



MEETING MINUTES

Administrative Review Team

Thursday, March 10, 2022 | 2:00 pm

5200 Emerald Parkway (old Council Chambers)

CALL TO ORDER

Ms. Rauch welcomed everyone and called the meeting to order at 2:02 pm.

ROLL CALL

ART Members and Designees present: Jennifer Rauch, Planning Director, (Chair); Brad Fagrell, Building Standards Director; Shawn Krawetzki, Landscape Architect Manager; Michael Hendershot, Senior Civil Engineer; Jenna Goehring, Economic Development Administrator; Jake Stoll, Sergeant of the Police Department;

Staff Members present: Chris Will, Planner II; and Laurie Wright, Administrative Assistant II.

Applicants present: (Case 1) Brice Harrison, VanTrust; and James Whitacre, Advanced Civil Design; (Case 2) Lisa Hawkins, DaNite Sign

MINOR MODIFICATIONS

Ms. Rauch noted the three Minor Modifications as follows:

- **Roosevelt Room** – Reduce size of a previously approved canopy, which removes all canopy encroachments into the right-of-way and adjacent property line.
- **The Towns on the Parkway** – Revision of a previously approved grading for several units to allow incremental building stepping to mitigate unforeseen conditions on site.
- **Block G** – Modifications to previously approved landscaping and elevations of The Theodore (Building G3) to accommodate a new stone retaining wall.

DETERMINATION

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

This application is for the 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 and is located southwest of the intersection of Crosby Court with Dublin Plain City Road.

Staff Presentation

Mr. Hounshell - The ART has purview over items that meet the requirements of the West Innovation District (WID) through a Development Plan Review. This includes: Site/Building Layout; Architecture; Landscaping; and Stormwater. The Site Plan Review is next determined by the Planning and Zoning Commission (PZC) and that includes: Parking Count and Location of Parking.

Aerial views of the site were presented that showed mature trees located at the north property line and a

shared-use path along Dublin-Plain City Road and southwest at Houchard Road. Photographs of the existing conditions revealed a vacant site.

The proposed Site Plan has not changed much since the introduction other than parking has been shifted to the east. The plan includes: A 140,210-square-foot, multi-tenant, Flex/Industrial Building; Two vehicular access points restricted to Crosby Court; Visitor and employee parking to the north, west, and east; and Loading bays on the south of the building with a proposed internal loop circulation. The applicant shall work with the Washington Township Fire Department to provide an auto-turn for the proposed site circulation. The applicant will need to finalize the location and details of the extension of the shared-use path along Houchard Road connecting to the existing shared-use path along Dublin-Plain City Road/SR 161. The path is proposed to be located within a 15-foot utility easement along the west property line. The applicant should work with Staff to finalize the location and details of the shared-use path. The applicant will continue to work with Engineering to demonstrate stormwater management compliance as well as the City to finalize the details of the utility extensions throughout the site, including the retention pond at the southern property line.

The WID Code requires all parking, except for visitor parking, to be located along the side or rear of structures. The multiple street frontages create a challenge in locating parking on the site that meets zoning requirements. Site Plan approval by the PZC is required to allow for parking forward of the structure on all three frontages.

Within the WID, building and pavement setback requirements are based on street frontage types and building heights. This site fronts three roads: Houchard Road (arterial - ±550 feet), Dublin-Plain City Road/SR 161 (arterial - ±600 feet), and Crosby Court (local - ±400 feet). Arterial roads require a 50-foot building setback, while local roads require a 30-foot building setback. Parking lots are permitted to extend into the required building setback a distance not more than 40 percent of the building setback. The south property line is the side yard of the site, and requires a 50-foot building setback and 15-foot pavement setback. The maximum lot coverage for properties located in ID-3 is 70 percent. All of these requirements are met but the applicant should update the plan to accurately reflect building and pavement setbacks. The applicant proposed 12 loading docks and 21 trailer parking spaces on the south side of the building. The applicant is required to revise the plans to provide the required screening wall for the loading bays that coordinates with building architecture and incorporates landscaping where appropriate.

Landscape requirements are based on building coverage, parking lot size, open space size, and tree replacements. The proposed Landscape Plan includes a landscape buffer along Dublin-Plain City Road that includes: 3.5-foot mounding along Dublin-Plain City and Houchard Roads; 371 caliper inches of replacement inches; 150 deciduous trees; and evergreen shrubs for screening. Evergreen trees are proposed to screen the loading bays from adjacent street frontages; and additional evergreen trees should be planted to block views from Houchard Road to the loading area. Street trees exist as indicated on the tree survey. New street trees were proposed in an irregular arrangement. Any future outdoor storage areas shall be required to be screened per Code.

All four elevations were shown with the same materials and colors for all sides. The building is 43 feet in height with rooftop-mounted utilities. The primary materials include: Precast Concrete Wall Panels; Prefinished Metal Panels; Three Aluminum Storefront Entrances; 12 loading dock doors; and a screen wall of 6 – 12 feet in height. Building colors include: SW 7008 Alabaster, SW 7620 Seaworthy, SW 6235 Foggy Day, and Charcoal Gray.

The application was reviewed against the Development Plan Review Criteria and all were met with conditions.



Planning recommended approval of the 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 Washington Township Fire Department to provide an auto-turn for the proposed site circulation;
- 4) That 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
- 10) That the applicant work with the City to finalize the details of the utility extensions throughout the site.

Applicant Presentation

Brice Harrison, VanTrust, stated he did not have any new updates but was in attendance to address any questions or concerns.

Ms. Rauch - Appreciated the revisions for the internal circulation.

Questions for the Applicant

Mr. Hendershot - Concerning Condition 9 for Structure 1A, the head wall is too close to the inlet structure, which could affect the water quality.

James Whitacre - What should the magical distance be?

Mr. Hendershot – Locating the midpoint east to west would be sufficient.

Mr. Hendershot – The proposed sanitary line, which will extend through to Houchard Road, will also serve the property to the west and would need to be public. Services need to be minimized by using less than three connections. On page 6 of 13 of the plan set, the grading sewer plan shows multiple private extensions to the building.

Mr. Harrison – This was set up to accommodate future tenant's needs.

Mr. Hendershot - Minimize the connection off of one building.



Mr. Hendershot – Asked if the utilities in the existing easement have been verified. The stormwater retention basin is in the easement.

Mr. Whitacre – There are no utilities within the existing easement. A new easement will be placed over the new sewer line.

Mr. Hendershot – The applicant should continue to work with Staff to finalize the easements on the site.

Mr. Harrison – Easement updates were submitted today.

Mr. Krawetzki - There is a 15-foot easement along Dublin-Plain City Road north of the parking. If utility work would need to be done, it would be torn out.

Mr. Hounshell – Clarified the proposed landscape area is 30 feet and the utility easement only overlaps a portions of the landscaping.

Mr. Whitacre - There are a few trees existing along the easement.

Mr. Krawetzki – Recommended the trees be moved out of that area or they would be subject to be cut by the utility companies.

Mr. Krawetzki – The shared-use path along the northwest corner is tight; consider flattening the curve out some.

Mr. Whitacre – Yes, there is some flexibility to realign the path.

Mr. Krawetzki – Work with our Zoning Inspector, Brian Martin to determine the species of trees that would thrive the best in this area.

Ms. Rauch – A detailed list of tree species must be provided.

Public Comments

No public comments were received on this case.

Team Members' Discussion

There was no further discussion.

Ms. Rauch made a motion and Mr. Krawetzki seconded, to approve the 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) That 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 finalizes 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
- 10) That the applicant work with the City to finalize the details of the utility extensions throughout the site.

Votes: Mr. Hendershot, yes; Sergeant Stoll, yes; Mr. Krawetzki, yes; Mr. Fagrell, yes; Ms. Goehring, yes; and Ms. Rauch, yes.
[Approved 6 – 0]

INTRODUCTION/DETERMINATION

2. Carbon Health – Sign at 6313 Sawmill Road 22-022MPR

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. The site is southwest of the intersection of Sawmill Road with W. Dublin-Granville Road.

Staff Presentation

Mr. Hounshell presented an aerial view of the site and highlighted the location of the tenant space. Photographs of the existing conditions were shown from the east frontage /Sawmill Rd, with the wall sign to be located in Trader Joe’s shopping center’s sign band on the front and the location of the new projecting sign to replace the existing 2-square-foot tenant sign located adjacent to the entrance of the tenant space.

The proposed 30-square-foot wall sign will be installed at a height of 13 feet. A graphic showed the proposed sign is a routed, aluminum panel with a tan background to be internally illuminated with black vinyl copy “Carbon Health” and a multi-colored vinyl logo. The logo is ±4 square feet in size, but the applicant needs to incorporate a color from their logo into the sign copy or background.

The proposed, 2-square-foot, projecting sign has a black background and white copy that also incorporates the multi-colored logo. This consists of polycarbonate with a vinyl overlay and will be inserted into the existing frame, which is 8 feet from grade, and not illuminated. The projecting signs throughout the shopping center are consistent for the various tenants. Staff recommended the overall proposed design be modified to be consistent with the other projecting signs within the Trader Joe’s Center and should follow the Sign Plan’s Standards for size, shape, color, and copy.

This application was reviewed against the Minor Project Criteria. Approval was recommended of 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 the 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.

Applicant Presentation

Lisa Hawkins, DaNite Sign – The wall sign logo and copy "Carbon Health" can be changed to be all black. The projecting sign copy will be white with a color logo, per the request of the client. The proposed one-inch border will be updated. The existing sign reads Trader Joe's Center PP at the bottom. She asked if that copy was required, as inconsistency was found at the center.

Mr. Hounshell – That can be addressed outside of this meeting. A copy of the original Master Sign Plan will be needed to clarify requirements for this center.

Questions for the Applicant

Mr. Hendershot – Asked if the wall sign could have a white border added since the copy and logo will both be black making the sign just beige and black only.

Public Comments

No public comments were received on this case.

Team Members' Discussion

There was no further discussion.

Ms. Rauch motioned, Ms. Goehring seconded to approve the 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.

Votes: Mr. Hendershot, yes; Sergeant Stoll, yes; Mr. Krawetzki, yes; Mr. Fagrell, yes; Ms. Goehring, yes; and Ms. Rauch, yes.

[Approved 6 – 0]



Communications

None

ADJOURNMENT

Ms. Rauch asked if there were any other comments or questions.
Ms. Rauch adjourned the meeting at 2:45 pm.

