



## PLANNING REPORT

# Administrative Review Team

Thursday, April 13, 2023

## DUBLIN FOOD PANTRY 23-011MPR

<https://dublinohiousa.gov/art/23-011/>

### Case Summary

Address	6608 Dublin Center Dr, Dublin, OH 43017
Proposal	Minor modifications to an existing building in the Bridge Street District.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.
Zoning	BSD-SCN, Bridge Street District – Sawmill Center Neighborhood
Planning Recommendation	<u>Approval of Minor Project Review</u> Planning recommends approval with two conditions.
Next Steps	The Administrative Review Team (ART) is the final reviewing body for this application. Upon approval from the ART, the applicant may apply for a building permit through Building Standards.
Applicant	Dave Kerr, DK Architects
Case Manager	Daniel Klein, Planning Assistant (614) 410-4696 <a href="mailto:dklein@dublin.oh.us">dklein@dublin.oh.us</a>  Christopher Will, AICP, Planner II (614) 410-4498 <a href="mailto:cwill@dublin.oh.us">cwill@dublin.oh.us</a>

Site Location Map

23-011MPR | Dublin Food Pantry



- Site Features**
- 1 Proposed Loading Driveway
  - 2 Existing Catch Basin



## 1. Background

The 1.188-acre site is zoned BSD-SCN, Bridge Street District-Sawmill Center Neighborhood and is located northeast of the intersection of Bridge Park Avenue and Dublin Center Drive. The site has approximately 213 feet of frontage on Dublin Center Drive. To the rear of the site is the Rite Rug parking lot.

The site features a 7,750 square foot building constructed in 1991. The building has been vacant since June 2020. The Dublin Food Pantry purchased the property in February 2023. The building was constructed prior to the adoption of the BSD code and therefore does not meet parking requirements outlined in the BSD code. The 48 parking spaces currently exceed the maximum permitted. However, the modifications in this proposal adhere to BSD code accordingly.

## 2. Proposal

The applicant is proposing relocation of the Dublin Food Pantry from 81 West Bridge Street to the site. This use would classify the site as general retail according to BSD Code.

### *Building Modifications*

The applicant is proposing minor modifications to the building. Building modifications include replacement of all existing wall packs and soffit lights, relocation of the storefront door (from right face to center face), and a new awning and bollards on the rear of the building. The new wall packs, soffit lights, awning, and bollards all meet size and color requirements for BSD-SCN. All proposed building modifications are consistent with the applicable plans, policies, and regulations.

### *Site Modifications*

The applicant is proposing one modification to the site. Loading and trash will occur on the neighboring property through a 1999 easement agreement. The applicant is proposing a new driveway to the existing rollup door. This will result in the removal of one 10-foot maple, which will not require replacement according to exemption 153.065(9)(b)(1). The applicant also plans to remove the existing playset to the north of the building. The applicant will also be placing a dumpster on the existing dumpster pad on the north end of the easement. All proposed site modifications are consistent with the applicable plans, policies, and regulations.

### *Drainage Concerns*

A site visit by Staff found that the existing catch basin in the front parking lot is in need of significant repair. The applicant should repair the existing catch basin so that it is safe and functioning prior to occupancy.

### 3. Plan Review

#### Minor Project Review Criteria

Criteria	Review
1. The Minor Project shall be consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.	<b>Criteria Met with Conditions:</b> The proposal is consistent with the Community Plan. The applicant should repair the existing catch basin in the front parking lot prior to occupancy and provide a detail of the build-up for the proposed driveway when applying for the building permit.
2. The Minor Project is consistent with the approved Final Development Plan.	<b>Not Applicable:</b> The Minor Project aligns with the Final Development Plan established for the shopping center.
3. The Minor Project is consistent with the record established by the Administrative Review Team.	<b>Criteria Met:</b> The proposed modifications are consistent with the record established by the ART.
4. The Minor Project meets all applicable use standards;	<b>Criteria Met:</b> All modifications within the proposal meet the applicable use standards outlined for BSD-SCN.
5. The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.	<b>Criteria Met:</b> All modifications within the proposal meet applicable Zoning Code requirements by using high quality materials and design elements, and are consistent with the BSD Design Guidelines by their consideration towards the established character of the building and wider area.

#### Recommendation

**Planning Recommendation:** Approval of the Minor Project with conditions:

- 1) The applicant repairs the existing catch basin so that it is safe and functioning prior to occupancy.
- 2) The applicant provides a detail of the build-up for the proposed driveway when applying for a building permit.