



RECORD OF DETERMINATION

Administrative Review Team

Thursday, February 11, 2021

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

2. **Dublin Village Center – West Facade** **6751 Dublin Center Drive** **20-172MPR** **Minor Project Review**

Proposal: Modifications to the exterior of an existing shopping center.
 Location: West of Dublin Center Drive, ±950 feet west of the intersection with Tuller Road and is zoned Bridge Street District, Sawmill Center Neighborhood.
 Request: Review and approval of a Minor Project under the provisions of Zoning Code Section 153.066.
 Applicants: Kevin McCauley, Stavroff Land and Development Inc.; and Greg Chillog, Edge Group
 Planning Contacts: Nichole M. Martin, AICP, Planner II; and Zach Hounshell, Planner I
 Contact Information: 614.410.4635, nmartin@dublin.oh.us
 614.410.4652, zhounshell@dublin.oh.us
 Case Information: www.dublinohiousa.gov/art/20-172

Request: Approval for a Minor Project Review with five conditions:

- 1) That the applicant continue to work with Staff to determine final plant materials and locations prior to submitting for building permits, subject to Staff approval;
- 2) That the applicant work with Staff to finalize lighting selections, subject to Staff approval, prior to building permit submittal;
- 3) That the applicant work with Staff to verify that the height of the enclosure is one foot taller than the enclosed utilities;
- 4) That the applicant work with Staff to finalize locations and details for the seating options, and finalize paver details, subject to Staff approval; and
- 5) That the applicant work with Staff to provide the percentage of cementitious material for the entire west façade of the building consistent with Code, prior to Building Permit submittal.

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:

3589F9D487764DC
 Brad Fagrell (acting Chair)
 Director of Building Standards



Mr. Ridge presented the existing conditions of the front (south) elevation of an older brick building consisting of five stories in height with a hip roof, the porte cochere, and the main entry in the front on the first floor.

This proposed front elevation has a more contemporary look, in line with brand standards. The applicant is proposing a number of changes. The porte cochere is not being changed in size or location but the roof will be reconstructed as a flat roof. The applicant is proposing to construct a parapet, an accent wing wall for the center of the building, and an identification sign, which is permitted and will require a formal review when the applicant returns for the determination.

The existing rear (north) elevation was presented, which faces I-270. The applicant proposes the parapet to extend all the way around to the rear of the building and an accent feature on a portion of the rear of the building to be clad in Nichiha fiber cement board panel, which is a permitted secondary material.

Mr. Ridge presented the existing and proposed side (east) elevation and noted the parapet and accent wing wall proposed. He shared the existing and proposed side (west) elevation noting the same parapet and wing wall. He ended his presentation by reiterating this is an introduction and the applicant is seeking a discussion, or any comments/questions the ART may have.

Mr. Stanford inquired about the color palette. Mr. Ridge answered there is a lot of EIFS material that is to be painted and four colors have been proposed. Staff will continue to work with the applicant as four colors may be too many. He added the colors are in a contemporary, neutral palette of gray and bronze.

Mr. Fagrell asked if the applicant had anything they wanted to add. The applicant's audio was not working. Mr. Ridge said he would touch base with the applicant after the meeting to talk through these items and any others the ART may have. The applicant will return to the ART for a determination to move forward.

DETERMINATION

2. Dublin Village Center – West Facade 20-172MPR

6751 Dublin Center Drive Minor Project Review

Ms. Martin said this application is a proposal for modifications to the exterior of an existing shopping center. The site is west of Dublin Center Drive, ±950 feet west of the intersection with Tuller Road and is zoned Bridge Street District, Sawmill Center Neighborhood. The space is centrally located on the site. She noted the majority of the west façade is against an existing drive aisle. Included in the site modifications is a new entry plaza, replacing the existing asphalt service drive along the west façade. The plaza will connect the parking lot to the west of the building to the new storefront. The intent is to activate the area by providing opportunities for outdoor gathering, which aligns with the intent of the Bridge Street District. A central plaza entry connects the storefront and the parking lot.

Ms. Martin presented a graphic of the proposed site plan along with landscape details. She noted the brick entry and lawn area with seating opportunities. Staff had requested detail of the dumpster enclosure, which has been refined since the last review. A veneer will be used to match the Dublin Village Center development and horizontal Nichiha panel will be used between the piers. Staff will continue to help the applicant with landscape selections. The applicant will submit details to staff on the color of the brick to be used on the entry. Their intent is to coordinate with walkways used elsewhere in the Bridge Street District along John Shields Parkway.

The proposal includes the removal of 17 parking spaces adjacent to the west façade of the building but the elimination of these parking spaces will not have a significant impact on the provided parking as there is an abundance of parking adjacent to the site, which exceeds the Code requirements.

The architectural details include an entry feature for one or multiple tenants. A Nichiha panel in a bark color



has been proposed. Stone veneer is proposed for the base and areas of the building will be painted in a dark gray. The dumpster enclosure is designed to seamlessly integrate with the west façade by using the same Nichiha material.

Ms. Martin said this application was reviewed against the Minor Project Review criteria, and approval was recommended with five conditions:

- 1) That the applicant continue to work with Staff to determine final plant materials and locations prior to submitting for building permits, subject to Staff approval;
- 2) That the applicant work with Staff to finalize lighting selections, subject to Staff approval, prior to building permit submittal;
- 3) That the applicant work with Staff to verify that the height of the enclosure is one foot taller than the enclosed utilities;
- 4) That the applicant work with Staff to finalize locations and details for the seating options, and finalize paver details, subject to Staff approval; and
- 5) That the applicant work with Staff to provide the percentage of cementitious material for the entire west façade of the building consistent with Code, prior to Building Permit submittal.

Mr. Fagrell asked the applicant if they had anything else to add. Mr. McCauley, Stavroff Land and Development Inc., answered he is in agreement with everything stated by Ms. Martin and verified the percentage of cementitious material for the entire west façade of the building is below the required threshold.

Mr. Fagrell asked the ART, if they had any questions.

Mr. Stanford asked for clarification – if this was the project encumbered by an AEP easement. Mr. McCauley confirmed that Ms. Martin has a copy of the easement papers.

Mr. Fagrell asked if any other members had comments or questions [hearing none]. Ms. Gilger made a motion and Mr. Stanford seconded, to approve the Minor Project Review with the modified five conditions.

Votes: Brad Fagrell, yes; Aaron Stanford, yes; Colleen Gilger, yes; Chad Hamilton, yes; Shawn Krawetzki, yes; and Sergeant Rice, yes. The Minor Project was approved 6 – 0.

Mr. Fagrell stated the next meeting will be held March 11, 2021, and adjourned the meeting at 2:19 pm.

