

Minor Project Review

14-017MPR – BSC Sawmill Center Neighborhood District

Trader Joe's - Modifications to Existing Structure

6355-6365 Sawmill Road

This is a proposal to construct a 2,935-square-foot addition to an Existing Structure within the Trader Joe's Center, at the southwest corner of the intersection of West Dublin-Granville Road and Sawmill Road. This Minor Project Review application is proposed 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

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

PART I: APPLICATION OVERVIEW

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|-----------------------------|---|
| <i>Zoning District</i> | BSC Commercial District |
| <i>Review Type</i> | Minor Project Review |
| <i>Development Proposal</i> | Modifications to an Existing Structure |
| <i>Use</i> | Retail (Permitted Use in BSC Sawmill Center District) |
| <i>Building Type</i> | Existing Structure |
| <i>Property Address</i> | 6355-6365 Sawmill Road |
| <i>Applicant</i> | Dan Cline, Dan Cline Architects. |
| <i>Case Manager</i> | Jennifer M. Rauch, AICP, Planner II (614) 410-4690 jrauch@dublin.oh.us |

Application Contents

The applicant is proposing an addition to the existing Trader Joe's tenant space, which will require the removal of an existing recessed portion of the building along the northern elevation. The addition will be extended to be flush with the existing building façade on either side of the addition. The proposed addition will require the relocation of the existing curb to allow for a 5-foot sidewalk along the building elevation. The existing drive aisle will also be reduced to accommodate the sidewalk width. The application also includes the relocation of the building entrance to the northeast corner of the tenant space requiring the removal of an existing speed bump within the drive aisle. The proposed building elevation will match the existing architecture, mimicking the arched design above the storefront windows and stone cladding material.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning

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.

The existing building is primarily clad in stone, stucco, with aluminum storefront windows and sloped glass roof sections. The proposed addition will incorporate the same stone cladding with new aluminum storefront windows to match the existing materials. The new roof will include a parapet design to match the existing roof line.

The existing decorative, wall mounted, cylindrical light fixtures will be removed and relocated along the proposed addition elevation, matching the existing light fixtures on the building.

The site has 389 existing parking spaces, which will not be affected with the proposal. The Bridge Street District requirements allot parking requirements based on individual uses. The site exceeds the required parking based on the existing uses within the Center and the proposed addition under the BSC requirements.

Engineering

Based on the current proposal, no modifications are required regarding improvements to the existing stormwater management system for this property because all modifications occur on existing impervious surfaces. Additionally, the applicant stated that no work or modifications are needed to the other public services (sewer or water).

The application includes the relocation of the building entrance to the northeast corner of the tenant space, which impedes accessibility between the ADA accessible parking spaces and the building entrance. Engineering requests the removal of this existing speed bump within the drive aisle, which the applicant identified on the proposed plans. Engineering also requests that any proposed sidewalk or parking lot modifications should be clearly shown on a site plan that is submitted for the building permits.

Building Standards, Parks and Open Space, 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**
Met. The proposed modifications are consistent with all applicable Zoning Code requirements.
- (d) **Safe and Efficient Pedestrian, Bicycle, & Vehicular Circulation**
Met. The proposed modifications provide a 5-foot sidewalk along the northern elevation, which maintains pedestrian circulation. The removal of the existing speed bump in front of the new building entrance will ensure proper access to the ADA accessible parking spaces.
- (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 contribute to the character of the BSC Commercial District.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval for this Minor Project Review application with no conditions.