



MEETING MINUTES

Administrative Review Team

Thursday, July 20, 2017 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Kyle Kridler, Economic Development Administrator; Ray Harpham, Interim Chief Building Official; Matt Earman, Director of Parks and Recreation; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; and Mike Altomare, Fire Marshall.

Other Staff: Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Lori Burchett, Planner II; Logan Stang, Planner I; Nichole Martin, Planner I; and Laurie Wright, Administrative Support II.

Applicants: Carter Bean, Bean Architects (Case 2).

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the July 6 meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

1. BSD P – Columbus Metropolitan Library, Dublin Branch 17-069Z 75 N. High Street Rezoning

Jennifer Rauch said this is a proposal for Rezoning two parcels totaling 2.39 acres from BSD-P, Bridge Street District Public to BSD-HTN, Bridge Street District Historic Transition Neighborhood. She said the site is at the northwest corner of the intersection of N. High Street and North Street. She said this is a request for a review and recommendation of approval ultimately to City Council for a Standard District Rezoning under the provisions of Zoning Code Sections 153.232 and 153.234.

Ms. Rauch presented the plat and noted the two newly created lots #1 and #2 to be rezoned to the BSD Historic Transition Neighborhood, which allows numerous commercial, civic, public and institutional uses, such as office, eating and drinking facilities, libraries, schools, and government services. She said the adjacent properties to the south and west are identified as "Mixed-Use Village Center" on the Future Land Use Map, intended as moderately-sized nodes of commercial activity. The requested rezoning is in keeping with the future land use and development potential of the area, she said, and will permit development that corresponds with the future land use classification identified for this area of the City. She stated the construction of the street network associated with the construction of the CML Dublin Branch and the Downtown Dublin Parking Garage meet the Thoroughfare Plan and the BSD Street Network Map.

Ms. Rauch said approval is recommended to the Architectural Review Board as the rezoning meets the Community Plan who will then make a recommendation to the Planning and Zoning Commission, who in turn, make a recommendation to City Council.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Rezoning was recommended for approval by the ART and forwarded to the Architectural Review Board for their meeting on July 26 to then be recommended to the required reviewing body.



**2. BSD HTN – The Avenue
17-070ARB-MPR**

**94 N. High Street
Minor Project Review**

Nichole Martin said this is a proposal for exterior modifications to an existing mixed-use building on the east side of N. High Street, approximately 400 feet north of the intersection with North Street. She said this is a request for a review and a recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of the Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Martin presented an aerial view of the site as well as the site plan and noted the site features:

- First floor commercial Tenant A space within the building Z1 of the Bridge Park West development.
- Primary entrance located along N. High Street.
- South of the tenant space is the location of the Pedestrian Bridge Landing in the West Plaza.

Ms. Martin stated this is a proposal for exterior modifications to an existing tenant space located at the southwest corner of building Z1. She presented the proposed elevation (N. High St,) as well as the proposed elevation (West Plaza). The request she said is for review and a recommendation of approval to the Architectural Review Board for elements including:

Entry

- An entry canopy with a metal fascia, black and white scalloped fabric valance, and marquee lights.
- Wood entry doors in a dark finish, and two relocated sconces in a bronze finish on either side of the entry.
- Venetian-style urns proposed on either side of the entrance.

Windows

- Five black awnings with white piped detail and scalloped edge above the windows along N. High Street.
- Courtesy panels in black ceramic frit spandrel glass proposed on the lower portion of the windows.
- A decorative gold vinyl window striping, which requires an amendment to the approved Master Sign Plan to be approved and is not included as part of this application.

Enclosed Patio

- A soffit extension painted to match the building, a black and white fabric valance, and marquee lighting proposed to conceal the patio fans and heaters.
- A roll-down vinyl screen in a silver tweed is proposed to enclose the patio and ThermoVeil sunscreens are proposed in a Black/Brown basket weave pattern.
- The patio tables are shown as brilliant black with a brass edge and a black base. Two different bases are shown, inconsistent with each other, which should be clarified, prior to permitting. The chairs are proposed in faux bamboo style with all-weather woven material in a beige and burgundy pattern used for the seats and backs.
- Planters proposed to separate the patio from the public plaza.

Additional Details

- The applicant has indicated speakers are desired for the patio. A separate Conditional Use application will be required for approval of the use of speakers.
- Signs are not proposed and have not been reviewed for compliance as part of this application. Signs are required to meet the Master Sign Plan and require permits prior to installation.

Ms. Martin said the overall design theme of the building elevation along N. High Street provides a character consistent with Historic Dublin through the use of materials, colors, and window details and comply with historic color and material palettes identified in the *Historic Dublin Design Guidelines*. She added the

proposal incorporates a mix of architectural elements consistent with the tenant's brand, but inconsistent with the straight, modest lines of the building's architecture. She presented character photographs from The Avenue at another location and an example of the use of planters from Cap City.

Ms. Martin indicated the BSD identifies a desire to create active, walkable streetscapes through placemaking elements. Staff recognizes that placemaking can be achieved through a layering of a variety of elements; however, it is inconsistent with the existing urban fabric of N. High Street as the majority of adjacent structures date to the late 19th century and have simple vernacular architecture.

Ms. Martin said the use of marquee lights should be limited to the entrance on N. High Street in recognition that the brand can contribute to the sense of place in Historic Dublin, but Staff recommended all marquee lighting should be eliminated along the public plaza. Additionally, she reported, staff recommends the ART and the Architectural Review Board consider the elimination of white piping on the awning and canopy valances as the white piping accentuates the deviation in the awning and valance design from the clean lines of the architecture.

Ms. Martin stated the proposal meets all Code requirements for building type transparency, awning and canopy design, landscaping, and applicable use specific standards. Therefore, she said, approval is recommended to the Architectural Review Board for a Minor Project Review with five conditions that would be more in keeping with another recently approved MPR for a patio area:

- 1) That the proposed patio enclosure be a permanent structure constructed of material of an approved primary or secondary material, subject to ART approval;
- 2) That the marquee lighting be eliminated along the enclosed patio;
- 3) That the patio furniture be revised to be predominately black, subject to Staff approval prior to issuance of a Building Permit for work associated with this application;
- 4) That annually, all patio furniture will be removed and stored off-site between November 1st and March 1st; and
- 5) That a new Minor Project Review application be required for the expansion of patio space in the future.

Carter Bean, Bean Architects, said they are not necessarily agreeing to the conditions and what that would mean for the process. Ms. Martin said since this is a recommendation they do not have to agree to the conditions at this time. Jenny Rauch said it is also possible that the ARB will impose their own conditions of approval to which the applicant may not agree.

Donna Goss inquired about the materials used for the chairs. Mr. Bean answered the seat and back are covered in a synthetic weave and the structure of the chair is rattan for a more sophisticated look overall than just the black wrought-iron style furniture.

Ms. Goss asked if the wrought-iron style request written as a condition could be amended when it comes to chairs. She suggested that wrought-iron can be uncomfortable and she did not want to start seeing establishments using chair pads.

Mr. Bean suggested they could propose something more in keeping with black wrought-iron but perhaps a black lacquer frame instead of the rattan.

Ms. Rauch reported that the ARB had suggested staff create a palette and options for acceptable outdoor furniture for applicants to choose from for establishments in the Historic District going forward so this does not have to be discussed with every application. Taking a cue from the ARB, Ms. Rauch said this information could be used by the ART as well.

Vince Papsidero inquired about the furniture approved for the 3 Palms Restaurant. Ms. Martin explained because their space is a more permanent enclosure, the furniture for the patio is the same furniture that is used internally. Mr. Bean said some of their decisions hinge on what is approved for the patio itself.

Mr. Papsidero added that the patio for The Avenue opens onto a very public plaza so that is why Staff is suggesting to tone down the visual impact of the elements so close to the West Plaza and (future) Pedestrian Bridge.

Matt Earman inquired about the planter color to which Mr. Bean responded was matte black. He added these will be used as a barrier with a railing at the end of the planters that complement the (future) Pedestrian Bridge design.

Shawn Krawetzki asked about the material the planters would be made of as they may need to be moved in the future. Mr. Bean answered a fiberglass material. Mr. Krawetzki cautioned that it is possible for fiberglass to get scratched and have a rough, worn down appearance. As an alternative, he suggested matching the architecture.

Ray Harpham inquired about the cover as it appears tilted and is concerned about rain runoff. Mr. Bean said he was concerned as well and is looking into the matter. Mr. Krawetzki said there should not be standing stormwater on the West Plaza.

After some discussion, Ms. Martin said approval is recommended to the Architectural Review Board for the Minor Project Review with the amended six conditions:

- 1) That the proposed patio enclosure be a permanent structure constructed of material of an approved primary or secondary material, subject to ART approval;
- 2) That the marquee lighting be eliminated along the enclosed patio;
- 3) That the patio furniture be predominantly black, subject to Staff approval prior issuance of a Building Permit for work associated with this application;
- 4) That annually, all patio furniture will be removed and stored off-site between November 1st and March 1st;
- 5) That a new Minor Project Review application be required for the expansion of patio space in the future; and
- 6) That the patio planters be revised to cedar and color matched to the base of the building.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Minor Project Review was recommended for approval by the ART with six conditions and forwarded to the Architectural Review Board for the meeting on July 26th.

3. Historic Dublin – BSD Code Amendment 17-052ADMC

Historic Dublin Administrative Request – Code

Nichole Martin said this is a proposal for amendments to Sections 153.058, 153.059, and 153.062 of the Bridge Street District Zoning Code. These revisions address the structural components to the BSD Zoning Code to add a new district and address building type requirements for the Historic Cottage Commercial building. She said this is a request for a review and recommendation of approval to the Architectural Review Board regarding proposed amendments under the provisions of Zoning Code Sections 153.232, 153.234 and 153.066, and the *Historic Dublin Design Guidelines*.

Ms. Martin indicated the proposed Code amendment responds to the community desire to allow for a mix of uses while preserving the existing residential character that is a critical component to a support vibrant,

walkable, mixed-use community. She said the following sections summarize the proposal and major components and considerations of each section of the zoning regulations proposed for the amendment.

Ms. Martin explained the proposed Code changes place limits on the size and scale of all future development within a new sub-district (BSD – Historic South) and the proposed amendments define the new zoning district and outline permitted uses for the new district. Additionally, permitted building types are defined for the district, she said, which are proposed to include building types: Single-Family Detached, Historic Cottage Commercial, and Civic. She explained the Historic Cottage Commercial building type is refined to more closely align with the existing character in the southern portion of Historic Dublin that is dominated by 1.5 - to 2-story “cottage” type residential-style buildings.

Code Changes proposed per Section are summarized as follows:

§153.058

- Creation of the Historic South District and identification of the sub-district’s intent.

§153.059

- Identification of permitted and conditional uses for the Historic South District.
- Application of use-specific standards for Eating and Drinking facilities, and Exercise and Fitness facilities.
 - Eating and Drinking facilities are size-limited, with limited hours of operation, and limited hours for commercial deliveries and refuse collections. The hours of operation can be modified as part of a request for a Conditional Use.
 - Exercise and Fitness facilities are size-limited.

§153.062

- Revisions to the building type standards for the Historic Cottage Commercial building.
- Building height is limited to two stories or a maximum of 24-feet to the eave; and one and half stories or a maximum of 18-feet to the eave within 50-feet of the rear lot line.
- A reduction in the footprint of any individual building to 1,800 square feet to ensure scale is consistent with the existing character of the sub-district (individual buildings on the same parcel can be connected via an “enclosed connection” or hallway).
- Maximum building coverage is limited to 50 percent of a site, and maximum impervious coverage has been reduced to 65 percent (from the earlier proposal of 75 percent).
- On-site parking cannot be visible from High Street; it must be located behind buildings.

Ms. Martin said approval is recommended to the Architectural Review Board for the BSD Code amendments.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Administrative Request for Zoning Code Amendments was recommended for approval by the ART and forwarded to the Architectural Review Board for the meeting on July 26th.

**4. Historic Dublin – Zoning Map Amendment
17-074Z**

**Historic Dublin
Rezoning**

Nichole Martin said this is a proposal for an amendment to the Zoning Map to establish Bridge Street District Historic South as a new zoning district. She noted the sites are located within Historic Dublin along S. High Street, south of Spring Hill and north of John Wright Lane. She said this is a request for a review and approval of proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232, 153.234 and 153.066.

Ms. Martin reported the City of Dublin is sponsoring this application to rezone 25 parcels (and portions of parcels) to the new BSD Historic South District.

Ms. Martin presented the Proposed Zoning Map, showing the existing and proposed BSD zoning districts. She stated the new BSD Historic South District will be applied to land generally along S. High Street, south of Spring Hill and north of John Wright Lane. The proposed Zoning Map amendment to the BSD Historic Core, she said, will facilitate implementation of the land use, transportation, and open space objectives of the Bridge Street District Area Plan of the Dublin Community Plan.

Ms. Martin said approval is recommended to the Architectural Review Board for an amendment to the Zoning Map for the inclusion of the Historic South Zoning District.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Rezoning was recommended for approval by the ART and forwarded to the Architectural Review Board for the meeting on July 26th.

**5. Downtown Dublin Parking Garage
17-075CU**

**75 N. High Street
Conditional Use**

Jennifer Rauch said this is a proposal to permit a parking structure within the BSD Public District in Historic Dublin. She said the site is approximately 250 feet northwest of the intersection of N. High Street and North Street. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Conditional Use under the provisions of Zoning Code Sections 153.066 and 153.236.

Ms. Rauch noted the site features:

- Significant grade change across the site, with the largest change from west to east along the northern boundary.
- Existing library building located in the northeastern portion of the site.
- Off-street parking located to the south and west of the existing building.

Ms. Rauch noted future improvements:

- Creation of two new parcels for the library and garage.
- Street network improvements: (future) Rock Cress Parkway along the north, (future) Franklin Street extension along the west, and modifications to existing North Street to the south and N. High Street to the east.
- Future improvements under review as a separate application (17-068PP/FP)

Ms. Rauch stated that additions to the street network will occur in conjunction with the proposed library and parking garage applications; utilities and stormwater management will be addressed as the proposals move forward.

Ms. Rauch said this is a proposal to permit a parking garage that is not lined by occupied space along a public street frontage, as is required by Code. She said the BSD Public District permits institutional use, such as libraries, schools, and parks but stand-alone parking structures require a Conditional Use.

Ms. Rauch said the parking garage is located on the west side of the proposed library building and plaza site, and extends west toward the (future) Franklin Street extension. She noted the garage site has frontage along three public rights-of-way: (future) Rock Cress Parkway, North Street, and (future) Franklin Street extension. She stated the BSD Code requires parking structures to be lined with occupied space along a

public or private street frontage, and parking structures within non-occupied space require a Conditional Use approval.

Ms. Rauch said the required location for occupied space along the north elevation is opposite the Grounds of Remembrance along Rock Cress Parkway, making the addition of commercial uses inappropriate. The incorporation of commercial uses along the future extension of Franklin Street and North Street she said would decrease the number of spaces available for parking, which is the main goal of this public parking garage.

Ms. Rauch added that Code requires 151 parking spaces for the library; the proposed garage indicates 549 parking spaces. However, as part of the development agreement, she explained the library will be allocated 200 spaces - the remaining spaces will be public parking. She noted that ADA parking spaces are located at key locations on the first two levels, including the northwest corner of the garage to accommodate users of the Grounds of Remembrance.

Ms. Rauch said approval is recommended to the Planning and Zoning Commission for a Conditional Use with no conditions.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Conditional Use was recommended for approval by the ART and forwarded to the Planning and Zoning Commission for the meeting on August 10, 2017.

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:45 pm.

As approved by the Administrative Review Team on August 3, 2017.