



PLANNING REPORT

Planning & Zoning Commission

Thursday, August 8, 2024

Sarnova HQ

24-092AFDP


<https://dublinohiousa.gov/pzc/24-092/>


Case Summary

Address	5000 Bradenton Avenue
Proposal	Proposal for an Amended Final Development Plan to allow modifications to the facade of an existing building.
Request	Request for review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.066.
Zoning	PUD – Planned Unit Development: Llewellyn Farms
Planning Recommendation	<u>Approval of the Amended Final Development Plan.</u>
Next Steps	Upon approval of the Amended Final Development Plan, the applicant may apply for permits through Building Standards.
Applicant	Sara Zangardi, MA Design
Case Manager	Zach Hounshell, Planner II zhounshell@dublin.oh.us 614.410.4652



Community Planning and Development

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Site Location Map

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Site Features

- 1 Location of Exterior Modifications
- 2 Cramer Ditch



1. Background

Site Summary

The 5.24-acre site is located west of Frantz Road on Bradenton Avenue. It is zoned PUD: Llewellyn Farms and contains a 3-story office building built in 1988. Additional natural features include the Cramer Ditch and associated floodway/floodplain in the northeast corner of the site, north of the building.

The Llewellyn Farms Planned Unit Development was approved in 1981. It includes 147.55 acres split into two sections. The larger section, located east of Frantz Rd and west of Dublin Rd, is residential. A smaller section west of Frantz Rd contains offices.

Process

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

Modifications to approved developments that exceed Staff's approving authority require review and approval by the PZC.

2. Project

Summary

The applicant is proposing exterior modifications to an existing office building for the fit up of a new tenant, Sarnova. The proposed modifications include replacement of the building's pedimented front entry feature with a new one to enhance the entryway and create outdoor seating areas. They also include modifications to the back of the building to improve the connection between the interior and outdoor greenspaces. This request is considered Phase 1, with additional site and landscaping improvements to be proposed in the future as part of Phase 2.

Building Improvements

Entry Feature

The applicant is proposing a new entry feature on the south side of the building. The new entrance features an approximately 44-foot-tall building addition constructed primarily of glass, with accent black metal trim and panels. The building addition adds 1,388 square feet to the building, increasing the building square footage to 68,036 square feet. The third story of the addition will feature a balcony with a metal and glass railing. The remainder of the structure is an elevated canopy with slatted wood panels. The soffits of the canopy and building addition will be constructed of metal panels



in a natural maple finish to match the wood slats of the canopy. Decorative halo ring lights are proposed to hang from the canopy over outdoor seating areas adjacent to the entrance.

Additional Improvements

On the north elevation of the building, the applicant is proposing 2 black-framed glass overhead garage doors in anticipation for future patio/landscape improvements north of the building. Both garage doors will be covered by pre-fabricated black metal canopies. Additionally, the applicant will be painting an existing limestone accent band, located along the top of the building, and window surrounds black to complement the existing brick and new improvements.

The applicant is installing new rooftop solar panels on the building's flat roof. The panels will be screened by an existing parapet, meeting Code requirements. Additional metal screening is provided to screen roof-mounted equipment, as required by Code.

3. Plan Review

Amended Final Development Plan

Criteria	Review
1. The plan conforms in all pertinent respects to the approved preliminary development plan.	Criteria Met: The proposal is generally consistent with the approved development plan of the site.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Not Applicable: The AFDP does not affect pedestrian and vehicular circulation within the site and adjacent property.
3. The development has adequate public services and open spaces.	Not Applicable: The AFDP does not affect public services or open spaces.
4. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.	Not Applicable: The AFDP does not alter existing preserves and natural characteristics of the site.
5. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.	Criteria Met: The proposed decorative lighting is minimal and internal to the site. No additional improvements are proposed to the site lighting at this time.

6. The proposed signs are coordinated within the PUD and with adjacent development.
Not Applicable: There are no proposed signs or changes to existing signs with this AFDP request.
7. The landscape plan will adequately enhance the principle building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.
Not Applicable: The AFDP does not affect approved landscape plans.
8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the City or any other government entity which may have jurisdiction over such matters.
Criteria Met: The requested modifications in the AFDP continue to provide adequate storm drainage within and through the site.
9. If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.
Not Applicable: The AFDP is not to be carried out in phases.
10. The City believes the project to be in compliance with all other local, state, and federal laws and regulations.
Criteria Met: The proposed modifications in the AFDP are in compliance with all local, state, and federal laws and regulations.

Recommendation

Planning Staff recommends **Approval** of the Amended Final Development Plan with no conditions.