PLANNING REPORT

Architectural Review Board

Wednesday, June 28, 2017

Harvest Pizza – PATIO ACCESSORY USE
45 North High Street

Case Summary

Agenda Item	1
Case Number	17-042ARB-MPR
Proposal	A patio addition and associated site improvements to an existing restaurant space on a 0.21-acre parcel.
Request	Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.
Site Location	West side of N. High Street, approximately 125 feet south of the intersection with North Street.
Applicant	Chris Crader, Harvest Dublin LLC.
Case Manager	Logan Stang, Planner I | 614.410.4652 | lstang@dublin.oh.us
Recommendation	**Approval of a Minor Project Review** The proposal meets the requirements of the Zoning Code and is consistent with the standards of the Bridge Street District. Approval of this application is recommended with four conditions. 1) That the proposed fence material be changed to a black metal wrought iron design prior to issuance of a permit, subject to staff approval; 2) That the proposed table material be changed to a black metal wrought iron design prior to issuance of a permit, subject to staff approval;

3) That the applicant continue to work with staff to redesign the proposal to preserve or replace the existing trees, to the extent practicable, prior to issuance of a permit; and,
4) That the applicant provide revised fence and furniture details prior to review by the Architectural Review Board.

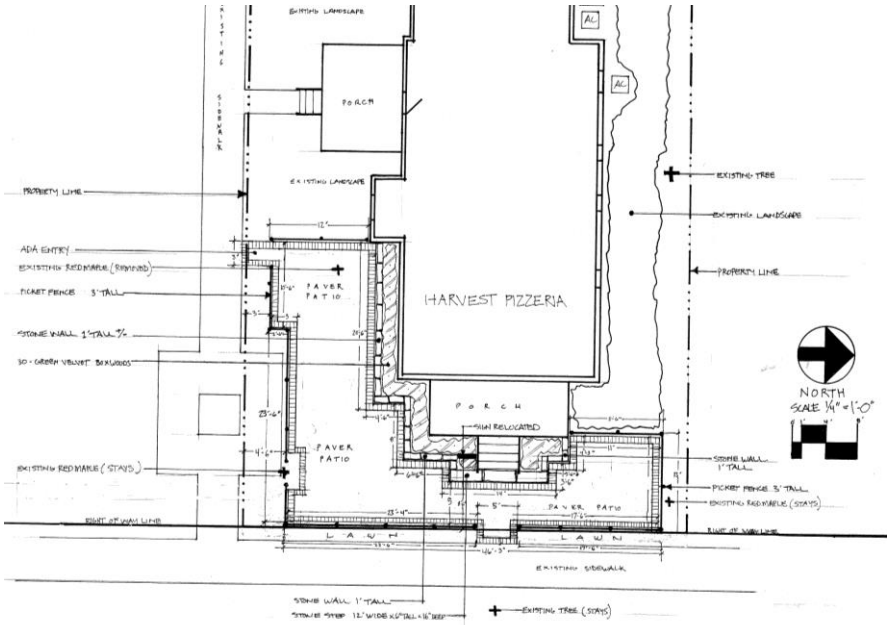
City of Dublin

17-042ARB/MPR
Minor Project Review
Harvest Pizza
45 N. High St.

0 75 150
Feet

Facts	
Site Area	±0.21 acres
Zoning	BSD-HC: Bridge Street District – Historic Core
Surrounding Zoning And Uses	North: BSD-HC: Historic Core (Office) East: BSD-HC: Historic Core (Brazenhead Restaurant) South: BSD-HC: Historic Core (Tucci's Restaurant) West: BSD-HC: Historic Core (Darby Parking Lot)
Site Features	• Existing single-story building with historic structure facing N. High Street. • Five parking spaces with access to Darby Street. • Pedestrian paths on the west, south, and east portions of the site connecting to public sidewalks. • Public sidewalk abutting along the southern property line. • Mature landscaping throughout the site.
Background	The Architectural Review Board reviewed and approved case 16-027ARB-MPR for exterior modifications to the roof, installation of new awning and ground signs, and a parking plan for Harvest Pizza at their April 27, 2016 meeting.

Details	**Minor Project Review – Accessory Use**
Minor Project Review	Staff has reviewed this application based on the review criteria for Minor Projects, which include the following sections from §153.059, §153.062, §153.063, §153.066 (D), and §153.066(F)(3) in the Bridge Street District Zoning Code. The proposed patio use is consistent with the approved accessory uses within the district. The patio meets the requirements of outdoor dining and seating in terms of maintaining a 6-foot pedestrian clear zone; no outdoor speakers or advertising is proposed; and the application is conditioned to provide revised materials for the fencing and furniture to coordinate with the character of the district.

Details	**Minor Project Review – Accessory Use**
Proposal	 The applicant is proposing to install a paver patio with a wood picket fence in the front of the property along N. High Street. The patio will connect to the existing sidewalk and wrap around the southern façade to connect to a public pathway in-between this site and Tucci's Restaurant. A hedge and stone wall will be installed along the inner edge of the patio due to the existing grade change with a limestone step to the existing porch staircase. The existing ground sign located in the southeast corner will be relocated next to the porch, no additional changes to the sign are proposed with this application. Existing trees on the southern portion of the site will be removed for the patio space and the applicant will work with staff to preserve the trees located along N. High Street, to the extent practicable.
Materials	 The applicant is proposing to install a wood picket fence painted white to match the trim with light red brick pavers for the patio

Details	**Minor Project Review – Accessory Use**
	surface. The furniture proposed utilizes a black wrought iron chair with Trex two- and four-top tables giving the appearance of wood. An umbrella is also proposed of a dark beige to match the color palette of the existing building. Staff is conditioning that the fence be changed to a metal fencing to complement the surrounding development; and that the proposed tables be changed to coordinate with the proposed chairs.
Administrative Review Team Analysis	The Administrative Review Team reviewed and recommended approval of this proposal at their June 22, 2017 meeting. The ART discussed the proposed materials in more detail and recommended revising the conditions to specifically require black metal wrought iron and for the applicant to provide revised details for the ARB's review. Condition 3 had also been revised to ensure that if the existing trees are unable to be preserved that they are replaced with the construction of the new patio.

Analysis	**Minor Project Review – Accessory Use**
Process	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 MPR is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Zoning Code.
a) Similarity to Approved Basic Plan	*Not Applicable.*
b) Consistency with Approved Development Plan	***Criterion Met:*** The proposal is consistent with the approved development plan for this site. No significant alterations are proposed for the building with this application.
c) Meets Applicable Zoning Regulations	***Criterion Met with condition:*** The proposed patio is consistent with the Zoning Code requirements with regard to location, size, and design. The applicant will be required to change the proposed fence material for a more appropriate metal fence, subject to staff approval.
d) Safe and Efficient Pedestrian, Bicycle and Vehicular Circulation	***Criterion Met:*** No alterations within the right-of-way are proposed. Pedestrian, bicycle, and vehicular circulation is not impacted with this proposal.

Analysis	**Minor Project Review – Accessory Use**
e) Coordination and Integration of Building and Structures	***Criterion Met with condition:*** The proposed patio is integrated into the main structure with coordinated design elements including material and color. The applicant will be required to revise the proposed table material to complement the metal wrought iron chair design.
f) Open Space Suitability and Natural Feature Preservation	***Criterion Met with condition:*** The proposal does not impact any open space. The applicant will work with staff to try and preserve the existing trees located along N. High Street.
g) Adequate Provision of Public Services	*Not Applicable.*
h) Appropriate Stormwater Management	*Not Applicable.*
i) Development Phasing	*Not Applicable.*
j) Consistency with BSD 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.

Analysis	**General Review Standards**
Process	Section 153.170 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries (full text of criteria attached). The following is an analysis by Planning based on those criteria.
1) Character and Materials Compatible with Context.	***Criterion Met:*** The proposed patio materials are appropriate for the character of the structure and with the surrounding context. The applicant will be required to revise the fence detail to correspond with fences throughout the district.
2) Recognition and Respect of Historical or Acquired Significance.	***Criterion met:*** The proposed patio contributes to the historic style of the building and character of the surrounding development.
3) Compatible with Relevant Design Characteristics.	***Criterion Met:*** The proposed design accents the original character of the structure.

Analysis	**General Review Standards**
4) Appropriate Massing and Building Form.	*Not Applicable.*
5) Appropriate Color Scheme.	*Not Applicable.*
6) Complementary Sign Design.	***Criterion Met:*** The applicant is proposing to move the existing ground sign that was previously approved by the ARB. No other modifications are proposed for the sign.
7) Appropriate Landscape Design.	***Criterion Met:*** The applicant is proposing additional landscaping along the interior of the patio space to accentuate the historic structure.
8) Preservation of Archaeological Resources.	*Not Applicable.*

Recommendation	**Minor Project Review – Accessory Use**
Approval	The proposed patio meet the requirements of the Zoning Code and is consistent with the character of the Bridge Street District. Approval of this application is recommended with four conditions.
Conditions	1) That the proposed fence material be changed to a black metal wrought iron design prior to issuance of a permit, subject to staff approval; 2) That the proposed table material be changed to a black metal wrought iron design prior to issuance of a permit, subject to staff approval; 3) That the applicant continue to work with staff to redesign the proposal to preserve or replace the existing trees, to the extent practicable, prior to issuance of a permit; and, 4) That the applicant provide revised fence and furniture details prior to review by the Architectural Review Board.