

17-106CU – THE AVENUE OUTDOOR SPEAKERS

Site Location

East of North High Street, approximately 400 feet north of the intersection with North Street.

Zoning

BSD-HTN, Bridge Street District, Historic Transition Neighborhood District

Property Owner

Crawford Hoying Development Partners

Applicant/Representative

Cameron Mitchell Restaurants, LLC
Carter Bean, Bean Architects

Applicable Land Use Regulations

Zoning Code Sections 132.03, 153.059, and 153.236

Request

Conditional Use (CU) for the use of outdoor speakers for an existing patio and exterior entrance space.

Staff Recommendation

Recommendation of approval of the Conditional Use with three conditions.

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Summary

Use of outdoor speakers for an existing patio and public entry way for a 6,000-square-foot restaurant in Historic Dublin. The site is located in Building Z1 of the Bridge Park West Development, and the patio is located north of the Riverside Crossing Park west pedestrian bridge landing.

Zoning Map



Next Steps

Upon approval by the Planning and Zoning Commission, the applicant will be eligible to file for building permits for the speakers.

1. Context Map

The patio is located on the east side of North High Street, approximately 400 feet northeast of the intersection with North Street. The entrance is located on North High Street.



 <p>City of Dublin</p>	<p>17-106CU Conditional Use The Avenue 94 North High Street</p>	<p>0 100 200 Feet</p> 
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2. Overview

A. Background

The tenant space is located in Building Z1 within the Bridge Park West Development. The proposal for outdoor speakers was introduced at the Administrative Review Team (ART) meeting on October 19, 2017, and approval was recommended to the Architectural Review Board at ART on November 2, 2017.

The Architectural Review Board (ARB) approved a Waiver for the enclosed patio and other exterior modifications on September 27, 2017.

B. Site Characteristics

1. Natural Features

The site is located on the west side of the Scioto River within the Bridge Park West Development. It contains Building Z1 (a mixed use building), and will include the future pedestrian bridge landing and associated plaza. No natural features are present on the site; however, the site is in close proximity to the Scioto River and (future) Riverside Crossing Park,

2. Surrounding Land Use and Development Character

- North: BSD-Historic Transition Neighborhood, mixed use building (Z1)
- East: BSD-Historic Transition Neighborhood, mixed use building (Z1)
- South: BSD-Historic Core, restaurant and retail businesses
- West: BSD-Public/ BSD-Historic Transition Neighborhood District, Dublin Veterans Park and Columbus Metropolitan Library Dublin Branch

3. Road, Pedestrian and Bike Network

The site has frontage on North High Street. A pedestrian bridge and associated plaza is being constructed between Building Z1 and (future) Building Z2. The pedestrian bridge will complete a key link implementation of the BSD cycle track and bicycle network.

4. Utilities

The site is served by public utilities with water and sanitary sewer along North High Street and the future Riverview Street extension.

C. Proposal

1. Summary

A Conditional Use is requested for the use of outdoor speakers for an existing tenant space. In detail, the proposed project includes:

- Seven overhead speakers located in the patio space; there is one speaker approximately every 4 to 8 feet along the future West Plaza.
- Two overhead speakers are located in the entry way, approximately 5 feet apart, on North High Street.

4. Criteria Analysis

A. Conditional Use Criteria [§153.236(C)]

1. The proposed use will be harmonious with and in accordance with the general objectives or purpose of the Code and/or Community Plan.

Criterion met with condition. The proposed speakers are identified as a conditional use in the BSD-Historic Transition Neighborhood District. The use of outdoor speakers must be consistent with all applicable Code requirements including use specific standards and additional standards identified in Code; specifically, Section 132.03. The speakers on North High Street should be removed with approval of this application as permitting music at the entrance of a business is not permitted as speakers are only permitted as a conditional use when associated with outdoor dining and seating.

2. The proposed use will be comply with all applicable development standards, except and specifically altered in the approved conditional use.

Criterion met. The proposed outdoor speakers comply with the standards outlined in the Bridge Street District Code.

3. The proposed use will be harmonious with the existing or intended character of the general vicinity.

Criterion met. The proposed outdoor speakers are harmonious with the intent of the Historic Transition Neighborhood District to create an engaging, walkable neighborhood with activated public patio spaces.

4. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

Criterion met with condition. The proposed outdoor speakers have the capacity to emit a maximum volume of 89 decibels. Taking into account the residential units and other tenants in the vicinity, the use of the outdoor speakers should be limited to the patio's hours of operation. The sound emitted from the speakers will need to be limited to remain consistent with the legally accepted definition of 'plainly audible' as required by the Code.

5. The area and proposed use(s) will be adequately served by essential public facilities and services.

Not Applicable. The proposal will not affect or be affected by public services as the building has already been constructed.

6. The proposed use will not be detrimental to the economic welfare of the community.

Criterion met. The proposed outdoor speakers will serve as an asset to the economic welfare of existing businesses in the surrounding area by adding to the vitality walkability of the area.

7. The proposed use will not involve operations that will be detrimental to any person, property, or the general welfare.

Criterion met with Condition. Patio speakers will not adversely impact corporate or residential tenants as they are aware of the urban-style, walkable development they are invested in. The use of patio speakers should be prohibited during special events within the Riverside Crossing – West Plaza as to not deter from the greater public enjoyment of the community activity or special event.

8. Vehicular approaches to the property shall be designed to not interfere with traffic on surrounding public streets/private roads.

Not Applicable. Existing vehicular approaches are not being altered as a part of this application, nor are new vehicular approaches being proposed.

9. The proposed use will not be detrimental to property values in the immediate vicinity.

Criterion met. The proposal will be able to successfully integrate into the vicinity and will provide additional economic value through vitality and by creating an engaging walkable area through activating patio space.

10. The proposed use will not impede the normal and orderly development of the surrounding properties.

Criterion met. The use of outdoor speakers for the patio will not impede normal or orderly development of surrounding properties.

5. Recommendation

Staff Recommendation

The proposed Conditional Use is consistent with all of the applicable review criteria. A recommendation of **approval** to the Architectural Review Board is recommended with the following three conditions:

- 1) The use of the outdoor speakers be limited to the tenant's hours of operation, not to exceed one hour past closing;
- 2) Speakers only be permitted for the patio, and therefore be removed at entry on North High Street; and
- 3) The use of outdoor speakers be prohibited during City sanctioned special events or programming in the Riverside Crossing Park – West Plaza.