

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

SEPTEMBER 8, 2016

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

2. **Verizon Wireless Co-Location - PUD** **5080 Tuttle Crossing Boulevard**
16-065ARTW **Administrative Review - Wireless**

Proposal: Replace existing antennas and a distribution box with 6 quintal panel antennas and 3 ray caps on the roof of an existing office building at the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue.

Request: Review and approval for a Wireless Communication Facility under the provisions of Chapter 99 of the Dublin Codified Ordinances.

Applicant: Nicole Talek, Network Building + Consulting.

Planning Contact: Logan Stang, Planner I; (614) 410-4652, lstang@dublin.oh.us

REQUEST: Approval of this request for a wireless communications facility with two conditions:

- 1) That the antenna panels are painted to match the existing screen wall; and
- 2) That any associated cables are trimmed to fit closely to the panels.

Determination: This application was approved. This approval shall be valid for a period of one year from the date of approval in accordance with Code Section 99.06(A)(5).

STAFF CERTIFICATION



Jennifer M. Rauch, ATCP
Planning Manager

Mr. Tyler asked if the applicants addressed the color of the crash walls to compliment or match the screen. Ms. Burchett said the concrete walls should have a similar color to the rest of the facade.

Ms. Burchett said approval is recommended to the Planning and Zoning Commission with three conditions:

- 1) That the applicant provide a concrete color to match the color of brick #1;
- 2) That the applicant provide a rendering adhering to either more randomness or more symmetry of the panels; and
- 3) That the applicant remove the signs in all the materials being presented as they are not an accurate representation of the Master Sign Plan.

Shawn Krawetzki indicated that internal lighting could blot out any lighting effects.

Colleen Gilger said the current renderings did not show the shadowing effects and undulations that were shown in the original design and lighting might really change the flat appearance.

Jenny Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She confirmed the ART's recommendation of approval to the PZC with three conditions.

**2. Verizon Wireless Co-Location - PUD
16-066ARTW**

**5080 Tuttle Crossing Boulevard
Administrative Review - Wireless**

Logan Stang said this is a request to replace existing antennas and a distribution box with 6 quintal panel antennas and 3 ray caps on the roof of an existing office building at the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue. He said this is a request for a review and approval for a Wireless Communication Facility under the provisions of Chapter 99 of the Dublin Codified Ordinances.

Mr. Stang presented an aerial view of the site and explained the proposal met the size, height, and location requirements. He confirmed the applicant is using the existing ground equipment and there would be no modifications to the shelter.

Mr. Stang said approval is recommended for a Wireless Communication Facility with two conditions:

- 1) That the antenna panels are painted to match the existing screen wall; and
- 2) That any associated cables are trimmed to fit closely to the panels.

Jenny Rauch asked if there were any questions or concerns regarding this application. [There were none.] She confirmed the ART's approval of a Wireless Communication Facility.

ADJOURNMENT

Jenny Rauch asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:21 pm.



City of Dublin

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JUNE 26, 2014

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

- | | |
|--|---|
| 1. Sprint Wireless Rooftop Co-Location
14-053ARTW | 5082 Tuttle Crossing Boulevard
Wireless Communications Facility |
| Proposal: | A request for Sprint to install three panel antennas, three remote radio heads and cable support on the roof of an office building on the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue. |
| Request: | Review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances. |
| Applicant: | Sprint Property Services; represented by Tiffany Edwards (PMHC) |
| Planning Contact: | Marie Downie, Planner |
| Contact Information: | (614) 410-4679; mdownie@dublin.oh.us |

DETERMINATION: To approve this application for a wireless communications facility with three conditions:

- 1) That the antenna panels and associated RRUs are painted beige to match the adjacent screen wall;
- 2) That the applicant select a fiber optic cable color that is designed to be as unobtrusive as possible; and
- 3) That the associated cables are trimmed to fit closely to the panels.

RESULT: This application was approved.

STAFF CERTIFICATION

Gary R. Gunderman, Planning Manager

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

5800 Shier Rings Road
Dublin, Ohio 43016-1236

JUNE 26, 2014

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ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Ray Harpham, Commercial Plans Examiner; Alan Perkins, Fire Marshal; Fred Hahn, Director of Parks and Open Space; Laura Ball, Landscape Architect; Barb Cox, Engineering Manager; Jeff Tyler, Building Standards Director; and Colleen Gilger, Economic Development Director.

Other Staff: Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Claudia Husak, Planner II; Joanne Shelly, Urban Designer and Landscape Architect; Devayani Puranik, Planner II; Marie Downie, Planner I; Jonathan Staker, Planning Assistant; Andrew Crozier, Planning Assistant; Logan Stang, Planning Assistant; Katie Ashbaugh, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Tiffany Edwards, Sprint Property Services, participated via conference call (Case 1 & 2); Bruce Sommerfelt, Signcom, Inc. (Cases 3, 4, and 6); Chad Morgan, Coldwell Banker (Case 3); and Brent Sobczak, Casto; Joe Sullivan, Sullivan Bruck Architects; and Kolby Turnock, Casto (Case 7).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the June 19, 2014, meeting minutes. He confirmed that ART members had sent their modifications to Ms. Wright prior to the meeting. The minutes were accepted into the record as amended.

DETERMINATION**1. Sprint Wireless Rooftop Co-Location
14-053ARTW****5082 Tuttle Crossing Boulevard
Administrative**

Marie Downie said this is a request for Sprint to install three panel antennas, three remote radio heads and cable support on the roof of an office building on the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Downie said the applicant, Tiffany Edwards, Sprint Properties, would participate via conference call. She said approval with three conditions is recommended:

- 1) That the antenna panels and associated RRUs are painted beige to match the adjacent screen wall;
- 2) That the applicant select a fiber optic cable color that is designed to be as unobtrusive as possible; and
- 3) That any associated cables are trimmed to fit closely to the panels.

Gary Gunderman asked the applicant if she was agreeable to the three conditions. Ms. Edwards responded that she was agreeable.

Mr. Gunderman confirmed the ART's approval of this application with three conditions.

**3. Sprint Wireless Rooftop Co-Location
14-053ARTW**

**5082 Tuttle Crossing Boulevard
Administrative**

Marie Downie said this is a request for Sprint to install three panel antennas, three remote radio heads and cable support on the roof of an office building on the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Downie said a request to replace three antennas and install six new remote radio heads with three new fiber optic cables was approved by the ART on January 30, 2014 for the roof of this building. She presented the three proposed panel antennas, the three radio heads and cable support. She said there are no ground modifications planned.

Steve Langworthy asked the ART if there were any questions or concerns. [There were none.] He stated that a determination on this request was scheduled for next week's ART meeting.

**4. Sprint Wireless Rooftop Co-Location
14-054ARTW**

**432 Metro Place South
Administrative**

Marie Downie said this is a request for Sprint to install three panel antennas, three remote radio heads and cable support on the roof of an office building located approximately 500 feet west of the intersection of Metro Place South and Frantz Road. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Downie said a request to replace equipment at this address was approved by the ART on November 21, 2013, whereas the existing panel antennas, and two equipment cabinets were replaced and new remote radio units and fiber optic cables were installed. She said the applicant is proposing to install three five-foot panel antennas and radio heads with cable supports. She said no ground modifications are proposed.

Steve Langworthy asked the ART if there were any questions or concerns. [There were none.] He stated that a determination on this request was scheduled for next week's ART meeting.

5. BSC Commercial District – Shoppes at River Ridge – Harbor Yoga Studio

14-058MPR/MSP

**4325 W. Dublin-Granville Road
Minor Project Review/Master Sign Plan Review**

Marie Downie said this is a request to construct a new 20-square-foot wall sign for a new tenant in the Shoppes at River Ridge shopping center on the south side of West Dublin-Granville Road at the intersection with Dale Drive. She said this is a request for review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

Ms. Downie said this tenant space is north of River's Edge Pediatrics. She said the applicant is proposing a sign with a dark blue background with white lettering and a white logo that meet Code. She said the sign is slightly over 20 square feet and she is working with the applicant to make sure that this is modified, since 20 square feet is the maximum area permitted based on the size of the storefront. She presented an illustration of the proposed sign and black gooseneck light fixtures that are to be installed 14 feet, 6 inches to the top and from 4 foot, 6 inches from the top of the door.



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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JANUARY 30, 2014

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

3. Sprint Wireless Rooftop Co-Location 14-003ARTW

5080 Tuttle Crossing Boulevard

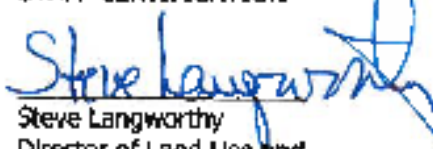
Proposal:	To replace three panel antennas and install six new remote radio heads and three new fiber optic cables on the roof of an office building located at the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue.
Request:	Review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.
Property Owner:	General Electric Credit Equities Inc.
Applicant:	Jeffrey Haines, Galner Consulting for Sprint.
Planning Contact:	Rachel S. Ray, AICP, Planner II
Contact Information:	(614) 410-4656; rray@dublin.oh.us

DETERMINATION: To approve this application for a wireless communications facility with six conditions:

1. That the antenna panels and associated RRUs are painted beige to match the adjacent screen wall;
2. That the applicant removes the mounting brackets for the existing antennas to be replaced and covers any openings left in the building wall;
3. That the applicant select a fiber optic cable color that is designed to be as unobtrusive as possible;
4. That any associated cables are trimmed to fit closely to the panels;
5. That the existing antenna panels and equipment cabinets be removed not more than six months from the date of final inspection by the City; and
6. That the temporary equipment cabinets are relocated inside of the equipment shelter, with the temporary concrete pad removed and the ground restored to its original condition, not more than six months from the date of final inspection by the City.

RESULT: This application was approved.

STAFF CERTIFICATION


 Steve Langworthy
 Director of Land Use and
 Long Range Planning

Mr. Goodwin said the overall concept for the revised site layout had some merit but technical issues on function. Mr. Underhill said they made an effort and will continue to work with staff on the Economic Development side.

Ms. Menerey said they would provide a better orientation and color rendering to reflect the rhythm of the streets and building diversity.

Mr. Goodwin reported that the plan was sent today to Moody Nolan, the City's architectural consultant for this project, to provide a review. Ms. Menerey asked if Joe Sullivan should engage directly with Moody Nolan or go through staff to discuss architectural comments. Mr. Goodwin said the applicant should coordinate with City staff, but if Joe would like to meet with Moody Nolan to discuss specifics, perhaps a meeting could be arranged.

Ms. Cox said she had to leave the meeting and said she had no further comments until she had a chance to review the plans.

Mr. Langworthy invited comments from the other ART members.

Mr. Hahn inquired about building #16, which was the southwestern-most building that was cut off from the rest of the development by the western north/south street. Ms. Menerey agreed that it was "lonely," but the applicant wanted to keep the building.

Ray Harpham stated he liked the site plan, but was concerned about the lack of architectural diversity. He explained that "diversity" had to do more with form than just changing building materials.

Mr. Goodwin thanked the applicant and said staff would continue to work through the issues raised.

Mr. Langworthy asked if there were additional comments from the ART. [There were none.]

DETERMINATION

3. 14-003ARTW – Sprint Wireless Rooftop Co-Location – 5080 Tuttle Crossing Boulevard

Rachel Ray said this is a request for Sprint to replace three panel antennas and install six new remote radio heads and three new fiber optic cables on the roof of an office building located at the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue. She said this is a request for review and approval of a wireless telecommunications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Ray said the applicant was present to answer any questions the ART may have to allow a determination today. She said this request is similar to one reviewed by the ART for Verizon a few months ago, noting the difference being a temporary equipment cabinet to be located on the ground. She recommended a condition by which the cabinet would need to be screened until the existing cabinet is removed from the equipment compound.

Jeff Haines, Gainar Consulting, said it would be placed on a temporary concrete pad.

Ms. Ray approval is recommended with the following six conditions:

1. That the antenna panels and associated RRUs are painted beige to match the adjacent screen wall;
2. That the applicant removes the mounting brackets for the existing antennas to be replaced and covers any openings left in the building wall;
3. That the applicant select a fiber optic cable color that is designed to be as unobtrusive as possible;
4. That any associated cables are trimmed to fit closely to the panels;
5. That the existing antenna panels and equipment cabinets be removed not more than six months from the date of final inspection by the City; and
6. That the temporary equipment cabinets are relocated inside of the equipment shelter, with the temporary concrete pad removed and the ground restored to its original condition, not more than six months from the date of final inspection by the City.

Steve Langworthy asked the applicant if he understood and agreed to the conditions. Mr. Haines responded that he did.

Mr. Langworthy asked if there were any further comments regarding this application.

Ray Harpham confirmed that a building permit was not necessary, just a Certificate of Zoning Plan Approval.

Mr. Langworthy asked if there were any further comments regarding this application. [There were none]. He concluded that the Administrative Review Team approves the wireless communications co-location application under the provision of Chapter 99 of the Dublin Code of Ordinances with 6 conditions.

CASE REVIEW

4. 14-002BPR/CU – BSC Office District – State Bank – Shamrock Boulevard and West Dublin-Granville Road

Gary Gunderman said this is a request for review of a 10,754-square-foot office building (Loft building type) to be constructed on a ±1.25-acre site that is currently part of a 2.85-acre parcel at the northeast corner of Shamrock Boulevard and West Dublin-Granville Road. He said the proposal includes a retail banking and mortgage services facility and a request for conditional use review for a drive-through. He said this Basic Site Plan Review application is proposed in accordance with Zoning Code Section 153.066(D), and this conditional use review application is proposed in accordance with Zoning Code Section 153.236.

Mr. Gunderman said the ART has another week to review this case before a determination is requested on February 6th. He said he would like to discuss the street system with the ART. He pointed out that the applicant does not own all three parcels on the block, and while the City

Barb Cox inquired about stormwater calculations, which the applicant said they had. Ms. Ray noted that this was just the Basic Plan Review; the Site Plan would be reviewed as part of the next phase prior to building permitting.

Ms. Ray said that the City's architectural consultant, David Meleca, agreed to review the plans and provide his recommendations.

Mr. Ross expressed his excitement for this project.

Mr. Langworthy said if there were no further questions or comments, the ART would move on to the next case.

2. 14-003ARTW – Sprint Wireless Rooftop Co-Location – 5072 Tuttle Crossing Boulevard

Rachel Ray said this is a request for Sprint to replace three panel antennas and install six new remote radio heads and three new fiber optic cables on the roof of an office building located at the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue. She said this is a request for review and approval of a wireless telecommunications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Ray said she would confirm that Sprint has an existing ground facility for equipment cabinets. She said this was only an upgrade and no new antenna construction is proposed. She said she thought this was an easy switch out and would place the detailed engineering drawings in the Dropbox that reflect the proposed removal and replacement plans and equipment. Ms. Ray stated the target date for the Administrative Review Team determination was in two weeks, January 30, 2014.

Steve Langworthy asked if there were any questions or concerns. [There were none.]

CASE REVIEW

3. 14-001ARB-MPR – BSC Historic Residential District – Tackett Residence – South High Street

Jennifer Rauch said this is a proposal for the construction of a new single-family dwelling located southeast of the intersection of South High Street and Waterford Drive. She said this is a request for review and approval of a Minor Project in accordance with Zoning Code Sections 153.063(B) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said this proposal was introduced last week and has since been assigned an address, which is 200 S. High Street. She said the recreation site fee would need to be paid prior to the issuance of a building permit. She explained that the fee is calculated at ½ percent of the total land and building costs of the residential unit with a minimum of \$350 and a maximum of \$1,000.

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

NOVEMBER 1, 2001

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

4. **Revised Development Plan 01-079RDP - Tuttle Crossing PCD, Subarea B - AT&T - 5080 Tuttle Crossing Boulevard**
Location: 8.0 acres located on the northwest corner of Tuttle Crossing Boulevard and Bradenton Avenue.
Existing Zoning: PCD, Planned Commerce District (Tuttle Crossing Plan)
Request: Review and approval of a revised development plan for a multi-tenant ground sign under the provisions of Section 153.058.
Proposed Use: A multi-tenant ground sign (38.02 square feet in area and 6'-7.5" in height) with four tenant panels, for a 105,000 square-foot general office building.
Applicant: Sun Life Assurance Company, 57 East Wilson Bridge Road, Suite 100, Worthington, Ohio 43085; c/o Bruce Sommerfelt, 527 West Rich Street, Columbus, Ohio 43215.
Staff Contact: Corey Theuerkauf, Planner.

MOTION: To approve this revised development plan because the improvements reinforce Dublin's quality of life and "green" image, with eight conditions:

- 1) That any existing sign permit previously approved for this site be rescinded;
- 2) That the mound at the intersection be tapered down, subsequently lowering the sign, to provide a better line of sight for vehicles and a better transition for the mounding treatment, subject to staff approval;
- 3) That a 10-foot easement be dedicated to the City, for construction of a sidewalk (sensitive to the existing mature landscaping), along Bradenton Avenue prior to the issuance of permits;
- 4) That each tenant be limited to one sign panel;
- 5) That one font be used for all tenant panels to provide a consistent appearance;
- 6) That the proposed sign be set back consistent with the existing sign setback;
- 7) That the sign caps match the building trim; and
- 8) That the tenant panels match the window trim color on the building.

* Bruce Sommerfelt agreed to the above conditions.

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
NOVEMBER 1, 2001**

4. Revised Development Plan 01-079RDP - Tuttle Crossing PCD, Subarea B - AT&T - 5080 Tuttle Crossing Boulevard (Continued)

VOTE: 6-0.

RESULT: This revised development plan was approved.*

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director

*Additional Note: The following 14 conditions from Case 99-064RDP also apply to this site:

- 1) That a sidewalk be extended from the northwest corner of the site along Bradenton Avenue and connect with the existing sidewalk along Tuttle Crossing Boulevard, with the design and placement of the sidewalk being sensitive to existing mounding and landscaping, subject to staff approval;
- 2) That any dead or missing plant material be replaced by October 15, 1999, as determined by the landscape inspection dated August 3, 1999;
- 3) That the building materials of the proposed stairwell match the existing development;
- 4) That stormwater design meet the City's requirements;
- 5) That the applicant submit revised drawings reflecting the above conditions prior to submitting a building permit application;
- 6) That curb cuts onto Tuttle Crossing Boulevard be approved by the City of Columbus Traffic Engineer;
- 7) That the radii of the drive onto Bradenton Avenue be reduced to 54 feet or less;
- 8) That the parking lot be reconfigured to conform to the comments of the Columbus Division of Traffic Engineering;
- 9) That construction of a publicly dedicated curb and gutter along Bradenton Avenue be concurrent with the development of this building and that the road be completed before occupancy of the building;
- 10) That signage and landscaping be in compliance with Code, and site lighting be approved by staff;
- 11) That the sign be provided with a brick base, to match the building;
- 12) That increased screening be installed to block the view of the service area from Bradenton Avenue and the northwest;
- 13) That the cost of signalization at Bradenton and Tuttle Crossing Boulevard not be borne by the City of Dublin, and that the signal be installed by the developer when Columbus warrants are met; and
- 14) That the alternate pedestrian pathway system be subject to staff approval.

4. Revised Development Plan 01-079RDP - Tuttle Crossing PCD, Subarea B - AT&T Sign -5080 Tuttle Crossing Boulevard

Corey Theuerkauf said this is a revised development plan for the signs for a four-story 105,000 square foot office at the northeast corner of Tuttle Crossing Boulevard and Bradenton Avenue. In 1999, the Commission approved a revised development plan to modify the building exterior.

Mr. Theuerkauf showed several slides. He said the site is 7.5 acres with 500 feet of frontage on Bradenton Avenue and 700 feet on Tuttle Crossing Boulevard. Replacement of the existing 34 square foot pole-mounted sign with a 38 square foot brick monument ground sign is proposed. The sign has three components. The address column will have the same material as the tenant cabinets, but with halo lit copy. The column is 6.75 feet tall and two feet wide. The brick back wall is six feet tall and 8.3 feet wide. The four brown metal individual tenant panels are included. He showed samples of the proposed materials. The brick will match the building.

Mr. Theuerkauf said the sidewalk terminates at Tuttle Crossing Boulevard, and there is a substantial mound. The sign location will stay the same, but the mounding will be one foot lower. No large vegetation will impede the sight of the sign.

Mr. Theuerkauf said the City has requested a ten-foot easement to incorporate a sidewalk into this area to connect the two stubs, one at the corner, and one at the site to the south. He said staff supports this application with three conditions:

- 1) That any existing sign permit on site previously approved be rescinded;
- 2) That the mound at the intersection be tapered down, subsequently lowering the sign, and providing a better line of sight for vehicles and a better transition for the mounding treatment, subject to staff approval; and
- 3) That a 10-foot easement be dedicated to the City for construction of a sidewalk, (sensitive to the existing mature landscaping) along Bradenton Avenue, prior to the issuance of permits.

Mr. Fishman asked if the proposed sign met Code. Mr. Theuerkauf said yes.

Mr. Theuerkauf said due to mounding and landscaping, a sidewalk will require retaining walls. The expense of the sidewalk could not reasonably be linked to the sign. Dublin will build the sidewalk. Ms. Clarke noted no sidewalk was required when the building was built.

Bruce Sommerfelt of SignCom, for Sun Life Insurance Company, requested a four-tenant monument sign. The sign is fabricated from brick matching the building. The address on the column would be of reversed illuminated channel lettering. The tenant panels will be internally lit with opaque backgrounds and translucent letters. He agreed to the conditions listed above.

Ms. Boring asked about light intensity. Mr. Sommerfelt said it uses the softest standard industry lamp. Ms. Boring said the Commission was trying to improve protection of this corridor. Mr. Sommerfelt said this would be less potent than the existing sign.

Ms. Boring requested using only one font and color for all tenant panels. She said multiple fonts look unprofessional. Ms. Salay and Mr. Fishman agreed. Mr. Sommerfelt agreed to use the same color. He said the background color, lettering, and cabinet would always be the same.

Mr. Fishman said the fonts and lettering proportion should be the same on all tenant signs. Ms. Salay said signage in Dublin is for identification, not advertisement. Mr. Sommerfelt said there

might be a problem with corporate signs. They will police the signage as best they can. He said AT&T had a ball logo, and other tenants may have trademarks.

Mr. Sprague asked if there were any potential problems with limiting the font to one with a trademark perspective. Mr. Lecklider said this is similar to a lobby directory that uses the same font for all businesses. Mr. Fishman said the Commission wanted one font that was legible to be chosen for all four of the tenant signs. Mr. Sommerfelt agreed.

Steve Smith, Jr. said he believed that there may be small issues with copyright and trademarks, but with the agreement of the party, the City has the right to restrict logos.

Mr. Sommerfelt said the sign cabinet matched the window frames on the building. It has concrete caps to match the building.

Ms. Boring also wanted the sign setback to remain as the existing sign. Mr. Sommerfelt agreed.

Mr. Sommerfelt asked if it was permissible for AT&T to have its sphere logo on the sign as long as the font was the same. Ms. Boring thought it would be okay as long as it was the same color and size of font. Mr. Sommerfelt said typically, if the logo typeface is not used, the symbol cannot be used. Mr. Fishman said logos should meet Code.

Ms. Salay said there should be not be more than one panel per tenant. Ms. Clarke understood this was avoiding repetition of the same words on the sign. The column is bracing and framing.

Ms. Salay did not like the look of the panels extending beyond the brick, but would accept it because the font, size, color and limits of one sign panel per tenant are included.

Ms. Boring made the motion to approve this revised development plan because the improvements reinforce Dublin's quality of life and "green" image, with eight conditions:

- 1) That any existing sign permit on site previously approved be rescinded;
- 2) That the mound at the intersection be tapered down, subsequently lowering the sign, and providing a better line of sight for vehicles and a better transition for the mounding treatment, subject to staff approval;
- 3) That a 10-foot easement be dedicated to the City for construction of a sidewalk, (sensitive to the existing mature landscaping) along Bradenton Avenue, prior to the issuance of permits;
- 4) That a tenant be limited to one panel;
- 5) That one font be used for all tenant panels to provide a consistent appearance;
- 6) That the proposed sign be set back consistent with the existing sign setback;
- 7) That the sign caps match the building trim; and
- 8) That the tenant panels match the window trim color on the building.

Mr. Sommerfelt agreed to the conditions. Mr. Fishman seconded and the vote was as follows: Mr. Gerber, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Ms. Salay, yes; Mr. Fishman, yes; and Ms. Boring, yes. (Approved 6-0.)

[*Additional Note: The following 14 conditions from Case 99-064RDP also apply to this site.]

- 1) That a sidewalk be extended from the northwest corner of the site along Bradenton Avenue and connect with the existing sidewalk along Tuttle Crossing Boulevard, with the design and

placement of the sidewalk being sensitive to existing mounding and landscaping, subject to staff approval;

- 2) That any dead or missing plant material be replaced by October 15, 1999, as determined by the landscape inspection dated August 3, 1999;
- 3) That the building materials of the proposed stairwell match the existing development;
- 4) That stormwater design meet the City's requirements;
- 5) That the applicant submit revised drawings reflecting the above conditions prior to submitting a building permit application;
- 6) That curb cuts onto Tuttle Crossing Boulevard be approved by the City of Columbus Traffic Engineer;
- 7) That the radii of the drive onto Bradenton Avenue be reduced to 54 feet or less;
- 8) That the parking lot be reconfigured to conform to the comments of the Columbus Division of Traffic Engineering;
- 9) That construction of a publicly dedicated curb and gutter along Bradenton Avenue be concurrent with the development of this building and that the road be completed before occupancy of the building;
- 10) That signage and landscaping be in compliance with Code, and site lighting be approved by staff;
- 11) That the sign be provided with a brick base, to match the building;
- 12) That increased screening be installed to block the view of the service area from Bradenton Avenue and the northwest;
- 13) That the cost of signalization at Bradenton and Tuttle Crossing Boulevard not be borne by the City of Dublin, and that the signal be installed by the developer when Columbus warrants are met; and
- 14) That the alternate pedestrian pathway system be subject to staff approval.

Mr. Sprague thanked Mr. Sommerfelt for his flexibility. He then called a five-minute recess.