



TO: City of Dublin
Community Planning and Development
Zach Hounshell – Planner II
5200 Emerald Parkway
Dublin, Ohio 43017
Phone: 614-410-4652 / Email: zhounshell@dublin.oh.us

FROM: Brian Fetz

DATE: 9/3/2024

PROJECT: GBO Store 5 dba Biggby Coffee

Re: Project Narrative

Dear Mr. Hounshell,

The proposed development will be a land lease that occupies 0.32 acres of what is currently an existing parking lot on the north side of the Meijer Store between the east and west access drives on the south side of Martin Road. There is existing greenspace on the north, east, and west sides of the leased area boarded by existing greenspace consisting of mature trees, grass, and shrubs. The area south of the leased area is a paved parking lot with landscape islands. The proposed building will be nestled between two existing landscape islands that break up the parking lot with mature trees and grass that will remain.

Our understanding is that the existing PUD for this area does not provide any specific guidance for this site to follow however the proposed site development and design of the building is subject to review and approval by the Planning and Zoning Commission.

The proposed Biggby Coffee at this location will be a 444 sf. modular/prefabricated building to be welded to a permanent foundation. This will be a walk up, drive through only facility with no dining inside the building. The prototypical finishes consist of synthetic stone and premium prefinished wood look horizontal aluminum siding. This is a single-story building with a mechanical loft over a portion of the building where there is a tower feature that stands about 18'-3" tall. The roof elements are sloped in different directions for a more interesting façade design. There is a roof and side wall over the drive through pick up window that will provide protection from the elements for customers while being served their order. The building typically has 4 signs that are installed at the factory, one on the drive through canopy wall and 3 on the tower.

The surrounding context includes the Meijer Store to the south that is outside the City of Dublin jurisdiction. Within the City of Dublin jurisdiction there is a single-story strip center to the east that has sloped roofing around a flat roof and accent areas with pediments at the two corners of the main façade. The finishes of the building consist of a mixture of brick, stone, stucco and aluminum and glass storefront. Immediately north is a two-story brick and stucco building with a sloped roof and punched windows. There is a shopping center north east of the proposed site

September 3, 2024

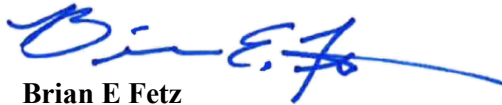
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that has a free-standing retail anchor tenant building with a façade consisting of parapet walls on all four sides and a staggered height covered entrance on the front of the building with finishes consisting of stone and stucco. The strip center adjacent to the retail anchor has alternating parapet walls and sloped roofs that break up the façade with finishes consisting primarily of stone with stucco accents.

The existing landscaping around the proposed building site is dense enough to provide a private feel around the building while the open space to the south provides access and visibility to patrons going to and from the Meijer store and adjacent strip center.

We look forward to receiving any comments the Planning and Zoning Commission may have that will enable us to successfully develop this site and begin serving the community.

Sincerely,



Brian E Fetz

Development Manager

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