

Minor Project Review

14-036MPR – BSC Indian Run Neighborhood District

OCLC – Kilgour Building Entrance Improvements 6565 Kilgour Place

This is a request to refurbish the visitor and employee entrances on the north and northeast sides of the existing office building, north of Post Road in the BSC Indian Run Neighborhood District. The proposal includes a request to replace the walkways and entrance ramps, install new light fixtures and seating areas, and new planters and landscaping. This is a request for Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Date of Application Acceptance

Monday, April 21, 2014

Date of ART Determination

Thursday, May 1, 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 Indian Run Neighborhood 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>	6565 Kilgour Place
<i>Property Owner</i>	Online Computer Library Center
<i>Applicant</i>	Mark Kline, MKSK Studios
<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 Development Code. The proposed modifications have been reviewed for appropriateness with the existing character of the building.

The applicant is proposing to refurbish the main entrance for employees on the north side of the Kilgour building, as well as the visitor entrance on the east side. The proposal includes the following:

- Address compliance with ADA accessibility by constructing new ramps and stairs to the main and visitor entrances and new detectable warning mats adjacent to the parking lot;
- Replace concrete walkways with new concrete walkways;
- Replace the existing ceramic tile at the building entrances with new granite tile pavers;
- Replace the entrance light fixtures with new ground-mounted and pedestrian light poles;

- New planters (with Francee Hostas and Japanese Maples), seating, and trash receptacles; and
- New landscaping (with Dwarf Fountaingrass, Autumn Joy Sedum, lawn) in existing planting beds.

§153.065(F) – Site Development Standards – Exterior Lighting

Decorative LED wall lighting and accent uplighting is permitted, provided the light fixtures are less than 20 watts. The proposed light fixtures are 19.8 W LED fixtures, which meets the requirement.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The proposed modifications are in character with the Existing Structure and will give prominence to the building entrances.

The applicant has not selected specific site furnishings at this time, as they are planned to be installed as part of a future project phase. Planning recommends that once specific furnishings and locations are selected, that they are submitted to Planning for review and approval prior to installation.

Engineering

Engineering requests that the change in impervious to pervious land be noted on the site plans. It appears that no net change of imperviousness is proposed; therefore, no alterations for their existing stormwater management system will be needed.

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

No comments

PART III: APPLICABLE REVIEW STANDARDS

Review Criteria for Exterior Modifications to an Existing Structure

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

1. *Met.* The Existing Structure continues to meet all parking, height and area provisions that were applicable immediately prior to the rezoning of the property into a BSC district.
2. *Met.* The expansion is limited to the same parcel as 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. *Met.* No changes to the gross floor area of the Existing Structure are proposed.

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 site 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. The site furnishings and locations shall be subject to Planning approval prior to installation.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

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

1. That the change in impervious to pervious surface is noted on the site permit plans; and
2. That the applicant submit the proposed site furnishing specifications and locations prior to installation, subject to Planning approval.