



Informal Review Basic Development Plan and Basic Site Plan- 16-015BDP/BSP – Charles Penzone Grand Salon BSD Sawmill Center Neighborhood District

This is a proposal for a new one-story, 12,000-square-foot spa/salon, and associated site improvements on a ±1.84-acre site located on the west side of Village Parkway north of the intersection with Shamrock Boulevard. This is a request for informal review and feedback prior to a request for review and approval of a Basic Plan Review.

Date of Application Acceptance

Monday, March 7, 2016

Scheduled Planning and Zoning Commission Review (informal)

Thursday, April 7, 2016

Case Manager

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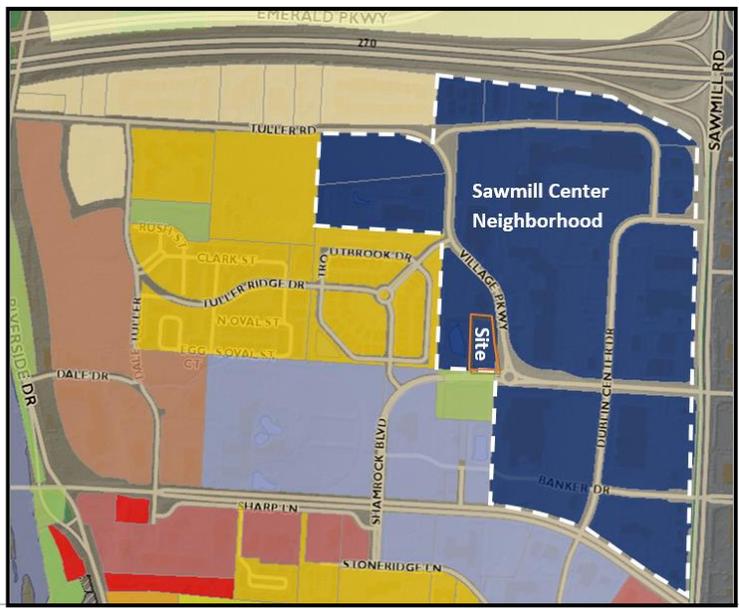
PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Sawmill Center Neighborhood
<i>Review Type</i>	Basic Development Plan and Basic Site Plan Review
<i>Development Proposal</i>	Construction of a 12,000-square-foot building and associated site improvements for a salon on the west side of Village Parkway at the roundabout with Shamrock Crossing on a ±1.84 acre site.
<i>Use</i>	Personal, Repair, and Rental Services
<i>Building Types</i>	Loft Building Type
<i>Applicant/Property Owner</i>	Charles Penzone
<i>Representative</i>	Christopher Meyers
<i>Case Managers</i>	Lori Burchett, Planner II, (614) 410-4656 lburchett@dublin.oh.us



Facts

Site Area	1.84 acres
Zoning	Bridge Street District-Sawmill Center Neighborhood (BSD-SCN)
Surrounding Zoning and Uses	North: Personal service, existing Penzone Salon, BSD-Sawmill Center Neighborhood District South: Vacant land and Shamrock Boulevard (zoned BSD-SCN) East: Dublin Village Shopping Center(zoned BSD-SCN) West: Vacant land (zoned BSD-SCN) and Greystone Mews (BSD Residential District).
Case Background	The applicant, Charles Penzone Salons, presented this spa/salon proposal for a Case Review with the Administrative Review Team (ART) on March 24, 2016 (minutes are attached). The applicant has requested an Informal Review to receive initial feedback from the Planning and Zoning Commission before proceeding with a request for approval of the Basic Plan Review application. Staff reached out to the Greystone Mews Homeowners Association to inform the association about the proposal and help answer any questions. The applicant has been encouraged to do reach out as well.
Site Features	The site has approximately 400 feet of frontage on Village Parkway. The site is currently vacant with the existing Charles Penzone salon adjacent to the north. Clusters of trees are located in the southwest portion of the site.
Sawmill Center Neighborhood	The site is within the Sawmill Center Neighborhood District. This district offers a unique opportunity to provide a vibrant, active mixed use environment with a wide variety of shopping, service and entertainment activities. Design Recommendations include: <ul style="list-style-type: none"> • This neighborhood will have a strong pedestrian friendly streetscape and a well-defined network of streets connecting to the major roadways of Sawmill and West Dublin-Granville Road; • Supporting residential and office uses may be incorporated in a variety of ways, including upper floors in vertical mixed use areas and in stand-alone buildings; and • The neighborhood will have connections to greenways planned for the Bridge Street District to connect to other development areas to the west.



Details and Analysis

Informal Review

Proposal

The conceptual plan depicts a 12,000-square-foot building fronting Village Parkway with parking areas to the north and west of the building.

The proposal also includes:

- 93 parking spaces;
- Open space in the forms of pocket plazas and park; and
- Landscaping in parking and plaza areas.



Surrounding Development Context

The proposed site's development surroundings include:

- The conceptual street network as generally depicted in the Bridge Street Zoning Code provisions and Community Plan;
- Dublin Village Center to the east; and
- Greystone Mews Subdivision in the vicinity to the west.



Details and Analysis

Informal Review

Street and Block Framework

The intent is to establish a network of interconnected streets with walkable block sizes organized to accommodate multiple modes of transportation. It is intended that block configurations encourage and support the principles of walkable urbanism provided in 153.057(D) and the walkability standards of 153.065(I). The network of streets within the Bridge Street District is intended to form an interconnected pattern with multiple intersections and resulting block sizes as designated in 153.060(C)(2).

- Village Parkway is a designated Principal Frontage Street.
- The context map shows the extension of a neighborhood street through the property and adjoining property to Hobbs Landing Drive East.
- The existing block bounded by Cooperstone Drive, Village Parkway, Shamrock Boulevard, and Hobbes Landing Drive East exceeds maximum block length and block perimeter length permitted for Sawmill Center District. The dedication of right-of-way for future development of the neighborhood street would meet the block size requirements.
- A mid-block pedestrianway may also be required if resulting block length(s) exceed 400-feet.
- Existing curb cut location south of the existing Penzone building is consistent with the location depicted in the Bridge Street District Street Network Map and could be converted to a street intersection.

Discussion

An east/west Neighborhood Street right-of-way dedication could be required as illustrated on the Bridge Street District Street Network map (Figure 153.061-A). This would:

- Allow the project to meet block size requirements; and
- Achieve the intent of establishing a network of interconnected streets in the district.

Preserving the right-of-way will allow for future connections without having to require the applicant to fully construct the Neighborhood Street at this time.

Discussion Question:

- 1) *Would the commission recommend dedication of right-of-way for a future neighborhood street as shown on the Bridge Street District Street Network Map?*

Details and Analysis

Informal Review

Site Plan Analysis

Most of the parking is located to the side of the proposed structure rather than the rear, as required with the loft building type. The loft building type is the most appropriate type in this area of the Sawmill Center Neighborhood District, since it is not located on a shopping corridor or within a designated area where commercial center building types are permitted. The centered building placement does not allow for flexibility of the site for future potential development opportunities. The open space areas are limited mostly to pedestrian walkways adjacent to the building. There are site constraints that include stormwater and right-of-way easements that limit the developable area.

Proposed Building Types, Materials, and Site Layout

The proposed building is considered a “Loft Building Type.” Perspective renderings provided on Sheets 19-22 illustrate the proposed architectural character with views from Village Parkway, the parking area, and adjoining properties. The proposed structure is designed as one-story building with architectural elements to reflect a two-story appearance. As submitted under the loft building type, 11 waivers would be required, including parking location, minimum number of stories/height, and frontage and entrance requirements.

Proposed renderings show a contemporary architectural style emphasizing geometric forms, with various roof types including flat, gable, and parallel ridge line styles. Illustrated building materials include glass, wood, and stone.

The proposed layout is centered in the property with side-loaded parking. There is a significant emphasis on parking and it is a prominent feature noticeable from Village Parkway.



Details and Analysis

Informal Review



WEST EXTERIOR ELEVATION

Discussion

Building Type and Materials:

- The loft style building requires a minimum of two stories, an entrance facing the street, and parking in the rear of the building. The proposal is for a single story building and the applicant has made attempts to create height by increasing interior ceiling heights, and providing a small mezzanine area. Exterior features include façade material transitions and a variety of roof types and heights.
- The entrance along Village Parkway (principal frontage street) does not appear to be the main entrance to the building and it is unclear whether or not it is functional. The main entrance is proposed off the parking lot to the north.
- Planning is concerned that, as proposed, the building does not made Code requirements in terms of blank walls, particularly on the west exterior elevation.

Layout:

- The proposed layout shows parking to the side of the structure, which is not permitted with loft building types.

Details and Analysis

Informal Review

- The proposed building and parking layout constricts future development opportunities.

Discussion Questions:

- 1) Are potential Waivers to Loft Building Type requirements appropriate, particularly for building height?*
- 2) Does the proposal illustrate an appropriate level of architectural interest for the gateway into the Sawmill Center Neighborhood in the Bridge Street District?*
- 3) Looking at the form and layout of the building as the district evolves overtime, does the proposed layout and building type accommodate any future uses as infill development continues in the district?*
- 4) Is there an opportunity for the applicant to consider alternative site layouts that better meet the intent of the Bridge Street District and Sawmill Center District standards?*

Details and Analysis

Informal Review

Parking Layout

The parking calculations for the proposed use are a minimum of 24 spaces (2 per 1,000 sq.ft.) and a maximum of 30 spaces (125% of minimum). The applicant has proposed 93 spaces based on a daily parking count data provided. The Administrative Review Team had concerns with the significant amount of parking and its location along the side of the property, as well as efficient use of the property for future infill development opportunities as the neighborhood evolves. The applicant should better demonstrate sufficient need for the additional parking and include more information.

Discussion Questions:

- 1) *Would the Commission support a request for a Parking Plan to exceed the maximum permitted spaces by 210 percent?*
- 2) *If the proposed siting of parking in the front yard is supported, is the proposed arrangement optimal for the long-term vision for the Village Parkway frontage?*
- 3) *Is there an opportunity to redistribute parking/relocate the building in a manner that would create the opportunity for an additional development site over surplus parking areas as uses change over time in the proposed building?*

Details and Analysis		Informal Review
Process	<p>Planning has outlined for the applicant the review and approval procedures and the general sequence of each required application following the Informal Review.</p> <ol style="list-style-type: none"> 1. Basic Development Plan and Basic Site Plan: Applications for review by ART with recommendations forwarded to Planning and Zoning Commission for determinations within 28 days. 2. Development Plan Application: Review by the ART with a recommendation forwarded to the Commission for a determination on Development Plan within 42 days. 3. Preliminary Plat: The Plat is required with a recommendation from the Planning and Zoning Commission to City Council. 4. Site Plan Application(s): Reviewed by the ART with a recommendation forwarded to the Planning and Zoning Commission for a determination within 42 days. 5. Final Plat: Recommendation from the Planning and Zoning Commission to City Council. 6. Building Permits through Building Standards. 	

Recommendation		Discussion and Feedback
Discussion Questions	<p>Planning recommends the Commission consider the following discussion questions in addition to any other items Commission members identify for discussion.</p>	
	<p>Street and Block Framework:</p> <ol style="list-style-type: none"> 1) <i>Would the commission recommend dedication of right-of-way for a future neighborhood street as shown on the Bridge Street District Street Network Map?</i> <p>Proposed Building Types, Materials, and Site Layout:</p> <ol style="list-style-type: none"> 2) <i>Are potential Waivers to Loft Building Type requirements appropriate, particularly for building height?</i> 3) <i>Does the proposal illustrate an appropriate level of architectural interest for the gateway into the Sawmill Center Neighborhood in the Bridge Street District?</i> 	

- 4) *Looking at the form and layout of the building as the district evolves overtime, does the proposed layout and building type accommodate any future uses as infill development continues in the district?*
- 5) *Is there an opportunity for the applicant to consider alternative site layouts that better meet the intent of the Bridge Street District and Sawmill Center District standards?*

Parking Layout:

- 6) *Would the Commission support a request for a Parking Plan to exceed the maximum permitted spaces by 210 percent?*
- 7) *If the proposed siting of parking in the front yard is supported, is the proposed arrangement optimal for the long-term vision for the Village Parkway frontage?*
- 8) *Is there an opportunity to redistribute parking/relocate the building in a manner that would create the opportunity for an additional development site over surplus parking areas as uses change over time in the proposed building?*