



PLANNING REPORT

ADMINISTRATIVE REVIEW TEAM

January 11, 2024

Z CUCINA – EXTERIOR MODIFICATIONS 23-120MPR

www.dublinohiousa.gov/art/23-120

Case Summary

Address	6584 Riverside Drive
Proposal	Proposal for exterior modifications , including a new canopy, at an existing tenant space in the Bridge Street District
Request	Review and approval of a Minor Project Review (MPR) under the provisions of Zoning Code Section 153.066
Zoning	BSD-SRN: Bridge Street District – Scioto River Neighborhood
Planning Recommendation	<u>Approval of a Minor Project Review with no conditions</u>
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 necessary building permits through Building Standards
Applicant	Zach Norman, DK Architects Cara Hering, DK Architects
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Site Location Map

23-120 MPR | Z Cucina



- Site Features**
- 1 Tenant main entrance
 - 2 Existing patio
 - 3 Existing open space



1. Background

Site Summary

The 1.3-acre site is in Bridge Park, southeast of Riverside Drive and Bridge Park Avenue, zoned Bridge Street District-Scioto River Neighborhood (BSD-SRN). The tenant space is on the first floor in the southern portion of Building B2 and has frontage on Riverside Drive and Longshore Street. The outdoor patio is located along the west and south façades, immediately adjacent to an open space and Building B1. The restaurant's main entrance is on Longshore Street.

Development History

March 2018

The ART approved a MPR for an outdoor patio expansion for an existing tenant space.

August 2015

The Planning and Zoning Commission (PZC) approved (final) Development and Site Plans for the four buildings associated with B Block, the second portion of the first phase of the Bridge Park development.

Process

The ART BSD MPR is a single-step process. Upon review and approval from the ART, the applicant may apply for necessary building permits through Building Standards.

2. City Plans and Policies

Bridge Street District Code

The BSD – SRN creates an active, walkable destination through integration of a vibrant mix of uses. Development is oriented toward the Scioto River and the public spaces along the riverfront, and includes important vehicular and bicycle links to adjacent neighborhoods and open spaces.

This district accommodates a wide variety of building types as listed in Table 153.059(A). The project space is located within a Corridor Building type. The district is subject to the specific neighborhood standards defined in §153.063(F), establishing location requirements for building types, open spaces, and pedestrian-oriented streetscapes.

3. Project

This is a request for exterior modifications to an existing restaurant: a new canopy over an existing patio, new trim added to an existing balcony, painting an existing canopy and planter boxes, and adding new planter boxes to increase brand presence on Riverside Drive.

Project Details

Patio Canopy & Entry Canopies

In the BSD Code, Canopy design shall be consistent with the building's architecture and surrounding canopies. Permitted secondary façade materials include glass fiber reinforced gypsum, wood siding, fiber cement siding, metal, and exterior architectural metal panels and cladding. Permitted methods of canopy attachment include cantilevers or metal cables or rods; however, all installation methods shall be consistent. Canopies may be clad with glass, metal, wood, or a combination of these materials.

The project scope includes a 410-square-foot freestanding canopy structure approximately 13 feet in height over the existing patio on the south side of the building. The canopy will not extend beyond the patio limits or into the right-of-way. The structure is powder coated aluminum posts and framing in a prefinished black color. The underside of the canopy will be finished with the same material and color. Additionally, the existing canopy facing Riverside Drive will be painted black to match.

A decorative wood trim, clad in black aluminum, will be added to the existing balcony facing Riverside Drive. The trim matches the new canopy material, finish, and color, and all building modifications visually frame and define the storefront windows. All Code requirements are met and staff supports the proposed modifications.

Canopy Illumination & Ventilation

Canopies may be illuminated by downward casting light fixtures either under or over the canopy. All underside canopy light fixtures shall be recessed and designed to prevent glare onto adjacent properties and roadways. Highly reflective material shall not be installed on the underside of the canopy. Lighting shall have an average range of 1 to 3 footcandles across a horizontal surface and shall not add more than 1 footcandle to illumination levels 10 feet beyond the property line.

Twelve Juno 6-inch LED light fixtures illuminate the underside of the new canopy. The fixtures are surface mounted and recessed within the structure. A photometric plan is provided and indicates all lighting requirements are met. Additionally, three Minka Aire ceiling fans are mounted on the underside of the canopy for ventilation.

Planter Boxes

Two wood planter boxes are proposed to be added on either side of the east and west entry doors. The planters are 5 feet by 3 feet in size and painted SW 6258 Tricorn Black to match the tenant space updates. Existing planters immediately around the tenant space will be painted black to match the new planter boxes.

Signs

New signs are shown for reference only and will be submitted for review and approval in a future submission. Signs are required to meet the Master Sign Plan and obtain permanent sign permits prior to installation.

4. Plan Review

Minor Project Review

Criteria	Review
1. The Minor Project shall be consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.	Criteria Met: The proposal is consistent with all City plans and policies.

- 2. The Minor Project is consistent with the approved Final Development Plan.
Criteria Met: The proposal is consistent with the approved development plan for the site, making Code-compliant minor modifications to the elevations and site, as described.

- 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 ART.

- 4. The Minor Project meets all applicable use standards;
Not Applicable: The property use will not change with this request.

- 5. The proposed site improvements, landscaping, screening, and buffering meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.
Criteria Met: The proposal meets the applicable Code and Guideline requirements, and increases the interaction with the streetscape as envisioned in the BSD Code.

Recommendation

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