



To: Members of Dublin Planning and Zoning Commission

From: Jennifer Rauch, Director of Planning

Date: February 4, 2021

Initiated By: Chase J. Ridge, Planner I

Re: Heartland Bank Reconsideration Request (Case 20-207FDP)

Summary

The applicant is requesting Reconsideration of the determination made by the Planning and Zoning Commission (PZC) on January 7, 2021. The procedure for Reconsideration can be found in Section X of the City of Dublin Planning and Zoning Commission Rules and Regulations, outlined below:

X. Reconsideration

- A. All actions by the Commission shall be final subject to the provisions of this section. Actions may be reconsidered by the Commission upon its own motion or for good cause shown.*
- B. Any member who voted on the prevailing side of a motion may move to reconsider any action of the Commission, provided that such motion must be made no later than the second regular meeting after the original action from which reconsideration is being requested. Only one motion to reconsider shall be made upon any application.*
- C. Reconsideration shall be granted by a majority vote of the members in attendance after a determination that there are new facts or a change in circumstances from the original decision. The reasons for granting reconsideration shall be included within the Commission's decision.*

Case History

At the July 9, 2020 meeting, the Commission reviewed and provided feedback on a Concept Plan for this site. PZC members were generally in favor of the modernization and of the proposed updates, but had concerns about the proposed aluminum exterior material selection.

At the October 15, 2020 PZC meeting, the Commission reviewed a Preliminary Development Plan for the site, which was largely unchanged from the Concept Plan. The PZC approved three waivers, as well as the PDP, with four conditions. The three waivers were to allow a parapet taller than Code permits, to allow a lower percentage of primary materials on each façade than Code requires, and to allow a lower percentage of transparency than is required per Code on each façade. The four conditions addressed drainage and grade concerns, excess parking on the site, transparency calculations, and selecting an exterior cladding material.

Most recently at the January 7, 2021 PZC meeting, the Commission reviewed a Final Development Plan (FDP) and associated Master Sign Plan (MSP) for the site. Staff recommended approval of both the FDP and MSP, as well as an associated Parking Plan. Approval of the FDP was recommended with no conditions. Staff recommended three conditions of approval with the MSP, addressing sign size details, fabrication, and directional and ATM signs. The Commission approved the MSP with the three conditions. In consideration of the FDP, PZC members identified concerns regarding the proposed exterior synthetic cladding material (Trespa). Based on the information

available at the time, the Commission voted 4-3 to disapprove the FDP. The Commission was generally supportive of the FDP outside of the proposed cladding material.

Request

The applicant is requesting that the PZC move to reconsider the determination made at the January 7, 2021 PZC meeting. A formal letter outlining their request has been submitted, with the merits by which it is being requested outlined. The applicant intends to provide additional information on the proposed material, as well as other materials discussed at the meeting. The applicant has committed to providing mock-ups of the proposed Trespa material, as well as alternatives for review by the PZC. A new rendering will be provided for each material for reference and scale. Should the request be approved, then the formal reconsideration would occur at a future meeting date.

Recommendation

Staff recommends that the Planning and Zoning Commission move to reconsider this application for a Final Development Plan (Case 20-170FDP) based on the new information provided.