

Minor Project Review

15-057MPR – BSD Indian Run Neighborhood District

OCLC – Architectural Modifications – Kilgour Building Entrance Improvements 6565 Kilgour Place

This is a request to refurbish the visitor and employee entrances on the north and east sides of the existing office building north of Post Road in the BSD Indian Run Neighborhood District. The proposal includes a request to add a new decorative structural steel canopy at the main entrance of the facility, install new canopy light fixtures, structural steel components, concrete footers, roofing and finish surrounds. This is a request for Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Date of Application Acceptance

Wednesday, June 10, 2015

Date of ART Determination

Thursday, June 18, 2015

Case Manager

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD 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>	Kevin Furno, Online Computer Library Center (OCLC)
<i>Applicant</i>	Tanner Nelson, Pepper Construction
<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 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 provisions of the Zoning Code. The proposed modifications have been reviewed for appropriateness with the existing character of the building.



Existing north entrance



Proposed north entrance

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:

- The existing north and east entryways will be enclosed by a glass curtainwall.

- A canopy is proposed in addition to the curtainwall in front of the north entrance to distinguish this entry as the primary visitor and employee entrance. The canopy will be metal-clad with recessed LED linear light fixtures and natural wood trim to transition the architectural detailing toward the interior of the entry vestibule.
- Two new rooftop mechanical units are proposed on the north and east sections of the roof. The applicant is proposing to screen the units with 5-foot, 6-inch dark metal louvered to match the existing louvered penthouse and consistent with the Code requirements for screening (refer to analysis below).

§153.065(E) – Site Development Standards – Fencing, Walls, and Screening

Code Section 153.065(E)(3)(b) states, “All roof-mounted mechanical equipment (including but not limited to HVAC equipment, exhaust fans, cooling towers, and related guard rails or safety equipment) shall be fully screened from view at ground level on all sides of the structure and, to the extent practicable, from adjacent buildings of similar height in a BSD zoning district.” Screening may be provided by a screening structure located around the equipment that incorporates at least one of the primary materials and colors on a street facing façade of the principal structure, and must be at least as tall as the height of the equipment being screened.

While the plans do not specify the height of the mechanical units, the diagram shows that the screens will be 5 feet, 6 inches tall, which will be sufficient to screen the units. The applicant will need to verify that this Code requirement is met at building permitting.

The proposed screen walls are a dark metal louver, which the plans indicate will match the existing louvers used on the penthouse, which is a primary architectural feature of this existing building.

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 will need to verify that the proposed rooftop mechanical screens meet the Code requirement for height at building permitting.

Engineering, 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 BSD zoning district.

2. *Met.* The expansion is limited to the same parcel as the Existing Structure.
3. *Met.* The proposal involves no change in the activities that take place on the site. 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.* While the proposal includes the enclosure of an area that was previously unenclosed and thereby minimally increasing the building's gross floor area, the enlargement does not exceed 50% of the gross floor area of the Existing Structure.
5. *Met.* The improvements do not make the structure any further from conformance with the requirements of the BSD Indian Run Neighborhood District.
6. *Met.* The improvements to the Existing Structure are architecturally appropriate, at the determination of the ART.

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 site modifications are consistent with applicable Zoning Code requirements, with the condition that the applicant verify that the rooftop screens are tall enough to sufficiently screen the new mechanical units, in accordance with Zoning Code Section 153.065(E)(3)(b).

- (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 investment in developments that existed prior to the adoption of the Bridge Street District plans.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this request for Minor Project Review with one condition:

1. That the applicant verify that the proposed rooftop mechanical screens meet the Code requirement for height at building permitting.