

Mr. Tyler said the proposed sign is large for a directional sign. He inquired about the frequency of the same semi-truck drivers, indicating that once they found the store, it would be easy to locate again.

Ms. Timberlake agreed there would be some truck drivers repeating deliveries, but the sign is also to direct customers to the back dock door for merchandise pick-up.

Ms. Husak said the font of the sign proposed on the north elevation does not match the others and suggested that if the arrow was decreased, the size of the sign would also be decreased. Logan Dilts, DaNite Sign Company, said the letters are a standard block font, routed into 1/2 inch PVC.

Vince Papsidero asked if a ground sign mounted by the drive could be a solution. Ms. Martin said the goal is to be within the parameters of the Code for the directional sign.

Mr. Tyler restated that the ART is not supportive of the wall sign on the north elevation. Ms. Timberlake said she would consider a directional ground sign.

Ms. Martin indicated that other applications for signs exceeding 15 feet in height in this area have been denied and noted one case where significant architectural changes had to be made to lower a sign.

Ms. Husak inquired about the proposed height of the sign on the east elevation. Ms. Martin indicated the height was not dimensioned on the plans but was close to 20 feet.

Mr. Papsidero said the third level of text will not be visible and suggested the applicant simplify it.

Ms. Martin asked if there would be a back panel.

Mr. Dilts responded the letters are flush mounted. He said the letters come out 3.5 inches from the façade and the channel letters are white with a red border and return.

Ms. Martin indicated Staff needs more dimensions.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART determination is scheduled for September 17, 2015.

DETERMINATIONS

4. **WID-ID-1-Nestlé Quality Assurance – Parking Lot Expansion** **6625 Eiterman Road** **15-083WID-DP** **Development Plan**

Claudia Husak said this is a request for a parking expansion of 32 spaces for the existing Nestlé Quality Assurance Center site west of Eiterman Road and south of the South Fork Indian Run. She said this is a request for review and approval for a Development Plan within the West Innovation District under the provisions of Zoning Code Section 153.042.

Ms. Husak said future building expansions were identified with the 2013 expansion. She said the proposed 32-parking space expansion is located to the rear (west) of the building, north of the loading and service areas, and is accessed from an internal drive on the west side of the site. She said the proposed sidewalk connection provides access from the parking area to the employee entrances located on the rear of the building. She explained the area is currently unoccupied but contains landscaping and mounding along the edges of the proposed parking area, which will remain or be relocated.

Ms. Husak said there are minimum/maximum parking requirements within the West Innovation District. She said with the current proposal, a total of 221 spaces will be located on site. She said the total parking requirements per Code for the existing facility with the approved building addition is 103 spaces. She said the current facility has a known parking shortage and has a shared parking agreement with the nearby church to accommodate its current parking needs. She said additional documentation provided indicates the approved expansion has increased the number of employees and the need for additional parking. She clarified that the applicant is asking for ART approval of a parking modification to exceed the Code requirements.

Ms. Husak said the applicant will need to provide any necessary additional bicycle parking spaces, if needed. She said a total of 15 bicycle spaces are required for the entire site, including the two additional spaces for the proposed parking expansion.

Ms. Husak said two additional trees are required with the proposed improvements to meet the required parking lot tree plantings.

Tony Weaver, Hixson Architecture, Engineering, Interiors (participated by phone) asked about the additional two trees required as he thought only one would need to be provided. Ms. Husak asked the applicant to confirm numbers at building permitting.

Mr. Weaver asked what was to be included in the request for more detailed analysis.

Aaron Stanford said for areas over 2000 square feet, the engineer providing the analysis needs to finalize and sign off on the plans to meet Code.

Ms. Husak said approval is recommended for a Development Plan with three conditions:

- 1) That the applicant provide any landscaping required by Code, subject to approval by Planning;
- 2) That the applicant demonstrates that the 15 bicycle parking spaces area is provided on-site; and
- 3) That the applicant provides a more detailed analysis with the building permit demonstrating how the proposed parking area meets the City's stormwater management requirements.

Mr. Papsidero asked the applicant if he agreed to the conditions to which Mr. Weaver said he did.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of the Development Plan with three conditions.

**5. BSD-SCN—J Tiger Martial Arts—Sign
15-086MPR**

**6627 Dublin Center Drive
Minor Project Review**

~~Marie Downie said this is a request for the installation of a new wall sign for a tenant in the Dublin Village Center shopping center on the west side of Dublin Center Drive, east of Village Parkway. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.~~

~~Ms. Downie presented revised signs from the applicant. She said the logo was removed from the wall sign and included as a window sign to be located to the right of the entrance. She reported the proposed wall sign meets Code for size, location, height, color, and number. She said the proposed window sign~~

~~requirements for this specific use, Planning recommends approval of an Administrative Departure to reduce the required number of bicycle parking from 28 to 20 spaces.~~

~~Mr. Phillabaum said approval is recommended for this Development Plan application consistent with the comments outlined in the ART report, with one Administrative Departure from Section 153.040(H)(1) to reduce the number of required bicycle parking spaces from 28 to 20 to be located and installed consistent with the provisions of this section.~~

~~Mr. Langworthy asked if the Administrative Review Team members or the applicant had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's approval of this application.~~

3. 13-037WID-DP – ID-1 – Nestlé QAC Expansion – Site & Architectural Modifications – 6625 Eiterman Road

Justin Goodwin said the applicants present were Bryan Sutherly, with Hixon Architects and Kevin Michel, Nestle's Finance and Control Manager. He said this a request for a 32,000-square-foot microbiology lab addition and associated site improvements to the Nestle' Quality Assurance Center. He said the site is located to the west of Eiterman Road and south of the South Fork Indian Run in the West Innovation District.

Mr. Goodwin presented an overview of the site plan and the comments addressed in the ART Report, including fences, landscape requirements, tree preservation, open space and greenways, utilities, parking requirements, parking adjustments, bicycle parking, loading areas, signs, site lighting, circulation and access, and fire requirements.

Mr. Goodwin said there are several Engineering items that will need attention prior to this project obtaining approvals during the building permit review process and they were also described in the ART report.

Mr. Goodwin said a tree waiver will be presented to City Council on May 20th for a tree-for-tree replacement that provides for all replacement inches of the six land mark trees to be removed.

Mr. Goodwin said approval is recommended for this Development Plan Application consistent with the comments outlined in the ART report, and contingent upon approval of a tree replacement waiver by City Council.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's approval of this application.

Case Review

None

Administrative

Mr. Langworthy asked Ms. Ray to provide a brief update regarding potential upcoming applications. Mr. Langworthy asked if there were any changes to the May 9, 2013 meeting minutes. Mr. Langworthy accepted the minutes into the record. Mr. Langworthy confirmed there were no further items of discussion and adjourned the meeting.