



PLANNING REPORT

Planning & Zoning Commission

Thursday, March 16, 2023

PENZONE BASE ONE – 22-169AFDP

www.dublinohiousa.gov/pzc/22-169/

Case Summary

Address	6671 Village Parkway.
Proposal	Exterior modifications and associated site improvements for an existing building.
Request	Request for review and approval of an Amended Final Development Plan (AFDP) under the provisions of Zoning Code Section 153.066.
Zoning	BSD-SCN, Bridge Street District – Sawmill Center Neighborhood
Planning Recommendation	<u>Approval of an Amended Final Development Plan with conditions.</u>
Next Steps	Upon review and approval of the AFDP by the Planning and Zoning Commission (PZC), the applicant may proceed to Building Standards for building permitting.
Applicant	Mike Burmeister, Meyers+Associates
Case Managers	Taylor Mullinax (614) 410-4632 tmullinax@dublin.oh.us

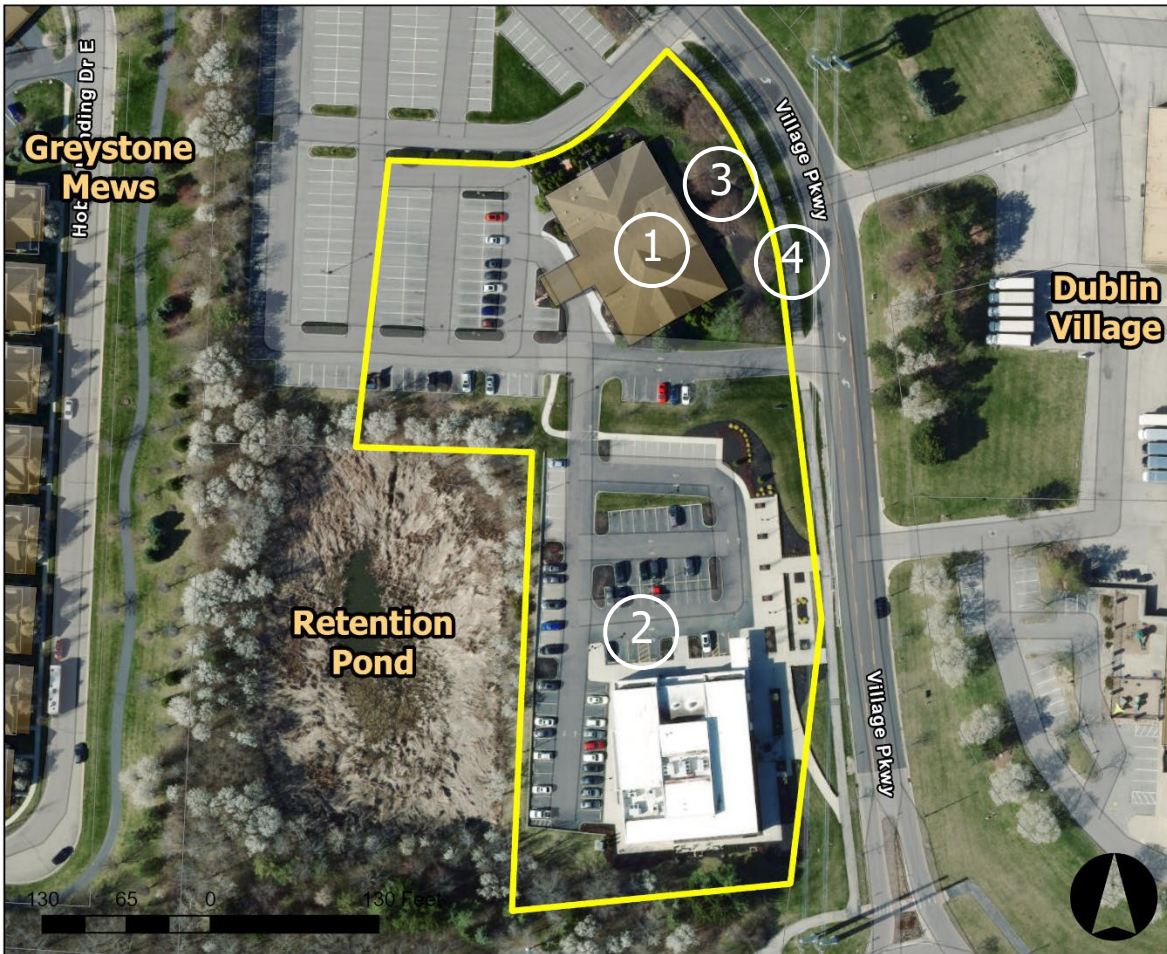
Site Location Map

22-169AFDP | Penzone Base One



Site Features

- 1 Existing Penzone Base One office building
- 2 Existing Penzone Salon & Spa building
- 3 Existing landscaping
- 4 Existing shared use path



1. Background

Site Summary

The 3.52-acre site is within the Bridge Street District (BSD) and is zoned BSD - Sawmill Center Neighborhood (BSD-SCN) located northwest of the roundabout of Village Parkway and Bridge Park Avenue. The site is developed with two existing buildings, the Penzone Base One office building (13,482 SF), and the Charles Penzone Salon and Spa (12,498 SF), along with parking, sidewalks or shared use paths, patios, and vegetation. The Penzone Base One building was built in 1991 and has received few updates since constructed. The salon building was subsequently built in 2018. Together, the development of the two buildings have grown to become a Penzone campus over time. The site is surrounded by the Greystone Mews neighborhood to the west and the Dublin Village shopping center to the east. There is a retention pond directly to the southwest of the site.

Site History

May 2018

The Administrative Review Team (ART) approved a Minor Project Review (MPR) for a 430 SF patio and associated site improvements for the Charles Penzone Salon and Spa (6645 Village Parkway) with two conditions.

Process

The development process is generally a three step process with a fourth step if amendments to the approved FDP are desired, listed below.

- 1) Concept Plan (CP)
- 2) Preliminary Development Plan (PDP)/Rezoning
- 3) Final Development Plan (FDP)
- 4) *Amended Final Development Plan (AFDP)*

An AFDP is required to be substantially similar to an approved FDP and the record established. All modifications to existing development within the Bridge Street District require approval of an AFDP, unless required to be a Minor Project. PZC reviews and approves AFDPs and is the final reviewing body.

2. Zoning Code

Bridge Street District Code

This site has followed the BSD Code since its adoption in 2012, although may defer to Standard Code when applicable. The existing building most closely resembles the Commercial Center building type identified in the BSD Code and is located within the Sawmill Center Neighborhood (SCN) which encourages redevelopment to promote active, walkable destinations through improved access while permitting existing uses to continue as conforming to the BSD Code. Accessory uses are permitted in connection with a permitted principal use on the same property and must be subordinate to that use. The site is not located within the Sawmill Center Neighborhood shopping corridor.

3. Project

Project Summary

The applicant is proposing an AFDP for exterior modifications for the existing site and building to renovate the overall appearance to align with the newest Penzone building immediately south of this building. The proposed improvements are listed as follows:

Site Modifications

- Construct three paver patios;
- New patio furniture including chairs, benches, tables, fire pit;
- Install fencing surrounding two patios;
- Install a limestone retaining wall; and
- Install new site landscaping to be mixed with existing landscaping.

Building Modifications

- Remove and replace the asphalt shingle roof;
- Paint existing stucco and soffits;
- Paint existing brick with a semi-transparent stain;
- Remove and replace existing stucco with a simulated wood panel cladding;
- Construct two new canopies; and
- Remove and replace the existing light fixtures with new decorative wall sconces.

Amended Final Development Plan

Lot Coverage

The existing building most closely resembles the BSD Commercial Center building type where the maximum permitted lot coverage is 75 percent. The existing lot coverage totals 60 percent, and with the new 1,952 SF of impervious patios and walkways, the revised lot coverage totals 61 percent and continues to meet the Code requirement.

Site Modifications

Patios

The proposed patio use is consistent with the approved accessory uses within the BSD. Outdoor seating is required to be set back at least five feet from the curb and all street trees and street furniture. Outdoor furniture is also required to be of the same design, material, and color for all furniture associated with the use. When not in use, outdoor furniture is required to be stored in a location not visible to the public unless the furniture is appropriate for all-weather conditions. Between the principal structure and the front property line, fencing is required to not exceed 4 feet in height.

The applicant is proposing to construct three Wausau paver patios within a landscape area along the northeast/Village Parkway façade of the building. The patios will be open and uncovered with a Regis 3.5-foot black aluminum fence enclosure for private events and could include the sale or use of alcohol. The third patio space is designated for public use. The patios will contain a variety of patio furniture as mentioned in the summary and will be accented with planters, side tables, fire pits, and string lighting. New walkways will connect the patios to the existing shared use path along Village Parkway and between the Penzone Base One office building and the Penzone Salon. The neighborhood standards are met with this application

which encourages redevelopment to promote active, walkable destinations through improved access.

Staff is supportive of the majority of the proposed patio improvements. Staff is concerned with the variety of proposed furniture material and color selections which are directly visible from the public right-of-way. The applicant provided details in a building permit to demolish the existing wooden stairs outside of the man door along the northeast façade of the building. This information was not included in the AFDP submission, therefore staff recommends the applicant provide details for the removal of the existing wooden stairs outside of the northeast exit door. Additionally, a condition of approval is recommended that the applicant continue to work with staff to provide compatible furniture selections, materials, and color, as well as finalize any discrepancies on the material plans.

Landscaping

Landscape requirements include building foundation plantings: 1 shrub per 10 linear feet of building, 42-inches beyond the building foundation. Additionally, within each parking island, 1 deciduous shade tree is required, along with mulch, turf, or shrubs within the island. If trees in fair or good condition are proposed to be removed, tree replacements are required. Trees which are deemed 'poor' status are not required to be replaced and may be removed. Any trees to remain on site are required to be protected during construction as required by BSD Code Section 153.145.

The site contains a mix of existing plantings including foundation plantings, parking lot screening, and interior landscaping. The applicant is proposing to utilize both existing plantings and new plantings to bring the site further into compliance with the BSD Code. Three trees in poor condition, two northeast of the building, are proposed to be removed and are not required to be replaced. The applicant is proposing a generous amount of landscape improvements including almost three times the amount of required replacement trees for the tree in fair condition south of the building. A limestone retaining wall is proposed near the south patio to reduce impact to the existing tree's critical root zone.

A recommended condition of approval requests that all existing landscaping that is in poor condition, or has been missing and not replaced, shall be brought into compliance with the proposed landscape plan. All Code requirements are met for landscaping, and staff has no concerns with the proposed improvements.

Building Modifications

Building Façade Changes

In the BSD, a minimum of 80% of each façade of a building visible from a street or adjacent property is required to be constructed of permitted primary materials. For façades over 1,000 SF, a combination of permitted primary and secondary materials may be used to achieve the 80% requirement. Permitted primary building materials include stone, manufactured stone, full depth brick, and glass. Permitted secondary building materials include glass fiber reinforced gypsum, wood siding, fiber cement siding, metal, and exterior architectural metal panels and cladding. Exterior Insulation and Finishing system (EIFS) is permitted for trim only. Other high quality synthetic materials may be approved by the PZC for primary or secondary materials with examples of successful installation in comparable climates. Where more than one façade material is proposed, the visually heavier material is required to be installed below the visually

lighter material, and differing colors are required to occur at architecturally appropriate locations.

The applicant is proposing various architectural modifications that bring the existing building closer to compliance with the BSD Code. The existing building façades will be renovated on all sides of the building: existing stucco facades will be painted grey (SW 7648 Big Chill), and black (SW 7069 Iron Ore). Existing brick will be painted a semi-transparent white stain, and soffits and trim will be painted white (SW 7627 White Heron). In the BSD, precedent for painting brick was previously approved by the PZC for First Watch in July 2022. Staff is supportive of the stained brick as it meets Code requirements, maintains a primary building façade material, and updates the beige color palette of the existing building to correlate with the Penzone Salon and Spa building, further unifying the two buildings architecturally.

Minimal amounts of existing stucco on each elevation will be replaced with Trespa Meteon simulated wood-panel cladding in the Romantic Walnut color as an accent. In the BSD Code, simulated wood cladding is not a permitted material and therefore requires a Waiver. Staff requested Mark Ford from Ford & Associates Architects to conduct a material review of this material, included with the packet. The memo concludes three important points:

- A ten-year warranty on a material is short; installations in the area have not exceeded this timeframe to allow durability analysis in Ohio;
- Concern if the material can achieve the proposed radius edge trim over the large radius arched entry; and
- That the contractor team should follow manufacturer instructions carefully to ensure correct material installation.

The applicant provided supplemental manufacturer information for Ohio installations at and beyond the 10-year warranty and also provided existing condition pictures of those installations for reference. After reviewing all provided documentation, Staff is supportive of the Waiver request to permit the material. Because this cladding replaces the existing stucco material now only permitted as building trim per the BSD Code, the request continues to bring the building closer to compliance.

Roof

Permitted roof materials include dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile for primary buildings. The applicant is proposing to replace the roof with GAF Timberline asphalt shingle roof in Charcoal and 325lb weight-per-square. The proposed material is matching existing conditions but will be a grey color to align with other building material updates and color palette. Staff has no concerns with the proposed roof change and all Code requirements are met.

Canopies

Canopies are required to be designed in a consistent manner with building architecture and may be clad with glass, metal, wood, or a combination of these materials. Canopies can be cantilevered or supported from the building wall by metal cables or rods. Two attached canopy additions are proposed: a black MBCI standing seam metal roof canopy over the existing stairs on the northeast elevation, and a custom matte Tricorn Black (SW6258) powder coated steel frame canopy over the studio entrance on the southwest elevation. Staff finds the proposed

canopy additions are appropriate and align with the BSD Code. The proposed canopies also align with the canopy design on the Penzone Salon and Spa building, helping to architecturally integrate the campus design.

Lighting

In the BSD, light fixtures are required to not exceed 900 lumens and be within an average range of 1-to-3 footcandles. Lighting on site is also required to not exceed one footcandle 10 feet beyond the property line. The existing light fixtures will be replaced with new decorative Norwell Lighting Capture wall sconces. All lighting requirements are met.

Stormwater

Existing stormwater management for the site consists of a network of storm sewer and drainage structures that outlets to an extended dry detention basin south of the existing building. The proposal results in a less than 2,000-square foot increase in new impervious area. Per the City of Dublin Stormwater Management Design Manual and Chapter 53 of the City of Dublin Code of Ordinances, the development is required to perform a Feasibility Assessment to achieve the maximum practical degree of treatment and control for stormwater runoff. The applicant has submitted a Feasibility Assessment which states the landscaping designed around the proposed patio area will act as a buffer to slow down the runoff from the new impervious area. The applicant will continue to work with Staff to provide positive drainage way from the building, to the satisfaction of the City Engineer.

4. Plan Review

**Waiver – Section 153.062 (E)(1)(c, d) Permitted Secondary Materials:
 Simulated wood cladding is not permitted
 Request: To permit simulated wood cladding as a secondary material**

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 circumstances outside the control of the property owner including easements and right-of-way.	Criteria Met: Staff finds that the Waiver request is met after substantial Staff and consultant review of the material and additional evidence provided by the applicant. While the applicant could propose an alternative material which meets the Code, Staff is supportive of this material which appears to be long-lasting and may be better suited than the wood material approved on the adjacent salon building. The Code states that other high quality synthetic materials may be approved by the PZC for primary or secondary materials with examples of successful installation in comparable climates.
2. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, and other adopted City plans and policies, and all	Criteria Met: The proposed Waiver will not detract from the aesthetic of the existing building. The proposed material is a more durable choice than the approved wood siding at the adjacent Penzone building, which has not weathered well, thus creating a higher quality campus appearance. Staff

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| <p>applicable requirements in 153.057 through 153.066.</p> | <p>finds that the proposed material has proved to be an appropriate alternative for the Ohio climate.</p> |
| <p>3. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.</p> | <p>Criteria Met: There is no indication that this is the case. The intent is to update the building façade material from stucco to a simulated wood siding that is long-lasting and high quality.</p> |
| <p>4. 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.</p> | <p>Criteria Met: The proposed material incorporates a material that is high-quality and will be long-lasting in the Ohio climate. Staff is supportive of the Waiver based on supporting evidence presented by the applicant and consultant.</p> |
| <p>5. The requested Waiver is better addressed through a Waiver rather than an amendment to the requirements of this chapter.</p> | <p>Criteria Met: The requirements of this chapter should not be amended to allow for this type of material throughout the BSD, therefore the request is better accommodated through a Waiver on a case-by-case basis.</p> |
| <p>6. The Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSD zoning district.</p> | <p>Not applicable. No changes to uses or open space are included as part of this application.</p> |

Amended Final Development Plan

Criteria	Review
<p>1. The AFDP shall be substantially similar to the approved FDP, and consistent with the record established by the required reviewing body, the associated Staff Report, and the Director’s recommendation.</p>	<p>Criteria Met with Waiver and Conditions: The proposed AFDP is consistent with the FDP and record established with approval of the Waiver and conditions.</p>
<p>2. The proposed development is consistent with the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted City plans, and citywide administrative and financial policies.</p>	<p>Criteria Met with Waiver and Conditions: The proposed AFDP and Waiver meet Code requirements and is consistent with all plans and policies operating as an existing site with permitted uses. Requested changes bring the site into greater compliance with the BSD Code, as described herein.</p>

Criteria	Review
3. The proposed land uses conform to all applicable requirements and use specific standards of §153.059 Uses.	Criteria Met with Conditions: The overall property use will not change. The proposed accessory patio use is permitted in the BSD Sawmill Center Neighborhood in association with a principal use. Specific Use Standards for outdoor dining and seating apply for the proposed patios and the associated outdoor furniture. This criteria will be met with the condition that the applicant continue to work with staff on the proposed furniture selections.
4. The proposed buildings are appropriately sited and conform to the requirements of §153.062 Building Types and §153.065 Site Development Standards.	Criteria Met with Waiver and Conditions: The existing building location is fully legal. The architectural modifications proposed are met, met with the proposed material Waiver, and conditions regarding the proposed furniture selections and northeast elevation exterior wooden steps.
5. The proposed lots and blocks conform to the requirements of §153.060 Lots and Blocks.	Not Applicable: The site and building are existing conditions which predate the BSD Code and therefore are fully legal.
6. The proposed street types conform to the requirements and standards of §153.061 Street Types, including the general pattern of streets, blocks, and development reflected on the BSD Street Network Map, as amended.	Not Applicable: There are no proposed changes to the surrounding streets with this application. The street type is an existing condition which predates the BSD Code.
7. The proposed design of the internal circulation system, driveways, and any connections to the public realm provide for safe and efficient access for pedestrians, bicyclists, vehicles, and emergency services.	Criteria Met: The application shows a new pedestrian path between the proposed patios to the existing shared use path on Village Parkway for both safety and to reinforce the campus feel with the Penzone Salon and Spa immediately south. There are no proposed changes to the internal vehicular circulation of the site.
8. The proposed design, architecture, and materials of buildings is consistent with the BSD Design Guidelines, while integrating with nearby development, and avoids overshadowing of existing or proposed development.	Criteria Met with Waiver: The proposed modifications for the existing building meet the BSD Code requirements and do not overshadow surrounding development. The brick stain and transitions between different materials occur at architecturally appropriate locations. Painted

Criteria	Review
	brick, including staining, requires review and approval by the PZC, as does the Waiver request for the simulated wood cladding.
9. The proposed site design, landscaping, screening, and buffering is consistent with the BSD Design Guidelines.	Criteria Met: All landscaping is required to meet the approved landscape plan from the previously-approved FDP. Existing landscaping that is in poor condition, or has been missing and not replaced, shall be brought into compliance with the proposed landscape plan.
10. The proposed open spaces are appropriately sited and designed to conserve or enhance natural features as appropriate, enhance the community, benefit the community both within and outside the proposed development, and conform to the requirements of §153.064 Open Spaces.	Not Applicable: Because this site was developed prior to the Bridge Street District Code adoption, this requirement does not apply. Nevertheless, the addition of a public patio brings the site into greater compliance with the current Code.
11. The scale and design of the proposed development allows for the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services.	Not Applicable: The development is existing, and the proposed minor modifications do not affect the provision of services.
12. The proposed development conforms to the requirements of §153.063 Neighborhood Standards, as applicable.	Criteria Met: The site and building are existing conditions which predate the BSD Code and therefore are fully legal. The proposed AFDP brings this site closer toward compliance and meets the requirements of the BSD Sawmill Center Neighborhood standards. The site is not located within the Sawmill Center Neighborhood shopping corridor.
13. The proposed development provides adequate stormwater management systems and facilities that comply with the applicable regulations of this code and any other applicable design criteria or regulations as adopted by the City or required by other government entities.	Criteria Met with Condition: This criterion is met with a condition that the applicant continue to work with Engineering on stormwater management For the proposed patio area to the satisfaction of the City Engineer.

Criteria	Review
14. The proposed development can be adequately serviced by existing and/or planned public or private infrastructure consistent with the City's most recently adopted capital improvements program.	Criteria Met: The existing building and site are already serviced by existing infrastructure.
15. If the development is proposed to be implemented in phases, each phase has adequate infrastructure to serve the development independently without the need for further phased improvements.	Not Applicable: No phases are proposed.
16. The proposed development demonstrates consistency with the recommendations, principles, and intent of all applicable design standards and guidelines, including but not limited to buildings, open spaces, and streetscapes.	Criteria Met with Waiver and Conditions: The proposed AFDP is consistent with all design standards and guidelines with conditions and the Waiver.

Recommendation

Planning Recommendation: Approval of a Waiver to permit Trespa Meteon simulated wood cladding panels as a secondary building material.

Planning Recommendation: Approval of an Amended Final Development Plan with conditions:

- 1) The applicant work with staff to provide compatible furniture selections, materials, and color, as well as finalize any discrepancies on the material plans, subject to staff review and approval prior to building permitting;
- 2) The applicant continue to work with staff to provide additional details for the removal of the existing wooden stairs outside of the exit door on the northeast elevation, subject to staff review and approval, prior to building permitting;
- 3) That all existing landscaping that is in poor condition, or has been missing and not replaced, shall be brought into compliance with the proposed landscape plan, subject to staff review and approval, at building permitting; and
- 4) The applicant continue to work with Engineering to provide positive drainage across all impervious surfaces away from the building, to the satisfaction of the City Engineer.