



April 27, 2016

Minor Project Review

16-027ARB/MPR – BSD Historic Core

Harvest Pizza – 45 N. High Street

This is a request for exterior modifications including the installation of roof vents for an existing retail building within the Bridge Street Historic Core District located on the west side of North High Street, approximately 100 feet south of the intersection with North Street. This is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review in accordance with Zoning Code sections 153.066(G) and 153.170 and the Historic Dublin Design Guidelines.

Date of Application Acceptance

Friday, April 6, 2016

Date of ART Determination

Thursday, April 21, 2016

Date of ARB Determination

Wednesday, April 27, 2016

Case Managers

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Historic Core District
<i>Review Type</i>	Minor Project Review and Waivers
<i>Development Proposal</i>	Installation and screening of roof-mounted exhaust vents & ground HVAC units, approval of a parking plan, and installation of one ground sign and one awning sign.
<i>Waiver</i>	1) Buildable Area
<i>Property Address</i>	45 N. High Street
<i>Property Owner</i>	Pat Grabill, <i>45 N. High, LLC</i>
<i>Applicant</i>	Chris Crader, <i>Grow Restaurants</i>
<i>Case Managers</i>	Logan Stang, Planner I & Lia Yakumithis, Planning Assistant

Application Contents

The existing one-story historic structure is a vernacular building from the 1880s with stone foundation, cement shingle siding, and standing seam metal roof with an addition of asphalt roof shingles. The proposal includes the installation and screening of roof vents, ground mounted HVAC units and screening, a parking plan, and new ground and awning signs.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning and Building Standards

It is appropriate to maintain the existing character of the structure by preserving the building details that make the structure unique to the District. The sign colors and style complement the characteristics of the site and the District.

§153.065(E) – Site Development Standards

The applicant is proposing to install roof vents and screening on the north portion of the roof. The rooftop exhaust vents will be screened on the north side by a gray parapet wall with fiber cement siding that will match the existing building façade. The exhaust vents will be screened from all other angles by the existing roof structure. Proposed HVAC condenser units will be located on the ground adjacent to existing units on the north side of the building and will be screened using evergreen landscaping, which will be 2/3 the height of the units at the time of planting.

An additional HVAC condenser unit and air unit will be screened with a gray fence matching the existing façade, similar to the rooftop screening and is proposed on the north property line approximately 6 feet from the building. The fence screening is proposed at a height of 3 feet 9 inches in order to meet the code requirement of being one foot taller than the structure being screened.

The rooftop vent and air unit screening match the building's architecture, and the evergreen screening for the existing and proposed HVAC units is appropriate for the site and the District.

Waiver Request

The proposal includes one Waiver request that is minor in nature and helps promote the development of this property. Code requires the fence to be located behind the setback line which is 3 feet for side yards. Due to the proximity of the building to the property line and the need for access to the HVAC units a waiver from the side yard setback will be required in order to permit the fence on the north property line. The waiver has minimal impact to the site as it assists in meeting additional code requirements for mechanical structure screening.

§153.065(B) – Site Development Standards – Parking and Loading

Number		
Permitted	Proposed	Requirement
Minimum: 10 per 1,000 sq. ft. (42 spaces required) Maximum: 125% of minimum	5 on-site spaces 24 off-site spaces (through parking agreements) 100+ Public spaces	Met with parking plan

The site contains 5 parking spaces on site, which were approved through a variance for the previous user. The change in use requires additional parking spaces to be provided or for the applicant to gain approval of a parking plan. The applicant is proposing to retain the existing parking spaces and has requested approval of a parking plan, as additional parking spaces cannot be accommodated on-site.

The applicant has provided 4 off-site parking agreements, which account for the provision of 24 off-site parking spaces largely reserved for use by employees. The properties located at 109 South High Street, 82 South High Street, 76-78 South High Street, and 58-66 South High Street are located south of Bridge Street making employee parking a more desirable use. The on-site spaces and surrounding public parking spaces will be for customer parking due to their proximity to the site. The applicant has indicated that they will also utilize the valet services provided at BriHi Square in order to supplement their parking. A few parking garages are currently under construction with surrounding developments and future parking garages will be developed in conjunction with development proposals in the Bridge Street District.

The applicant is also required to provide bicycle parking as part of this application. Code requires one bicycle space for every 10 required vehicular parking spaces, or 4 bicycle spaces. The applicant has indicated the required bicycle spaces will be installed and provide all the necessary details, subject to Staff approval.

§153.065(H) – Site Development Standards – Signs

The applicant is proposing two signs: a ground sign located along N. High Street and an awning sign located to the rear of the building on the awning. The ground sign will replace the existing

sign and use the existing posts. The sign is double-sided consisting of a wood background with “Harvest Pizzeria” located near the center in black on top of an orange moon. The text will be raised from the sign face while the background is recessed. The background is white with an orange trim consistent with the moon logo. The awning sign will utilize the existing awning frame and will consist of the “Harvest Pizzeria” text and moon logo located in the center with white copy and the orange moon. The left side of the awning will read “Pizzas – Salads” and the right side will read “Burgers - Sandwiches” both in white copy. The awning itself will be the same material as the existing awning along with the same red color that compliments the building. The shape and size of the proposed signs meet Code requirements for size, height, and location. The sign colors and style complement the architecture and surrounding context. The updated drawings and all relevant sign details should be provided for review prior to filing for a sign permit, subject to Staff approval

Number		
Permitted	Proposed	Requirement
Three (3), combination of two (2) different sign types	One (1) ground sign One (1) awning sign	Met

Proposed Ground Sign			
	Permitted	Proposed	Requirement
Size	Max. 8 sq. ft.	6 sq. ft.	Met
Location	Setback 8 ft. from right-of-way and any property line	Approx. 8 ft. from right-of-way and south property line	Met
Height	Max. 6 ft.	5 ft.	Met
Colors	Max. 3 colors	3 (Orange, Black, & White)	Met

Proposed Awning Sign			
	Permitted	Proposed	Requirement
Size	20% of the cumulative surface of all awnings, max. 8 sq. ft.	Approx. 4.5 sq. ft.	Met
Location	Any portion of awning, affixed flat to the surface	Front portion of awning	Met
Height	Max. 15 ft., min. 8ft. above sidewalk	Approx. 10 ft. from grade	Met
Colors	Max. 3 colors	3 (Orange, Black, & Red)	Met

Engineering, Parks & Open Space, Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Waiver Review Criteria

- 1) Section 153.062(O)(10)(2) – Buildable Area – minimum 3 feet (required) – 0 feet (requested)

Criteria met. The applicant is requesting a 0 foot setback on the north property line in order to permit a fence for screening mechanical units. The proposed fence allows for access to the mechanical units and does not impede access on the adjacent property. The fence matches the existing architecture minimizing its visual impact while providing the screening requirement outlined in the Code.

Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

(c) Meets Applicable Zoning Regulations

Criterion met with Waiver, Parking Plan, & Conditions. The proposed sign meets Code for number, size, color, and location. ART recommends the applicant provide revised sign drawings with all relevant sign details prior to filing for a sign permit, subject to Staff approval;

The proposed screening meets Code for materials, height, and opacity. The approval of the waiver would allow for the proposed screening to be located on the property line which aides in meeting the screening requirement.

The parking plan approval permits the use to operate in a highly dense area where on-site parking is limited but supplemented through off-site arrangements. Many of the adjacent properties, including this property, have received variances over the years with regards to on-site parking and reducing the required number. This application is one of the first in Historic Dublin that requires a parking plan through the Bridge Street Zoning Code as many of the existing uses were established prior to the Bridge Street District.

(e) Building Relationships and Quality Development

Criterion met. The proposed signs are located appropriately given the architecture of the building and its relationship to the street. The proposed screening matches the building architecture and is unobtrusive.

(j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents

Criterion met. The Community Plan notes that “Dublin’s built environment contributes positively to the community’s character. This image is characterized by high quality office buildings, well-landscaped areas and streetscapes, tasteful signs and graphics, appropriate lighting standards and quality architecture.” The proposed signs will positively contribute to the established aesthetic character of the Historic District with the request modifications. The proposed HVAC screening and rooftop vents and screening has minimal visual impact and coordinates with the existing façade materials and colors.

Architectural Review Board Criteria

Section 153.174 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries. The following is an analysis based on those criteria.

Applicable General Review Standards

1) Character and Materials Compatible with Context

Criterion met. The proposed signs and screening materials are appropriate for the character of the structure. The proposed screening and mechanicals occur on the newer portion of the building and not on historic portion of the structure.

2) Recognition and Respect of Historical or Acquired Significance

Criterion met. The proposed signs and screening complement the historic significance of the building.

3) Compatible with Relevant Design Characteristics

Criterion met. The proposed design accents the original character of the structure.

4) Appropriate Massing and Building Form

Not applicable.

5) Appropriate Color Scheme

Criterion met. The proposed sign colors are appropriate and meet the *Historic Dublin Design Guidelines* for the age of the structure.

6) Complementary Sign Design

Criterion met with condition. The signs are located appropriately and complements the structure. The addition of a three dimensional element on the ground sign will provide visual interest and detail to the proposed sign.

PART V: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval with two conditions and 1 Waiver.

- 1) That the applicant provide revised sign drawings with all relevant sign details prior to filing for a sign permit, subject to Staff approval; and,
- 2) That the applicant provide the bicycle rack detail and proposed location, subject to Staff approval.