



City of Dublin

**LAND USE & LONG  
RANGE PLANNING**

March 6, 2014

# Minor Project Review

## 14-018MPR – BSC Residential District

### Tuller Road Office Park

### 4353 Tuller Road, Suite E

This is a proposal for minor architectural modifications for a tenant space in the BSC Residential District in an existing commercial building on the east side of Tuller Ridge Drive, south of Tuller Road. This is a request for review and approval of a Minor Project Review in accordance with Zoning Code Section 153.066(G).

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

Thursday, February 20, 2014

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

Thursday, March 6, 2014

#### **Case Manager**

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## PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Residential District
<i>Development Proposal</i>	Modifications to an Existing Structure
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	4353 Tuller Road, Suite E
<i>Property Owner</i>	Columbus Industrial Owner I LLC
<i>Applicant</i>	Craig Smith, New Avenue Architects and Engineers
<i>Case Managers</i>	Jordan Fromm, Planning Assistant   (614) 410-4654   jfromm@dublin.oh.us Rachel Ray, AICP, Planner II   (614) 410-4656   rray@dublin.oh.us

### Application Review Procedure: Minor Project Review/Existing Structure Modification

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. The Administrative Review Team may also approve extensions, alterations, or other modifications to Existing Structures provided that the criteria of §153.062(B)(2)(b) are satisfied.

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)(3) 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.

### Zoning Code Analysis

#### *§153.062(B) (2) – Building Types – Existing Structures*

This building is considered an Existing Structure as defined by *§153.062(B)(2)*. Criteria for the modification of Existing Structures are listed in Part III of this report. The building meets these criteria and the proposed modifications are not required to meet the building type requirements of the Bridge Street District zoning regulations. The proposed modifications have been reviewed for appropriateness with the existing character of the building.

Primary building materials for this Existing Structure are concrete masonry with brick veneer. The loading dock portions of the tenant spaces typically contain commercial garage doors, commercial-grade doors, small square windows, and in some cases, large bay storefront window systems.

The site contains three single-story office buildings along the north, east, and west property lines. This tenant space is at the southern end of the north building and faces the center of the loading dock drive. The southwest side of this corner has a dual door with windows, a small square window, and fire connections. The southeast side of this corner has a fire door, electrical meters, and a small square window. Transformer units are on the ground at this portion of this structure.

The applicant is proposing to add three identical ten foot, four inch by nine foot, eight inch aluminum storefront window systems to the southwest façade that are generally consistent with the design of the other existing storefronts.



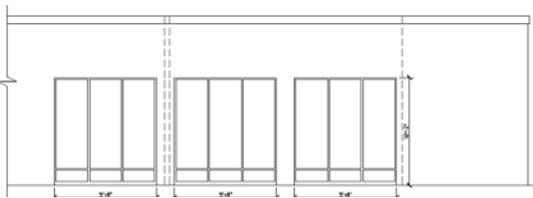
**Existing windows  
(other tenant spaces)**



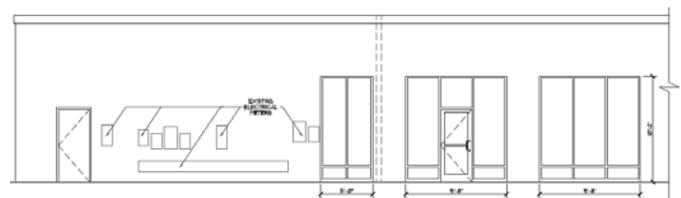
**Proposed windows**

The proposed storefront windows differ slightly in that there is a muntin bar at the lower portion of the window, whereas the existing windows have a full pane of glass.

The applicant is also proposing to add one of the same storefront window systems, plus another set of windows with a storefront door. Another smaller set of storefront windows will be on the same southeast façade. The existing door and window arrangements on the southwest and southeast façades will be removed and replaced with the new storefront systems, and the applicant will retain the fire door, fire hookups, electrical meters, and face brick veneer. Minor repairs and maintenance of existing façade materials affected by this improvement will also be performed. No other site modifications are proposed.



**Proposed southwest elevation**



**Proposed southeast elevation**

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

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

The addition of storefront systems to the southeast and southwest façades to replace the existing doors and square windows is consistent with the intent of the Bridge Street District building type requirements. Planning recommends that the pathway that leads to the existing door on the southwestern elevation be eliminated and that the curb be repaired in accordance with this modification, because the proposal will no longer include a door on this elevation. Planning also recommends that the applicant provide an ADA-compliant pathway to the new doorway entry on the southeastern elevation.

### **Engineering**

Any proposed sidewalk or parking lot modifications should be shown on the site plan that is submitted for the building permits. There should be no issues regarding stormwater management for this property since there is minimal change to the impervious lot coverage.

### **Building Standards**

The applicant is proposing a storefront system with tempered glass inserted below the horizontal muntin, which differs slightly from the existing windows. Building has no objection to the proposed storefront window arrangement.

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

No comments

### PART III: APPLICABLE REVIEW STANDARDS

#### Exterior Modifications to an Existing Structure Review Criteria

The Administrative Review Team may approve extensions, alterations, or other modifications to Existing Structures provided that the following criteria are met:

1. *Met.* This proposal does not add any square footage that would affect any zoning provisions. Therefore, the Existing Structure continues to meet all height, area, and/or parking and loading provisions that were applicable immediately prior to the rezoning of the property into a BSC district.
2. *Met.* The enlargement or extension is on the same parcel on which the Existing Structure was located at the time of the adoption of this amendment.
3. *Met.* The proposal has limited visibility outside the area of the site and involves no change in the activities that take place. The improvement does not interfere with the use of other properties located contiguous to or directly across the street from the parcel on which the Existing Structure is located.
4. *Not applicable.* That the enlargement or extension does not exceed 50% of the gross floor area of the Existing Structure at the time of the adoption of this amendment.

#### Applicable Minor Project Review Criteria

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

- (c) Meets Applicable Zoning Regulations  
*Met.* The proposed building modifications are consistent with applicable Zoning Code requirements.
- (j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents  
*Met with conditions.* The proposal is consistent with the City's policy intent to allow for continued investment in developments that existed prior to the adoption of the Bridge Street District plans. Conditions are recommended to eliminate the existing walkway once the door is removed and relocated, and to provide an ADA-compliant path to the proposed entrance on the southeast elevation.

### PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this request for Minor Project Review with two conditions:

1. That the site plan be revised to remove the pathway leading to the existing door on the southwestern elevation, sod the remaining strip of land, and repair the curb section accordingly, and;
2. That the site plan be revised to include an ADA-compliant pathway to the proposed storefront door on the southeastern elevation.