



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

April 24, 2013

Minor Project Review

13-030ARB-MPR – BSC Historic Core District

Winan's of Dublin Outdoor Seating Area – 52 S. High Street

This is a request to install an 50-square-foot outdoor seating area for an outdoor seating area for a restaurant on the east side of South High Street, south of the intersection with Spring Hill. This a request for review and approval of a Minor Project Review application under the provisions of Zoning Code Sections 153.059(C), 153.065(D), and 153.170 and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Monday, April 08, 2013

Date of ART Recommendation

Thursday, April 18, 2013

Date of Architectural Review Board Determination

Wednesday, April 24, 2013

Case Managers

Jennifer M. Rauch, AICP, Planner II | (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
<i>Development Proposal</i>	A 50-square-foot outdoor seating area for an existing commercial building
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	52 South High Street
<i>Property Owner</i>	Michael Ray Ltd.
<i>Applicant</i>	Ryan Hulme; represented by Anthony Zender
<i>Case Manager</i>	Jennifer 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 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

§153.059(C) – Use Specific Standards – Outdoor Dining and Seating

§153.065(D) – Site Development Standards – Landscaping and Tree Preservation

Code permits outdoor dining and seating areas that are set back five feet from the curb, street trees and street furniture; and with coordinating furniture. The applicant is proposing to remove the existing landscape material and bed, which is not required per Code and replace the area with a 50-square-foot brick, outdoor dining seating along South High Street.

Proposed Wall Sign – South High Street			
	Permitted	Proposed	Requirement
<i>Location</i>	All street trees and street furniture set back 5 feet from the curb	50-square-foot outdoor dining seating along the front façade of the tenant space along South High Street. Located approximately 11 feet from the curb and maintaining a 5-foot wide sidewalk clearance.	Met
<i>Materials</i>	Patio Required Build Zone (RBZ) treatments include paved surface, with planters, seating, and fencing	Replace the existing landscape bed with brick pavers matching the existing brick sidewalk	Met
<i>Furniture</i>	Furniture of the same design, material and color	3 black mesh tables and 6 chairs	Met

PART II: APPLICABLE REVIEW STANDARDS

Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

(c) **Meets Applicable Zoning Regulations**

Criterion met: The proposed outdoor dining area is consistent with the Zoning Code requirements for setback, location, and materials. The proposed patio is located within the South High Street right-of-way. Engineering has determined that due to its non-permanent nature approval of a right-of-way encroachment is not required by City Council.

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

Criterion Met. The proposed outdoor dining area will help support a lively pedestrian environment in the Historic District.

Architectural Review Board Review Criteria

Section 153.174 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries. Following is an analysis by Planning based on those criteria.

General Review Standards

1) Character and Materials Compatible with Context

Criterion met with condition. The proposed outdoor dining area provides a complementary site amenity to the existing building. The Administrative Review Team recommends the applicant incorporate a small trash receptacle with the proposal.

5) Appropriate Color Scheme

Criterion met with condition The proposed furniture are traditional, neutral, and complementary to the colors of the existing building. The applicant has been provided with the specification for the type of brick that will need to be used on the outdoor dining area.

6) Complementary Sign Design

Criterion met: The proposed sign colors and shapes will not deter from the intended design of the signs. The proposed projecting sign is the same design as the previously approved projecting sign which was determined to be complementary to the other signs in the Historic District.

7) *Appropriate Landscape Design.*

Criterion met. The existing landscape material and bed are not required per Code and will not need to be replaced.

Alteration to Buildings, Structure, and Site Standards

1) *Reasonable Effort to Minimize Alteration of Buildings and Site.*

Criterion met. The proposal outdoor area makes minimal impacts to the site and will only take up the area with the existing landscape material.

Additions to Existing Buildings, Structure, and Site

Not Applicable.

PART III: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval with two conditions.

- 1) The applicant work with Planning to provide an appropriately located a trash receptacle.
- 2) The applicant uses the matching brick detail for the proposed area to coordinate with the existing brick sidewalk, subject to approval by Engineering.