



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

March 27, 2014

Minor Project Review

14-020MPR – BSC Commercial District

Shoppes at River Ridge – Medical Office Tenant

4395 W. Dublin-Granville Rd.

This is a request for architectural modifications to add windows on the west (side) and south (rear) elevations of a new medical office tenant (dental office) in the Shoppes at River Ridge shopping center at the intersection of West Dublin-Granville Road and Dale Drive in the BSC Commercial District.

Date of Application Acceptance

Thursday, March 13, 2014

Date of ART Determination

Thursday, March 27, 2014

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>	Modifications to an Existing Structure
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	4395 West Dublin-Granville Road
<i>Property Owner</i>	Bruce Gago, MR/TSARR Owner, LLC.
<i>Applicant</i>	Robert Haring DDS, Inc.
<i>Representative</i>	Curtis Echelberry, Team DDS, Inc.
<i>Case Managers</i>	Rachel S. 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.

The site contains six commercial buildings along the south, east, and west property lines. This tenant space is at the west end of the eastern of the two buildings located along the southern portion of the site. The approximately 242-foot long building is designed with multiple tenant spaces that look like separate but attached buildings, all with traditional architectural character. Parking spaces are on the north and south sides of the building, with a walkway between the buildings connecting the parking areas.

Primary building materials for the tenant space associated with this Existing Structure are brick veneer on the front (north) and side (west) elevations, and stucco with stone columns on the side (west) and rear (south) elevations. There are currently no windows on the side elevation facing the pedestrianway between the Existing Structure and the building to the west. There are no windows on the rear elevation either; only commercial-grade service doors.

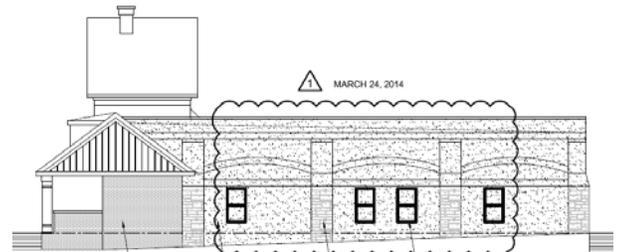


Existing front elevation (no changes proposed)



Existing west side elevation

The applicant is proposing to install windows on the side and rear of the tenant space to provide natural light into the dental offices and treatment rooms. Four wood-clad one-over-one windows are proposed on the west elevation, and one single one-over-one and two pairs of one-over-one windows are proposed on the south elevation. The proposed windows match the existing windows installed elsewhere in the shopping center. Minor repairs and maintenance of the existing stucco affected by this improvement will also be performed. No modifications are proposed on the front (north) elevation, and no other site modifications are proposed. Should the applicant choose to install a sign in the future, that will require separate Minor Project Review.



Proposed west side elevation



Proposed rear elevation

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The addition of windows to increase the transparency to the Existing Structure is consistent with the intent of the Bridge Street District building type requirements. The proposed windows will match the existing windows and are consistent with the existing building's design.

Engineering, Building Standards, 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. *Not applicable.* No enlargements or extensions proposed to the Existing Structure.
3. *Met.* The proposal has limited visibility outside the area of the site and involves no change in the activities that take place. Therefore, 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.* No enlargements or extensions proposed to the Existing Structure.

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. 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.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this request for Minor Project Review.