

Planning Report

Thursday, April 17, 2014

Avery Square, Starbucks Outparcel

Case Summary

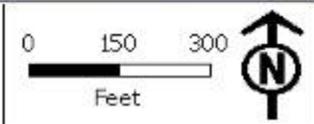
Agenda Item	1
Case Number	14-024INF
Proposal	An approximately 1,800-square-foot coffee shop with a patio, drive-through, and associated site improvements for the Avery Square Shopping Center.
Request	Review and informal feedback for the potential development of an outparcel for an existing shopping center.
Site Location	Hospital Drive North side of Hospital Drive, 500 feet west of the intersection with Avery-Muirfield Drive.
Owner/Applicant	Dublin Oaks Limited; represented by Charlie Fraas, Casto.
Case Manager	Claudia Husak, AICP, Planner II (614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	Discussion and Feedback

Proposed Discussion Questions

1. Is the proposed outparcel development of a Starbucks Drive-Thru appropriate?
2. What further vehicular circulation considerations should the applicant make as part of this proposal?
3. Other considerations by the Commission?



14-024INF
Informal Review
Avery Square- Starbucks Outparcel
Hospital Drive



Facts	
Site Area	15 acres
Zoning	PUD, Avery Square Planned Unit Development
Surrounding Zoning and Uses	<p>North: PCD and PUD, medical offices, daycare, bank and shopping center within the Riverside North plan</p> <p>South: PUD, Dublin Methodist Hospital within the Ohio Health Medical Campus plan</p> <p>East: PCD, Walgreens store within the Riverside plan, Subarea B2</p> <p>West: PUD, Dublin Methodist Hospital within the Ohio Health Medical Campus plan</p>
Site Features	<ul style="list-style-type: none"> • Irregularly shaped; no topographic features. • Developed as Avery Square shopping center (206,341 square feet) along the north and west boundary with the Kroger grocery store as the main tenant, two restaurant outparcels located along the east boundary. • Main access from Hospital Drive in the eastern portion of the site; secondary access from Hospital Drive in the far southeast part of the site. • Four additional access points along Perimeter Drive to the north (two for service vehicles and two for public access) and shared access with the hospital site along the south property line. • Stormwater pond located adjacent the main Hospital Drive entrance. • Service area and additional parking spaces located behind the buildings. • Landscape hedge with intermittent masonry pillars along Avery-Muirfield Drive (required in the development text) and landscape beds on either side of the main entrance as part of the entry feature.
Site History	<p>2010</p> <p>The Commission and City Council approved a rezoning with preliminary development plan to permit the establishment of an outparcel, the construction of a fueling station for the grocery store, an increase in the amount of outdoor dining area, and future driveway and access improvements. A final development plan and conditional use for the fueling station was also approved by the Commission.</p> <p>During its review, the Commissions expressed concern about the layout of the outparcel and its potential effects on parking in the surrounding area. The Commission suggested that the applicant delineate an area for the outparcel and allow layout details to be reviewed with a final development plan in the future. At City Council, the development text was amended to require review and approval for the development of the outparcel by Council in addition to the Planning and Zoning Commission.</p> <p><i>(Refer to the end of the Report for additional history)</i></p>

Details Informal	
Proposal	This proposal includes the development of an outparcel with a drive-through restaurant for Starbucks.
Use	The existing zoning permits the restaurant use but requires a conditional use for a drive-thru.
Layout	<p>The proposal shows an approximately 1,800-square-foot drive-thru kiosk for Starbucks located in the southern portion of the area shown as a potential outparcel location in the approved plans for the shopping center from 2010.</p> <p>The text requires eight spaces per fast food drive-thru exchange window, and the site plan includes a drive-thru with stacking for 12 vehicles. The applicant has included an escape lane for the drive-thru. There is also a patio area shown in the southeast portion of the outparcel.</p>  <p>There is a separate parking area shown to the west of the access drive between the shopping center and the existing outparcels for Burger King and Wendy's/Tim Horton's in addition to that for the Starbucks. The parking requirement for the shopping center was amended as part of the 2012 rezoning to be 4 spaces per 1,000 square feet of gross floor area. Not enough detail is provided to verify this requirement is met for this use, but will be required if this proposal moves forward.</p>

Details	Informal
Access	<p>Hospital Drive The proposal indicates two driveways from Hospital Drive; a new driveway southwest of an existing drive and the existing drive which is indicated by the applicant to remain. The Hospital Drives includes a small landscape bed on either side of the drive and a stormwater management pond.</p> <p>The submitted informal plan indicates both the existing drive and the new drive. Both the Planning and Zoning Commission and City Council have commented on the congestion of the existing site access in relation to the existing outparcels and the need to correct this hazardous condition.</p> <p>Discussion regarding access with the fueling station application stressed the need to resolve this condition by installing the new drive and eliminating the existing drive. Absent any further development, this improvement was originally programmed with future improvements to the Avery-Muirfield Drive intersections with Hospital Drive and Perimeter Drive. A relocated drive from Hospital Drive allows traffic to move farther into the site before requiring any turning movements, and can eliminate existing congestion and driver confusion in the area of the Wendy's/Tim Horton's restaurant.</p> <p>With this new development and the potential for increased traffic, the City will require that the existing drive be eliminated and the relocated drive installed. The applicant had worked with the City to accommodate this improvement and the approved final development plans for the fueling station did depict this improvement which would have been made by the City at the time of the intersection improvements.</p> <p>In conjunction with this new development, the application for this outparcel will need to show this improvement.</p>
Architecture and Signs	<p>Architecture The development text contains detailed material requirements including warm-toned brick and stone veneer with limestone trim and slate or synthetic slate as the roofing material. Harmonized color selection is emphasized as are scale and building mass through articulated fenestration, patterns or structural expressions. The applicant has indicated that the Starbucks would meet these requirements.</p> <p>Signs The existing outparcels have monument signs facing Avery-Muirfield Drive and the proposal includes a monument sign south of the proposed patio area. This sign is not contemplated in the development text and would require specific approval by the Commission.</p>

Analysis	Informal
<p>General</p>	<p>Planning recommends the Commission consider this proposal with respect to the use, site layout, access and compatibility with surrounding development. The following analysis provides additional details.</p>
<p>Use <i>Discussion</i> <i>Questions</i></p> <p>1. Is the proposed outparcel development of a Starbucks Drive-Thru appropriate?</p>	<p>In 2010, Planning worked with the applicant to make allowance for an outparcel in this area given that the development text permits additional building square footage. Planning envisioned an active, integrated use for the outparcel; one that would fit easily into the context of the entire center, and appear less as an “outparcel” and more as part of the center.</p> <p>Planning is concerned that with the proposal as submitted the drive-thru may further complicate vehicular circulation in this area. Site design, architecture, signs and landscaping for this outparcel must be approved by the Commission as a final development plan and conditional use (for the drive-thru).</p>
<p>Site Layout</p> <p>2. What further vehicular circulation considerations should the applicant make as part of this proposal?</p>	<p>The outparcel is located adjacent to the north/south interior access drive that provides access from Perimeter Drive to the north and Hospital Drive to the south. The access and stacking for the adjacent Wendy's/Tim Horton's outparcel is challenging in its current configuration and stacking often occurs into this drive.</p> <p>The applicant has worked with Planning and Engineering for future improvements to redesign the site access to the north, restricting Perimeter Drive access to right-in/right-out and moving the Hospital Drive access south and closing the existing access point near Wendy's/Tim Horton's. However, these access changes were discussed as part of the planning for intersection improvements at Avery-Muirfield/Perimeter Drive which are not programmed in the current CIP for construction until 2017.</p> <p>Given the existing congestion in this area, the addition of a drive-thru focused restaurant with similar peak operating hours as the adjacent restaurant will likely exacerbate existing circulation and stacking issues. Accordingly, the City will require that the new driveway be constructed and the existing drive eliminated. This should be reflected in the application once submitted. The Commission should discuss the appropriateness of this requirement.</p>

Recommendation	Feedback
Summary	<p>The Informal Review provides the opportunity for feedback for an applicant in the first stage of contemplating development. It is intended to allow staff and the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended land use and development pattern. Planning recommends the Commission consider this proposal in terms of use, and compatibility with surrounding development. Outlined below are suggested questions to guide the Commission discussion.</p>
Discussion Questions	<ol style="list-style-type: none">1. Is the proposed outparcel development of a Starbucks Drive-Thru appropriate?2. What further vehicular circulation considerations should the applicant make as part of this proposal?3. Other considerations by the Commission?

Avery Square Site History

1989

Riverside Hospital Planned Commerce District rezoning and preliminary development plan approved encompassing land between Post Road, Avery-Muirfield Drive and US 33, divided into Subareas A through C. Permitted uses include commercial, medical and office. Subarea B was originally zoned for a mix of retail/commercial uses in an integrated shopping environment.

1996

Approved Preliminary Plat.

1997

- September 15: Voted to reconsider sign decision and vacated previous action on retail center sign.
- September 3: Approved retail center sign.
- August 11: Approved rezoning to change setbacks, allowed for shared parking between the outparcels and reduced the parking for Wendy's/Tim Horton's to 63 spaces.
- June 23: Final Plat approved.

1998

Approved rezoning to address signs in the development text for Subarea B.

1999

Approved rezoning to modify development text to set parking number to 53 spaces for Burger King.

1988 & 1989

Several reviews of the PCD rezoning of the Riverside plan; recommended approval to City Council on January 19.

1995

- September 7: Postponed review of Preliminary Plat and development plan due to the late hour.
- September 21: Tabled Preliminary Plat and development plan.
- November 2: Tabled Preliminary Plat and development plan.
- December 7: Tabled Preliminary Plat and development plan.

1996

- March 14: Approved development plan for a 225,000-square-foot retail center.
- January 18: Approved Preliminary Plat, tabled development plan.

1997

Approved Final Plat

1998

- August 20: Recommended approval to City Council of a rezoning to revise the development text sign package.
- July 9: Tabled rezoning for a development text revision.
- May 7: Tabled rezoning for a development text revision.

1999

Recommended approval of rezoning to City Council to change development text to require 53 parking spaces for Burger King outparcel.

2004

Approved amended final development plan and a conditional use for a 14,557-square-foot expansion of the shopping center and a 1,155-square-foot patio area.

2005

Approved amended final development plan for a 17,336-square-foot expansion to the Kroger grocery store.