



MEETING MINUTES

Administrative Review Team

Thursday, August 15, 2019 | 2:00 pm

ART Members and Designees: Jennifer Rauch, Interim Director(Chair); Donna Goss, Director of Development; Brad Fagrell, Director of Building Standards; Rachel Ray, Economic Development Administrator; Shawn Krawetzki, Landscape Architect; Renae Rice, Police Sergeant; Aaron Stanford, Sr. Civil Engineer; Mike Altomare, Fire Marshal.

Other Staff: Claudia Husak, Senior Planner; Chase Ridge, Planner I; Nicki Martin, Planner II; Zach Hounshell, Planner I; and Laurie Wright, Administrative Support II.

Applicants: Tom Hart, Isaac Wiles; Dustin Todd, Architectural Alliance; Brain Reynolds, Renier; Gregory Krobot, GrKLA; Curtis Echelberry, Advanced Civil Design (Case 1); Michel Lamping, First Federal and Kevin McCauley, Stavroff (Case 2); and David Keyser, DKB Architects (Case 3).

Ms. Rauch called the meeting to order at 2:03 pm. She asked if there were any amendments to the meeting minutes from July 25, 2019. [There were none.] The minutes were approved as presented.

DETERMINATION

1. Germain Honda at 6715 Sawmill Road Minor Project Review

Ms. Martin said this application is a proposal for parking lot and landscape modifications to an existing car dealership. The 12.27-acre site is zoned Bridge Street District Sawmill Center Neighborhood. She presented an aerial view of the site and noted the "missing notch section" is not part of this application. She presented photographs of the existing conditions and the existing site plan noting the new car store and the used car store. There is a variety of parking orientations and the goal is to modify the layout including access points, landscaping, and the dumpster enclosure.

The proposed site plan showed the removal of the Sawmill Road, right-in access point (most north), the addition of Dublin Center Drive access point (most south), the dumpster enclosure relocation and size reduction, and the parking optimization and reorientation that includes 359 parking spaces and 657 vehicle inventory storage for a total increase of 178 spaces. Approval of a Parking Plan to document types, number, and location of parking and vehicle storage facilities is required with this application and will accommodate over 1000 vehicles.

Ms. Martin shared the applicant's sample of mostly white rock for the dumpster enclosure to match the new car store, which staff had requested.

Ms. Martin presented the tree removal and landscaping plan and explained there are 3213 total caliper inches of existing protected trees, 1240 total caliper inches to be removed from the protected tree inventory, 1973 caliper inches of protected trees to be preserved. The applicant will pay a fee-in-lieu of tree replacement in the amount of \$186,000. The applicant is proposing to enhance the three access points along Dublin Center Drive with new shrubs. Staff has asked the applicant to work with the City to select shrubs and grasses that will provide year-round color for the best impact.



All sight lighting is new to be incorporated with the parking lot modifications. The entire site will have a total of 88 new parking lot light fixtures and 15 new building mounted light fixtures, which are the same light fixtures used as part of the first phase of improvements.

Phase II work will occur over the next year with the perimeter landscaping being completed first. There are five items that will be deferred: frontage on Sawmill Road, sidewalk extensions and connections; bicycle parking; architectural modifications; and signs. Ms. Martin instructed the applicant to show proposed bike parking in the future.

The Administrative Departure for interior landscaping was explained and since this is not significant it makes sense to be approved at the ART staff level. The requirement is for a maximum run of 12 parking spaces to be permitted without a tree island and the applicant is just requesting 13 parking spaces.

Ms. Martin said approval is recommended for an Administrative Departure – Zoning Code Section 153.065(D)(5)(c) – Interior Landscaping:

1. To permit a maximum run of 13 parking spaces without a landscape islands.

Ms. Martin said approval is recommended for this Minor Project Review with a Parking Plan with three conditions:

- 1) That the applicant work with the City to revise the entry shrub selections to incorporate sections that will provide year-round color;
- 2) That the applicant provide a minimum of four bicycle parking spaces with the future building modifications; and
- 3) That the applicant revise the dumpster enclosure to be constructed of brick in a color matching the new car store, subject to Staff approval.

The applicant agreed to the conditions.

Ms. Rauch asked if there were any questions or concerns. [Hearing none.] She motioned to approve the Administrative Departure and Ms. Goss seconded. (Approved 8 – 0) Ms. Rauch motioned to approve the Minor Project with a Parking Plan and Ms. Goss seconded. (Approved 8 – 0)

INTRODUCTION/DETERMINATION

2. First Federal Lakewood at 6601 Dublin Center Drive Minor Project Review

Ms. Martin said this application is a proposal for the construction of two ground signs for an existing commercial property. The 1.23-acre site is zoned Bridge Street District Sawmill Center Neighborhood.

Ms. Martin presented an aerial view of the site and stated the building slated for a bank is currently vacant but various bank branches have occupied the space over time. The ground signs are being requested as there are no existing ground signs or wall signs on site. She presented the mirror images of the two identical proposed ground signs at 18 square feet in size with a height of four feet, three inches. They have a brick masonry base with a swooping dark gray sign face that will be routed to accommodate white acrylic push-thru letters, a half inch reveal and illuminated with a white LED halo. A corporate logo of similar style and construction will be incorporated into the sign's primary copy that includes the business name. This design is intended to be consistent with the proposed Dublin Village Center Master Sign Plan, which is not yet adopted and will contain the Dublin Village Center logo mounted directly onto the brick base.

Ms. Martin presented the proposed sign locations, which will be determined at sign permitting based on the City Engineer's review. She said staff reviewed this application against the Minor Project Review criteria and found it to meet the requirements. Therefore, approval is recommended for this Minor Project Review with the following condition:

- 1) That the applicant provide Staff with a brick specification and sample, subject to Planning approval, prior to issuance of a permanent sign permit.

Kevin McCauley, Stavroff, did not need to add to the presentation.

Ms. Goss said she was not familiar with the site and asked if there is a drive-through component and where one enters versus the sign placement. Ms. Martin explained there are additional directional signs requested but they meet Code so approval is not needed.

Ms. Ray asked if the text and logo are similar to other facilities with the corporate green color and a tree. Ms. Martin explained this is the first full-service office, an expansion to consolidate other offices.

Mr. Stanford inquired about the water main line and the roundabout just to the west. He said the parcel line is different than the applicant has shown. He presented a 10-foot easement and said the applicant may have to adjust the location of the sign to make sure it is off the water line. Ms. Martin suggested a second condition be added:

- 2) Signs must be located outside the right-of-way and not within an easement, subject to Engineering approval.

The applicant asked if the bike path will be extended from the left side to across the property. Mr. Stanford answered it could be connected in the future, one of two ways.

Ms. Rauch asked if there were any further questions or concerns. [Hearing none.] She motioned to approve the Minor Project with two conditions and Ms. Goss seconded. (Approved 8 – 0)

INTRODUCTION

3. Frank and Carl's Sandwiches at 6658 Longshore Street Minor Project Review

Mr. Ridge said this application is an introduction to a proposal for exterior modifications to an existing tenant space in building B4 of the Bridge Park Development. He presented an aerial view of the site, which is on the east side of Longshore Street, northeast of the AC Marriott Hotel, and zoned Bridge Street District Scioto River Neighborhood. He stated the ART is the final reviewing body for this application so pending today's discussion, this will likely return to the ART at a future meeting for a determination.

Mr. Ridge presented the context noting where this tenant space is located within the building and existing conditions. He said the tenant space has been vacant and the exterior for this space has remained unchanged from when it was first constructed. He presented the proposed improvements to modify this tenant space. The proposed improvements include a black aluminum storefront, new wood door, prefinished metal paneling, a folding glass "nano wall" that opens into the interior, and a new canvas awning. The Code requirement for the first floor transparency is 60%. Current transparency is 69% and would be brought to 66% with this proposal, leaving 6% transparency to work with in the future.

David Keyser, DKB Architects brought handouts about signs, which meet the Master Sign Plan. He noted a change from the submittal, which is to the metal panel below the nano wall. It will now be a flat metal panel instead of corrugated and the door will be black.

Mr. Krawetzki noted there are no black components anywhere else on this building. Crawford Hoying Development Partners had designed this to be very plain compared to the other buildings in the development. Other facades have better fenestration.

Mr. Fagrell inquired about the location of the awning and if it touches the underside of the balcony above. Mr. Keyser answered that it does not touch the bottom of the balcony above and that it is six to eight inches below. He stated that the new awning extends three to four feet out. Mr. Krawetzki was concerned the awning would reach the street tree. Mr. Fagrell asked if any venting was needed. The applicant answered the awning does not have sides on it, allowing for air flow.

Ms. Rauch said she likes the flat panel and door change. She asked if there were any further comments, questions or concerns. [Hearing none.]

ADJOURNMENT

Ms. Rauch adjourned the meeting at 2:30 pm.