



PLANNING REPORT

Planning and Zoning Commission

Thursday, May 2, 2024

INTOWN GOLF CLUB 24-056WR

<https://dublinohiousa.gov/pzc/24-056>

Case Summary

Address	6620 Mooney St., Dublin, OH 43017
Proposal	Waiver to reduce required street-facing transparency along Bridge Park Avenue.
Request	Review and approval of a Waiver Review under the provisions of Zoning Code Section 153.066.
Zoning	BSD-SRN: Bridge Street District – Scioto River Neighborhood
Planning Recommendation	<u>Approval of a Waiver Review.</u>
Next Steps	Upon review and approval of the Waiver Review by the Planning and Zoning Commission (PZC), the applicant may proceed to Building Standards.
Applicant	George Behn, Intown Golf Club
Case Manager	Zachary Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us

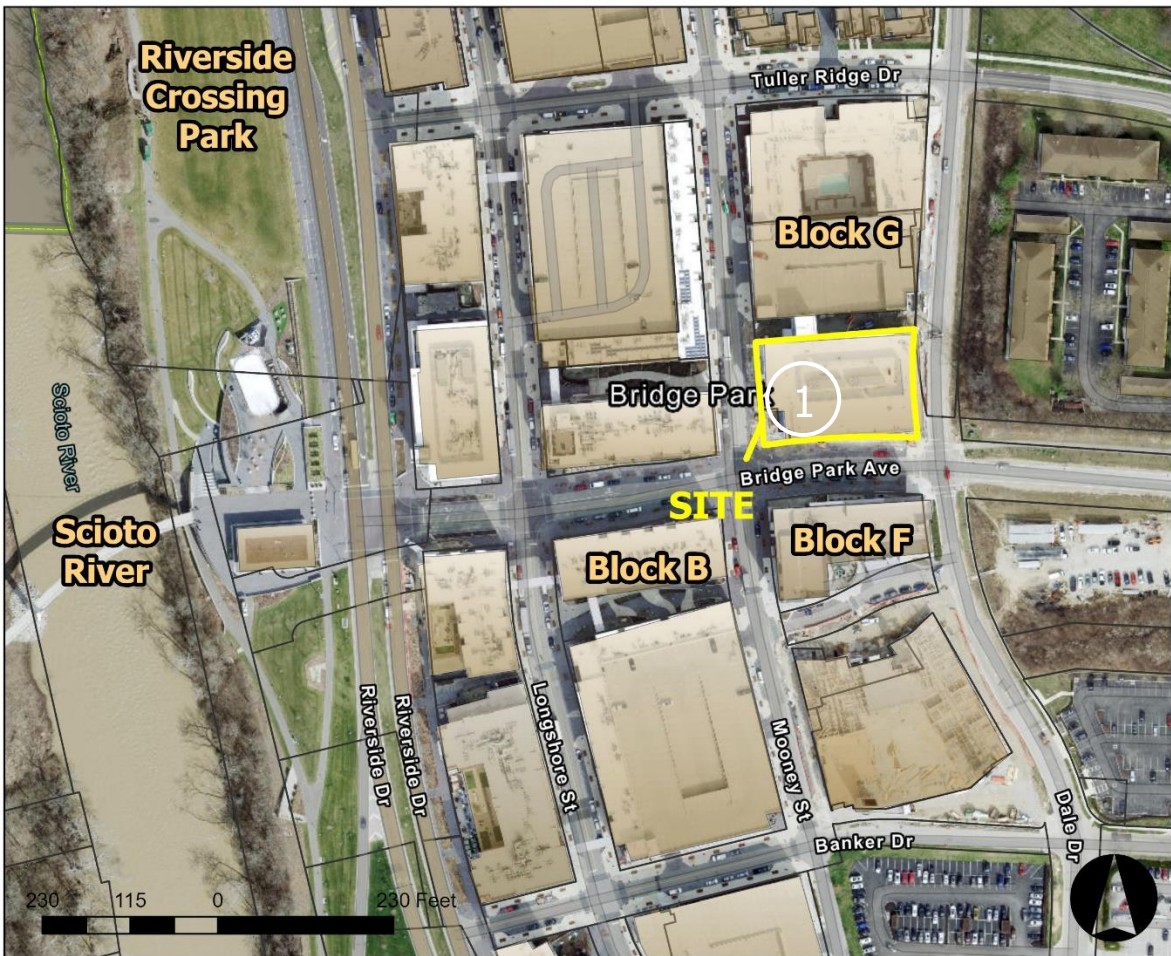
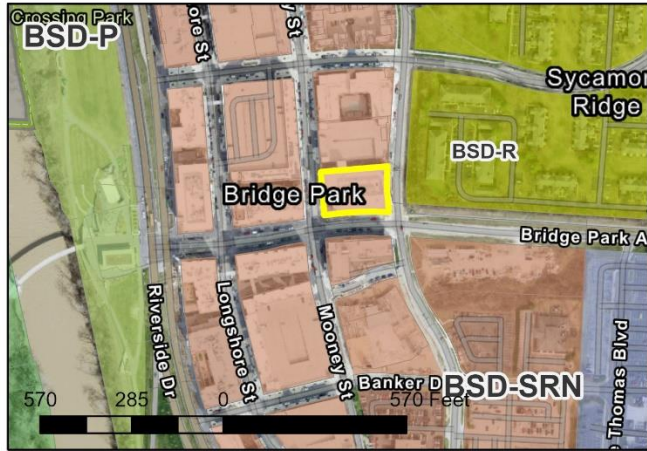
Site Location Map

24-056 WR | Intown Golf Club



Site Features

- 1 Tenant space in SW corner of Building G1



1. Background

Site Summary

6620 Mooney Street is a 15,000-square-foot tenant space located within Building G1 of the Bridge Park development. The tenant space is located northeast of the intersection of Mooney Street and Bridge Park Avenue. Intown Golf Club will occupy the southwest corner of the first floor of the building, and a majority of the second floor.

Building History

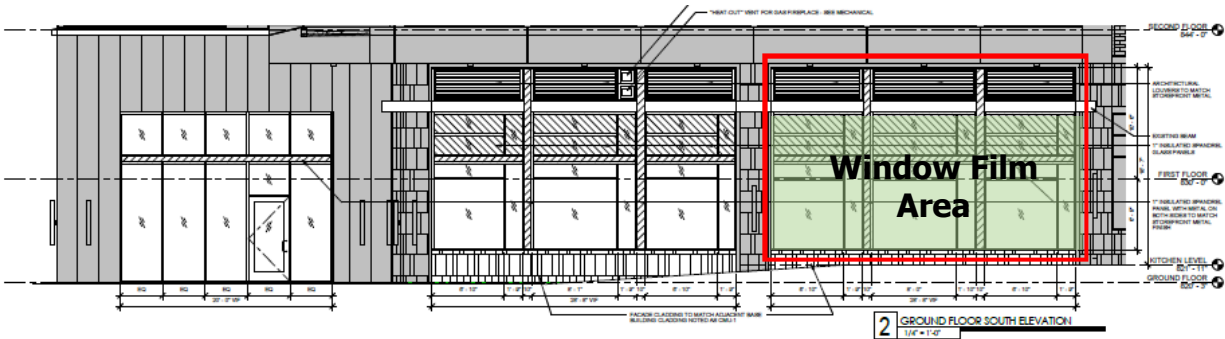
Building G1 was approved as part of Block G in 2021, and is currently completing construction. As part of the Final Development Plan approval, the building was approved for several Waivers to building requirements in the Code. One of the approved Waivers was to Street-Facing Transparency, which has a requirement of 60 percent transparency along the ground story of street-facing facades. The Waiver was approved to allow 48% transparency along Bridge Park Avenue. Any reduction to the approved Waiver requires a new Waiver application to accommodate the proposed building changes.

Process

A Waiver is a process to allow deviations from specific code requirements. The Planning and Zoning Commission is the governing body to review and determine Waiver requests, based on the criteria provided in the Code.

2. Project

The applicant is requesting approval of a Waiver to permit a reduction in the permitted ground story transparency requirement for the application of window film on an existing storefront system located on the south façade of the building facing Bridge Park Avenue. Building G1 is approved for a ground-story transparency requirement of 48 percent along Bridge Park Avenue. Ground story transparency is calculated by dividing the total transparent areas of the entire ground story façade by the total ground story façade area. The proposed window film would be placed behind the entirety of an approximately 370-square-foot storefront system, reducing the percentage of transparency on the ground story of the south façade to approximately 38 percent. The reduction in transparency is due to the location of internal operations of the tenant space that require screening of kitchen operations along the south façade.



The proposed window film is a frosted white vinyl film to be applied to all windows in the existing storefront system in the southeast corner of the tenant space. The applicant has provided an example of the proposed film, which is currently installed in a few locations in

Bridge Park. Waivers have not been required for previous applications of this material in the development, as all other applications meet the transparency requirements of their respective buildings. When meeting transparency requirements, these requests for window film can be approved administratively by Planning Staff. The film is a permitted material in the district, and would be applied on the interior of the window system, screening the back-of-house operations for the tenant.

3. Plan Review

Criteria	Review
Waiver Review	
1. The need for the Waiver is caused by unique conditions outside the control of the owner/lessee.	Criteria Met: The Waiver request is to allow the storefront transparency to further deviate from the Code requirement for the building. The need for the film is requested based on the layout of interior operations of the tenant space, and the need to screen back-of-house operations. The storefront system will remain intact, and the proposed material is consistent with other approved films in the development.
2. The Waiver will generally meet the spirit and intent of the Community Plan, BSP Plan and Guidelines, and other adopted City plans and policies.	Criteria Met: The proposed Waiver request will not detract from the aesthetic of the building and is consistent with the overall design and architecture of the Bridge Street District. The window film is not a permanent material and could be removed if a new tenant were to occupy the space with a different use or layout, and still supports the spirit and intent of the BSD Plan.
3. The Waiver is not being requested solely to reduce the cost as a matter of general convenience.	Criteria Met: There is no indication in the application to show that this request is to reduce cost or as a matter of general convenience. The intent is to screen back-of-house operations related to the tenant space, which has been accommodate for other businesses in the development.
4. The Waiver will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.	Criteria Met: The proposed window film is consistent with other approved film in the development, which is used in a similar capacity to screen back-of-house operations.

Criteria	Review
5. The requested modification would be better addressed through the Waiver rather than an amendment to the requirements of this Chapter.	Criteria Met: The requirements of this chapter should not be amended to allow for this type of request, therefore the request is better accommodated through a Waiver.
6. The Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSD zoning district.	Not Applicable: No changes to uses or open space are included as part of this application.

Recommendation

Planning Recommendation: Approval of the Waiver Request with no conditions.