



City of Dublin

**LAND USE & LONG  
RANGE PLANNING**

July 3, 2013

# Minor Project Review

**13-059MPR – BSC Sawmill Center  
Neighborhood District**

**Applebee's Restaurant - Modifications to  
Existing Structure**

**6669 Dublin Center Drive**

This is a request for exterior modifications to an Existing Structure, including awning replacement, new building lighting, new building entrance and façade improvements, for an existing restaurant on the west side of Dublin Center Drive north of the intersection with Village Parkway. This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

**Date of Application Acceptance**

Monday, June 26, 2013

**Date of ART Determination**

Wednesday July 3, 2013

**Case Manager**

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

## **PART I: APPLICATION OVERVIEW**

<i>Zoning District</i>	BSC Sawmill Center Neighborhood District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	Modifications to an Existing Structure
<i>Use</i>	Eating and Drinking Establishment (Permitted Use in BSC Sawmill Center District)
<i>Building Type</i>	Existing Structure
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	6669 Dublin Center Drive
<i>Property Owner</i>	Stavroff Interests LTD, Kevin McCauley
<i>Applicant</i>	Paul Waltz, L&P Architecture
<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**

#### *§153.062 – Building Types*

##### *(B) General Building Type Requirements*

###### *(2) Existing Structures*

This structure is classified as an Existing Structure and 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.

*(E) Materials*

*(1) Façade Materials*

The existing building is primarily clad in brick, with a roof parapet, and glass enclosed patio area. All existing building materials will be retained with the proposed façade modifications, with the exception of a new tower-like feature on the northeast corner. The tower feature will be clad with a stone veneer and include a new metal canopy above the existing entrance doors and a metal parapet cap at the roof line. The application when submitted included a material specification sheet, which included a proposed EIFS material and *Sherwin Williams Rural Green* color. These materials are not being used and should be removed from the approved materials sheet.

*(3) Roof Materials*

The new tower feature will include a parapet design to match the existing roof line.

*(4) Color*

The proposed paint color is *Sherwin Williams Urbane Bronze* and is being used to update the window and door trim, gutters and downspouts, standing seam metal roof over the enclosed patio area, entrance canopy and the gooseneck light fixtures.

*(H) Windows, Shutters, Awnings and Canopies*

*(1) Windows*

All existing windows will be maintained and repainted.

*(3) Awnings and Canopies*

The existing awnings and gooseneck light fixtures will be replaced with new externally illuminated awnings. The design of the proposed awnings is more consistent with the updated architectural character of the building façade. The height to the bottom of the awning must have an eight-foot minimum clearance above the sidewalk and the applicant will need to verify this at the building permit stage. The proposed metal awnings are located over the windows on the north and east elevations and over the door on the west elevation.

The proposed metal canopy is located on the new tower feature over the existing entrance doors on the north and east elevations, facing the parking lot. It will extend approximately one-foot over the sidewalk.

*§153.065 – Development Standards*

*(F) Exterior Lighting*

*(9) Wall Lighting*

The existing decorative, wall mounted, cylindrical light fixtures will be removed and replaced with new decorative wall sconces by *Stain Art and City Lighting*. The proposed fixtures will provide

down-lighting accents on the north and east elevations between the proposed awnings and at the entrance doors, and along the west elevation next to the glass enclosed patio. The existing gooseneck fixtures will be repainted and replaced along the rear portion of the building on the east and west elevations. Code permits a maximum 40 watt incandescent or 20 watt LED bulbs for wall lighting, which will need to be verified at the time of building permit.

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

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

Refer to the Zoning Code Analysis above.

### **Building Standards, Parks and Open Space, Fire, Engineering, 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 conditions.* The proposed modifications and signs are consistent with all applicable Zoning Code requirements. The conditions are as proposed in the recommendation.
- (d) **Safe and Efficient Pedestrian, Bicycle, & Vehicular Circulation**  
*Not applicable*
- (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 building façade modifications and signs contribute to the character of the BSC Sawmill Center Neighborhood District.

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

Approval for this Minor Project Review application with conditions:

1. The approved materials specifications be updated to only include the materials approved as part of this review;
2. The applicant verify the height to the bottom of the awning has eight-foot minimum clearance above the sidewalk and, if necessary modify the height accordingly to meet the Code; and
3. All proposed light fixtures be full cutoff, subject to Planning approval.