



RECORD OF ACTION

Planning & Zoning Commission

Thursday, December 8, 2022 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**1. Dublin Village Apartments at PID: 273-009045
22-163CP**

Concept Plan

Proposal:	Redevelopment of an existing 229-space surface parking lot and the construction of new six-story corridor building with 301 multi-family units, ±13,200 square feet of ground-floor commercial space, and a 453-space parking structure. The ±3.85-acre site is zoned Bridge Street District, Sawmill Center Neighborhood.
Location:	Southeast of Village Parkway and Tuller Road and within Dublin Village.
Request:	Review and approval of a Concept Plan under the provisions of Zoning Code §153.066.
Applicants:	Aaron Underhill, Underhill and Hodge; Matt Stavroff and Kevin McCauley, Stavroff Land Development; and Michael Fite, F2 Companies
Planning Contact:	Christopher Will, AICP, Planner II
Contact Information:	614.410.4498, cwill@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/22-163

MOTION: Mr. Fishman moved, Mr. Way seconded, to approve the Concept Plan.

VOTE: 0 – 6.

RESULT: The Concept Plan was disapproved.

RECORDED VOTES:

Lance Schneier	No
Rebecca Call	No
Mark Supelak	Recused
Kim Way	No
Warren Fishman	No
Jamey Chinnock	No
Kathy Harter	No

STAFF CERTIFICATION

DocuSigned by:

Christopher Will

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Christopher Will, AICP, Planner II





MEETING MINUTES

Planning & Zoning Commission

Thursday, December 8, 2022

CALL TO ORDER

~~Ms. Call, Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the December 8, 2022 Planning and Zoning Commission meeting. She stated that the meeting also can be accessed at the City's website. Public comments on the cases were welcome from meeting attendees and from those viewing at the City's website.~~

PLEDGE OF ALLEGIANCE

~~Ms. Call led the Pledge of Allegiance.~~

ROLL CALL

~~Commission members present: Rebecca Call, Lance Schneier, Kathy Harter, Mark Supelak, Jamey Chinnock, Kim Way, Warren Fishman~~

~~Staff members present: Sara Holt, Thaddeus Boggs, Chris Will, Michael Hendershot, Tina Wawszkiewicz~~

ACCEPTANCE OF DOCUMENTS

~~Mr. Way moved, Ms. Harter seconded acceptance of the documents into the record.~~

~~Vote: Ms. Harter, yes; Mr. Schneier, yes; Ms. Call, yes; Mr. Way, yes; Mr. Supelak, yes; Mr. Chinnock, yes; Mr. Fishman, yes.~~

~~[Motion approved 7-0.]~~

~~Ms. Call stated that the Planning and Zoning Commission is an advisory board to City Council when rezoning and platting of property are under consideration. In such cases, City Council will receive recommendations from the Commission. In other cases, the Commission has the final decision-making responsibility. Anyone who intends to address the Commission on administrative cases must be sworn in. Ms. Call swore in meeting attendees intending to provide testimony on the cases on the agenda.~~

~~[Mr. Supelak recused himself from the following case.]~~

NEW CASES

1. Dublin Village Apartments at PID: 273-009045, 22-163CP, Concept Plan

Redevelopment of an existing 229-space surface parking lot and the construction of new six-story corridor building with 301 multi-family units, ±12,200-SF of ground-floor commercial space, and a 453-space parking structure internal to the building on a ±3.85 acre site.

Staff Presentation

Background/Overview

Mr. Will stated that this development is proposed within the Bridge Street District. Development within this district follows a 3-step approval process with an optional Informal Review preceding that process. This case is a Concept Plan, which outlines the character and nature of the proposed development, looking at building mass, open space location and street network. A determination by the Commission is required for this case type. This case was previously before the Commission on May 5, 2022 for an Informal Review. The ±3.85 acre site is located southeast of the Village Parkway and Tuller Road intersection, and is within Dublin Village, an approximately 400,000-SF commercial and retail center, developed in the late 1980s, located south of Interstate 270 and west of Sawmill Road. Dublin Village (then Dublin Village Center) was approved by Planning and Zoning Commission (PZC) in 1987 as a Corridor Development District application. The site encompasses multiple surface parking lots, which support adjacent large-format commercial tenant spaces including the AMC Theater; however, due in part to commercial vacancy, the surplus of parking in the development render lots largely underutilized. A north-south high voltage, overhead electric line with 1 60-foot easement bisects the site. In 2009, Dublin created a hybrid form-based development code for the Bridge Street District (BSD). Dublin City Council approved an area rezoning to BSD zoning districts in early 2012. The BSD Code also establishes Neighborhood Districts where special attention to location and character of buildings, streets, and open spaces is important to establish a coordinated mix of uses that fulfills the objectives identified in the BSD Special Area Plan within the Community Plan. Each neighborhood anticipates the conceptual layout of critical elements including street connections, open spaces, and gateways. This site is zoned BSD-SCN, Sawmill Center Neighborhood District. The BSD Code also provides a hierarchy of requirements for establishing a grid street network. The Street Network Map, which is part of the Thoroughfare Plan, provides an organizing framework for development within the District. On May 5, 2022, the Commission reviewed and provided non-binding feedback for an Informal Review of the proposed development. The applicant proposed two, 7-story podium apartment buildings with 278 units and two, 3-story single-family, attached townhomes with 14 units. The applicant proposed the extension of both John Shields Parkway and McCune Avenue. The applicant proposed modification of the existing surface parking lots. The Commission had concerns about the proposed building massing and height. They indicated their need to see a long-term vision for the site. The applicant has provided a framework plan for reference purposes only, which shows the applicant's long-term vision for redevelopment of the Dublin Village Center area.

Concept Plan Proposal

The applicant is proposing the redevelopment of an existing 229-space surface parking lot located southeast of the intersection of Village Parkway and Tuller Road and the construction of a new six-story corridor building with 301 multi-family units, ±13,200 SF of ground-floor commercial space, and a 453-space parking structure internal to the building on a ±3.85 acre site. The development would facilitate the extension of John Shields Parkway and the construction of a new north-south street. The Code provides standards for maximum block sizes with the intent that block configurations encourage and support the principles of walkable urbanism. Per Code, the maximum block size within the BSD-SCN is 500 feet in length and 1,750 feet in perimeter. The proposal meets the perimeter block requirement; however, the west (513 feet) and east (572 feet) block faces exceed the maximum length permitted. The Code would prescribe breaking this block into two blocks, so that all sides would not exceed the 500 feet maximum. The Code's intent with the

block sizes is to create walkable block sizes. Lots and blocks also guide the general location and spacing of future streets and inform the Street Network Map. The applicant is proposing the extension of John Shields Parkway and a new north-south neighborhood street between Tuller Road and the proposed extension of John Shields Parkway as required by the Street Network Map. The applicant is also illustrating a potential future condition of the realigned Village Parkway and Tuller Road intersection and extension of Village Parkway across I-270 to Emerald Parkway. The east-west McCune Avenue extension is not included in the Concept Plan. The proposed parking structure is shown with three access points, two from the new north-south street and one from an entry drive directly from Village Parkway. Both Village Parkway and John Shields Parkway are classified principal frontage streets. Vehicular access is not permitted from a principal frontage. Access to the block should occur from streets that are not designated as principal frontage streets. The applicant is proposing one six-story Corridor Building. Responding to the change in grade across the site, the building is six stories fronting Village Parkway and 5 stories fronting the proposed north-south street to the east of the building. The Code requires building compatibility to ensure new development features are harmonious with existing development. It permits Corridor Buildings from three to six stories. The Corridor building is not a compatible building to the single-family attached development type, which is approved for the Towns on the Parkway. In regard to the architecture, the applicant is proposing a modern application of traditional Dublin materials of brick, stone and glass. The facades are broken up with stoops, storefronts, balconies. The building is divided into a base, middle and top, which helps create a nice architectural pattern. Per Code, this development would require a minimum of 399 parking spaces and would allow a maximum of 652 spaces, with which this proposal is consistent. The required open space is approximately 60,000 square feet, but the Code also has quality requirements. The applicant is proposing to meet the open space requirement through the use of the existing plaza in front of the AMC Theater and the use of the trail along the south side of the John Shields Parkway extension; however, the latter is not an open space type that the Code permits. The conceptual images show potential private patios and walkways to storefronts. Walkways are not typically counted as public open space. Additionally, the applicant is proposing a residential amenity deck elevated above the third floor, including a pool and other amenities for guests and residents. The Concept Plan was reviewed against the Code criteria, and although the residential use aligns with the Code, the lots and blocks and street types, as well as building type and character, do not align. Therefore, staff is recommending disapproval of the Concept Plan.

Commission Questions

Mr. Schneier requested clarification of the City's plans with regard to the extension of John Shields Parkway.

Ms. Wawszkiewicz stated that the City has studied the John Shields extension since the beginning of the Bridge Street District street network. One of the more recent iterations was with the Sawmill Road Corridor Study. That study showed John Shields Parkway intersecting Snouffer Road on Sawmill Road, which is a variation from the current Bridge Street District street network map. No funding is currently programmed for that section. The City looks for developments to partner on improvements in this area.

Mr. Way inquired if the realignment of the Village Parkway curve would be part of this project.

Ms. Wawszkiewicz responded that staff has not advanced to that level of detail; however, she believes it would remain in its current curved alignment with this project proposal but could be realigned with the future potential bridge crossing over I-270. This is not currently programmed in the CIP with a proposed timeline, but staff is advancing the preliminary design phase.

Mr. Way inquired if Village Parkway is intended to be widened as part of that reconfiguration. He sees two different curb lines in the drawings. He is attempting to identify public space versus private development space.

Mr. Hendershot stated that the applicant's drawings do not reflect any City information. The project is not advanced to the level of detail to understand what the width of Village Parkway may be.

Mr. Way inquired about the proposed public drive on the east side. The drawings show diagonal parking. Is it consistent with City standards to have parallel parking on one side and diagonal parking on the other?

Mr. Hendershot responded that it is not. Staff has indicated to the applicant that the expectation is to have parallel parking on both sides of the street, which would be consistent with the Bridge Street District's Streetscape Character Guidelines and consistent with the rest of the development within that District.

Ms. Harter inquired if the anticipated studies would include the amount of time needed to get from this area to I-270.

Mr. Hendershot responded that is an element the study would consider. The funding mechanism is also part of the discussion.

Ms. Call requested clarification of the type of applications that trigger the requirement to conduct a traffic impact study (TIS).

Mr. Hendershot responded that two TIS were performed with the original Bridge Street District rezoning. Any deviations from the assumptions of those two studies would trigger the need for further traffic impact analysis.

Mr. Way stated that John Shields Parkway to the west has parking on both sides, but the drawings do not show on-street parking on the roadway section to the east.

Mr. Hendershot responded that this is the Concept Plan stage, but staff has communicated to the applicant that the City's expectation is to have on-street parking on both sides of all streets, consistent with the BSD standards. This site is unique due to the existing AMC Theater development to the south, which is not part of this application. There are some constraints in fitting in the John Shields Parkway extension, so staff will be working with the applicant to assess the opportunities for providing on-street parking, or if not, what alignment would allow for that in the future.

Mr. Chinnock inquired how the former 50 parking spaces committed to the AMC Theater would factor into this development.

Mr. Will responded that at the Concept Plan stage, they are not looking deeply at the parking, or at how a shared parking arrangement might work with the existing tenant spaces. With the Preliminary Development Plan, parking details would be needed. Any reciprocal easements or arrangements would be a private matter between the applicant and AMC.

Mr. Chinnock stated that it is challenging for the Commission to approve this plan without understanding how the parking would be addressed.

Mr. Will responded that the applicant has indicated that some of the existing 2,500 parking spaces within Dublin Village Center might absorb some of the need, but no parking plan or arrangement has been proposed or reviewed.

Ms. Call inquired about the distance along the pedestrian pathway between the principal residential entrance and the AMC proposed open space.

Mr. Will responded that the Code would require it to be within 660 feet of the primary entrance, but he does not know the exact measurement.

Mr. Way stated that in their master plan, the applicant did not show the proposed John Shields Parkway realignment with Snouffer Road at Sawmill Road. Is the applicant aware of that alignment change?

Ms. Wawskiewicz responded that staff has discussed it with the applicant team, and they are taking a broader look at the connections from the perspective of this site and also other areas within their control. There has been no definitive direction from either the City or the development team on the exact alignment to the east from this site to Sawmill Road.

Mr. Way stated that the Snouffer connection makes sense, but it really does re-route it to the east. Ms. Wawskiewicz responded that it does. It would be challenging but would provide a nice access to Sawmill Road.

Mr. Way noted that the plan before us tonight might not be the one that evolves.

Applicant Presentation

Aaron Underhill, Underhill & Hodge, 8000 Walton Parkway, New Albany stated that others are with him tonight to assist in presenting the case, including Michael Fite, Matt Stavroff and Kevin McCauley. Their intent is to begin transforming Dublin Village Center into something that has been envisioned for some time. He is hopeful that understanding can be reached regarding some of the ways in which the project does not meet Code. They have taken the feedback the Commission provided at their May review and worked on creating a very different plan. They have reduced the building height and provided retail and restaurant uses along the major streets to create the desired vibrancy. The previous plan had two parking garages in a podium configuration, and in some instances, three sides were exposed on the perimeter. The revised plan provides one parking garage underneath the building with one partially below-grade level of parking and one above grade level. The garage is exposed on only side. They have also provided a conceptual master plan to provide context to the proposal. Mr. Fite will review that plan for the Commission. They have received positive feedback from staff in working with them over the past 7 months, so they were surprised that the staff report for this meeting recommended disapproval, although he understands from the aspect of meeting Code. It is very difficult to create a project here that completely meets Code. When the property was purchased in 2009 by the Stavroffs, the nation was just emerging from a recession, and Dublin Village Center had very high vacancy rates. There was also a specific PUD zoning in place. During that time, the visioning of the Bridge Street District was occurring, and in 2012, the Vision was adopted and the Bridge Street zoning code was created. The property owners have struggled to find a project that would meet the intent of the Bridge Street Code. The blanket rezoning of this property immediately created a large number of legal nonconformities, which tied the property owner's ability to enlarge or alter uses. It is essential to have leasing arrangements that allow the property owner to redevelop at some point. A few years ago, the lease with AMC Theater was renegotiated with certain parking requirements. The Stavroff team has been creative in providing a parking plan that will accommodate the AMC lease parking requirements while still creating a viable and vibrant development here. The large power line running north/south through this property is an impediment to the site and has driven some of the decision-making.

One of the issues raised in the staff report is that the east and west block lengths exceed 500 feet, one by 13 feet and the other by 72 feet. This is a difficult site due to the existing conditions, i.e. Tuller Road on the north and John Shields Parkway are the only routes between the AMC Theater

and the existing buildings to the east. It is a difficult engineering feat to provide that extension in a manner that meets City standards. This situation has defined the block length on those two sides. Additionally, due to certain barriers, such as the power line and existing buildings, they are not extending McCune Avenue, which results in longer lengths than Code permits. The Code recognizes that where existing barriers limit extension of the street networks, blocks shall be created to match the requirements where possible; however, barriers such as exist here would allow for an exemption or waiver. The AMC Theater was not supportive of the first plan, which provided two parking garages with shared parking in the northernmost building. The distance was too great for their patrons to walk. The revised plan eliminates that walk and will accommodate their parking needs through some use of the southern part of the parking garage and primarily in other places on the property. As discussed in the previous meeting, the intent is to extend a Village Parkway bridge over I-270 for the purpose of relieving some of the Sawmill Road traffic. However, creating intersection conflict points at Tuller Road, John Shields Parkway, and potentially McCune Avenue would cause traffic congestion. In regard to staff's point about the incompatible building type, he would point out that p. 46 of the Bridge Street Corridor Study references Dublin Village Center, indicating that "high density is essential to providing enough people and activities within walking distance to keep the district vibrant and full of choices, 18 hours/day, 7 days/week. High density also plays a key role in creating sufficient development to fund structured parking, another essential ingredient to compact and make it a walkable district. Density and walkability are foundations of the market opportunity in this district, and without them, the market will only support lower value, auto-oriented development patterns that exist in the area today." Obviously, the first building constructed will need to be very dense, bigger and taller. They have reduced the building height from 7 to 6 stories.

Michael Fite, F2 Companies, 1515 Lakeshore Drive, Columbus described the master concept plan for the overall Dublin Village Center area, comprising 50 acres not just 3 acres. He is dismayed about the negative staff recommendation but will attempt to provide explanation. They have implemented four public right-of-ways out of the five infrastructures indicated by the Bridge Street Plan. McCune Avenue was not implemented due to existing site conditions and AMC Theater objections. He described the proposed open space plan, building massing and street network concepts. This first building, an apartment building, is actually two buildings hinged by a community center and amenity deck. They sit on top of a 2-level parking garage, which will provide some parking for the theater. The AMC Theater has seen the plans and has no objections. The first two levels of the building are comprised of townhomes on Village Parkway, in front of the garage. Above the townhomes are 3 levels of flats, and the top level provides loft units. The first two levels of the John Shields Parkway elevation will provide retail, office and commercial, with four levels of residential units above. [Described conceptual views of the proposed plan.]

Commission Questions

Mr. Way stated that he was unclear about the right-of-way for Village Parkway, depending on how that is realigned. Is the applicant considering that future condition?

Mr. Underhill responded that they are aware and would provide the appropriate right-of-way.

Mr. Way stated that the potential extension/realignment of John Shields Parkway informs development projects in this area. Was the applicant aware of that potential realignment?

Kevin McCauley, Stavroff & Development, 6689 Dublin Center Drive, Dublin stated that they were aware and provided a couple of options to engineering for how they could navigate that road to meet Snouffer Road. They would be working with the City on the next phase of John Shields Parkway; at this point, it is shown as a straight line to avoid confusion regarding options.

Mr. Schneier stated that much of the proposal seems to be a result of the parking arrangement with AMC Theater. The impact of a private arrangement on a public application is a problem. At one point, there was a statement that the theater wanted contiguous parking. If John Shields Parkway were extended, the theater patrons would have to cross that roadway extension.

Mr. Fite responded that they would have to cross it, but it is not dissimilar from the service road they now cross. He described the proposed shared parking within the parking garage. There are two levels in the parking garage; on the east side of the building, people enter the garage at the second level, which is public parking. The first level would be private parking for the apartment residents and would be accessed from Village Parkway. The Theater also will have surface parking.

Mr. Schneier stated that the agreement with AMC indicates the parking needs to be contiguous. Would the second level in the parking garage provide contiguous parking?

Matt Stavroff, Stavroff Company, 6689 Dublin Center Drive, Dublin stated AMC Theater has rights to 450 parking spaces. They have two lots. The apartment building would be located on the southern half of one of those lots. Currently, between this lot and the small theater lot to the southeast, they have 351 parking spaces, although the agreement gives them 450 spaces. At this point, the Theater has no objection to the proposed project because it will provide them contiguous, front door parking spaces. However, if this project does not proceed, he does not think anything will develop on the lot until the Theater is no longer in business.

Ms. Call stated that private agreements are not within the Commission's purview. She asked Mr. Boggs to comment.

Mr. Boggs stated that it is correct that private agreements are not within the purview of the Commission; however, it is appropriate for the Commission to be aware and look at the proposal through that lens, rather than trying to reconfigure the agreement that they have.

Mr. Chinnock inquired if there is public parking in the auto plaza off Village Parkway.

Mr. Fite responded that it is an auto court to drive through; there will be no parking spaces.

Mr. Chinnock inquired if the center link of the building, the community center, which has access to the public courtyard, would be open to the public.

Mr. Fite responded that the area is only for the residents; it is not open to the public.

Ms. Call inquired if there is a pedestrian thoroughway through the center of the building.

Mr. Fite responded that there is. Pedestrians can cross through the building in a mid-building pedestrianway in the garage. The pedestrianway is not through the glassed community center.

Dan Pease, Director of Design, MA Design, 775 Yard Street, Suite 325, Columbus stated that pedestrians would walk up under a covered porch into the core area. An exterior stair will deliver them to the second floor of the garage. There will be a pedestrianway through that garage.

Mr. Way inquired the height of the loft units on the Village Parkway frontage.

Mr. Pease responded that the sixth floor is 18 feet in height.

Mr. Way stated that the Code limit is 14 feet. Anything above that would make it a 7-story building.

Mr. Fite responded that their intent was to ask for a height variance.

Mr. Fishman stated that with the proposed units, there is potential for 686 residents, most of whom will have cars. When the theater is busy, there may be insufficient parking spaces. At some point, the in-house agreement between the property owner and AMC Theater would expire.

Mr. Stavroff responded that it is a reciprocal easement agreement; it runs in perpetuity. Certain conditions within the agreement could cease, however, if the AMC Theater were no longer a theater.

Mr. Fishman stated that parking garages for theaters and ball games can be difficult to exit.

Mr. Stavroff stated that his observations are correct; however, a theater expert has looked at the plan and they are comfortable with what is proposed.

Mr. Fite stated that there is also a parking garage consultant on their team, who is working on all the details. This is only the first of what will eventually be other parking garages on the site.

Mr. McCauley stated that a drawing included in the meeting packet shows that there is ample parking throughout the Center for the retail shops.

Mr. Underhill stated that the Theater patrons have ample unrestricted surfacing parking opportunities, as well.

Ms. Harter inquired if the applicant has discussed the project with area residents.

Mr. McCauley responded that they have spoken with their Center tenants, with the Pulte and Casto management and with the hotel owner, but not the residents further away.

Ms. Harter stated that at the previous meeting, there was a suggestion the residences could be condominiums rather than apartments. Was that idea not considered?

Mr. Stavroff stated that he was not comfortable with that model; he is very comfortable with the model they have presented.

Mr. Boggs stated that in terms of the zoning and land use context – multi-family is the umbrella. The property owner can decide whether he prefers apartment or condominium development.

Mr. Underhill stated that rental multi-family supports surrounding retail much better.

Mr. Way inquired about the change in the townhomes since the first review.

Mr. Fite responded that although they are attached to the garage now, they would still stand out in a prominent manner.

Ms. Harter inquired if the apartment balconies are large enough for a table and chairs.

Mr. Fite responded that the space is 10-12 feet in width, so there would be room for a small table/chairs.

Commission Discussion

Mr. Chinnock stated that he likes the architecture and articulation, but the scale of the building is an issue. He understands that the master plan indicates that usable greenspace will be provided on the site, but it is difficult to consider one of the projects, which has none, with the promise that it will be provided later.

Mr. Schneier stated that the applicant has provided modifications that now include retail. The overall greenspace provided is an improvement. The parking has informed the way this site is being developed. He does not equate a public utility easement with a private agreement. A public utility has right of eminent domain. The Commission should take that into account. However,

private agreements should not influence what the Commission is asked to approve. Absent that parking agreement, this would be a development more appropriate for the location in scale, etc. He does not think that walking through an attractive passageway, up some stairs and through a parking garage is what the City considers a pedestrian path. It is unfortunate that the pedestrian path, two buildings and a cross street have been eliminated due to that parking agreement. The Commission has shown flexibility in the past with the Code, but it is difficult to say that this is the right building at this location and at that size and scale. If the buildings cannot be separated, he is not supportive.

Public Comments

Scott Haring, 3280 Lily Mar Ct., Dublin stated that his property is accessed from the Martin Road corridor south of this development. If 229 parking spaces are mandated for the shopping center and 450 parking spaces are required for the new residents, it would seem the site is several hundred parking spaces short. The block distance should be no issue. A precedent was set in the first year of the Bridge Street development. The presenting planner at that earlier meeting stated that even with a blank slate, the City could not uphold the block requirement. If even the City cannot meet the City's Code, maybe it is too tight. For 10 years, the City has stated that the intent of the Bridge Street Corridor is a dense urban, walkable downtown area. If that is the intent, this is consistent. He is a little nervous when he hears a Commissioner say, let's not get hung up on the Code and the rules, as that is all he has, as a citizen – the hope that the rules are being upheld.

Randy Roth, 8987 Grandee Cliffs Drive, Dublin stated that he is vice president of the East Dublin Civic Association, and he was asked to speak on behalf of the association this evening. He believes this proposed project is premature. He has been involved with the Community Plan steering committee and the Transportation Task Force, and earlier studies, engineers, traffic consultants and modelers all believed Snouffer Road should be extended west. That traffic improvement would improve what could occur in this area. If that were to be paired with building a bridge extension from Emerald Parkway to the south – that would result in a major corridor where a building with retail could be viable. Their civic association is skeptical about retail being able to go in at this level and succeed along John Shields Parkway. Having successful retail on the bottom level of a multifamily development, such as this, is crucial to the longevity, success and safety of that neighborhood. They are supportive of this type of concept, but it seems that the roads must be built first, then see what becomes possible. In the planning process, they had hoped that the way the applications would begin with the Bridge Street District would be first, from Riverside Drive; then build back from there; and then build forward from Sawmill Road. The problem for this property is that it does not have Sawmill Road frontage, but with the new road, new frontage will be created. A building of this scale would be compatible on that new frontage, but it is very incompatible with what currently is across the street in Tuller Flats, Sycamore Ridge, etc. Retail could work best along that major north-south artery that will be built. Finally, security is an issue at some of the nearby communities, such as the new Anderson development. He hopes that part of the planning process involves security. Building massive buildings with concealed corridors and no security plan can be dangerous situations. In regard to the greenspace, we can look at what has happened with the Sycamore Ridge greenspace – it is a dead grassy space. He would suggest that a recommendation be provided to City Council that the City consider buying some additional land from Mr. Stavroff to build active park spaces. Having active parks will make the area safer. Having small isolated blocks of grass will not make the community safer, build neighborhood or be consistent with the vision for pedestrian activity. He does not see any visionary aspect to this plan, as is typical with development projects in Dublin. Finally, he is concerned about the aging of these

buildings. When he recently visited the Sycamore Ridge development, he was impressed with how well the interior has aged and the amount of activity on its streets, although within the area barrack-style units, the buildings are aging and there is no activity. In summary, because the proposed building would be more appropriate on the new corridor that will be constructed, he would suggest that they place it there.

Diane Cartalona, 3390 Martin Road, Dublin stated that she would like to reiterate Mr. Haring's concern about the Commissioner's previous comment about not paying any attention to Code. They would appreciate some clarification or reassurance that he did not mean what was said.

Mr. Schneier stated that he did mean what he said but only in the full context. He said that, as a Socratic exercise, if the Code were discarded, how would the Commission deal with the matter. His point was that, even if the Commission were not bound by the Code, this project does not work the way it is designed. He apologizes regarding the miscommunication with respect to his comment. For the record, he has no objection to the proposed amount of parking.

Commission Discussion continued:

Mr. Fishman stated that too much is proposed for a parcel of this size. The building is massive. The applicant has worked very hard on the plan; however, the City also worked very hard on developing the Code for this district. For two years, and often two meetings/week, people met to develop the Code. Even though the Code allowed for some flexibility, the consultants involved emphasized the importance of not approving anything too large. Developers, however, try to develop to the full maximum the Code might permit. The aging aspect is very important, so, for example, thin brick versus full brick would make a difference in how the building will look 20-30 years from now. That is only one issue. With a building this massive on such a small piece of property and the concerns regarding the evolving road network and possible future intersection – there are many problems. The proposed building is out of character here, but it could look appropriate on a much larger site with attractive greenspace surrounding it. Mr. Roth's point about usable spaces is important. The City wants active spaces where people gather. The consultants working with the City on this Code emphasized the need for pocket parks with ample greenspace. Otherwise, the District would have crime issues with people traversing through tunnels. In contrast, spaces that are open and active have less crime issues. The greenspaces must ebb and flow, not be small disconnected pieces. There is no room here for greenspace throughout the property. He is supportive of staff's recommendation. It will take a large amount of work to make this a project that will be an asset, a place that people will really enjoy. The proposed residential building is much too large. It will be essential to propose a building that will fit the space better. This is not the right proposal for this part of Bridge Park.

Ms. Call clarified that the Concept Plan is conceptual only; details are not provided until later in the development approval process.

Ms. Harter stated that although something needs to develop on the site, it must be the right plan. Many questions need to be considered with this proposal. Sawmill Road is very different from Riverside Drive. Safe navigation on the site and the proposed height are issues.

Mr. Way stated that placing buildings within the street network is the dilemma with this site. Although Big Sandy and other big box retail currently exist adjacent to the site, at some point,

those buildings will redevelop. The City would want them to be redeveloped in a manner consistent with the master plan for the rest of Dublin Center. Approving a building of this size and massing would set a precedent for continuing that to the east, as the site continues to develop. From a planning standpoint, the applicant's plan is on track for the rest of the Center. This site needs to reflect that master plan, as well. Extending McCune Avenue would tie the front of the Big Sandy site to Village Parkway. Whether it should be a street or a pedestrian way is unclear, but having that east-west linkage is fundamental to the success of the master plan. Not recognizing that on this site is missing an important opportunity. That east-west linkage would scale down the massing of the building and would be consistent with the Code's requirements regarding blocks and massing.

Ms. Call stated that the Code is the vision in words. Adhering strictly to Code in all cases would negate the need for a Planning and Zoning Commission. However, the Commission looks at every application, the associated give and take and its complementary nature. We evaluate it against the vision and determine if the application meets the vision. While the beautiful architecture meets the vision, the open space and mid-block pedestrian connections and open space do not. There are many elements, such as the balconies and hidden garages that are right, but the plan currently misses the vision. The Commission wants to see this site be developed, but it must be with a plan that meets the vision. She inquired if the applicant team needed further clarification from the Commission.

Mr. McCauley stated that they have provided some ideas for how the open spaces might be achieved on the site, but those details have not yet been developed. Mr. Schneier asked earlier if this building would be different if the AMC Theater were not here. Although Mr. Stavroff responded that it would be different, it does not mean it would be two buildings. Their original plan attempted to meet Code and proposed two buildings and the extension of McCune Avenue. However, there were also two very inefficient and expensive garages. A single garage is much more efficient. If the Theater were not there, they likely would have proposed a single floor garage for the building residents, but the building block of 500 feet would remain the same. The mid-block connection is the only item that does not meet Code. They are meeting Code in regard to the height and massing, and the Code permits a mid-building pedestrianway in place of a mid-block pedestrianway.

Mr. Underhill stated that they understand the next iteration of the plan would need to be changed to be approved; however, the process requires approval of the Concept Plan to proceed to the next step.

Ms. Call summarized the issues with the Concept Plan: pedestrian throughways, mid-block corridors; access on the principal frontage; intensity and density of the building; open space; compatibility with the surrounding area and the adjacent property entrance. There were too many of those significant items for the Commission to approve the Concept Plan.

Mr. Boggs stated that the applicant has the option to request the Concept Plan be tabled to permit them to revise it further or to have the vote proceed on the Concept Plan.

Mr. Underhill inquired if there is anything that would prevent them filing another application with no waiting period.

Mr. Boggs responded that they could do so; there would be no waiting period. It would require them to pay another Concept Plan application fee, however.

Mr. Underhill stated that they would request the vote to proceed.

Mr. Fishman moved, Mr. Way seconded approval of the Concept Plan.

Vote: Mr. Way, no; Mr. Fishman, no; Mr. Chinnock, no; Ms. Harter, no; Mr. Schneier, no; Ms. Call, no.

[Motion failed 0-6.]

[Brief break. Mr. Supelak returned to the meeting.]

DISCUSSION ITEMS

2. ~~Neighborhood Design Standards~~

~~Introduction to the proposed Guidelines developed to address the Neighborhood Design Standards for single-family developments within the City.~~

Staff Presentation

~~Ms. Holt presented the topic for the Commission's discussion prior to making a recommendation for consideration. The item of concern is the PUD intent legislation in the Code states various goals, including: develop an opportunity for mixed land uses; respect unique characters of a site; protect natural and cultural resources; provide imaginative architectural design; and design the proper relationships between land and structures. The Commission and City Council have noted that the City is not receiving the desired creative results for single-family, residential PUDs. Applicants are relying on the minimum residential appearance standards, which are intended for standard zoning, not negotiated planned unit developments. There is a need to establish future expectations for residential PUDs and provide greater specifics about how to meet the broad intent language. Work sessions were held with the board and commissions and City Council liaisons in January 2022 to determine the goals for this project. The goals identified were:~~

- ~~1. To ensure a better PUD product, as intended by Code;~~
- ~~2. To maintain flexibility of direction and avoid being prescriptive;~~
- ~~3. To capture different scales of concern regarding both the neighborhood and individual lots.~~
- ~~4. Must work for the benefit of staff and applicants.~~
- ~~5. Allow new ideas for infill projects.~~

~~The goals were confirmed via email in February 2022 and were incorporated into draft Neighborhood Design Guidelines. The draft guidelines were shared with the Community Development Committee (CDC) on September 28, 2022, and the Committee members provided feedback. A status update was provided to the CDC on November 28, 2022, and the Committee confirmed the project direction. The draft guidelines are provided to the Commission for consideration tonight. There are three levels of focus: public realm macro, public realm micro and private realm. The guidelines state that open space will serve as a framework for the neighborhood. The guidelines will function much like the conservation design ordinance. [Reviewed the framework of the guidelines.] Some Code amendments will be necessary, and four are proposed including:~~

- ~~1. Stormwater ponds counting toward required open space;~~
- ~~2. Greater than 45% maximum lot coverage permitted;~~
- ~~3. Flexibility in street tree placement, size, rhythms permitted;~~
- ~~4. Direction for how easements/setbacks can be used as open space in a project.~~

~~Staff requests the Commission's feedback on the draft Neighborhood Design Guidelines. Following input from the Commission, staff and the consultant will revise the guidelines, and the final draft will be provided at a January Commission meeting for review and recommendation to~~



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, May 5, 2022 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

1. **Dublin Village Redevelopment at 6800 Federated Blvd and 6711-6815 Dublin Center Drive, 22-050INF, Informal Review**

Proposal: Informal Review and feedback for the development of attached townhomes and multiple-family residential with structured parking. The 8.17-acre site is zoned Bridge Street District, Sawmill Center Neighborhood.

Location: Northeast of the intersection of John Shields Parkway with Village Parkway

Request: Review with non-binding feedback prior to the submission of a Concept Plan under the provisions of Zoning Code §153.066.

Applicants: Aaron Underhill, Underhill and Hodge; Matt Stavroff and Kevin McCauley, Stavroff Land Development; and Michael Fite, F2 Companies

Planning Contact: Christopher Will, AICP, Planner II

Contact Information: 614.410.4498, cwill@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-050

RESULT: The Commission reviewed and provided feedback on the proposed residential development within Dublin Village, and expressed support for the use. The Commission requested the applicant provide a framework plan that outlines the future vision for the entire center. The Commission expressed concern about the project moving forward without an understanding of the larger context. The Members encouraged the applicant to demonstrate how the proposed development addresses the street and promotes a walkable environment outlined in the Bridge Street District Code. The Members expressed concern about the building height without understanding how the height would fit within the larger context of the center. The Commission stated that the required open space needs to be provided in meaningful way on the subject site and within the center, as a whole. The Members also expressed concern about the parking and how that would work, overall. The Commission encouraged the applicant to use the Code as the basis for the development. The Members requested the applicant focus on the broader scale and how the proposed development would fit within the larger vision for the center.

MEMBERS PRESENT:

Lance Schneier	Yes
Rebecca Call	Absent
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Christopher Will

Christopher Will, AICP, Planner II



Mr. Chinnock inquired if the statement regarding not restricting logo size or colors is consistent with previously approved signs, as well.

Mr. Hounshell responded affirmatively.

Mr. Supelak inquired if the Commission would be included in any future reviews of the proposed signs.

Mr. Hounshell responded that they would not. Once the Commission approves the Master Sign Plan (MSP), flexibility is allowed for staff and the property owner to approve final signs for the tenants.

Applicant Presentation

Matt Starr, Executive Vice President Commercial Real Estate and Leasing, Crawford Hoying Development Partners, 6640 Riverside Drive, Dublin, OH, stated that the current review process is working well. Crawford Hoying conducts 2-3 sign proposal reviews with the tenant before they submit an application to the City. The City subsequently submits the proposed sign to a consultant for further review, so there are multiple levels of review. He stated that although there are currently 24 office tenants at Bridge Park, they have only 12 signs. Typically, a sign is not permitted unless the applicant is leasing a full floor.

Commission Discussion

Mr. Fishman inquired if there were any changes in the sign plan itself, or if the request was only for the purpose of providing more flexibility in colors.

Mr. Hounshell responded that the Master Sign Plan remains the same, except for the addition of Block G, which is currently not covered by the sign plan.

Commission members had no additional questions/discussion.

Mr. Way moved, Mr. Schneier seconded approval of the Master Sign Plan with five (5) conditions:

- 1) The applicant update page 18 of the plan to clarify that upper story tenants are permitted a maximum of one wall sign at landlord discretion as architecturally appropriate;
- 2) The applicant update the plan note on pages 21-26 to clarify that final sign locations require both City and landlord approval and that Placemaking Art sign locations depicted are regulatory including number and location;
- 3) The applicant work with staff to select alternate precedent images on pages 8, 12, and 19 to ensure high-quality examples;
- 4) The applicant provide sign fabrication details for The Theodore Placemaking Art sign, subject to staff approval, prior to submitting a sign permit; and,
- 5) The applicant provide staff an updated plan reflecting all conditions of approval prior to issuance of sign permits.

Vote: Mr. Chinnock, yes; Mr. Fishman, yes; Mr. Supelak, yes; Mr. Way, yes; Mr. Schneier, yes; Ms. Harter, yes.

[Motion approved 6-0.]

4. Dublin Village Redevelopment at 6800 Federated Boulevard and 6711-6815 Dublin Center Drive, 22-050INF, Informal Review

Mr. Supelak stated that this is a request for Informal Review and feedback for the development of attached townhomes and multiple-family residential with structured parking on an 8.17-acre site, zoned Bridge Street District, Sawmill Center Neighborhood, located northeast of the intersection of John Shields Parkway and Village Parkway.

Staff Presentation

Mr. Will stated that the applicant is requesting an Informal Review and nonbinding feedback on their proposal. Dublin Village is located southwest of the interchange of Interstate 270 and Sawmill Road. The 54-acre development is bordered by Bridge Park Avenue, Village Parkway, Tuller Road and Dublin Center Drive. Dublin Village Center was approved in 1987, and most of the 400,000 square feet of commercial development was constructed in the late 1980s. Dublin Village (later, Dublin Village Center) was approved by the Planning and Zoning Commission (PZC) in 1987 as a Corridor Development District application. In 2013, a 6.4-acre residential development for the Edwards Communities was approved. The project involved the redevelopment of approximately 115,000 square feet of inline retail and an approximately 200-space surface parking lot within Dublin Village Center. The project included the construction of a four-story podium apartment building with 324 units, 325 podium garage spaces, and 72 off-street surface parking spaces. The project also would have provided an extension of John Shields Parkway and two new neighborhood streets connecting Tuller Road with the proposed extension of John Shields Parkway. However, that development was never constructed. Since then, additional projects approved within Dublin Village Center have included: the AMC Plaza Improvements (in 2013-2014); the Dublin Village Center West Façade (in 2021); and the Revelry Tavern Patio Expansion (in 2021). The site is located within the Bridge Street District, Sawmill Center Neighborhood.

The Bridge Street District street network indicates future connections in a block pattern layout. The applicant is proposing the construction of two, single-family, 7-story apartment buildings with 278 units; two, 3-story, single-family attached buildings with 14 units; the extension of John Shields Parkway and McCune Avenue; and expansions and modifications to existing surface parking lots. Staff has proposed the following questions to facilitate the Commission's discussion:

- 1) Is the Commission supportive of the proposed land use & number of units?
- 2) Is the Commission supportive of the proposed street network and circulation?
- 3) Is the Commission supportive of the proposed parking?
- 4) Is the Commission supportive of the proposed building heights?
- 5) Is the Commission supportive of the proposed massing, architecture, & character?
- 6) Is the Commission supportive of the proposed open spaces or fee-in-lieu?
- 7) Is the Commission supportive of the general site layout, framework and phasing?

Commission Questions

Mr. Way inquired, based on the Bridge Street Code, the difference between a podium building and a corridor building.

Mr. Will responded that in the Bridge Street Code, the podium building type would have parking below and development above the parking.

Mr. Way stated that a corridor building has partial parking beneath the building, as well. He was under the impression that a podium building provided only one level of parking beneath the development above, but that a corridor building allowed for multiple levels of parking beneath.

Ms. Martin clarified the difference between the two structures. The corridor building would allow for either no parking on lower levels and parking in a separate location, or it would allow parking to be within the building, to the rear and in-line with the principal frontage street.

Mr. Way stated that the graphics submitted show two levels of parking, not just one level. Would it then fall within the corridor building category, which would permit more levels of parking? Is the building characterized correctly, since that dictates the number of parking stories permitted?

Ms. Martin responded that staff believes the building is characterized correctly, as the Code permits latitude to determine the building type. However, if the Commission believes it should be categorized differently, staff could explore that further. The Code recognizes that design will not always look exactly like the form-based Code, in which case a determination would be made as closely as possible. The character of two stories of podium parking beneath five stories of residential development is most similar to a standard podium building.

Mr. Way inquired about the property at the intersection of Tuller Road and Village Parkway, which is not part of this property. Who is the owner of that triangular-shaped section of land? The City's Thoroughfare Plan indicates a future T intersection with Tuller Road, which may mean that land is being preserved for future right-of-way for that purpose. If that is not the intent, who owns that land?

Mr. Will responded that the land is owned by the City of Dublin. It is part of the right-of-way. He invited Ms. Wawszkiewicz to comment on the City's future street plans.

Ms. Wawszkiewicz stated that there is right-of-way in the corner where Tuller Road curves and intersects with Village Parkway. There is a future opportunity to straighten those roads into the perpendicular intersection format of the Bridge Street District. The City is currently studying this area for the purpose of future decisions.

Mr. Way stated that he asked the question because, if no future alignment were intended, there would be open space on that corner. If that condition should change in the future, however, it would result in a corner condition that does not currently exist. That should be taken into consideration.

Mr. Supelak stated that the area depicted on the drawings is referred to as greenspace, but it is actually open space. All of the parcels are not necessarily open space.

Mr. Will responded that open space is defined as space that is publicly accessible from a right-of-way.

Mr. Supelak inquired if there were any requirements regarding the length and proportion of the open space.

Mr. Boggs inquired if he was attempting to distinguish the difference between pocket plazas versus pocket parks versus greenspaces.

Mr. Supelak responded affirmatively.

Mr. Will stated that there are different types of open spaces. The intent of the open space/greenspace reflected in this plan is not defined at this point.

Mr. Supelak inquired if all the pervious surface on the site would qualify as open space.

Mr. Will responded that, with the limited material provided at this point, staff would not anticipate all the open space shown to meet the Code definitions of publicly-accessible open space or other space types.

Mr. Fishman stated that there is a certain requirement for open space. Does that space count toward their open space requirement?

Mr. Will responded that with the Informal Review level, it is unclear which spaces would meet that requirement. When it is refined to a Concept Plan, that detail would be clarified. Not all of the spaces would count toward their open space calculation, only the ones that meet the requirements. That analysis has not been done at the Informal Review stage.

Mr. Schneier stated that the proposal indicates open space areas of 15,000 square feet and 36,000 square feet. Is the 15,000-square-foot area proposed as open space?

Mr. Will responded affirmatively. The applicant may be able to provide more details regarding their intent for that open space. At this point, the materials submitted do not specify the intent for those open spaces.

Mr. Chinnock requested additional information regarding the current parking provided on the site.

Mr. Will responded that although that information also has not been provided at this point, it would be required for the Concept Plan.

Mr. Chinnock stated that he assumes a traffic study will be done. Traffic will be a major concern with this plan, as the current level of traffic is already heavy. Pedestrian safety between the AMC Theater to the Bridge Park area is also a concern. This development would be a benefit to the area, but there are some logistical questions that need to be considered before the project advances significantly.

Mr. Will responded that a Traffic Impact Study (TIS) is not required within the Bridge Street District (BSD), as a TIS study was completed with the initial rezoning of the Bridge Street District. The circulation and safety, however, are definitely within the Commission's purview to consider.

Mr. Chinnock inquired the number of building stories of the previously approved plan for this site.

Mr. Will responded that it was a 4-story building.

Mr. Supelak inquired if the four stories included the podium level.

Mr. Will responded affirmatively.

Mr. Supelak inquired the height limit on the corridor building type.

Ms. Rauch responded that the maximum height of a corridor building is six stories.

Mr. Supelak inquired if other stipulations existed with the corridor building type.

Ms. Rauch responded that the corridor building type requires that the parking not be visible; it must be fully wrapped within the building. That is not what is proposed with this development.

Mr. Fishman stated a 4.5-story building is permitted in the District. If the intent is to have two levels of parking, could those levels be provided underground?

Mr. Will responded that the parking could be provided below-grade. The Code counts only stories above grade.

Mr. Fishman stated that a building could be 4.5 stories high, and the required parking could be provided below ground level.

Mr. Way inquired if all the area within the scope of work was the same as the site being reviewed tonight.

Mr. Will responded that the applicant has indicated that this application likely would be part of a multi-phase redevelopment. The most refined piece of the development concept is the A and B areas with townhomes and podium apartments, as well as the expanded and modified parking lots. Mr. Way stated that the parking is intertwined, so it would have to be considered, as well. Additionally, it is only a portion of a bigger development, which is very challenging to understand.

Applicant Presentation

Aaron Underhill, Underhill and Hodge, 8000 Walton Parkway, New Albany, stated that he is representing Stavroff Land Development's interest. Matt Stavroff is present, as well as Michael Fite, F2 Companies. Mr. Underhill stated that this is an early stage of a multi-level review process. When the Bridge Street visioning plan was adopted, a long-term vision for this property was one of the drivers for that greater visioning effort. Over time, the Center has deteriorated for a number of reasons, including economic conditions and the rise of on-line retail. The Stavroff Company then purchased the property and stabilized it, although the applicant does not believe the property is at its highest/best use. Although they have stabilized the property and it is an amenity for the community, they would like to improve upon its use. The anticipated re-development of this property will occur in stages over a period of time. Therefore, the parking provided for this particular stage may be only temporary. In addition to the existing street network, there are many existing buildings with useful life remaining. Business decisions that must be made make the re-development more complex. They have attempted to identify the right land use and maximize a smaller amount of land by developing vertically and leaving open opportunities more likely to materialize when there are more residents living here in a walkable area. Retail, entertainment and restaurant uses are viable here, and the remainder of this site will largely consist of those uses. The applicant is looking forward to the Commission's feedback on the questions suggested tonight.

Matt Stavroff, Stavroff Land Development, 6689 Dublin Center Drive, Dublin stated that they have been a part of the Dublin community since 1981 and have watched it grow from a suburb to an incredible community. At one time, Dublin Village Center was a very vibrant place; however, it always lacked visibility and proper access for retail development to succeed long-term. As soon as the opportunity arose, their tenants moved to the other side of the road. The AMC Theater within the Center is the best in central Ohio. Stavroff purchased the Center in November 2009 amidst the financial turmoil in the market. At the time, it was 50% vacant, and half of the existing tenants were noncompliant. The following 3-4 years, they attempted to define the best development to pursue, and they developed a working relationship with The Edwards Company. Although an apartment community had been approved, at that time, Dublin did not have an agreement with the Schools that allowed for the type of revenue necessary to provide the public infrastructure for the type of prescriptive development defined by the BSD Code. That Code is flexible in some ways but very prescriptive in other ways. They have cleaned up the area, and it is vibrant today. He is proud of their tenants. He wants to advance the proposed development to benefit most of the existing businesses. However, they must honor certain legal agreements that are in place, including a reciprocal easement agreement. They have parking obligations to the AMC movie theater. The renovations completed a few years ago to that theater breathed new life into Dublin Village Center. Although the area is doing well, it is underutilized; there are presently a vast number of parking spaces on the site. The proposed infrastructure will not only benefit their property but the community, as well.

Mr. Underhill stated that the questions posed by the Commission concerning the open space and building types will be investigated as the project advances.

Mr. Schneier stated that the dilemma is that the Commission is being asked to provide comments on part of a larger unknown development, and the applicant may not yet know what that will be. To what extent is the applicant able to provide a holistic concept of where the development may go from this point?

Mr. Stavroff responded that he assumes he is asking what they have planned for the entire development of 50 acres, not just the proposed 4-5 acres.

Mr. Schneier stated the proposed development would anchor this area for that future development. Will the next buildings be taller or shorter? The Commission would be creating a precedent here without a vision of what else is contemplated.

Mr. Stavroff responded that they have global land plans for an entire development. Sharing those plans might provide some clarity, but he is not confident how closely they would be adhering to them. Their plans of seven or eight years ago for retail development have changed dramatically; they are now looking at residential, hotel and restaurant uses. The challenge is the existing conditions. Improvements have occurred which have significant value, but some are performing at a higher level than others. Older cities have formed over time, in a quirky, eclectic manner, not planned perfectly. Eventually, this development will be a combination of existing, improved and newer buildings.

Mr. Way stated that this can be an eclectic redevelopment, but there must be a plan for that. The Commission is not comfortable with just letting it happen. It is necessary for the Commission to follow the guiding documents for this area. The anticipated development is for a larger area, which may not fit within the road grid. It is difficult for the Commission to understand where the applicant is going with the redevelopment. He commends them for having a vision for the future and taking on this endeavor. He believes mixed-use is the correct direction. A residential use would be appropriate here. People living within Dublin Village will significantly change the dynamics of it. His question is if it is the intent that, ultimately, there will be a plan that follows the planning documents that have been the vision for this area, including streets and open spaces.

Mr. Stavroff responded that they can provide the Commission with a plan, but the market will dictate their future direction. It is imperative, however, to extend John Shields Parkway through their site for it to succeed. It would benefit Bridge Park, as well, facilitating out-of-City visitors' access from the interchange to the District. Currently, there are many visitors to the Bridge Park District. There is a need for more efficient access to the District, or eventually, there will be traffic issues. They can provide more information about their global plans for the area at their next review.

Mr. Way stated that there are elements of this proposal that do not embrace the City's plans for this area, so the Commission needs some assurance that the applicant is paying attention to those guiding documents. John Shields Parkway, for example, is a major through street, so how will the proposed building address that street and make it a frontage street? The intersection with Village Parkway and John Shields Parkway is a gateway, so it is important how the development, including the architecture, will respond to that gateway. Although an Informal Review is very preliminary, he is interested in knowing how this development will be responsive to the elements of the Bridge Street Code.

Mr. Stavroff stated that they are paying attention to the Code; however, Dublin Village already has existing elements with value. They are hopeful that Code compliance does not prevent their being

able to improve their existing development. Because 100% Code compliance is not possible, there will be a need for some waivers to the Code.

Mr. Chinnock stated that it will be important to provide better understanding of the vehicular and pedestrian traffic with the next plan review. Are the proposed building heights essential?

Mr. Stavroff deferred the question to the project architect.

Michael Fite, F2 Companies, 1550 Lakeshore Blvd, Columbus, stated that the building height is tentatively seven stories. There are many site nuances involved with the project, including a 10-foot grade change. Significant articulations in the building, patio spaces and various architectural elements will soften the feel of the seven stories. The proposed 3-story townhomes on the western edge will present a "step up" to the taller building. The parking in the podium building will provide parking for future uses. The bottom level will provide parking for the theater and other retail spaces, and the upper level will provide parking for the residential units within the building.

Mr. Supelak stated that there is an open space requirement, which does not include impervious surfaces.

Mr. Fite responded they have submitted a diagram depicting concrete vs. green surfaces. They recognize that the intent is that the space be usable open space, and the open space provided in this plan will be usable. It is important to consider the overall 50+ acres project area, and not this 5-acre parcel separately. The diagram they submitted depicts a substantial usable open space within the middle of the larger project area. In the future, the currently private plaza area in front of the theater could be designated as part of the public open space system. They see John Shields Parkway as being an open space connector, and they envision a north-south greenspace in front of the Revelry. The intent is not to solve the open space requirement of this site only, but for the greater project area as a connected and usable open space.

Mr. Supelak stated that the space depicted in the diagram is not yet thoroughly planned. Open space must be integrated within the City fabric, which includes its street network. Although it is not possible to predict the future, the Planning Commission and developers attempt to plan for the future in a flexible manner. At this point, the project does not mesh with the City's fabric. Three sides of the building show a 2-story parking garage, which is not consistent with a pedestrian-oriented district, and the thoroughfares and open space are not articulated. The open space depicted demonstrates that the site is presently over-built. Their intent to grow vertically will require approval of a building type waiver. The question for the Commission is whether this project would add vibrancy to the pedestrian nature of this District.

Mr. Fite stated that a major pedestrian and bicycle connector of greenspace and parkway will be John Shields Parkway. It is their intent to continue what has been done to the west through this site. The extension of McCune Boulevard between the apartment buildings will have a pedestrian-oriented streetscape.

Mr. Fishman stated that he recalls that the consultants involved with the development of the Bridge Park District plan warned against letting Bridge Park become too big. What is the vision for Bridge Park? Does the City want something similar to downtown Columbus or Chicago, or is the vision for a district that looks like Dublin? The consultants stated that because the District was being zoned with the minimum amount of greenspace, it would be essential not to give up even a small amount of that. The plan also indicated a maximum building height of 4.5 stories. Has that changed and

do we now want 7-8 story buildings? Doing so would result in a different look for this District. What is the intent for the remainder of the development? Will that include another block of 250-unit, 8-story buildings? That would result in a significantly different look for the District. He cannot be convinced that there is a need for building heights greater than 4.5 stories. The parking can be provided underground and the buildings could be 2-3 stories in height. There are many such underground parking garages. While he appreciates their efforts, it is the Commission's task to require what is best for Dublin. In summary, he sees no need for buildings higher than 4.5 stories nor a need to sacrifice any greenspace. As emphasized by the consultants for the District and Planning staff, the plan for this District calls for street-oriented buildings, which encourage walkability. To date, developers have attempted to propose that type of development. He feels very strongly about both the height and greenspace elements.

Mr. Stavroff noted that the previous plan by Mr. Edwards was approved for the site.
Mr. Fishman stated that he does not believe the plan advanced to a Final Development Plan.
Mr. Stavroff responded that site was platted, however.

Ms. Rauch confirmed that the site plan was approved, so the development is now at a point equivalent to a Final Development Plan.

Mr. Stavroff stated that the Edwards' plan reflected one, very large, 4-story building with street-facing sides. Their intent was to improve that plan and propose something more interesting.

Mr. Fishman responded that he believes this plan will be better than the previous plan, but, as the consultants emphasized, the maximum building heights cannot exceed 4.5 stories.

Mr. Supelak stated that the City made the decision to align development in this District with that plan.

Ms. Harter inquired if the proposed building would be a large obstacle blocking the sight line for people wanting to access the area.

Mr. Stavroff responded that the view down John Shields Parkway is unhindered, and he does not believe that will change. The road will curve, however, which may create some challenges at the same time as being interesting.

Ms. Harter inquired if condominiums rather than apartments might be a possibility for the site.

Mr. Stavroff responded that he believes that could be an option, as well. Pulte is developing approximately 100 condominium units to the west, which they will be observing. He anticipates they will be successful.

Ms. Harter stated that car dealerships have frequently parked their excess cars in the Dublin Village Center parking lot. Could that be a future problem?

Mr. Stavroff responded that they do not anticipate it will be a problem. The excess parking has met temporary needs for the dealerships.

Ms. Harter responded that it could present a problem for the dealerships in need of the parking, and she is concerned about the Commission receiving future requests for remedying their situation.

Mr. Stavroff responded that he does not anticipate that occurring, as the auto sales industry also is changing.

Mr. Way inquired if it is the applicant's intention to redevelop the entire Center during the next 20 years.

Mr. Stavroff responded that it is; however, they are not in a hurry. Their intent is to do it correctly.

Mr. Way inquired if over that expanse of time, the present one-story shopping center could become a multi-story, mixed-use development.

Mr. Stavroff responded that he anticipates 20 years in the future, the development will be much different. While redevelopment could occur quickly, market conditions will dictate the timeframe. They have continued to invest in the Center, because they care about this site.

Mr. Underhill summarized the points that he had heard from the Commission. The land use seems to be satisfactory; the proposed building height is an issue, but if done correctly, the proposed density is not an issue. It is important for the applicant to have the Commission's feedback on the extension of John Shields Parkway. It is essential to ensure the Commission is supportive of its extension, as that element would drive subsequent decisions. They have heard the Commission's views on the building heights, but the architecture would be articulated in an artful manner. He would ask the Commission to be open-minded on that element.

Mr. Fite stated that the proposed height is important. He has had the opportunity to see the view from the rooftop of the Pharmor building, and the view westward down to the river valley is beautiful. They would like to maximize the number of people who can enjoy that view. Limiting the building height to four stories, would limit the number of views. He is confident in their ability to make a 7-story building great.

Public Comment

Mr. Rauch responded that one public comment was received preceding the meeting and included in Council members' meeting packets.

Commission Discussion

Mr. Supelak noted that seven questions were provided for the Commission's discussion.

Mr. Way stated that the Commission must have a Conceptual Plan for the whole development. He finds it difficult to review it in a piecemeal fashion. In response to the questions, he has no objection to the proposed land use and number of residential units. However, significant work must occur with the street network and circulation, and a parking plan will be necessary. The proposed building heights are a two-sided issue. Building heights might relate to future surrounding buildings and, therefore, make sense, but a 6-7 story building across the street from 3-story buildings, and from there, one-story buildings would not appear to fit within the area fabric. He would encourage the applicant to consider how the edges of the proposed development would transition to the surrounding development. It is too early to comment on the proposed massing and architectural character. However, the organization of the proposed U-shaped blocks must provide building faces along John Shields Parkway, which recognize the importance of that street. Much work needs to occur on the open space element, which presently is not clarified. In general, the layout of the two residential blocks appears to be taking the right direction.

Mr. Fishman stated that he is supportive of the proposed number of residential units; however, he is not supportive of varying from the Code. He has no objection to the street network, but there is significant work to do to make the buildings street friendly. As has been emphasized previously, the intent is that this be a walkable community. He is concerned about the parking. Does the theater have sufficient parking?

Mr. Will responded that the theater currently has sufficient parking. As the development plan is refined, that element will be reviewed to ensure that it meets Code.

Mr. Fishman stated that street parking is not desirable. He has already expressed his objections related to building heights, and it is too early to comment on the massing and architecture. He is adamantly opposed to any fee in lieu of open space. He is not supportive of the site layout. As expressed by Mr. Way, the buildings must face the streets. He is concerned about deviating from the Code requirement regarding height in any way with this initial development, as that will set a precedent for subsequent development on the site. He drove the site earlier and was impressed with how much a 7-story building would change the character of the District. While the developer would produce a good product, it is essential to adhere to the Code created for this District with the input of professional expertise. Consultants warned about the importance of maintaining the amount of greenspace, building heights and pocket parks delineated by the Code in order to ensure that the District resembles Dublin.

Mr. Chinnock responded he is in agreement with those comments. Driving up John Shields Parkway, the building heights will be even more exaggerated from the lower view. That is an important consideration. He is supportive of the concept. We do not necessarily want this to be an extension of Bridge Park, which does not reflect the Dublin character. It is important not to set a precedent for greater building heights and density. It is important to adhere to Code and reflect the Dublin character. For him, it will be necessary to look at the larger concept for the development before commenting further on the project.

Ms. Harter expressed agreement with the comments offered by fellow Commissioners. The Commission is supportive of their interest in redeveloping the site, but it will be important to move slowly. She would be supportive of their consideration of an opportunity for condominiums. If apartments are pursued, she would like to know how expensive they might be. She is supportive of the land use but concerned about the number of units. Contacting the school district would be advantageous to the applicant. She is supportive of the proposed street network, although much work remains to be done with it. In regard to the parking -- covered parking is preferred, so she is supportive of the stacked parking. It will provide a close and safe option for the theater. She is concerned about the large building that is proposed. The proposed height would be impactful to vehicular and pedestrian traffic. The open space is very important, including the pedestrian connection aspect. In regard to building heights — there could be issues for safe evacuation of the residents of that building. She appreciates the applicant's efforts to communicate with the public and inspire further communication.

Mr. Schneier stated that he is generally supportive of fellow Commissioners' comments. Dublin Village Center and the Metro Center are the two greatest opportunities for redevelopment. He would encourage the applicant to think broadly and differently about this project, which has unique opportunities because of its location and size. He is supportive; however, of not following the Code at all if the project merits it, if it presents an opportunity to make a statement for the next 20+ years in Dublin. He is not adamant about building heights. It is too early to make a call on that item, as he would prefer to see what else is proposed. He would encourage them to do something incredibly grand. The applicant controls so much property, that they could make it the next place that people want to come to in Dublin. This is a grand opportunity. If there is one item on which he is not flexible, it is the fee in lieu of. The Commission is more interested in greenspace as a subset of open space. In regard to height, density, uses – all have options, if accompanied with the right WOW factor.

Mr. Supelak stated that the property owner has been successful in breathing life into the floundering development. The residential development advancing up the hill from Bridge Park is becoming closer and, eventually, will become enmeshed with the Dublin Center site, which will be a benefit. The proposed residential element of this plan has merit, and the Commission is supportive of that use. He agrees with Mr. Schneier. The Code is in place for a reason, but we recognize when an application warrants not following the Code. The Commission can potentially support such a project if it is earned. The Commission is not supportive of a fee lieu of, although a certain portion of the Commission could be supportive of centralizing the open space within the greater development. That would require provision of a broader plan. It is important to see how the development could mesh with the City fabric. He is concerned about the massing and height, but his primary concern is with the project's inward-facing character. The center boulevard where the units face each other is where all the pedestrian action is. On the other sides of the building, pedestrian traffic would be next to the parking garage, which will not encourage pedestrian traffic. There are ways to improve that element for the benefit of the greater District, as it becomes more residential. Presently, the project has configuration, open space, layout and scenic thoroughfare issues. Perhaps the buildings could provide mixed use on the lower level. It is important to focus on the pedestrian nature and how to generate energy in the District, as opposed to placing residential units at such heights upon a podium. The project recognizes the value of the east-west streets, particularly John Shields, but the development should also solve the north-south street needs. Currently, there are many dead-ends and barriers that do not interact with the City fabric, but focus only on the internal site interaction. Consequently, the project is closed and uninviting, an inward-facing experience. The site needs to be integrated with the City. In summary, the street network and pedestrian level need improvement; the building height and massing are elements to be earned; the fee in lieu of is discouraged, so the open space should be improved; and the units should be angled toward open space. Improving those elements would produce a more holistic project. Context matters.

Mr. Will requested clarification. Does the Commission's request for a larger project framework apply to the street network and any deviations therefrom?
Commission members responded affirmatively.

Mr. Supelak thanked the applicant for their efforts with this site.

5. Higher Ground Montessori School at 6000 Memorial Drive, 22-031AFDP, Amended Final Development Plan

Mr. Supelak stated that this an application for review of site and building modifications to accommodate a daycare within an existing building on a 1.21-acre site, zoned Planned Unit Development District, Muirfield Village, located northwest of the intersection of Memorial Drive and Muirfield Drive.

Staff Presentation

Mr. Hounshell stated that is a request for review of an Amended Final Development Plan for the Higher Ground Montessori School. This building was constructed in 1979 as Office Use, is zoned in the Muirfield Village PUD, but defaults to the standards of the Suburban Office District. The site is fully developed with parking provided to the west and north. Sole access to the site is from Cromdale Drive to the south. [Views of the site shown.] The parking lot will be modified and the

Basic Plan Review

13-031BPR – BSC Sawmill Center Neighborhood District

Dublin Village Center – Edwards Apartment Building

Tuller Road and Village Parkway

This is a request for review of a 324-unit podium apartment building to be constructed on an 8.32-acre site on the north side of a new public street in the BSC Sawmill Center Neighborhood District to the northeast of the existing AMC Theater. This Basic Plan Review application is in anticipation of Development Plan and Site Plan Review applications and is proposed in accordance with Zoning Code Section 153.066(D).

Date of ART Recommendation

Thursday, May 2, 2013

Date of Planning & Zoning Commission Determination

Thursday, May 16, 2013

Case Manager

Rachel S. Ray, AICP, Planner II | (614) 410-4656 | rray@dublin.oh.us



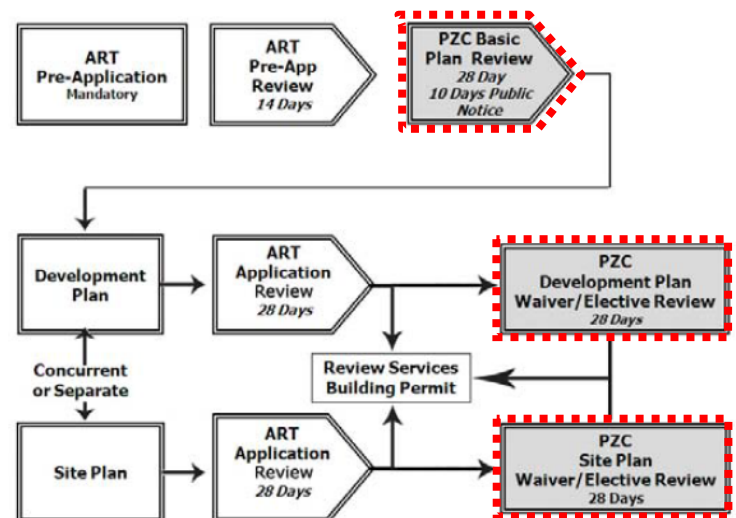
PART I: Application Overview

<i>Zoning District</i>	BSC Sawmill Center Neighborhood District
<i>Review Type</i>	Basic Plan Review – Pre-Development Plan and Pre-Site Plan Reviews
<i>Development Proposal</i>	324-unit Podium Apartment Building, associated site improvements, and adjacent public streets and infrastructure on an 8.32-acre site
<i>Use</i>	Multiple-Family Residential (Permitted Use in BSC Sawmill Center Neighborhood District)
<i>Building Type</i>	Podium Apartment Building
<i>Waivers</i>	Development Plan Waivers: 1) Maximum Block Dimensions (two blocks) - Table 153.060-A; 2) Placemaking Elements – Shopping Corridor - 153.063(C)(5)(a) Site Plan Waiver: 1) Façade Materials – Permitted Primary Materials - 153.062(E)(1)
<i>Open Space Fee-in-Lieu</i>	1.49 acres of open space required, approximately .54-acres provided, for a deficiency of .95-acres. Open space required based on 200 sq. ft. of publicly accessible open space for each of 324 dwelling units.
<i>Property Owner</i>	Whittingham Capital LLC; Stavroff Interests, Ltd.
<i>Applicant</i>	Pete Edwards, Edwards Communities Development Company
<i>Representative</i>	Stephen Caplinger, Creative Design + Planning
<i>Case Manager</i>	Rachel S. Ray, AICP, Planner II (614) 410-4656 rray@dublin.oh.us

Application Review Procedure: Basic Plan Review

Purpose

The purpose of the Basic Plan Review is to outline the scope, character, and nature of the proposed development. The process allows the required reviewing body to evaluate the proposal for its general consistency with the Bridge Street Corridor Vision Report and the requirements of Chapter 153 of the Dublin Zoning Code, and provides opportunity for public input at the earliest stages of the development process. Basic Plan Review is required prior to submission for applications for Development Plan and Site Plan Reviews.



Process

Following acceptance of a complete application for Basic Plan Review, the Administrative Review Team makes a recommendation to the Planning and Zoning Commission to approve, deny, or approve with conditions the application based on the criteria of §153.066(E) applicable to Development Plan Reviews, and based on the criteria of §153.066(F) applicable to Site Plan Reviews. Any required Waivers may also be reviewed at this stage. A determination by the Planning and Zoning Commission is required not more than 28 days from the date the request was submitted.

Waivers & Open Space Fees-in-Lieu

Even though the application is still in its preliminary stages, the applicant has identified several project elements that require Development Plan and Site Plan Waivers for review and determination by the Planning and Zoning Commission.

The original proposal includes a request for approval by the Planning and Zoning Commission for a Fee-in-Lieu of Open Space Dedication. However, the applicant is continuing to work with the City to identify an alternative means of providing the required open space rather than seeking payment of a fee.

Next Steps

1. Once the Planning and Zoning Commission makes a determination on the Basic Plan Review, the applicant may submit applications for Development Plan and Site Plan Review in accordance with §153.066(E) and §153.066(F), respectively.
2. Following submission of a complete application for Development Plan and Site Plan Review (together or separately), the Administrative Review Team must make a determination on the request not more than 28 days from the date the request was submitted. Any additional Waivers identified through this process would be forwarded to the Planning and Zoning Commission for determination.
3. Since this application involves subdivision of land and dedication of right-of-way, preliminary and final plats will require review by the Planning and Zoning Commission and recommendation to City Council in accordance with the Subdivision Regulations (Chapter 152).

Planning and Zoning Commission Determinations

The Basic Plan Review is intended to provide a higher level overview of more significant development projects. While the Basic Plan Review is based on an analysis of the review criteria for the Development Plan and Site Plan Reviews (as applicable), it is not expected that all project elements be finalized at this stage since the purpose of the Basic Plan Review is to obtain public input at the earliest stages of the development process.

Three actions are required by the Planning and Zoning Commission:

- 1) Determination on proposed Development Plan and Site Plan Waivers;
- 2) Approval, approval with conditions, or disapproval of the Basic Plan Review for a Development Plan and Site Plan Review; and
- 3) Determination of Open Space Fee-in-Lieu request.



Application Contents and Overview

Project Overview

This project is the first step toward the redevelopment of the Dublin Village Center shopping center and its transformation into a walkable, urban anchor at the east end of the Bridge Street District. The 324 apartment units proposed with this project will have a mix of one and two bedroom units, targeted toward a young professional/empty nester demographic that will begin to establish a critical mass of residential development to help support more intensive mixed uses.

With an aggressive construction schedule targeted to begin later this year, the applicant has advanced the planning for this project beyond that normally anticipated for Basic Plan Review. Further, many of the site-related elements affect public infrastructure improvements, which are currently being studied.

The building will be constructed with as a “podium” building type. This includes a parking structure that occupies the majority of the building’s ground floor, with two and three stories of apartments built on top of the garage. The podium parking garage greatly reduces the need for surface parking, although a small supplemental private parking lot is proposed to the west of the apartment building across a new proposed street. Approximately 519 parking spaces are shown, either provided in the garage, surface lot, or on-street. All parking requirements are met.

A clubhouse and management office are proposed at street level along the new John Shields Parkway, a Principal Frontage Street connecting to Village Parkway to the west and Sawmill Road to the east. New public streets are proposed to the east and west of the development site, connecting John Shields Parkway to Tuller Road and providing access to the parking structure and the AMC Theater lot.

The applicant has described the architecture as traditional in character with classic elements designed to break up the building’s massing. A combination of brick, glass, and siding is proposed, with a series of functional balconies, awnings, shutters, and other decorative elements used to add visual interest.

In addition to publicly accessible pocket parks distributed around the perimeter of the building, the applicant has provided approximately 1.6 acres of private open space within the building’s interior courtyards. These spaces will serve as amenities for residents and guests, while the pocket parks and pocket plazas along the new public streets will serve as gathering spaces and accentuate the public realm.

The applicant is in the process of refining detailed architectural plans, landscape plans, stormwater management, the provision of utilities and public infrastructure, and all other site elements that will be reviewed in detail at the Development and Site Plan Reviews and for the Preliminary and Final Plat.

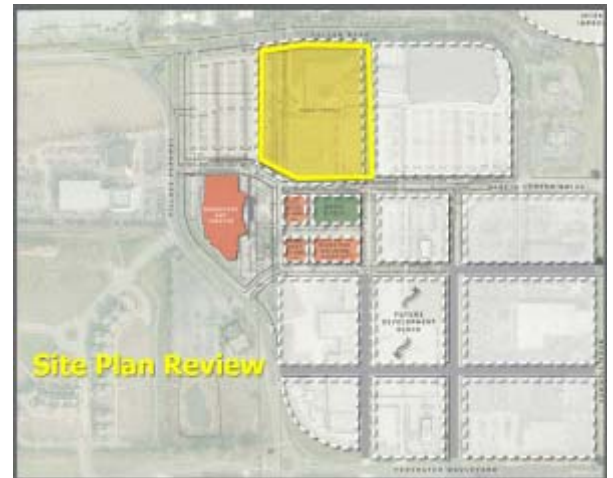
Development Plan Review

The project elements in the Development Plan Basic Plan Review include the proposed street network, block layout and dimensions, and consistency with the Sawmill Center Neighborhood District Standards. None of the developments shown on the interiors of the proposed blocks A, C, D, and E are included in the Development Plan Review (refer to Attachment A, Block Labels). Refer to the green highlighted areas on the top image to the right.



Site Plan Review

The project elements reviewed as part of the Basic Plan (Pre-Site Plan) Review include the proposed use, building type, site development, and the provision of open spaces. Refer to the yellow highlighted area on the bottom image to the right.



PART II: Administrative Review Team Comments

The Administrative Review Team conducted their analysis of the Basic Plan application. The ART also conducted a preliminary review of the detailed standards so that the applicant is aware of the additional information that will need to be provided as this proposal advances to Development Plan and Site Plan Reviews. This preliminary analysis is provided as an attachment for the Commission's reference.

The Edwards proposal is the first significant step toward the development of the Sawmill Center Neighborhood, and this project will set the tone for adjacent development. It is critical that the site, building, and open space designs set an example for desirable Bridge Street District development, which will be accomplished through adherence to the Code requirements and the conditions recommended by the ART.

Each member of the Administrative Review Team has submitted higher-level comments with respect to this application for the Commission's consideration. The applicant will need to address these comments as part of the applications for Development Plan and Site Plan Review.

Land Use and Long Range Planning

1. *Block Layout and Street Network* (Refer to Attachment A at the end of this document and Plan Sheet 15 of 27 for the proposed Block Layout and Street Network). With the exception of Blocks B and C, for which Development Plan Waivers are requested, the proposed block layout is generally consistent with the objectives of Sections 153.060 and 153.061, which are to achieve walkable block dimensions that place high value on pedestrian movement and safety and a street network that appropriately

distributes vehicular traffic. The proposed street network accomplishes these objectives, with recommended conditions relating to the coordination of driveway location and alignment.

2. *Open Space Type, Distribution, Suitability and Design* (Refer to Plan Sheets 9-13 of 27 for the conceptual open space plan). A variety of small urban pocket parks and plazas are highly desirable in the Sawmill Center Neighborhood District, linked by a greenway system that will ultimately connect down to the Scioto River and farther west through Coffman Park and eventually to the West Innovation District. Further, the number of new residents makes the need for quality open space amenities all the more important. Open space areas that are provided should be designed as high quality spaces that serve as amenities and spaces for gathering.

As the first Bridge Street District development project of this scale, the open space network will effectively begin with this development. While the applicant is proposing to provide a series of high-quality private spaces for the residents, it is critically important that publicly accessible open space be provided and integrated with the open space network.

Update: Refer to the Parks and Open Space comments below for additional open space considerations and an update on current discussions with the applicant.

3. *Podium Apartment Building Design and Primary Materials* (Refer to Plan Sheets 19-27 of 27 for conceptual floor plans and elevations). The proposed architectural concept for the Podium Apartment Building indicates the use of enduring materials such as brick and traditional architectural details. Because a majority of the building's ground floor will be comprised of podium parking garage, the building should be designed to minimize the structure's overall mass through effective architectural detailing, landscape elements, and high quality building materials.

In addition to the brick, a limited amount of vinyl siding is also proposed on the north, east, and west façades. Vinyl siding is not a permitted primary or secondary material. Additional architectural and landscape details should be provided with the Site Plan Review application to address screening of the ground floor parking structure and to enhance the building's architectural interest.

4. *Public Improvements* (Refer to Plan Sheets 17-18 of 27 for preliminary grading and utility plans). The applicant is working with the City to complete the phasing, demolition, and interim site conditions plans for the Sawmill Center Neighborhood, all of which will be required as part of the Development Plan Review. The applicant is also working with the City to refine the infrastructure improvements necessary to serve this site. Detailed phasing, public and private utility plans and street design details will be required as part of the Development Plan Review as well.
5. *Adherence to Zoning Code regulations.* Refer to the attached preliminary Code analysis of the applicable Code regulations.

Engineering

Refer to attached memo dated April 26, 2013 (Attachment C).

Building Standards

The following are the primary considerations from Building Standards with respect to the review of this application:

1. *Architectural Building Treatment and Finishes.* While the building massing appears to be appropriate for the application, we are concerned with the architectural detailing shown on the north façade (facing Tuller Road – refer to Plan Sheet 25 of 27). This elevation reads much like a rear entry to the building and it should have the same level of architectural detailing and articulation as the other façades. While the use of primarily brick on the north façade is commendable, there should be more articulation to the façade, either by adding "depth" or other architectural features (i.e. shutters) to help break-up the massing.
2. *Materials.* We are also concerned with the use of vinyl siding as a siding material. We disagree that it is a high-quality material. We also have concerns where the materials are being used, especially in relationship to the proposed balconies.
3. *Bicycle Parking Requirements.* While the applicant has not specified the amount of bicycle parking to be provided with this development, the applicant has indicated concern over providing the total required number of bicycle parking spaces (162 spaces). The Code allows the required reviewing body to approve fewer spaces, as long as the bicycle parking is not eliminated. An alternative to the Bridge Street District requirements for bicycle parking may be found in the LEED Reference Guide for Green Building Design and Construction, 2009 Edition. It states for Residential Projects, "Provide covered storage facilities for securing bicycles for 15% or more of the building occupants." In rough numbers, based upon 1.5 occupants per apartment, 74 bicycle storage spaces would be required. These spaces should, at a minimum, be distributed throughout the site in the private and publicly accessible areas.

Parks and Open Space

The provision of a network of intimately scaled, high quality urban open spaces will serve as one of the greatest amenities of the Sawmill Center Neighborhood District. The provision of publicly accessible open spaces should be planned and incorporated in concert with proposed development projects to the extent possible, , rather than purchased by the City after-the-fact using parkland funds generated from fees-in-lieu of open space dedication payments.

While this residential project includes a sizable amount of private open space as an amenity to its residents, the intent of the open space requirements is to achieve public open spaces that enhance the quality of life and foster a sense of community for the neighborhood at large. The applicant should continue to work with the current property owner and the City to identify and provide the required open space within a walkable distance

of the site as required by Code, consistent with the open space character and network considerations described in the Neighborhood Standards section.

Update: Since the Administrative Review Team's recommendation to the Planning and Zoning Commission was made on May 2nd, the applicant has met with the City and the property owner to discuss strategies for providing the remaining acreage (approximately 0.95-acres of the required 1.49 acres) within proximity of the development once additional development is phased in to the south of the Edwards site. An additional condition is recommended *that the applicant work with the City to execute a suitable agreement that provides the full amount of required open space as required by Code as part of the next phase of development of the BSC Sawmill Center Neighborhood District.* The applicant has expressed willingness to work with the City and the property owner to achieve this objective.

While all of the open spaces are conceptually designed to be attractive and complementary to the public realm, the proposed "Pocket Park D" (refer to Plan Sheet 13 of 27) includes a bioretention stormwater facility as a central component of the design. We are concerned that this stormwater facility may impede public use of the land it occupies. As currently depicted, the facility yields a relatively minimal amount of usable space under normal conditions, and that during and following periods of heavy rainfall a significant portion of this park may be unusable. The applicant should reconfigure and carefully consider the design details of this pocket park to ensure that it can meet the requirements for consideration as open space, functioning as an amenity and as a usable park regardless of the weather or season.

Fire

While we are excited about this project, there are a few concerns that we have as it is proposed.

1. The proposed streets provide for better access and apparatus maneuverability.
2. The reasoning behind the 13R sprinkler system causes concern as it not a true structural suppression system designed to control a fire in a structure this large. While fire separation eliminates the need for a full 13 system, the cost for the additional rated partitions, closures, installation and continued maintenance will be expensive.
3. Based on the 13R system, fire department aerial access is an absolute must; additional set-up zones and eliminating overhead obstructions such as large trees must be considered.
4. Again, based on the use of a 13R system, combustible exterior building materials poses the department some concerns. These combustible have a high likelihood of providing an avenue for fire to extend up and into the common void spaces.

Police

As this proposal moves forward, Police will need to ensure that pedestrian safety is appropriately accommodated. In particular, interior and exterior parking garage lighting will need to be evaluated, as well as

vehicular and pedestrian access and security of the building. The pocket park designs within the building's recesses should also be considered to deter crime through sensitive environmental design.

Economic Development

The proposal is the first significant step toward the redevelopment of the Dublin Village Center shopping center, with the street network beginning to set the conditions for the remainder of the Sawmill Center Neighborhood. The proposed residential development provides 324 apartments which will meet a portion of the projected demand for the young professional and empty nester demographic segments anticipated by the City's market studies for this area.

PART III: APPLICABLE REVIEW STANDARDS

DEVELOPMENT PLAN

Basic Plan Review Criteria – Development Plan

The Administrative Review Team reviewed this application based on the review criteria for applications for Development Plan Review.

(a) **Development Plan is Substantially Similar to Basic Plan**

Not applicable to Basic Plan Review.

(b) **Lots and Blocks Consistent with Section 153.060** (See Attachment A for Block Labels)

Met with Conditions and Development Plan Waiver. The proposed block layout is consistent with the objectives of Section 153.060, which is to achieve walkable block dimensions that place high value on pedestrian movement and safety and a street network that appropriately distributes vehicular traffic. The proposed street network accomplishes these objectives, with conditions relating to the coordination of driveway locations. The proposed building type (Podium Apartment Building) and the presence of the AMC Theater parking lot makes the addition of a required cross-street bisecting Block B less practical. Refer to the Development Plan Waiver analysis, below.

(c) **Consistency with Conceptual Street Network Shown in Section 153.061**

Met with Conditions. The proposed street network is generally consistent with the conceptual street network, with conditions relating to the coordination of intersection and driveway alignments as determined through the Development Plan Review.

(d) **Consistency with Neighborhood District Standards of Section 153.063**

Met with Conditions. The proposal is the first significant step toward the redevelopment of the Dublin Village Center shopping center and is being coordinated with other improvements in this area of the Center. This new residential site development and corresponding street network sets the conditions for the redevelopment of other portions of the Neighborhood.

The Neighborhood Districts also have a requirement for a minimum amount of mixed use "shopping corridor" development area, intended to establish a critical mass of walkable commercial activity anchoring

larger, coordinated commercial/mixed-use redevelopment. A shopping corridor was generally envisioned to occur south of the District Connector Street (John Shields Parkway). The lack of a larger master plan for this Neighborhood hampers the City's ability to foresee where this requirement will be met, but future development proposals will be reviewed in light of the need to provide a specific shopping corridor for this Neighborhood. At this time, however, a Waiver to the minimum required shopping corridor is requested.

As this proposal moves forward to Development Plan and Site Plan Review, the applicant will be required to demonstrate compliance with the intent of the open space network and the required acreage of open space dedication. In this regard the applicants have requested to pay a fee rather than provide their required open space. The ART is recommending disapproval of this request and that the applicant continue to work with the current property owner and the City to identify and provide the required open space within a walkable distance of the site, consistent with the open space character and network considerations described in the Neighborhood Standards section. The applicant has begun to evaluate strategies for meeting this requirement.

(e) Phasing

Met with Conditions. The applicant is working with the City to complete the phasing, demolition, and interim site conditions plans for the Neighborhood, all of which will be required as part of the Development Plan Review. Planned street improvements are also being reviewed by the City.

(f) Consistency with Bridge Street District Vision Report, Community Plan, Other Policy Documents

Met with Conditions and Development Plan Waiver. The proposal is the first significant step toward the redevelopment of the Dublin Village Center shopping center, with the street network beginning to set the conditions for the remainder of the Neighborhood. The proposed residential development provides 324 apartments which will meet a portion of the projected demand for the young professional and empty nester demographic segments anticipated by the City's market studies for this area.

(g) Provides Adequate and Efficient Infrastructure

Met with Condition. The applicant is working with the City to refine the infrastructure improvements necessary to serve this site. Detailed phasing, public and private utility plans and street design details will be required as part of the Development Plan Review.

Development Plan Waiver Review Criteria

The Administrative Review Team reviewed proposed Development Plan Waivers based on the following review criteria.

Maximum Block Dimensions - Maximum Block Dimensions - Blocks B and C - Table 153.060-A (see Attachment A for Block Labels)

Shopping Corridor - Placemaking Elements - Shopping Corridor in the Sawmill Center Neighborhood - Section 153.063(C)(5)(a)

(a) Request is caused by unique site, use or other circumstances.

Maximum Block Dimensions – Criterion Met: The request to exceed the maximum block dimensions for Block B is caused by the proposed building type (Podium Apartment Building). The block perimeter is 1,987

feet, where a maximum of 1,750 is permitted. The ground floor parking structure and the desire for resident privacy and security makes it impractical to bisect the building with a street or alley to achieve the required block dimensions.

The dimensions for Block C are created by existing conditions (the existing theater and adjacent road network that is not part of this proposal) – while the maximum block perimeter is met, the 658-foot Village Parkway segment exceeds the 500 foot limitation. Based on preferred intersection spacing and the existing theater building footprint, it is not possible to reduce the block segment along Village Parkway to meet the Code requirement.

Shopping Corridor – Criterion Met: The shopping corridor requirement is intended for larger, coordinated commercial/mixed-use redevelopment, and was generally envisioned to occur south of the District Connector Street (John Shields Parkway). The shopping corridor will be required as part of future redevelopment plans for Blocks C and/or D to the south.

(b) Request generally meets the spirit and intent of the Vision Report

Maximum Block Dimensions – Criterion Met: The proposed Development Plan street network is consistent with the spirit and intent of the Vision Report by providing the desired street network around the two blocks for which the Waiver is requested. At a minimum, Block B provides mid-block pedestrian street crossings to facilitate pedestrian access, and access is provided through the building for residents and their guests.

Shopping Corridor – Criterion Met: The shopping corridor requirement is intended for larger, coordinated commercial/mixed-use redevelopment, and was generally envisioned to occur south of the District Connector Street (John Shields Parkway). The shopping corridor requirement will need to be part of future redevelopment plans for Blocks C and/or D to the south. The lack of a larger master plan for this Neighborhood hampers the City's ability to foresee where this requirement will be met, but future development proposals will be reviewed in light of the need to provide a specific shopping corridor for this Neighborhood.

(c) Not requested solely to reduce cost or as a matter of general convenience

Maximum Block Dimensions – Criterion Met: Adequate vehicular and pedestrian connectivity will be maintained, and there are no other feasible configurations to meet block dimension requirements.

Shopping Corridor – Criterion Met: The shopping corridor has been envisioned to the south and as part of a commercial/mixed use redevelopment, and not with this residential development.

(d) Other Development Plan elements not affected by the Waiver will be generally consistent with Development Plan Review Criteria

Maximum Block Dimensions and Shopping Corridor – Criterion Met. All other Code requirements are either met, met with conditions, or will be verified through the Development Plan and Site Plan Review process.

SITE PLAN REVIEW

Basic Plan Review Criteria – Site Plan

The Administrative Review Team reviewed this application based on the review criteria for applications for Site Plan Review.

(a) Site Plan is Substantially Similar to Basic Plan

Not applicable to Basic Plan Review.

(b) Consistency with Approved Development Plan

Not applicable to Basic Plan Review.

(c) Meets Applicable Requirements of Sections 153.059 and 153.062 through 153.065

Met with Conditions and Site Plan Waivers. As reviewed in this report, all appropriate sections of the Code are either met, met with conditions, met following approval of a Site Plan Waiver, or are details that would be anticipated as the development progresses to Site Plan Review.

(d) Safe and Efficient Circulation

Met with Conditions. There is little on-site vehicular circulation, given the extent of the proposed building footprint. The applicant will be required to coordinate on- and off-site driveway and intersection alignments to ensure safe vehicular circulation. Additionally, the applicant will be required to provide additional information regarding proposed pedestrian circulation and building access to ensure that sufficient building access points are provided. The street sections required will provide additional pedestrian and bicycle amenities that will be considered during Site Plan Review. In addition, the interior circulation for the podium parking will be examined during Site Plan Review.

(e) Coordination and Integration of Buildings and Structures

Met. The proposed building is sited appropriately in terms of its orientation to the new Principal Frontage Street, and building placement is otherwise consistent with the Code requirements.

(f) Desirable Open Space Type, Distribution, Suitability, and Design

Met with Conditions. The applicant is proposing to dedicate .54 acres of the required open space, and pay a Fee-in-Lieu of land dedication for the remaining .95 acres. This requires approval from the Planning and Zoning Commission, which the Administrative Review Team has recommended denial (refer to the Open Space Fee-in-Lieu analysis, below).

The ART is recommending that the applicant continue to work with the current property owner and the City to identify and provide the required open space within a walkable distance of the site as required by Code, consistent with the open space character and network considerations described in the Neighborhood Standards section. The ART has noted that this residential project, while including private open space, will also generate the need for other public space use outside of its private realm. The applicant should work with the City to provide the full amount of required open space as required by Code as part of the next phase of development of the BSC Sawmill Center Neighborhood District.

In addition, a condition is recommended that the applicant reconfigure and modify the design of the Pocket Park D, shown with a bioretention facility, to ensure that the space functions as an amenity and a usable park.

(g) Provision of Public Services

Met with Conditions. At this early stage of the development, there are still details to be worked through with the applicant and Fire, Engineering, Police, and other review entities for the Site Plan Review. Other details will be required as part of the preliminary/final plat reviews.

(h) Stormwater Management

Met with Conditions. The applicant is currently refining the stormwater management plans for this site, and final details will be required for Site Plan Review. As noted above, the applicant will be required to reconsider the use of a bioretention facility as part of the design for Pocket Park D since the current design will not permit this area to be considered usable open space counting toward the Code requirement.

(i) Phasing

Met with Conditions. The applicant is working with the City to complete the phasing, demolition, and interim site conditions plans for the shopping center, all of which will be required as part of the Development Plan Review. The subject apartment project will be constructed as a single phase.

(j) Consistency with Bridge Street District Vision Report, Community Plan, Other Policy Documents

Met with Conditions. The proposal is the first significant step toward the development of the Sawmill Center Neighborhood, and this residential project will set the tone for adjacent development. It is critical that the site, building, and open space designs set an example for desirable Bridge Street District development, which will be accomplished through adherence to the Code requirements and the recommended conditions.

Site Plan Waiver Review Criteria

The Administrative Review Team reviewed the proposed Site Plan Waiver based on the following review criteria.

The Waiver, if approved, would permit the use of vinyl siding as a permitted primary material. Section 153.062(E)(1), Façade Materials, Permitted Primary Materials does not include the use of vinyl as a building material. If approved, the Waiver would permit approximately 23% vinyl on the east and west elevations, approximately 3% on the south elevation, and approximately 1.5% on the north elevation.

(a) Request is caused by unique site, use or other circumstances.

Vinyl Siding as a Permitted Primary Material – Criterion Not Met: The applicant has not submitted any documentation indicating that the request to use vinyl siding is caused by unique site conditions or other circumstances outside of the control of the owner or applicant.

(b) Not requested solely to reduce cost or as a matter of general convenience

Vinyl Siding as a Permitted Primary Material – Criterion Not Met: The applicant has not submitted any documentation indicating that there are other factors necessitating the use of vinyl siding other than cost.

(c) Request does not authorize any use or open space type not permitted in the District

Vinyl Siding as a Permitted Primary Material – Criterion Met: Not applicable.

(d) Request will ensure that the development is of equal or greater development quality

Vinyl Siding as a Permitted Primary Material – Criterion Not Met: The applicant has not submitted any documentation indicating that the use of vinyl siding will result in a development that is of equal or better quality than other permitted building materials. The Code allows the use of “high quality synthetic materials...with examples of successful, high quality installations in comparable climates,” but no details or documentation have been provided by the applicant at this point to support the use of vinyl siding as a “high quality synthetic material.”

OPEN SPACE FEE-IN-LIEU

Open Space Fee-in-Lieu Review Criteria

The Administrative Review Team shall review the proposed request based on the following review criteria from Section 153.064(D).

(a) Goals and Objectives of the Vision Report, Community Plan, Parks and Recreation Master Plan, and other Guiding Policy Documents

Criterion Not Met: The Neighborhood District requirements indicate the desired objectives for open space in the Sawmill Center Neighborhood District. The open space should be dedicated to the City to the extent possible, rather than purchased after-the-fact using parkland funds generated from fees-in-lieu of open space dedication payments.

The applicant should continue to meet with the City to review alternatives for providing the required amount of open space within a walkable distance of the site, as permitted by Code. The required open space should be provided as part of the next phase of development in the BSC Sawmill Center Neighborhood District.

(b) Suitability of Open Space Provision for Active or Passive Recreation Use or Preservation of Natural Features

Criterion Not Met: The provision of small, yet high quality urban open spaces will serve as one of the greatest amenities of the Sawmill Center Neighborhood District. Further, the number of new residents in this area generated by the proposed development makes the need for quality open spaces all the more important, and should be provided as part of this development. Pocket Park D as currently designed cannot be considered in the required open space calculation.

(c) Need for Specific Types of Open Space and Recreation in the Bridge Street District

Criterion Not Met: A variety of small urban pocket parks and plazas are highly desirable in the Sawmill Center Neighborhood District, linked by a greenway system that will ultimately connect down to the Scioto River and farther west through Coffman Park and eventually the West Innovation District. The provision of open space is intended to allow a series of smaller publicly pocket parks and plazas coordinated with the overall Neighborhood District open space objectives.

(d) Proximity/Connectivity to Other Open Spaces

Criterion Not Met: Greenway and urban open space linkages should be provided as development occurs, rather than purchased by the City after-the-fact, where land is available, and it is the opinion of the ART

that sufficient land is available in proximity to the proposed development such that the open space land dedication requirements need to be met rather than payment of a fee.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATIONS

Development Plan

1. Basic Plan Review (Development Plan): The Administrative Review Team recommends **approval** to the Planning and Zoning Commission with 8 conditions:
 - a. That the applicant coordinate driveway access along John Shields Parkway (Street Segment 1) to direct pedestrian activity, subject to approval by the City Engineer;
 - b. That driveway access points along the neighborhood streets (Street Segments 2 and 3) be coordinated and aligned, subject to approval by the City Engineer;
 - c. That heightened architectural detailing and an open space node be provided at the intersection of Street Segments 1 (John Shields Parkway) and 2 at the southwest corner of Block B;
 - d. That the applicant work with the property owner to reconfigure the proposed open space to provide the required open space “node” at the intersection of Street Segments 1 and 2, with open spaces (pocket plazas or pocket parks) at a minimum of three, if not all four corners of the intersection and provide the minimum required 1.49 acres of open space on-site and/or within 660 ft. of the development site;
 - e. That the applicant submit a demolition plan in addition to a plan for the interim site conditions, including grading, seeding, parking lot reconfiguration, etc. as part of the Development Plan Review;
 - f. That the applicant coordinate the timing of the improvements to Tuller Road with the City Engineer;
 - g. That the applicant provide a phasing plan as part of the Development Plan Review; and
 - h. That the applicant provides all necessary public and private infrastructure plans as part of the Development Plan Review.
2. Development Plan Waivers: The Administrative Review Team recommends that the Planning and Zoning Commission consider **approval** of the following:
 - a. Maximum Block Dimensions, for Block B (Edwards Apartment Building site) - Table 153.060-A, to exceed the maximum permitted block length of 500 feet at approximately 658 feet, and exceed the maximum permitted block perimeter of 1,750 feet at approximately 1,987 feet, and allow Block C (AMC Theater site) to exceed the maximum permitted block length of 500 feet at approximately 658 feet.
 - b. Placemaking Elements, Shopping Corridor - 153.063(C)(5)(a), to not be required to provide the minimum 600 linear feet of mixed use “shopping corridor” development as part of this Development Plan/Site Plan Review, and instead ensure that the shopping corridor is provided on the blocks south of Street Segment 1 (John Shields Parkway).

Site Plan Review

3. Basic Plan Review (Site Plan Review): The Administrative Review Team recommends **approval** to the Planning and Zoning Commission with 9 conditions:
 - a. That the ridge lines parallel to the streets be interrupted to meet Code Section 153.062(D)(2)(c);
 - b. That the applicant provide a pedestrian circulation plan demonstrating safe access to the building for residents and visitors;
 - c. That the building's architecture be modified to provide the appropriate vertical façade divisions (no spans greater than 40 feet), horizontal façade divisions (detailing required within 3 feet of the top of the ground story), and required change in roof plane (changes required every 80 feet) to meet the Podium Apartment Building Type requirement;
 - d. That Pocket Park D be redesigned to eliminate the proposed bioretention facility and reconfigure the stormwater management facilities (if needed) to maintain usable, accessible open space area;
 - e. That the applicant provide publicly available bicycle parking facilities within the streetscape and within the pocket parks and plazas for visitors and residents;
 - f. That the applicant provide additional details regarding the parking structure operation and circulation at the Site Plan Review;
 - g. That the surface parking lot plans be modified to provide a street wall consistent with Section 153.065(E) with the landscape treatment required by Sections 153.065(D)(5)(a) and (c);
 - h. That the applicant work with Planning and Engineering to reevaluate the proposed dumpster location in relation to the proposed right-of-way, prior to Site Plan Review; and
 - i. *That the applicant work with the City to execute a suitable agreement that provides the full amount of required open space as required by Code as part of the next phase of development of the BSC Sawmill Center Neighborhood District.*
4. The Administrative Review Team recommends that the Planning and Zoning Commission consider **disapproval** of the Site Plan Waiver for Section 153.062(E)(1), Façade Materials – Permitted Primary Materials, as the criteria for the Waiver are not met.

Open Space Fee-in-Lieu

5. The Administrative Review Team recommends that the Planning and Zoning Commission consider **disapproval** the request for payment of a Fee-in-Lieu of open space land dedication.

PART V: BASIC PLAN REVIEW PROCEDURES (Bridge Street Code, Page 106)

(D) BASIC PLAN REVIEW

(1) Purpose and Applicability

- (a) The purpose of the Basic Plan Review is to outline the scope, character, and nature of the proposed development. The process is intended to allow the required reviewing body to evaluate the proposal for its consistency with the Bridge Street Corridor Vision Report and this Chapter. It is also intended to provide clear direction to the applicant and the ART in its review of an application for Development Plan or Site Plan Review.
- (b) The Basic Plan Review is also intended to provide an opportunity for public input at the earliest stages of the development process.
- (c) Except as provided in §153.066(D)(1)(d), a Basic Plan Review with the Planning and Zoning Commission is required for any proposal that requires Development Plan or Site Plan Review approval under the provisions of §153.066(E) and (F).
- (d) A Basic Plan Review with the Architectural Review Board for applications involving property within the boundaries of the Architectural Review District is at the option of the applicant, or may be required by the ART if it concludes that the application includes major site or building improvements that would benefit from a Basic Plan Review by the ARB.

(2) Review Procedure

- (a) An application for a Basic Plan Review shall be made in accordance with the provisions of §153.066(L).
- (b) Public Review
A public review of a Basic Plan application shall be held in accordance with the provisions of §153.066(L).
- (c) The Planning and Zoning Commission shall approve, approve with conditions, or deny the Basic Plan Review based on the Development Plan Review Criteria of §153.066(E)(5) and/or the Site Plan Review Criteria of §153.066 (F)(5). The decision on the Basic Plan Review shall be provided not more than 28 days from the filing of the Basic Plan Review application. The Commission shall schedule meetings as necessary to meet the review period requirement. If denied, the applicant shall be permitted to reapply for another Basic Plan Review.
- (d) The applicant may request additional Basic Plan Reviews, which shall be subject to a 28 day review period and the required public review.
- (e) The Basic Plan Review decision provided by the required reviewing body shall be forwarded in writing to the applicant not less than 10 days following the review. The decision on the Basic Plan Review shall be incorporated into the Development Plan and/or Site Plan Review application.
- (f) If a Development Plan and/or Site Plan Review application is not submitted within one year from the date of the last Basic Plan Review for a site, the applicant shall be required to obtain an additional Basic Plan Review by the required reviewing body prior to submitting an application for a Development Plan and/or Site Plan Review involving the same site in accordance with §153.066(L).

Minor Project Review

14-108MPR – BSC Sawmill Center Neighborhood District

Dublin Village Center Improvements

6700 Village Parkway

This is a request for site modifications including hardscape materials, landscaping and lighting for two plaza areas within an existing Dublin Village Center development adjacent the AMC Theater. This is a request for Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Date of Application Acceptance

Wednesday, November 5, 2014

Date of ART Determination

Thursday, November 13, 2014

Case Manager

Jennifer M. Rauch, AICP, Senior Planner | (614) 410-4690 | jrauch@dublin.oh.us

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Sawmill Center Neighborhood District
<i>Development Proposal</i>	Modifications to two existing landscape areas
<i>Building Type</i>	N/A
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	6700 Village Parkway
<i>Property Owner</i>	Jeff Stavroff, Stavroff Interests Ltd.
<i>Case Manager</i>	Jennifer M. Rauch, AICP, Senior Planner (614) 410-4690 jrauch@dublin.oh.us

Application Contents

The applicant is proposing to refurbish two plaza spaces adjacent the AMC Theater.

The first plaza is between the theater and the parking area to the east, which includes:

- Removal of existing concrete walkways and curbs, bollards, trees, landscape material and planters;
- Realignment of the plaza area to a direct east-west connection between the theater and the parking area to the east;
- Creation of a new vehicular drop-off/pick-up area by constructing a new drop-off area and pedestrian ramp on east side of the plaza space;
- Installation of new bollards along eastern side of the plaza (Black, KIM "Ravenna Lowlighter") pedestrian scale light fixtures (Black, 12-foot tall, Beacon "LC5 Column Light") and benches within the plaza; and
- Creation and installation of new landscape beds, trees (London Plane and Serbian Spruce) and plant material (Boxwood, Sumac, English Ivy and Lilyturf); and new concrete walkways throughout the plaza with addition of scored and colored concrete.

The second plaza area is at the northeast corner of the theater, which includes:

- Removal of existing trees and landscape material; and
- Installation of new trees (Frontier Elm) and plant material (Boxwood, Yew, English Ivy and Daylilies) within the existing landscape bed.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The proposed modifications are generally an improvement on the character of this portion of the existing shopping center, providing an updated and more direct route between the east parking area and the theater entrance.

The proposed improvements within the plaza between the theater and the east parking lot are installed under an existing 50-foot wide overhead electrical easement, which contain AEP power lines. The proposal includes the installation of London Plane and Serbian Spruce trees, which can grow to significant mature height. Planning is concerned with this portion of the landscaping and recommends the applicant provide documentation of approval from AEP for planting and proposed tree selection and other site modifications to ensure compliance with AEP requirements. Any landscape substitutions required as a result of AEP's review would be subject to approval by Planning.

Additionally, Planning is concerned with the selection of London Plane Tree due to the large, aggressive root system and vulnerability to pests; the Boxwood shrubs due to the sensitivity to salt spray and winter burn; and English Ivy due to its aggressive growth. Since the improvements have been completed without the City's review, Planning is not recommending plant substitutions. However, should replacement material be brought in the future they should be subject to approval by Planning as Minor Modification under §153.066(K).

The applicant has not specified site furnishings for the proposed seating shown on the plans. Planning recommends that specifications for furnishings be submitted to Planning for review and approval prior to installation.

Engineering

The change in impervious surface has been decreased with the proposal; therefore, no alterations for to stormwater management system are needed.

Fire, Building Standards, Parks & Open Space, Police, Economic Development

No comments

PART III: APPLICABLE REVIEW STANDARDS

Applicable Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the applicable review criteria for Minor Projects, which include the following:

(c) Meets Applicable Zoning Regulations

Met. The proposed site modifications are consistent with applicable Zoning Code requirements.

(d) Safe and Efficient Pedestrian and Vehicular Circulation

Met. The site modifications provide a new vehicular drop-off and pick-area with ramp into the new plaza. The modified plaza locations provide a more direct route for pedestrians between the AMC Theater building and the parking area to the east.

(h) Stormwater Management Requirements

Met. No modifications are required, as the site modifications decrease the amount of impervious surface.

(j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents

Met with conditions. The proposal is consistent with the City's policy intent to allow for continued investment in developments that existed prior to the adoption of the Bridge Street District plans. The proposed modifications are in character with the existing shopping center and provide an updated and more direct route between the east parking area and the theater entrance.

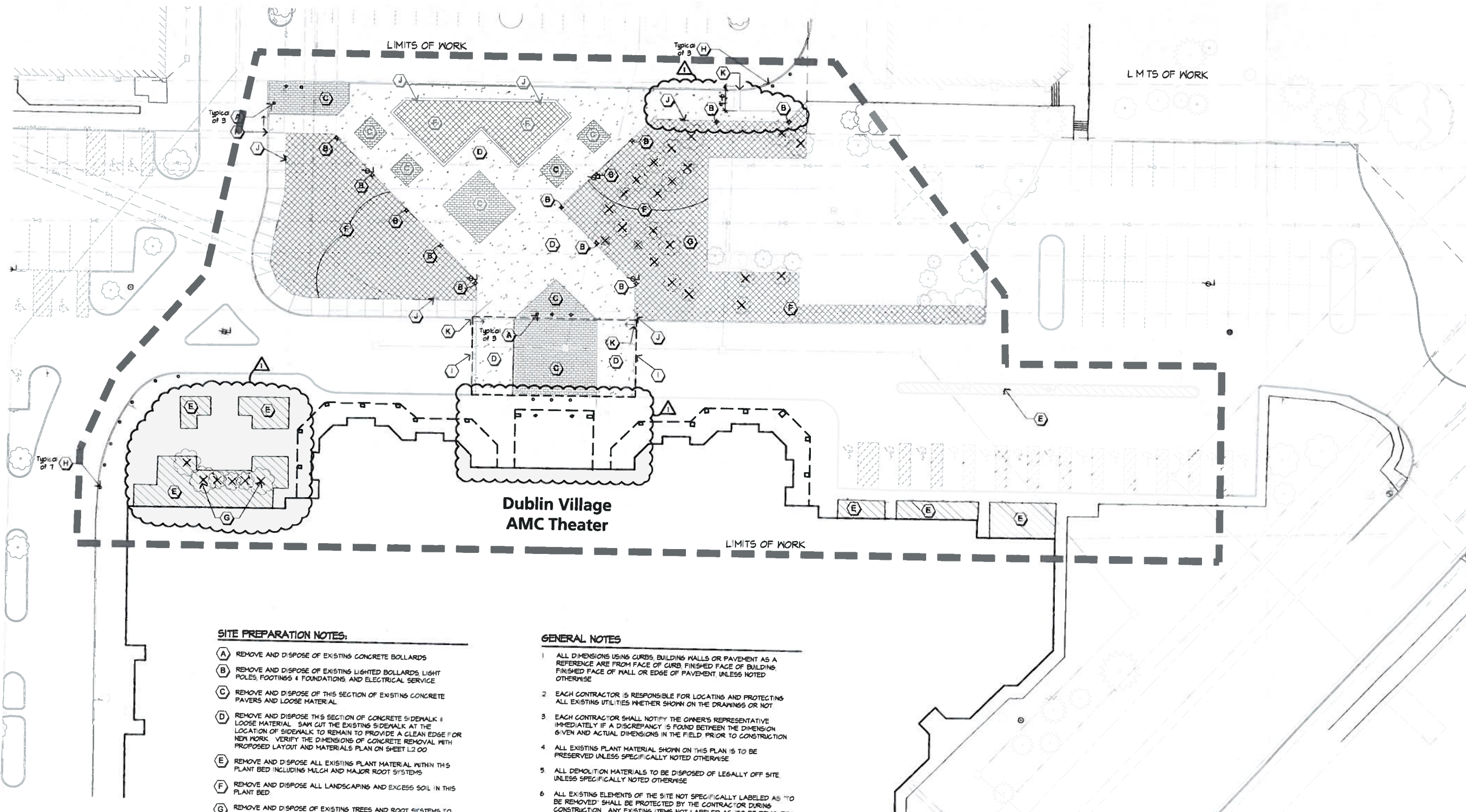
Planning recommends the applicant provide documentation of approval from AEP regarding the proposed tree selection and site modifications to ensure compliance with AEP requirements for overhead electric lines. Any landscape substitutions required as a result of AEP's review would be subject to approval by Planning as a Minor Modification.

Additionally, Planning is concerned with the overall plant material selection. Given the improvements have been completed, no substitution is required at this time; however, should replacements be sought in the future they would be subject to approval by Planning. Planning recommends that specifications for furnishings be submitted to Planning for review and approval prior to installation.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this request for Minor Project Review with four conditions:

1. The applicant provides documentation of approval from AEP regarding the proposed tree selection and site modifications to ensure compliance with AEP requirements for overhead electric lines.
2. Any landscape substitutions required as a result of AEP's review would be subject to approval by Planning as a Minor Modification.
3. Landscape replacements sought in the future be subject to approval by Planning as a Minor Modification.
4. Specifications for site furnishings be submitted to Planning for review and approval prior to installation.



SITE PREPARATION NOTES:

- (A) REMOVE AND DISPOSE OF EXISTING CONCRETE BOLLARDS
- (B) REMOVE AND DISPOSE OF EXISTING LIGHTED BOLLARDS, LIGHT POLES, FOOTINGS & FOUNDATIONS, AND ELECTRICAL SERVICE
- (C) REMOVE AND DISPOSE OF THIS SECTION OF EXISTING CONCRETE PAVERS AND LOOSE MATERIAL
- (D) REMOVE AND DISPOSE THIS SECTION OF CONCRETE SIDEWALK & LOOSE MATERIAL. SAW CUT THE EXISTING SIDEWALK AT THE LOCATION OF SIDEWALK TO REMAIN TO PROVIDE A CLEAN EDGE FOR NEW WORK. VERIFY THE DIMENSIONS OF CONCRETE REMOVAL WITH PROPOSED LAYOUT AND MATERIALS PLAN ON SHEET L2.00
- (E) REMOVE AND DISPOSE ALL EXISTING PLANT MATERIAL WITHIN THIS PLANT BED INCLUDING MULCH AND MAJOR ROOT SYSTEMS
- (F) REMOVE AND DISPOSE ALL LANDSCAPING AND EXCESS SOIL IN THIS PLANT BED
- (G) REMOVE AND DISPOSE OF EXISTING TREES AND ROOT SYSTEMS TO PREPARE FOR NEW WORK. VERIFY THE EXACT QUANTITY AND SIZES TO BE REMOVED PRIOR TO BIDDING
- (H) EXISTING CONCRETE BOLLARD TO BE REPAIRED AND REPAINTED. CONTRACTOR SHALL ENSURE THAT BOLLARD IS STRUCTURALLY SOUND AND WITHOUT NOBBLE OR GIVE. RE-PAINT CONCRETE BOLLARD AS SPECIFIED BY THE OWNER
- (I) REMOVE AND DISPOSE OF THIS SECTION OF EXISTING ASPHALT. SAW CUT THE EXISTING ASPHALT AT LOCATION OF ASPHALT TO REMAIN TO PROVIDE A CLEAN EDGE FOR NEW WORK. VERIFY THE DIMENSIONS OF ASPHALT REMOVAL WITH PROPOSED LAYOUT AND MATERIALS PLAN ON SHEET L2.00
- (J) CONTRACTOR TO REMOVE EXISTING SIGNS
- (K) REMOVE CURB

SPECIAL NOTES:

FOR ALL EXISTING CONCRETE SIDEWALKS TO REMAIN WITHIN THE LIMITS OF WORK, THE CONTRACTOR SHALL POWER WASH SIDEWALK AND GRIND ANY TRIP HAZARDS (AS INDICATED BY LANDSCAPE ARCHITECT DURING ON-SITE REVIEW) FLUSH WITH REMAINING PAVEMENT.

GENERAL NOTES

1. ALL DIMENSIONS USING CURBS, BUILDING WALLS OR PAVEMENT AS A REFERENCE ARE FROM FACE OF CURB, FINISHED FACE OF BUILDING, FINISHED FACE OF WALL OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE
2. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES WHETHER SHOWN ON THE DRAWINGS OR NOT
3. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSION GIVEN AND ACTUAL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION
4. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE
5. ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE
6. ALL EXISTING ELEMENTS OF THE SITE NOT SPECIFICALLY LABELED AS "TO BE REMOVED" SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION. ANY EXISTING ITEMS NOT LABELED AS "TO BE REMOVED" THAT ARE DAMAGED OR DESTROYED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED IN KIND TO THE SATISFACTION OF THE OWNER, AND AT THE EXPENSE OF THE CONTRACTOR
7. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS AT LIMITS OF CONSTRUCTION TO ASSURE PUBLIC SAFETY DURING CONSTRUCTION

SYMBOL LEGEND:

- ◆ EXISTING LIGHTED BOLLARD
- ⊕ EXISTING SIGN POST
- EXISTING CONCRETE BOLLARD
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- ⊙ EXISTING LIGHT POLE
- EXISTING TREE
- ✕ EXISTING TREE TO BE REMOVED

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NOV 05 2014

CITY OF DUBLIN
PLANNING



EDGE

PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

**DUBLIN AMC
IMPROVEMENTS**
DUBLIN OHIO

CLIENT

**STAVROFF
INTERESTS**

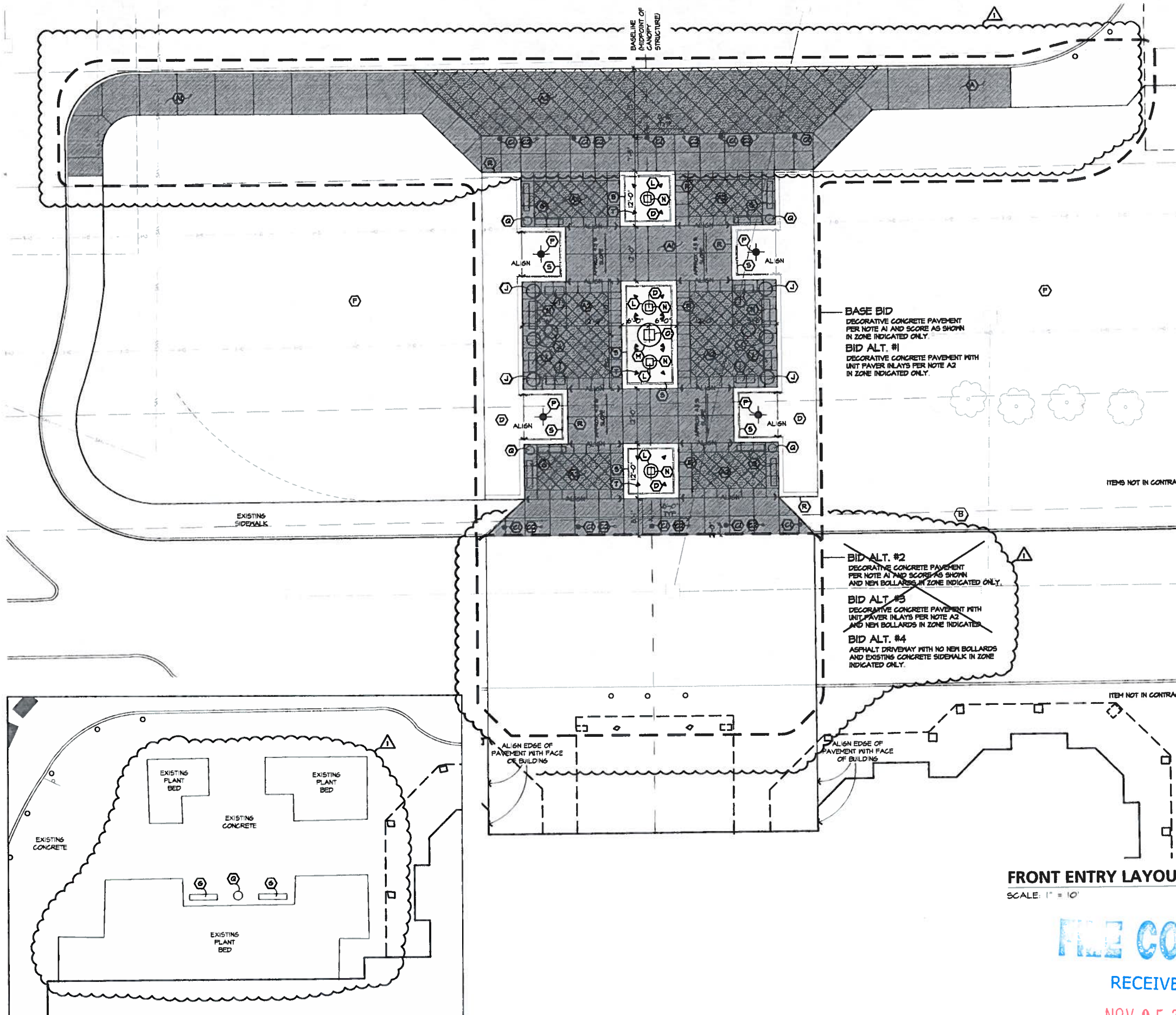
PROJECT NO. 13120
Date 04/23/14
Revisions
1 06/06/14

Sheet Title

**SITE PREPARATION
PLAN**

Sheet Number

L 1.01



GENERAL NOTES

- ALL DIMENSIONS USING CURBS, BUILDING WALLS OR PAVEMENT AS A REFERENCE ARE FROM FACE OF CURB, FINISHED FACE OF BUILDING, FINISHED FACE OF WALL OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
- EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSIONS GIVEN AND ACTUAL DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION.
- ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE OWNER'S REPRESENTATIVE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
- WORK SHOWN IS BASED ON A SURVEY PROVIDED BY / FIRM / ADDRESS / PHONE.
- EXTERIOR PAVEMENT ELEVATIONS AT ALL ENTRANCES TO BUILDING ARE TO BE FLUSH WITH THE FINISHED FLOOR ELEVATION OF THE BUILDING.

SITE LAYOUT NOTES:

- (A1) DECORATIVE PAVEMENT - BUFF WASH CONCRETE
- (A2) DECORATIVE PAVEMENT
BASE BID - BUFF WASH CONCRETE
BID ALT. - UNIT PAVERS BY: CALSTAR PRODUCTS, INC. OR APPROVED
EQUALLY
STYLE: HOLLAND PAVEMENT
COLOR: BLEND 50% DARK GRAY AND 50% LIGHT GRAY
- (B) CONCRETE SIDEWALK
- (C1) BOLLARD WITH LIGHTING - TYP. OF 10 BY: LANDSCAPE FORMS OR APPROVE EQUAL
MODEL: ANNAPOLIS, 6" x 33" EMBEDDED MOUNT WITH LIGHTED TOP
COLOR: METALLIC SILVER
- (C2) BOLLARD - TYP. OF 8 BY: LANDSCAPE FORMS OR APPROVE EQUAL
MODEL: ANNAPOLIS, 6" x 33" EMBEDDED MOUNT
COLOR: METALLIC SILVER
- (D) PLANT BED
- (E) ALUMINUM EDGING
- (F) LAWN AREA
- (G) 6" TRIO BENCH BY: FORMS + SURFACES, MODEL: #SBTRD-BN
- (H) PALISADE SOFA BY: COUNTRY CASUAL, MODEL: #6TSO, STANDARD FABRIC WITH SINGLE SEAMS, COLOR: NANTUCKET RED
- (I) PALISADE LOVESEAT BY: COUNTRY CASUAL, MODEL: #6TSI, STANDARD FABRIC WITH SINGLE SEAMS, COLOR: NANTUCKET RED
- (J) 24" TERRA COTTA POT BY: TUSCAN IMPORTS, MODEL: #SBTIC
- (K) 30" TERRA COTTA POT BY: TUSCAN IMPORTS, MODEL: #SBTID
- (L) 3" DIA. x 12" TALL BOWL BY: DURA ART STONE, MODEL: #5 HB 12 S-T SK WITH 2" CENTERED KEEP HOLE
- (M) 5" DIA. x 17" TALL BOWL BY: DURA ART STONE, MODEL: #5 HB 17 S-T SK WITH 2" CENTERED KEEP HOLE
- (N) 24" x 24" x 20" TALL BRICK PEDESTAL WITH LIMESTONE CAP, FOUR CAST-IN-PLACE FOUNDATION AND BUILD UP CMU BLOCK FOR BRICK VENEERING, BRICK TO MATCH BUILDING
- (O) 30" x 30" x 18" TALL BRICK PEDESTAL WITH CAST STONE CAP, FOUR CAST-IN-PLACE FOUNDATION AND BUILD UP CMU BLOCK FOR BRICK VENEERING, BRICK TO MATCH BUILDING
- (P) LIGHT COLUMN PEDESTAL SERIES 600 BY: FORMS + SURFACES, MODEL: LPLCO-612
FINISH: STANDARD STAINLESS STEEL
LAMP: (4) L2878, 28W LINEAR LED
SHIELD: 180 PEDESTRIAN
- (Q) DISPATCH LITTER RECEPTACLE BY: FORMS + SURFACES, MODEL: #SLDIS-196
LID: LITTER
LID GRAPHIC: LITTER
COLOR: STANDARD POWDERCOAT - ALUMINUM TEXTURE
- (R) CAST-IN-PLACE CONCRETE LANDSCAPE CURB, 4" EXPOSED HEIGHT x 12" WIDE
- (S) DECORATIVE METAL WICKETS
- (T) LOW-VOLTAGE ACCENT LIGHTING, SEE PLANTING PLAN

SYMBOL LEGEND:

- EXISTING CONCRETE BOLLARD
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING TREE
- PROPOSED BOLLARD

EDGE

PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN

330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

CLIENT

DUBLIN AMC
IMPROVEMENTS
DUBLIN OHIO

STAVROFF
INTERESTS

PROJECT NO. 13120
Date 04/23/14
Revisions
06/06/14

Sheet Title

LAYOUT AND
MATERIALS PLAN

Sheet Number

L 2.00

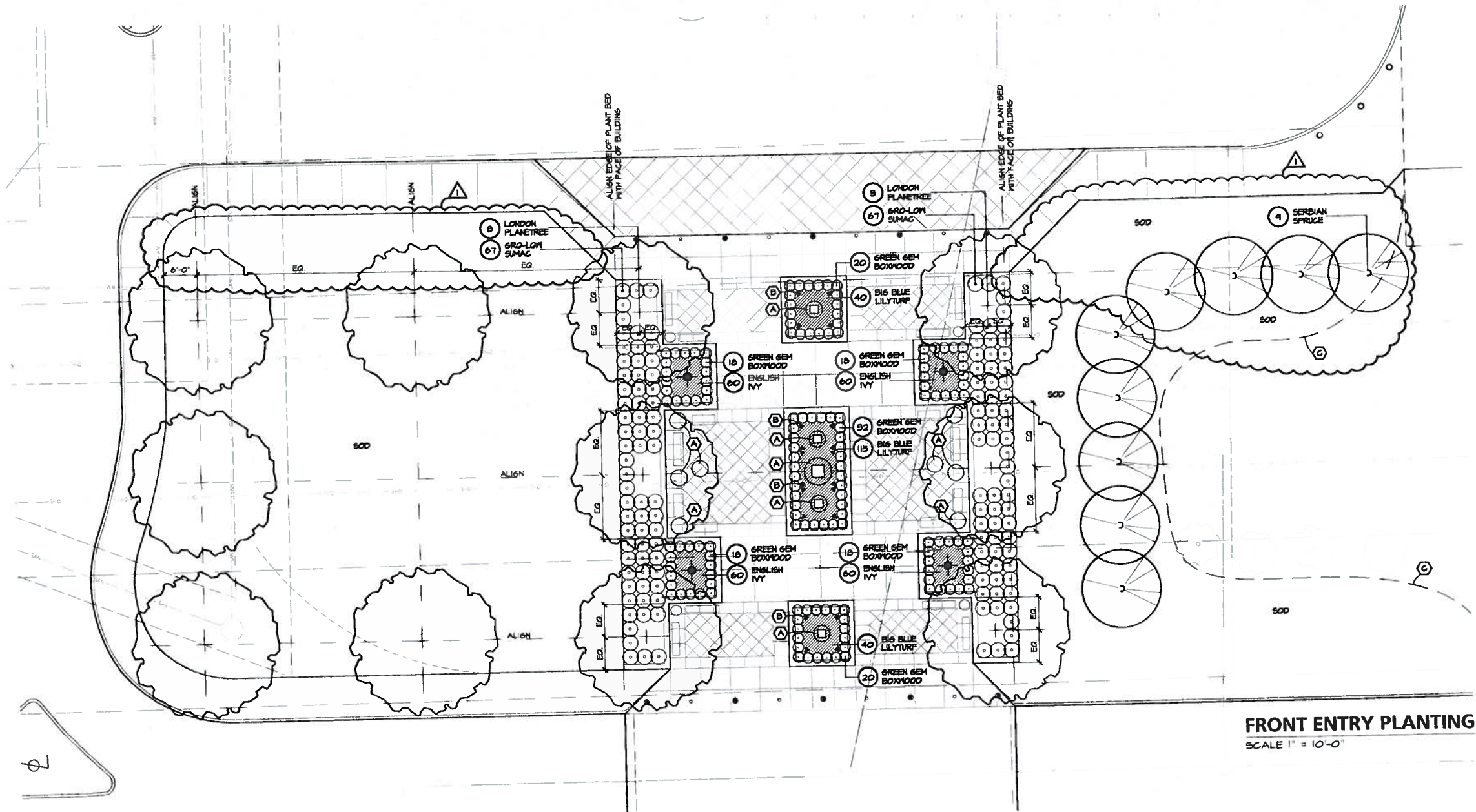
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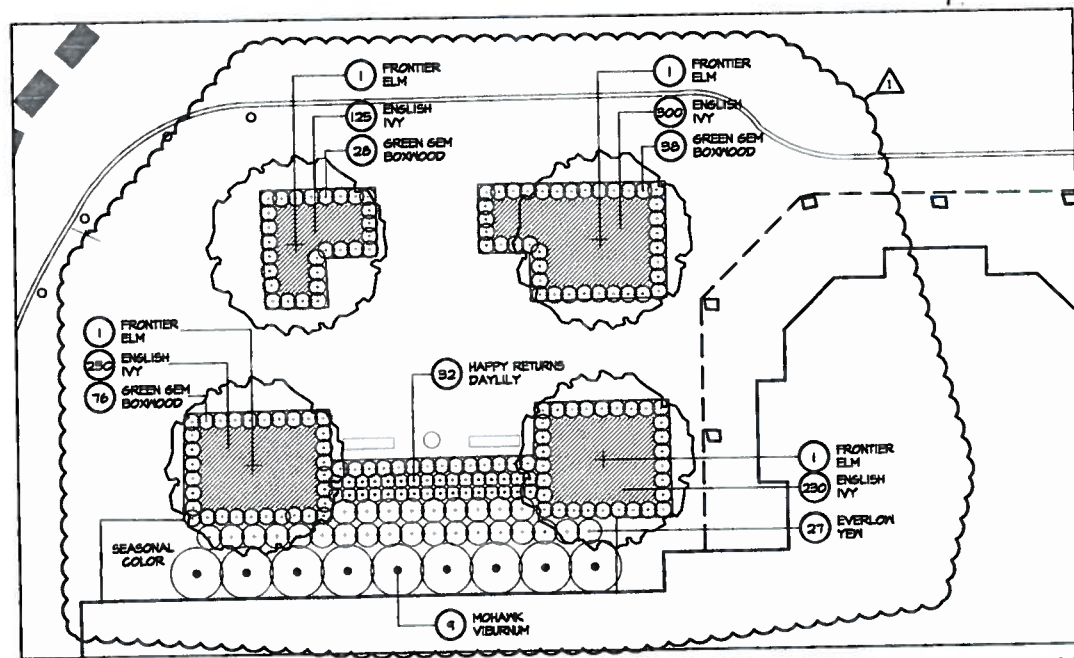
NOV 05 2014

CITY OF DUBLIN
PLANNING





FRONT ENTRY PLANTING
SCALE 1" = 10'-0"



NORTHEAST BUILDING CORNER PLANTING
SCALE 1" = 10'-0"

PLANT MATERIALS LIST						
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	
TREES						
11	BLOODGOOD LONDON PLANE	Platanus x acerifolia Bloodgood London Plane	5" Cal.	B4B	MATCHED FORM	
4	FRONTIER ELM	Ulmus Frontier	5" Cal.	B4B		
EVERGREEN TREES						
1	9	SERBIAN SPRUCE	Picea omorika	7'-8' Hgt.	B4B	
SHRUBS						
326	GREEN GEM BOXWOOD	Buxus x 'Green Gem'	15"-18" Hgt.	Cont.		
134	GRO-LOW SUMAC	Rhus aromatica	18" Spr.	Cont.		
27	EVERLOW YEM	Taxus x media 'Everlow'	18" Hgt.	Cont.		
8	MOHAWK VIBURNUM	Viburnum x burkwoodii 'Mohawk'	36" Hgt.	B4B		
PERENNIALS / GROUNDCOVER						
1	145	ENGLISH IVY	Hedera helix		Flat	
1	113	BIG BLUE LILYTURF	Liriod. muscari 'Big Blue'	1 Gal.	Cont.	
	32	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	1 Gal.	Cont.	

GENERAL NOTES

- EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 12 HOURS PRIOR TO CONSTRUCTION.
- EXAMINE FINISH SURFACE GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
- ALL PLANT MASSSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
- CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

SPECIAL NOTES:

- SEE SHEET L4.00 FOR COMPLETE PLANT LIST AND QUANTITIES.
- ALL PLANTING AREAS AND SODDED AREAS ARE TO BE IRRIGATED. PRIOR TO BIDDING THE CONTRACTOR SHALL VERIFY THE CONDITION OF THE EXISTING IRRIGATION AND SUBMIT SHOP DRAWINGS FOR NEW IRRIGATION DESIGN FOR THESE AREAS.
- FOR ALL SODDED LAWN AREAS LABELED ON PLAN THE CONTRACTOR SHALL PROVIDE SOD CONSISTING OF THE FOLLOWING LAWN MIX (OR APPROVED EQUAL):
 - 34.25 % MIDNIGHT KENTUCKY BLUEGRASS
 - 19.86 % GLADSTONE KENTUCKY BLUEGRASS
 - 14.86 % NOTABLE PERENNIAL RYEGRASS
 - 14.86 % SKYE KENTUCKY BLUEGRASS
 - 4.59 % ATTRIBUTE KENTUCKY BLUEGRASS
 (SEE SHEET L5.00 FOR LAWN ESTABLISHMENT SPECS)

CONSTRUCTION NOTES:

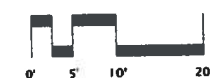
- (A) URN OR POT TO BE PLANTED WITH ANNUAL FLOWERS. SEE SHEET L2.00.
- (B) LOW VOLTAGE ACCENT LIGHTING. SEE SHEET L2.00.
- (C) APPROXIMATE SOD LIMIT.

FILE COPY

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CITY OF DUBLIN
PLANNING



EDGE

PLANNING • LANDSCAPE ARCHITECT • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

**DUBLIN AMC
IMPROVEMENTS**
DUBLIN OHIO

CLIENT

**STAVROFF
INTERESTS**

PROJECT NO. 13120
Date 04/23/14
Revisions
1 06/06/14

Sheet Title

**ENLARGED
PLANTING PLAN**

Sheet Number

L 3.01

20-172MPR – DUBLIN VILLAGE CENTER – PHARMORE, WEST FACADE

Summary

Request for review and approval of exterior modifications and site improvements for the former Pharmore tenant space located within Dublin Village Center at 6751 Dublin Center Drive.

Site Location

West of Dublin Center Drive, approximately 1,000 feet west of the intersection with Sawmill Road. The west façade fronts along Village Parkway.

Zoning

BSD-SCN, Bridge Street District – Sawmill Center Neighborhood

Property Owners

DVC Associates LLC

Applicant/Representative

Kevin McCauley, Stavroff
Greg Chillog, EDGE

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Managers

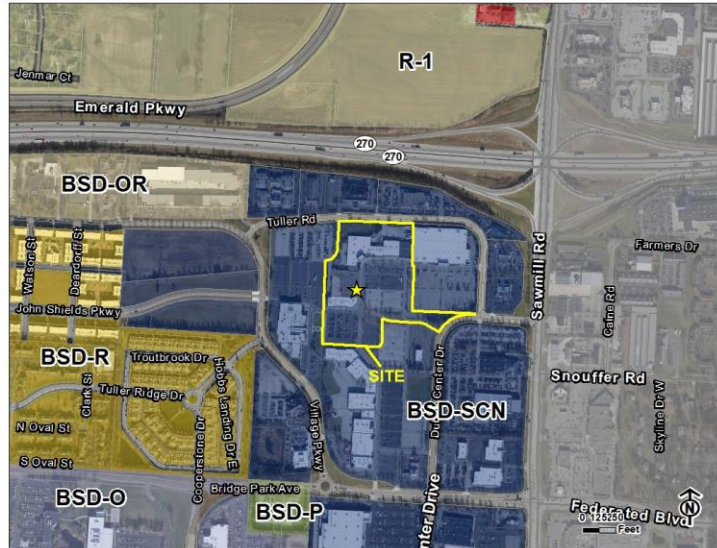
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Zachary Hounshell
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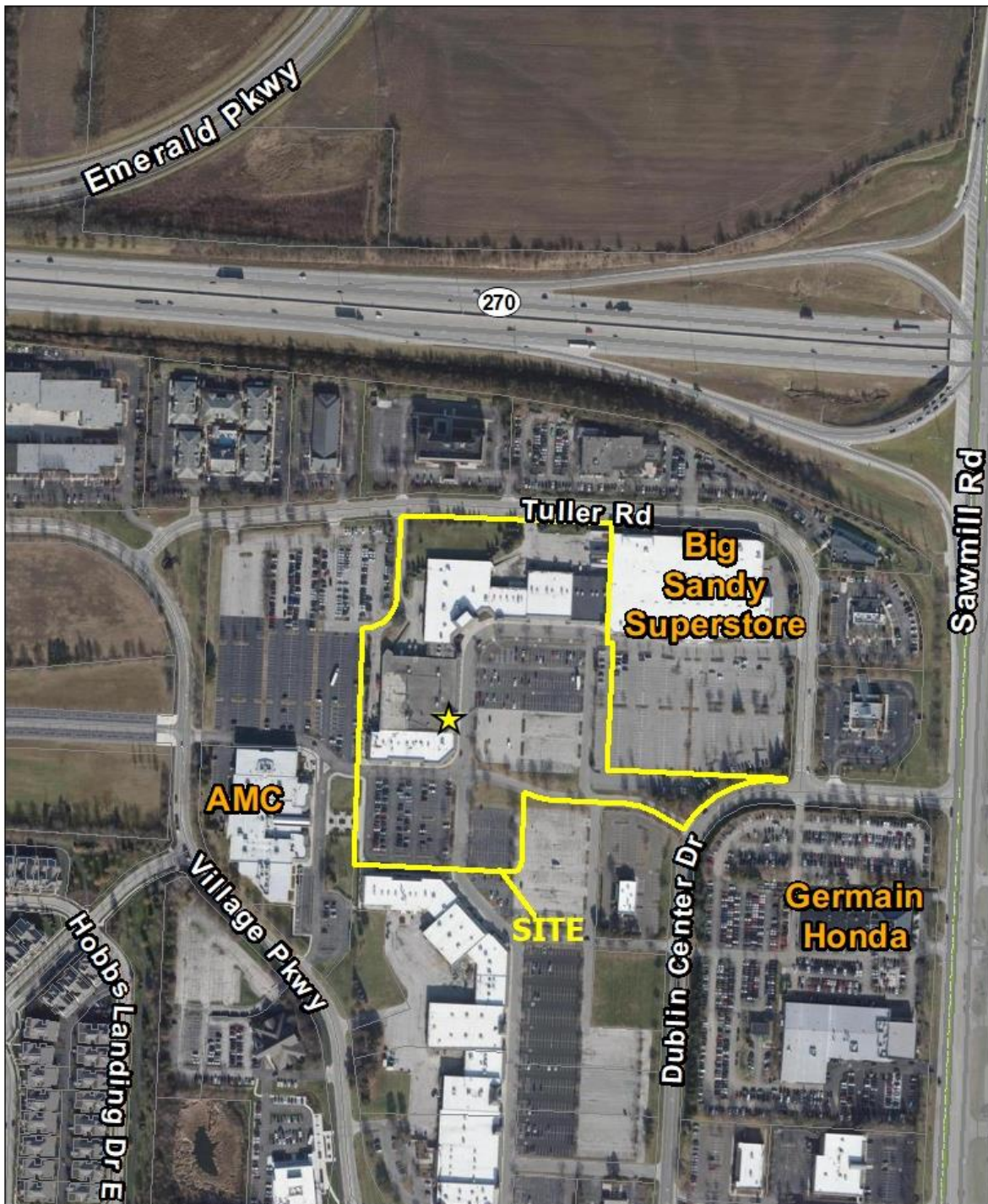
Next Steps



Upon review and approval from the Administrative Review Team (ART), the applicant may file for a building permit.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>20-172MPR Minor Project Review Dublin Village Center - West Facade 6715 Dublin Center Drive</p>	<p>0 155 310 Feet</p> 
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2. Overview

Background

The shopping center was originally developed in the 1980s. Under new ownership, there have been updates to the buildings and site including façade modifications, landscaping and signage. As this site was developed prior to the implementation of the Bridge Street District (BSD), improvements to the shopping center may be made as long as the modifications are in alignment with the requirements of the BSD Code and do not result in a less compliant condition.

Site Characteristics

Natural Features

No natural features are present on the site.

Surrounding Land Use and Development Character

North: BSD-SCN: Sawmill Center Neighborhood (Commercial – Vehicle Sales, Hotel)
East: BSD-SCN: Sawmill Center Neighborhood (Commercial – Vehicle Sales, Bank, Restaurant)
South: BSD-SCN: Sawmill Center Neighborhood (Commercial – Retail)
West: BSD-SCN: Sawmill Center Neighborhood (Commercial – Retail, Undeveloped)

Road, Pedestrian and Bike Network

The shopping center has approximately 1,500 feet of frontage on Dublin Center Drive; 2,250 feet of frontage on Tuller Road; 2,000 feet of frontage on Village Parkway; and, 750 feet of frontage on Bridge Park Avenue.

There are five major access points: one on Dublin Center Drive; one on Tuller Road; two on Village Parkway; and one on Bridge Park Avenue. The two primary entrances are Dublin Center Drive and (future) John Shields Parkway Extension; and, John Shields Parkway and Village Parkway.

There are limited pedestrian and bicycle facilities along the perimeter of the site; and no pedestrian or bicycle facilities located within the site.

Utilities

The site is served by public utilities.

Proposal

This is a request for review and approval of façade and site improvements for the rear of an existing building in the Dublin Village Center shopping center. The applicant is proposing a new storefront system on the west façade of northernmost building of the shopping center, with additional site improvements and landscaping to compliment the storefront addition. The improvements will accommodate a single tenant or multiple smaller tenants. The applicant has indicated that the modifications are intended to align with the goals of the Bridge Street District by activating buildings fronting along public right-of-way.



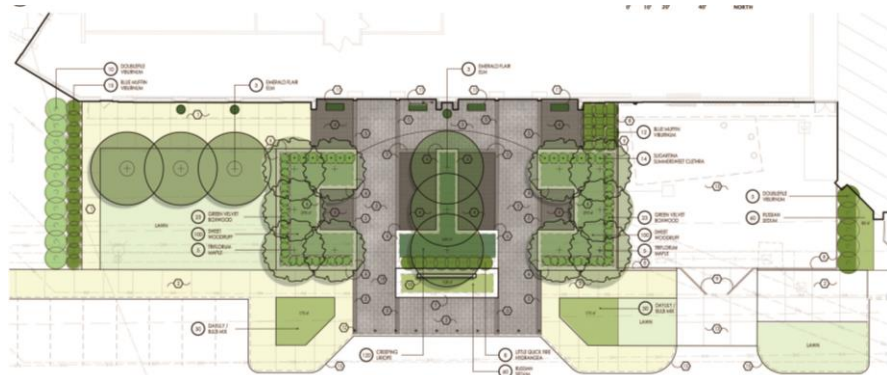
Façade Improvements

The applicant is proposing to replace 154 linear feet of an existing EIFS façade with a new storefront system. The improvement from a blank façade to a storefront façade brings the building closer to conformance with the BSD Code. The storefront is proposed to be an aluminum system in a 'Night Hawk Gray' finish with clear glazing windows between the frames. The storefront system will create nine openings where up to two tenant spaces may be included. The coping surrounding the storefront system will be prefinished metal in a 'Champagne' finish. In areas where the new storefront system is not proposed, the applicant is proposing a Nichiha horizontal panel material in a 'Bark' finish to serve as a backdrop for the new tenant spaces. Nichiha, a cementitious material, is a permitted secondary material within the Bridge Street District. The applicant should work with Staff to verify that the cementitious material does not exceed 20% of the entire west façade of the building. The remainder of the façade within the scope of this project will be painted EIFS in an 'Urbane Bronze' finish. Finally, the applicant is proposing a thin set 'Buffstone' watertable below the installation of the horizontal panels. The applicant will be painting the remainder of the existing EIFS, doors, and utilities not within the scope of the storefront improvements in a 'Pussywillow' (Gray) color. New light fixtures are proposed to accent the building and be compatible with the overall shopping center. The applicant should work with Staff to finalize the lighting selection, subject to Staff approval, prior to building permit submittal.

Site Improvements

In conjunction with façade improvements, the applicant is proposing a new entry plaza, replacing the existing asphalt service drive along the west façade.

The plaza will connect the parking lot to the west of the building to the new storefront. The applicant has indicated the intent is to activate the area by providing opportunities for outdoor gathering, which aligns with the intent of the Bridge Street District. A central plaza entry connects the storefront and the parking lot. The plaza is proposed to be constructed of two types of permeable pavers: Unilock Umbriano 12 inch by 24 inch pavers and Unilock Series 4 inch by 8 inch pavers. A variety of benches and seating options, similar to those found throughout the shopping center, are proposed. The applicant should work with Staff to finalize locations and details for the seating options, and finalize paver details, subject to Staff approval.



Green spaces are proposed to the north and south of the plaza, with a landscape area located in the center of the plaza. The plan notes a proposed sign in the center of the green space within the paver plaza. Any signage must meet the requirements of the approved Master Sign Plan for the Dublin Village Center development.

Landscaping

The site improvements include new landscaping surrounding the walking paths of the plaza. A lawn space is proposed to the north of the main plaza space. The applicant is proposing a

variety of Elm and Maple trees, along with viburnums, boxwoods, hydrangeas, and additional plantings throughout the space. The applicant should continue to work with Staff to determine final plant materials and locations prior to submitting for building permits.

Service Enclosure

As a result of feedback provided by the Administrative Review Team in January, the applicant has revised the service enclosure detail to propose it be clad in 'Bark' colored Nichiha horizontal fiber cement panels. The enclosure will feature brick veneer pillars with limestone caps spaced along the edge of the enclosure, connected to the horizontal panels. The enclosure is 8 feet in total height. Enclosures are required to be one-foot taller than the utilities it is enclosing. The applicant should work with Staff to verify that the height of the enclosure is one-foot taller than the enclosed utilities.

Parking

The proposed site improvements will require the removal of 17 parking spaces adjacent to the west façade of the building. However, the elimination of these parking spaces will not have a significant impact on the provided parking as there is an abundance of parking adjacent to the site, which exceeds what Code would require today.

3. Criteria Analysis

Minor Project Review Analysis [153.066(G)(4)]

- 1) The Minor Project is consistent with the Community Plan and all adopted plans, policies, and regulations.
Criteria Met. The Minor Project makes no significant alterations to previously approved plans and is consistent with all adopted plans, policies, and regulations. This project brings the building closer to compliance within the Bridge Street District.
- 2) The Minor Project is consistent with the approved Final Development Plan.
Criteria Met. 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.
Criteria Met. The proposal is consistent with the record established by the ART, specifically for materials and storefront considerations on new buildings.
- 4) The Minor Project meets all applicable use standards.
Criteria Met. The proposal is consistent with all applicable zoning standards. The uses within the tenant spaces will meet the requirements of the Sawmill Center Neighborhood.
- 5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.
Criteria Met with Conditions. The proposal has been revised to utilize materials and design elements that provide an integrated look and feel with its surroundings. The applicant should continue to work with Staff to determine final plant materials and locations prior to submitting for building permits, subject to Staff approval. The applicant should work with Staff to finalize lighting selections, subject to Staff approval, prior to building permit submittal. The applicant should work with Staff to verify that the height of the enclosure is one-foot taller than the enclosed utilities. The applicant should work with Staff to finalize locations and details for the seating options, and finalize paver details, subject to Staff approval. Finally, the applicant should work with Staff to verify

that the cementitious material does not exceed 20% of the entire west façade of the building.

4. Recommendation

Planning recommends **approval** with five conditions:

- 1) The applicant continue to work with Staff to determine final plant materials and locations prior to submitting for building permits, subject to Staff approval;
- 2) The applicant work with Staff to finalize lighting selections, subject to Staff approval, prior to building permit submittal;
- 3) The applicant work with Staff to verify that the height of the enclosure is one-foot taller than the enclosed utilities;
- 4) The applicant work with Staff to finalize locations and details for the seating options, and finalize paver details, subject to Staff approval; and,
- 5) The applicant work with Staff to verify that the cementitious material does not exceed 20% of the entire west façade of the building.

21-125MPR – REVELRY TAVERN – PATIO EXPANSION

Summary

Expansion of a patio space and associated site improvements for an existing tenant space located in the Dublin Village Center.

Site Location

West of Dublin Center Drive, approximately 1,200 feet west of the intersection with Tuller Road.

Zoning

BSD-SCN, Bridge Street District – Sawmill Center Neighborhood

Property Owners

DVC Associates LLC

Applicant/Representative

Kevin McCauley, Stavroff

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

Zachary Hounshell

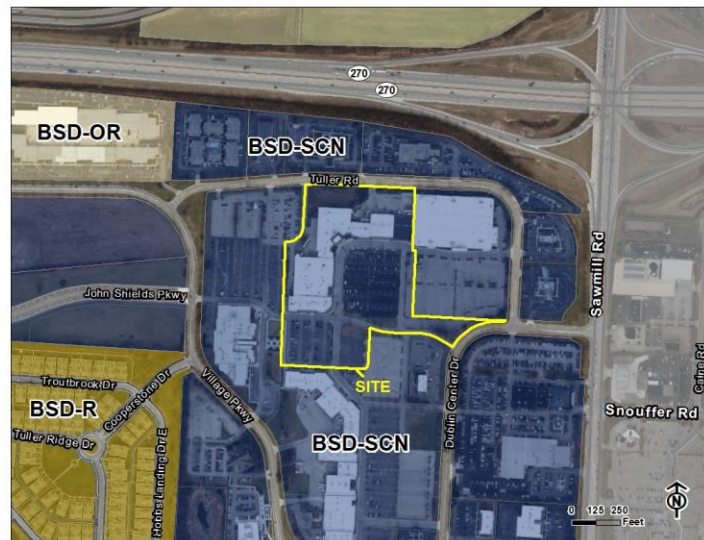
(614) 410-4652

zhounshell@dublin.oh.us

Next Steps

Upon review and approval from the Administrative Review Team (ART), the applicant may file for a building permit.

Zoning Map



1. Context Map



2. Overview

Background

The shopping center was originally developed in the 1980s. Under new ownership, there have been updates to the buildings and site including façade modifications, landscaping and signage. As this site was developed prior to the implementation of the Bridge Street District (BSD), improvements to the shopping center may be made as long as the modifications are in alignment with the requirements of the BSD Code and do not result in a less compliant condition.

In February 2021, the Administrative Review Team approved façade improvements to the west façade of the former Pharmore building within Dublin Village Center. Additional site improvements, including the addition of a plaza and landscaping, were approved with the application.

Site Characteristics

Natural Features

No natural features are present on the site as the site is developed with a shopping center.

Surrounding Land Use and Development Character

North: BSD-SCN: Sawmill Center Neighborhood (Commercial – Vehicle Sales, Hotel)

East: BSD-SCN: Sawmill Center Neighborhood (Commercial – Vehicle Sales, Bank, Restaurant)

South: BSD-SCN: Sawmill Center Neighborhood (Commercial – Retail)

West: BSD-SCN: Sawmill Center Neighborhood (Commercial – Retail, Undeveloped)

Road, Pedestrian and Bike Network

The shopping center has approximately 1,500 feet of frontage on Dublin Center Drive; 2,250 feet of frontage on Tuller Road; 2,000 feet of frontage on Village Parkway; and, 750 feet of frontage on Bridge Park Avenue.

There are five major access points: one on Dublin Center Drive; one on Tuller Road; two on Village Parkway; and one on Bridge Park Avenue. The two primary entrances are Dublin Center Drive and (future) John Shields Parkway Extension; and, John Shields Parkway and Village Parkway.

There are limited pedestrian and bicycle facilities along the perimeter of the site; and no pedestrian or bicycle facilities located within the site.

Proposal

The proposal is for a patio expansion, new attached trellis, parking/sidewalk modifications and associated landscaping. The applicant has indicated that the modifications are intended to align with the goals of the Bridge Street District by activating buildings fronting along public right-of-way including the provision for additional outdoor dining.

Patio

The plan depicts an approximately 115-square-foot expansion of the existing concrete patio space located west of the tenant space. An approximately 1,570-square-foot, 11-foot tall trellis is proposed to cover the entire patio area. The trellis is proposed to be fabricated of galvanized steel and painted (SW 6990 – Caviar Black) to match the existing storefront window frames of

the tenant space. The four columns supporting the trellis are proposed to be clad in Glen Gery Rosewood brick matching the existing brick used throughout the center. Retractable black vinyl coated fabric sun shades will be affixed to the top of the trellis. The perimeter of the patio will be enclosed by a 3-foot tall black aluminum wire railing fence with a gate located at the southwest corner. There will be no overhead fans or additional lighting fixtures within the patio area. A variety of tables and seating options similar to those already existing on site and found throughout the shopping center are proposed.

Landscaping and Parking

With the patio expansion, the sidewalk is proposed to be shifted west in conjunction with the installation of new landscape beds. Due to the modifications, the overall impervious surface area is proposed to be reduced from 2,075 square feet to 1,757 square feet.

In the new landscape area, the applicant is proposing a variety of Mission Arborvitae, Dense Yew, Northern Bush Honeysuckle, and Creeping Lilyturf throughout the space. The applicant should continue to work with Staff to determine final plant selections and locations prior with review of the building permit. The intent of the landscape area is to coordinate with the west façade landscaping and to provide shade for the west facing patio.

The sidewalk and landscape improvements require the removal of nine parking spaces adjacent to the proposed patio along the west façade of the building. However, the elimination of these parking spaces will not have a significant impact on the parking provided as there is an abundance of parking adjacent to the site, which exceeds what Code would require today. The reduction in parking results in better code compliance; therefore, a Parking Plan is not required.

3. Criteria Analysis

Minor Project Review Analysis [153.066(G)(4)]

- 1) The Minor Project is consistent with the Community Plan and all adopted plans, policies, and regulations.
Criteria Met. The Minor Project makes no significant alterations to previously approved development character and is consistent with all adopted plans, policies, and regulations. This project brings the building closer to compliance within the Bridge Street District.
- 2) The Minor Project is consistent with the approved Final Development Plan.
Criteria Met. 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.
Criteria Met. The proposal is consistent with the record established by the ART, specifically the site alterations including landscaping and parking.
- 4) The Minor Project meets all applicable use standards.
Criteria Met. The proposal is consistent with all applicable zoning standards. The uses within the tenant spaces will meet the requirements of the Sawmill Center Neighborhood.
- 5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.
Criteria Met with Condition. The proposal meets all requirements for tenant modifications within the BSD. The applicant should continue to work with Staff to

determine final plant materials and locations prior to submitting for building permits, subject to Staff approval.

4. Recommendation

Planning recommends **approval** with one condition:

- 1) The applicant continue to work with Staff to determine final plant materials and locations prior to building permit submittal, subject to Staff approval.