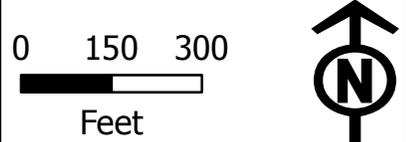


16-063MPR
 Minor Project Review
 Cap City - Block C
 6640 Riverside Drive



**2. BSD SRN – Bridge Park, Building C2, Cap City Diner
16-080WR**

**6640 Riverside Drive
Waiver Review**

Lori Burchett said this is a request for the installation of operable weather screens at a new restaurant on the first floor of building C2 of Bridge Park on the east side of Riverside Drive. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Waiver Review under the provisions of Zoning Code §153.066.

Ms. Burchett presented elevations of the proposed patio area. She reported the original request for a tenant fitting was approved by the ART but the applicant has returned requesting screening for the patio space. She said the vinyl material proposed as screening is not permitted since it would be considered a primary or secondary material; therefore, a Waiver had been requested. She said Staff reviewed the proposal against Code and found the request did not meet the five criteria; therefore Staff disapproves of this request for a Waiver. She explained the reasoning for each criteria, which is also noted in the Planning Report.

Randy Roberty, Design Collective, LLC, said he had discussed in previous meetings how canvas material is found throughout Dublin in the way of awnings. He said this screening would perform along the lines of umbrellas; it is an element provided after the building has been constructed and is not built in. He indicated that since this patio is located on the west side of the building and there are no other buildings further west, the patio would get direct exposure from the sun in the evenings and that is the diner's primary times of operation. He said they would like to shield the sun from guests and driving rain could also be an issue. He explained that if they are set up to full capacity and a storm blows in, it is not their practice to evacuate that area. By having this area available and more appealing year round it would help the activity and energy on the street when it would not otherwise be set to promote walkable urbanism.

Jeff Tyler asked how many months the patio would be in use throughout the year. Steve Weis said there is potential for 8 – 9 months out of the year. He said not all panels would have to be used at one time; there may be instances where just one panel needs to be lowered to protect guests. He indicated umbrellas do not provide a great dining experience. The patio area he said activates that side of the property.

Mr. Roberty said they have taken care in selecting the fabric that will work well with the finished panels selected. He indicated this would add to the space rather than detract and it would also define the space.

Jennifer Rauch said Staff has a sense of permanence with this proposal that includes small heaters for cold weather and fans for warm weather, which would extend the use of the patio beyond a normal patio season. She said the screening should be more of a permanent material to match its use. She suggested sliding glass doors as an option. She said since this is across from the plaza, Staff would like to see higher quality alternatives.

Mr. Roberty indicated any other solution would be more permanent and would make this space more of an exterior addition rather than a patio. He said by enclosing the space they no longer have an umbrella-like fixture and no longer exude the outdoor feel.

Mr. Tyler said he disagreed.

Mr. Tyler inquired about the warranty of the screening. Mr. Roberty answered the warranty is for five years. Mr. Tyler said he has concerns if the product is only good for five years.

Mr. Roberty asked if this is like awnings. Ms. Burchett said the BSD Code addresses awnings and canopies but nothing like this.

Shawn Krawetzki stated he has seen this product used and the clearness goes away over time and becomes an eyesore.

Mr. Roberty asked if a re-approval process was possible; perhaps their application could be reviewed annually. Ms. Rauch said if the PZC is willing to approve this material, they could agree to a re-approval process but they will not receive a recommendation of approval from the ART. She said the PZC will review this on October 13, 2016.

Mr. Tyler cautioned that if the PZC were to approve an annual renewal, the applicant is at risk a year from now that the PZC will no longer support the vinyl screening and want a permanent solution, which would be major construction. Ms. Rauch said it is possible the applicant would be required to replace the material outright every few years.

Ms. Burchett concluded the proposed Waiver is inconsistent with the applicable review criteria; therefore, disapproval is recommended to the Planning and Zoning Commission for the Waiver Review request.

Ms. Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She confirmed the ART's recommendation of disapproval to the Planning and Zoning Commission for the Waiver Review based on the Code.

DRAFT



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

AUGUST 18, 2016

The Administrative Review Team made the following determination at this meeting:

- 1. BSD SRN – Bridge Park, Building C2 - Cap City 6640 Riverside Drive
16-063MPR Minor Project Review**

Proposal: Tenant space fitting for the first floor of building C2 within the Bridge Park Development on the east side of Riverside Drive.
Request: Review and approval for a Minor Project Review under the provisions of Zoning Code §153.066.
Applicant: Randy Roberty, Design Collective.
Planning Contact: Lori Burchett, AICP, Planner II; (614) 410-4656, lburchett@dublin.oh.us

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

- 1) That should the applicant pursue enclosure of the patio space, they would submit more details of the materials for review and approval by the ART.

Determination: This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code §153.066(N)(6)(b).

STAFF CERTIFICATION



Vincent A. Papsidero, FAICP
Planning Director



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

AUGUST 18, 2016

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Jeff Tyler, Building Standards Director; Aaron Stanford, Sr. Civil Engineer; Mike Altomare, Fire Marshall; Alan Perkins, Fire Plans Examiner; and Shawn Krawetzki, Landscape Architect.

Other Staff: Logan Stang, Planner I; Claudia Husak, Sr. Planner; Lori Burchett, Planner II; Nichole Martin, Planner I; and Laurie Wright, Administrative Support II.

Applicants: Randy Roberty and Brent LaCount, Design Collective; and Steve Weis, Cameron Mitchell Restaurants (case 1); Steven Roberts, SRA Architects; Subhas Patel, Towneplace Suites (Case 2); and Russ Hunter, Crawford Hoying Development Partners; and Greg Briya, Moody Nolan, (Case 3).

Vince Papsidero called the meeting to order at 2:01 pm. He asked if there were any amendments to the August 11, 2016, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATION

**1. BSD SRN – Bridge Park, Building C2 - Cap City
16-063MPR**

**6640 Riverside Drive
Minor Project Review**

Lori Burchett said this is a request for a tenant space fitting for the first floor of building C2 within the Bridge Park Development on the east side of Riverside Drive. She said this is a request for a review and approval for a Minor Project Review under the provisions of Zoning Code §153.066.

Ms. Burchett reported the ART reviewed the application on August 11, 2016, and were generally supportive of the overall design; however, they were not in support of the use of vinyl screens along the patio as this is not an approved primary or secondary material. She said in order to gain approval for the vinyl screens, it would require a Waiver from the Planning and Zoning Commission. She said Staff conducted a thorough internal review and found everything else to be in compliance. She explained the applicant will need to return with a separate application for sign review and approval.

Jeff Tyler inquired about the tree grates. Ms. Burchett answered the grates are part of the streetscape. She said she was not certain of the tree type proposed for that specific area but it would be a size where it could be pruned as it grew to prevent as much pedestrian conflict as possible. She said this scenario is no different than anywhere else in the BSD.

Donna Goss asked about the space between the tree pit and the front door as it appeared tight. Randy Roberty, Design Collective, answered there is about seven or eight feet between the pit and the revolving door. He asked if the tree could be eliminated. Ms. Burchett reiterated it is part of the planned streetscape and it is already in the process of being planted.

Ms. Burchett said inquiries were made concerning any possible encroachment conflicts. She presented the approved site plan and explained the patio is in the same location that was approved.

Mr. Roberty indicated he would need to go in front of the PZC for any possible chance of having the vinyl screens. Vince Papsidero said the ART has to follow the Code and if it does not allow it then they cannot support it.

Mr. Roberty explained the vinyl screens would act as blinds or curtains to provide shade from sun or rain. He added the element would be detachable and not permanent.

Jeff Tyler asked if the vinyl screens were to provide protection during the winter so the patio could be used year round. Brent LaCount, Design Collective, answered the intent was not for winter but possibly in the fall and spring when the weather was not extreme. He explained the operational intent is to be able to fill the patio full of guests but if it began to rain and there was already a restaurant full of guests, there would be no place to move them. He said the screens would serve like an umbrella, providing a weather guard; the patio would be too cold for mid-winter use in Ohio.

Mr. Roberty distributed additional graphic examples of vinyl screens.

Mr. Papsidero indicated some members had the impression the vinyl screens were for use in the winter before today's clarification.

Mr. Tyler asked if heat would be provided in the patio area. Mr. Roberty said there will be small heat elements for the spring and fall but no HVAC systems.

Claudia Husak said vinyl screens have never been approved for use anywhere in Dublin.

Mr. Papsidero restated a Waiver would need to be requested from the Commission. Mr. Roberty asked if the Waiver could be sought after this MPR was reviewed and approved to which Mr. Papsidero answered affirmatively.

Mr. Papsidero asked the applicant if they had considered an alternative material. Ms. Husak said if they were interested in something of more of a permanent nature, she suggested the Rusty Bucket utilizes garage doors for their patio space.

Mr. Roberty said an alternative could be canvas but then it is not clear. Steve Weis, Cameron Mitchell Restaurants, said they would like a product that is as transparent as possible.

Mr. Roberty said they had really hoped to extend the dining experience outside.

Mr. Tyler asked what the solution is if the vinyl screens are not approved. Mr. LaCount answered there is no plan B. He said the patio faces west but the prevailing winds and storms come from that direction. He said they could not seat patrons with confidence in the patio area if there was no protection to offer. Mr. Weis said if they cannot get approval for vinyl screens, they would have to rethink their strategy. Mr. Papsidero suggested bringing in a sample vinyl so the ART could inspect it. He added the vinyl screens could certainly set a precedent in the area. Ms. Husak stated there are plenty of restaurants in the City that have patios that do not offer protection from the weather.

Mr. Tyler said he is not comfortable with supporting a Waiver request at the ART level; he encouraged the applicants to seek other solutions.

Mr. Papsidero asked if the case should be tabled to permit the applicant time to obtain and present an actual sample of the vinyl screening.

Shawn Krawetzki said there is no guarantee there will be clarity with the material and he has seen similar materials that work for a while but then crack and become less than desirable. Mr. Roberty said Cameron Mitchell is quite meticulous and would ensure the screens be maintained at a high quality.

Mr. Tyler indicated the ART likes everything else proposed.

Ms. Burchett said approval is recommended for the Minor Project Review with the following condition:

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

She asked the ART if they would like the case tabled or whether the MPR could be approved with the amended condition as follows:

- 1) That should the applicant pursue enclosure of the patio space, they would submit more details of the materials for review and approval by the ART.

Mr. Roberty indicated that he would like a recommendation for the MPR and move forward. He said if they decide on an alternative for the vinyl screening or change their plan, they would submit a new application.

Donna Goss said she understands the intent and why the applicant would want a screen but the material is an issue and it cannot be supported without some precedence.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of the Minor Project Review with the revised condition.

PRE-APPLICATION

2. BSD C – Upper Metro Hotel

5155 Upper Metro Place Pre-Application Review

Logan Stang said this is a request for the construction of a five-story hotel and associated site improvements for an undeveloped parcel on the south side of Upper Metro Place approximately 800 feet west of the intersection with Frantz Road. He said this is a request for a review and feedback for a future application within the Bridge Street District under the provisions of Zoning Code §153.066.

Mr. Stang explained the site runs along the border of the Bridge Street District and is zoned BSD Commercial where a hotel use is permitted. He presented the proposed site layout. He said the hotel would be along the curve and it sits back due to an existing easement on the property. He said a Waiver would be required for the front RBZ due to the easement. He said landscaping would make the frontage pedestrian friendly. He said there are two access points; one is existing and the other would line up with the office across the street. He said 102 guest rooms are proposed so they are requesting 102 parking spaces that exceeds the code permitted number of spaces. He said the building is five stories and can either be considered a commercial mixed-use building or a large format commercial building. He indicated that another recent hotel in the area (Home2 Hotel) was granted a Waiver for a corridor building type and the applicants were wondering if that is applicable to this site.

Mr. Stang presented the submitted architecture showing various styles of similar sized hotels.

Steven Roberts, SRA Architects, referred to the enlarged plan. He explained that the Marriot brand requires 1 parking space per guest room and they are showing that requirement. He indicated the intention is to develop the site as a whole with daytime use of the parking spaces primarily for office or retail that could be shared with the hotel leaving enough spaces available at night for the hotel. He said the brand considers what is best for the hotel guests and the Hilton has a 100% guarantee for parking.

Vince Papsidero asked if construction of the parking lot could be completed in phases. He said the City is not a proponent for over parking. Mr. Roberts indicated that could be a consideration since they are planning hotels at each end of the site and the office on the out lot, in between to optimize frontage. He said eventually they would utilize 95% of the RBZ.