



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, July 30, 2020

The Administrative Review Team made the following determination at this meeting:

**1. 3800 W. Dublin-Granville Road  
20-071MPR**

**Minor Project Review**

Proposal:	A landscaping plan for an existing office building/bank on a ±7-acre site.
Location:	Northeast of the intersection of W. Dublin-Granville Road with Dublin Center Drive and zoned Bridge Street District Sawmill Center Neighborhood
Request:	Review and approval of a Minor Project under the provisions of Zoning Code Section 153.066.
Applicant:	Joseph Miller; Vorys, Slater, Seymour, and Pease, LLP.
Planning Contact:	Nichole M. Martin, AICP, Planner II
Contact Information:	614.410.4635, nmartin@dublin.oh.us
Case Information:	www.dublinohiousa.gov/art/20-071

**Request:** Approval for a Minor Project Review with the following condition:

- 1) That the replacement trees that decline within five years be replaced on an inch-for-inch basis.

**Determination:** This application was approved (6 – 0). This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code §153.065(H) and §153.066(G).

### STAFF CERTIFICATION

DocuSigned by:  
  
 \_\_\_\_\_  
 Jennifer M. Rauch, AICP  
 Planning Director





## MEETING MINUTES

# Administrative Review Team

Thursday, July 30, 2020 | Live Streaming on YouTube at 2:00 pm

**ART Members and Designees:** Jennifer Rauch, Planning Director (Chair); Colleen Gilger, Director of Economic Development; Brad Fagrill, Building Standards Director; Shawn Krawetzki, Landscape Architect Manager; Michael Hendershot, Civil Engineer II; and Chad Hamilton, Fire Inspector.

**Other Staff:** Nichole Martin, Planner II

**Applicant:** Todd Faris, Faris Planning and Design; and Chris Ingram, Vorys, Stater, Seymour, and Pease, LLP. (Case 1)

Ms. Rauch welcomed everyone and called the meeting to order at 2:00 pm. Per the State of Emergency, laws were enacted including the Stay at Home Order for which the City will need to live-stream all public meetings until that order has lifted. Comments can be submitted on the City's website before or during the meeting.

Ms. Rauch asked if there were any amendments to the meeting minutes from July 16, 2020. [There were none.] The minutes were approved as presented.

### INTRODUCTION/DETERMINATION

#### 1. **3800 W. Dublin-Granville Road 20-071MPR**

#### **Minor Project Review**

Ms. Martin said this application is a proposal for a landscaping plan for an existing office building/bank northeast of the intersection of W. Dublin-Granville Road with Dublin Center Drive and zoned Bridge Street District Sawmill Center Neighborhood. She presented an aerial view of the ±7-acre site.

Ms. Martin presented the proposed tree removal for the site and noted staff including Brian Martin, Zoning Inspector; and the Brian Goodall, City Forrester, have collaborated with the applicant. The intent of this proposal is to update the site and enhance the overall character.

Ms. Martin said the applicant has proposed to remove 261 caliper inches, which include: 59 caliper inches on the bank parcel; and 202 caliper inches on the Sawmill Road parcel. She added 261 caliper inches are proposed to be planted.

Ms. Martin said the caliper inches are proposed to be replaced on site and she presented the proposed landscape plan and highlighted the street trees along W. Dublin-Granville Road that are to remain in addition to 6 new trees on Dublin Center Drive; 10 new trees on Banker Drive; and 2 new trees on Sawmill Road. She stated that for the foundation plantings requirement in the Bridge Street District Code, 72 shrubs are required and 302 shrubs are proposed. She said the applicant has proposed a dual hedge design with Boxwood and Taxus. She highlighted the proposed plantings around the vehicular use area that include: 7 trees and 76 shrubs to be planted along W. Dublin Granville Road; 3 trees and 30 shrubs to be planted along Dublin Center Drive; and 2 trees and 19 shrubs to be planted along Banker Drive. Utilities will be screened with a brick wall and evergreen shrubs.



Ms. Martin said the application was reviewed against the Minor Project Review Criteria. All criteria has been met with one condition. Therefore, approval is recommended with the following condition:

- 1) That the replacement trees that decline within five years be replaced on an inch-by-inch basis.

Ms. Martin said this is due to the applicant' desire to install larger replacement trees than what are usually planted but staff is agreeable with the condition.

Ms. Rauch asked both Mr. Ingram and Mr. Faris if there was anything they wished to add to this presentation. Mr. Ingram, Vorys, Stater, Seymour, and Pease, LLP said he was the attorney speaking on behalf of the applicants. He said he appreciated that staff collaborated with their client and their own arborist. The existing landscaping is hindering the marketability of the property. The building at the existing site is largely used for the operations of a bank and the other portion is vacant and they wish to increase and open up the curb appeal. This site was recently rezoned to Bridge Street District Corridor and everything here is being brought up to meet those new requirements.

Ms. Rauch added she also appreciated the collaborative efforts. She asked if there were any other questions or concerns from the Administrative Review Team members to which there were none. She asked if the applicants were agreeable to the one condition to which Mr. Ingram answered affirmatively.

Ms. Martin confirmed that no public comments had been received.

Ms. Rauch made the motion to vote on the Minor Project Review with the one condition as stated above. (Approved 6 – 0) She adjourned the meeting at 2:07 pm.



City of Dublin

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## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

JANUARY 24, 2012

The Administrative Review Team made the following determination at this meeting:

**1. BSC Sawmill Center Neighborhood District – Fifth Third Bank Signs  
13-004MPR – BSC 3800 West Dublin-Granville Road**

Proposal: To replace two wall signs and two ground signs for the Fifth Third Bank located on the northeast corner of the West Dublin-Granville Road at its intersection with Dublin Center Drive in the BSC Sawmill Center District.

Request: This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Applicant: David Williamson

Planning Contact: Jennifer Rauch, AICP, Planner II

Contact Information: (614) 410-4690; jrauch@dublin.oh.us

**DETERMINATION:** Approval of this application for Minor Project Review with the following five conditions:

1. The applicant provide a scaled site plan verifying the sign locations ensuring the sign located along Sawmill Road is not located any farther to the east than the eastern edge of the existing sign; and
2. The brick poles for the ground signs be eliminated and new brick bases be constructed to match the width of sign cabinets; and
3. The landscape material proposed around the sign base should be modified to provide plant material that reaches 3 feet in height; and
4. The sign face should be modified to include added dimension for the ground sign panels to provide interest to the sign by extruding elements of the sign face for shadowing; and
5. An easement encroachment agreement be obtained for the ground sign located along Sawmill Road, if determined necessary.

**RESULT:** This application was approved.

STAFF CERTIFICATION

Steve Langworthy  
Director of Land Use and Long Range Planning  
Administrative Review Team Chair



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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**JANUARY 24, 2013**

**Attendees**

Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Barb Cox, Engineering Manager; Jeff Tyler, Director of Building Standards; Alan Perkins, Fire Marshal; Fred Hahn, Director of Parks and Open Space; Colleen Gilger, Economic Development Manager; Claudia Husak, Planner II; Ray Harpham, Commercial Plans Examiner and Ebony Mills, Office Assistant II.

Rachel Ray called the meeting to order.

**Case Introductions**

**1. 13-004MPR – BSC Sawmill Center Neighborhood District – Fifth Third Bank Signs – 3800 West Dublin-Granville Road**

Rachel Ray presented this application on behalf of the case manager, Jennifer Rauch.

Rachel Ray said this is a request to replace two wall signs and two ground signs for the Fifth Third Bank located on the northeast corner of the West Dublin-Granville Road at its intersection with Dublin Center Drive in the BSC Sawmill Center District. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G). She said the existing ground signs will be replaced with new signs with brick bases.

Ms. Ray said Planning recommends approval of the request with five conditions:

1. The applicant provide a scaled site plan verifying the sign locations ensuring the sign located along Sawmill Road is not located any farther to the east than the eastern edge of the existing sign; and
2. The brick poles for the ground signs be eliminated and new brick bases be constructed to match the width of sign cabinets; and
3. The landscape material proposed around the sign base should be modified to provide plant material that reaches 3 feet in height; and

4. The sign face should be modified to include added dimension for the ground sign panels to provide interest to the sign by extruding elements of the sign face for shadowing; and
5. An easement encroachment agreement be obtained for the ground sign located along Sawmill Road.

David Williamson, the applicant, reviewed conditions 1 and 5 with Barb Cox. Ms. Cox explained requirements for sign placement and stated she will work with the applicant to verify the location of the easements along Sawmill Road.

Mr. Williamson requested that the fifth condition be amended to stated that the easement encroachment agreement be obtained if determined to be necessary, in the event that there may be no easements within the vicinity.

Ms. Ray said she would amend the fifth condition and ensure that the applicant receives a copy of the easement encroachment agreement.

Mr. Williamson said he will incorporate a brick base and comply with the landscape condition. He said the bricks for the base will match those of the building as much as possible.

Mr. Williamson inquired if the ART prefers the lettering and logo on the sign to be push-through or embossed letters. Ms. Ray said the push-through letters would be more likely to achieve the desired three-dimensional appearance. She confirmed that the ART members agreed.

Ms. Ray asked Mr. Williamson if he agreed with the conditions, as amended:

1. The applicant provide a scaled site plan verifying the sign locations ensuring the sign located along Sawmill Road is not located any farther to the east than the eastern edge of the existing sign; and
2. The brick poles for the ground signs be eliminated and new brick bases be constructed to match the width of sign cabinets; and
3. The landscape material proposed around the sign base should be modified to provide plant material that reaches 3 feet in height; and
4. The sign face should be modified to include added dimension for the ground sign panels to provide interest to the sign by extruding elements of the sign face for shadowing; and
5. An easement encroachment agreement be obtained for the ground sign located along Sawmill Road, if determined necessary.

Mr. Williamson agreed to the five conditions.

Ms. Ray confirmed that the Administrative Review Team members had no further comments and stated that this Minor Project Review application had been approved.