



Minor Project Review

14-108MPR – BSC Sawmill Center Neighborhood District

Dublin Village Center Improvements

6700 Village Parkway

This is a request for site modifications including hardscape materials, landscaping and lighting for two plaza areas within an existing Dublin Village Center development adjacent the AMC Theater. This is a request for Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Date of Application Acceptance

Wednesday, November 5, 2014

Date of ART Determination

Thursday, November 13, 2014

Case Manager

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

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Sawmill Center Neighborhood District
<i>Development Proposal</i>	Modifications to two existing landscape areas
<i>Building Type</i>	N/A
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	6700 Village Parkway
<i>Property Owner</i>	Jeff Stavroff, Stavroff Interests Ltd.
<i>Case Manager</i>	Jennifer M. Rauch, AICP, Senior Planner (614) 410-4690 jrauch@dublin.oh.us

Application Contents

The applicant is proposing to refurbish two plaza spaces adjacent the AMC Theater.

The first plaza is between the theater and the parking area to the east, which includes:

- Removal of existing concrete walkways and curbs, bollards, trees, landscape material and planters;
- Realignment of the plaza area to a direct east-west connection between the theater and the parking area to the east;
- Creation of a new vehicular drop-off/pick-up area by constructing a new drop-off area and pedestrian ramp on east side of the plaza space;
- Installation of new bollards along eastern side of the plaza (Black, KIM "Ravenna Lowlighter") pedestrian scale light fixtures (Black, 12-foot tall, Beacon "LC5 Column Light") and benches within the plaza; and
- Creation and installation of new landscape beds, trees (London Plane and Serbian Spruce) and plant material (Boxwood, Sumac, English Ivy and Lilyturf); and new concrete walkways throughout the plaza with addition of scored and colored concrete.

The second plaza area is at the northeast corner of the theater, which includes:

- Removal of existing trees and landscape material; and
- Installation of new trees (Frontier Elm) and plant material (Boxwood, Yew, English Ivy and Daylilies) within the existing landscape bed.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The proposed modifications are generally an improvement on the character of this portion of the existing shopping center, providing an updated and more direct route between the east parking area and the theater entrance.

The proposed improvements within the plaza between the theater and the east parking lot are installed under an existing 50-foot wide overhead electrical easement, which contain AEP power lines. The proposal includes the installation of London Plane and Serbian Spruce trees, which can grow to significant mature height. Planning is concerned with this portion of the landscaping and recommends the applicant provide documentation of approval from AEP for planting and proposed tree selection and other site modifications to ensure compliance with AEP requirements. Any landscape substitutions required as a result of AEP's review would be subject to approval by Planning.

Additionally, Planning is concerned with the selection of London Plane Tree due to the large, aggressive root system and vulnerability to pests; the Boxwood shrubs due to the sensitivity to salt spray and winter burn; and English Ivy due to its aggressive growth. Since the improvements have been completed without the City's review, Planning is not recommending plant substitutions. However, should replacement material be brought in the future they should be subject to approval by Planning as Minor Modification under §153.066(K).

The applicant has not specified site furnishings for the proposed seating shown on the plans. Planning recommends that specifications for furnishings be submitted to Planning for review and approval prior to installation.

Engineering

The change in impervious surface has been decreased with the proposal; therefore, no alterations for to stormwater management system are needed.

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

No comments

PART III: APPLICABLE REVIEW STANDARDS

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.

(d) Safe and Efficient Pedestrian and Vehicular Circulation

Met. The site modifications provide a new vehicular drop-off and pick-up area with ramp into the new plaza. The modified plaza locations provide a more direct route for pedestrians between the AMC Theater building and the parking area to the east.

(h) Stormwater Management Requirements

Met. No modifications are required, as the site modifications decrease the amount of impervious surface.

(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 proposed modifications are in character with the existing shopping center and provide an updated and more direct route between the east parking area and the theater entrance.

Planning recommends the applicant provide documentation of approval from AEP regarding the proposed tree selection and site modifications to ensure compliance with AEP requirements for overhead electric lines. Any landscape substitutions required as a result of AEP's review would be subject to approval by Planning as a Minor Modification.

Additionally, Planning is concerned with the overall plant material selection. Given the improvements have been completed, no substitution is required at this time; however, should replacements be sought in the future they would be subject to approval by Planning. Planning recommends that specifications for furnishings be submitted to Planning for review and approval prior to installation.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

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

1. The applicant provides documentation of approval from AEP regarding the proposed tree selection and site modifications to ensure compliance with AEP requirements for overhead electric lines.
2. Any landscape substitutions required as a result of AEP's review would be subject to approval by Planning as a Minor Modification.
3. Landscape replacements sought in the future be subject to approval by Planning as a Minor Modification.
4. Specifications for site furnishings be submitted to Planning for review and approval prior to installation.