildings be modified with regard to awnings, brick supports for the drive-thru, utilizing the same roof material and coach light fixtures on both buildings, using black window framing and painting out service doors, subject to staff approval;
- 2) That the landscaping plan comply with the text and be coordinated with surrounding properties, to the satisfaction of staff;
- 3) That the sign meet the both the text and Code requirements and be incorporated into the stone pier treatment;
- 4) That the access, parking lot, and connections meet staff approval;

- 5) That all parking requirements are met, and that all private drives, aisles, and parking meet City standards;
- 6) That the applicant assist the City with its no-parking enforcement efforts along the private drive;
- 7) That all mechanical equipment, roof or ground-mounted, be fully screened with plantings or materials harmonious with the building, including a brick dumpster enclosure;
- 8) That the lighting plan meet the Dublin Lighting Guidelines, consistent with the rest of the center, including use of matching fixtures;
- 9) That the applicant provide evidence of approval of the water service design from the City of Columbus Division of Water with the application for building permit from the City of Dublin;
- 10) That the applicant provide supplemental stormwater calculations with the application for building permit and the stormwater plan meet the Stormwater Regulations;
- 11) That the applicant provide revised plans, including a staking plan, within 10 working days after Planning Commission approval; and
- 12) That the applicant schedule a pre-submittal meeting prior to applying for building permits and after Conditions 1-4 and 7-11 have been resolved to the satisfaction of staff.

Mr. Hermann showed the sample board. Ms. Clarke explained that the outparcels are to have coordinated materials, and there is only one type of shingles on the approved board. She said it is a slate color, not weathered wood, and these buildings should match the others in Subarea E. Mr. Fishman recalled wood shake shingles are also permitted. Ms. Clarke noted that the zoning text does permit shake roofing, but it was not on the pre-selected materials board. The objective is to coordinate all of the outparcels. Three types of brick, three subdued trim colors, certain glazing, and a pre-approved awning material were adopted for use on all outparcels, eliminating a developer's guesswork. She said the Commission may accept additional materials or colors in line with the text requirements. She said the brick proposed by this applicant is from the pre-approved palette, but the shingle is not. Mr. Hermann said Condition 1 addresses this and that adding the wording "as exists in Subarea E" would clarify the issue.

Mr. Sprague said most of the Perimeter Center buildings have shake shingles. Mr. Hermann said everything in Subarea F (the retail center) uses cedar shakes because it is required.

Chris Hermann said the bank stacking meets Code, as does Donatos'.

Mr. Lecklider was concerned the egress would cause a conflict with the stop sign at Dairy Queen. It was suggested that the stop sign be moved north. Mr. Hermann agreed, and noted the new owners of Perimeter Center shopping center would have to agree. He said contact had been made, but there has been no response. Mr. Hermann said the center's property owner had complete control over the placement of the signs along the private lanes.

Mr. Hermann said page 9, second bullet, the third sentence from the bottom should read: "Parking lots must be curbed and provide cement wheel stops."

Ms. Clarke said most of the maintenance within the shopping center, including snow plowing on the private drive, is handled by contributions from the merchants.

Regarding window tinting, Mr. Hermann said clear glass was proposed. Ms. Clarke said on the pre-approved material board, only Scheme C has something other than clear glass. With the dark brick, smoke gray glass can be used. Mr. Sprague asked about the percentage of tint and recalled that the Grant-Riverside building was limited to a 30 percent tint. Mr. McCash thought the smoke gray glass depicted was a 30 percent tint.

Mr. Hermann said the red awnings shown on Donatos' building were not an approved color. Dark navy and navy/white striped awnings are the only ones approved. He said there is also cross access to the north with the medical building and Swan Cleaners. Staff suggested the east/west cross access connection. Several access options were discussed.

Mr. McCash said along Perimeter Loop Road at this site there is a dropped curb for access. He thought the curb should be replaced. Mr. Hermann said this was not discussed with the applicant.

Bill Bonner, the applicant, concurred with the staff report and accepted the 12 conditions. He explained that he has been given different information by staff, the seller, etc. on color and material requirements. He said they attempted to stay within the standards, except for the asphalt shingles. He said Mansfield Woodland Premier 35, Country Slate shingles are no longer manufactured. He said the shingle can, however, be better matched.

Don Meyer, Architectural Alliance for Delaware Bank, said they originally proposed the bank proto-type. At the request of staff, they have redesigned it. Donatos Pizza became involved, and the designs needed to match. He said all the building materials, building height, brick coursing, wall sections, trim colors, window types, glass, and water tables are identical. The only differences are the roof shapes and entry elements. He noted that the roof shingles at McDonald's are different than the other two Subarea E buildings.

Mr. Meyer said the gable at the end of the drive thru has been removed since first filing.

Mr. Sprague asked about the lighting fixtures proposed. Mr. Myer said one type will be used for both buildings.

Mr. Fishman said the Commission previously stated its preference for the shake roof. He asked if the arches on the bank match the rest of Perimeter Center. Mr. McCash said the arch on the bank entrance was consistent. Mr. Fishman preferred tinted glass for both buildings. He said the eight-inch water table would be hidden by landscaping. Mr. Meyer said it could be increased.

Mr. Sprague said dormers were originally discussed and noted that Dairy Queen and the Goddard School had dormers. Mr. Meyer said the building was thought to be compatible with both buildings.

Mr. McCash said the stone base should be taller. He suggested brick piers at the drive-thru because the ones proposed were to spindly and make the roof look too heavy. The banding and trim need to be bigger. If the band were wider, the sign will seem to be better integrated. Mr. Meyer said the current sign used by the bank is about six inches high. The two bottom bands are 6½ inches and the band that the gutters are on is eight inches. It is about 20 inches in total from the top of the eave to the bottom. Mr. McCash said the fascia needed to be larger because of the roof size and slope. If the columns were larger, it might look better. Mr. McCash said two dormers on the front would look better because they would break the roof mass.

Mr. Meyer, on behalf of The Delaware Bank, agreed with the above conditions.

Doug Fisher of Architecture Partnership, Donatos' architect, said they had originally shown wood shakes on their building, but were told that shakes would require City Council approval. They then switched to asphalt shingles.

Ms. Clarke said thought the problem was with the combination of shake shingles and a standing seam roof on their entry tower. Standing seam roofs are not included in the development text, and that would require a trip to Council to amend the text (rezoning). Mr. Hermann said he had originally misinformed Mr. Bonner on the permitted materials.

Mr. Fisher said they would upgrade the roof to cedar shakes if a standing seam metal roof is permitted on the tower. He said their glass was clear. He said they will use the dark navy awnings. Mr. Fisher said the bank will use the Donatos' fixtures on their building.

Mr. Fishman preferred the shake roof for both buildings, including the tower. He said the curved awning shape proposed was unlike any other in the center. Mr. Fisher said it might be a problem to use an awning like the others with their pitched roof.

Mr. Fishman said the arches shown do not match the center. Mr. McCash said the window at the tower needed to be lower. The spring line of that arch needed to be lower so that there is slightly more brick above the top of the arch. Mr. McCash said Monro Muffler and Bob Sumerel Tires have windows underneath the box-type awnings.

Mr. Fishman said the windowed tower will look like a lighthouse and does not match the center. The light in the dormers at Perimeter Center must be subdued, per text. He suggested tinting the all windows in both buildings. Mr. Fisher said lights are subdued in their new prototype restaurant.

Mr. McCash suggested the concrete masonry units at the drive-thru be changed to 8x8 brick.

Mr. Fisher said they preferred their type of fixture. Mr. Lecklider said gooseneck fixtures, like those at the Bethel Road store, were not acceptable.

Mr. Fisher said their awnings will match the rest of the center. Mr. Peplow asked if there was a brick arch over the drive-thru window. Mr Hermann said yes.

Mr. Fisher requested approval of clear windows.

Mr. Fishman said the interior motif cannot be controlled, and lighting could be changed. For this reason, he preferred tinted glass. Mr. Lecklider thought these two building should match.

Mr. Fisher said the awnings would be a dark navy blue, as shown on the Perimeter Center board. He said they were flexible on the shake roof.

Mr. Bonner asked if he was to follow the Perimeter Center text or not. He was told previously by staff that if he did not, he would have to go to City Council for approval.

Mr. Hermann explained that he had given some misinformation to Mr. Bonner early in the process. He said Ms. Clarke later conveyed the proper information.

Mr. Fishman said the Commission can add to the approved material board.

Mr. Bonner said the two banks and McDonald's, in Subarea E, do not have shake roofs. He was not an advocate of a shake shingles and preferred the attractive asphalt shingles proposed. He has conceded on 99 percent of the requests made, and he would like some fairness in the process.

Mr. Lecklider agreed that this is a nice proposal, with minor modifications.

Mr. Bonner said that Donatos would prefer having a red awning such Dairy Queen's. Ms. Clarke said several times previously, the Commission had reinforced consistency among the Avery-Muirfield Drive outparcels. It disapproved changes to the material palette and adding colors. She said the text requires a coordinated "non-commercial" image to be projected in Subarea E.

Mr. Lecklider pointed out that there is an undeveloped parcel in Subarea E to the south.

Mr. Lecklider thought the nine-foot sign height was excessive. Mr. Peplow supported designing the sign into the stone pier instead of a free-standing sign. Mr. Hermann showed slides of several signs being incorporated into the hedge and pier treatment. He said a five-foot sign atop a four-foot base was permitted. He said signs must be at least eight feet from the right-of-way.

Mr. Sprague said the Goddard School and Swan signs seem large, perhaps they sit higher. He preferred a smaller scale in this case.

Mr. McCash said the text will permit a nine-foot high sign. This is a joint sign for two tenants. A shorter sign may not effectively identify the property. His was only concerned about the shade of blue. Other area signs use anodized bronze, brown, or earthtones. He said sign for the

cleaners is blue, but it was obnoxious to him. Mr. Fishman also objected to that blue sign. He suggested a nine-foot sign with a more subdued blue. Mr. Bonner agreed.

Mr. Hermann said Subarea E signs have to meet Perimeter Center's palette of colors that include dark blue, dark green, dark red, and black. Ms. Clarke said the Swan Cleaners' sign uses a brighter blue than is contained in the palette. It was a code enforcement issue.

Mr. Bonner said he would submit a sign sample for staff's approval. Mr. Fishman understood from Mr. Bonner that he would use the dark blue awnings if the Commission requested it.

Mr. Fishman asked if Mr. Bonner agreed to the shake roof, the awning color, stone water table, sign color, matching Donatos' arches to the Center, windows tinting, closing the curb cut, using brick on the drive-thru, and improving the brick columns at the bank. Mr. Bonner agreed except for the shake roof. He wanted the same treatment as McDonald's and the medical building...asphalt shingles. He said he would consider using a shake roof if red awnings were permitted.

There was consensus that the Commission wanted a shake roof instead of the standing seam metal roof.

Mr. Peplow agreed with Mr. Bonner that the shake standard was being applied from another subarea. He supported the Algerian red awnings for the Donatos restaurant and using a nine-foot high sign as proposed, as long as the colors match the Center's palette.

Mr. Sprague wanted consistency with other awnings and could not support using Algerian red in this subarea. He also preferred a cedar shake roof. Mr. McCash favored dark red awnings for Donatos and a shake roof. He wants future outparcels along Avery Road to use shake roofing.

Mr. Meyer and Mr. Fisher agreed to use identical light fixtures, matching those in the Center.

Ms. Clarke said the request from McDonald's for Algerian red awnings was denied by the Commission.

Mr. Bonner said if this is approved with asphalt shingles, he would use any color awnings desired.

Mr. Fishman preferred the dark navy awnings, but would agree with the Algerian red because the building was upgraded to have cedar shake roofing. Mr. Lecklider said the Commission unanimously wanted shake shingles, and the majority supported using Algerian red awnings.

Mr. Peplow did not think dormers should be a requirement here. Mr. Sprague supported dormers. Mr. McCash said there was not enough space for more than one dormer. Mr. Fishman and Mr. Lecklider agreed.

Mr. Fishman said Mr. Bonner had been very, very receptive and thanked him. Mr. Fishman made the motion to approve this application with 15 conditions:

- 1) That the buildings be modified to include a two-foot high limestone water table, cedar shingles, PPG Solar Gray or equivalent windows, coach light fixtures of similar style to Perimeter Center, black window framing, and paint out service doors, subject to staff approval;
- 2) That the Delaware County Bank building use matching brick supports for the drive-thru, subject to staff approval;
- 3) That the Donatos Pizza building use matching-colored brick rather than block for the drive-thru, square Algerian red awnings of similar style to Perimeter Center, and reduce the size and spring line of the windows in the tower, subject to staff approval;
- 4) That the landscaping plan comply with the text and be coordinated with surrounding properties, to the satisfaction of staff;
- 5) That the sign meet both the text and Code requirements and be incorporated into the stone pier treatment;
- 6) That the access, parking lot, and connections meet staff approval;
- 7) That all parking requirements are met, and that all private drives, aisles, and parking meet City standards;
- 8) That the applicant assist the City with its no-parking enforcement efforts along the private drive;
- 9) That all mechanical equipment, roof or ground-mounted, be fully screened with plantings or materials harmonious with the building, including a brick dumpster enclosure;
- 10) That the lighting plan meet the Dublin Lighting Guidelines, consistent with the rest of the center, including use of matching fixtures;
- 11) That the applicant provide evidence of approval of the water service design from the City of Columbus Division of Water with the application for building permit from the City of Dublin;
- 12) That the applicant provide supplemental stormwater calculations with the application for building permit and the storm water plan meet the Stormwater Regulations;
- 13) That the existing curbcut on Perimeter Loop Road be replaced with a curb;
- 14) That the applicant provide revised plans, including a staking plan, within 10 working days after Planning Commission approval; and
- 15) That the applicant schedule a pre-submittal meeting prior to applying for building permits and after Conditions 1-6, 9, 10, and 14 have been resolved to the satisfaction of staff.

Mr. Bonner agreed with all the conditions listed above. Mr. McCash seconded the motion, and the vote was as follows: Mr. Sprague, yes; Mr. Peplow, yes; Mr. Lecklider, yes; Mr. McCash, yes; and Mr. Fishman, yes. (Approved 5-0.)

Mr. Lecklider sincerely thanked Mr. Bonner, Mr. Fisher, and Mr. Meyer for their cooperation.

The Commissioners chose not to waive the 11 o'clock rule to hear the next case.