



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

DECEMBER 5, 2013

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

3. Commercial District – Red Rooster Quilt Shop – Building Expansion
13-118MPR 48 Corbins Mill Drive

Proposal: The construction of a 1,258-square-foot building addition to an Existing Structure for an existing retail use, located to the east side of Corbins Mill Drive approximately 200 feet south of the intersection with West Bridge Street.

Request: Review and approval of a Minor Project in accordance with Zoning Code Sections 153.066(G).

Property Owner: Kevin O'Connor, Red Rooster Quilts, Inc.

Applicant: Michael McCoskey, Bass Studio Architects.

Planning Contact: Rachel S. Ray, AICP, Planner II

Contact Information: (614) 410-4656; rray@dublin.oh.us

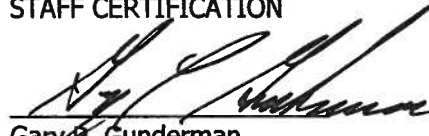
DETERMINATION: To approve this application for Minor Project Review with four conditions:

1. That the following modifications and clarifications to the proposed architectural elevations be completed with the building permit submittal, subject to Planning approval:
 - a) Provide an exterior color and finish materials palette for review for compatibility with the existing building finishes and colors, including gutters, downspouts, and trim.
 - b) Clarify if any existing exterior finishes are to be modified.
 - c) Provide a specification for the paneled door to the parking lot demonstrating consistency with the proposed windows and other building details.
 - d) Define the proposed window units, including materials and colors, consistent with the architectural consultant's comments.
 - e) The wood trim to match the window jambs on the east and west elevations should be provided at the jamb sides of the false window openings on the north elevation where the shutters are sealed closed.
 - f) That all windows be trimmed and detailed in the same manner as the windows proposed on the west elevation.
 - g) That appropriate shutter hardware be installed with the shutters.
2. That additional landscape area be provided along the east side of the proposed addition, with foundation plantings provided along the north and east sides of the building consistent with Code Section 153.065(D)(7), subject to Planning approval;

3. That two bicycle parking spaces meeting applicable Code requirements be provided on the plans submitted for building permitting, subject to Planning approval; and
4. That the applicant obtain and record an Easement Encroachment Agreement prior to issuance of a building permit.

RESULT: This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Section 153.066(N)(6).

STAFF CERTIFICATION

A handwritten signature in black ink, appearing to read "Gary P. Gunderman", is written over a horizontal line.

Gary P. Gunderman
Planning Manager



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

DECEMBER 12, 2013

ART Members: Gary Gunderman, Planning Manager; Alan Perkins, Fire Marshal; Ray Harpham, Commercial Plans Examiner; Barb Cox, Engineering Manager; Fred Hahn, Director of Parks and Open Space; Colleen Gilger, Economic Development Administrator; Lieutenant Steve Farmer, Police; Jeff Tyler, Building Standards Director; and Dave Marshall, Review Services Analyst.

Other Staff: Rachel Ray, Planner II; Dan Phillabaum, Senior Planner; Jennifer Rauch, Planner II; Tammy Noble-Flading, Senior Planner; Kristin Yorko, Civil Engineer; and Laurie Wright, Staff Assistant.

Applicant: Kevin O'Connor, Red Rooster Quilts, Inc.

Gary Gunderman called the meeting to order. He asked if there were any amendments to the December 5, 2013, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

INTRODUCTION

~~1. 13-119WID-DP – ID-1 – Ohio University College of Health Sciences and Professions – Post Road & Industrial Parkway~~

~~Dan Phillabaum said this is a proposal for an approximately 87,000-square-foot, three-story educational building, parking lot, and associated site improvements as part of Ohio University Dublin Campus. He said the site is located on the south side of Post Road, west of Eiterman Road. He explained this Development Plan Review application is proposed in accordance with Zoning Code Section 153.042(D).~~

~~Mr. Phillabaum said the applicant, Paul Ghidotti, of the Daimler Group, was not present but has been meeting consistently with Planning. He said they have started renovations to three existing buildings on the site, removing parking to create additional green space as part of their medical campus.~~

~~Mr. Phillabaum said this proposed new building will be located on the northwest portion of the site near the roundabout and will be used for medical office and classroom space. He said the 400-space parking lot shown was designed to accommodate parking for this building only and sized based on the stated needs of OU, not what Code would require. He said the next phase of the campus will include a building that generally mirrors the one presently proposed that would frame and enclose the plaza. He said the parking lot drive aisle through the plaza will contain different paving materials to emphasize the pedestrian-oriented use.~~

~~26, 2013, is the target Administrative Review Team recommendation to the Architectural Review Board, after he determined who would be in attendance for both the December 26, 2013 and January 2, 2014 meetings.~~

DETERMINATION

3. 13-118MPR – BSC Commercial District – Red Rooster Quilt Shop – Building Expansion – 48 Corbins Mill Drive

Rachel Ray said this is a request for a 1,258-square-foot building addition to an Existing Structure for an existing retail use, located to the east side of Corbins Mill Drive approximately 200 feet south of the intersection with West Bridge Street. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Ms. Ray said the applicant, Kevin O'Connor, is present. She said this case was introduced last week and the proposal includes an addition on the north side, which is not required to meet all of the building type requirements of the Bridge Street Code because it is an expansion of an Existing Structure. She reported that one of the City's architectural consultants, Mark Ford, with Ford & Associates Architects, had reviewed the proposal and recommended the following:

1. False windows need to be trimmed out;
2. The proposed door specification should be provided to ensure compatibility with the proposed windows and building details;
3. The windows on the addition should match; and
4. Window types should be specified.

Kevin O'Connor said the windows are all single pane, not double hung windows.

Ms. Ray said the addition can look different if the overall architectural character is intact. She said the color palette needs to be specified on the plans submitted at building permitting.

Jeff Tyler inquired about the one window facing the parking lot with divided lights.

Mr. O'Connor said it is an aluminum clad casement window. He said he plans to match the existing windows or keep very close to what is there now, which is a bronze metal.

Ms. Ray said the windows on the west elevation have shutters and wood trim, which should be consistent among all of the proposed windows.

Ms. Ray noted there are additional conditions such as provision of bicycle parking spaces, a landscape area on the east side of the addition, and that the applicant obtain an easement encroachment for the sanitary sewer easement. She said the Code requires one bicycle parking space for every 10 required vehicle parking spaces.

Mr. O'Connor asked for clarification on the condition specific to the provision of additional turf area.

Ms. Ray said space allowing for foundation landscaping should be provided on the east side of the addition to appear finished. She asked about the maneuverability with the curve.

Mr. O'Connor said if the landscape area extends too far out, it would impact the turn radius for the parking lot drive aisle. He explained there is a drop off area for customers that he did not want to conflict with additional landscaping. In addition, he said he would want to make sure there was enough green space for something to grow, and he was not sure there was space.

Ms. Ray recommended that the applicant take a look at the plans and the space available and work with Planning to determine if there is enough space to provide foundation landscaping that will not conflict with the easement.

Ms. Ray stated that the applicant would need to record the easement encroachment before the building permit is issued.

Barb Cox said it involves a simple form with a notarized signature and fee of \$340.

Mr. O'Connor clarified the process with Ms. Cox.

Mr. Gunderman asked the ART if there were any additional questions or concerns. [There were none.] He confirmed that the applicant had a chance to review all conditions and that they were satisfied as written. He concluded that the Administrative Review Team approves this Minor Project Review application in accordance with Zoning Code Section 153.066(G) with the following four conditions:

1. That the following modifications and clarifications to the proposed architectural elevations be completed with the building permit submittal, subject to Planning approval:
 - a) Provide an exterior color and finish materials palette for review for compatibility with the existing building finishes and colors, including gutters, downspouts, and trim.
 - b) Clarify if any existing exterior finishes are to be modified.
 - c) Provide a specification for the paneled door to the parking lot demonstrating consistency with the proposed windows and other building details.
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3. That two bicycle parking spaces meeting applicable Code requirements be provided on the plans submitted for building permitting, subject to Planning approval; and

4. That the applicant obtain and record an Easement Encroachment Agreement prior to issuance of a building permit.

ADMINISTRATIVE

~~Mr. Gunderman asked if there were any further items of discussion. [There were none.]
The meeting was adjourned at 3:12 pm.~~



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

DECEMBER 5, 2013

ART Members: Steve Langworthy, Planning Director; Alan Perkins, Fire Marshal; Barb Cox, Engineering Manager; Fred Hahn, Director of Parks and Open Space; Colleen Gilger, Economic Development Administrator; Laura Ball, Landscape Architect; Lieutenant Steve Farmer, Police; Jeff Tyler, Building Standards Director; and Gary Gunderman, Planning Manager.

Other Staff: Rachel Ray, Planner II; Dan Phillabuum, Senior Planner; Jennifer Rauch, Planner II; and Laurie Wright, Staff Assistant.

Applicants: Nelson Yoder, Principal, Crawford Hoying Development Partners; Russ Hunter, Crawford Hoying Development Partners; Gerry Bird, OHM Advisors; Chris Christoff; Thomas Beery, Beery Architects, Inc.; Shawn Goodwin, American Structurepoint; John Behal, Behal Sampson Dietz; and Kurt Schmitt, Property Owner (97 South Riverview Street). Joined via conference call: Jacob Kain and John Martin, Elkus Manfredi Architects.

Steve Langworthy called the meeting to order. He asked if there were any amendments to the November 21, 2013, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

~~PRE-APPLICATION CASE REVIEW~~

**~~1. Pre-Application Review (Bridge Street District)—BSC Office Residential
District & BSC Commercial District—Bridge Park Mixed-Use Development—
Riverside Drive and State Route 161~~**

~~Dan Phillabaum said this request for non-binding review of a potential application for a mixed-use development consisting of 1,057 residential units, 151,000 square feet of office space, a 156-room hotel with an attached conference center, 42,825 square feet of retail space, and 31,275 square feet of restaurant space on approximately 25 acres located on the east side of Riverside Drive, north of State Route 161. He said this is a request for pre-application review prior to submission of an application for Basic Plan Review in accordance with Zoning Code Section 153.066(C). He stated that the purpose of the pre-application review meeting is to provide the applicant with a non-binding and informal review of the development proposal, and information on the procedures and policies of the city, including application review procedures that may be used.~~

~~Mr. Phillabaum stated that this application was presented to the Planning & Zoning Commission (PZC) on November 14, 2013, and that modifications have been made since that time to address several of the concerns raised by the Commission.~~

~~Nelson Yoder provided an overview of the case, outlining some of the development priorities of walkability, sustainability, etc. to create a more contemporary environment. He said that since~~

Colleen Gilger confirmed that the Architectural Review Board will review this project.

Mr. Tyler said cues should be taken from historic architecture, but it should not be replicated. He said traditional architectural principles should be used to enhance the design but take a different perspective.

Ms. Gilger said that based on the number of calls that Economic Development receives from prospective office users, there is not enough office space in the Historic District for smaller businesses with a floorplate of about 10,000 square feet, in a walkable environment, with loft-like interior design. She liked the office element of the proposal, and said she would like to see more.

Alan Perkins said that the site plan generally looks acceptable and he would review further.

Barb Cox expressed concerns over water, electric, trash, and stormwater and how they will be integrated into the site design. She confirmed with Mr. Bird that the right-of-way lines are consistent with the City's survey data.

Mr. Langworthy said feedback from the public at one of the Joint Work Sessions related to the height of the buildings on Bridge Street. He suggested the applicant meet with the South Riverview Street neighborhood as they have voiced a lot of concerns about this project.

Mr. Langworthy asked the ART to be prepared to make comments about the proposal including the proposed Waivers. He said Thursday, December 26, 2013 is the target Administrative Review Team recommendation to the Architectural Review Board.

3. 13-118MPR – BSC Commercial District – Red Rooster Quilt Shop – Building Expansion – 48 Corbins Mill Drive

Rachel Ray said this request for a 1,258-square-foot building addition to an Existing Structure for an existing retail use, located to the east side of Corbins Mill Drive approximately 200 feet south of the intersection with West Bridge Street. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Ms. Ray said the applicant was not present. She said the applicant proposed demolishing part of the building and constructing an addition to the north side of the existing structure. She said the applicant is not required to provide additional parking since the existing parking lot has sufficient parking spaces under the new Bridge Street District Code requirements. She said the applicant is proposing to remove a drive aisle and a sidewalk that leads up to the drive aisle. Ms. Ray said the addition is encroaching on a sanitary sewer easement, but this had been discussed with Engineering and they could be ok with it through an easement encroachment agreement with the City.

Barb Cox said the sewer service is provided for only a few properties and since the building will not be constructed over the sewer line itself, it does not present an issue.

Ms. Ray said the proposed addition includes fiber cement siding and faux shutters with no windows on the north elevation, although there are windows on all other elevations. She said a

determination is scheduled for next week's ART meeting unless issues are raised requiring revised plans and a time extension.

Steve Langworthy asked if the ART members had any additional concerns to discuss.

Dan Phillabaum confirmed with Mr. Tyler that the false windows on the north elevation were necessary due to fire separation requirements of the Building Code.

Ms. Ray stated that Thursday, December 12, 2013 is the target Administrative Review Team determination for this case.

DETERMINATIONS

~~4. 13-107MPR—BSC Sawmill Center Neighborhood District—Christoff Retail Center—6465 Sawmill Road~~

~~Rachel Ray said that since the case manager, Justin Goodwin, was not present she would present this application and request for determination on his behalf. She said this is a request for review and approval of a new 3,064 square foot Commercial Center Building and associated site improvements at 6465 Sawmill Road within the BSC Sawmill Center Neighborhood District. She said the site is on the west side of Sawmill Road approximately 450 feet north of West Dublin Granville Road. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.065(G).~~

~~Ms. Ray said the applicant, Chris Christoff, was present along with Tom Beery and Shawn Goodwin. She said that she would make her presentation brief and highlight items noted specifically in the report to be addressed with the building permit. She explained that the applicant had addressed the architectural comments provided by the City's architectural consultant. She noted that the applicant will need to modify the color of the pavers and furnishings, bench location, and landscape bed materials in the pocket plaza to address the considerations explained in the ART report. She said the bike parking would need to be shown more clearly on the building permit, and the applicant should continue to pursue the cross-access agreement with the property owner to the south. She said the applicant would also need to address the stormwater management configuration in the parking lot island with an angled rock channel as recommended by Engineering.~~

~~Barb Cox said Engineering's recommendation will give the tree in the island a better chance of survival and that using structural soil around the islands can be addressed at building permitting.~~

~~Ms. Ray said an additional street tree needs to be incorporated into the street frontage. She also commented that there were outstanding exterior lighting issues that could be addressed at building permitting. She said all other issues that had previously been raised had been addressed and approval with seven conditions was recommended.~~

~~Shawn Goodwin inquired about Engineering's comment specific to parking lot slopes.~~

~~Ms. Cox and Mr. Goodwin briefly discussed the concerns with steepness in the drive aisle and potential options to minimize the sloping.~~