



MEETING MINUTES

Administrative Review Team

Thursday, August 29, 2019 | 2:00 pm

ART Members and Designees: Jennifer Rauch, Interim Director(Chair); Donna Goss, Director of Development; Brad Fagrell, Director of Building Standards; Colleen Gilger, Director of Economic Development; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Sr. Civil Engineer; and 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: Jordan Sandvig, DK Architects (Case 1); Max Stafford, Frank & Carl's Dublin, LLC, and David Keyser, DKB Architects (Case 2); Jennifer Carney, Carney Ranker (Case 3).

Ms. Rauch called the meeting to order at 2:04 pm. She asked if there were any amendments to the meeting minutes from August 15, 2019. [There were none.] The minutes were approved as presented.

Ms. Rauch noted the following Minor Modification:

1. Bridge Park, Block A, Building A1 – Utility Enclosure Screening - Other modifications deemed appropriate by the Planning Director.

DETERMINATION

1. **Fukuryu Patio at 4540 Bridge Park Avenue Minor Project Review**

www.dublinohiousa.gov/art/19-054

Mr. Ridge said this application is a proposal for the construction of a patio and associated site improvements for an existing tenant space located within Bridge Park. This Minor Project is working to get an existing, unpermitted patio into compliance. The Administrative Review Team (ART) is the final reviewing body for this application, and a determination is being requested today.

Mr. Ridge presented an aerial view of the site on the northwest corner of Bridge Park Avenue and Mooney Street. A drawing presented showed the location of the tenant space in this building on the east side for context. The proposed site plan has the patio boundaries staying as they currently exist at approximately 7.5 feet wide, which leaves 3 feet of unobstructed space for pedestrian movement inside the patio and the six feet between the patio and existing landscaping to the east, is required by Code. The patio encroaches into the right-of-way by six feet, which is permitted per the Bridge Park Development Agreement, subject to City approval from the required reviewing body. He explained this is permitted for up to 50% of any building frontage for dining patios and this brings the south elevation to 50% and the east elevation to 40% of the total building frontage.

Mr. Ridge provided a photograph of the current screening around the patio, which is nearly 100% opaque and the proposed screening that will increase the transparency to more than 50%, as required by Code. The proposal calls for a stainless steel cable railing, the retention of the existing galvanized metal posts that will be painted black, and a galvanized metal rail on the top of the fence to provide a more polished/finished appearance. The total height is proposed at two feet, eight inches. The existing two-square-inch galvanized



metal posts will remain but will be painted black. He also presented the proposed outdoor furniture. Code requires that outdoor furniture must be of the same quality and character as the indoor offerings, which the applicant has addressed since the introduction.

Mr. Ridge said this application was reviewed against the Minor Project Review Criteria, which it met. Therefore, approval is recommended without conditions.

Ms. Sandvig said she did not have anything to add to the presentation but appreciated staff's time.

Ms. Husak stated she wants to ensure the speakers are removed in a timely manner and requested a condition be written. Ms. Sandvig said the owner intends to take down the speakers at the end of the season. They want to meet requirements as he knows he is in violation of the Code. Ms. Rauch said if the owner would like to have speakers up permanently, he just has to put in a request for a Conditional Use and the Planning and Zoning Commission (PZC) will make a ruling. These applications are typically given approval.

Given the current situation, a condition was added to this approval as follows:

- 1) That the applicant remove the speakers by September 30 or apply for a Conditional Use.

Ms. Rauch asked if there were any further questions or concerns. [Hearing none.] (Approved 7 – 0)

2. Frank and Carl's Sandwiches at 6658 Longshore Street www.dublinohiousa.gov/art/19-071 Minor Project Review

Mr. Ridge said this application is 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 and a determination is being requested today.

Mr. Ridge presented images of the existing conditions and explained the tenant space was previously vacant and the exterior for this space has remained unchanged from when it was first constructed. Proposed improvements include: a black aluminum storefront; black awning; a nano wall that folds into the interior, black metal paneling, and a window graphic. The proposed Frank & Carl's sign on the door would be considered a window sign and is not part of this review as the intention is to meet the Master Sign Plan requirements for this development.

Per the BSD Code Section 153.062(O) - 60% transparency is required for the first floor. Currently, transparency sits at 69%, and would be brought to 66% with this proposal, leaving 6% transparency to work with in the future.

Mr. Ridge said this application was reviewed against the Minor Project Review Criteria, which it met. Therefore, approval is recommended without conditions.

Ms. Gilger asked when this restaurant plans to open. The applicant replied they would like to open by mid-November, if possible.

Ms. Rauch asked if there were any other questions or concerns. [Hearing none.] (Approved 7 – 0)

INTRODUCTION

3. OhioHealth Primary Care Physicians at 250 W. Bridge Street Minor Project Review

www.dublinohiousa.gov/art/19-074

Mr. Hounshell said this application is an introductory proposal for a building addition the approximate size of 336 square feet for an existing medical office building. The 2.22-acre site is north of Dublin Plaza, south of the Post Office, and zoned Bridge Street District Indian Run Neighborhood. The Administrative Review Team (ART) is the final reviewing body and a determination is tentatively scheduled for September 5, 2019.

Mr. Hounshell presented the east, south, and west elevations under the current conditions. He presented the proposed site plan and explained the addition will serve as an improvement to the entrance of the building and will add an elevator for the OhioHealth business. An HVAC unit will be located on a concrete pad on the west side of the building, screened with evergreen landscaping, which will also lead to a new entrance. The height of the new addition on the front/south elevation is proposed at 30 feet, 4 inches and clad in a cultured stone veneer. The addition will be a little taller than the height of the building and storefront windows will be aluminum clad. Side images of the west and east elevation show the canopy at 10 feet above ground level over the entrance and is made of Aluminum Composite Panels (ACM). Spandral glass (highly tinted) is proposed for the glass panes below the ACM panels and below the metal coping at the top of the addition.

Lastly, Mr. Hounshell presented a colored rendering of the proposed addition.

Jennifer Carney, Carney Ranker Architects, added they are modifying the whole interior of the building and plan to have it completed within a year. The building will provide services such as a laboratory, primary care imaging, and pulmonary care.

Ms. Goss inquired about signs. Ms. Carney stated they will return for a review of signs after submitting another application and that the existing sign out front of the building will be changed.

Ms. Gilger asked if they plan to use the existing elevator too. Ms. Carney replied affirmatively; both elevators will be operational. She added the glass will match the existing glass but the framing will change.

Mr. Krawetzki asked why the applicant selected stone for the addition when the building is clad in brick. Ms. Carney answered the stone is a brand for OhioHealth. Mr. Krawetzki also asked what type of plant material would screen the HVAC unit. The reply was 12-foot arborvitae to screen the 7-foot HVAC unit. The landscaping around the current entrance will be modified.

ADJOURNMENT

Ms. Rauch adjourned the meeting at 2:20 pm.