

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager

Date: October 19, 2021

Initiated By: Jennifer M. Rauch, AICP, Director of Planning
Nichole M. Martin, AICP, Senior Planner

Re: Resolution 60-21 – Final Plat for the replat of an approximately 6.69-acres parcel within the Dublin City Center Subdivision to establish two new parcels approximately 1.58-acres and 5.11-acres in size zoned BSD-SCN, Bridge Street District - Sawmill Center Neighborhood District located northeast of the intersection of W. Dublin-Granville Road and Dublin Center Drive (Case 21-026FP).

Summary

This is a request, as recommended for approval by the Planning and Zoning Commission, to accept revisions to the Dublin City Center plat to establish two new parcels in order to facilitate future development in the Bridge Street District (BSD). The 6.69-acres site is presently developed with a two-story, 30,000-square-foot office building with drive-thru bank.

The parcel, located at 3800 W. Dublin-Granville Road, was originally platted in 1988 as a portion of the Dublin City Center plat (Reserve A); platting approximately 44.16-acres of land between Sawmill Road and David Road, north of W. Dublin-Granville Road and south of Bridge Park Avenue (identified as Federated Boulevard on the original plat).

Process

The platting process is solely for the subdivision of the properties to identify property lines, establish easements, provide open space dedication, and create public rights-of-way. The site layout, architectural character, and open space design for any future development are approved separately by the required reviewing bodies.

Details

The Final Plat establishes two new lots (Lots 1 and 2) and utility easements as well as an ingress/egress easement.

Lot 1 is a 1.578-acres parcel that establishes a new developable lot. The parcel is bounded by three existing public rights-of-way: W. Dublin-Granville Road (south), Dublin Center Drive (west), and Banker Drive (north). One dedicated vehicular access point is provided along Dublin Center Drive. The plat memorializes an existing 40-foot ingress/egress (cross-access) easement between Lots 1 and 2, which provides Lot 1 access to W. Dublin-Granville Road. Additionally, a utility easement is established in the northwest corner of the site. The plat restricts any future vehicular access along W. Dublin-Granville Road.

Lot 2 is a 5.112-acre parcel that retains land for the existing office building. The parcel is bounded by two existing public rights-of-way: W. Dublin-Granville Road (south) and Banker Drive (north). Lot 1 is located to the west along Dublin Center Drive and existing commercial parcels are located to the east along Sawmill Road. Four dedicated vehicular access points are provided: two along W. Dublin-Granville Road and two along Banker Drive. A cross-access easement provides circulation between Lots 1 and 2 to accommodate the existing parking lot configuration connecting Dublin Center Drive to Banker Drive. Additionally, a new cross-access easement is provided along a portion of the property line between Lots 1 and 2. The plat provides the flexibility for the City and the property owner to modify or remove cross-access easements as depicted on the plat to accommodate future development by the filing of a joint affidavit.

Recommendation of the Planning and Zoning Commission

On August 5, 2021, the Commission reviewed and recommended approval (6-0) to City Council of the Final Plat with the following conditions:

- 1) That the applicant update the Final Plat to establish a cross-access easement between Lots 1 and 2 to the rear of the existing structure to accommodate internal site circulation, to the satisfaction of the City Engineer, prior to City Council's review; and
- 2) That the applicant make any minor technical adjustments to the plat, prior to submission for acceptance to City Council.

The applicant has met the conditions for the plat.

Recommendation

Staff recommends approval of the Resolution for the Final Plat.

Federated Blvd

BSD-P

BSD-SCN

David Rd

Banker Dr

Dublin Center Drive

Sawmill Place Blvd

161 W. Dublin-Granville Road

161

BSD-O

Abbey Ln

Dublin Center Dr

Sawmill Road

BSD-R

Stoneridge Ln

SITE

161

BSD-C

Marcy Ln

Sawmill Rd

161

Dublin-Granville Rd

R-2

Ardenlee Ct

Braelinn Dr

Glenloch Cir

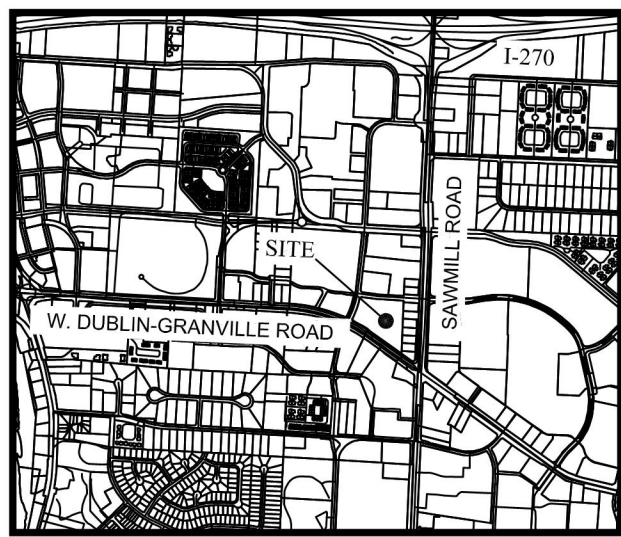
Martin Road

Martin Rd

0 125 250 Feet



ORIG. SHT. SZ. 22" x 34"



LOCATION MAP
NO SCALE

DUBLIN CITY CENTER RESUBDIVISION OF RESERVE "A"

QUARTER TOWNSHIP 3, TOWNSHIP 2 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

NOTES:

EASEMENTS:

Easements where designated on this plat, are reserved for the construction, operation and maintenance of public and private utilities above and beneath the surface of the ground and where necessary, the construction, operation and maintenance of service connections or subsurface drainage outlets, storm sewers and surface drainage features. In addition, Within the area designated "Storm Detention Easement" on this plat, an additional easement is hereby granted for the purpose of constructing, operating and maintaining public stormwater drainage facilities. No above grade structure, dams, grading activities, or other actions resulting or contributing to the obstructions of the flow of stormwater runoff are permitted within the "Storm Detention Easement" as delineated in this plat and the approved development construction plans.

In addition, at the time of platting, electric, gas, cable and communication service providers have not issued information required for easement areas, in addition to those shown hereon and deemed necessary by these providers for the installation and maintenance of their main line facilities, to be shown on this plat.

CROSS ACCESS EASEMENT:

A cross access easement is hereby created in the location identified as the "Access Easement Area." Said easement is being created for the purpose of providing vehicular access over, across, and through Lot 1 to Lot 2, and over, across, and through Lot 2 to Lot 1. The initial location of the Access Easement Area is intended to provide for vehicular access based on the locations of existing improvements on Lot 1 and Lot 2. At any future date when existing improvements on Lot 1 or Lot 2 are modified such that the location of the Access Easement Area needs to be altered to accommodate the modifications, and provided that such modifications have been approved by the City of Dublin in accordance with relevant provisions of the Dublin City Code, then the owner(s) of Lot 1 and Lot 2 and the City of Dublin shall execute and record an affidavit to acknowledge and consent to the new location of the Access Easement Area. Said affidavit shall provide a prior instrument reference to this plat and shall include a legal description of the new Access Easement Area. Upon the recording of the affidavit, the Access Easement Area as shown in this plat shall be deemed to be altered so as to be located as described in the affidavit and without the need to otherwise amend this plat."

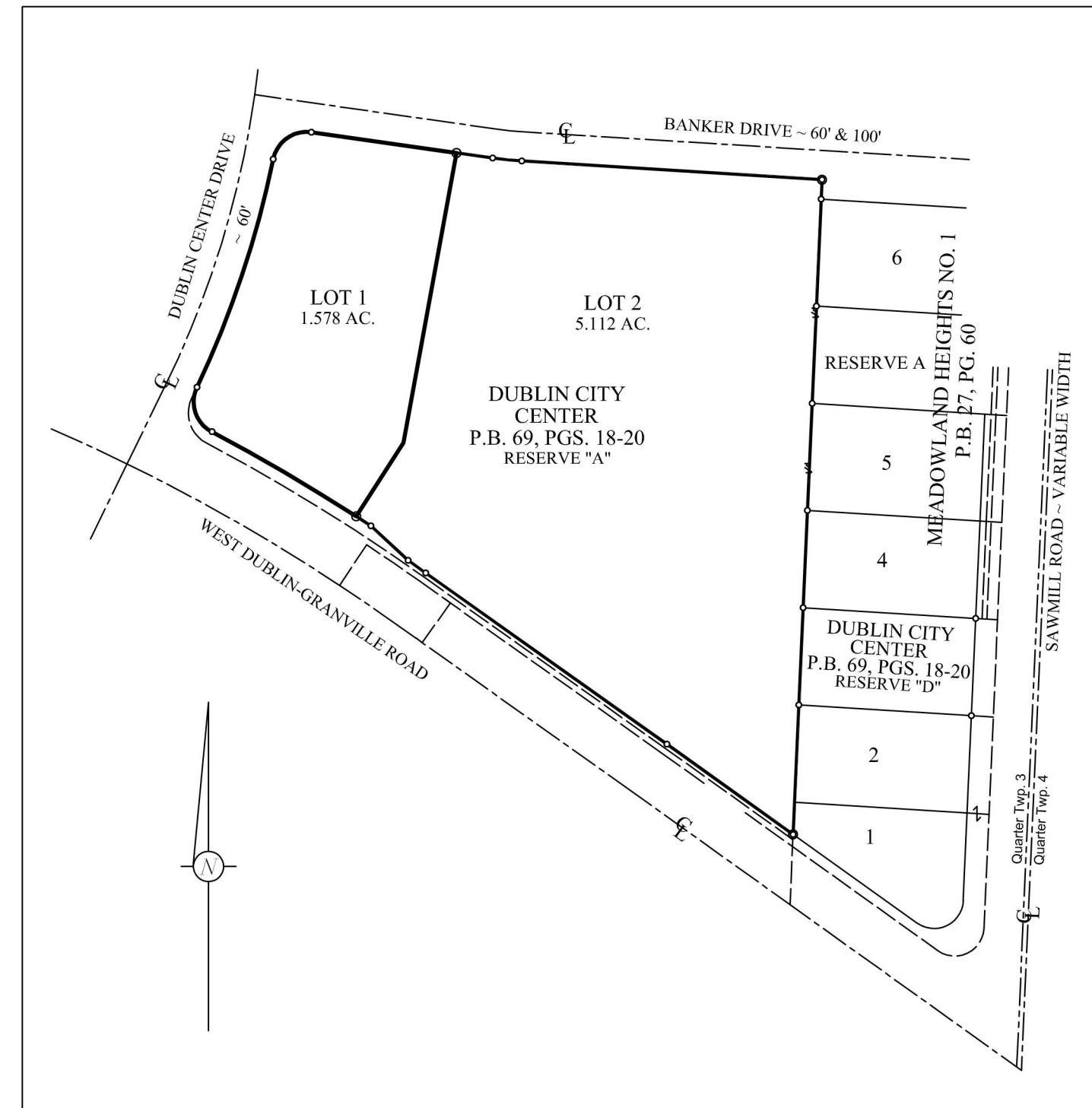
Lot 1 Area:	1.578 Ac.
Lot 2 Area:	5.112 Ac.
Total Area	6.690 Ac.

All of this Resubdivision of Reserve "A" is out of Franklin County Parcel No. 273-009082.

BASIS OF BEARINGS: Basis of bearings is the east line of Reserve "A", being S 02° 31' 52" W, as shown upon the plat entitled Dublin Village Center, of record in Plat Book 69, Pages 18-20, Recorder's Office, Franklin County, Ohio, and all other bearings are based upon this meridian.

FLOOD ZONE: By graphic depiction only: The subject property is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) on Flood Insurance Rate Map, Panel 170 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0151 K (Effective Date: June 17, 2008). No field work specific to determining this zone was performed.

The boundary was established by utilizing the record surveys, deeds and plats of the area and available through the Franklin County Auditors web site and Franklin County Recorder's Office. Most of which are as noted on this plat.



Surveyed and Platted By
V3 Companies, Ltd.
Consulting Engineers & Surveyors
3500 Snouffer Road, Ste. 225
Columbus, Ohio 43235

We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. Dimensions along curves are chord measurements unless otherwise indicated. Iron pipes are 3/4" I.D., 30" long, set with yellow plastic caps stamped "Bird & Bull, Inc.", unless otherwise shown, and are indicated by the following symbol: —○—. Permanent monuments, 1" solid iron pin, 30" in length set in concrete, to be set upon completion of construction necessary to the improvement of this land are indicated by the following symbol: —●—.

By Kevin L. Baxter - Ohio Surveyor No. 7697 Date: _____

Situated in the State of Ohio, County of Franklin, City of Dublin, in Quarter Township 3, Township 2 North, Range 19 West, United States Military Lands and being a re-subdivision of a portion of Reserve "A" as conveyed to Dublin 18 LLC, by deed of record in Instrument No. 201908190105269, said tract being a portion of Reserve "A", as shown upon the plat entitled Dublin City Center, of record in Plat Book 69, Pages 18-20, all records referenced to the Recorder's Office, Franklin County, Ohio:

The undersigned ROBERT MEYERS, MANAGING MEMBER of DUBLIN 18 LLC., an Ohio limited liability company, owner of the land platted herein, does hereby certify that this plat correctly represents its "DUBLIN CITY CENTER, RESUBDIVISION OF RESERVE "A", a subdivision of Lots Nos. 1 through 2, inclusive, and does hereby accept this plat of same and that the property within said plat is not subject to any liens.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

In witness whereof, ROBERT MEYERS, MANAGING MEMBER of DUBLIN 18 LLC, has set his hand this _____ day of _____, 2021.

Signed and acknowledged in the presence of: _____
DUBLIN 18 LLC.
c/o Lawyers Development Corporation
50 W. Broad Street, Suite 200,
Columbus, Ohio 43215
By _____
ROBERT MEYERS, MANAGING MEMBER

State of Ohio > SS

Before me, a Notary Public in and for said County, personally appeared ROBERT MEYERS, MANAGING MEMBER of DUBLIN 18 LLC, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of Dublin 18 LLC., for the uses and purposes therein expressed.

In witness whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2021.

My Commission Expires: _____
Notary Public, State of Ohio

Approved by:

Jennifer M. Rauch, AICP
Director of Land Use and Long Range Planning, Dublin, Ohio
Date

Paul A. Hammersmith, P.E.
City Engineer Dublin, Ohio
Date

Approved and accepted this _____ day of _____, 2021, by Resolution No. _____, wherein all of DUBLIN CITY CENTER, RESUBDIVISION OF RESERVE "A" as such by Council of the City of Dublin, Ohio.

Jennifer Delgado
Clerk of Council, Dublin, Ohio
Date

Transferred this _____ day of _____, 2021
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 2021 at _____, .M. _____

Fee _____ File No. _____
Recorder, Franklin County, Ohio

Deputy Recorder, Franklin County, Ohio

Recorded this _____ day of _____, 2021 Plat Book _____ Pages _____

F:\Jobs\2019\089\CADD\Survey\Exhibit\3800 Plat.dwg 10/08/2021

DUBLIN CITY CENTER RESUBDIVISION OF RESERVE "A"

QUARTER TOWNSHIP 3, TOWNSHIP 2 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

MINIMUM SETBACKS:

City of Dublin zoning regulations for Dublin City Center Resubdivision of Reserve "A" in effect at the time of platting are established per chapter 153 of the City of Dublin Code of Ordinances.

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

UTILITY PROVIDERS:

Buyers of the lots in the Dublin City Center Resubdivision of Reserve "A" are hereby notified that, at the time of platting, utility service to Dublin City Center Resubdivision of Reserve "A" for electric power is provided by American Electric Power and telephone service is provided by AT&T.

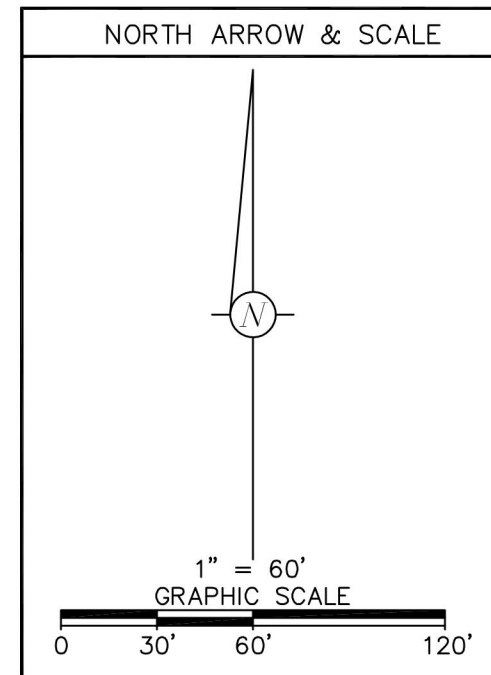
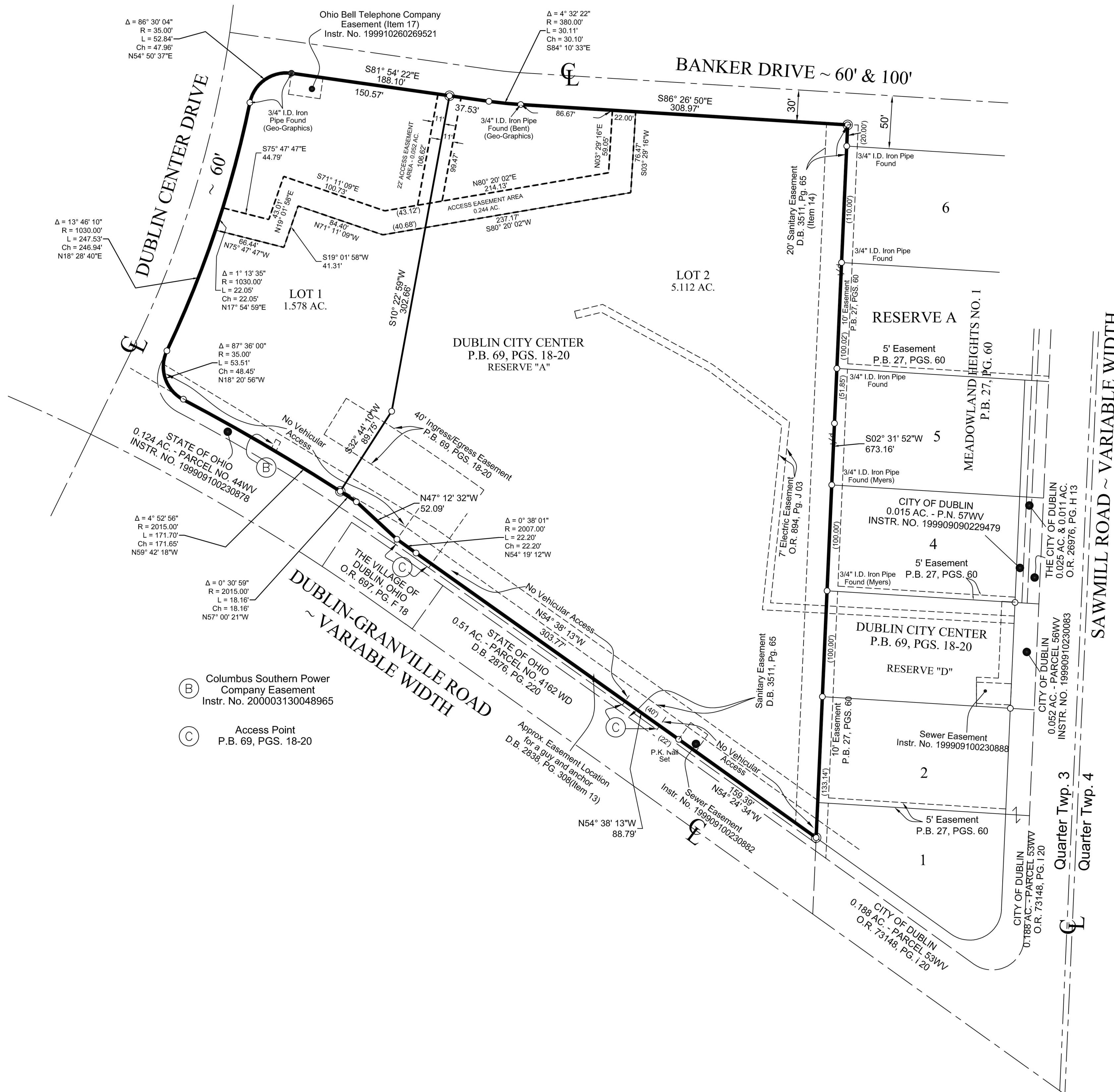
SCHOOL DISTRICT:

At the time of platting, all of Dublin City Center Resubdivision of Reserve "A" is in the City of Dublin School District.



FLOOD ZONE:

By graphic depiction only: The subject property is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) on Flood Insurance Rate Map, Panel 170 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0151 K (Effective Date: June 17, 2008). No field work specific to determining this zone was performed.

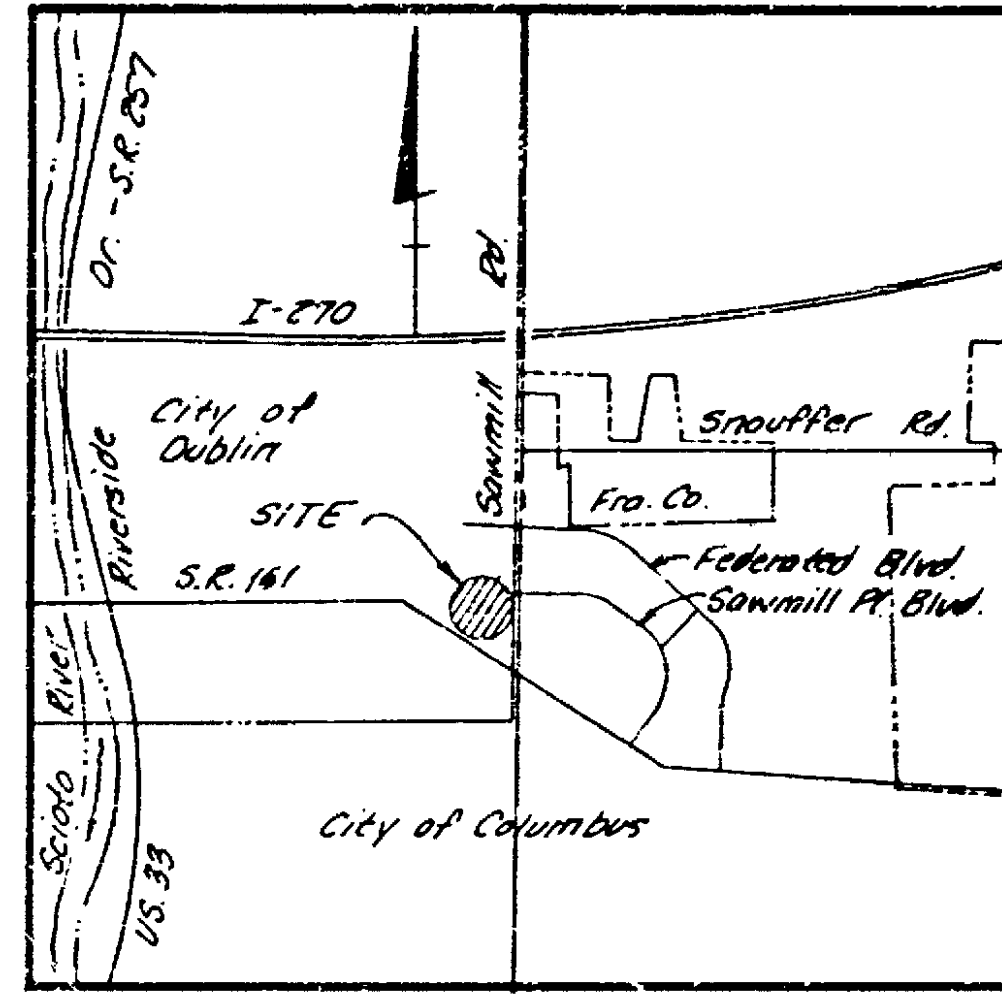
The boundary was established by utilizing the record surveys, deeds and plats of the area and available through the Franklin County Auditors web site and Franklin County Recorder's Office. Most of which are as noted on this plat.



- (B) Columbus Southern Power Company Easement
Instr. No. 200003130048965
- (C) Access Point
P.B. 69, PGS. 18-20

Iron pipes are 3/4" I.D., 30" long, set with yellow plastic caps stamped "Bird & Bull, Inc.", unless otherwise shown, and are indicated by the following symbol: .
 Permanent monuments, 1" solid iron pin, 30" in length set in concrete, to be set upon completion of construction necessary to the improvement of this land are indicated by the following symbol: .

DUBLIN CITY CENTER



LOCATION MAP
No Scale

Situated in the State of Ohio, County of Franklin, City of Dublin, in Quarter Township 3, Township 2 North, Range 19 West, United States Military Lands, and containing 44.159 acres of land, more or less, and being all or portions of the following four (4) tracts of land conveyed to Residential Services, Inc.:

- 1) all of a 0.587 acre tract conveyed by deed of record in Official Record 6439, Page H 09, Recorder's Office, Franklin County, Ohio,
- 2) the remainder of an original 41.975 acre tract conveyed as (Parcel 1) by deed of record in Deed Book 3132, Page 411, Recorder's Office, Franklin County, Ohio,
- 3) the remainder of an original 7.2367 acre tract conveyed by deed of record in Official Record 530, Page C 15, Recorder's Office, Franklin County, Ohio, said 7.2367 acre tract also being a portion of said original 41.975 acre tract,
- 4) all of Lot Number seven (7) in Meadowland Heights No. 1, as shown of record in Plat Book 27, Page 60, Recorder's Office, Franklin County, Ohio, and conveyed by deed of record in Official Record 6293, Page F 05, Recorder's Office, Franklin County, Ohio,

and being the remainder (6.768 acres) of that 11.018 acre tract conveyed to Toys 'R' Us, Inc. by deed of record in Official Record 11249, Page G 02, Recorder's Office, Franklin County, Ohio and being all of that 4.250 acre tract conveyed to Robert A. Glick and William L. Glick, Trustees, by deed of record in Official Record 1:764, Page H 12, Recorder's Office, Franklin County, Ohio and being all of Lot Number 3 in said Meadowland Heights No. 1, as conveyed to State Savings Bank by deed of record in Deed Book 3755, Page 350, Recorder's Office, Franklin County, Ohio.

Easements are reserved where indicated on the plat for the construction, operation and maintenance of all public and private utilities and/or signage and the cable television industry, both above and beneath the surface of the ground and where necessary are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage.

ACCESS POINTS: W. DUBLIN-GRANVILLE & SAWMILL ROADS

The Grantors do hereby specifically waive and release any and all right or rights of direct vehicular access or claim thereof, to present highway improvements known as W. Dublin-Granville Road and Sawmill Road except as noted to be completed or to the ultimate highway improvements to be constructed in the future, and the conveyance shall act automatically as a waiver to the Grantee in the elimination of any direct vehicular access to said highway either for present or future except for the seven (7) access points shown on this plan.

Approved this 21 day of SEPT, 1988, [Signature]
Chairman, Planning Commission
City of Dublin, Ohio

Approved this 18 day of AUGUST, 1988, [Signature]
Village Engineer
City of Dublin, Ohio

Approved this 19 day of August, 1988, [Signature]
Mayor, City of Dublin, Ohio

Approved and accepted this 15th day of August, 1988 by vote of Council, wherein all of the drives, road and easements shown hereon are accepted as such by the Council for the City of Dublin, Ohio.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 22nd day of August, 1988.
[Signature]
City Clerk
City of Dublin, Ohio

Transferred this 30th day of September, 1988, [Signature]
Auditor, Franklin County, Ohio

Filed for record this 30th day of September at 8:40 A.M.
Fee 129.60 File No. 105509
[Signature]
Recorder, Franklin County, Ohio

Recorded this 30 day of September 1988, in Plat Book 69 Pages 18-19 & 20
[Signature]
Deputy Recorder
Franklin County, Ohio

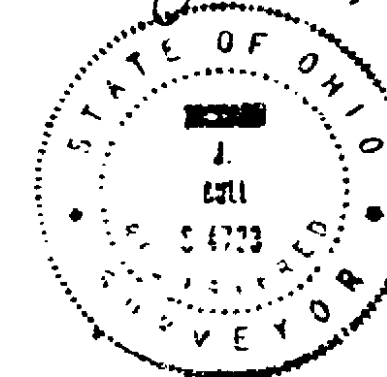
~Surveyed & Platted By~

C.F. BIRD & R.J. BULL, INC.
Consulting Engineers & Surveyors
2875 W. Dublin - Granville Road
Worthington, Ohio 43235

We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. Iron pins are indicated by the following symbol: — Permanent Monuments to be set upon completion of construction necessary to the improvements of this land are indicated by the following symbol: —

Bearings indicated on this plat are based on the recorded plat of "Dublin Village Center (Dedication of Federated Boulevard, Dublin Center Road, Tuller Road and Easements)" of record in Plat Book 65, Pages 27 & 28.

By [Signature]
Richard J. Bull - Ohio Surveyor No. 4723



The undersigned, Residential Services, Inc., an Ohio Corporation, by Allan B. McFarland, President, Toys 'R' Us, Inc., a New Jersey Corporation, by Michael Paul Miller, Senior Vice President - Real Estate, and State Savings Bank, an Ohio Corporation, by Allan B. McFarland, President, and Robert A. Glick and William L. Glick, Trustees, owners of the land platted herein, do hereby certify that this plat correctly represents their "DUBLIN CITY CENTER" a subdivision of Reserves "A" through "E" and do hereby accept this plat of same and dedicate to public use as such all or part of the drives and road shown hereon and not heretofore dedicated.

IN WITNESS THEREOF, RESIDENTIAL SERVICES, INC., by Allan B. McFarland, President, has hereunto set his hand this 21st day of July, 1988.

WITNESSES: RESIDENTIAL SERVICES, INC.
[Signature] By [Signature]
Allan B. McFarland, President

[Signature]

STATE OF OHIO > S.S.

Before me, a Notary Public in and for said State, personally appeared Allan B. McFarland, President of Residential Services, Inc., being duly authorized in the premises, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of Residential Services, Inc.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 21st day of July, 1988.

My Commission Expires 12-30-90 [Signature]
Notary Public, State of Ohio

IN WITNESS THEREOF, TOYS 'R' US, INC., by Michael Paul Miller, Senior Vice President - Real Estate, has hereunto set his hand this 1st day of August, 1988.

WITNESSES: TOYS 'R' US, INC.
[Signature] By [Signature]
Michael Paul Miller, Senior Vice President - Real Estate

[Signature]

STATE OF NEW JERSEY > S.S.

Before me, a Notary Public in and for said State, personally appeared Michael Paul Miller, Senior Vice President - Real Estate of Toys 'R' Us, Inc., being duly authorized in the premises, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of Toys 'R' Us, Inc. for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 1st day of August, 1988.

My Commission Expires 12-4-90 [Signature]
Notary Public, State of New Jersey

IN WITNESS THEREOF, STATE SAVINGS BANK, by Allan B. McFarland, President, has hereunto set his hand this 27th day of July, 1988.

WITNESSES: STATE SAVINGS BANK
[Signature] By [Signature]
Allan B. McFarland, President

[Signature]

STATE OF OHIO > S.S.

Before me, a Notary Public in and for said State, personally appeared Allan B. McFarland, President of State Savings Bank, being duly authorized in the premises, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of State Savings Bank for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 27th day of July, 1988.

My Commission Expires 12-30-90 [Signature]
Notary Public, State of Ohio

IN WITNESS THEREOF, ROBERT A. GLICK and WILLIAM L. GLICK, Trustees, have hereunto set their hands this 28th day of July, 1988.

WITNESSES: (to both signatures)
[Signature] By [Signature]
Robert A. Glick, Trustee

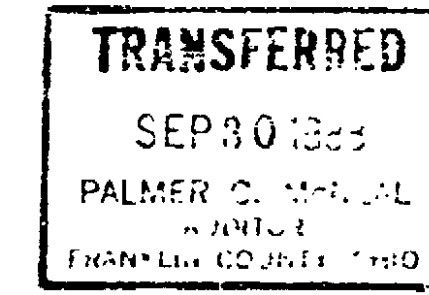
[Signature] and [Signature]
William L. Glick, Trustee

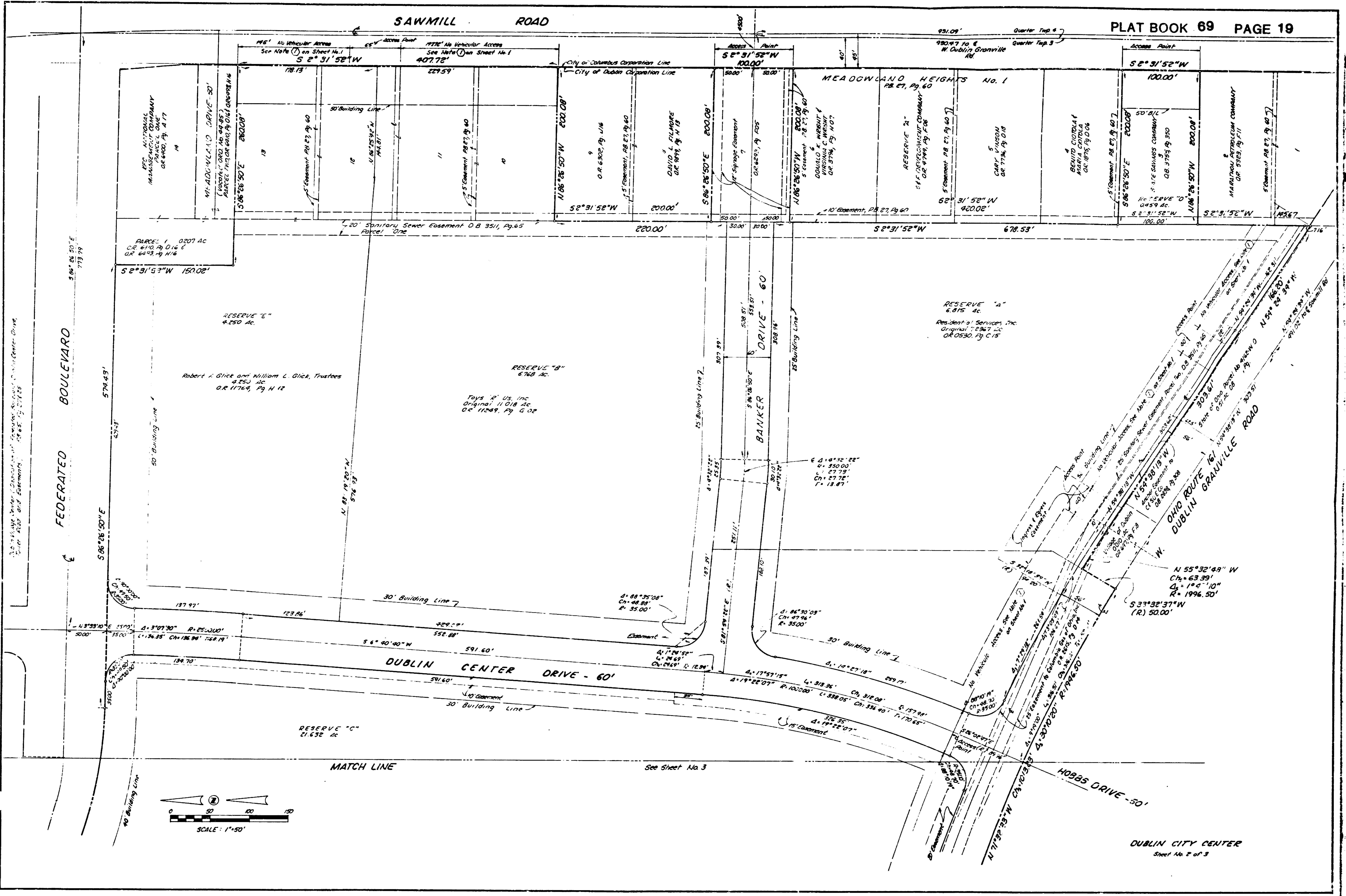
STATE OF OHIO > S.S.

Before me, a Notary Public in and for said State, personally appeared Robert A. Glick and William L. Glick, Trustees, who acknowledged the signing of the foregoing instrument to be their free and voluntary act and deed.

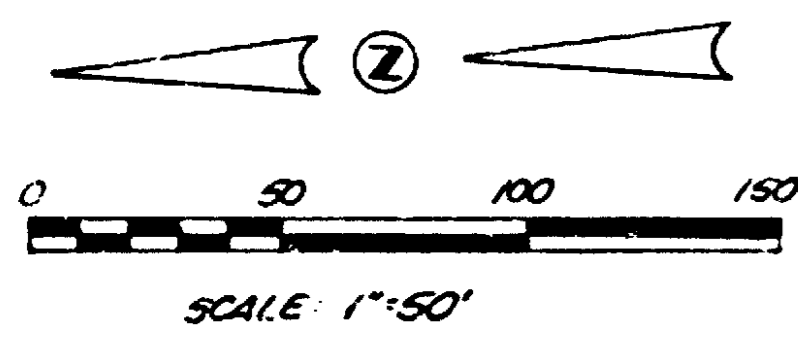
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 28th day of July, 1988.

My Commission Expires July 27, 1992 [Signature]
Notary Public, State of Ohio





John Wayne Center, Columbus, Ohio, Survey, Reference to Center Drive, Under Road and Easements, 1985, 1987, 1988



S 73°31'17"E
Ch. 62.63'
Δ = 25°51'06"
R = 140.00'

MATCH LINE

See Sheet No. 2

RESERVE "C"
21.632 AC.

Residential Services, Inc.
Parcel 1
Original 41975 AC.
O.B. 3.13.20, Pg. 411

FEDERATED BOULEVARD
(728.65, R=271.28)

OHIO ROUTE 161
W. DUBLIN - GRANVILLE ROAD

HOBBS DRIVE

50' Easement to Columbus & Southern Ohio Electric Company, O.B. 1948, Pg. 261

CONTINENTAL SAWMILL LIMITED PARTNERSHIP
Original 34409 AC.
O.B. 6.29.19, Pg. F80

MELVIN J. SHAYER & MINNIE M. SHAYER
ORIGINAL 0.5281 AC.
O.B. 6.15.19, Pg. 30

ROSE U. VOGEL & MARY H. VOGEL
ORIGINAL 0.53 AC.
O.B. 3.23.19, Pg. 706

MICHAEL J. CHURELLA & PEARL B. CHURELLA
ORIGINAL 0.53 AC.
O.B. 2.15.19, Pg. 62

MARY L. SWINLEY
O.B. 3.19.19, Pg. 26

JACK C. BOWER & STELLA M. BOWER
ORIGINAL 0.53 AC.
O.B. 2.14.19, Pg. 384

CHARLES E. RAMSEY & BERENDA K. RAMSEY
ORIGINAL 0.53 AC.
O.B. 3.11.19, Pg. 552

QUELTON WIDENER & CAROLYN WIDENER
ORIGINAL 0.53 AC.
O.B. 2.04.19, Pg. 253

MANIDA M. ROUSH
ORIGINAL 0.53 AC.
O.B. 3.12.19, Pg. 127

JAMES M. MARQUESS & CORA M. MARQUESS
O.B. 10.15.19, Pg. 276
1st PARCEL ORIGINAL 0.8740 AC.
2nd PARCEL 0.6599 AC.

DAVID ROAD - 60'
(78.57, Pg. 95)

DUBLIN CITY CENTER
Sheet No. 3 of 3



RECORD OF ACTION

Planning & Zoning Commission

Thursday, August 5, 2021 | 6:30 pm

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

**2. 3800 W. Dublin-Granville Road
21-026FP**

Final Plat

Proposal: Re-subdivision of a 6.69-acre parcel located within the Dublin City Center Subdivision into two parcels consisting of the following acreages: 1.58 acres and 5.11 acres.

Location: Northeast of the intersection of West Dublin-Granville Road with Dublin Center Drive and zoned Bridge Street District, Sawmill Center Neighborhood.

Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of Subdivision Regulations, Chapter 152.

Applicant: Aaron Underhill, Underhill & Hodge

Planning Contact: Nichole M. Martin, AICP, Senior Planner

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-026

MOTION: Mr. Grimes moved, Mr. Supelak seconded, to recommend approval to City Council for the Final Plat with two conditions:

- 1) That the applicant update the Final Plat to establish a cross-access easement between Lots 1 and 2 to the rear of the existing structure to accommodate internal site circulation, to the satisfaction of the City Engineer, prior to City Council’s review; and
- 2) That the applicant make any minor technical adjustments to the plat, prior to submission for acceptance to City Council.

VOTE: 6 – 0.

RESULT: The Final Plat was recommended for approval and forwarded to City Council.

RECORDED VOTES:

Jane Fox	Absent
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

 294AB0C6363F490...
 Nichole M. Martin, AICP, Senior Planner





MEETING MINUTES

Planning & Zoning Commission

Thursday, August 5, 2021

CALL TO ORDER

Ms. Call, Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the first Planning and Zoning Commission meeting held in the new Council Chambers at 5555 Perimeter Drive. Tonight's meeting can also be accessed at the City's website. Public comments on the cases are welcome. To submit any questions or comments during the meeting, please use the form under the streaming video on the City's website. Questions and comments will be relayed to the Commission by the meeting moderator. The City desires to accommodate public participation to the greatest extent possible.

PLEDGE OF ALLEGIANCE

Mr. Supelak led the Pledge of Allegiance.

ROLL CALL

Commission members present: Warren Fishman, Lance Schneier, Rebecca Call, Lee Grimes, Mark Supelak, Kim Way

Commission members absent: Jane Fox

Staff members present: Jennifer Rauch, Nichole Martin, Thaddeus Boggs.

ACCEPTANCE OF DOCUMENTS AND APPROVAL OF MINUTES

Mr. Supelak moved, Mr. Grimes seconded acceptance of the documents into the record and approval of the June 17 and July 8 meeting minutes.

Vote: Ms. Call, yes; Mr. Fishman, yes; Mr. Schneier, yes; Mr. Grimes, yes; Mr. Supelak, yes; Mr. Way, yes.

[Motion approved 6-0.]

Ms. Call stated that the Planning and Zoning Commission is an advisory board to City Council when rezoning and platting of property are under consideration. In such cases, City Council will receive recommendations from the Commission. In other cases, the Commission has the final decision-making responsibility. Anyone who intends to address the Commission on administrative cases must be sworn in. Ms. Call swore in individuals intending to address the Commission on tonight's cases.

1 – 2. 3800 W. Dublin-Granville Road, 21-025PP/21-026FP, Preliminary Plat/Final Plat

These applications are a request for the re-subdivision of a 6.69-acre parcel located within the Dublin City Center Subdivision into two parcels consisting of the following acreages: 1.58 acres and

5.11 acres. The site is zoned Bridge Street District, Sawmill Center Neighborhood, and is located northeast of the intersection of West Dublin-Granville Road and Dublin Center Drive.

Staff Presentation

Ms. Martin stated that this a request for review and recommendation of approval to City Council for a combined Preliminary and Final Plat. The site is located within the Bridge Street District north of West Dublin-Granville Road and west of Sawmill Road. The site is presently developed with an office building and parking lot. The site has frontage on three public streets – Banker Drive, Dublin Center Drive, and West Dublin-Granville Road, and has five access points. The request is for a re-subdivision of the Dublin Center plat, Reserve A, which is 6.69 acres in size. The proposed Preliminary Plat documents the existing conditions and proposes a re-subdivision into two parcels: 1.58 acres and 5.11 acres. It also memorializes existing cross access located forward of the building. Staff is recommending a condition to address the existing cross access necessary for this site to continue to function as it exists today. The Final Plat will be filed with the County. It reflects the lot lines and essential easements. Staff has reviewed the applications against the existing criteria and recommends the Commission forward the Preliminary and Final Plats with two conditions of approval to City Council with a recommendation of approval.

Commission Questions

Mr. Supelak inquired if the scale of the parcel subdivision is comparable to other parcels within the area.

Ms. Martin responded affirmatively.

Mr. Supelak inquired if the cross easement would limit said parcels to the south side of the parking lot.

Ms. Martin responded that the intent of the Plat is to facilitate future development, whether it occurs within 6 months or five years. Because it is not clear at what point that development might occur, the plat establishes the lots but also addresses existing conditions and facilitates existing site circulation. The request is that the applicant work with staff to provide cross access to the tenant on Lot 2 to Dublin Center Drive and the tenant on Lot 1 to Banker Drive. The exact location of that access is yet to be determined; however, the zone of that access and flexibility thereof will be defined before the Plats are forwarded to City Council.

Mr. Supelak noted that Lot 1 appears to be restricted, so flexibility with the access will be important.

Ms. Call stated that on Lot 1, there is existing parking. Will that parking count toward the requirements for the current use on Lot 2?

Ms. Martin responded that at the time the lot was developed, it did count toward the parking requirements. Today's zoning requires fewer parking spaces, so Lot 2 will be able to meet their minimum required parking, exclusive of Lot 1.

Mr. Grimes inquired if the separate lots would have access to the appropriate utilities.

Ms. Martin responded affirmatively; that has been thoroughly vetted by the Engineering Division.

Mr. Way stated that there appears to be a retention basin on the smaller lot, which he assumes presently services the entire site. That retention would need to be accommodated on the site with the building on Lot 2.

Ms. Martin responded that new development would need to address water quantity and quality and the conditions of Lot 2. Since open water areas and dry basins are not permitted within the Bridge Street District, it will likely require underground stormwater facilities.

Applicant Presentation

Aaron Underhill, Underhill & Hodge, 8000 Walton Parkway, New Albany, Ohio, stated that he is the attorney for the applicant, Dublin 18 LLC. With him tonight is the owner, Mr. Robert Meyers and COO, Dan O'Hara. This group has owned this site for 2.5 years and has enhanced the existing building and landscaping. The re-subdivision is anticipated to enhance the marketing opportunities of the under-utilized portions of the site. They will work with staff on the cross access, which will be noted on the plats. A future development plan will define that access, which the Commission will review.

Commission Questions for the Applicant

Mr. Supelak inquired if, other than re-subdivision, there are no specific marketing plans at this point.

Mr. Underhill responded affirmatively. There has been some interest from various parties, but for confidentiality purposes, he cannot reveal the parties. There are no specific plans.

Ms. Call inquired if the property owners have a particular use in mind.

Robert Meyers, 136 Stanberry Avenue, Bexley, Ohio, property owner, stated that there is an anticipated use. They have been in discussions with a lead prospect, which is a professional medical use.

Commission Discussion

Mr. Way stated that he is supportive of the proposed re-subdivisions, and has no further questions.

Mr. Grimes stated that he is also supportive.

Mr. Supelak stated that his only concern is that the easement agreement be written with the preferred flexibility for the parcels. That should be included as a condition.

Ms. Call requested that the condition be displayed and inquired if the applicant had any concerns with the requirement to work with staff to provide those easements for the re-subdivided parcels.

Mr. Underhill responded that the staff report also addresses this requirement. With that clarification, they have no objection. The Commission will be reviewing any future development plan for this site along with the proposed cross access. These meeting minutes and the staff report will reflect the expectations for this site. The plat notes will provide that assurance.

Mr. Boggs stated that he concurs with Mr. Underhill. They will be able to identify a solution that will protect the existing use on the site and accommodate the manner in which it may develop in the future. The Commission is requested to make recommendations to City Council; Council will make the final decision on the plats. The conditions require the access conditions be clarified before proceeding to City Council.

Mr. Supelak stated that there is merit to preserving the access flexibility for both parties. With that, he is comfortable with supporting the plats.

Mr. Fishman stated that he is concerned about the easement restrictions for the second, smaller lot. With the condition, he is comfortable with the request.

Mr. Schneier stated that given the fact that the Commission is making a recommendation, but Council will also review it and make the decision, and given the fact, that the Commission will be reviewing any future development plan, he has no objections.

Mr. Supelak inquired if Lot 1 would be required to address the water quality and quantity for both parcels.

Ms. Martin responded that the new development on the parcel will need to address the stormwater functionality component. She would anticipate there will be more than one location on the site to do so.

Ms. Rauch stated that her understanding is also that the new development would have to mitigate the stormwater needs for their particular parcel.

Commissioners emphasized the concern that Lot 2 should not bear the mitigation responsibility for both lots.

Mr. Way stated that the plan seems to indicate that Lot 1 presently has the retention responsibility for the entire site. Once Lot 1 is developed, however, would Lot 2 have the stormwater retention responsibility for that lot only. He does not believe Lot 1 is large enough to handle the needs for Lot 2, as well.

Ms. Call inquired if the applicant would like to move forward with the application at this point.

Mr. Underhill responded that it is important for them to move forward with the current prospect, but they can attempt to obtain better information and resolve the issue before the plats proceed to City Council for approval. This owner will continue to own Lot 2 and the building. As such, they will work with the new prospect and ensure the issue is addressed fully.

Mr. Underhill stated that if there is a need to revise something with the plats, it can be identified and addressed as part of the development plan process. He is in favor of putting less on a plat than more, as it provides the flexibility to make changes over time. He believes the engineering issues will be satisfactorily addressed during the development plan review process.

Mr. Boggs stated that he would concur that the engineering issues for both lots will be addressed during the development plan process. Engineering is not present at this time, so he is reluctant to condition a plat recommendation regarding stormwater issues.

Ms. Rauch responded that this has been a collaborative process. Those issues will be adequately addressed when there is a proposed development to review.

Mr. Grimes moved, Mr. Way seconded a recommendation of approval to City Council of the Preliminary Plat with two conditions:

- 1) Prior City Council review, to the satisfaction of the City Engineer, the applicant update the preliminary plat to establish a cross-access easement between Lots 1 and 2 to the rear of the existing structure to accommodate internal site circulation.
- 2) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council.

Vote: Ms. Call, yes; Mr. Fishman, yes; Mr. Schneier, yes; Mr. Grimes, yes; Mr. Supelak, yes; Mr. Way, yes.

[Motion approved 6-0.]

Mr. Grimes moved, Mr. Supelak seconded a recommendation of approval to City Council of the Final Plat with two conditions:

- 1) Prior to submission to City Council for review, the applicant update the final plat to the satisfaction of the City Engineer to establish a cross-access easement between Lots 1 and 2 to the rear of the existing structure to accommodate internal site circulation.
- 2) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council.

Vote: Ms. Call, yes; Mr. Fishman, yes; Mr. Schneier, yes; Mr. Grimes, yes; Mr. Supelak, yes; Mr. Way, yes.

[Motion approved 6-0.]

OTHER

3. 2035 Dublin Framework

An overview of the Dublin 2035 Framework visioning process and a facilitated discussion with the Commission to provide transformative ideas for the future of the City of Dublin.

Staff Presentation

Ms. Rauch provided an overview of the 2035 Dublin Framework Visioning Process at this point. This effort is responsive to direction given by City Council at their 2020 Goal Setting session. The intent is to identify visionary, transformative ideas to direct the City's development toward 2035. Following an introductory workshop, milestone one involved Council's four committees offering and considering "big ideas" regarding four themes: quality of life, infrastructure, land use and economic development. Milestone 2 involved expert and public engagement, and community stakeholders and public feedback have been solicited. Tonight, Commission members will offer their "big ideas." Adoption of the plan is anticipated early 2022, after which implementation will follow.

Commission Questions/Discussion

Mr. Schneier inquired if there was a "City government" category.

Ms. Rauch responded that item would fall under quality of life.

Mr. Schneier stated that one big idea would be to radically change City government.

Ms. Rauch invited him to elaborate.

Mr. Schneier stated that a big idea would be something out of the box. For instance, Houston, Texas does not have zoning. What if Dublin's participatory form of government was deemed not to be the most effective to achieve City objectives? Would we have a City Council or might the City merge with the Franklin, Delaware or Union counties? Perhaps we might have a New England town hall type of meeting, where everyone who attends the meeting votes. He is not advocating for anything, but we tend to believe that what we do is what we should do. Should we re-examine our

21-025PP/21-026FP – 3800 W. DUBLIN-GRANVILLE ROAD

Summary

Resubdivision of a 6.69-acre parcel located within the Dublin City Center Subdivision into two parcels 1.58 acres and 5.11 acres in size.

Site Location

Northeast of the intersection of West Dublin Granville Road and Dublin Center Drive.

Zoning

BSD-SCN: Bridge Street District – Sawmill Center Neighborhood

Property Owner

Dublin 18, LLC.

Applicant/Representative

Aaron Underhill, Underhill & Hodge

Applicable Land Use Regulations

Subdivision Regulations, Chapter 152

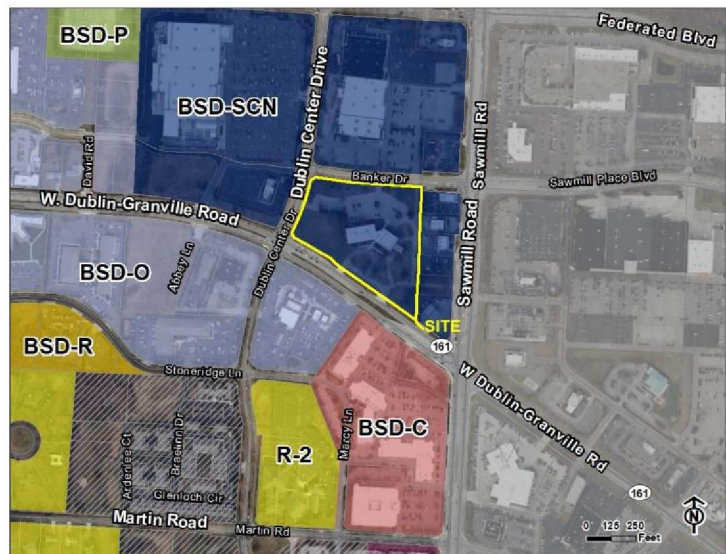
Case Manager

Nichole M. Martin, AICP, Senior Planner
(614) 410-4635
nmartin@dublin.oh.us

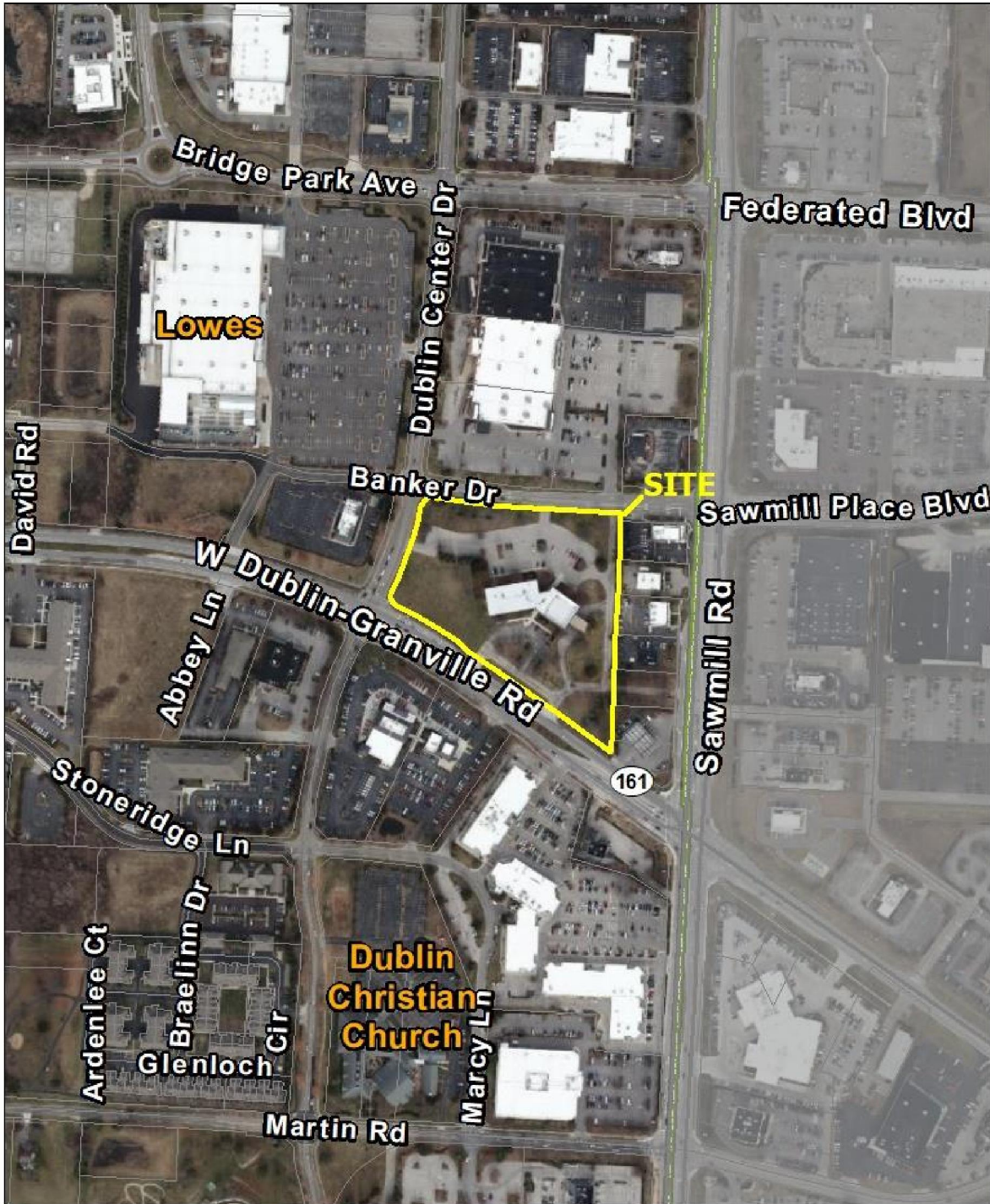
Next Steps



Upon review and a recommendation of approval from the Planning and Zoning Commission (PZC), the Preliminary and Final Plats will be forward to City Council for acceptance and subsequently will be recorded with Franklin County.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-025PP / 21-026FP Preliminary Plat / Final Plat Dublin 18 Subdivision 3800 W. Dublin Granville Road</p>	<p>0 162.5 325 Feet</p>	
---	--	-----------------------------	---

2. Overview

Resubdivision of Reserve A of a portion of Dublin City Center to facilitate additional development under the provisions of the Bridge Street District (BSD) Zoning Code.

Case History

In March 2012, the site was rezoned as part of an area rezoning (Ord. 08-12) from CC, Community Commercial, to BSD-SCN, Bridge Street District – Sawmill Center Neighborhood.

In January 2013, the Administrative Review Team (ART) approved a Minor Review Project for the replacement of two wall signs and two ground signs for the existing office building and bank (5/3 Bank).

In July 2020, the ART approved a Minor Project Review for a landscape plan for the existing office building and bank with conditions of approval.

Process

The Planning and Zoning Commission makes recommendations to City Council on both Preliminary and Final Plat applications.

Preliminary Plat

The Preliminary Plat application is the first step in creating a subdivision, involving the preliminary layout of lots, public streets, and other associated facilities.

Final Plat

A Final Plat is a refinement of the Preliminary Plat and represents the final configuration of lots within a subdivision including establishing public rights-of-way and necessary easements.

Site Characteristics

Natural Features

The site is relatively flat and largely developed with a 30,000-square-foot office building and parking lot. The site includes landscape area with several mature trees and open lawn.

Surrounding Zoning and Land Use

North: BSD-SCN, Bridge Street District – Sawmill Center Neighborhood (Commercial)

East: City of Columbus

South: BSD-O, Bridge Street District – Office (Office)

West: BSD-SCN, Bridge Street District – Sawmill Center Neighborhood (Commercial)

Road, Pedestrian and Bike Network

The site has frontage on three sides, W. Dublin Granville Road (±760 feet), Dublin Center Drive (±307 feet), and Banker Drive (±546 feet). There is one vehicular access point on Banker Drive, one vehicular access point on Dublin Center Drive, and two vehicular access points on W. Dublin Granville Road. Pedestrian and bicycle access is provided via a shared use path along W. Dublin Granville Road. There is no pedestrian or bicycle access internal to the site.

Proposal

The preliminary and final plats establishes two new lots (Lots 1 and 2) and utility easements as well as an ingress/egress easement. In detail:

Lot 1 is a 1.578-acres parcel. The parcel is bounded by three existing public rights-of-way: W. Dublin-Granville Road (south), Dublin Center Drive (west), and Banker Drive (north). One dedicated vehicular access point is provided along Dublin Center Drive. The final plat memorializes existing 40-foot ingress/egress (cross-access) easement between Lots 1 and 2, which provides Lot 1 access to W. Dublin-Granville Road. Additionally, a utility easement is established in the northwest corner of the site. The plat restricts any future vehicular access along W. Dublin-Granville Road.

Lot 2 is a 5.112-acre parcel. The parcel is bounded by two existing public rights-of-way: W. Dublin-Granville Road (south and Banker Drive (north). Lot 1 is located to the west and existing commercial parcels are located to the east. Four dedicated vehicular access points are provided: two along W. Dublin-Granville Road and two along Banker Drive. The configuration of the existing parking lot provides access between Lots 1 and 2 from Dublin Center Drive to Banker Drive. Prior City Council review, to the satisfaction of the City Engineer, the applicant should update the preliminary and final plats to establish a cross-access easement between Lots 1 and 2 to the rear of the existing structure to accommodate internal site circulation. Prior to City Council, Staff is willing to work with the applicant to consider plat language/options to facilitate future development without replatting including extinguishing the ingress/egress easement as not to restrict the location of buildings, parking lots, and open space. The final plat memorializes existing ingress/egress (cross-access) easement between Lots 1 and 2. Additionally, a utility easements for sanitary and electric are memorialized and established, respectively. The plat restricts any future vehicular access along W. Dublin-Granville Road except as expressly indicated on the plat.

The Commission is asked to make a recommendation to City Council on the acceptance of the preliminary and final plats. With conditions, the plat conforms to the requirements of the BSD Code and Subdivision regulations as well as the Street Network Map adopted by City Council.

3. Criteria

Preliminary Plat

1) *Plat Information and Construction Requirements*

Criteria Met with Condition. The proposal is consistent with the requirements of the Subdivision Regulations. The applicant should work with Staff to make any technical adjustments prior to City Council review.

2) *Lots, Street, Sidewalk, and Bike path Standards*

Criteria Met with Condition. This proposal is consistent with the lot, street, sidewalk, and bikepath standards of the Subdivision Regulations and the BSD with condition. Prior City Council review, to the satisfaction of the City Engineer, the applicant should update the preliminary plat to establish a cross-access easement between Lots 1 and 2 to the rear of the existing structure to accommodate internal site circulation.

3) *Utilities*

Criteria Met. Proposed and existing utility easements are shown on the Preliminary Plat.

4) *Open Space Requirements*

Criteria Met. Within the BSD, publically accessible open spaces designations is required through the specific requirement defined in the Zoning Code and not those within the Subdivision regulations. Future development in accordance with the BSD Code will be required to provide publically accessible open space.

Final Plat

1) *Plat Information and Construction Requirements*

Criteria Met with Condition. The proposal is consistent with the requirements of the Subdivision Regulations. The applicant should work with Staff to make any technical adjustments prior to City Council review.

2) *Lots, Street, Sidewalk, and Bike path Standards*

Criteria Met with Condition. This proposal is consistent with the lot, street, sidewalk, and bikepath standards of the Subdivision Regulations and the BSD with condition. Prior City Council review, to the satisfaction of the City Engineer, the applicant should update the final plat to establish a cross-access easement between Lots 1 and 2 to the rear of the existing structure to accommodate internal site circulation.

3) *Utilities*

Criteria Met. Proposed and existing utility easements are shown on the Final Plat.

4) *Open Space Requirements*

Criteria Met. Within the BSD, publically accessible open spaces designations is required through the specific requirement defined in the Zoning Code and not those within the Subdivision regulations. Future development in accordance with the BSD Code will be required to provide publically accessible open space.

4. Recommendations

Preliminary Plat

Planning recommends the Planning and Zoning Commission make a recommendation of **approval** to City Council with conditions:

- 1) Prior City Council review, to the satisfaction of the City Engineer, the applicant update the preliminary plat to establish a cross-access easement between Lots 1 and 2 to the rear of the existing structure to accommodate internal site circulation.
- 2) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council.

Final Plat

Planning recommends the Planning and Zoning Commission make a recommendation of **approval** to City Council with conditions:

- 1) Prior City Council review, to the satisfaction of the City Engineer, the applicant update the final plat to establish a cross-access easement between Lots 1 and 2 to the rear of the existing structure to accommodate internal site circulation.

- 2) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council.



RECORD OF DETERMINATION

Administrative Review Team

Thursday, July 30, 2020

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

**1. 3800 W. Dublin-Granville Road
20-071MPR**

Minor Project Review

Proposal:	A landscaping plan for an existing office building/bank on a ±7-acre site.
Location:	Northeast of the intersection of W. Dublin-Granville Road with Dublin Center Drive and zoned Bridge Street District Sawmill Center Neighborhood
Request:	Review and approval of a Minor Project under the provisions of Zoning Code Section 153.066.
Applicant:	Joseph Miller; Vorys, Slater, Seymour, and Pease, LLP.
Planning Contact:	Nichole M. Martin, AICP, Planner II
Contact Information:	614.410.4635, nmartin@dublin.oh.us
Case Information:	www.dublinohiousa.gov/art/20-071

Request: Approval for a Minor Project Review with the following condition:

- 1) That the replacement trees that decline within five years be replaced on an inch-for-inch basis.

Determination: This application was approved (6 – 0). This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code §153.065(H) and §153.066(G).

STAFF CERTIFICATION

DocuSigned by:

 C08B79E0958D44D...
 Jennifer M. Rauch, AICP
 Planning Director





MEETING MINUTES

Administrative Review Team

Thursday, July 30, 2020 | Live Streaming on YouTube at 2:00 pm

ART Members and Designees: Jennifer Rauch, Planning Director (Chair); Colleen Gilger, Director of Economic Development; Brad Fagrill, Building Standards Director; Shawn Krawetzki, Landscape Architect Manager; Michael Hendershot, Civil Engineer II; and Chad Hamilton, Fire Inspector.

Other Staff: Nichole Martin, Planner II

Applicant: Todd Faris, Faris Planning and Design; and Chris Ingram, Vorys, Stater, Seymour, and Pease, LLP. (Case 1)

Ms. Rauch welcomed everyone and called the meeting to order at 2:00 pm. Per the State of Emergency, laws were enacted including the Stay at Home Order for which the City will need to live-stream all public meetings until that order has lifted. Comments can be submitted on the City's website before or during the meeting.

Ms. Rauch asked if there were any amendments to the meeting minutes from July 16, 2020. [There were none.] The minutes were approved as presented.

INTRODUCTION/DETERMINATION

1. **3800 W. Dublin-Granville Road 20-071MPR**

Minor Project Review

Ms. Martin said this application is a proposal for a landscaping plan for an existing office building/bank northeast of the intersection of W. Dublin-Granville Road with Dublin Center Drive and zoned Bridge Street District Sawmill Center Neighborhood. She presented an aerial view of the ±7-acre site.

Ms. Martin presented the proposed tree removal for the site and noted staff including Brian Martin, Zoning Inspector; and the Brian Goodall, City Forrester, have collaborated with the applicant. The intent of this proposal is to update the site and enhance the overall character.

Ms. Martin said the applicant has proposed to remove 261 caliper inches, which include: 59 caliper inches on the bank parcel; and 202 caliper inches on the Sawmill Road parcel. She added 261 caliper inches are proposed to be planted.

Ms. Martin said the caliper inches are proposed to be replaced on site and she presented the proposed landscape plan and highlighted the street trees along W. Dublin-Granville Road that are to remain in addition to 6 new trees on Dublin Center Drive; 10 new trees on Banker Drive; and 2 new trees on Sawmill Road. She stated that for the foundation plantings requirement in the Bridge Street District Code, 72 shrubs are required and 302 shrubs are proposed. She said the applicant has proposed a dual hedge design with Boxwood and Taxus. She highlighted the proposed plantings around the vehicular use area that include: 7 trees and 76 shrubs to be planted along W. Dublin Granville Road; 3 trees and 30 shrubs to be planted along Dublin Center Drive; and 2 trees and 19 shrubs to be planted along Banker Drive. Utilities will be screened with a brick wall and evergreen shrubs.



Ms. Martin said the application was reviewed against the Minor Project Review Criteria. All criteria has been met with one condition. Therefore, approval is recommended with the following condition:

- 1) That the replacement trees that decline within five years be replaced on an inch-by-inch basis.

Ms. Martin said this is due to the applicant' desire to install larger replacement trees than what are usually planted but staff is agreeable with the condition.

Ms. Rauch asked both Mr. Ingram and Mr. Faris if there was anything they wished to add to this presentation. Mr. Ingram, Vorys, Stater, Seymour, and Pease, LLP said he was the attorney speaking on behalf of the applicants. He said he appreciated that staff collaborated with their client and their own arborist. The existing landscaping is hindering the marketability of the property. The building at the existing site is largely used for the operations of a bank and the other portion is vacant and they wish to increase and open up the curb appeal. This site was recently rezoned to Bridge Street District Corridor and everything here is being brought up to meet those new requirements.

Ms. Rauch added she also appreciated the collaborative efforts. She asked if there were any other questions or concerns from the Administrative Review Team members to which there were none. She asked if the applicants were agreeable to the one condition to which Mr. Ingram answered affirmatively.

Ms. Martin confirmed that no public comments had been received.

Ms. Rauch made the motion to vote on the Minor Project Review with the one condition as stated above. (Approved 6 – 0) She adjourned the meeting at 2:07 pm.



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

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JANUARY 24, 2012

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

**1. BSC Sawmill Center Neighborhood District – Fifth Third Bank Signs
13-004MPR – BSC 3800 West Dublin-Granville Road**

Proposal: To replace two wall signs and two ground signs for the Fifth Third Bank located on the northeast corner of the West Dublin-Granville Road at its intersection with Dublin Center Drive in the BSC Sawmill Center District.

Request: This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Applicant: David Williamson

Planning Contact: Jennifer Rauch, AICP, Planner II

Contact Information: (614) 410-4690; jrauch@dublin.oh.us

DETERMINATION: Approval of this application for Minor Project Review with the following five conditions:

1. The applicant provide a scaled site plan verifying the sign locations ensuring the sign located along Sawmill Road is not located any farther to the east than the eastern edge of the existing sign; and
2. The brick poles for the ground signs be eliminated and new brick bases be constructed to match the width of sign cabinets; and
3. The landscape material proposed around the sign base should be modified to provide plant material that reaches 3 feet in height; and
4. The sign face should be modified to include added dimension for the ground sign panels to provide interest to the sign by extruding elements of the sign face for shadowing; and
5. An easement encroachment agreement be obtained for the ground sign located along Sawmill Road, if determined necessary.

RESULT: This application was approved.

STAFF CERTIFICATION

Steve Langworthy
Director of Land Use and Long Range Planning
Administrative Review Team Chair



**Land Use and Long
Range Planning**

5800 Shier Rings Road
Dublin, Ohio 43016

phone 614.410.4600

fax 614.410.4747

www.dublinohiousa.gov

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JANUARY 24, 2013

Attendees

Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Barb Cox, Engineering Manager; Jeff Tyler, Director of Building Standards; Alan Perkins, Fire Marshal; Fred Hahn, Director of Parks and Open Space; Colleen Gilger, Economic Development Manager; Claudia Husak, Planner II; Ray Harpham, Commercial Plans Examiner and Ebony Mills, Office Assistant II.

Rachel Ray called the meeting to order.

Case Introductions

1. 13-004MPR – BSC Sawmill Center Neighborhood District – Fifth Third Bank Signs – 3800 West Dublin-Granville Road

Rachel Ray presented this application on behalf of the case manager, Jennifer Rauch.

Rachel Ray said this is a request to replace two wall signs and two ground signs for the Fifth Third Bank located on the northeast corner of the West Dublin-Granville Road at its intersection with Dublin Center Drive in the BSC Sawmill Center District. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G). She said the existing ground signs will be replaced with new signs with brick bases.

Ms. Ray said Planning recommends approval of the request with five conditions:

1. The applicant provide a scaled site plan verifying the sign locations ensuring the sign located along Sawmill Road is not located any farther to the east than the eastern edge of the existing sign; and
2. The brick poles for the ground signs be eliminated and new brick bases be constructed to match the width of sign cabinets; and
3. The landscape material proposed around the sign base should be modified to provide plant material that reaches 3 feet in height; and

4. The sign face should be modified to include added dimension for the ground sign panels to provide interest to the sign by extruding elements of the sign face for shadowing; and
5. An easement encroachment agreement be obtained for the ground sign located along Sawmill Road.

David Williamson, the applicant, reviewed conditions 1 and 5 with Barb Cox. Ms. Cox explained requirements for sign placement and stated she will work with the applicant to verify the location of the easements along Sawmill Road.

Mr. Williamson requested that the fifth condition be amended to stated that the easement encroachment agreement be obtained if determined to be necessary, in the event that there may be no easements within the vicinity.

Ms. Ray said she would amend the fifth condition and ensure that the applicant receives a copy of the easement encroachment agreement.

Mr. Williamson said he will incorporate a brick base and comply with the landscape condition. He said the bricks for the base will match those of the building as much as possible.

Mr. Williamson inquired if the ART prefers the lettering and logo on the sign to be push-through or embossed letters. Ms. Ray said the push-through letters would be more likely to achieve the desired three-dimensional appearance. She confirmed that the ART members agreed.

Ms. Ray asked Mr. Williamson if he agreed with the conditions, as amended:

1. The applicant provide a scaled site plan verifying the sign locations ensuring the sign located along Sawmill Road is not located any farther to the east than the eastern edge of the existing sign; and
2. The brick poles for the ground signs be eliminated and new brick bases be constructed to match the width of sign cabinets; and
3. The landscape material proposed around the sign base should be modified to provide plant material that reaches 3 feet in height; and
4. The sign face should be modified to include added dimension for the ground sign panels to provide interest to the sign by extruding elements of the sign face for shadowing; and
5. An easement encroachment agreement be obtained for the ground sign located along Sawmill Road, if determined necessary.

Mr. Williamson agreed to the five conditions.

Ms. Ray confirmed that the Administrative Review Team members had no further comments and stated that this Minor Project Review application had been approved.