



# Minor Project Review

## 12-078MPR – BSC Commercial District

### Shoppes at River Ridge – The Pint Room – Site & Architectural Modifications

### 4415 West Dublin-Granville Road

This is a request to replace an existing window for a service door and reconfigure an existing patio area for a new eating and drinking facility in the Shoppes at River Ridge shopping center. This is a request for Minor Project Review in accordance with Zoning Code Section 153.066(G).

#### **Date of Application Acceptance**

Friday, October 19, 2012

#### **Date of ART Determination**

Thursday, October 25, 2012

#### **Case Manager**

Rachel S. Ray, AICP, Planner II | (614) 410-4656 | rray@dublin.oh.us



## **PART I: APPLICATION OVERVIEW**

<i>Zoning District</i>	BSC Commercial District
<i>Development Proposal</i>	This is a request to replace an existing window with a service door and to reconfigure an existing patio area for a new eating and drinking facility in the Shoppes at River Ridge shopping center at the intersection of West Dublin-Granville Road and Dale Drive in the BSC Commercial District. This is a request for Minor Project Review in accordance with Zoning Code Section 153.066(G).
<i>Use</i>	Eating and Drinking Establishment (Permitted Use in BSC Commercial District)
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	4415 West Dublin-Granville Road
<i>Property Owner</i>	MR/TSARR Owner, LLC
<i>Applicant</i>	Keith Moreland, The Pint Room
<i>Case Manager</i>	Rachel S. Ray, AICP, Planner II   (614) 410-4656   rray@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**

#### *§153.059 – Uses*

##### *(C) Use Specific Standards*

##### *(4)(g) Outdoor Dining and Seating*

The applicant is proposing to reconfigure and expand an existing patio area from 250 square feet (from a previous approval) to approximately 500 square feet. The patio area will be enclosed by a decorative 42-inch black aluminum fence. Patio furniture has not been selected at this time.

The Zoning Code requires that outdoor dining and seating areas, furniture, and enclosures be set back at least five feet from the curb and from all street trees and street furniture. The proposed patio configuration maintains a 5.5-foot walkway between the patio fencing and the adjacent drive aisle.

*§153.062 – Building Types*

*(B) General Building Type Requirements*

*(2) Existing Structures*

This structure is classified as an Existing Structure. 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. This structure would only be required to be brought into conformance with the requirements for building types if there was an enlargement or extension exceeding 50% of the gross floor area of the Existing Structure at the time of the adoption of the Bridge Street Code. This proposal does not involve an enlargement or extension.

The applicant is proposing to replace an existing window with a new service door on the west elevation, which will be painted to match the existing trim on the adjacent windows. No other exterior modifications are proposed.

## **PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS**

### **Land Use and Long Range Planning**

There are currently two fenced patio areas where the Pint Room's patio area is proposed. The property owner and applicant are proposing to eliminate both fences to provide adequate space for the new outdoor dining area. The applicant is required to repair the sidewalk area where the previous fencing is removed and obtain approval prior to installing new fencing for the adjacent restaurant. Planning recommends that the ART permit Planning to ensure that the requirements of Zoning Code Section 153.059(C)(4)(g) are met when the outdoor dining furniture has been selected.

The Existing Structure is designed with pedestrian access along all four sides of the building, and therefore does not have a typical "rear" elevation. The proposed service door is located in the least obtrusive location on the building elevation that will be partially obscured by existing landscaping and the adjacent Bruegger's Bagels building.

The applicant is currently designing a sign for the restaurant; a separate application for Minor Project Review will be required prior to sign permitting.

### **Building Standards, Parks & Open Space, Fire, Engineering, Police, Economic Development**

No comments.

## **PART III: APPLICABLE REVIEW STANDARDS**

### **Minor Project Review Criteria**

The Administrative Review Team is required to review this application based on the review criteria for Minor Projects, which include the following proposed findings:

(a) **Similarity to Approved Basic Plan**

*Not applicable*

(b) **Consistency with Approved Development Plan**

*Not applicable*

(c) **Meets Applicable Zoning Regulations**

*Criterion met through condition.* The proposed modifications are consistent with all applicable Zoning Code requirements. Planning recommends that the ART permit the applicant to submit the outdoor dining furniture for approval by Planning prior to use.

(d) **Safe and Efficient Pedestrian, Bicycle, & Vehicular Circulation**

*Met.* The proposed outdoor dining area maintains adequate sidewalk space to ensure safe pedestrian circulation throughout the site.

(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**

*Criterion met through condition.* The proposed patio area will provide a spacious area for outdoor, which will enhance the vitality of the existing shopping center. The applicant will be required to repair the sidewalk area where the existing patio fencing is removed to ensure that the sidewalk remains functional and inviting to pedestrians.

## **PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION**

Approval of this Minor Project Review application with the following conditions:

- 1) That the applicant repair the sidewalk where the existing fencing is removed, and obtain Administrative Review Team approval prior to installing any new patio fencing for adjacent tenants; and
- 2) That the applicant submit outdoor dining furniture specifications, subject to Planning approval.