

Planning Report

Wednesday, May 25, 2016

76 – 82 S. High Street

Case Summary

Agenda Item	1
Case Number	16-032INF
Proposal	This is a proposal for a mixed use development located to the rear of a site with existing historic commercial buildings.
Request	Informal Review Informal review and feedback for a future Basic Plan Review under the provisions of Zoning Code Section 153.066.
Site Location	East of South High Street, south of the intersection with Eberly Hill Lane.
Applicant	Pete Coratola, CBS Garvey, LLC.
Case Managers	Jennifer Rauch, Planning Manager (614) 410-4690 jrauch@dublin.oh.us
Planning Recommendation	Planning recommends the Board consider this proposal with respect to compatibility with surrounding context, layout, scale, architectural concept, and site details. Discussion Questions 1) Is the proposal appropriate for the site given the surrounding development? 2) Would ARB support the demolition of the accessory structures? 3) Does the ARB support the proposed site layout and design? 4) Does the proposed site layout and scale of the building fit with the established character of the area? 5) Is the Board supportive of the proposed design concept? 6) Would the Board support a waiver to the permitted building materials? 7) Are there design details or elements that should be included in the proposal as it moves forward? 8) Other considerations by the Board.

Facts	
Site Area	0.37 acres ±
Zoning	BSD-HC, Historic Core District
Surrounding Zoning And Uses	North, South and West: BSD-HC, Historic Code District East: BSD-HR, Historic Residential District
Site Features	<ul style="list-style-type: none"> • Three existing historic structures located along South High Street (see attached OHI sheets for details). • Two accessory structures located to the rear of the property adjacent to the gravel parking area. • Alley access provided to the site from Blacksmith Lane with overhead power lines running parallel along the rear property line. • Significant grade change from west to east of approximately 16 feet.
Case Background	The proposal was introduced to the Administrative Review Team (ART) on May 5, 2016 (minutes are attached).
Neighborhood Contact	The applicant met with the surrounding property owners to introduce the project and gain initial feedback on the project prior to the informal review. The neighbors expressed concerns regarding the scale of the proposed building, site circulation, and the proposed uses. A letter submitted to the applicant from one of the adjacent neighbors has been included for reference.
Review Process	<p>The following outlines 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. Demolition: Reviewed and approved by the Architectural Review Board. 2. Basic Development Plan and Basic Site Plan: Reviewed by ART with recommendations forwarded to City Council/Architectural Review Board for determinations within 28 days. 3. Development Plan Application: Reviewed by the ART with a recommendation forwarded to the City Council/Architectural Review Board for a determination on Development Plan within 42 days. 4. Preliminary Plat: Reviewed with a recommendation from the Planning and Zoning Commission to City Council. 5. Site Plan Application(s): Reviewed by the ART with a recommendation forwarded to the City Council/Architectural Review Board for a determination within 42 days. 6. Final Plat: Reviewed with a recommendation from the Planning and Zoning Commission to City Council.

Facts	
	7. Building Permits through Building Standards.

Details and Analysis		Informal
General	<p>Planning recommends the Board consider this proposal with respect to compatibility with surrounding context, layout, scale, architectural concept, and site details. The following analysis provides details and discussion points with regard to the proposal.</p>	
Proposal	<p>This is a request for review and informal, non-binding feedback for the retention of the historic structure along South High Street, the demolition of the accessory structures to the rear of the property, and the proposed development of a 2.5-story mixed use building. The proposed mixed use building includes ground floor parking, first story office and second story residential. A proposed plaza area is shown between the existing historic buildings and the proposed development.</p>	
Use	<p>The Historic Core District permits a mix of uses including, multiple family, office, retail, and restaurant. Residential is not permitted on the ground story. Parking is not permitted within the building, but podium parking structures are a conditional use. The proposal includes a mix of uses and residential is located on the upper floor. The parking is located on the ground floor of the proposed building.</p> <p>The proposal retains the existing historic structures along South High Street, but will require the demolition of the existing accessory structures located to the rear of the site. The proposal includes the construction of a mixed use building. The surrounding uses includes commercial uses to the north, west and south, and single-family residential to the east. The ART reviewed the concept and encouraged the applicant to ensure the proposal fits appropriately with the existing neighborhood.</p> <p><i>Discussion Questions:</i></p> <ol style="list-style-type: none"> 1. Is the proposal appropriate for the site given the surrounding development? 2. Would ARB support the demolition of the accessory structures? 	
Layout	<p>The proposed site layout includes the preservation of the historic structures along South High Street with the new development located to the rear. The proposed building fronts Eberly Hill and underground parking is accessed from Blacksmith Lane. Additional onsite parking spaces are accessed directly from Blacksmith Lane and the proposed dumpster is shown at the southwest corner at the intersection of Blacksmith Lane and Eberly Hill. A plaza area is shown between the proposed and existing buildings.</p>	

Details and Analysis	Informal
	<p>ART requested the applicant revise the area along Blacksmith Lane to reduce the proposed parking spaces and relocate the dumpster due to potential maneuverability concerns and the visual impact at the corner of Blacksmith Lane and Eberly Hill.</p> <p><i>Discussion Question:</i></p> <p>3. Does the ARB support the proposed site layout and design?</p>
Scale and Height	<p>Code permits a Historic Mixed Use Building with a maximum of 2.5 stories, while the Historic Dublin Design Guidelines recommends new development should be a maximum of two stories. The proposed building reads as a single large scale building; however, the existing grade change on site allows the height and mass of the building to be incorporated into the design. The proposed building height does not appear taller than the existing historic structures located along High Street.</p> <p>The proposed development is located to the rear of the existing buildings and the height of the proposed building is shown at 2.5 stories. The proposed building utilizes the existing grade change into the site design and building placement. The Historic Dublin Design Guidelines recommend new construction follow the same setbacks as surrounding buildings, does not exceed 2 stories at grade, and is designed with carefully controlled proportions. The Guidelines state building design may need to include smaller masses rather than a single large form. ART members expressed concerns about the appearance of the building as a single building and recommended the applicant investigate a building design that appears as a series of separate buildings to reduce the overall mass.</p> <p><i>Discussion Question:</i></p> <p>4. Does the proposed site layout and scale of the building fit with the established character of the area?</p>
Architecture and Materials	<p>The applicant has provided a conceptual design for the architecture with the 2.5-story building with a series of hipped and gable roof elements. The proposed design includes stone on the ground story and siding on the upper stories. Code permits the use of brick, stone and wood siding for buildings within the Historic Core. The proposal may require a waiver for building materials depending on the final material selection. The applicant has provided elevations of the north and west facades. ART highlighted the importance of the details provided on the remaining elevations as the project moves forward.</p> <p><i>Discussion Questions:</i></p> <p>5. Is the Board supportive of the proposed design concept?</p> <p>6. Would the Board support a waiver to the permitted building materials?</p>
Site Details	<p>The proposal includes improvements, which will be more clearly defined as the project moves forward including streetscape elements, plaza design,</p>

Details and Analysis		Informal
	landscaping, lighting, service structures, and ADA accessibility. <i>Discussion Question:</i> 7. Are there design details or elements that should be included in the proposal as it moves forward?	
Utilities & Stormwater Management	The existing utilities are available and would service the proposed expansion. Stormwater management will to be addressed as the proposal moves forward.	

Recommendation		Informal
Summary	Planning recommends the Board consider this proposal with respect to compatibility with surrounding context, layout, scale, architectural concept, and site details. Outlined below are suggested questions to guide the Board's discussion.	
Discussion Questions	<ol style="list-style-type: none">1) Is the proposal appropriate for the site given the surrounding development?2) Would ARB support the demolition of the accessory structures?3) Does the ARB support the proposed site layout and design?4) Does the proposed site layout and scale of the building fit with the established character of the area?5) Is the Board supportive of the proposed design concept?6) Would the Board support a waiver to the permitted building materials?7) Are there design details or elements that should be included in the proposal as it moves forward?8) Other considerations by the Board.	