



June 16, 2016

Minor Project Review

16-041MPR – BSD Sawmill Center Neighborhood

Goodwill, Toys 'R' Us, Big Lots – 6525, 6547, 6569 Sawmill Road

This is a request for exterior modifications including the addition of a vehicular canopy and awnings as well as site improvements including repaving and landscaping for the (future) Goodwill site located at 6525 Sawmill Road. Additionally, this is a request for new landscaping for 6547 and 6569 Sawmill Road to coordinate with the adjacent parcel. The sites are located west of Sawmill Road, north of Banker Drive, east of Dublin Center Drive and south of Village Parkway. 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

Tuesday, May 31, 2016

Date of ART Determination

Thursday, June 13, 2016

Case Manager

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Sawmill Center Neighborhood
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	Addition of a vehicular canopy, installation of awnings, parking lot repaving and landscape modifications for 6525 Sawmill Road; and landscape modifications for 6547 and 6569 Sawmill Road.
<i>Property Addresses</i>	6525, 6547, and 6569 Sawmill Road
<i>Property Owners</i>	Rupp Real Estate, 6525 Sawmill Road Toys 'R' Us Property Company II LLC, 6547 Sawmill Road Ashton Woods Limited Partnership, 6569 Sawmill Road
<i>Applicant Representative</i>	Kevin McCauley, Stavroff Land and Development, Inc.
<i>Case Manager</i>	Nichole Martin, Planner I 614.410.4635 nmartin@dublin.oh.us

Application History

The existing one-story, multitenant building is located on three separate parcels: 6525, 6547 and 6569 Sawmill Road. The site was approved and subsequently developed in 1988. To allow for the ownership of individual tenant spaces the original 11-acre parcel was split into three separate parcels. Most recently in 2006, the Board of Zoning Appeals granted a variance to permit a lot split, deviations to development standards, and a shared parking agreement.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning, Engineering and Building Standards

There are two distinct components of the applicant's request: the exterior and site modification for the (future) Goodwill site located at 6525 Sawmill Road and the landscape modifications for the entire shopping center, 6525, 6547, and 6559 Sawmill Road.

Today, the site is comprised of three separate parcels. 6525 Sawmill Road is a 2.21-acre site located on Banker Drive with access to Dublin Center Drive. 6547 Sawmill Road is a 4.59-acre site located on Sawmill Road with access to Banker Drive and Dublin Center Drive. 6569 Sawmill Road is a 4.17-acre site located on Sawmill Road with access to Village Parkway. There is a shared access point on Sawmill Road which provides restricted access to the entire center. The property owners have a private cross-access and shared-parking agreement, which allow the separate parcels to function as a single shopping center.

Minor Project Reviews for existing structures must meet the provisions of 153.062(B)(2). As such, the site must meet the development standards for height, area, setbacks, and parking and loading applicable prior to the rezoning. Additionally, the improvements may not interfere with adjacent parcels and must be architecturally integrated with the structure. Finally, any

alterations may not make the structure further from conformance with the requirements of the Bridge Street District Code.

6525 Sawmill Road – (Future) Goodwill

§153.062(L) – Building Types – Vehicular Canopies

The applicant is proposing the addition of a vehicular canopy on the south elevation facing Banker Drive. The building does not face a principle frontage street therefore a Vehicular Canopy is permitted as long as the design of the canopy is integrated with the architecture of the building and does not exceed the height of the principle structure.

The proposed canopy is subordinate to the principle structure at 17 feet 10 inches tall with two, 12-foot drive aisles accessible from the Banker Drive and Dublin Center Drive entrances. The proposed champagne color, metal canopy is affixed to metal pilasters, which adjoin the masonry columns. The proposed materials are architecturally integrated with the building featuring brick columns. The Administrative Review Team discussed the applicant further visually integrate the columns with the canopy and match with the design of the structure's existing columns, which are fully brick. The ART recommends the column design be amended to fully extend the masonry from grade to the underside of the canopy. A new aluminum and glass entry door is proposed along the south elevation to provide access from the Vehicular Canopy to the interior donation center.

The applicant has indicated there will be directional signs to ease the circulation of the parking lot. The directional signs will be reviewed as part of the Master Sign Plan. The Administrative Review Team requested directional pavement striping be included and finalized prior to Building Permitting. Additionally, the applicant shall confirm the location of the proposed canopy and site improvements does not interfere with existing utilities.

With the addition of the Vehicular Canopy, 24 existing parking spaces will be removed and 9 parking spaces will be replaced 3 of which will be handicap spaces adjacent to the main entrance.

§153.062(H) – Building Types – Awnings

The proposal includes the addition of 5 new standing seam metal awnings. The proposed awnings are Award Blue to coordinate with the tenant's corporate branding. The 4 awnings proposed above the primary entrance are not consistent with adjacent tenant spaces, which have no awnings in the colonnade. It is a general requirement that the awnings be consistent with the architecture of the building and other existing awnings and canopies. The four awnings above the primary entrance should be eliminated from the proposal. The awning proposed along the Banker Drive façade is designed to provide employee's protection from the elements as the entrance provides access to the employee break room and is appropriate to the design of the structure.

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

The site contains 121 parking spaces. With the addition of the Vehicular Canopy, the site will retain 97 parking spaces. The property owner has a shared parking agreement with the adjacent property owners to provide any parking that cannot be provided on site. The shared parking agreement was approved by the Board of Zoning Appeals to alleviate conditions created by the lot spit of 6525 and 6547 in 2006. The applicant meets the parking requirements under

the previous zoning as well as the current zoning with the shared parking agreement. There is a discrepancy between the landscape plan and parking plan provided. The calculations for parking and landscape requirements are based on the landscape plan prepared by a Registered Landscape Architect. The applicant should confirm the number of parking spaces and update the plans accordingly prior to issuance of a Building Permit.

Number		
Permitted	Proposed	Requirement
<p>BSD SCN – Sawmill Center Neighborhood Minimum: 5 per 1,000 sq. ft. (105 spaces required) Maximum: 125% of minimum</p> <p>CC – Community Commercial Minimum: 5.5 per 1,000 sq. ft. (116 spaces required)</p>	<p>97 on-site spaces Approx. 400+ off-site spaces</p>	<p>Met with shared parking agreement</p>

The proposal includes a parking lot improvement plan for 6525 with additional improvements planned off-site on 6547 Sawmill Road. The entire parking lot of the (future) Goodwill site located at 6525 Sawmill Road is proposed to have a new asphalt overly and pavement striping, which will be in accordance with the Landscape Plan. On 6525 Sawmill Road, directional striping is being provided to facilitate safe circulation on the site in conjunction with the construction of the Vehicular Canopy. Additionally on 6547 Sawmill Road, the applicant has indicated they plan to do an asphalt overlay of the portion of the parking lot located south of the (future) Goodwill tenant space, and restripe the remainder of the parking lot on 6547 Sawmill Road. No parking lot improvements are proposed for 6559 Sawmill Road.

6525, 6547, and 6559 Sawmill Road

§153.065(D) – Site Development Standards – Landscaping

When a building, structure or vehicular use area is constructed or expanded the landscaping for an existing structure is required to come into compliance with the provisions of 153.065(D). The Bridge Street District Code requires Surface Parking and Circulation Area Landscaping, Street Trees, Foundation Plantings, and Interior Landscaping for this site.

The proposal is for the removal of 47 trees across three separate parcels. The trees that are proposed to be removed are generally in poor condition. The sites are required to provide one tree for every twelve parking spaces. In total, the site has 588 parking space. Therefore 49 interior trees are required across the site, specifically 8, 22, and 19 trees for 6525, 6547, and 6569 Sawmill Road, respectively. One additional interior tree is required to be located on 6547, west of the entrance off Banker Drive. The interior landscape area must include at least one deciduous tree from an approved list. The proposed Crabapple tree should be substituted for a tree from the City of Dublin preferred tree list.

Street trees are required in all BSD zoning districts where the landscaping is required to come in to compliance with the Bridge Street District Code. One street tree is required for each 40 linear feet of street frontage along Banker Drive, Dublin Center Drive, and Village Parkway. The

applicant should coordinate with the City Forester to provide the required trees in accordance with the provisions of 153.065(D)(3).

Foundation planting is required along the sides of buildings where the space is not otherwise occupied. The plans show a planting bed along the south elevation of 6525 Sawmill Road with minimum depth of 24 inches where a minimum bed depth of 42 inches is required. The plans should be updated to reflect that the requirement is met.

The landscape plan shows four ground signs that are not a part of this application. The ground sign details including location and design must be reviewed and approved as a Master Sign Plan for the entire shopping center.

Parks & Open Space, Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

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 Conditions. The proposal meets Code provisions for Vehicular Canopies, Awnings, Parking and Loading, and Landscaping with additional required for parking and landscaping.

(d) Internal Circulation Provides Safe Access

Criterion met with Condition. The applicant has demonstrated an interior circulation plan, but will need to provide additional details on directional striping for the vehicular canopy.

(e) Building Relationships and Quality Development

Criterion met. The proposal is designed to address the suburban style development in an urbanizing District in a context sensitive manner.

(h) No Increase or Alteration in Stormwater Runoff

Criterion met. The proposal does not significantly alter the impervious area.

(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 proposal begins to implement Bridge Street

District Standards under an interim condition in a manner that is consistent with the long term vision for the District.

PART V: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Administrative Review Team with Conditions:

- 1) That the applicant amend the Vehicular Canopy column design to extend the masonry from grade to the canopy prior to Building Permitting, subject to Staff approval; and,
- 2) The applicant confirm that all proposed improvements are not in conflict with the existing utilities on the site at Building Permitting; and
- 3) The four awnings located above the primary entrance be eliminated; and,
- 4) The applicant confirm the number of parking spaces and update the plans accordingly prior to issuance of a Building Permit.
- 5) One additional interior tree be located on 6547 Sawmill Road, west of the entrance off Banker Drive in accordance with 153.065(D)(5);
- 6) Street trees be provided in accordance with 153.065(D)(7) along Banker Drive, Dublin Center Drive and Village Parkway.
- 7) The plans be updated to reflect the required 42 inch minimum depth required for Foundation Plantings proposed adjacent to the south elevation of 6525 Sawmill Road; and,
- 8) The existing Spruce trees located on 6547 Sawmill Road adjacent to the southeast property line be preserved, and the proposed Crabapple and Pear tree species be substituted with trees from the City of Dublin preferred tree list.
- 9) The applicant obtain approval of a Master Sign Plan for the proposed ground signs included in the Landscape Plans.