



PLANNING REPORT

Planning & Zoning Commission

Thursday, November 9, 2023

PENZONE BASE ONE AT 6671 VILLAGE PKWY– 23-106AFDP

www.dublinohiousa.gov/pzc/23-106

Case Summary

Address	6671 Village Parkway.
Proposal	Exterior material modifications to an existing building.
Request	Request for review and approval of an Amended Final Development Plan (AFDP) under the provisions of Zoning Code Section 153.066.
Zoning	BSD-SCN, Bridge Street District – Sawmill Center Neighborhood
Planning Recommendation	<u>Disapproval of an Amended Final Development Plan.</u>
Next Steps	Upon review and approval of the AFDP by the Planning and Zoning Commission (PZC), the applicant may proceed with constructing the project.
Applicant	Mike Burmeister, Meyers + Associates
Case Managers	Taylor Mullinax, AICP, Planner I (614) 410-4632 tmullinax@dublin.oh.us

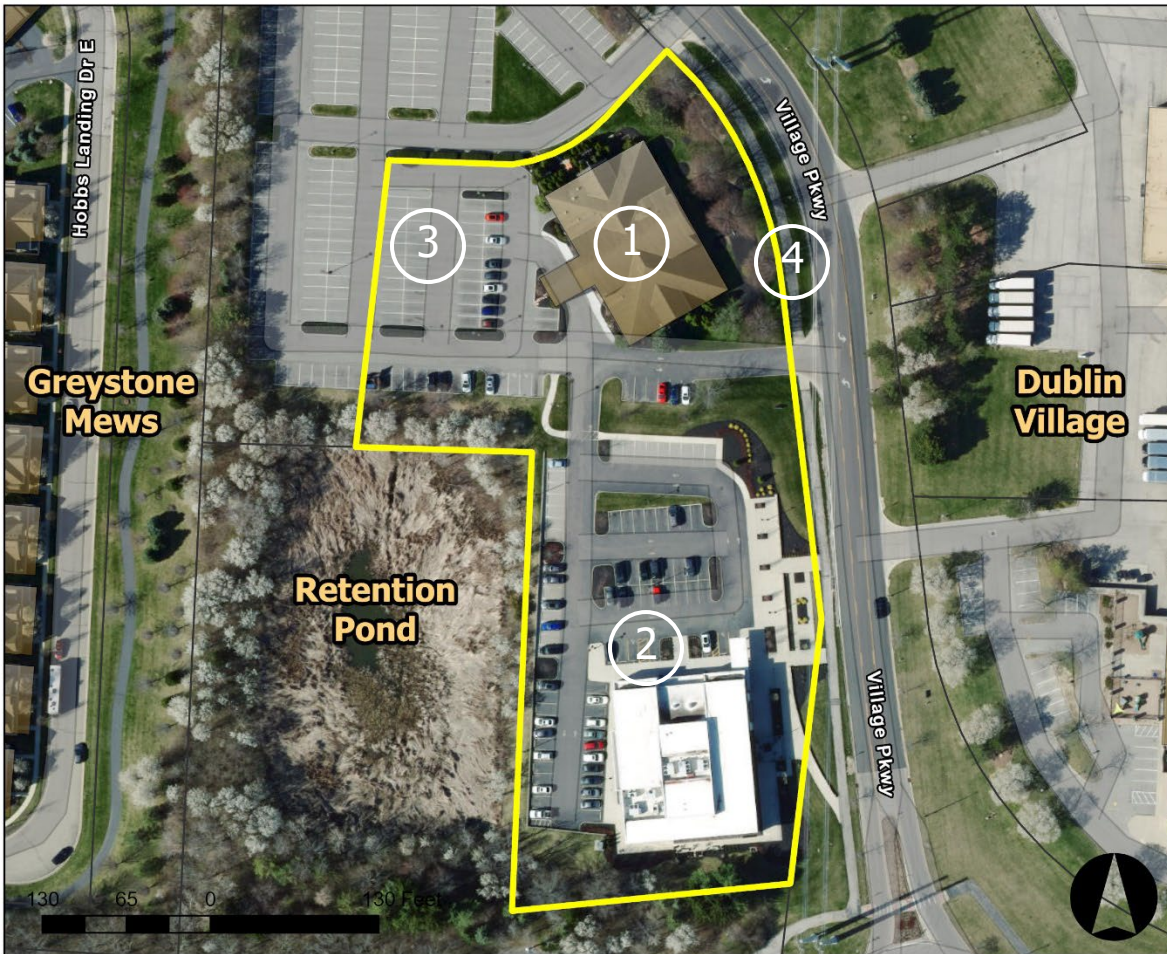
Site Location Map

23-106AFDP | Penzone Base One



Site Features

- 1 Existing Penzone Base One office building
- 2 Existing Penzone Salon & Spa building
- 3 Existing parking
- 4 Existing shared use path



1. Background

Site Summary

The 3.52-acre site is within the Bridge Street District (BSD) and is zoned BSD - Sawmill Center Neighborhood (BSD-SCN). It is located northwest of the roundabout at Village Parkway and Bridge Park Avenue. The site is developed with two existing buildings, the Penzone Base One office building (13,482 SF), and the Charles Penzone Salon and Spa (12,498 SF), along with parking, sidewalks or shared use paths, patios, and vegetation. The Penzone Base One building was built in 1991 and has received few updates since it was constructed. The salon building was subsequently built in 2018. Together, the development of the two buildings have grown to become a Penzone campus over time. The site is surrounded by the Greystone Mews neighborhood to the west and the Dublin Village shopping center to the east. There is a retention pond directly to the southwest of the site.

Site History

March 2023

The PZC approved an AFDP for exterior modifications and associated site improvements for Penzone Base One (6671 Village Parkway) with four conditions.

Process

The development process is generally a three step process with a fourth step if amendments to the approved FDP are desired, listed below.

- 1) Concept Plan (CP)
- 2) Preliminary Development Plan (PDP)/Rezoning
- 3) Final Development Plan (FDP)
- 4) *Amended Final Development Plan (AFDP)*

An AFDP is required to be substantially similar to an approved FDP and the record established. All modifications to existing development within the Bridge Street District require approval of an AFDP, unless required to be a Minor Project. PZC reviews and approves AFDPs and is the final reviewing body.

2. City Plans and Policies

Bridge Street District Code

This site has followed the BSD Code since its adoption in 2012, although may defer to Standard Code when applicable. The existing building most closely resembles the Commercial Center building type identified in the BSD Code and is located within the Sawmill Center Neighborhood (SCN) which permits existing uses to continue as conforming to the BSD Code.

3. Project

Project Summary

This is a request for an AFDP proposing modifications to the finishes of exterior building materials on the Penzone Base One office building.

Amended Final Development Plan

In March 2023, PZC approved an AFDP which included paint, stain, and material modifications to the existing building. The approval included new paint colors for the stucco and a semi-

transparent stain for the brick, both in cool white and grey tones. Simulated wood cladding was also approved in place of existing stucco on portions of the building. Post PZC approval, the contractor did an in-place mockup on the building using the approved semi-transparent white stain. The contractor observed flashing and hot spots of paint due to varying brick textures and weathering. The approved semi-transparent stain is not achieving the desired finish and appearance as originally intended, therefore, the applicant is requesting the modifications noted below.

The applicant is requesting a different approach, utilizing an opaque stain application instead of a transparent one to overcome the inconsistencies noted above. Additionally, the approved paint colors for the stucco, fascia, and soffit will be revised to a warmer color palette to align with the proposed white opaque stain for the brick. The color palette change from cool tones to warm tones is intended to align with the white stone on the existing Penzone Salon and Spa building. The applicant has provided letters from the paint manufacturer and painting company speaking to the quality of the proposed stain and supporting documentation regarding the condition of the existing brick, repairs to be made, appearance of efflorescence, brick surface preparation and cleaning, and stain application method. The applicant's clarification narrative notes mortar tuck pointing repair is needed on two existing exterior low walls near the basement walk-out stairs to be completed prior to stain and paint application.

The previously approved and proposed paint colors are described below:

3/16/23 AFDP Approved:	Proposed Modifications:
Existing brick stained a semi-transparent white stain	Brick stained with Loxon Vertical Concrete Stain mixed with a warm white paint color, SW 7627 White Herron, until opaque in appearance
Existing stucco painted SW 7648 Big Chill, and limited applications of SW 7069 Iron Ore	Stucco painted SW 7030 Anew Gray and limited applications of SW 7069 Iron Ore
Existing fascia, no changes from the existing	Fascia to be painted SW 7627 White Herron
Existing soffit and trim painted SW 7627 White Herron	Soffit to be painted SW 7019 Gauntlet Gray
Sections of existing stucco replaced with Trespa Meteon simulated wood-panel cladding in Romantic Walnut color as an accent	Approved material change remains the same from 3/16/23 AFDP

If the proposed brick staining is not approved by the PZC, all existing brick will be cleaned with SmartStrip PRO by Dumond cleaning solution to remove the mockup stain. Upon removal, the brick will be treated with a masonry conditioner and sealed, if needed.

Architectural Consultant and Staff Analysis

In the BSD, a minimum of 80% of each façade of a building visible from a street or adjacent property is required to be constructed of permitted primary materials. For façades over 1,000 SF, a combination of permitted primary and secondary materials may be used to achieve the 80% requirement. Permitted primary building materials include stone, manufactured stone, full depth brick, and glass. Permitted secondary building materials include glass fiber reinforced

gypsum, wood siding, fiber cement siding, metal, and exterior architectural metal panels and cladding. Exterior Insulation and Finishing system (EIFS) or stucco, is permitted for trim only unless it's a previously existing condition. Other high quality synthetic materials may be approved by the PZC for primary or secondary materials with examples of successful installation in comparable climates. Where more than one façade material is proposed, differing colors are required to occur at architecturally appropriate locations.

Staff requested Mark Ford from Ford & Associates Architects to conduct a review of the proposed stain changes and application method. He has provided a memo, which is included with the packet and outlines three important conclusions:

- The proposed Sherwin Williams Loxon Vertical Concrete Stain is an appropriate finish application material for brick surfaces
- The proposed exterior colors for the stucco (SW 7030 Anew Gray) and brick (SW 7627 White Herron) finishes are appropriate due to the majority of the building's exterior surface area including large hipped and gabled roof elements
- The amount of brick on the building to be painted is approximately 18% of the surface area

Staff worked with the applicant to bring the proposed changes closer to compliance with the BSD Code, including a switch to warmer stain and paint colors, while trying to achieve an updated look for the existing building. After final revisions were made by the applicant, staff remains concerned with the following:

- Per the General Definitions of Code Section 153.002, masonry is defined as *"natural or natural-appearing stone or brick"*
 - The widespread use of natural masonry is a hallmark of the existing building character throughout the City of Dublin and can be directly tied to the durability and longevity of this material
 - The proposed full-painted brick (rather than a stain) is inconsistent with the long-established development character across Dublin, where individual buildings and sites do not compete for attention, but are designed and integrated within the surrounding context
- Per the Bridge Street District Code Section 153.062 Building Types (E) Materials, *"brick is a permitted primary building material and shall be of high-quality, durable materials."* Brick masonry approved in the district typically maintains its natural composition
 - If approved by the PZC, painted brick is reviewed as a secondary material and therefore its application should be limited
 - Other materials may be approved by the PZC with examples of successful, high-quality installations
- If the existing brick is painted, important architectural features such as the soldier course treatment below the windows is lost

The PZC approved a limited application of painted brick in the BSD for First Watch in July 2022. Staff supported the project because the painting of brick was limited to the parapet and approved in coordination with a Master Sign Plan for wall signs. The previously existing natural brick parapet on the building was modified and painted to conceal any resulting differences in the appearance of the brick following reconstruction. The remainder of the building maintained

its natural brick as a primary building material. The painted brick was reviewed as a secondary building material.

4. Plan Review

Amended Final Development Plan

Criteria	Review
1. The AFDP shall be substantially similar to the approved FDP, and consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation.	<p>Criteria Not Met: The proposed AFDP is generally consistent with the FDP and record established except for the proposed full-stained brick.</p> <p>Staining the brick to an opaque appearance in-lieu of the approved semi-transparent stain is inconsistent with the long-established development character across Dublin. In the BSD Code, brick is a permitted primary building material that should remain in its natural state as a high-quality and durable material.</p>
2. The proposed development is consistent with the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted City plans, and citywide administrative and financial policies.	<p>Criteria Met: The proposed AFDP is consistent with all plans and policies operating as an existing site with permitted uses.</p>
3. The proposed land uses conform to all applicable requirements and use specific standards of §153.059 Uses.	<p>Not Applicable: The overall property use will not change.</p>
4. The proposed buildings are appropriately sited and conform to the requirements of §153.062 Building Types and §153.065 Site Development Standards.	<p>Criteria Not Met: While the permitted primary building materials are met, the application and amount of opaque stained brick as a secondary material is not met. In BSD Code Section 153.062 Building Types (E) Materials, "<i>brick is a permitted primary building material and shall be of high-quality, durable materials.</i>" Commercial Center Building types permit brick as a primary building material with the understanding that the brick retains its natural composition. Stained brick is reviewed as a secondary material where its application should be limited to details and accents, unless otherwise approved by the PZC.</p>

Criteria	Review
	The building location is existing and fully legal, therefore the Site Development Standards do not apply.
5. The proposed lots and blocks conform to the requirements of §153.060 Lots and Blocks.	Not Applicable: The site and building are existing conditions which predate the BSD Code and therefore are fully legal.
6. The proposed street types conform to the requirements and standards of §153.061 Street Types, including the general pattern of streets, blocks, and development reflected on the BSD Street Network Map, as amended.	Not Applicable: There are no proposed changes to the surrounding streets with this application. The street type is an existing condition which predates the BSD Code.
7. The proposed design of the internal circulation system, driveways, and any connections to the public realm provide for safe and efficient access for pedestrians, bicyclists, vehicles, and emergency services.	Not Applicable: There are no proposed changes to the internal circulation system, driveways, and connections to the public realm on site.
8. The proposed design, architecture, and materials of buildings is consistent with the BSD Design Guidelines, while integrating with nearby development, and avoids overshadowing of existing or proposed development.	Criteria Not Met: The proposed opaque stained brick does not meet Code requirements. In Code, masonry is defined as <i>"natural or natural-appearing stone or brick."</i> In the BSD Code, brick is a primary building material and should remain unpainted or painting should be limited in its application to details and accents only as a secondary building material, unless otherwise approved by the PZC.
9. The proposed site design, landscaping, screening, and buffering is consistent with the BSD Design Guidelines.	Not Applicable: There are no proposed changes to the site design, landscaping, screening, and buffering.
10. The proposed open spaces are appropriately sited and designed to conserve or enhance natural features as appropriate, enhance the community, benefit the community both within and outside the proposed development, and conform to the requirements of §153.064 Open Spaces.	Not Applicable: There are no proposed site changes. This site was developed prior to the BSD Code adoption, therefore this requirement does not apply. Minor site and landscape improvements were approved as part of the previous AFDP in March 2023.
11. The scale and design of the proposed development allows for the adequate provision of	Not Applicable: The development is existing, and the proposed minor building

Criteria	Review
<p>services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services.</p>	<p>modifications do not affect the provision of services.</p>
<p>12. The proposed development conforms to the requirements of §153.063 Neighborhood Standards, as applicable.</p>	<p>Criteria Not Met: The proposed changes generally meet the BSD Sawmill Center Neighborhood Standards, except for the material requirements in the Building Type section. Commercial Center Building types permit brick as a primary building material with the understanding that the brick retains its natural composition, unless otherwise approved by the PZC. The opaque stained brick application is proposed for all brick on the building, therefore this criteria is not met because it exceeds a limited application where details or accents of a building could be painted.</p>
<p>13. The proposed development provides adequate stormwater management systems and facilities that comply with the applicable regulations of this code and any other applicable design criteria or regulations as adopted by the City or required by other government entities.</p>	<p>The site and building are existing conditions which predate the BSD Code and therefore are fully legal.</p> <p>Not Applicable: There are no proposed site changes to stormwater management and facilities with this application.</p>
<p>14. The proposed development can be adequately serviced by existing and/or planned public or private infrastructure consistent with the City's most recently adopted capital improvements program.</p>	<p>Not Applicable: There are no proposed changes to existing or planned public or private infrastructure.</p>
<p>15. If the development is proposed to be implemented in phases, each phase has adequate infrastructure to serve the development independently without the need for further phased improvements.</p>	<p>Not Applicable: No phases are proposed.</p>

Criteria	Review
16. The proposed development demonstrates consistency with the recommendations, principles, and intent of all applicable design standards and guidelines, including but not limited to buildings, open spaces, and streetscapes.	<p>Criteria Not Met: The proposed changes are generally consistent with all design standards and guidelines, except for the proposed opaque stained brick as described above.</p> <p>The development is existing, and the proposed minor building modifications do not affect site design and its buildings, open spaces, and streetscapes.</p>

Recommendation

Planning Recommendation: Disapproval of an Amended Final Development Plan.

If the PZC approves the proposed brick opaque staining, Planning recommends the following:

Alternative Planning Recommendation: Approval of an Amended Final Development Plan with one condition:

- 1) That all needed repairs be completed prior to stain and paint application.