

Minor Project Review

12-069MPR – BSC Commercial District

Bridge Pointe Shopping Center – Architectural Modifications

6400-6550 Riverside Drive

This is a request for Minor Project Review for architectural modifications to an existing shopping center, including façade medications and modified building materials and color palette. This request requires Administrative Review Team (ART) action within 14 days of submittal.

Date of Application Acceptance

Wednesday, September 26, 2012

Date of ART Action

Thursday, October 4, 2012

Case Manager

Jennifer M. Rauch, AICP, Planner II | (614) 410-4690 | jrauch@dublin.oh.us



PART I: APPLICATION OVERVIEW

| | |
|----------------------------------|-------------------------------------------------------------------------------------|
| <i>Zoning District</i> | BSC Commercial District |
| <i>Review Type</i> | Minor Project Review |
| <i>Development Proposal</i> | Modifications to an Existing Structure |
| <i>Use</i> | Retail, General (Permitted Use in BSC Commercial District) |
| <i>Building Type</i> | Existing Structures |
| <i>Administrative Departures</i> | None |
| <i>Waivers</i> | None |
| <i>Property Address</i> | 6400-6550 Riverside Drive |
| <i>Property Owner</i> | 6490 Riverside Drive LLC |
| <i>Applicant</i> | Chris Dobrozsi, Neyer Properties; represented by Andreas Larisch, Triad Architects. |
| <i>Case Manager</i> | Jennifer M. Rauch, AICP, Planner II (614) 410-4690 jrauch@dublin.oh.us |

Application Review Procedure: Minor Project Review

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Zoning Code.

Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(5) applicable to Site Plan Reviews and Site Plan Review Waivers, if necessary. A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted.

Zoning Code Analysis

§153.0062 – Building Types

(B) General Building Type Requirements

(2) Existing Structures

The buildings comprising the shopping center are classified as Existing Structures. Existing Structures may be extended, enlarged, altered, remodeled, or modernized after approval by the ART upon finding that the conditions of §153.062(B)(2)(b) are met.

The applicant is requesting to remove the existing overhang located at the northeast corner of the shopping center, connecting the northern and easternmost buildings. The removal of this feature will provide an updated look to the buildings and improved view of the open area located between these two buildings.

(E) Materials

(1) Façade Materials

The existing building is primarily clad in brick, stucco and wood with a decorative wood paneled overhang extending over the sidewalk for the buildings, and brick and wood pillars. The existing storefront window systems and entry doors are aluminum clad with a brick water table.

The applicant received approval by the Planning and Zoning Commission to update the existing exterior, including new full stone and brick columns with stone caps, and a new detailed façade for the building overhang with gable design of brick-formed EIFS, EIFS banding, cornice details, and metal coping.

The proposed modifications indicate brick veneer within the upper portions of the front facades instead of the previously approved brick-formed EIFS. While the proposed modifications do not meet the Code since brick veneer is not a permitted primary material, the use of primary and secondary materials are brought closer to conformance with the intent of the Code requirements through the increase in masonry and decrease in the use of EIFS. The EIFS banding, cornice details, and metal coping remain as previously approved by the Planning and Zoning Commission, located on the eaves and as accent bands within the upper portions of the façade.

The existing exterior columns will remain as previously approved with a brick column on a stone base. The existing brick located under and around the window system will remain, but will be painted, as noted in (4) below.

The southern elevation of the Planet Fitness tenant space (south elevation Sheet A2.2) shows the proposed addition of four brick and stone pilasters to mimic the existing column details shown on the front façade. The pilasters help break up the long wall that will be painted brick, as noted in (4) below.

(2) Façade Material Transitions

The proposed elevations use more than one façade material vertically, with the 'heavier' material in appearance (stone) below the 'lighter' materials (brick and EIFS), as required by Code.

(4) Color

The proposed paint colors for the existing brick and soffits are from a historic color palette as required for new structures, Benjamin Moore "Sag Harbor Gray" and "Monterey White." The proposed paint color Benjamin Moore "Black Satin" is not from the historic color palette, but is used in limited application on the louvers.

(M) Signs

The proposed elevations show wall signs which exceed the area permitted by the Bridge Street District zoning provisions. Since the applicant is not requesting approval of the signs as part of this application, the signs should be removed from the plans submitted for building permitting.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning

Although not required to do so, the applicant has made substantial efforts with this proposal to meet or come closer to conformance to the General Building Type Requirements with the proposed exterior façade modifications for these Existing Structures. It is Planning's opinion that the proposal meets the design intent of the Bridge Street zoning provisions for architectural modifications.

The signs shown on the proposed elevations exceed the area permitted by the Bridge Street regulations. Separate approval is required before signs can be installed. Approval of a Master Sign Plan will be required should the applicant desire to install signs that exceed the square footage permitted by the Bridge Street zoning.

Engineering

The plans show a sidewalk in the southwest corner of the site connecting the parking lot to the existing sidewalk and crosswalk at the intersection of Riverside Drive and West Dublin-Granville Road. The sidewalk connection was a condition of approval during the Planning and Zoning Commission review. The applicant provided this connection on the recently approved building permit before the applicant decided to submit this application for Minor Project Review to modify the architecture.

Engineering and Planning recommend the applicant provide a more direct pedestrian connection from the sidewalk to the intersection, either by eliminating the northern portion of sidewalk in lieu of a sidewalk to the south of the existing ground sign, or by adding the path connection if the applicant chooses to maintain the northern path connection.

Parks and Open Space, Fire, Building Standards, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Minor Project Review Criteria

The Administrative Review Team shall review this application based on the review criteria for Minor Projects, which include the following proposed responses:

- (a) **Similarity to Approved Basic Plan**
Not applicable
- (b) **Consistency with Approved Development Plan**
Not applicable
- (c) **Meets Applicable Zoning Regulations**
Met with condition. Since this application involves modifications to Existing Structures, the proposed modifications are not required to meet the Bridge Street Corridor Code requirements; however, the proposal does bring the site closer to conformance with the regulations. The proposed materials and colors are compatible with the character of the existing buildings and appropriate for the shopping center.
- (d) **Safe and Efficient Pedestrian, Bicycle, & Vehicular Circulation**
Met with condition. The applicant should either eliminate the northern portion of sidewalk in lieu of a more direct path generally located to the south of the existing ground sign, or add this path connection to the site plan.
- (e) **Coordination and Integration of Buildings and Structures**
Not applicable
- (f) **Open Space Suitability and Natural Features Preservation**
Not applicable
- (g) **Adequate Provision of Public Services**
Not applicable
- (h) **Appropriate Stormwater Management**
Not applicable
- (i) **Development Phasing**
Not applicable
- (j) **Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents**
Met. The proposed architectural and material modifications improve the character of the BSC Commercial District and provide an updated look to the existing shopping center.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Approval of this Minor Project Review application with two conditions:

1. The applicant remove the wall sign panels shown on the proposed elevations prior to submitting for building permitting until approval of a Master Sign Plan is obtained; and
2. The applicant either eliminate the northern portion of sidewalk in lieu of a more direct path generally located to the south of the existing ground sign, or add this path connection to the site plan.