

Planning Report

Thursday, April 17, 2014

Riverside PCD North, Subarea A3 Centre at Perimeter - Starbucks

Case Summary

Agenda Item	1
Case Number	14-045INF
Site Location	6510- 6570 Perimeter Drive On the north side of Perimeter Drive, between the intersections with Avery-Muirfield Drive and Hospital Drive.
Proposal	A coffee shop with a drive thru for a tenant space within an existing 14,500- retail building in Subarea A ₃ of the Riverside Planned Commerce District North.
Requests	Informal review and feedback for a potential future rezoning and final development plan application.
Owner/Applicant	Daimler Group; represented by Paul Ghidotti.
Case Manager	Claudia D. 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 to the site and its surroundings?
2. What further vehicular circulation considerations should the applicant make as part of this proposal?
3. Other considerations by the Commission.



 <p>City of Dublin</p>	<p>14-045INF Informal Review Centre at Perimeter 6510-6570 Perimeter Drive</p>	<p>0 250 500 Feet</p> 
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Facts		Informal
Site Area	2.93 acres	
Zoning	PUD, Planned Unit Development District (Subarea A3 of the Riverside PCD North) This parcel was rezoned in 2013 to allow for the retail center to be developed.	
Surrounding Zoning and Uses	<p>South: PUD (Avery Square plan), developed with the Avery Square shopping center</p> <p>All Others: PCD, Planned Commerce District (Riverside North plan), developed with office, financial institutions, daycare and other commercial uses, including the Shoppes at Avery restaurant and retail building.</p>	
Site Features	<ul style="list-style-type: none"> • Rectangular site containing the recently constructed retail building, parking and landscaping. • Current access is by two private drives from Perimeter Drive. • There is a sidewalk along the Perimeter Drive frontage of the site. 	
Development Context	<ul style="list-style-type: none"> • The subject parcel is in Subarea A3 of the Riverside North development, which includes 24 acres at the northwest corner of Perimeter Drive and Avery-Muirfield Drive. • The Planned District is divided into three Subareas with specific uses and development standards for each including office medical office, daycare, retail and restaurant depending on the Subarea. • Subarea A3 was rezoned in 2013 to allow restaurants within a single building and to permit additional retail uses. • The site was approved with a parking agreement with Champaign Bank, immediately to the east of the site. • Among other permitted uses, the development text permits casual and fine dining restaurants and eating and drinking establishments up to 11,000 square feet. Additional restaurant square footage may be approved by the Planning and Zoning Commission. • The text specifically states that those establishments shall at no time include a drive-thru. 	
Background	<ul style="list-style-type: none"> • City Council approved the rezoning for Subarea A3 in January of 2013. • The Commission recommended approval of the rezoning on December 6, 2012 after reviewing an informal proposal in September of 2012. • Ordinance 118-03 approved Planned Commerce District on April 19, 2004. Preliminary and Final Plats approved on August 2, 2004. • The Planning and Zoning Commission approved numerous final development plans within this District for a variety of office and commercial uses. 	

Details	Informal
Proposal	<p>This is a request for informal review and feedback for a potential Starbucks coffee shop for a 2,000-square-foot tenant space within the existing shopping center. A drive-thru is also proposed.</p>
Use	<p>A coffee shop is a permitted use within Subarea A3 of this Planned District however, a drive-thru is explicitly prohibited in this Subarea. The entire Riverside North Planned District was carefully planned and designed with sensitivity to the residential areas to the north. An important aspect to this PUD was the desire to create a more neighborhood-serving character for this commercial area. Additionally, drive-thrus tend to create access and circulation challenges and where therefore not permitted in the entire PUD with the exception of the bank drive-thru in Subarea A2. A rezoning would be required to permit a drive-thru on this site.</p>
Layout	<p>This use is to occupy the easternmost tenant space, converting the previously proposed patio area into a drive-thru window and lane. To accommodate the 12 stacking spaces required by Code, the proposal would eliminate an internal driveway into the site from the east side, and would eliminate 14 parking spaces.</p> <p>The drive thru is proposed to be accessed from the north drive-aisle to the south, turning around along the Perimeter Road frontage to the drive-thru window on the east elevation. The applicant has stated that the circulation plan for the proposal is conceptual, and requests that the Commissions discuss the appropriateness of a drive-thru for this site and location in the center.</p>
Architecture	<p>Much like the approved elevations, the drive-thru canopy is underneath a pergola-like feature that previously provided coverage for a portion of the approved patio. Therefore, the design of the canopy remains integrated into the building architecture.</p>
Parking	<p>The development text required parking in accordance with Code. A shopping center is required to provide 1 space per 150 square feet of building or 97 spaces. The site was approved with 126 spaces and this proposal eliminates 14 spaces for a total of 112 spaces provided. While the development text would be met as proposed, the Commission was concerned at the rezoning stage that popular restaurants could stress the on-site parking. In response, the applicant has secured a parking agreement with Champaign Bank to the east which permits parking for shopping center employees after 6 pm.</p> <p>The plans show heavy landscape screening of the drive-thru along the Perimeter Road frontage.</p>

Analysis		Informal
General	<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>1. <i>Is the proposal for a Starbucks with a drive-thru appropriate for this site and its surroundings?</i></p> <p>2. <i>What further vehicular circulation considerations should the applicant make as part of this proposal</i></p>	<p>The Commission has previously commented positively on a proposal for a Starbucks with a drive-thru in this general area of the city, provided that proper access and circulation were provided. Given that a proposal for a Starbucks for this particular site is a retro-fit rather than a specific design for a drive-thru, Planning is concerned that the site has many constraints that may hinder a successful design.</p> <p>Previous discussions have noted that a Starbucks drive-thru in Dublin will likely experience heavy use during peak times. Code requires 12 stacking spaces which are shown on the plans, however to accommodate the spaces, an internal driveway from the east entry drive had to be eliminated. In addition, the drive-thru stacking is proposed adjacent to a parking area near the proposed tenant space. While adequate drive aisle space is maintained, care backing out of these spaces will; 1) be forced to back into the stacking area to leave the space; and 2) be required to use the proposed drive-thru lane to exit the site creating potential conflicts with cars that maybe exiting from the drive-thru window.</p> <p>The drive-thru window exit is another point of concern as it is proposed in direct conflict with the parking spaces in front of the tenant space, which will likely be the most heavily used spaces while the drive-thru use is at its peak.</p> <p>Lastly, should more than 12 cars attempt to use the drive-thru, stacking will be forced to occur in front of parking spaces in the northeast portion of the site.</p> <p>The required pavement setback along Perimeter Drive is 20 feet and the development text requires mounding and landscaping along the frontage. There are also easements along this frontage, however, there may be sufficient area to design drive-thru stacking which could be screened from the road with mounding and landscaping.</p>	
Recommendation		Feedback
Summary	<p>The Informal Review provide the opportunity for feedback for an applicant in the first stage of contemplating development. It is intended to allow</p>	
Discussion Questions	<ol style="list-style-type: none"> 1. Is the proposal for a Starbucks with a drive-thru appropriate for this site? 2. What further vehicular circulation considerations should the applicant make as part of this proposal? 3. Other considerations by the Commission. 	