



# Project Narrative

To: Dublin Planning & Zoning Commission  
From: Meyers+Associates Architecture  
Date: July 12<sup>th</sup>, 2024  
Project Name: Penzone Gallery Residence

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- I. Penzone Gallery Residence Concept Plan Review Comments
  - a. Conditions from the Concept Plan presentation to the PZC on 12/7/23 were as follows:
    - i. *The applicant develop the open space with Phase 1 of the development.*
      1. RESPONSE: Current open space plan are placeholders for future Art display(s) for the use/viewing of the public.
    - ii. *The applicant modify the orientation of the building to provide the visible public entrance on the north/northeast elevations of the building to align with the requirements for entrance locations the best way practicable.*
      1. RESPONSE: Original building orientation was parallel to the West property line. Current building orientation was turned approx. 20 degrees to direct the public entrance more towards Village Parkway.
    - iii. *The applicant work to integrate the building design and siting into the design of the proposed public park, consistent with the comments from the Commission.*
      1. RESPONSE: With the orientation of the building correction the building was also shifted more to the North to be more integrated into the public park. The public park was also revised in its layout to be a public path around a future art installation as well as allowing for a physical break in the dry stacked stone wall to open into the planting behind the park now feels more integrated to the proposed Live/Work complex.
    - iv. *The applicant continues to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.*
      1. RESPONSE: Meeting was conducted with Staff on 3/27 to review design requirements for upcoming submission. Engineering was present and in agreement with design direction taken.
    - v. *The applicant and staff continue to investigate the locations of utilities and easements.*
      1. RESPONSE: Meeting was conducted with Staff on 3/27 to review design requirements for upcoming submission. Engineering was present and in agreement with site verification conducted by Civil Engineer related to existing easements and abandonment.



- II. Penzone Gallery Residence Project Narrative (Preliminary Development Plan)
- a. The proposed project includes new construction for a building at the property site associated with Parcel ID # 273-009121 on Village Parkway, Dublin, Ohio 43017. The property is owned by the Charles Penzone Incorporated and the Penzone family.
  - b. The property is located within the Bridge Street District as part of the Sawmill Center Neighborhood overlay and the design was reviewed against BSD requirements.
    - i. The design consists of a 2 story structure designed as a Live/Work building as a Loft Building Type, which is permissible under the Sawmill Center Neighborhood per Table 153.059-A. The ground floor is to operate as the public gallery area and the principal entrance is located off Village Parkway.
    - ii. Refer to Civil drawings for documentation related to site design elements related such as parking requirements, lot coverage, etc.
    - iii. Refer to Landscape drawings for documentation of public space, open parks, etc.
  - c. Submission is related to Gallery Residence building and site design only. Design indicates placeholders for future building(s) submitted for review at a future time.
- III. Variances Requested
- a. 153.062 (N);(4);(a): Façade Transparency. Refer to elevations for material and transparency calculations related to the North Elevation facing Village Parkway. We do meet the Ground Floor requirements of 60% transparency, however, the required overall façade transparency requirements are 60% and we are currently at 45%. We are requesting variance for facades that are deficient from the minimum requirements. Where the design is slightly below the required minimum calculations, we did receive positive feedback from the PZC board to continue with the current design as submitted.
  - b. 153.062 (E);(1): Façade Materials: Requirements are for Stone, Brick, Glass. Refer to elevations for material calculations related to the West Elevation. We are requesting variance for facades that are deficient from the minimum requirements of 80%, where we are currently providing 76% primary materials. Where the design is slightly below the required minimum calculations, we did receive positive feedback from the PZC board to continue with the current design as submitted.
  - c. 153.065 (I): Building Mounted Signage. Sign is intended as an Identification plaque for the building related to its use for general identification of the building as the Penzone Gallery. However, the size of the sign related to the building is such that it is sized as a wall sign. The sign is 7.8 sq ft now, under the 8 sq ft maximum for a wall sign. The sign is not located on a public facing street as required. The sign is located at the main approach to the building from the parking lot that is relatable to the other buildings as part of the Penzone campus. Requesting variance for the sign location.
  - d. Refer to attached variance request from the Civil engineer that is related to existing storm sewer structure located on the property. The existing sewer has been abandoned and is no longer required and was reviewed in person with the City.
  - e. 153.062 (O);(4);(a): Front Property Line Coverage. Minimum 75% required. Through the concept plan review, the city has acknowledged and is in approval of the building not meeting this requirement.
  - f. 153.062 (O);(4);(d): Building Entrance. Due to the complexity and uniqueness of this project, the principal entrance is not directly accessible from the primary street façade. Through previous review cycles, the city is in favor of the building entrance location.