



City of Dublin

**LAND USE & LONG  
RANGE PLANNING**

July 17, 2014

# Minor Project Review

**14-064MPR – BSC Sawmill Center  
Neighborhood District**

**Dublin Village Center – Partial Demolition**

**6700 Village Parkway**

This is a request for demolition and removal of approximately 68,920 square feet of an existing 126,410-square-foot commercial building and associated site improvements at the Dublin Village Center shopping center, west of Sawmill Road and Dublin Center Drive, east of Village Parkway, south of Tuller Road, and north of the existing movie theater. This is a request for review and approval of a Minor Project Review in accordance with Zoning Code Section 153.066(G).

**Date of Application Acceptance**

Thursday, June 26, 2014

**Date of ART Determination**

Thursday, July 17, 2014 (Time Extension Requested)

**Case Manager**

Rachel S. Ray, AICP, Planner II | (614) 410-4656 | rray@dublin.oh.us



## PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Sawmill Center 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>	6700 Village Parkway
<i>Property Owner</i>	Whittingham Capital, LLC
<i>Applicant</i>	David Blair, Ford and Associates Architects
<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.

#### *Demolition Request*

This proposal is to demolish 68,920 square feet of an existing 126,410-square-foot building (57,490 square feet to remain) as part of the northern portion of the Dublin Village Center shopping center. The southernmost tenant spaces (northeast of the existing movie theater) will remain. The large warehouse building at the northeast corner of the site at the curve in Tuller Road, which is on a separate parcel with a different property owner, will also remain. The portions of the building to be removed are highlighted in the image below.

### Utilities

The existing water service room is in the northwest corner of the building area to be removed. A new utility and fire riser room will be constructed within the rear of one of the existing tenant spaces to remain. All other utilities will be disconnected and capped.

### Site Improvements

The site area will be restored and seeded as lawn and graded for stormwater management. The applicant is also proposing to connect an existing driveway providing access from Tuller Road to the loading area for the warehouse building south to the parking lot drive aisle in front of the tenant spaces to be demolished.

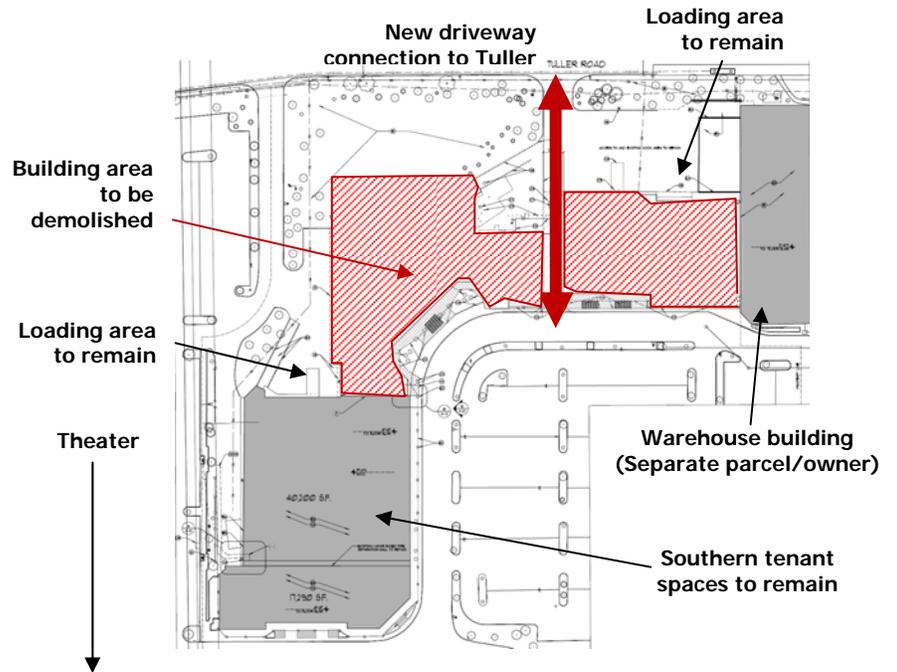
The parking lot drive aisle will continue to provide circulation for the existing shopping center spaces to remain. The applicant also proposes to maintain an existing concrete sidewalk around the edge of the newly seeded area to allow for continuous pedestrian movement between the warehouse building and the tenant spaces to remain in the southern portion of the site.

### Architecture

For the newly exposed portions of the building elevations (north elevation of the southern tenant spaces, and west elevation of the warehouse building), the applicant is proposing to match the existing brick and stucco finishes.

### Screening

Two existing loading areas currently screened by the building will become visible from the parking lot. In recognition of the interim condition of the site and address the site's aesthetics, the applicant is proposing to install a five-foot mound with eight-foot evergreens (White Fir and Norway Spruce). The applicant is actively seeking a tenant to fill the larger tenant space to the south, and may elect to eliminate the loading area in the near future (depending on the tenant's needs) or demolish the tenant space in the future. Since the southern loading area may be removed in the short term, the applicant is proposing to install the screening upon occupancy of the tenant space, or within 18 months from the approval of the demolition permit (whichever comes first). Since the loading area to the east will serve a building on a separate parcel with a separate owner, the applicant is proposing to install the screening immediately.



## PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

### Land Use and Long Range Planning

The proposed demolition plan ensures the site will be functional and appropriately designed in the interim until the property owner proposes new development and/or redevelopment at the Dublin

Village Center site, consistent with the BSC Sawmill Center Neighborhood District regulations in the Bridge Street District Development Code.

Given the uncertainty of the timing related to screening the southern loading dock area, the mounding for both areas should be completed at the time of the demolition. The evergreen plantings should also be installed at 10 feet on center, subject to Planning approval, to achieve the minimum 50% year round opacity required by Zoning Code Section 153.065(E)(3)(c)1.C.

## Engineering

- 1) Please note that the water main to the south of this building is a public main.
- 2) As part of the demolition permit, the applicant shall identify a staging and stockpiling area.
- 3) The applicant shall coordinate any changes to the water services with the City of Columbus.
- 4) Although this is a private site improvement, adding a new site drive connection to the south under the demolition permit is questionable, in addition to whether it is even necessary/desirable.

## Building Standards, Fire, Parks & Open Space, Police, 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.* The Existing Structure meets 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. *Met with condition.* The modification is limited to the same parcel on which the Existing Structure was located at the time of the adoption of this amendment. However, since there is a property line that runs through the portion of the building to be demolished and the adjacent warehouse building, the applicant will be required to obtain the adjacent property owner's signature and consent on the Certificate of Zoning Plan Approval and demolition permit.
3. *Met.* 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.* There is no enlargement or extension of the gross floor area of 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 with condition.* The proposed building modifications are consistent with applicable Zoning Code requirements. The applicant shall complete the mounding for both loading areas at the time of the demolition screen the loading areas by October 1, 2015 following the approval of the demolition permit, or when the tenant space is occupied, whichever is sooner. The evergreen plantings should

also be installed at approximately 10 feet on center, subject to Planning approval, to achieve the minimum 50% year round opacity required by Zoning Code Section 153.065(E)(3)(c)1.C.

- (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 maintenance of existing development that existed prior to the adoption of the Bridge Street District plans and further enables the future redevelopment of this important site in the BSC Sawmill Center Neighborhood District.

#### **PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION**

Approval of this Minor Project Review application with the following conditions:

- 1) That the applicant obtain the adjacent property owner's signature and consent on the Certificate of Zoning Plan Approval and demolition permit for the portion of the improvements to the west wall of the warehouse building;
- 2) That the applicant complete the mounding at the time of the demolition and screen the existing southern loading area by October 1, 2015 following the approval of the demolition permit, or when the tenant space is occupied, whichever is sooner, in accordance with this plan;
- 3) That the evergreen plantings be installed at approximately 10 feet on center, subject to Planning approval;
- 4) That the applicant identify a staging and stockpiling area as part of the demolition permit; and
- 5) That the applicant coordinate any changes to the water services with the City of Columbus.