



PLANNING REPORT

Planning & Zoning Commission

Thursday, August 17, 2023

PENZONE – LIVE/WORK BUILDING 23-072INF

<https://dublinohiousa.gov/pzc/23-072/>

Case Summary

Address	PID: 273-0009121
Proposal	Informal review and feedback on a proposed live/work building at the existing Penzone campus on a 2.54-acre site located southwest of the intersection of Village Parkway and Cooperstone Drive.
Request	This is request for an informal review and feedback of a future development application.
Zoning	BSD-SCN: Bridge Street District – Sawmill Center Neighborhood
Planning Recommendation	Consideration of the discussion questions.
Next Steps	Upon receiving feedback from the Planning and Zoning Commission, the applicant may incorporate the feedback and submit a Concept Plan for formal review.
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Site Location Map

23-072INF | Penzone Live-Work



Site Features

- 1 Proposed Live/Work Dwelling
- 2 Future Expansion
- 3 Future Pocket Park



1. Background

Site Summary

The 2.54-acre site is zoned BSD-SCN, Bridge Street District Sawmill Center Neighborhood and is located south of the intersection of Village Parkway and Cooperstone Drive. The site contains a 206-space parking lot, originally built in 1991 as overflow parking for the neighboring AMC Theater. The site is adjacent to the Greystone Mews neighborhood to the west, the Dublin Village shopping center to the east, and the AMC Theater to the north across Village Parkway. There is a retention pond directly south of the site.

The parcel is 1 of 2 parcels associated with the Penzone development. The adjacent parcel, located south of the subject parcel, is 3.52 acres and contains a total of 143 parking spaces and both the Penzone Base One and Penzone Salon and Spa buildings. The Penzone Base One building was built in 1991 and received approval in March 2023 for facade updates. The salon building was subsequently built in 2016.

Parcel History

September 1990

The Planning and Zoning Commission (PZC) approved a Corridor Development District (CDD) application for the construction of the original Penzone salon. A cross parking easement between the AMC Theater and Penzone at Parcel 273-0009121 was agreed upon at this time.

June 1990

The Board of Zoning Appeals (BZA) approved a Conditional Use (CU) application for a parking lot expansion of the AMC Theater. This included approval of a 260 space overflow parking lot, now home to the existing parking lot at Parcel 273-0009121 and 6671 Village Parkway (original Penzone salon).

Process

An Informal Review (INF) is an optional first step which provides the opportunity for feedback at the formative stage of a project allowing PZC to provide non-binding feedback on a development concept. Following an Informal Review, the applicant may submit a formal Concept Plan (CP) for review and determination by the PZC.

2. Plans and Policies

Community Plan

<http://communityplan.dublinohiousa.gov/>

The Community Plan is a key policy document adopted by City Council to guide decision-making for the future of Dublin's natural and built environments. When a rezoning is under consideration it is important to consider the Community Plan recommendations. The Community Plan includes Future Land Use recommendations, Special Area Plans, and the Thoroughfare Plan. Details that are contemplated within the Community Plan include the appropriate location, density and intensity of residential and commercial uses; the general alignment, character and connectivity of roadways; and the general recommendations for parks and open space.

The policies and recommendations established within the Community Plan, which is adopted by City Council, are implemented over time, typically through rezonings and subsequent construction of public improvements by either the City or a developer. Recommendations within

the Community Plan are based on careful consideration of existing conditions, future development scenarios including potential impacts on infrastructure, roadway, and critically the continued fiscal health of the City. Dublin's ability to maintain a high-quality of services and quality of life depends on a careful review of development proposals for conformance with the Community Plan.

Future Land Use Map

The Future Land Use (FLU) recommendation for this site is Mixed Use-Urban Core. The Urban Core accommodates a strong mixture of uses in an active and highly walkable environment. A variety of building types ranging in height from two to seven stories may incorporate commercial, residential and institutional uses in various combinations. Buildings are located close to public sidewalks and parking is accommodated through a mixture of on-street spaces, building-integrated facilities, strategically-located surface lots and stand-alone parking structures. This classification allows for the widest mixture of uses and highest development densities within the City, and is intended for application specifically within the Bridge Street District.

Interim Land Use Principles

As Envision Dublin, the City's new Community Plan, is developed, City Council has adopted Interim Land Use Principles to guide development during this transition. These policies were not established to supersede Zoning Code requirements, but to provide a clear policy document to supplement adopted plans and accepted planning practices in the interim. These principles are to be utilized similar to the recommendations of the Community Plan, as both are guiding policies and principles for the City. The following principles apply to this request:

1. Think comprehensively. Plan for the Bigger Picture

The proposed plan incorporates future phases of development to enhance the campus and public street frontage. However, the current proposal shows a small scale loft building setback from the Village Parkway frontage, which does not align with the intent of the Bridge Street and the Sawmill Center Neighborhood.

2. Start with the Public Realm

The proposed plan does not provide public open space, outside of a reference to a future pocket park and public green space with a future phase of the site.

11. Encourage Walkability

The proposed building is shown setback from the streetscape, screened from the street and adjacent properties, and limits pedestrian activity to the building.

12. Be Distinctly Dublin

The proposed building is designed to complement the building materials utilized throughout the Penzone campus, but is designed to mimic a single-family dwelling that will be located in the urban Sawmill Center Neighborhood District.

Neighborhood Standards

The BSD Code establishes Neighborhood Districts where special attention to location and character of buildings, streets, and open spaces is important to fulfill 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.

The site is zoned BSD-SCN, Sawmill Center Neighborhood District. Development design is encouraged to implement park-once visits, window shopping, impromptu gatherings and sidewalk activity. Development should be well connected to the existing and future streetscapes, while encouraging interconnected site layouts with well-defined pedestrian access.

Street Network, Lots, and Blocks

The Code provides a hierarchy of requirements for establishing a gridded street network. The Street Network Map, part of the Thoroughfare Plan, identifies three families of streets: 1) Corridor Connectors, 2) District Connectors, and 3) Neighborhood Streets.

Village Parkway is considered a District Connector and Principal Frontage Street (PFSs). PFS-designated streets are designated to ensure a continuous, pedestrian-oriented block. The entire Penzone site currently includes 2 vehicular access points centrally on the east side of the site. This proposal would not modify the location and number of access points on the site.

Uses

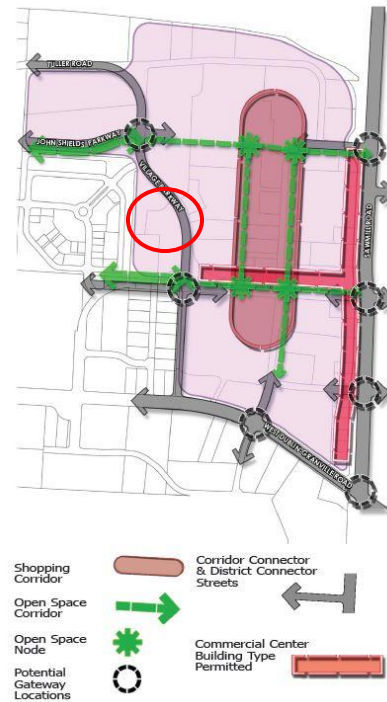
The site is currently zoned BSD-SCN, Bridge Street District – Sawmill Center Neighborhood. This zoning district permits a variety of uses, including the proposed live-work dwelling units, office, and art galleries uses.

A live-work dwelling has not been incorporated within the Bridge Street District prior to this application. The Zoning Code defines the use as a structure including residential dwelling units connected with principal non-residential uses listed as permitted uses within a particular zoning district. The predominant character of the structure is intended to be harmonious with residential areas.

The Sawmill Center Neighborhood District permits live-work dwellings as a permitted principal use. In the Bridge Street District, live-work dwellings are required to have no more than 2 non-resident employees in addition to the resident(s) of the dwelling. Additionally, the non-residential use must be operated by a resident of the live-work dwelling unit. Based on the provided plans, the proposal would meet the City's definition of a Live-Work dwelling use, which would permit the use at this site.

3. Project

The applicant is proposing the development of 6,718-square-foot live-work use, including gallery, office and a residence on the 2.54-acre site. The overall site plan indicates the potential for future development of additional buildings along Village Parkway, but no additional details or timing has been provided.



Development Concept



4. Plan Review

The applicant is requesting an Informal Review and non-binding feedback prior to the submission of a formal Concept Plan. Discussion questions are framed for PZC to deliver feedback to the applicant.

Planning Recommendation: The Commission review and provide non-binding feedback regarding the conceptual development.

Discussion Questions

1) Is the Commission supportive of the proposed building location?

The 6,718-square-foot Loft building is sited centrally along the western portion of the parcel. The proposed development would eliminate 152 of the existing 206 parking spaces on the parcel, and adding 4 total spaces with the building. North of the proposed building would introduce vegetation and landscaping in place of the existing parking lot. The plan indicates a future phase of the site that would include a 2-story Loft building, a 3-story Loft building, and a future Pocket Park along the Village Parkway frontage.

A Loft building type is a building type specific to the Bridge Street District that is permitted in the Sawmill Center Neighborhood. Loft buildings are required to be sited within 0-15 feet of the front property line (Required Build Zone), and occupy 75% of the front property line. The building type requirements reflect the intent of the Bridge Street District, which is to create a more urban form of development, with buildings fronting public streets to engage the streetscape and provide parking to the rear of developed sites. This contributes to the creation of an urban, walkable district that is pedestrian-

oriented. The proposed location of the building creates a suburban-style layout with setbacks that do not meet building siting and front property line coverage. The proposal is setback from the public street frontage, indicates significant landscaping between the building and the street frontage, and provides limited pedestrian connectivity to the streetscape, which do not align with the Bridge Street Code.

The proposed Loft building would require Waivers to the Front Required Build Zone and Front Property Line Coverage, due to the internal placement of the building. The Commission should consider the proposed location of the building and its alignment with the intent and requirements of the Bridge Street District.

2) Is the Commission supportive of the conceptual massing and architecture?

The applicant is proposing a modern 2-story Loft building located centrally on the parcel. The building features flat rooflines with large quantities of glass, metal panels, stone, and horizontal siding. The applicant has indicated that the character of the structure is designed to be harmonious with the surrounding areas, as required with the definition of the live-work dwelling in the Code. The proposed structure implements forms and materials that are consistent with other structures on the campus. Although the applicant has indicated the intent is to pursue a Loft building type, the form of the building resembles a detached single-family home, as opposed to other Loft building types designed and built in the Bridge Street District. The Single-Family Detached building type is not permitted within the Sawmill Center Neighborhood.

The Commission should consider whether the massing and architectural elements of the structure are appropriate for the site, and in context to the intent of the Sawmill Center Neighborhood.

3) Is the Commission supportive of the future phases of the development?

Included in the proposed plans are future buildings and site improvements on the subject parcel. The plan indicate a 3-story Loft building, a 2-story Loft building, public green space, and a future pocket park. Given the conceptual nature of the request, no information has been provided to discuss specific phasing of the development of the site. However, the goal of the future buildings and open space are to provide a presence along Village Parkway in line with the requirements of the Bridge Street District. The future buildings are depicted as office buildings with first floor retail for startup businesses and other community engagement functions.

These buildings are not proposed along with the live-work dwelling, and are provided for future reference only. The Commission should consider whether the future phases of the development contribute to the intent of the Sawmill Center Neighborhood District.

4) Any additional considerations of the Commission.