



PLANNING REPORT

Administrative Review Team

Thursday, October 12, 2023

Cramer Creek Corporate Park 23-041MPR

<https://dublinohiousa.gov/art/23-041>

Case Summary

Address	270 Cramer Creek Ct., Dublin, OH 43017
Proposal	Exterior modifications to an existing office building.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.048.
Zoning	MUR-4, Mixed Use Regional – Llewellyn Farms
Planning Recommendation	<u>Approval of Minor Project Review</u> Planning recommends approval with no conditions.
Next Steps	The Administrative Review Team (ART) is the final reviewing body for this application. Upon approval from the ART, the applicant may apply for a building permit through Building Standards.
Applicant	Margie Hegg, American Sign Studio
Case Managers	Jane Peuser, Planning Assistant (614) 410-4675 jpeuser@dublin.oh.us

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Site Features



1. Background

The 3.87-acre site is zoned MUR-4, Mixed Use Regional – Llewellyn Farms Office, and is located southeast of the intersection of Rings Road and Frantz Road. The site was developed in 1985 and is currently occupied by the Cramer Creek Office Park. The site is access from Cramer Creek Court to the south of the site, and Rings Road to the north.

2. Zoning Code

The Mixed Use Regional Districts are intended to implement the vision set forth in the Dublin Corporate Area Plan, which promotes a vision of a walkable, mixed use district that is comprised of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses as well as supporting residential and recreational uses, and pedestrian amenities. The Mixed Use Regional District standards are intended to ensure development is compatible with the surrounding character and uses

Zoning Code Requirements

The Llewellyn Farms Office District is different in character from the other MUR districts due to its proximity to existing residential neighborhoods. The permitted uses and development standards are sensitive to this and intend to provide a cohesive transition between residential and non-residential development focusing on lower density and intensity to ensure compatibility with the existing residential character

3. Project

The proposal consists of repainting walls, replacing address numbers, and replacing an awning at an existing corporate office park. The project is intended to update a deteriorated legacy office park building façade.

Site Modifications

The applicant is proposing to paint all exterior façade walls in Sherwin Williams SW7071 Gray Screen and replacing the existing awning with a new Sunbrella Marine Blue awning. The applicant is proposing to paint the existing trim and coping Sherwin Williams SW 6531 Indigo. The awning that is proposed to replace the existing awning will remain the same dimensions. New address numbers will be placed in the same location as the existing numbers, but are 26 inches in height and will be blue to match the new building trim. Address numbers are provided for reference, as they do not require ART approval.

EXISTING



PROPOSED



SW 7071
Gray Screen

4. Plan Review

Minor Project Review Criteria

Criteria	Review
1. The MP shall be consistent with the Community Plan, the Dublin Corporate Area Plan, applicable Zoning Code requirements, MUR Design Guidelines, and adopted plans, policies, and regulations;	Criteria Met: The Minor Project is consistent with adopted plans, policies, and regulations.
2. In cases where a MP is proposed within or as part of an approved FDP, the MP shall be consistent with such approved FDP;	Criteria Met: The site is presently developed and no significant alternations are proposed to the site layout
3. The MP shall be consistent with the record established by the required reviewing body, the associated staff report, and the Director’s recommendation;	Criteria Met: The proposed modifications are consistent with the record established by the ART.
4. The proposed land uses meet all applicable requirements and use specific standards of § 153.046 , Uses; and;	Not Applicable: The proposal does not impact use standards on the site.
5. The proposed site improvements, landscaping, screening, and buffering shall meet all applicable requirements of the Code and respond to the standards of the MUR Design Guidelines.	Criteria Met: The proposed improvements meet the requirements of the MUR code and guidelines.

5. Plan Review

Planning Recommendation: Approval of the Minor Project with no conditions.