



PLANNING REPORT

Planning and Zoning Commission

Thursday October 20, 2022

Panera Drive-Thru 22-109INF

www.dublinohiousa.gov/pzc/22-109

Case Summary

Address	6665 Perimeter Loop Rd.
Proposal	Proposed drive-thru and associated site modifications to an existing restaurant.
Request	Request for an informal review and feedback prior to a future development application.
Zoning	Planned Commerce District: Perimeter Center – Subarea L
Planning Recommendation	Consideration of the Discussion Questions.
Next Steps	Upon consideration, the applicant may incorporate feedback and submit an Amended Final Development Plan for formal review by the Commission.
Applicant	Ben Siembida, MS Consultants
Case Manager	Christopher Will, AICP, Planner (614) 410-4498 cwill@dublin.oh.us

Site Location Map

22-109INF | 6665 Perimeter Dr



- Site Features**
- ① One-way Lane
 - ② Landscape Berm
 - ③ Dry-Basin



1. Background

Site Context

The 1.96-acre site is located approximately 600 feet southeast of the intersection of Perimeter Loop Rd. and Avery-Muirfield Dr. and within the Perimeter Center Planned Commerce District (PCD). Perimeter Center and other surrounding planned districts in proximity to the OH-161/US-33 and Avery-Muirfield Dr. interchange support auto-oriented commercial development with a variety of retail, restaurant, and other personal services.

The site is accessed from Perimeter Loop Rd. and a cross-access to the north shared with the Shell gas station. A 30-ft pavement and 50-ft building setbacks are required along both Avery-Muirfield Drive and Perimeter Loop Road, while OH-161/US-33 requires a 50-ft building and pavement setback. The restaurant and existing parking area are screened from public streets by mature landscape, including hedges along Avery-Muirfield Dr. and Perimeter Loop Rd. and a berm along the OH-161/US-33 limited access right-of-way.

History

April 19, 2001

PZC approved with conditions a Final Development Plan (FDP) and Conditional Use (CU) application for the Panera restaurant.

May 21, 2001

City Council approved Ordinance 33-01, providing a change in zoning for the 1.96-acre Panera site. The zoning change created a new Subarea L from Subarea E with the intent of the new subarea to retain the general standards of Subarea E but allow an increase in the maximum building height, reduction of parking requirements, and establishment of outdoor seating as a conditional use. Parking reductions had been the case with other commercial development within other Planned Commerce Districts (Burger King, Wendy's, and Walgreens).

Process

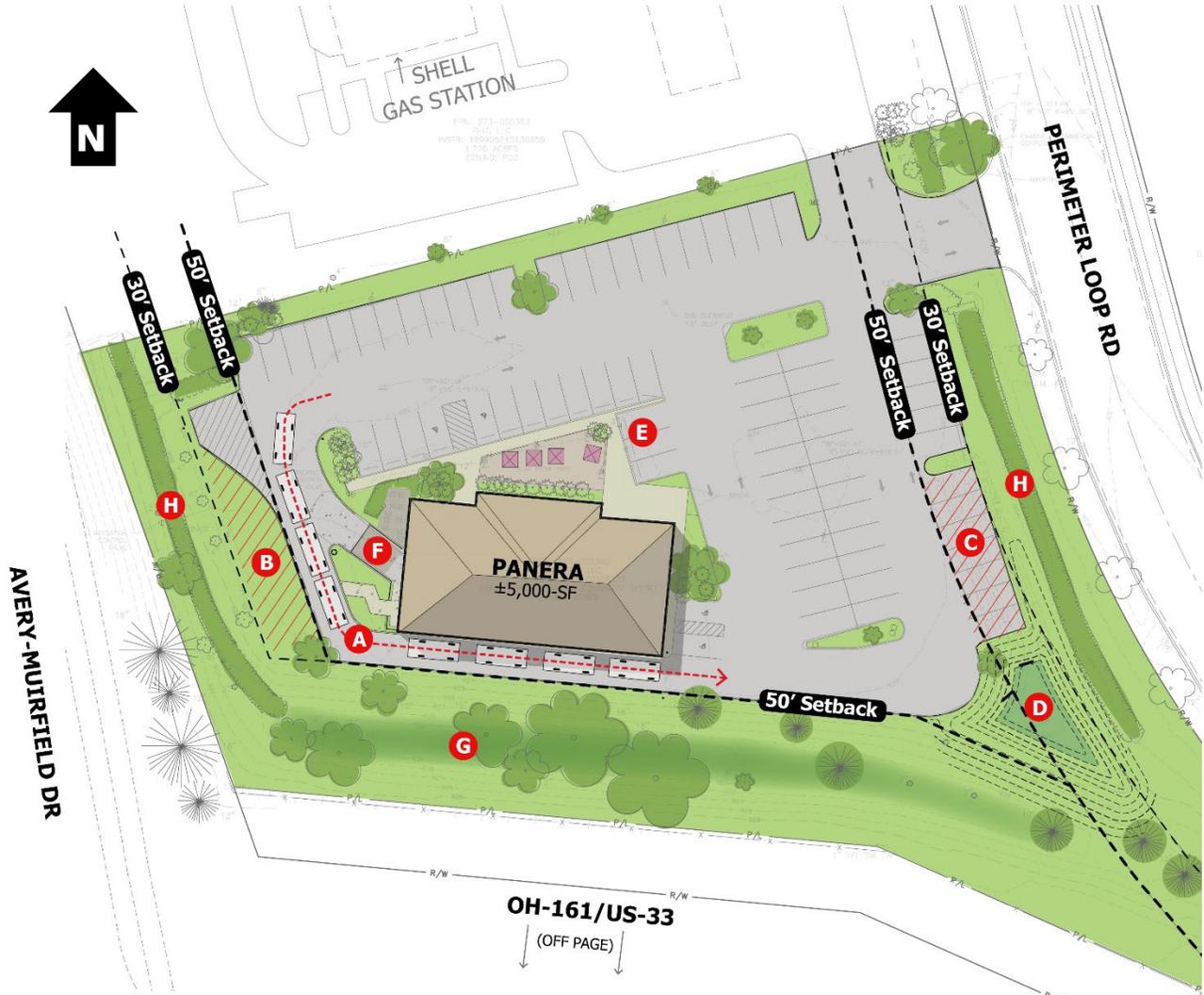
Upon consideration of this informal development concept, the applicant may incorporate the feedback and submit an Amended Final Development Plan (AFDP) for formal review by the Commission. An AFDP is an application that proposes an amendment to a previously approved FDP. Review and approval by PZC is required to make amendments.

2. Proposal

Overview

The applicant is proposing to adapt an existing drive lane at the rear of the existing restaurant to provide a drive-thru. Site modifications are proposed to enable the drive-thru, including; removal of 11 existing parking, constructing 7 new parking spaces, reshaping an existing 3,5000-sqft dry detention basin, and general site circulation. Site modifications would result in a net loss of 4 parking spaces and would slightly reduce the total impervious surface (lot coverage) from 49.9% to 49.2%.

Proposed Development Concept



Proposed and Existing Site Improvements

- A** Proposed Drive-thru Lane
- B** Parking/Asphalt Removed (11 Spaces)
- C** New Parking (7 Spaces)
- D** Modified Dry Detention Area
- E** Carry-out Parking (Existing, 2 Spaces)
- F** Enclosed Refuse Area (Existing)
- G** Landscape Berm (Existing)
- H** Landscape Hedge (Existing)

Setbacks Requirements

Street/Frontage	Building	Pavement
OH-161/US-33	50-ft	50-ft
Avery-Muirfield Dr.	50-ft	30-ft
Perimeter Loop Rd.	50-ft	30-ft

3. Informal Review

The applicant is requesting non-binding feedback of the development concept prior to the submission of an Amended Final Development Plan.

Planning Recommendation: The Commission review and provide non-binding feedback regarding the development concept. Discussion questions are framed for the Commission to facilitate feedback to the applicant.

Discussion Questions

1) Is the Commission supportive of the proposed drive-thru layout and site circulation?

The applicant is proposing to repurpose an existing one-way lane at the rear of the building for a drive-thru lane. The existing drive lane at the rear of the building is less than 12-ft and does not meet the specification for a fire lane. The 50-ft building and pavement setback along OH-161/US-33 frontage would prohibit the widening of the existing lane to provide an "escape" lane. With the application, the applicant provided layout and drive-thru examples of other Panera locations in Ohio which illustrate a mix of layouts with and without drive-thru "escape" bypass lanes.

Drive-thru facilities developed in association with a permitted use is permitted by the development text. The development text does require drive-thru queuing areas for the restaurant to accommodate a minimum of eight spaces per exchange window. One window is proposed and the minimum eight queuing spaces are illustrated in the proposal. There is no loading zone as the development text require all loading activity to occur within the building; however, the enclosed refuse area is located to the west of the building. Pavement removal and additional landscape area is proposed between the enclosed refuse and the drive-thru.

Development in the corridor is auto-oriented with multiple examples of bank, pharmacy, and restaurant development with a drive-thru. However, these examples were originally planned to successfully incorporate a drive-thru with site layout versus adapting a site to accommodate a drive-thru. Adapting the site to provide a drive-thru necessitates modifications to existing parking and site circulation. The proposed layout would result in dead-end parking condition northwest of the building and could potentially create conflicts between parking circulation and the drive-thru queue.

2) Is the Commission supportive in a reduction of parking?

The 5,000SF restaurant and 850SF outdoor seating area require 117 parking spaces. Required parking for the 850SF outdoor seating dining area is 17 spaces. Total required spaces of 117. The total number of required spaces was reduce to 82 (per City Council 5/21/01). There are 81 existing parking spaces, including two carry-out reserved spaces. It is unclear why only 81 of the 82 approved spaces were constructed in 2001.

An agreement between Panera and the shopping center (Giant Eagle) directly across Perimeter Loop Rd. to provide shared parking to meet the parking requirement was described in the FDP Planning Report. One condition of approval was; employees were required to park at the shopping center, a cross-walk be constructed across Perimeter Loop Rd, and signs indicating pedestrian traffic to warn motorist be placed on Perimeter Loop Rd. It is unclear if this condition was met prior to construction.

The applicant is proposing to remove 11 spaces along the west edge of the site (Avery-Muirfield Rd) and to construct 7 new spaces to the east of the existing parking area to replace a portion of the removed parking. Site modifications would result in a net loss of 4 parking spaces (5 less than the previously approved parking reduction). A total of 77 parking spaces would be provided. With the application, the applicant provided total parking spaces provided at other Panera locations in Ohio. To enable the 7 new parking spaces the applicant is proposing to modify the existing dry-basin, which would need to meet the City’s stormwater management Code requirements.

Parking Summary History

Parking History	Total Spaces
Development Standards Require	117
Previously Approved Reduction Allows*	82
Existing Parking Count	81
Proposed Parking Count	77
*2001 parking reduction approved by CC with creation of new Perimeter Center PCD Subarea L.	