



## PLANNING REPORT

# Architectural Review Board

Wednesday, December 13, 2023

## 30-32 S. HIGH STREET 23-117AFDP and PARKING PLAN

[www.dublinohiousa.gov/arb/23-117](http://www.dublinohiousa.gov/arb/23-117)

### Case Summary

|                         |   |
|-------------------------|---|
| Address                 | 30-32 S. High Street  |
| Proposal                | Request to amend a previously-approved Final Development Plan (FDP) and Parking Plan on a 0.25-acre site zoned Historic District - Historic Core. The site is located approximately 35 feet north of the intersection of S. High Street and Spring Hill Lane. |
| Request                 | Request approval of an Amended FDP and Parking Plan.  |
| Zoning                  | HD-HC, Historic Core District   |
| Planning Recommendation | <u>Approval of Amended Parking Plan</u><br><u>Approval of Amended Final Development Plan with conditions</u>  |
| Next Steps              | Upon review and approval of the Parking Plan and AFDP by the Architectural Review Board (ARB), the applicant may re-file for a site permit through Building Standards.  |
| Applicant               | Dan Morgan, Behal, Sampson, Dietz   |
| Case Manager            | Sarah Tresouthick Holt, AICP, ASLA, Senior Planner<br>(614) 410-4662<br>sholt@dublin.oh.us  |

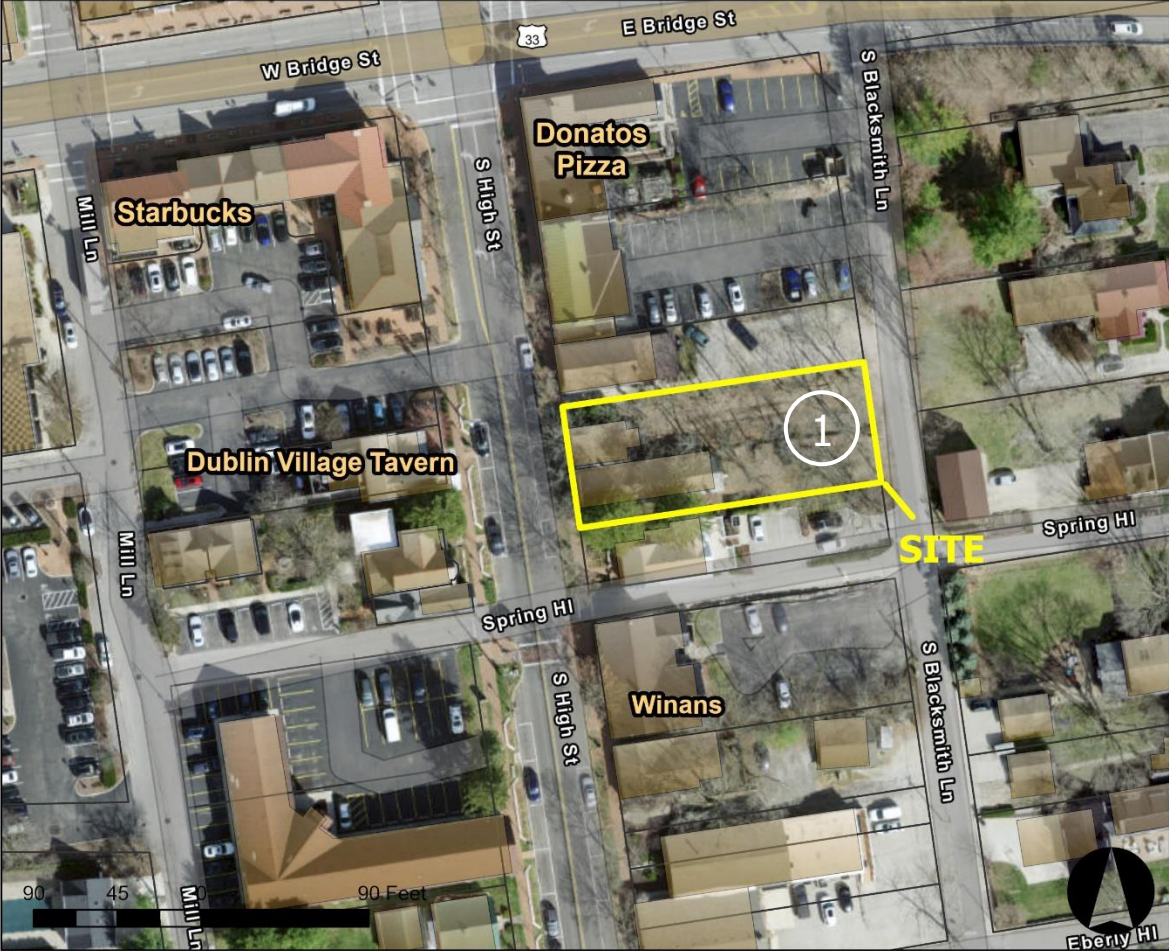
Site Location Map

23-117AFDP | 30-32 S High St



**Site Features**

1 Location of removed parking



## 1. Background

### Site Summary

The project site, located at 30-32 S. High Street, is comprised of one lot with two buildings. Both buildings are on the National Register of Historic Places (NRHP), and have been vacant for at least twelve years. 30 S. High Street is one of the few remaining log cabins in Historic Dublin, built ca. 1840 and was previously used as a pharmacy. 32 S. High Street is a frame building with a false front, also from ca. 1840. It was once one of the grocery stores in Dublin.

The 0.25-acre site is located on the east side of S. High Street, north of Spring Hill Lane and is zoned Historic District – Historic Core. The site was previously two lots, until recently combined into one for legal and permitting purposes.

### Development History

#### *2018*

Request for a bakery/office before Administrative Review Team and the ARB. Numerous waivers requested; no construction occurred. Anecdotal information indicates that parking and ADA requirements proved too expensive.

#### *June 2021 – Informal Review*

ARB provided feedback for demolishing additions to 30 S. High Street, adding on to 30 S. High Street, creating shared outdoor space, adding on to 32 S. High Street, and creating shared parking for two eating/drinking establishments. ARB generally supported project and recommended: minimized on-site parking, saving existing privy at 32 S. High Street, allowing shed at 32 S. High Street to be removed, saving original fire hydrants and as much of the historic stone wall as possible, and was conceptually in support of a pavilion.

#### *August 2021 – Concept Plan Review*

Board approved Concept Plan with six conditions plus Parking Plan for majority of parking permitted off site. Waiver to Lot Coverage sought, although tabled until PDP/FDP. Board agreed to demolition of two additions at 30 S. High Street, removal of the shed, and relocation of the privy.

#### *December 2021*

Board approved combined PDP/FDP for projects, demolitions for 30 S. High Street additions, Waiver to foundation plantings between existing buildings, Waiver to allow Boral in certain locations, and 8 conditions of approval. Conditions noted below, with italics indicating status.

- 1) Prior to issuance of any building permits, a fully executed Cross Access Easement shall be presented to the City, which covers bike and vehicular parking, trash, pedestrian access, and utilities. *No longer applies with combination of the two lots.*
- 2) The final siding configuration for 30 S. High Street shall be determined after exploratory removal of the asbestos siding on the building. New siding shall match the siding found under the asbestos siding, and shall be approved administratively. *TBD.*
- 3) The proposed casement windows and picture window for the west side shed dormer on 30 S. High Street shall all be either two-over-two sashes or four-light casement windows. *Currently under review at Building Standards.*

- 4) The canopies at the front/west elevation on 32 S. High Street shall be shown as one single canopy to better match historic photographs and traditional use of the element. *Currently under review at Building Standards.*
- 5) Horizontal muntins shall be reapplied to the new storefront windows at 32 S. High Street, in order to replicate the historic windows. *Currently under review at Building Standards.*
- 6) House-side shielding shall be provided on all parking lot light fixtures nearest to S. Blacksmith Lane. *No longer necessary, if Parking Plan/AFDP is approved.*
- 7) The sign at 30 S. High shall be raised to meet the minimum 8-foot sidewalk clearance requirement. *Currently under review at Building Standards.*
- 8) The applicant apply for and successfully obtain approvals of Permanent Sign Permits through Building Standards prior to installation. *TBD at a later date.*

## Site Characteristics

### *Natural Features*

This site slopes significantly down to the east, toward the Scioto River. It is also densely covered with trees, although many of the trees are nuisance trees. A full Tree Survey by a Certified Arborist was provided with the December 2021 project.

### *Road, Pedestrian, and Bike Network*

The site has frontage on S. High Street and S. Blacksmith Lane at the back. A sidewalk extends along the S. High Street frontage. No bike network is provided.

## Process

Subsequent to AFDP and amended Parking Plan approval, the applicant may re-apply for a revised site permit through Building Standards.

## 2. Zoning Code and Guidelines

### *Historic District – Historic Core*

This district focusses on ensuring sensitive infill development and providing an improved environment for walking while accommodating vehicles. The proposed uses are allowed within the Historic Core zoning district, and are subject to Use-Specific Standards, as outlined in Code. No uses or setbacks are changing with this request. Lot coverage will be lessened with the removal of the parking lot and ramp system.

### *Historic Design Guidelines*

The *Historic Design Guidelines* supplement the Code and should be considered when site modifications are proposed in the Historic District. Comments relating to the proposal's ability to meet these Guidelines are included throughout the report.

## 3. Interim Land Use Principles

As Envision Dublin, the City's Community Plan update, is developed, City Council has adopted Interim Land Use Principles to guide development during this transition. The goal was to provide a clear policy document to supplement adopted plans and accepted planning practices in the interim. These principles are to be utilized similarly to the recommendations of the Community Plan, as both are guiding policies and principles for the City. These policies were not



established to supersede Zoning Code requirements. The proposed project aligns with all Interim Land Use Principles.

## 4. Project

Because of cost impacts, the applicant seeks to remove the previously-approved parking lot and ADA ramp at the rear of the site. This area would be replaced by lawn, some low retaining walls around the pavilion, a path to the trash enclosure, and various perimeter plantings. The screened trash enclosure will remain at the back of the site, with pick up off of S. Blacksmith.

### **Lot Coverage, Setbacks, Footprint Size**

The maximum permitted lot coverage in the Historic Core is 85 percent, per Table 153.173A. The proposed lot coverage is revised from +/-78 percent at 30 S. High Street and +/-63 percent at 32 S. High Street to 40 percent across the single lot.

Zero-foot front and side setbacks will not be affected by this request. The 5-foot rear building and pavement setback will also be met.

### **Architecture**

No changes are proposed to architecture or materials approved in December of 2021. Previous conditions of approval related to materials and fenestration shall remain in effect.

### **Site Development**

The applicant now shows a landscaped area at the rear of the property, and the pavilion has a short dry-stack retaining wall, 6 inches to 24 inches tall, around it to help take up grade. This wall is intended to match the materials for the restoration of the existing historic stone wall along the central east-west axis of the site. The applicant shows irregular wall stone with a mortared capstone and mortar used only to level the stones. This wall is offset one foot from the property line in order to allow for maintenance. Staff is satisfied with this element of the project based on provided details in the plan set.

A brush-finish concrete walkway is proposed from the raised terrace at 30 S. High Street to the pavilion and then farther down to the trash enclosure. ADA access is provided from the building to the pavilion as required. Staff recommended that an orthogonal pathway to the reconstructed privy on the south side of the property be provided; the applicant is proposing a single limestone step in front of the privy in order to keep the lawn area as natural in appearance as possible. Staff is satisfied with this approach.

With this revision, many of the beneficial trees on the site may be retained. They will form a buffer to the adjacent property on the northeast corner, and provide shade throughout the rest of the site. New perimeter landscaping is shown on the remainder of the north side behind the pavilion, along with a continuous buffer on the south and east sides. The landscaping meets Code requirements and also addresses Guidelines Section 6.3B, where year-round interest, using native species, is anticipated.

Buffering for the trash is provided by a six-foot tall cedar enclosure, stained grey to match the Apothecary siding, and meeting all Code requirements in Section 153.173(I)(7) and Guidelines Section 6.5D. A six-foot tall replacement fence, between the buildings and along S. High Street,

is also provided to match the trash enclosure and serve to hide HVAC located between the buildings.

The existing historic hydrant on S. High Street will be removed and retained by the owner as an artifact; it cannot remain in this location because of a new required hydrant. The existing "hydrant" on S. Blacksmith Lane may be a sanitary sewer clean-out; a recommended condition of approval addresses the object's significance pending more investigation. Guidelines Section 6.1B states that historic elements that preserve the character of the district should be retained. If a fire hydrant, this is original City infrastructure, and was used to pump water directly from the river for fire suppression.

Finally, four tall planters are provided, two at each main building entry, to allow for seasonal color. These will be 36 inches tall, rectangular in shape, Corten-type material/finish, and are supplied by Campania. Cut sheets are included in the packet.

The landscape lighting is appropriate and per Code Section 153.173(J). Pedestrian walkway lighting is exempt from lighting level review, and lumen outputs are below 900, therefore not requiring full cut-off fixtures. Lights are from Alliance Outdoor Lighting in both upright and downlight options, aged brass in color and material, and specifications are included in the packet. The colored lighting option shall not be used, and is recommended as a condition of approval. Previously-approved lighting and signage shall not change with this request.

### **Access, Parking, and Parking Plan**

The site has pedestrian access from S. High Street, and the previously-approved parking lot access from S. Blacksmith Lane would be removed with this request. The approved Parking Plan from 2021 was based upon square footage which was later reduced, and approved, at FDP. Thirty two off-site spaces were approved, and three on-street spaces and six on-site spaces were shown for a total of 41 spaces. With the approved total building square footage reduced to 3,588 square feet, the required spaces are 36, including three provided on-street. Thus, only one additional space is needed in the revised Parking Plan. This approach allows a number of benefits as described in the *Historic Design Guidelines*: Section 6.1A, being sensitive to surrounding context, particularly natural features; 6.2A preserving natural topography and minimizing regrading; and 6.3A preserving open space and green areas. Per ADA requirements, if no on-site parking is provided, then no ADA parking is required. Staff supports the request.

On-site bike parking will still be provided, and two bike racks are shown in compliance with 153.173(F)(15)(b)(1)(c). The bike racks are revised to a simple black U, as shown on Sheet C-101. A condition of approval is recommended to confirm that the color is black.

### **Utilities and Stormwater**

On-site stormwater is not required for this size project. At Concept Plan, neighbors commented on concerns with the area's storm drainage, especially overflowing curbs during rain events. Previously, staff investigated the nearby storm drain, including by CCTV to confirm free flow, and cleaned both the inlet and the grate. They walked the area and determined that the recently installed and retrofitted catch basin was working as intended. They also noted that there is a delicate balance between providing the best storm water management and preserving

character, which has been improved with the reduction in impervious area with this proposal. The applicant shall continue to work with staff through the permitting process.

**Tree Preservation**

Many of the existing trees are invasive species, and are therefore permitted to be removed without a replacement requirement. Thirteen of the existing beneficial trees in the rear yard area are able to be preserved with this revised plan. Both staff and the applicant worked hard to save the 24-inch maple, the largest tree on site, in the south center of the property with the initial FDP. With this revised plan, that tree will have a greater chance at survival. Guidelines Section 6.2B supports the preservation of landmark trees, those over 24 inches in diameter. Staff supports the plan as shown.

**4. Plan Review**

**Final Development Plan Project Review**

| Criteria  | Review  |
|---|---|
| 1. The FDP shall be substantially similar to the approved PDP, and consistent with the record established by the required reviewing body, the associated Staff Report, and the Director’s recommendation; | <b>Criteria Met.</b> The AFDP is substantially similar to the approved PDP and the FDP, as described. The AFDP is consistent with the record, report and the Director’s recommendation as described herein.   |
| 2. The proposed development is consistent with the Community Plan, other adopted City plans, and citywide administrative and financial policies;  | <b>Criteria Met:</b> The request is consistent with the Community Plan, other City plans, and administrative and financial policies.  |
| 3. The proposed development is consistent with the Historic Design Guidelines;  | <b>Criteria Met with Conditions:</b> The proposal is consistent with the Guidelines for the overall character of the project, plus specifically for the landscaping, natural features, “hydrant”, and service areas. The lighting and bike rack conditions address minor confirmations, and the “hydrant” condition allows flexibility based on further research. |
| 4. The proposed FDP is consistent with surrounding historic context, character,   | <b>Criteria Met:</b> The AFDP remains consistent with surrounding scale, context, and character on N. High Street and S. Blacksmith Lane.   |

and scale of the immediately surrounding area and the district as a whole;

5. The proposed land uses conform to all applicable requirements and use specific standards of 153.172 Uses;

**Criteria Met:** The land uses conform to all requirements and use standards and will not change from those previously approved. The applicant understands the Use Specific Standards for outdoor dining and seating, Section 153.172(3)(h).

6. The proposed buildings are appropriately sited and conform to the requirements of 153.173 Site Development Standards and the *Historic Design Guidelines*;

**Criteria Met:** The building locations and additions are not affected by this request, so all Code requirements and Guideline standards remain in compliance.

7. The proposed street layout and lots conform to the requirements;

**Not Applicable:** No new streets are proposed.

8. 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;

**Criteria Met:** The internal pedestrian circulation system and bike parking is compliant with Code, is safe and efficient. The Parking Plan is for one additional off-site space, and staff supports the approach.

9. The proposed design, architecture, and materials of buildings is consistent with the Historic Design Guidelines, while integrating with nearby development, and avoids overshadowing of existing historic structures and landmarks;

**Criteria Met:** The previously-approved building design, architecture, and materials will not change with this request. The proposed short stone wall around the pavilion appropriately takes up grade, thus integrating with the property to the north. The increased landscape area is contextually appropriate for the neighborhood.

10. The proposed site design, landscaping, screening, and buffering is consistent with the 153.173 and 153.174, and the Historic Design Guidelines;

**Criteria Met:** The proposed site landscaping is consistent with the Code and the Guidelines and screening/buffering meets requirements.



11. 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;

**Criteria Met:** The AFDP will allow greater preservation of natural topography, trees, and open space as recommended by the Guidelines, allowing the project to have less of an impact on the surroundings.

12. The scale and design of the proposed development allows for the adequate provision of 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;

**Criteria Met:** The scale and design of the development is appropriate for public services, including first responders, utilities, traffic, and waste.

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;

**Criteria Met:** Adequate stormwater services are proposed and staff is satisfied. This request will improve the stormwater situation for the property and surroundings by reducing impervious area.

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;
- Criteria Met:** The development can, and will, be serviced by existing public infrastructure.
15. If the development is to be implemented in phases, each phase has adequate infrastructure to serve the development independently without the need for further phased improvements;
- Not Applicable:** No phases are requested within this request.
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; and
- Criteria Met:** The proposal has been reviewed against all design standards and guidelines, and these have been met to staff's satisfaction.
17. The applicant or applicants' representative has demonstrated that it has technical expertise and experience with appropriate construction methods consistent with sound historic preservation practices.
- Criteria Met:** The applicant has demonstrated experience in Historic Dublin, appropriate construction methods, and successful projects.

## Recommendations

**Planning Recommendation:** Approval of Amended Parking Plan

**Planning Recommendation:** Approval of the Amended FDP with conditions:

- 1) The colored lighting option shall not be used for this project.
- 2) The bike racks shall be black.
- 3) The S. Blacksmith Lane "hydrant" shall be investigated to determine its use: if it is a historic fire hydrant, it shall remain in place, otherwise it may be removed.