

that he is in agreement with the proposed recommendations. He further explained that the larger buildings will be a different scale than the smaller buildings and as the buildings are scaled up, there will be architectural changes, but it is not their intent to have drastic architectural changes to what is shown in the aforementioned exhibits. The only exception would be (as indicated in the text), that future facades facing the railroad tracks would not be of the same level in the terms of brick and glass. Chair Dye clarified that the Architecture section of the text would be amended as proposed by Mr. Dorman. Chair Dye also noted that due to the change in building height, exterior lighting shall not be more than three feet higher than the building. Mr. Dehner confirmed that the proposed lighting poles shall be around 22 feet in height and the building is proposed at 20 feet in height. Mr. Holt clarified that all buildings will have dimensional shingles and not the standing seam roof as originally proposed. Mr. Dehner confirmed that was correct. Chair Dye reiterated the stipulations:

- *Architecture Section:*
 - *With the exception of enclosed service corridors or areas shielded from view, the buildings shall have the same level of exterior finish on all sides. ~~Building materials shall be brick, stone, cultured stone or glass, individually or in any combination thereof. In addition, stucco, synthetic stucco, split face block, precise concrete and wood trim may be used as an accent material not to exceed 30% in area of each façade. Each building shall have a minimum of 50% brick, stone or cultured stone, in combination with glass. Additionally, each building may also incorporate stucco, synthetic stucco, split face block, pre-cast concrete or wood trim as approved by City Council during the Development Plan process for each building. All buildings are hereby approved as depicted in Exhibit A Office Warehouse Building and Exhibit B Small Single Story Office Building, unless otherwise modified in the Development Plan process or by City Staff as applicable.~~*
- *Lighting Section:*
 - Parking lot light poles shall not be more than three feet higher than the building and shall not exceed a maximum height of 30 feet.
- Dimensional shingles shall be used on all buildings.

Mrs. Longbrake made a motion that the Broadway Commerce Park – Zoning Text Amendment be recommended for approval to City Council with the stipulations as noted by the Chair. The motion was unanimously passed.

ITEM #2 Broadway Commerce Park – Development Plan Amendment (Project ID# 200412210106)
Farmbank Way and Barholm Drive

Applicant: Richard Ireland; Dublin Building Systems, 6223 Avery Road, P. O Box 370, Dublin, Ohio 43017

Mr. Dorman began with the Staff Report. This application pertains to the Development Plan that was originally approved November 4, 2004. The amendments include increasing the amount of accent material used from 30% to 50% as discussed in the previous application. Dimensional asphalt shingles shall be used instead of a standing seam roof and the height of Building B has been reduced. The Applicant has incorporated more stucco into the design of the elevations on Building B. The north elevation of Building B has been broken into sections that alternate between stucco and brick. The east elevation still exhibits mostly brick and the south elevation has incorporated more stucco. Staff recommends approval of the amendment with stipulations.

Chair Dye noted the following Stipulations:

- Cornice detail shall be provided at the top of the parapet on all of the north, east and a portion of the south elevation that is finished with brick and stucco.
- Color renderings and Sheet A1.2 shall include the building footprint for the Newcomer Farley Funeral Home.
- Dimensional asphalt shingles shall be used on all buildings.
- Applicant shall coordinate and comply with storm-water management calculations as well as other engineering issues as noted in the City Engineer's report dated December 21, 2004, prior to the commencement of construction.
- No wall pack lighting shall be used.
- Applicant shall revise/correct renderings prior to Council.

Mr. Richard Ireland, 6233 Avery Road, Dublin, Ohio 43016 was present and spoke to this application. Mr. Ireland stated he understood and agreed to comply with all of the stipulations.

Mrs. Longbrake made a motion that the amendments to the Broadway Commerce Park – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair. The motion was unanimously passed.

There being no further items on the agenda, Chair Dye offered his thanks and gratitude from the Planning Commission to member Karen Evans for her years of service. Although Mrs. Evans was unable to make today's meeting, Chair Dye wished to note for the record that she has been an important and invaluable member of our team. Her comments and input have been absolutely critical to our ability to perform our role and serve the City. Chair Dye, Mr. Holt and Mrs. Longbrake all extended thanks and wished her the best in all of her future adventures.

Having no further business, Chair Dye adjourned the meeting at 9:45 a.m.

Jennifer Uhrin, Secretary

Chair David Dye