



# 18-041WR—BLOCK H

## Site Location

Located on the west side of Dale Drive, south of the intersection with John Shields Parkway.

## Proposal

Review and recommendation of approval for a Waiver Review for fypon for trim details.

## Zoning

Bridge Street District, Scioto River Neighborhood

## Property Owner

Crawford Hoying LLC

## Applicant/Representative

David Keyser, DKB Architects

## Applicable Land Use Regulations

Code Section 153.066

## ART Recommendation

Recommendation of approval to the Planning and Zoning Commission with no conditions.

## Contents

1. Context Map.....	2
2. Overview.....	3
3. Analysis .....	5
4. Recommendation .....	6

## Case Manager

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## Summary

A Waiver Review to allow for an alternative secondary material (fypon) on the exterior elevations as architectural detailing that is not a permitted material within the zoning code.

## Zoning Map



## Next Steps

Upon approval for the waiver the Planning and Zoning Commission the applicant can file for building permits.

**1. Context Map**

Located on the west side of Dale Drive, south of the intersection with John Shields Parkway.



## 2. Overview

### A. Background

The Planning and Zoning Commission reviewed the proposed material at their meeting on June 21, 2018. While the Commission was supportive of the material, there were concerns with the height, size, and profile of the trim piece and whether it would match the appearance of the approved trim on the townhomes. The proposed fypon is not manufactured in the same vertical dimension as EIFS. The applicant has revised the trim detail to closer match the height of the approved trim. Materials have been submitted that accurately reflect the size and profile of the proposed trim as it will be applied.

At their regular meeting on June 7, 2018, the ART reviewed and recommended approval for waiver to allow for the use of fypon as a secondary material. The ART had questions regarding maintenance and installation. The applicant noted this material has been used throughout the region and will be limited to the areas which were previously approved for EIFS, which is primarily trim and cornice details. The applicant noted this product requires less maintenance than wood and is a better option for these areas that are harder to access.

The Planning and Zoning Commission reviewed and approved a Site Plan on December 1, 2016 (16-097SPR) for changes to the facades of each building including balcony and window placement and replacing brick with fiber cement panels on rear elevations facing the auto court. Minor changes to the site layout, including removing the pool, were also reviewed and approved.

The Commission recommended approval of the preliminary and final plats on July 7, 2016 and City Council approved the plats on November 21, 2016.

The Planning and Zoning Commission informally reviewed and provided feedback on this proposal on June 9, 2016 and City Council approved the Basic Plan and designated the Planning and Zoning Commission as the reviewing body for future applications on July 5, 2016. Two waivers were approved at Basic Plan Review for front property line coverage and permitted roof types.

On January 20, 2015, City Council reviewed a Basic Development Plan for all blocks of the Bridge Park development and Basic Site Plan for only Blocks B and C. City Council made determinations on the Basic Development and Site Plans including 5 waivers to the Code requirements and the required reviewing body for future applications. Subsequently, on March 9, 2015 a Preliminary Plat for the entire development was approved. City Council approved a Basic Site Plan for Block A on December 7, 2015 and also determined future reviews by the Commission.

### B. Site Characteristics

#### 1) Natural Features

The site currently contains townhome units currently under construction. The site slopes from East (higher) to West (lower).

#### 2) Historic and Cultural Facilities

There are no historic or cultural facilities present on this site.



### 3) Surrounding Land Use and Development Character

North: Bridge Street District, Scioto River Neighborhood District  
(Commercial (Vrable Heathcare), Greenway)  
East: Bridge Street District, Residential District  
(Sycamore Ridge)  
South: Bridge Street District, Scioto River Neighborhood District  
(Commercial, Block G)  
West: Bridge Street District, Scioto River Neighborhood District (Block D)

### 4) Road, Pedestrian and Bike Network

The site has frontage on Mooney, Dale Drive, Larimer Street, Tuller Ridge Drive, and John Shields Parkway. The streets have been developed to the City's street character guidelines. The pedestrian and bicycle network will be developed and maintained throughout the development, with sidewalks on all streets.

### 5) Utilities

The site is served by extending public utilities, including sanitary and water. Electrical and gas will be provided from extensions on site.

## C. Proposal

This is a request to for a waiver review to allow for Fypon (polyurethane fypon cornice moulding) to be used as trim in areas previously approved with EIFS. The requested material would only be used in areas currently shown on the approved plan as EIFS and are limited to trim and detail work, including cornices. No changes to the other materials are proposed with this application. The color, consistency, and finish will match the approved EIFS.

## 3. Site Plan

The approved site plan shows the locations of the townhome buildings and site layout.



## 4. Criteria Analysis

### A. Waiver Review Analysis

- 1) **The need for the Waiver is caused by unique conditions outside the control of the owner/lessee.**  
Criteria met. Unforeseen exterior detailing work necessitates the need to change the trim material. The waiver request allows the applicant to utilize a more durable product that will require less maintenance.
- 2) **The Waiver will generally meet the spirit and intent of the BSD Plan and supports the commonly accepted principles of walkable urbanism.**  
Criteria met. The proposed request will not detract from the aesthetic of the buildings and is consistent with the overall design and architecture of the townhomes. The architectural elements of the building will conform with the principles of walkable urbanism, specifically that the building has a range of high-quality architectural style that reinforces the unique identity of the Scioto River Neighborhood district and contemporary architecture that reflects Dublin's commitment to high quality and enduring character.
- 3) **The Waiver is not being requested solely to reduce cost or as a matter of general convenience.**  
Criteria met. There is no indication in the application to show that this request is to reduce cost or as a matter of general convenience.
- 4) **The Waiver will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.**  
Criteria met. The proposed material is more durable than the approved EIFS with greater longevity that will resist fading.
- 5) **The requested modification would better be addressed through the Waiver rather than an amendment to the requirements of this Chapter.**  
Criteria met. The requirements of this chapter should not be amended to allow for this type of request.
- 6) **For Development Plans, the other Development Plan elements not affected by the Waiver will be generally consistent with §153.060(A) and §153.061(A).**  
Criteria not applicable. A Development Plan is not a part of this application.
- 7) **For Site Plan reviews and Minor Project Reviews, the Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSD zoning district.**  
Criteria not applicable. No changes to uses or open space are included as part of this application.

## 5. Recommendation

### **ART Recommendation**

The proposed Waiver Review is consistent with all of the applicable review criteria.

**Approval** is recommended with no conditions.