

# Minor Project Review

## 16-063MPR– Building C-2; Cap City

### BSD Scioto River Neighborhood District

This is a request for a modification to the previously approved site plan to fit a tenant space for the first floor of Building C2 within Bridge Park Development within the Bridge Street Scioto River Neighborhood District located on the east side of Riverside Drive. This is a request for review and approval of a Minor Project Review Application under the provisions of Zoning Code Section 153.066.

#### **Date of Application Acceptance**

Monday, August 8, 2016

#### **Date of ART Determination**

Thursday, August 18, 2016

#### **Case Manager**

Lori Burchett, Planner II, (614) 410- 4656 | [lburchett@dublin.oh.us](mailto:lburchett@dublin.oh.us)

## **PART I: APPLICATION OVERVIEW**

<i>Zoning District</i>	BSD Scioto River Neighborhood District
<i>Development Proposal</i>	Minor Project Review
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	Riverside Drive and Longshore Street
<i>Tax ID Numbers</i>	273-12659-660; 273-12668-669
<i>Property Owner</i>	BPACQ, LLC.
<i>Applicant</i>	Crawford Hoying; Randy Roberty, Representative
<i>Case Manager</i>	Lori Burchett, Planner II   (614) 410-4656   <a href="mailto:lburchett@dublin.oh.us">lburchett@dublin.oh.us</a>

### **Application Review Procedure: Minor Project Review**

The purpose of the Minor Project Review as provided in §153.066(G), 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.

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, unless a time extension is requested.

### **Proposal Overview**

The overall site includes a portion of Building C2 of Block C in Bridge Park. This is a request to modify the previously approved site plan to allow for tenant fitting improvements specific to the needs of the new tenant. The changes proposed will reflect the design and aesthetic of the Cameron Mitchell restaurant, Cap City Diner.

The Administrative Review Team (ART) reviewed the application on August 11, 2016 and were generally supportive of the overall design, however were not in support of the use of vinyl screens along the patio.

This proposal does not constitute permission for signs, or other pertinent improvements that would require necessary approvals.

## PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

### Planning, Engineering, Building Standards, Parks & Open Space, Fire, Police, Economic Development

#### Planning

The department noted that overall design and aesthetic responds to the intent of the Bridge Street District. The materials and how they were presented were appealing and the design makes a good connection with the street.

#### Engineering

Staff inquired if encroachments were needed for the patio. *(Staff note: The approved final site plan for Block C illustrates the patio area as proposed by the applicant. See illustration below.)*

#### Building Standards

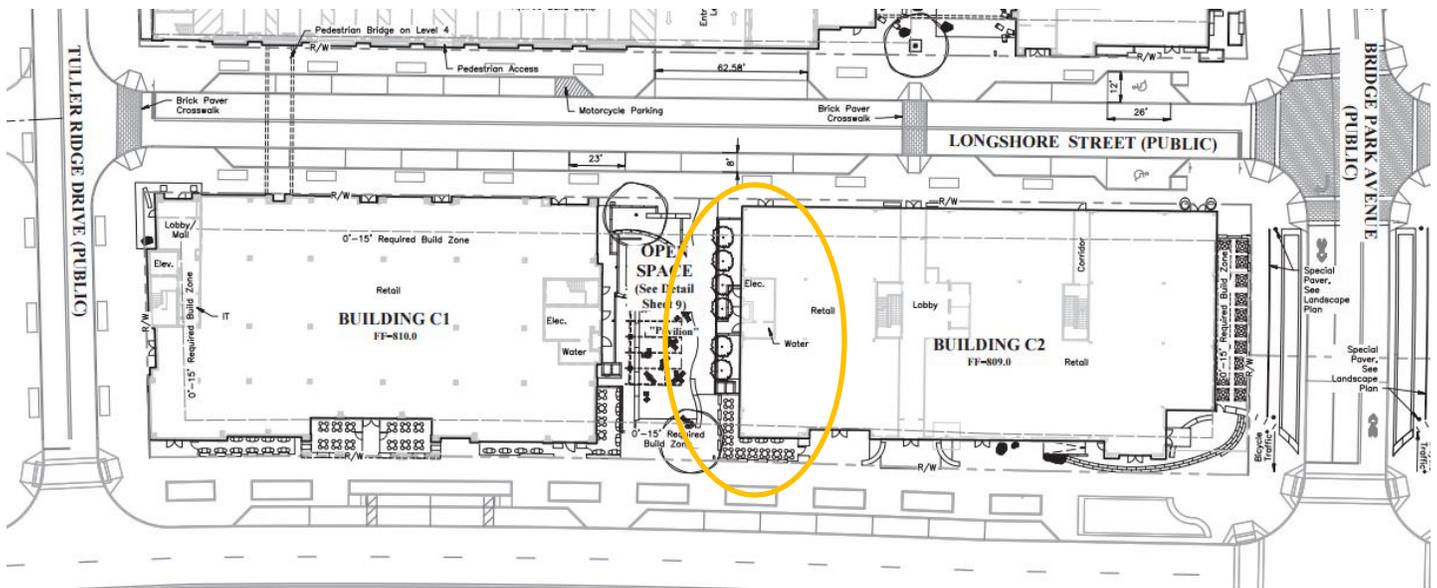
Inquired which parts of the proposal would be considered actual signs on the building. Staff notes that the signs would not be a part of this application and the applicant would need to return for sign review and approval. The department also inquired about the amount of primary and secondary material and if vinyl was a permitted material.

#### Parks & Open Space

The department inquired about the street tree location at the entrance of the building. There was concern about circulation in the area being too tight for the tree to thrive. *(Staff note: Staff confirmed that the tree is in the correct location according to the plan and that the type of tree selected would be able to be pruned as the tree matures and the canopy of the tree should not impede circulation at time of its maturity.)*

#### Economic Development, Fire, and Police

No comment.



Approved Final Site Plan for Block C

## **PART III: APPLICABLE REVIEW STANDARDS**

### **Applicable Minor Project Review Criteria**

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following from §153.059, §153.062, §153.063, §153.066 (D), and §153.066(F)(3):

#### **§153.059 Uses (A) (C)**

*Criterion met.* Eating and Drinking are permitted within all BSD-Sawmill Center Neighborhood Zoning District. Any proposed future uses would be required to meet applicable district and use specific standards per §153.059 (a) and (c).

#### **§153.059 (C) (3) Use Specific Standards-Commercial**

##### **(c) Eating and Drinking**

*N/A.* The proposed eating and drinking establishment is not within BSD Office, BSD Office Residential, or BSD Residential districts.

#### **§153.062 Building Types—Corridor Building**

##### **(E) (1) Façade Materials**

(a) (b) (c) (d) *Criterion met with condition.* The proposed materials include wood, brick, glass, vinyl, and stainless steel/aluminum; and 80% of each façade visible from a street consist of the permitted primary materials of brick, stone, and glass. The use of vinyl screening would not be permitted as a primary or secondary material. With the proposed changes, the materials requirement will still be met on Building C-2. There were no waivers to materials on Building C-2.

##### **(2) Façade Material Transitions**

(a) (b) *Criterion met.* The materials are proposed to wrap the corner facades, with 'heavier' materials on the bottom.

##### **(F) Entrances & Pedestrianways**

###### **(3) Entrance Design**

(a) (c) (d) *Criterion met.* The main entrance addresses the street, is prominent, is glass, and does not include roll-up security grilles.

##### **(H) Windows, Shutters, Awnings and Canopies**

###### **(1) Windows**

(a) (b) (c) (d) (e) *Criterion met.* Windows meet transparency requirements, is not highly reflective, cladding and sill requirements.

###### **(3) Awnings and Canopies**

(a) *Criterion met.* The proposed canopies provide protection from the elements and is at least 8-feet above the sidewalk.

###### **(c) Canopies**

(1) *Criterion met.* The canopies are made of decorative metal, are supported from the building with metal rods, and is lit with down-casting light fixtures from above.

§153.063 (F) **BSD Scioto River Neighborhood District**

*Criterion met.* The space was designed to meet the requirements within the district including pedestrian-oriented streetscapes as part of the previous project review. The proposed changes meet the façade requirements in terms of character, placemaking, and aesthetic.

**Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents**

*Criterion met.* The proposal allows this site to be developed consistent with the Community Plan and the Bridge Street District zoning regulations. The applicant will need to obtain appropriate permits prior to construction.

**PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION**

Approval of this request for Minor Project Review with the following condition:

- 1) The applicant shall submit a revised plan showing a permitted primary or secondary material for the patio screening.