



CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

PLANNING REPORT

PLANNING AND ZONING COMMISSION

JANUARY 7, 2010

CASE INFORMATION

2. Infiniti of Dublin **3890 Tuller Road**
08-009CDDS **Corridor Development District Sign Review**

Proposal: Modifications to existing signs to reflect a new logo and new colors for a car dealership located within the Corridor Development District located on the north side of Tuller Road, approximately 1,200 feet east of Village Parkway.

Request: Review and approval of a Corridor Development District Sign Review under the provisions of Code Section 153.115.

Applicant: Savoy Properties; represented by Brenda Hurt, Hanover Signs Inc.

Planning Contact: Jennifer M. Rauch, AICP, Planner II

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

UPDATE

This application was informally reviewed by the Planning and Zoning Commission on March 6, 2008. The Commissioners supported the proposal to modify the existing wall and ground signs to continue the use of internal illumination, but requested the area of the logo meet the Code required 20 percent maximum. The applicant has revised the proposal and addressed the concerns related to area of the logo. The applicant will also be removing previously approved signs.

Case Summary

This is a request for review and approval of modification to the existing ground sign for the Infiniti car dealership within the Corridor Development District. The applicant has also indicated they will be removing a wall sign and second ground sign. The proposal complies with the applicable Corridor Development District sign review standards and Planning recommends approval.

Case Background

Several variances were granted for this site to allow the existing variety of sign types, sizes and locations. In June, 1990 the Board of Zoning Appeals approved a variance to allow a total of three ground signs. In August, 1991 a variance allowed a combination of one wall sign and two ground signs.

Site modifications were informally reviewed by the Planning Commission in March, 1999 and the site was rezoned in July, 1999. In September, 1999, the Planning and Zoning Commission approved modifications under the Corridor Development District review standards to allow for the expansion of the car dealership, including the construction of a new 1,000-square-foot building.

Site Description

Location and Character

The 4.6-acre site is located on the north side of Tuller Road, adjacent to Sawmill Road, with more than 1,000 feet of frontage along Tuller Road and Interstate 270.

Site Layout

The west portion of the site contains one main structure for service and new car sales, and a smaller used car building located in the eastern portion. Parking and car display areas are located to the west, south and east of the new car building along Tuller Road. Three driveways are provided; a shared access drive with the property to the west, a larger entrance drive centrally located and a third driveway at the east end.

The site has three signs: a wall sign oriented towards I-270, a ground sign oriented toward Tuller Road, and a ground sign integrated into the dry-laid stone wall located at the east end of the site visible from Sawmill Road and the I-270 ramp. The wall sign facing I-270 and the ground sign along Sawmill Road will be removed by the applicant.

Surrounding Zoning and Uses

The site and all surrounding parcels to south and west are zoned CC, Community Commercial District and within the CDD, Corridor Development District. To the north of the site is Interstate 270. Parcels located to the east across Sawmill Road are located within the City of Columbus.

Plan Description

Overview

The applicant is proposing to replace the existing ground sign located along Tuller Road. The wall sign along I-270 and the ground sign along Sawmill Road will be removed.

Tuller Road Sign Modification

The proposed sign will be in the same location as the existing sign within the island of the Tuller Road entrance drive, 16 feet from the Tuller Road right-of-way. The sign will have a 38-square-foot internally illuminated sign cabinet mounted on top of a 12-inch black base and 15-inch polished stainless steel base. The height of the sign has increased from 4 feet to 7 feet 5 inches, which meets Code.

The proposed design include a white, tempered glass background and polished stainless steel sign cabinet with a stainless steel Infiniti logo and black pin-mounted lettering. The proposed sign continues the Infiniti lettering with the logo relocated above the lettering. The logo meets the maximum permitted size of 20 percent of the permitted sign area for secondary images.

EVALUATION BASED ON CORRIDOR DEVELOPMENT DISTRICT CRITERIA

Section 153.115(D)(2) of the Code identifies criteria for the review and approval of modifications within the Corridor Development District. Following is an evaluation by Planning based on those criteria.

Signage. Sign material, shape, color and illumination shall be indicated and consistent with the Dublin Sign Code and other signage in the area. The signage shall take into account architectural style, general design, arrangement, texture, material and color so that the image of Dublin is maintained as a quality community. Evaluation of the appearance of a project shall be based on the quality of its design and its relationship to its surroundings.

Criteria are met: The proposed sign meets all requirements of the Zoning Code and is compatible with other signs in the area. Removing the I-270 wall sign and the ground sign along Sawmill Road sign contributes to the character of the area by reducing the amount of sign clutter and should be completed within 30 days of the final inspection of the construction of the new Tuller Road sign (Condition 1). Landscaping around the base of the sign shall be required at the time of the sign installation and shown on the sign permit (Condition 2).

RECOMMENDATION: Approval

Based on Planning's analysis, this proposal complies with the Corridor Development District Sign review criteria and the existing development standards within the area. Planning recommends approval of this request with two conditions.

Conditions

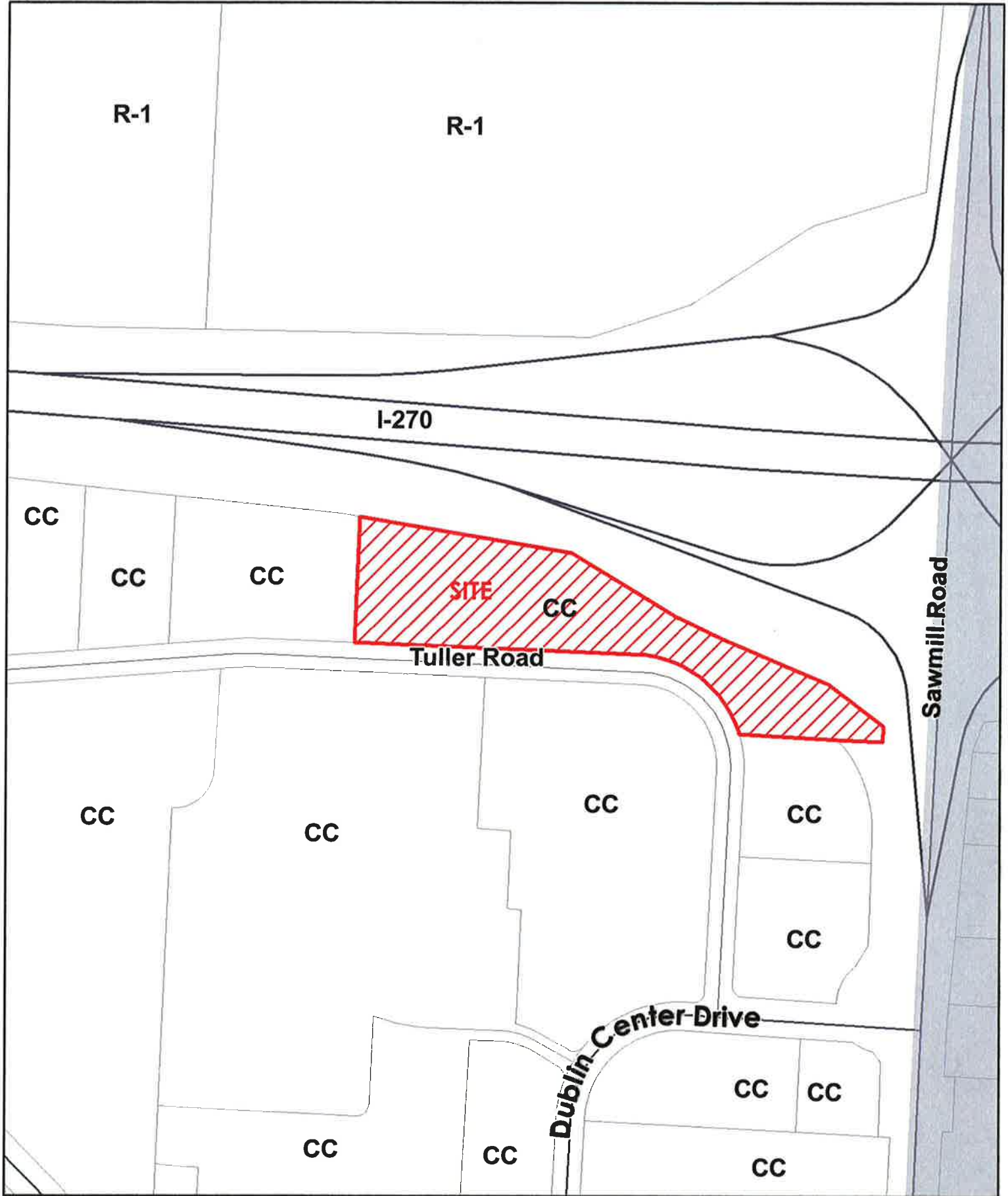
- 1) Removal of the I-270 wall sign and the ground sign along Sawmill Road sign shall be completed within 30 days of the final inspection of the construction of the new Tuller Road sign; and
- 2) Landscaping around the base of the sign shall be required at the time of the sign installation and shown on the sign permit.

Corridor Development District Sign Review

Review Criteria:

Section 153.115(D)(2) of the Code identifies criteria for the review and approval of modifications within the Corridor Development District.

(h) *Signage.* Sign material, shape, color and illumination shall be indicated and consistent with the Dublin Sign Code and other signage in the area. The signage shall take into account architectural style, general design, arrangement, texture, material and color so that the image of Dublin is maintained as a quality community. Evaluation of the appearance of a project shall be based on the quality of its design and its relationship to its surroundings.





I-270

Sawmill Road

Quality Inn & Suites

SITE

Tuller Road

Dublin Village Center

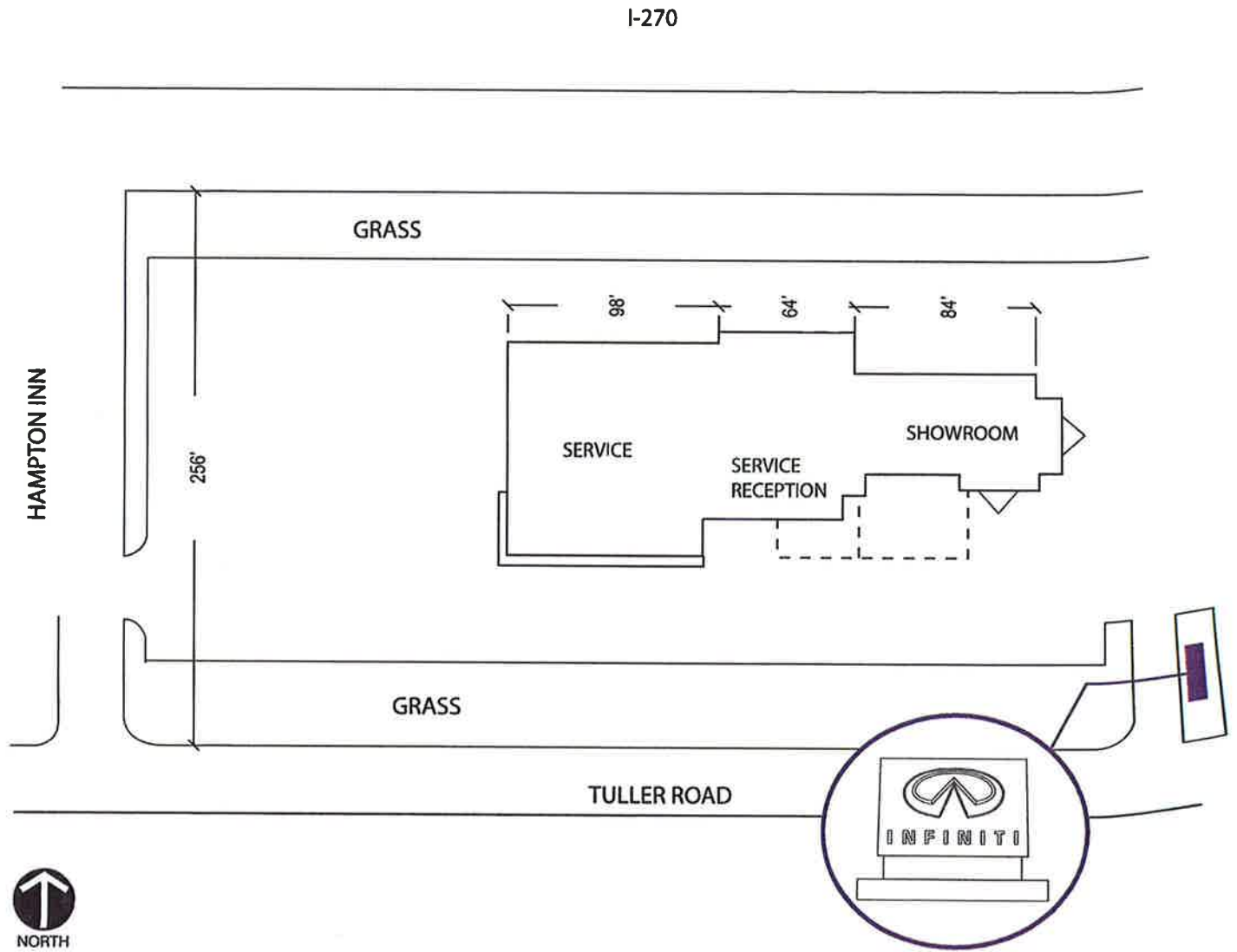
Bob Evans

Dublin Center Drive

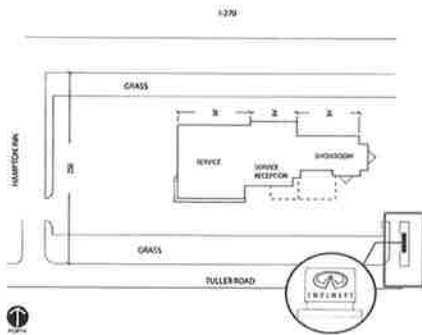
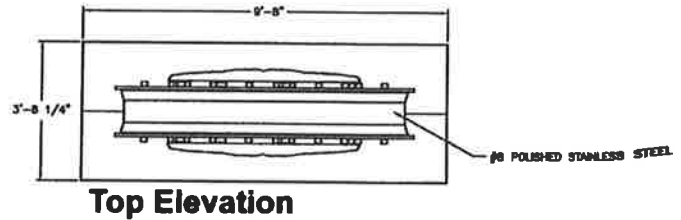
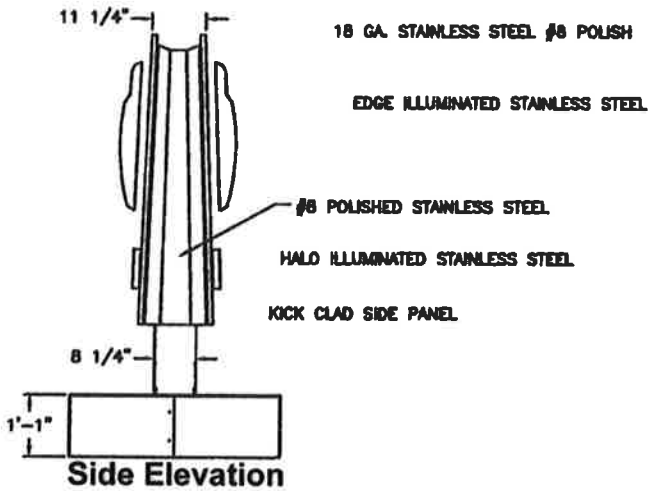
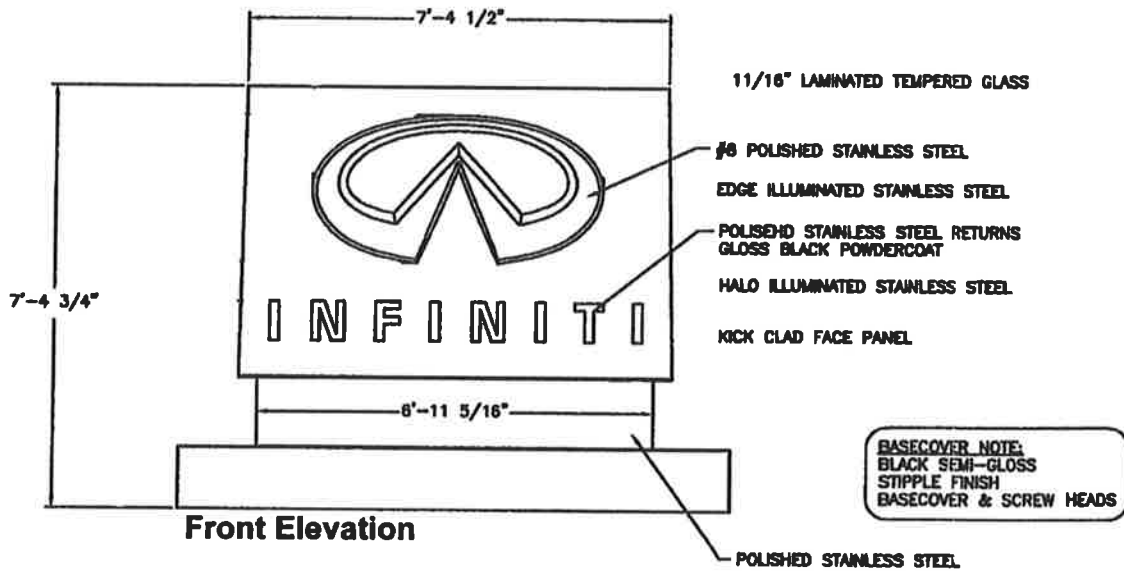
Applebee's

Dublin Village Center

SITE PLAN WITH SIGN LOCATION



PROPOSED SIGN



08-009CDDS
Corridor Development District Sign
Infiniti of Dublin
3890 Tuller Road



PLANNING AND ZONING COMMISSION
WORKSESSION.
RECORD OF DISCUSSION

MARCH 6, 2008

CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

1. **Infiniti of Dublin**
08-009CDDS

3890 Tuller Road
Corridor Development District Sign Review

Proposal: Modifications to existing signs to reflect a new logo and new colors for a car dealership located within the Corridor Development District located on the north side of Tuller Road, approximately 1,200 feet east of Village Parkway.

Request: Review and approval of a Corridor Development District Sign Review under the provisions of Code Section 153.115.


Applicant: Jill Waddell, Danite Sign.

Planning Contact: Jennifer M. Rauch, AICP, Planner II.

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

RESULT: The Planning and Zoning Commission informally discussed the proposed sign modifications and were supportive of the continued use of internal illumination as it is appropriate for the area. The Commission encouraged the applicant to reduce the size of the secondary image to meet the Code requirement of 20 percent of the maximum sign face, and to lower the height of the wall sign to 19 feet.

STAFF CERTIFICATION


Jennifer M. Rauch, AICP
Planner II

08-009CDDS
Corridor Development District Sign
Infiniti of Dublin
3890 Tuller Road

**1. Infiniti of Dublin
08-009CDDS**

**3890 Tuller Road
Corridor Development District Sign Review
WORK SESSION**

Jennifer Rauch presented this request for review and feedback to modify two existing signs for a car dealership located within the Corridor Development District. She said the existing car dealership site is located between Tuller Road and I-270, with Sawmill Road located to the east. She said Dublin Village Center is located south of this site and several hotel uses are located to the west. She said the site contains a large sales and service building and a small, secondary building in the southeastern portion of the site. She said that vehicle display areas are located throughout the site.

Ms. Rauch said this site is currently identified by three signs: a wall sign facing I-270, a ground sign along Tuller Road and a second ground sign integrated into a stone wall located at the eastern end of the site. She said no modifications are proposed to the stone wall sign. She said the existing internally illuminated wall sign is located on the northern elevation of the larger building, facing I-270. Ms. Rauch said the sign design is horizontally oriented with individual channel letters and a logo. She said the sign height is 19 feet from grade. She said the existing ground sign is an internally illuminated sign cabinet on a brick base and is located within the landscape island at the Tuller Road entrance drive and has a similar design of the existing wall sign.

Ms. Rauch said Code limits the number of signs to two total signs that would include either the use of two ground signs or two wall signs. She said in addition, a wall sign cannot exceed 15 feet in height. She said in order to accommodate the number and location of the existing signs, several variances were granted to allow a total of three signs for the site, a combination of wall and ground signs and the height of the wall sign at 19 feet.

Ms. Rauch said the proposed modifications are to the I-270 wall sign and the ground sign on Tuller Road. She said the proposal does not alter the number of signs or the combination of the use of wall and ground signs. She said the applicant is proposing to replace the existing wall sign with a similarly sized sign; however, the height of the sign has been increased to 20.5 feet from grade, which is a result of the new sign design that locates the logo above the lettering.

Ms. Rauch said the proposed sign meets the allowed sign square footage for a wall sign, but exceeds the maximum height. She said in addition, the proposed logo exceeds the secondary image size permitted by Code of 20 percent. She said the proposed secondary image for this sign is 35 percent.

Ms. Rauch said the proposed modifications to the Tuller Road ground sign include reducing the overall size of the sign to 15 square feet, while increasing the height to 5 feet 9 inches. She said both modifications are within the Code. She said both signs will continue to be internally illuminated.

Ms. Rauch requested the Commission's input regarding the two discussion points listed in the Planning Report.

Jill Waddell, Danite Signs Company, representing the applicant, Savoy Properties Ltd., explained that this was part of a nationwide branding change for Infiniti. She said the monument sign will have an opaque background and only the logo and letters will be illuminated.

The existing signs for this site and adjacent properties utilize internal illumination. Does the Commission support the continued use of internal illumination for the proposed signs?

Todd Zimmerman, Warren Fishman, Kevin Walter and Ted Saneholtz supported the continual use of the internal illumination of both of the proposed signs.

Mr. Walter suggested internally illuminating the I-270 sign and externally illuminating the Tuller Road sign. Mr. Fishman agreed.

Chris Amorose Groomes said only the lettering and logo were visible and the opaque background was significant and would look better than an externally illuminated sign. She agreed with internal illumination for the Tuller Road sign.

The Code permits a secondary image to make up 20 percent of the maximum size of sign. The proposed modifications to the design of the wall and ground sign exceed this requirement with the use of a logo that is larger than 20 percent. Does the Commission support the increased size of the secondary image used on the proposed wall and ground signs?

Mr. Zimmerman confirmed with the Commissioners that the size of a secondary image needs to meet Code and be limited to 20 percent.

**2. Town Center II – La Chatelaine
08-014INF**

**65 West Bridge Street
Informal Review
WORK SESSION**

Abby Scott presented this request for an informal review and comments for an existing Planned Unit Development (PUD) before submitting a subsequent rezoning application. She explained that the next time this application is reviewed by the Commission it will have been reviewed and acted on by the Architectural Review Board (ARB).

Ms. Scott said the 0.31-acre site is located on the southeast corner of West Bridge and Franklin Streets. She said the Dublin Cemetery is located to the west, High Street to the east, and Bridge Street to the north. She said the applicant is requesting an informal review of proposed modifications to the approved Town Center II PUD sign plan. She said the sign plan permits La Chatelaine wall signs on each of the three façades. She said window signs and a projecting sign on both the north and east sides of the building are permitted for the tenant space east of La Chatelaine.

Ms. Scott said two of the three approved signs for La Chatelaine have been installed. She said this request includes multiple changes to the Town Center II sign plan. She said the first modification proposed is the relocation of the existing wall sign from the northwest face to the north face of the tower. Ms. Scott said in addition to the wall sign change, a ground sign is



CITY OF DUBLIN

**BOARD OF ZONING APPEALS
BOARD ORDER**

May 25, 2000

The Board of Zoning Appeals took the following action at this meeting:

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

10. Variance 00-056V - Infiniti of Dublin - 3890 Tuller Road

Location: 4.6 acres located on the north side of Tuller Road, at the southwest intersection of I-270 and Sawmill Road.

Existing Zoning: CC, Community Commercial District.

Request: A variance to the following Code Sections:

- 1) 153.159 to permit an increase in the number of permitted signs from two to three;
- 2) 153.159 (A)(1) to permit an increase in the permitted height of a wall sign from 15 feet to 19 feet;
- 3) 153.159(B) to permit a combination of wall and ground signs; and
- 4) 153.159 (B)(5) to permit the area of two ground signs to exceed 66.6 square feet.

Proposed Use: A 51 square foot wall sign, a 42 square foot ground sign, and a 50 square foot ground sign for an existing automobile dealership.

Applicant: JDS Companies Inc., c/o J. Dan Schmidt, 454 East Main Street, Suite 230, Columbus, OH 43215; represented by Mark Kline, Kinzelman/Kline, 444 South Front Street, Columbus, Ohio, 43215.

Staff Contact: Chad Gibson, Planner.

MOTION: To approve this variance application with ten conditions:

- 1) That the previous variance that permitted the 3rd sign be rescinded;
- 2) That all ground and roof-mounted mechanicals be screened (centered on the buildings), subject to staff approval;
- 3) That no vehicles be parked in any landscape areas, including but not limited to, the landscape circle at the southern entrance to the site (future), or outside designated/paved parking surfaces, subject to staff approval;
- 4) That the two freestanding parcels (3.9 ac. and 0.968 ac.) be combined into one lot, prior to issuance of building permits;
- 5) That all visible gutters be painted to match the background colors of the building, subject to staff approval;
- 6) That the site meet Dublin Stormwater Regulations;
- 7) That the proposed curb cut be no less than 85 feet from the existing northern Bob Evans driveway;
- 8) That evidence of a recorded easement for sanitary sewer service be provided prior to issuing building permits;
- 9) That the site comply with the Dublin Lighting Guidelines; and
- 10) That any existing dead or dying landscape materials be replaced, subject to staff approval.

**BOARD OF ZONING APPEALS
BOARD ORDER**

May 25, 2000

The Board of Zoning Appeals took the following action at this meeting:

10. Variance 00-056V - Infiniti of Dublin - 3890 Tuller Road (Continued)

****Mark Kline, Kinzelman/Kline, agreed to the conditions.**

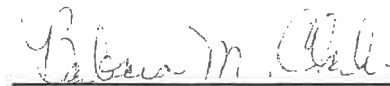
VOTE: 5-0

RESULT: This variance was approved.

RECORDED VOTES:

Brent Davis	Yes
Laurie Elsass	Yes
Shelly Petite	Yes
Chester Porembski	Yes
Todd Zimmerman	Yes

STAFF CERTIFICATION



Barbara M. Clarke
Planning Director



DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

September 2, 1999

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

The Planning and Zoning Commission took the following action at this meeting:

2. **Corridor Development District 99-057CDD - Infiniti - 3890 Tuller Road**
Location: 3.9 acres and 0.698 acres located between Tuller Road and I-270, west of Sawmill Road.
Existing Zoning: CC, Community Commercial District (3.9 acres); and CC District pending (0.698 acres of former I-270 right-of-way).
Request: Review and approval of a CDD application under the provisions of Section 153.115.
Proposed Use: Expansion of an auto dealership including a new 1,000 square foot building.
Applicant: Savoy Properties, Ltd., c/o Dan Schmidt, 454 East Main Street, Suite 230, Columbus, Ohio 43215; and Kinzelman/Kline, c/o Mark Kline, 444 South Front Street, Columbus, Ohio 43215.

MOTION #1: To approve this application with ten conditions:

- 1) That a variance from the Board of Zoning Appeals be secured altering the current sign package (by December 16, 1999) or that no additional alterations to existing signage be undertaken;
- 2) That all ground and roof-mounted mechanicals be screened (centered on the building), subject to staff approval;
- 3) That no vehicles be parked in any landscape areas, including but not limited to, the landscape circle at the southern entrance to the site (future), or outside designated/paved parking surfaces, subject to staff approval;
- 4) That the two freestanding parcels (3.9 ac. and 0.698 ac) be combined into one lot, prior to issuance of building permits;
- 5) That all visible gutters be painted to match the background colors of the building, subject to staff approval;
- 6) That the site meet Dublin Stormwater Regulations;

DUBLIN PLANNING AND ZONING COMMISSION

RECORD OF ACTION

September 2, 1999

2. Corridor Development District 99-057CDD - Infiniti - 3890 Tuller Road (Continued)

- 7) That the proposed curb cut be no less than 85 feet from the existing northern Bob Evans driveway;
- 8) That evidence of a recorded easement for sanitary sewer service be provided prior to issuing building permits;
- 9) That the site comply with the Dublin Lighting Guidelines; and
- 10) That revised plans be submitted within two weeks or prior to scheduling the pre-submittal meeting for building permits.

* Dan Schmidt agreed to the above conditions.

VOTE: 7-0.

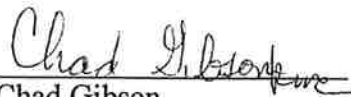
RESULT: This application was approved.

MOTION #2: That a favorable recommendation be forwarded to the Board of Zoning Appeals with regard to the applicant's request for a variance to remove the existing pylon sign in exchange for the proposed pin-mounted sign.

VOTE: 7-0.

RESULT: A copy of this recommendation and the minutes for this case will be sent to the Board of Zoning Appeals for consideration.

STAFF CERTIFICATION


Chad Gibson
Planner

- 8) That the parking lot be reconfigured to conform to the comments of the Columbus Division of Traffic Engineering;
- 9) That construction of a publicly dedicated curb and gutter along Bradenton Avenue be concurrent with the development of this building and that the road be completed before occupancy of the building;
- 10) That signage and landscaping be in compliance with Code, and site lighting be approved by staff;
- 11) That the sign be provided with a brick base, to match the building;
- 12) That increased screening be installed to block the view of the service area from Bradenton Avenue and the northwest;
- 13) That the cost of signalization at Bradenton and Tuttle Crossing Boulevard not be borne by the City of Dublin, and that the signal be installed by the developer when Columbus warrants are met; and
- 14) That the alternate pedestrian pathway system be subject to staff approval.

Mr. Eastep seconded, and the vote was as follows. Mr. Harian, yes; Mr. Fishman, yes; Mr. Lecklider, yes; Mr. Sprague, yes; Mr. Peplow, yes; Mr. Eastep, yes, and Mr. McCash, yes.
(Approved 7-0)

2. Corridor Development District 99-057CDD – Infiniti – 3890 Tuller Road

Mr. Gibson presented this CDD application for auto display along I-270. This case was tabled in July after discussion on landscaping and grading. A revised landscape plan was submitted. He said CC, Community Commercial, zoning for a portion of this site is pending before City Council. Mr. Gibson showed a variety of slides.

Mr. Gibson said staff is recommending approval with 10 conditions:

- 1) That a variance from the Board of Zoning Appeals be secured altering the current sign package (by December 16, 1999) or that no additional alterations to existing signage be undertaken;
- 2) That all landscaping meet Code, including but not limited to, the screening of all ground and roof-mounted mechanicals, subject to staff approval;
- 3) That no vehicles be parked in any landscape areas, including but not limited to, the landscape circle at the southern entrance to the site (future), or outside designated/paved parking surfaces, subject to staff approval;
- 4) That the two freestanding parcels (3.9 ac. and 0.698 ac) be combined into one lot, prior to issuance of building permits;
- 5) That all visible gutters be painted to match the background colors of the building, subject to staff approval;
- 6) That the site meet Dublin Stormwater Regulations;
- 7) That the proposed curb cut be no less than 85 feet from the existing northern Bob Evans driveway;
- 8) That evidence of a recorded easement for sanitary sewer service be provided prior to issuing building permits;
- 9) That the site comply with the Dublin Lighting Guidelines; and

- 10) That revised plans be submitted within two weeks or prior to scheduling the pre-submittal meeting for building permits.

Mr. Lecklider wanted clarification about the signage requiring approval from the BZA. Mr. Gibson said the Commission may make a recommendation to the BZA. The existing signs required a variance, and any changes to the sign package will require another variance. There are three signs on the site now, and three are shown. They propose to remove the pylon sign and install the pin mounted 42 square foot sign along the dry laid stone wall.

Mr. Lecklider asked if the 42 square foot sign met Code. Mr. Gibson said the maximum size for a ground sign is 50 square feet. There is a ground sign along Tuller Road, and the combined area will exceed 66.6 square feet, requiring a variance.

Mr. Lecklider said in previous hearings, certain display areas were being limited to new cars only and there is no condition to that effect. Mr. Gibson said the owner said he will put his best cars forward or in the most visible areas.

Mark Kline, Kinzleman/Kline Architects, representing Dan Schmidt, showed some of the changes. They have always shown walls around all the trees. They extended and tapered one wall down and created a slight mounding around the tree. This is a Dublin style gateway entry feature using similar native grasses, perennial plantings and evergreen spreading junipers. They added three deciduous trees and six more evergreens along the parking lot edge, installed at a six-foot height. He said they met with ODOT to work out the issues.

Mr. Lecklider asked about the four trees around the stone treatment. Mr. Kline said they started where the existing trees stopped. Where there is visibility along the edge, stone is introduced. He said that treatment on those four trees is sufficient.

Mr. Lecklider asked about the curbcut. Mr. Kline said the curbcut is separated by 85 feet, and they will maintain at least a two-foot separation from the back of curb.

Mr. Harian asked about the roof top unit. The drawings do not show screening. Mr. Kline said it is unknown if the units will be on the roof or the ground. He said they understand the screening requirement and will screen it with a mansard roof or adequate vegetation.

Mr. Harian said it is a small building, and he thought a screen wall will make it look lopsided. Mr. Kline said this is a cost issue. Mr. McCash noted several problems with putting them on the ground unless they use a split system. The ceiling height will not permit ductwork.

Mr. Fishman said any rooftop unit should be centered and screened. Mr. Kline agreed.

Mr. Eastep noted that no outside trash receptacles were shown. Mr. Kline said they will be handled at the main building.

Mr. Eastep liked this landscape approach, but is concerned that it will be unattractive during the non-growing months. Mr. Kline said the tall grasses have ornamental value. Mr. Lecklider asked about the landscape appearance from October to April. Mr. Kline said they only have 25 percent for exposure, and he hopes the Commission will not require a totally enclosed site. He wants the opportunity to tastefully show off the cars.

Mr. Fishman said all agreements should run with the land in case the dealership changes. Mr. Kline said that was a condition that is tied into Infiniti.

Mr. Fishman is concerned that if this site becomes a typical used car dealership, there may be wrecks out front, and this would completely change the look if the landscaping is not mature. Mr. Kline said a driver can only see the site briefly. He was sure the cars, new or used, would still make a nice presentation.

Dan Schmidt said their intention was new car display by the Infiniti sign, and perhaps some pre-owned cars behind. He agreed to any screening the Commission will require.

Mr. Lecklider appreciates the applicant meeting the Commission more than half way on the issues. He hopes it looks as nice when completed as presented on paper.

There was discussion about centering of the roof top mechanicals and screening them with a mansard roof. Mr. Schmidt said this small building will use residential sized units, and there will not be a roof top unit. Mr. Fishman made a motion to approve with ten conditions:

- 1) That a variance from the Board of Zoning Appeals be secured altering the current sign package (by December 16, 1999) or that no additional alterations to existing signage be undertaken;
- 2) That all landscaping meet Code, including but not limited to, the appropriate screening of any mechanical units, subject to staff approval;
- 3) That no vehicles be parked in any landscape areas, including but not limited to, the landscape circle at the southern entrance to the site (future), or outside designated/paved parking surfaces, subject to staff approval;
- 4) That the two freestanding parcels (3.9 ac. and 0.698 ac) be combined into one lot, prior to issuance of building permits;
- 5) That all visible gutters be painted to match the background colors of the building, subject to staff approval;
- 6) That the site meet Dublin Stormwater Regulations;
- 7) That the proposed curb cut be no less than 85 feet from the existing northern Bob Evans driveway;
- 8) That evidence of a recorded easement for sanitary sewer service be provided prior to issuing building permits;
- 9) That the site comply with the Dublin Lighting Guidelines; and
- 10) That revised plans be submitted within two weeks or prior to scheduling the pre-submittal meeting for building permits.

Mr. Schmidt agreed to all the conditions. Ms. Newcomb said there are a few landscape deficiencies within the parking lot that are easy to resolve. Mr. Schmidt agreed to meet all of the landscape codes.

Mr. Schmidt said if they rooftop units are needed, they will return for approval.

Mr. Harian seconded the motion, and the vote was as follows: Mr. Eastep, yes; Mr. Peplow, yes; Mr. Sprague, yes; Mr. Lecklider, yes; Mr. McCash, yes; Mr. Harian, yes; and Mr. Fishman, yes. (Approved 7-0)

Mr. Lecklider asked for a motion regarding a recommendation to the BZA on the signage.

Mr. Harian said would support the three signs as shown tonight, and Mr. Peplow agreed. Mr. McCash agreed and said the BZA will understand their position through the meeting minutes.

Mr. Fishman liked the Infiniti sign proposed on the stone wall.

Mr. Gibson said without a new variance, the pylon sign would remain and they would maintain the three signs they have today. They could not, however, have the sign on the dry laid stone wall.

Mr. Sprague agreed with Mr. Fishman's friendly recommendation to BZA.

Mr. Eastep is in favor of this trade off in the sign package. It is much more attractive as presented. Mr. Lecklider agreed.

Mr. Lecklider made a motion to send a recommendation to the Board of Zoning Appeals that it look favorably upon a sign variance application to remove the existing pylon sign in exchange for the pin mounted sign as proposed. Mr. Fishman seconded the motion, and the vote was as follows: Mr. Eastep, yes; Mr. Peplow, yes; Mr. Sprague, yes; Mr. McCash, yes; Mr. Fishman, yes; Mr. Harian, yes; and Mr. Lecklider, yes. (Approved 7-0)

Mr. Eastep asked for this recommendation to be sent in a separate letter to the BZA. Ms. Clarke agreed.

~~3. Final Development Plan 99-072FDP – Balgriffin PUD – The Crossings at Avery II~~

~~John Talentino said last year the Commission approved the final development plan for the first phase of The Crossings at Avery. It had 162 of the total 223 apartment units permitted. He said this last 61 units will be on eight acres. He showed a variety of slides.~~

~~Mr. Talentino said a revised plan was submitted addressing some of the issues in the staff report. The applicant will be revising the landscape plan. He noted the building trim is being improved. He said the applicant does not want to put the sign along Avery Road and would prefer to install pin-mounted letters on the entry walls.~~



DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
July 1, 1999

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

The Planning and Zoning Commission took the following action at this meeting:

4. **Rezoning Application 99-061Z/Corridor Development District 99-057CDD - Infiniti - 3890 Tuller Road**
Location: 3.9 acres and 0.698 acres located between Tuller Road and I-270, west of Sawmill Road.
Existing Zoning: CC, Community Commercial District (3.9 acres); none established (0.698 acres of former I-270 right-of-way).
Request: CC, Community Commercial District (0.698 acres), and review and approval of a CDD application under the provisions of Section 153.115.
Proposed Use: Expansion of a auto dealership including a new 1,000 square foot building.
Applicant: Savoy Properties, Ltd., c/o Dan Schmidt, 454 East Main Street, Suite 230, Columbus, Ohio 43215; and Kinzelman/Kline, c/o Mark Kline, 444 South Front Street, Columbus, Ohio 43215.

Rezoning Application 99-061Z

MOTION #1: To approve this application because it establishes zoning for ODOT-acquired land, and is consistent with the adjacent, established district.

VOTE: 6-0.

RESULT: This application will be forwarded to City Council with a positive recommendation.


Corridor Development District Application 99-057CDD

MOTION #2: To table this application.

VOTE: 6-0.

RESULT: After a lengthy discussion regarding a gateway feature, stormwater management, landscaping, topography, and vehicle display areas, this application was tabled.

STAFF CERTIFICATION


Chad Gibson, Planner 08-009CDDS
Corridor Development District Sign
Infiniti of Dublin
3890 Tuller Road

Mr. Lecklider said this was scheduled as a 30-minute case, and they are now considering something not in the packet or on the agenda. Mr. Eastep agreed.

Mr. Eastep said several Commissioners had not supported the connector that adds floor space on the fourth and fifth floors. However, he said Mr. Hunter had demanded a vote at that time, and the motion failed at that time.

Mr. Lecklider did not favor voting on the second option just to dispose of it. Mr. McCash said the report on the first version of the connector had been positive. Mr. Lecklider was uncomfortable voting without having that staff report available.

Mr. Banchefsky said this is an administrative review, not a rezoning. He said the Commission needs to approve something. Mr. Sprague said the second option was not in their packets, and technically, the public had no notice of this.

Mr. McCash said the Commissioners had been previously receptive to the connection of the upper floors. He said it was the open-air connection that seemed to bring objections, and Mr. Hunter asked for one vote on both connections.

Mr. Lecklider is not comfortable with approving something without full review.

Mr. Harian seconded the motion. Mr. Eastep recalled that the building connector was warmly received, but once the open-air connection was presented, a two-hour discussion ensued. He still likes the original option.

Mr. Sprague liked the second option, but does not believe it is appropriately in front of them. Mr. Lecklider noted this option was not in the Commission materials, and the slide needs to be properly entered into the record.

The vote on the connection between the fourth and fifth floors was as follows: Mr. Eastep, yes; Mr. Peplow, yes; Mr. Sprague, no; Mr. Lecklider, no; Mr. Harian, yes; and Mr. McCash, yes. (Approved 4-2.)

4. Rezoning Application 99-061Z/Corridor Development District 99-057CDD - Infiniti - 3890 Tuller Road

Chad Gibson presented this combined rezoning and Corridor Development District application for a 0.698-acre expansion of a 3.9-acre auto dealership. The 0.698 acres was recently acquired from ODOT, and this request is to establish the CC, Community Commercial District to match the rest of the dealership. He showed several slides.

Mr. Gibson said the public land auction took place last week, and the applicant purchased the 0.698-acre tract from ODOT at that auction.

The existing building is brick and stucco with a clear glass and aluminum storefront. The building is 1,000 square feet and will match the existing dealership. It is a satellite sales

office. Mr. Gibson said the applicant brought the site into landscape compliance. One new access is proposed east of the fire hydrant. He said Engineering usually requires 100 feet between curb cuts, but 85 feet was approved.

Mr. Gibson said the six-foot fence screening from I-270 will stop about 75 feet from the east line so it will not block the ODOT catch basin. The current Sawmill/I-270 ramp will be moved to the north about 120 feet, and the exit onto Sawmill Road will be centered in between the east and west bound lanes of I-270.

Mr. Gibson showed a slide of the existing wall sign approved by the BZA. If the sign package is altered, additional action by the BZA will be needed. One of the ground signs is to be replaced with a ground sign of 42 square feet. The proposed sign will be on top of a dry-laid stone wall at the site's east end.

There were Code enforcement problems in the past with car display on the grass. The applicant was asked to show all vehicular display areas. It was agreed that used cars can not be parked on the center island, and it is shown in the site plan.

Mr. Gibson showed a detail of the display area for five cars. He said all the spaces can be seen from Sawmill Road. The top of the I-270 exit ramp is about ten feet higher than this site, and visibility is good for about 75 feet along the northeast property line.

Mr. Lecklider asked how this will be policed. Mr. Gibson said there could be a firm condition that only new vehicles be placed in the prominent locations.

Mr. Eastep has concerns about visibility and display. He said Code compliance on weekends is not good with several dealerships. Mr. Gibson said the Code Enforcement Officer works two weekends per month. This site has been a problem in the past, but recently there have not been any violation reports.

Mr. Gibson said staff is recommending approval of the rezoning application because it establishes appropriate zoning on the newly-acquired parcel.

He said staff recommends approval of the CDD application with ten conditions:

- 1) That a variance from the Board of Zoning Appeals be secured altering the current sign package (by December 16, 1999);
- 2) That the six-foot screening requirement extend to the northeast corner of the site (tapered design), and that all ground and roof-mounted mechanicals be screened, subject to staff approval;
- 3) That no vehicles be parked in any landscape areas, including but not limited to, the landscape circle at the southern entrance to the site (future), or outside designated/paved parking surfaces, and that no used vehicles be displayed in prominent areas, subject to staff approval;
- 4) That the two freestanding parcels (3.9 ac. and 0.698 ac) be combined into one lot, prior to issuance of building permits;
- 5) That all visible gutters be painted to match the background colors of the building, subject to staff approval;

- 6) That the site meet Dublin Stormwater Regulations;
- 7) That the proposed curb cut be no less than 85 feet from the existing northern Bob Evans driveway;
- 8) That evidence of a recorded easement for sanitary sewer service be provided prior to issuing building permits;
- 9) That the site comply with the Dublin Lighting Guidelines; and
- 10) That revised plans be submitted within two weeks or prior to scheduling the pre-submittal meeting for building permits.

Mr. Gibson said there may be some change made to Condition 2 as a result of discussion with ODOT. The applicant is prepared to obtain a letter from ODOT explaining its position on the screening and mound along I-270 near the catch basin.

Mr. Harian needed more data on the BZA sign variance. Mr. Gibson said BZA approved a specific sign package, and changes will require re-examination by the Board. He said the three-sided pylon sign was almost 13 feet tall with a 20 square foot logo and lettering underneath of less than five square feet.

Mr. McCash said elevations show an unscreened rooftop mechanical. Mr. Gibson said screening is a recommended condition. Mr. McCash asked if moving the unit to the center of the building had been discussed. Mr. Gibson said no.

Mr. McCash asked if there would only be one ground sign facing Sawmill Road and I-270 on this parcel. Mr. Gibson said yes. Mr. Gibson said the two parcels will be combined into one site before the issuance of building permits.

Mr. McCash noted the existing wall sign facing I-270 was part of the original BZA approved sign package. He asked if the 25 square feet on this pylon sign is now changing to 42 square feet of ground sign. Mr. Gibson said yes.

Mr. Sprague said his comfort level has dropped regarding the cars in the circle display area. He thought it was too tight and inappropriate for a high visibility area. He was also concerned about line of sight and visibility. He would like striping of all parking.

Mark Kline, Kinzelman Kline, agreed with the above ten conditions. He said there was discussion about drainage at the ODOT auction. He said ODOT had concerns that the mound would impede the overland stormwater flow. All the catch basins are pumped underground and go to the lower part of I-270.

Mr. Lecklider asked if ODOT ruled out the extension of the mounding. Mr. Kline said they recommended that it not be extended and will write a letter. Mr. Gibson said the mound could be moved farther to the south so as not to impede the flow.

Mr. McCash said since the basin was no longer on ODOT property, it did not matter if the mound was extended. Mr. Kline said ODOT owned the point. Mr. McCash asked, in lieu of a mound, if evergreens could be used. Mr. Kline said that was an option.

Mr. Kline said if the catch basin overflowed, it would go towards I-270. He said they had to create stormwater detention for this project. He said evergreen trees would be better than mounding for screening.

Mr. Kline said they are proposing additional landscape screening around the "knuckle" and on the front edge of the car display. They were looking for a compromise on how far the screening was needed. They have added stone walls to provide a sense of an entry feature as asked. The plantings have been intensified with perennials. Mr. Harian asked what was the height of the two stone walls. Mr. Kline said 42 inches tall because of the detention basin at the bottom.

Mr. McCash said tall landscaping is necessary to screen the site.

Mr. Harian said the Dublin Code required a six-foot mound along all highways. He suggested plantings could provide the same affect.

Mr. Sprague said car displays could be made very attractive. He liked the sign.

Mr. Peplow asked if continuing the treatment would distract from the stone wall and entry feature proposed. Mr. Gibson thought the six-foot mound could be extended 15 feet. He suggested the six-foot hedge could be tapered down in height to two or three feet and it should be worked out between Mary Newcomb and the applicant.

Mr. Kline said the farther the wall was moved, the closer it would be to the stormwater detention basin. He said their design for the wall was not exactly like the existing entry features. It used the same type of stone, height, and type of cap, but the plants now reinforce the walls as they turn back into the mound and end at the planting bed. He was concerned about the spacing of trees if the radius was extended. If a six-foot height was needed, shrubs should be used. He agreed to work with staff.

Mr. Eastep said this was a gateway area, and an unscreened auto display was inappropriate. An unfortunate precedent was being set. The drainage issue should be worked out with ODOT so that the landscaping is increased to screen the display cars. He did not think Mr. Gibson's solution would solve the problem. He said the whole corner needs to be landscaped like other gateways with the mounding continued, and not held back at the wall to highlight the car display. Mr. Harian agreed.

Mr. Kline said any wall height will seem reduced due to an optical illusion.

Mr. Eastep said this site seemed perfect for car display. With some design creativity, it could become more of a gateway and less of a car display area.

Mr. Kline said they are taking advantage of the existing topo to present the cars at that point, but the actual conditions made it logical.

Mr. Harian said a wall sign on the new building should be eliminated. He also said screening was needed and if the mound did not work, it could be done with vegetation. He suggested rewording Condition 2 so that it does not necessarily refer to a mound.

Mr. McCash said additional screening and landscaping revisions are needed along I-270. He agreed that wall signs should be prohibited. From an architectural standpoint, he thought the building was unattractive and he could not support this application.

Mr. Sprague said the plan, after tweaking, was good. Many of the Commission's concerns were addressed. This site presents a unique opportunity and challenge. He was satisfied with the line of sight questions. He wanted the applicant to work with staff on landscaping. This site has not been maintained well for several years, and this offers a chance to make a significant improvement. He supports the rezoning.

Mr. Peplow also supported this rezoning. He asked how much "additional screening" was needed the cars are screened I-270. Mr. McCash was concerned that because of the different elevations, the view will always be down into the entire parking area. He understood the 25 percent display area. Whatever screening is proposed, it is not enough. Taller evergreen trees are necessary along the I-270 side to screen it. Perhaps it could be open at the "knuckle" on the Sawmill Road side.

Mr. Eastep thought there was an open 45-60 foot area in front of the detention area. If left unscreened, it would set a negative precedent. Without creative landscaping there, he cannot support this rezoning. It has not been resolved since the concept plan.

Mr. Lecklider said he did not support this during the informal hearing. He said the detention area should be screened. He does not like the raised car display. Staff previously thought elevated display was inconsistent with the Landscape Code. There is an enforcement problem with cars displayed in the more prominent areas. The Community Plan describes this area as a gateway entry, and an auto dealership is inappropriate as a gateway. He also said there should be no wall sign on the new building.

Mr. Kline said the mound and evergreen shrubs are six feet tall. Dublin's Code for freeways requires deciduous trees. They are following the letter of the Code. The parking area at the knuckle is not elevated. Mr. Kline said they could do a nice job of landscaping in a soft curvilinear pattern, while still achieving all screening requirements.

Mr. McCash said the building architecture needed more work. From the landscaping standpoint on I-270, he thought a six to eight foot evergreen screen was needed.

Dan Schmidt, owner, said they were recently informed of the need to rezone the land. They have combined the two lots. He guaranteed that they would highlight only three or four **new** cars on the knuckle. Mr. McCash noted his negative comments were regarding the drawings submitted in the Commission packet. Mr. Schmidt said they will incorporate the existing brick, stucco, and glass elements on the new building.

Mr. Lecklider said the car display in the most prominent area was a **Commission-wide** concern. He was concerned about some successor dealership's display intentions.

Mr. Schmidt said they will use their best efforts to get ODOT involved to solve this. Mr. Sprague asked for a more definitive parking plan for Commission review. Mr. Schmidt agreed.

Mr. McCash said four eight-foot evergreens added between the rockspray cotoneasters along I-270, might screen sufficiently. Mr. Schmidt agreed to this.

Mr. Eastep said that was still inadequate. He said the previous informal hearings were long and should have shortened this hearing, but the applicant has not satisfied the expressed desires. He thought it was time for a vote, and he wanted to see this area stay a gateway as the Community Plan indicated.

To make this project acceptable, Mr. Eastep said the ODOT catch basin should be relocated. Then, this applicant can create a nice gateway for that quadrant. If ODOT will not agree, there is still 60 feet from the building to Sawmill Road off of the detention area for a gateway with a stone wall, perennials, and evergreens.

Mr. Eastep made a motion to approve the rezoning portion of this application because it establishes zoning for ODOT-acquired land, and is consistent with the adjacent, established district. Mr. Harian seconded the motion, and the vote was as follows: Mr. Peplow, yes; Mr. Sprague, yes; Mr. Lecklider, yes; Mr., McCash, yes; Mr. Harian, yes; and Mr. Eastep, yes. (Rezoning approved 6-0.)

Mr. Kline agreed to a tabling of the Corridor Development District application and agreed to meet with staff and ODOT regarding the landscaping and stormwater issues.

Mr. McCash made a motion to table the Corridor Development District portion of this application and Mr. Eastep seconded it. The vote was as follows: Mr. Peplow, yes; Mr. Sprague, yes; Mr. Lecklider, yes; Mr. Harian, yes; Mr. Eastep, yes; and Mr. McCash, yes. (CDD application tabled 6-0.)

~~Mr. Lecklider took a straw vote to see if the Commissioners were in favor of waiving the 11 o'clock rule in order to hear Case 5. They all were in favor.~~

5. Final Development Plan 99-056FDP - The Preserve

~~John Talentino presented this final development plan for 5.7 acres of a 17-acre site. This proposal is for one office building on the northern third of the site. Existing trees will be retained along Tuttle Road. The building will have four-sided architecture with brick and stone. He noted the density, building height, and roof pitch do not meet the PUD text. The site will have significant amenities including a pond at the corner, a large number of preserved trees, and high quality four-sided architecture. He said additional right-of-way is needed along Tuttle Road, consistent with the Thoroughfare Plan. Stormwater regulations for quality and quantity also need to be met.~~

~~Mr. Talentino said the proposed five signs do not meet Code. Each building is to have a wall sign that exceeds the area and height permitted by Code. A ground project identification sign is proposed on the frontage of each building.~~



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
March 4, 1999**

The Planning and Zoning Commission took no action on the following case at this meeting:

4. Informal Review - 98-135I - Infiniti of Dublin - 3890 Tuller Road

Location: 1.2 acres located between I-270 and Tuller Road.

Existing Zoning: CC, Community Commercial District.

Request: Informal review of a Corridor Development District application under the provisions of Section 153.115 and the Corridor Review Text.

Proposed Use: A 1,000 square foot building with a vehicle display area as an expansion to an existing automobile dealership.

Applicant: Savoy Properties Limited, c/o Jay Schmidt, 454 E. Main Street, Suite 230, Columbus, Ohio 43215; c/o Mark Kline, Kinzelman Kline Inc., 444 S. Front Street, Columbus, Ohio 43215.

RESULT: There was a lengthy discussion which included screening, mounding, signage, interior landscaping, grading, and the height of the retaining wall. No vote was taken.

STAFF CERTIFICATION

Chad Gibson
Planner

08-009CDDS
Corridor Development District Sign
Infiniti of Dublin
3890 Tuller Road

Mr. Fishman asked when the Landscape Code would be met for Phase 2, especially since it was across from a residential area. Mr. Caldwell said it will be done when Phase 2 was developed. Mr. Fishman said the first building should meet the Landscape Code before the second building is built. Ms. Fierce said Code required that the premises be kept in good condition. Mr. Fishman was concerned about weeds. He wanted the vacant site to be seeded and mowed. Mr. Caldwell agreed but said it would not be visible from the street.

Ms. Fierce asked if it was suggested that the required six-foot screen along the western property line abutting the residential development be installed with the initial phase. Mr. Fishman said yes. Mr. Caldwell agreed to this. Mr. Lecklider said he appreciated the willingness of the applicant to do so.

Ms. Fierce said the Code requires the six-foot screen along where this property backs up to residential areas. It will not apply along the M&P Products site.

Mr. Fishman wanted the entire west property line screened. Mr. Caldwell noted that it was not required by Code, and said the Phase 2 parking area will be screened when completed. Mr. Lecklider said there was a problem because there was no definite date for the construction of Phase 2. There is a potential for redundancy when the parking lot is constructed in Phase 2.

Mr. Fishman said the Commission could approve the first phase and then require a second hearing on the later phase. If approved now, he wants to assure the residents are protected if the second phase is never built. The landscaping should all look the same in ten years.

Mr. Caldwell agreed to screen the entire west property line with landscaping. Mr. Fishman said the parking lot landscaping for the second phase would still be necessary. Mr. Caldwell agreed.

Mr. Fishman made the motion to approve this application with five conditions:

- 1) That the entire site (6.227 acres) comply fully with the Landscape Code, including a six-foot continuous screen along the entire west property line, and also that the un-built portion of the site be graded, seeded and maintained;
- 2) That the plan comply with Code requirements for all setbacks, including future property divisions, unless approved by the Board of Zoning Appeals;
- 3) That lighting conform to the Dublin Lighting Guidelines;
- 4) That stormwater management and signage for the site meet City regulations; and
- 5) That the applicant schedule a pre-submittal meeting prior to applying for building permits after Conditions 1-4 have been resolved to the satisfaction of staff.

Mr. Sprague seconded the motion, and the vote was as follows: Mr. Sprague, yes; Mr. Lecklider, yes; Mr. Peplow, yes; Mr. Eastep, yes; and Mr. Fishman, yes. (Approved 5-0.)

4. Informal Review - 98-135I - Infiniti of Dublin - 3890 Tuller Road

[Mr. McCash rejoined the meeting at this time.] Chad Gibson said this is the second informal hearing for this case. The applicant has responded to the issues raised on January 21. Additional

feedback is requested before filing a CDD application. Mr. Gibson said staff believes this should be a short discussion.

Mr. Gibson showed several slides. He said the 1.2-acre expansion site is zoned CC, Community Commercial District, and the two parcels are to be combined. Building materials of the existing dealership are brick and stucco. Cross sections now show elevations and the position of the single-point urban interchange (SPUI) under construction. Mr. Gibson said a 1,000 square foot building was proposed using building materials to match the existing dealership.

Mr. Gibson said staff recommends extending the six-foot mound along I-270 to the corner of the site about 70 feet. Since the last submittal, the mound was extended an additional 400 feet.

The site has a ground sign, a wall sign oriented towards I-270, and a pylon sign. A variance was received for the sign package. This proposal removes the pylon sign. A 22 square foot sign with bronze two-foot letters on a limestone retaining wall is proposed at the eastern edge of the site.

The existing ramp is about 80 feet from the proposed pavement. The proposed SPUI is about 200 feet away and a few feet higher. The site will be slightly depressed from that viewpoint.

Mr. Eastep thought this should have been filed as a formal review instead of a second informal review. He said the policy of permitting a second informal review needed to be reconsidered.

Mr. Eastep asked if the existing Code violations have been abated on the site. Mary Newcomb met with the applicant on the site and discussed what landscaping was needed to comply. A copy of their landscape order has been submitted, and the site will be replanted as soon as possible. Mr. Gibson said a special permit application for the satellite dish had been received. The applicant plans to paint the dish to blend with the building.

Mr. Eastep asked about the amount of frontage display area. Mr. Gibson said the frontage along Tuller Road is 900 feet, and 225 feet of display (25 percent) is permitted. He said I-270 is all limited access frontage, and a six-foot screen of some sort is required. A four-foot mound with two feet of landscaping is proposed. The thumb's projection is oriented towards Sawmill Road. Technically, 25 percent of that frontage is permitted, but it is questionable that it be considered frontage.

Mr. Lecklider noted that the staff report said there would be three signs on the site. This would alter the original sign package, and additional variances from the BZA will be needed. Mr. Gibson agreed. He said if the BZA denies them, the additional sign cannot be installed. Mr. Gibson said the plan is to remove the existing pylon sign.

Mr. Lecklider said the number of signs was not being increased; the pylon sign was being eliminated. Mr. Gibson said the new sign will be externally illuminated with ground-mounted floods.