



PLANNING REPORT

Planning and Zoning Commission

Thursday, May 18, 2023

GETGO SHINGLE REPLACEMENT 23-017AFDP

www.dublinohiousa.gov/pzc/23-017/

Case Summary

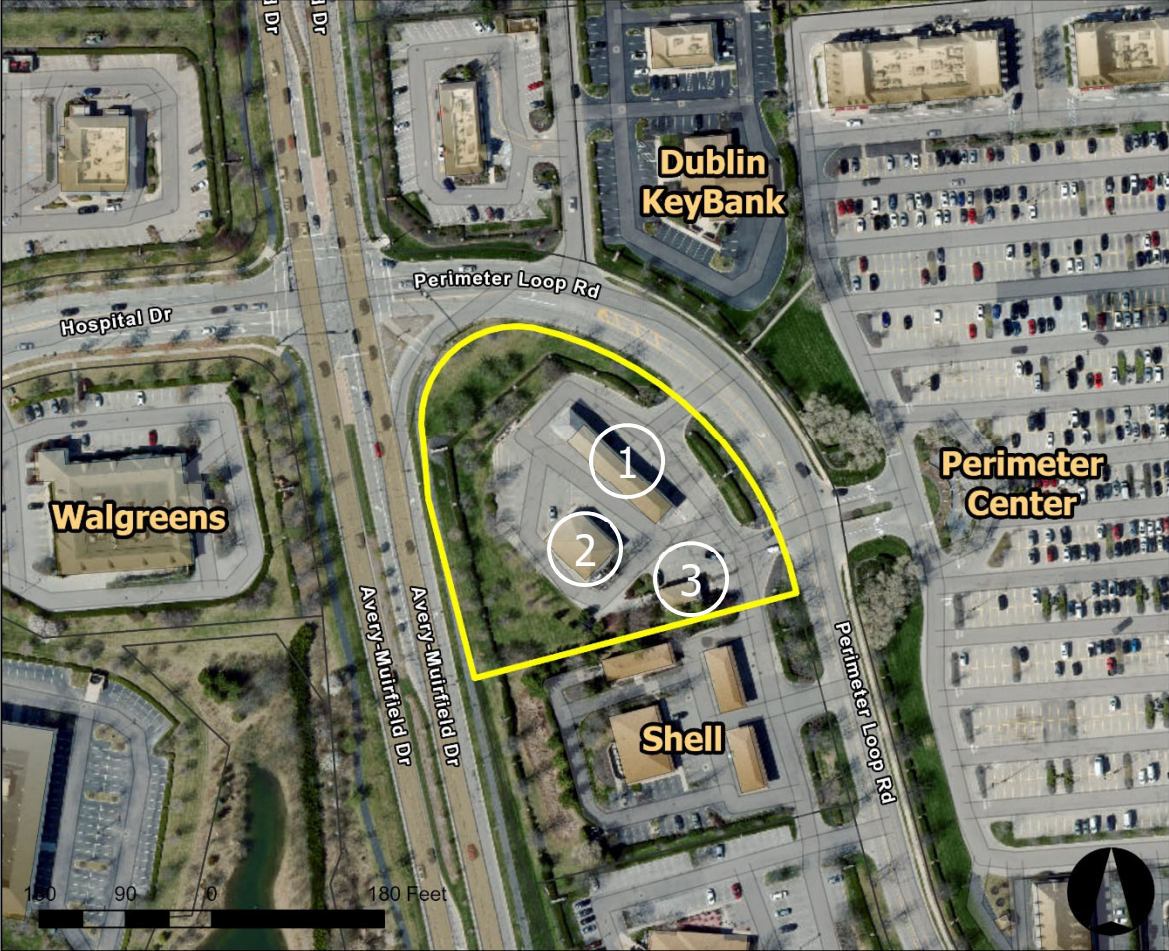
Address	6725 Perimeter Loop Rd
Proposal	Exterior building modifications to replace roof material at an existing gas station/convenience store/car wash on a 2.2-acre site zoned Planned Commerce District, Perimeter Center. The site is located southeast of the intersection with Avery-Muirfield Drive and Perimeter Loop Road.
Request	Request for review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.055.
Zoning	PCD: Perimeter Center, Subarea E
Planning Recommendation	<u>Approval of Amended Final Development Plan with no Conditions.</u>
Next Steps	Upon approval of the AFDP, the applicant may file for building permits through Building Standards.
Applicant	Chuck Stewart, Giant Eagle
Case Manager	Rati Singh, Planner I (614) 410-4533 rsingh@dublin.oh.us

Site Location Map

23-017AFDP GetGo Shingle Replacement



- Site Features**
- 1 Canopy-Covered Gas Station
 - 2 Convenience Store
 - 3 Car Wash



1. Overview

Site Background

The 2.2-acre site is located southwest of the intersection of Avery-Muirfield Dr and Perimeter Loop Rd. The site is zoned Planned Commerce District (PCD), Perimeter Center, and is located within Subarea E. All immediately adjacent sites to the north and south are zoned PCD within Perimeter Center.

The site contains a canopy-covered gas station, a convenience store, and a car wash. All three buildings are accessible through two access points from Perimeter Loop Road, with cross access in the southeast corner of the site to the Shell gas station. All three buildings currently have cedar shake shingle roofs.

Since the creation of the Perimeter Center PCD, there have been a variety of roof material modifications including most recently Panera (2018) and Shell Gas station (2019). In both instances, the roof modifications were approved to replace cedar shingles with asphalt shingles.

Case History

In 2022, Staff administratively approved 2 EV Charging Stations at two existing parking spaces on the west side of the site.

In 2013, the PZC approved an Amended Final Development Plan requesting an additional fuel pump to the north of the site and an expansion of the canopy to accommodate the extra pump.

In 2010, the PZC approved a rezoning with Preliminary Development Plan application for the Perimeter Center shopping center that approved a new Subarea F4. This rezoning permitted a gas station on the shopping center site to be operated by Giant Eagle. The station was not included in the approved Final Development Plan.

In 1994, the PZC approved a Revised Development Plan for a fuel station and associated site improvements.

In 1991, the PZC approved a Development Plan for the fuel station, car wash and convenience store.

In 1988, the site was rezoned as part of the Perimeter Center PCD - Subarea E, which permits offices, gas stations, restaurants, and banks.

Process

The PZC is the final reviewing body for the AFDP. The development process is generally a three step process with an additional fourth step if amendments to an FDP are required. PZC reviews and approves these amendments.

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

2. Community Plan & Zoning Code

At the time of rezoning to a PUD, a development text is established which sets forth the minimum zoning requirements. The AFDP is required to comply with these requirements except in cases where minor modifications to the development are approved by the Commission due to further design development. This request conforms to both the Community Plan and the Zoning Code.

3. Project

Project Summary

The applicant requests to change the roof materials from cedar shake shingles to asphalt shingles as an amended final development plan application.

The existing covered gas station, convenience store, and car wash have a cedar shake shingle roof. The development text for Perimeter Centre requires cedar shake roofing for the shopping center and the immediate out parcels. Other buildings within the Subarea E (McDonald's, Key Bank, Donato's, Chase, Panera, and Shell Gas Station) were approved and built with asphalt shingles or received the most recent approvals by the Commission to replace the cedar shake with asphalt shingles. Subarea G1 (Craughwell Village) was rezoned in 2016 to permit high-quality, dimensional asphalt shingles to address maintenance issues.

Due to the maintenance issues, the applicant proposes to replace the existing cedar shingles with light-colored Cedar GAF Grand Sequoia shingles for all the three roofs. The proposed asphalt shingles closely resemble the appearance of cedar shingles. In addition, the shingle specification's weight is 370 lbs/square, which exceeds the 325 lbs/square weight requirement specified in the development text. This proposal would match the roofing material of all other buildings in Subarea E.

The Commission previously approved Cedar GAF Sequoia shingles for Key Bank in 2012. They closely match with Chestnut Presidential Certain Teed shingles approved for Panera and Shell in 2018 and 2019, respectively.

4. Plan Review

Amended Final Development Plan

Criteria	Review
1. The plan conforms in all pertinent aspects to the approved Preliminary Development Plan.	Criteria Met: The proposed roofing material meets the development text requirements for Subarea E. The applicant is proposing an asphalt shingle that resembles cedar shakes and is compatible with the adjacent buildings within the Subarea E.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Not Applicable: The proposal will not affect circulation.

Criteria	Review
3. The development has adequate public services and open spaces.	Not Applicable: The proposal will not affect public services and open spaces.
4. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.	Not Applicable: The proposal does not include site development.
5. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.	Not Applicable: The proposal will not affect or impact lighting.
6. The proposed signs are coordinated within the PUD and with adjacent development.	Not Applicable: No signs are proposed with this request.
7. The landscape plan will adequately enhance the principle building and site; maintain the existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.	Not Applicable: No changes to landscaping are proposed.
8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the City or any other government entity which may have jurisdiction over such matters.	Not Applicable: The application does not impact the storm water management.
9. If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.	Not Applicable: The proposed development will not be implemented in phases.

Criteria	Review
10. The proposed development is compliant with other laws and regulations.	Criteria met: The proposal meets all other applicable laws and regulations.

Planning Recommendation: Approval of the Amended Final Development Plan with no conditions.