



PLANNING REPORT

Planning and Zoning Commission

Thursday, July 6, 2023

DONATO'S SHINGLE REPLACEMENT 23-056AFDP

www.dublinohiousa.gov/pzc/23-056/

Case Summary

Address	6810 Perimeter Loop Rd
Proposal	Proposal for an exterior site modification for a roof material at an existing commercial building. The 1.69-acre site is zoned PCD, Planned Commerce District, Perimeter Center and is located northeast of the intersection of Perimeter Loop Road and Avery-Muirfield Drive.
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	Ben Timmons, Technique Roofing
Case Managers	Daniel Klein, Planning Assistant (614) 410-4696 dklein@dublin.oh.us

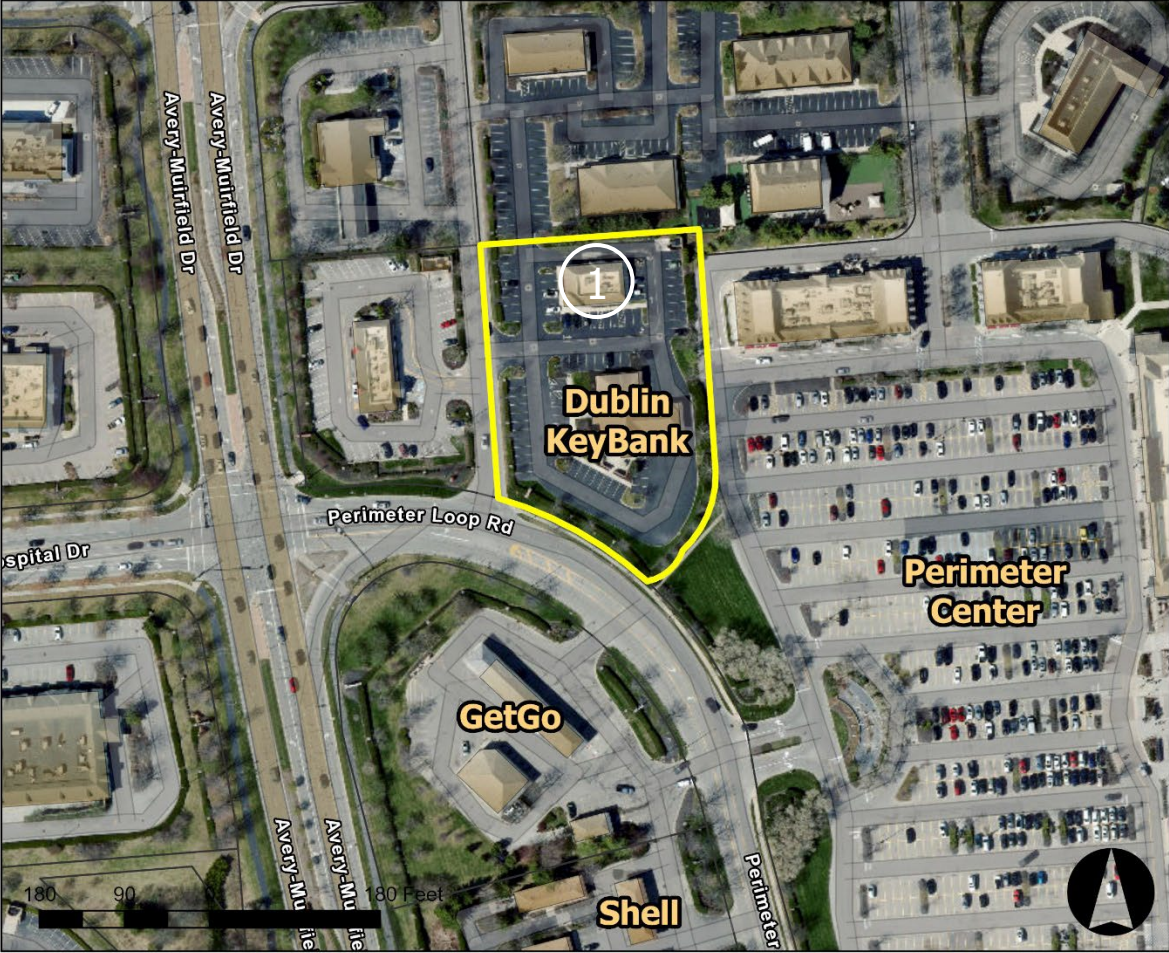
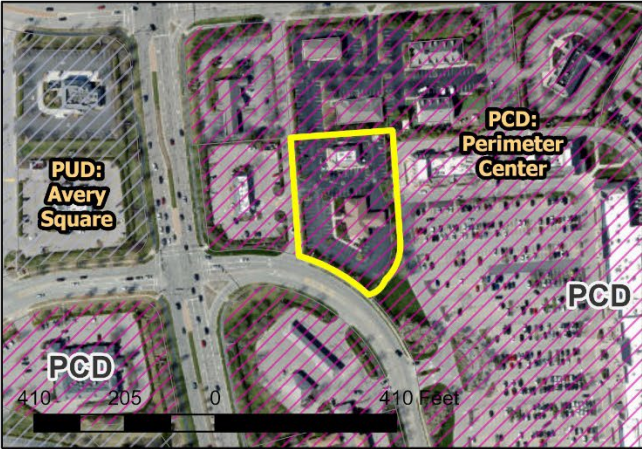
Site Location Map

23-056AFDP
Donato's Shingle Replacement



Site Features

① Donato's Pizza



1. Overview

Site Background

The 1.69-acre site is located approximately 255 feet northwest of the intersection of Avery-Muirfield Drive and Perimeter Loop Road. 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 is home to two buildings: Dublin KeyBank on the south end of the site, and Donato's Pizza on the north end of the site. Both buildings are accessible via Perimeter Loop Road. The Dublin KeyBank currently has asphalt shingles (Cedar GAF Grand Sequoia shingles) and the Donato's Pizza currently has cedar shake shingles from its initial construction in 1999.

Case History

In 2012, the PZC approved an Amended Final Development Plan for a change in roofing material from cedar shake shingles to asphalt shingles at the Dublin KeyBank. The Donato's Pizza was not included in the Amended Final Development Plan.

In 1998, the PZC approved a Development Plan for a Delaware County Bank and Donato's Pizza at the site, with the condition that the buildings be modified to include cedar shake shingle roofs.

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. Interim Land Use Principles

As Envision Dublin, the City's Community Plan update, is developed, City Council has adopted Interim Land Use Principles to guide development during this transition time. The following principles apply to this request:

1. Be Distinctly Dublin. *This request allows the replacement of wood shingles with high-quality, durable architectural shingles that mimic the wood shingle character. Architectural consistency within the development shall be maintained with this request.*

4. 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 Donato's Pizza building has a cedar shake shingle roof. The development text for Perimeter Center permit cedar shake or asphalt shingles roofing materials. Other buildings within Subarea E (Dublin KeyBank, McDonald's, Chase, Swan Cleaners, Panera, Shell Gas Station, and GetGo 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 current maintenance issues, the applicant is proposing to replace the existing cedar shingles with light-colored Cedar GAF Grand Sequoia shingles, a shingle that has been historically approved and used within Subarea E. This is the exact shingle that was approved for the adjacent Dublin KeyBank in February 2012, as well as the neighboring GetGo in May 2023. The Donato's Pizza will therefore have the same roofing as its most immediate neighbors, ensuring material and aesthetic continuity.

The proposed asphalt shingles look similar to cedar shingles. The shingle specification's weight is 370 lbs/square, which meets the 325 lbs/square weight requirement specified in the development text. Furthermore, the shingles strongly resemble the Chestnut Presidential CertainTeed shingles approved for Panera and Shell in 2018 and 2019, respectively.

5. 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 the same asphalt shingle that currently exists on the adjacent building within the same parcel, as well as on other nearby buildings.
2. Adequate provision is made for safe and efficient pedestrian and vehicular	Not Applicable: The proposal will not affect circulation.

Criteria	Review
circulations within the site and to the adjacent property.	
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.