



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

December 6, 2012

Minor Project Review

12-068ARB-MPR – BSC Historic Core District

The Scioto Room – 38 West Bridge Street

This is a request for site and architectural modifications as well as a parking plan for an existing building in Historic Dublin. This is a request for Minor Project Review for a project in the Architectural Review District, requiring an Administrative Review Team (ART) recommendation within 14 days of submittal, and Architectural Review Board review within 28 days following the ART recommendation.

Date of Application Acceptance

Tuesday, September 25, 2012

Date of ART Recommendation

Thursday, December 6, 2012

Date of Architectural Review Board Determination

Wednesday, December 19, 2012

Case Manager

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



PART I: Application Overview

<i>Zoning District</i>	BSC Historic Core District
<i>Review Type</i>	Minor Project Review and Parking Plan Approval
<i>Development Proposal</i>	Sign, Site and Architectural Modifications to an Existing Structure Parking Plan: To permit 12 fewer parking spaces than required by Code due to the change in use for a total of 29 parking spaces serving the site.
<i>Use</i>	Eating and Drinking (Permitted in BSC Historic Core District)
<i>Building Type</i>	Existing Structure
<i>Administrative Departures</i>	Canopy lighting
<i>Waivers</i>	None
<i>Property Address</i>	38 West Bridge Street
<i>Property Owner</i>	Jason Liu
<i>Applicant/Representative</i>	Tim Bass, Bass Studio Architects
<i>Case Manager</i>	Jennifer M. Rauch, AICP (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 make a recommendation to the Architectural Review Board to approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(5) applicable to Site Plan Reviews. A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted. The Architectural Review Board shall make a decision on the application not more than 28 days from the date of the Administrative Review Team's recommendation.

Zoning Code Analysis

Proposal Overview

The site has an existing 2,500 square foot commercial building located in the center of the property along the western property line. Parking and loading are located to rear with additional parking located along the eastern property in front of the building along W. Bridge Street. Access is provided from W. Bridge Street through to a shared driveway at the northern end of the site, which connects to Darby Street.

The applicant is proposing minor exterior modifications to the existing façade, and a new enclosure to the rear of the building for storage. Modifications are proposed to the parking lot to address parking requirements for a change in use. Additional site modifications include changes to the vehicular circulation, landscape areas within the parking lot, and a new street wall and landscape feature along W. Bridge Street. Two new signs are proposed; one wall sign located on the south elevation at the main entrance and one ground sign integrated into the proposed stone wall located along W. Bridge Street. A new dumpster enclosure is proposed to the rear of the building within the loading area.

Zoning Requirements

The Bridge Street provisions of the Zoning Code identify building type requirements for new and renovated structures with the intent to provide a range of high quality building options to reinforce the character of each district. Planning has suggested that the Administrative Review Team determine that the requirements for the Historic Cottage Commercial building type and the following requirements are most applicable to this proposal.

153.062 – Building Types

Existing Structures This is 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. Should the enlargement or extension exceed 50% of the gross floor area of the Existing Structure at the time of the adoption of the Bridge Street Code, it would be required to be brought into conformance with the requirements for building types. This proposal involves no enlargement or extension of the Existing Structure, and although not required to do so, the applicant has made substantial efforts to meet or come closer to conformance to the General Building Type Requirements with the proposed exterior façade modifications.

Materials and Colors The existing building is primarily clad in brick and stone, with a flat roof and a canopy located over the front entrance. All existing building materials will be retained with the proposed façade modifications, with the exception of new architectural metal panels and perforated metal or glass panels to enclose the existing storage and loading area located to the rear of the building. Architectural metal panels are a permitted secondary façade material and brings the materials closer to Code conformance. The applicant is proposing the addition of a new colored glass window on the west elevation with a fire shutter. The existing metal trim on the canopy is proposed to be painted graphite black to match the proposed metal panels located to the rear of the building.

Metal paneling is proposed to the rear of the building and appears secondary to the brick and stone material located on the main structure. A new brick base is proposed at under the metal panels at the loading area located to the rear of the building. The existing flat roof is retained, with the addition of a new 4-foot, 8-inch high metal panel screen proposed on top of the roof to screen the roof top mechanicals from the public right-of-way, as required by Code.

Entrances & Pedestrianway

The applicant is maintaining the existing entrance on the south elevation facing the parking lot, and creating a new exit on the east elevation for emergency egress. The new exit proposes a concrete landing and stairs into the parking area. Planning recommends the new concrete landing be extended south to connect with the existing concrete walk that runs along the east side of the building to provide a continuous walk from the rear parking area to the main entrance.

Windows, Shutters,
Awnings & Canopies

All existing windows remain, with the addition of a colored glass window on the west elevation. The proposed colored glass incorporates a fire shutter to address building separation concerns raised by Building Standards. The existing metal canopy located over the main entrance will be retained repainted to match the metal paneling located on the rear of the building.

Signs

The proposed building-mounted sign facing W. Bridge Street on the south elevation is placed above the entrance and integrated into the architectural of the building. The proposed ground sign is located along the W. Bridge Street frontage and integrated into the proposed stone wall. Additional sign requirements and proposed sign details are outlined under 153.065(H) of this report.

§153.065(B) – Site Development Standards – Parking & Loading and Circulation

Circulation for the site has been modified to accommodate additional parking along the east property line, which does not permit two way travel through the site. This requires that the driveway along W. Bridge Street be exit only, which will require patrons to enter the site through the 50 W. Bridge Street driveway or from Darby Street. Planning and Engineering have expressed concerns about the safety and practicality of this circulation pattern. Planning is recommending the removal of parking spaces labeled 34 and 35 to better enable two-way access along the north drive between 50 W. Bridge Street and Darby Street. If not removed the two parking spaces will narrow the drive aisle below that required for two-way travel.

The applicant is requesting approval of a parking plan in accordance with Code Section 153.065(B)(1)(f) to allow 17 spaces for this site in lieu of 29 required parking spaces. Detailed information has been provided regarding the valet operations within this area of the Historic District and shared parking options available on adjacent sites. Evaluation of the parking plan information is provided later in this report.

A minimum of 1 bicycle parking space is required. The applicant is proposing five bicycle parking space meeting the requirements of Code Section 153.065(B)(3)(c).

§153.065(D) – Site Development Standards – Landscaping

Code requires a street wall with landscaping for surface parking lots with 10 or more parking spaces within 20 feet of a public street. The applicant has proposed a stone wall 8 feet from the property line along W. Bridge Street. The height of the street wall is not provided, but is limited to four feet. Code requires five shrubs per 25 feet of linear feet of the parking lot boundary facing the public street. The proposal indicates nine where eight are required.

Interior landscape requirements include a minimum 10-foot wide and 150-square-foot landscape island for every 12 parking spaces, with one medium deciduous tree. The applicant meets this requirement with the provision of the island proposed in the northwest corner of the site.

The applicant proposes a landscape treatment within the RBZ (Required Building Zone), which includes lawn with sidewalk connections between the building entrance and the public sidewalk. This area extends to the west and includes the southeast corner of the adjacent property at 50 W. Bridge Street. This includes benches along the public sidewalk, a paved area with bike racks, and trees and other landscape material.

§153.065(E) – Site Development Standards – Fencing, Walls, and Screening

An outdoor waste enclosure is proposed on the rear of the building, adjacent to the loading area to be enclosed by metal panels to match the proposed storage enclosure and meets Code. A round metal panel is proposed to screen the rooftop mechanicals to meet Code.

§153.065(F) – Site Development Standards – Lighting

The applicant is proposing two 14-inch diameter pendant light fixtures under the canopy. Canopy lighting is required to be recessed to limit glare onto adjacent properties, requiring an administrative departure. The fixture proposed is decorative and will not distribute enough light to cause negative effects on adjacent properties. No additional site lighting is proposed.

§153.065(H) – Site Development Standards – Signs

This single-tenant building is permitted one building-mounted sign and one ground sign for each street frontage. The applicant is proposing two new signs with one wall sign on the south elevation at the main entrance and one ground sign integrated into the proposed stone wall along W. Bridge Street. Both signs use reverse channel letters with back halo lighting with a copper panel, with routed letter cut-offs illuminated by back lighting.

Proposed Wall Signs			
	Permitted	Proposed	Requirement
<i>Size</i>	Max. 8 sq. ft.	Reverse channel letter with copper patina panel; 7.8 sq. ft. total	Met
<i>Location</i>	Within 6 ft. of the common public entrance; on walls facing a public street	Installed adjacent to main entrance along south elevation in line with the existing metal canopy.	Met
	An additional building-mounted sign is permitted for tenants with a dedicated public entrance facing an off-street parking lot		
<i>Height</i>	15 ft. or not extending above the roofline	13 ft. overall height above grade	Met
<i>Colors</i>	3 colors	2 total - Black and copper patina	Met

Proposed Ground Sign			
	Permitted	Proposed	Requirement
<i>Size</i>	Max. 8 sq. ft.	7.8 sq. ft.	Met
<i>Location</i>	Permitted for Historic Cottage Commercial Building Types Only	Setback 8 ft. from the ROW	Met
	8-foot setback from ROW/property line		
<i>Height</i>	6 ft.	4.5 ft.	Met
<i>Colors</i>	3 colors	2 total - Black and copper patina	Met

PART II: Administrative Review Team Comments

Land Use and Long Range Planning

Minor Project Review

Determination of Building Type

The ART may designate an Existing Structure as a specific building type upon a finding that the structure is substantially similar in character and form to one of the permitted building types for the district in which the structure is located. It is Planning's analysis that this Existing Structure meets all of the required standards of a Historic Cottage Commercial building type.

Signs

The proposed signs are consistent with the Code requirements for signs. Planning did express a desire for an increase in the copper panel of the wall sign to align with the existing canopy and a potential increase in the area of the wall sign to be more in scale with the building.

Parking / Site

- Parking spaces 34-35 need to be removed to ensure two-way travel can continue between the 50 W. Bridge Street site and Darby Street, and meet the Code requirements for drive aisle width for two-way.
- There are concerns about the practicality of site access even with the W. Bridge Street access point becoming an exit only particularly with the relative intensity of the proposed use with a large portion of the patrons arriving at or near the same time.
- Wheel stops or bollards for the parking spaces along the east property line are needed to ensure the sidewalk is not blocked.

Building Standards

No comments.

Parks and Open Space

No comments.

Engineering

- Address concerns about the use of off-site parking spaces, particularly how users of the church lot will cross W. Bridge Street and vehicular movements during peak traffic times.
- Address concerns about the timing of traffic and how it accesses the site given the proposed use.
- Need to install *Do Not Enter* sign at the curb cut on W. Bridge Street.
- W. Bridge Street curb cut needs to be narrowed to 12-13 feet to reinforce the one-way direction and allow for the public sidewalk to be reworked to meet ADA standards.
- Additional one-way pavement arrows are needed in the south parking area to reinforce the one-way travel direction.
- Verify whether there are existing bollards that may make parking space 14 difficult to access.
- Stormwater information and calculations need to be provided.
- Address how kitchen drainage is dealt with prior to it entering the sanitary sewer.
- Provide a more legible version of the site survey.

Fire, 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**

Not met. While the building type and site development requirements are met with regard to proposed materials, screening, colors, signs and landscaping. The required parking for the site, site circulation, and lighting are not met.

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

Not met. Site modifications for pedestrian and bicycle circulation have been provided with this proposal, but the site circulation creates several conflict points with the modifications to the one-way access from W. Bridge Street and site circulation between 50 W. Bridge Street to Darby Street. Serious concerns have been raised about the functionality and safety of the proposed circulation particularly with the relative intensity of the proposed use with a large portion of the patrons arriving at or near the same time.

(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 met. No stormwater information has been provided at this time.

(i) **Development Phasing**

Not applicable

(j) **Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents**

Met. The proposed building modifications are consistent with the objectives of the Bridge Street Corridor Vision Report and the Community Plan.

Parking Plan Criteria

The Administrative Review Team is to review this application based on the review criteria for Parking Plans. The following responses are proposed.

1) **Land Use and Development Character of the Area**

Consideration not met: The Historic District is a mixed use area with a mixture of on-street parking, public parking lots, in addition to limited on-site parking areas. The issue related to the examination of the Parking Plan criteria relates to the location and relative intensity of this particular use. The majority of the greatest parking generators in the District are in the northwest quadrant of Bridge and High Streets. While daytime use of the proposed facility may cause less of a problem, evening events will significantly add to the parking needs for the quadrant. It is important that future uses for this property not significantly overburden the limited available parking in the area.

2) **Availability of Public Parking**

Consideration not met: As noted, this quadrant has the highest generators for parking demand and, as a result, public parking is limited during certain evening hours and days. While the City has attempted to gain the cooperation of restaurant owners to not have employees park in the nearest lot to this site (Darby Street), cooperation has been lacking. This has reduced the availability of the most convenient parking for patrons. The applicant has indicated that there is no way for the owner to require employees to park in the Indian Run lot. Accordingly, the applicant's material suggesting the use of the church parking lot for employee parking may be questionable.

The Darby Street lot is converting to all 3 hour time-limited parking in mid December which may, with adequate enforcement, aid in this situation, provided that other parking areas not become overburdened. The City has done additional parking studies over the summer that has verified the employee use of the Darby Lot. The City has also made arrangements with the parking valet service and the Dublin Schools to permit the lower Indian Run lot (or Teacher's Lot) to be used solely for valet parking. The intent is to permit additional use of the northern Indian Run lot for employees as well as patrons. It is uncertain as to whether this will be effective for opening up additional space in the Darby Street lot.

This issue is not solely about numbers but about operational considerations, including the difficulty of on-site circulation (especially for first time patrons) and the high parking demand concentrated in this quadrant of the historic district.

3) **Timing of Parking Relative to Other Uses**

Consideration not met: While daytime use may not create a significant parking issue, evening events will conflict with already stressed parking demands. In addition, having a large number of vehicles arriving at the same time may create significant parking and circulation problems.

4) **Parking Requirements for Similar Uses**

Not Applicable

5) **Location of Existing/Proposed Parking Spaces**

Consideration Not Met. The on-site parking spaces counted toward the parking requirement are in locations separated from one another. As a banquet facility, it is likely that this use will have a large percentage of first time patrons for

each event. Having an unconsolidated parking area may make circulation difficult, especially with most patrons arriving within a relatively short time and being unfamiliar with the site and area.

6) **Parking Compliance to the Maximum Extent Practicable**

Consideration Met. The existing parking lot will not accommodate additional parking spaces.

7) **Other Parking Adjustments**

Not Applicable

8) **Supporting Documentation**

The supporting documentation is useful to an extent. The most significant unknown factor is the number of vehicles that may use the valet service. There may be some valet capacity, but without knowing how many patrons would use the service, evaluating the ability of that capacity to serve parking needs is difficult. Operational considerations are as important as numerical calculations.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of disapproval to the Architectural Review Board for this Minor Project Review application and the proposed parking plan. Site circulation issues and the lack of available parking are the basis for this proposed recommendation. Recommendation of approval for the Administrative Departure to permit pendant lighting under the existing canopy in lieu of the required recess lighting.