



PLANNING REPORT

Architectural Review Board

Wednesday, January 25, 2023

Franklin Street Landscaping & Waiver 22-179MPR

<https://dublinohiousa.gov/arb/22-179>

Case Summary

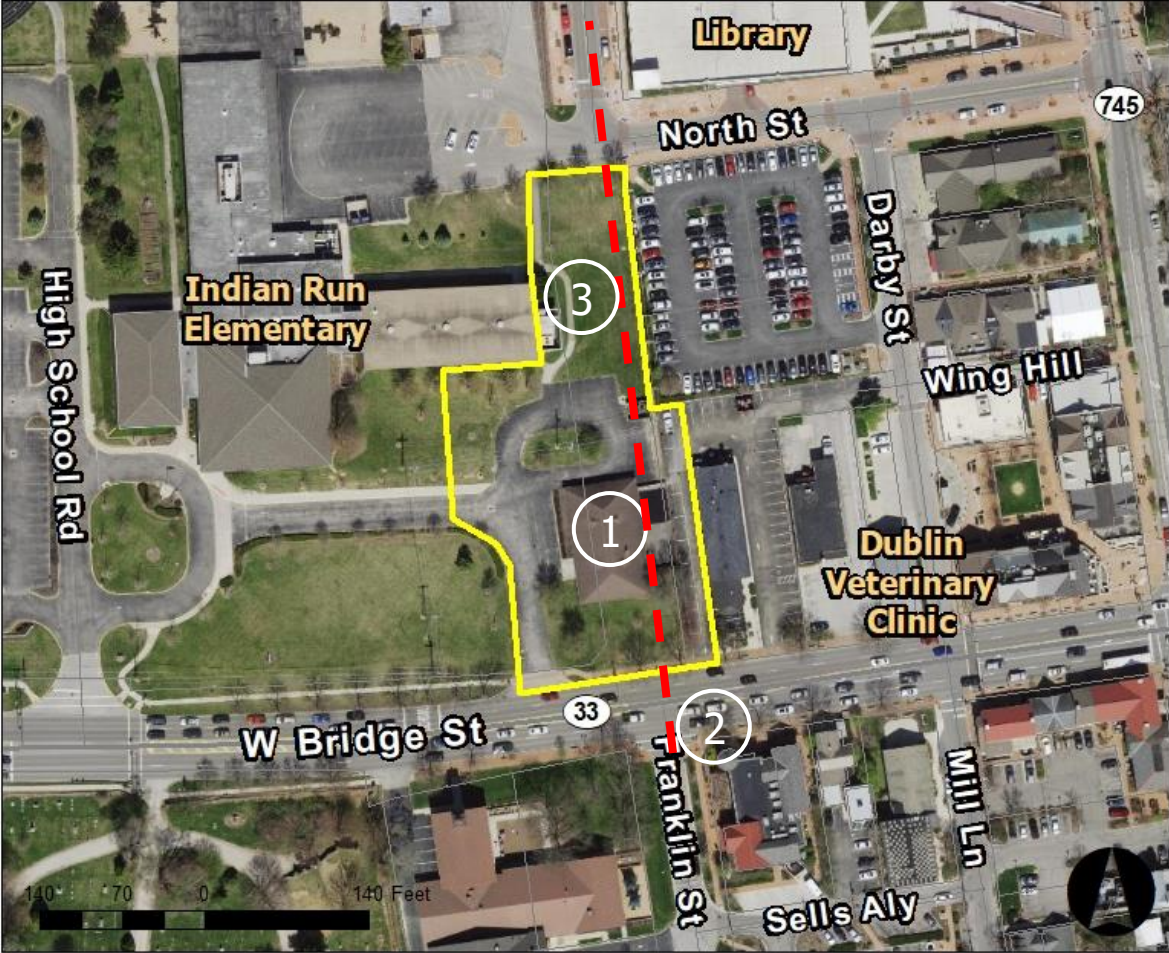
Address	Franklin St, Dublin, OH 43017
Proposal	New landscape improvements on various privately-owned properties associated with the Franklin St. extension project in the Historic District.
Request	Review and approval for Minor Project Review under the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HC: Historic District-Historic Core HD-HP: Historic District – Historic Public
Planning Recommendation	<u>Approval of a Waiver</u> <u>Approval of Minor Project Review</u> Planning recommends approval.
Next Steps	Upon review and approval of the Minor Project by the Architectural Review Board (ARB), the applicant is eligible to file for Certificate of Zoning Plan Approval (CZPA).
Applicant	Brian Gable, Deputy Director of Engineering – Design and Construction
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

Site Location Map

22-179MPR | Franklin Street Landscaping



- Site Features**
- 1 School District Building – now demolished
 - 2 New Franklin Street extension
 - 3 Fence Waiver location



1. Background

Site Summary

The City is extending Franklin St. north from West Bridge Street to North Street to allow more direct access to the Library Garage and the Darby Street Parking Lot. This will create a new, signalized, four-way intersection at W. Bridge St. Related landscape improvements are located on private land, outside the public right-of-way; these fall under the purview of the ARB's review. These sites encompass areas both north and south of the future Franklin St. extension, including an easement on the west side of J. Liu's Restaurant, the west side of the Darby Street Parking Lot, and the Dublin School District property west of Franklin St.

Development History

This project has been approved and funded, and construction is anticipated to begin in early 2023, with completion set for fall of 2023.

Process

The purpose of the Minor Project Review (MPR) is to provide an efficient review process for qualified projects located within the Historic District, and it is necessary to ensure that applications meet the requirements of Chapter 153 of the Code. Upon review and approval of the MPR by the ARB, the applicant may file for Certificate of Zoning Plan Approval (CZPA).

Zoning Code and Design Guidelines

Historic District Code

The east side of the project (J Liu's property and Darby Street Parking Lot) is zoned HD-HC: Historic District – Historic Core. The intent of the Historic Core as outlined in the Code is to "ensure sensitive infill development and provide an improved environment for walking while accommodating vehicles".

The west side of the project (School District property) is zoned HD-HP: Historic District – Historic Public. This district acknowledges all public spaces and facilities, including schools, cemeteries, parks, open spaces, and places for recreation.

Code Sections 153.173(H) govern landscaping for uses other than single-family residential.

Historic Design Guidelines

The development standards are supplemented by the *Historic Design Guidelines*, which provide the Board additional direction on preservation, sensitive design, and complementary materials. The Guidelines provide best practices for rehabilitation and new construction, specifically, Chapter 6 of the Guidelines speaks to site design.

2. Proposal

The applicant has proposed landscaping for screening and beautification along the new street alignment. Below is an analysis of each section of the project by location.

West Side Franklin Street – School District Property

The applicant is proposing eight Emerald City Tulip Trees along a newly created access drive to the school. This tree has been previously used on the S. High Street streetscape and is an appropriate choice in this location.

A chain link fence currently exists in this location, as shown on the plans. The City is proposing to replace that fence with a black vinyl-coated chain link fence to improve its appearance. The School District desires the fence to protect school children from running into the street. While the fencing material does not meet the specifics of Guidelines Section 6.4G, the fence already exists, and it is being improved by the addition of the black coating, which will minimize its visibility. A Waiver for the fencing is included herein, which staff supports. The applicant is also proposing to plant an evergreen screen in front of the new fence. Compact Pfitzer Junipers will help hide the fence with year-round color and texture. Staff is satisfied with the proposed replacement and landscape screening. Additionally, perimeter landscaping is only required for non-residential uses adjacent to residential uses, per 153.173(H)(4), which is not the case in this location. The proposed edge screen, therefore, goes above the requirements of the Code.

South Side Franklin Street – J Liu’s Property

As part of this project, J. Liu’s restaurant will lose the parking spaces along the western portion of the site and the curb cut at the southwest corner of their property in order to make the new signalized intersection function properly. This has been fully negotiated with the owner. The former drive aisle between the building and the parking to be removed will become landscaping and will contain three Autumn Brilliance Serviceberry, 16 Snow Velvet Mockorange, 18 Heavy Metal Switchgrass, and 6 Emerald Green Arborvitae. This selection of materials will provide colorful, fragrant, and year-round interest to the side of the restaurant and also satisfy the foundation planting requirements of Code Section 153.173(H)(6).

Two small retaining wall easements are shown on either side of the common drive entry to J. Liu’s and the Darby Street Parking Lot. The walls shall be made from ashlar limestone with a regular rectangular cap, matching previously-built walls on the north side of the Darby Street Parking Lot.



Walls at Darby Street Parking Lot, north side

South Side Franklin Street – Darby Street Parking Lot

The applicant is also proposing new landscape screening on the west side of the Darby Street Parking Lot to complement the new sidewalk and retaining walls within the public right-of-way. These plantings include: 6 Trazam Serviceberries, 28 Taxus, and Creeping Junipers as ground cover, which will also provide colorful and year-round screening. Additionally, with related utility work, a parking lot island in the southwest corner of the lot needs to be upgraded with appropriate landscaping. This will include four Red Twig Dogwood, 14 Hicksii Taxus, and 27 Karl Foerster Feather Reed Grass. The grass is used to allow access to the utility boxes, and the selection of materials will, again, be colorful and appropriate to the location. All of these plantings address the requirements in 153.173(H)(5) for perimeter landscaping at surface parking lots.

Development Standards

The HD Code identifies applicable development standards for each zoning district in the HD-HR District. Lot coverage does not apply, since the request is not constructing any structures or hardscape. No new structures are proposed; therefore setbacks do not apply.

3. Plan Review

Waiver Review – Chain Link Fencing, 153.173(I)(2)(a)

Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	Criteria Not Met: The fence currently exists at the school for safety reasons, which may escalate with the extension of Franklin Street. The applicant proposes to replace an existing chain link fence with black vinyl-coated chain link fencing. This fence will be densely planted with evergreens to minimize visibility.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	Criteria Met: The replacement fence will be much less visible, due to the black coating and the planned evergreen screening. The overall planting plan, including along this fence line, will have a positive impact on the Historic District.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i> , other adopted City plans and policies, and all	Criteria Met: The Waiver will meet the spirit of the Code and Guidelines by ensuring both safety and aesthetics.

Criteria	Review
applicable requirements in §§153.170 through 153.178.	
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.	Criteria Met: Cost or convenience is not a factor. Maintenance and longevity are the principal goals in choosing this material.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.	Criteria Met: With the addition of the evergreen screening, which is above what is required by Code for this property, this project will be of high quality with respect to design.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.	Criteria Met: The Waiver request is the appropriate vehicle to permit this material.
7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.	Criteria Met: This Waiver does not affect the land use on the property.

Criteria	Review
8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.	Not Applicable: The request is not numeric in nature
9. In the event of Waivers from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(2)(c) shall also apply.	Not Applicable: The Waiver does not involve the status of a building.

Minor Project Review

Criteria	Review
1. The MPR shall be consistent with the Community Plan, applicable Zoning Code requirements, HD Guidelines, and adopted plans, policies, and regulations.	Criteria Met: The proposed MPR meets the adopted plans, policies, and regulations.
2. In cases where a MPR is proposed within or as part of an approved PDP or FDP, the MPR shall be consistent with such approved PDP or FDP.	Not Applicable: There is no Preliminary or Final Development Plan associated with the project locations.
3. The MPR shall be consistent with the record established by the required reviewing body, the associated staff report, and the Director's recommendation.	Criteria Met: The request is consistent with the record, the report, and the recommendation.

Criteria	Review
4. The proposed land uses meet all applicable requirements and use specific standards of §153.172 Uses.	Not Applicable: The use of the involved properties will not change.
5. The proposed development is consistent with the HD Guidelines.	Criteria Met: The proposed improvements are appropriate and align with the <i>Historic Design Guidelines</i> .
6. The proposed MPR is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.	Criteria Met: All chosen materials are consistent with previously-used materials in the district, both hardscape and landscape.
7. The proposed buildings are appropriately sited and conform to the requirements of §153.173 Site Development Standards and the HD Guidelines.	Not Applicable: There are no new buildings proposed with this application.
8. The proposed site improvements, landscaping, screening, signs, and buffering shall meet all applicable requirements of the Code and respond to the standards of the HD Guidelines.	Criteria Met: The proposed MPR meets all applicable zoning regulations in the HD Code and intent of the Guidelines.

Recommendations

Planning Recommendation: Approval of Waiver to Allow Black Vinyl-coated Chain Link Fencing

Planning Recommendation: Approval of the Minor Project Review