



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, March 10, 2021

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

**1. 6777 Crosby Court, 22-013WID-DP, Development Plan**

Proposal: Construction of ±140,000-square-foot, flex/industrial building located within the West Innovation District. The 9.34-acre site (City owned) is zoned ID-3, Research Assembly District.

Location: Southwest of the intersection of Crosby Court with Dublin Plain City Road.

Request: Review and approval of a Development Plan under the provisions of Zoning Code §153.042(D)(5).

Applicant: Brice Harrison, VanTrust

Planning Contact: Zachary Hounshell, Planner I

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/art/22-013

**Request:** Approval for the proposed Development Plan with 10 conditions:

- 1) That the Site Plan approval be gained by the Planning and Zoning Commission for the total number of parking spaces and parking location, or the plans shall be revised to meet Code;
- 2) That the applicant update the plan to show the correct building and pavement setbacks;
- 3) That the applicant work with the Washington Township Fire Department to provide an auto-turn for the proposed site circulation;
- 4) Any future outdoor storage areas shall be required to be screened per Code;
- 5) That the applicant provide a loading bay screening wall that coordinates with the building architecture and landscaping, subject to Staff approval;
- 6) That the applicant finalize the location and details of the shared-use path along Houchard Road, subject to Staff approval;
- 7) That the applicant continue to work with Staff to identify the opportunity to preserve protected trees along the Dublin Plain City Road frontage, and should work with Staff to finalize the mitigation of the tree replacement requirements;
- 8) That the applicant continue to work with Staff to address the landscape items outlined within the report, prior to the submission of a building permit;
- 9) That the applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances; and



**1. 6777 Crosby Court, 22-013WID-DP, Development Plan**

10) That the applicant work with the City to finalize the details of the utility extensions throughout the site.

**Determination:** This Development Plan 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 153.042(E)(5).

**RECORDED VOTES:**

Jennifer Rauch	Yes
Brad Fagrell	Yes
Jenna Goehring	Yes
Michael Hendershot	Yes
Shawn Krawetzki	Yes
Jake Stoll	Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Jennifer Rauch*

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Jennifer M. Rauch, AICP  
Planning Director





# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, March 10, 2022

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

### 2. Carbon Health – Sign at 6313 Sawmill Road, 22-022MPR, Minor Project Review

Proposal: Installation of a ±30-square-foot wall sign and a ±2-square-foot projecting sign at an existing tenant space zoned Bridge Street District, Sawmill Center Neighborhood.

Location: Southwest of the intersection of Sawmill Road with W. Dublin-Granville Road.

Request: Review and approval of a Minor Project under the provisions of Zoning Code §153.066.

Applicant: Pam Meeks, DaNite Signs

Planning Contact: Zachary Hounshell, Planner I

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/art/22-022

**Request:** Approval for the proposed Minor Project with three conditions:


- 1) That the applicant incorporate a color from their logo into the design of the sign, subject to Staff approval;
- 2) That the applicant update the design of the projecting sign to be consistent with other projecting signs within the Trader Joe’s Center, subject to Staff approval; and
- 3) That the applicant apply for and successfully obtain a Permanent Sign Permit through Building Standards, prior to installation of the sign.

**Determination:** This Minor Project 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 §153.066(O)(5)(e).

**RECORDED VOTES:**

Jennifer Rauch	Yes
Brad Fagrell	Yes
Jenna Goehring	Yes
Shawn Krawetzki	Yes
Michael Hendershot	Yes
Jake Stoll	Yes

**STAFF CERTIFICATION**

DocuSigned by:  
  
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 Jennifer M. Rauch, AICP  
 Planning Director

