

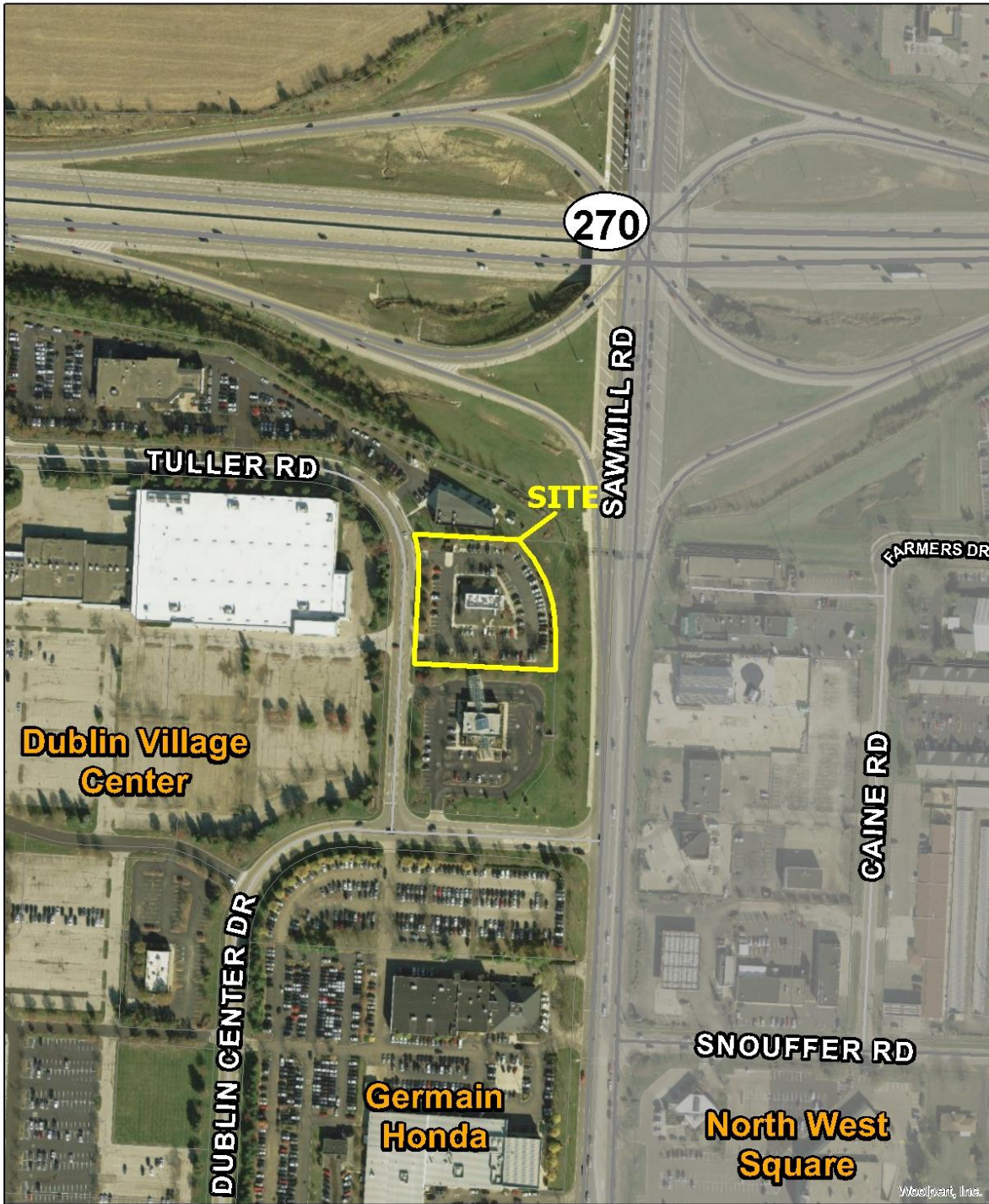
Planning Report

Thursday, March 16, 2017

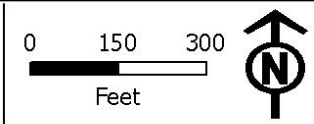
Bob Evans – Accessory Structure – 3830 Tuller Road

Case Summary

Agenda Item	2
Case Number	17-011MPR
Proposal	A new approximately 150 square foot shed to store non-perishable catering item at the existing Bob Evans restaurant located within the BSD-Sawmill Center Neighborhood District.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.066.
Site Location	Located on the east side of Tuller Road, north of the intersection with Dublin Center Drive
Applicant	James Judge, Bob Evans Farms
Case Manager	Nichole Martin, Planner I 614.410.4635 nmartin@dublin.oh.us
Planning Recommendation	Approval of a Minor Project Review with Conditions <ol style="list-style-type: none">1) That the applicant update the plans to reflect the shed color is a Benjamin Moore 1210, Ten Gallon Hat; and,2) The applicant provide two additional Reed Grass plants along the southern elevation of the new structure, and update the plans to reflect the approved condition prior to issuance of a Certificate of Zoning Plan Approval.



17-011MPR
Minor Project Review
Bob Evan's
3830 Tuller Road



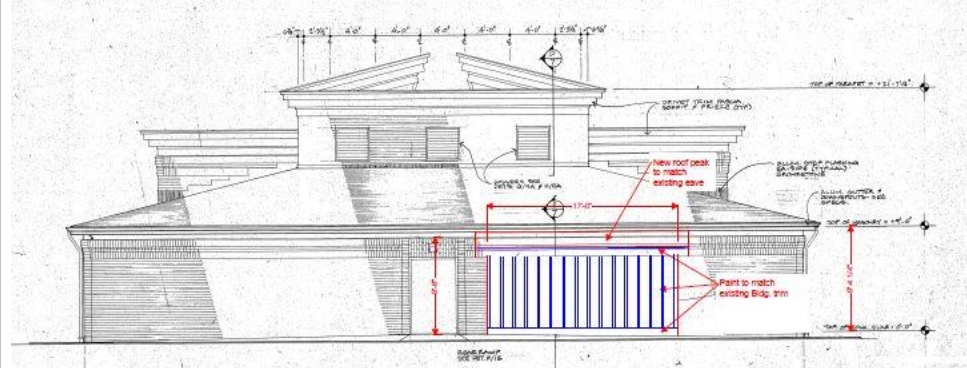
Facts	
Site Area	±1.5 acres
Zoning	BSD-SCN: Bridge Street District – Sawmill Center Neighborhood
Surrounding Zoning And Uses	North: BSD-SCN: Sawmill Center Neighborhood (Commercial) East: City of Columbus (Commercial) South: BSD-SRN: Scioto River Neighborhood (Commercial) West: BSD-SRN: Scioto River Neighborhood (Commercial)
Site Features	<ul style="list-style-type: none"> • Single centrally located building • Surface parking surrounds the structure on all sides • Two access points (one southern and one northern) from Tuller Road • Site visible from Sawmill Road; however significant mounding existing along all roadway frontages as well as landscape buffers between adjacent parcels
Background	The property was developed in 1987 under Community Commercial zoning. In April 2012, City Council approved Ordinance 08-12 to rezone the parcel to the BSD-Sawmill Center Neighborhood District as part of a larger BSD area rezoning.

Details	
Minor Project Review – Accessory Structure	
Minor Project Review	Section 153.062(B)(3)(e) of the Zoning Code identifies general requirements and regulations for accessory structures in the Bridge Street District. Code permits accessory structures in the BSD provided that the structure is within the buildable area of the lot and the provisions of 153.062(E) except for the façade material requirements. Following is an analysis by Planning based on those regulations.
Proposal	<p>An approximately 150 square foot accessory structure with associated landscaping is proposed along the rear (west) of the existing structure to the right of the door.</p> <p>The shed is proposed to be visually and architecturally integrated with the primary structure, as a lean-to style structure with access from an existing concrete walk to the north.</p>

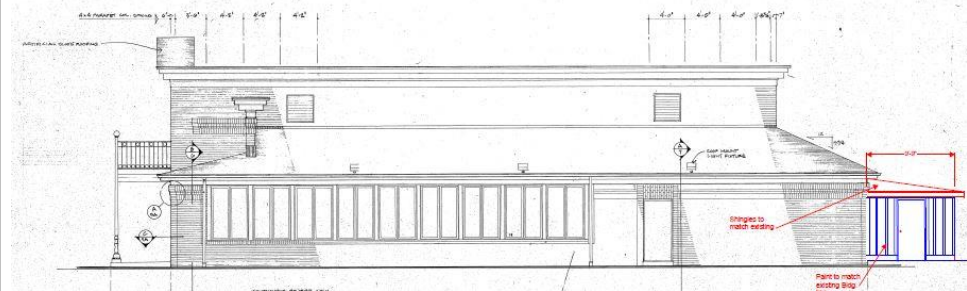
Details

Minor Project Review – Accessory Structure

Proposed Shed Design



West Elevation



North Elevation

The structure is proposed to be constructed of fiber cement panels with batten strips painted to match the primary structure (Benjamin Moore 1210, Ten Gallon Hat). The plan should be updated to reflect the correct proposed color. The roof materials is proposed to be a Grand Slate dimensional shingle to match the existing primary structure in a Bristol Grey.

Five shrubs and associated ground covering are proposed to be removed to accommodate the new structure. The applicant is proposing five new Reed Grass plants on the west side of the new accessory structure. The applicant should provide two additional Reed Grass plants along the south elevation of the shed to soften the appearance of the structure.

Analysis

Minor Project Review – Accessory Structure

Process

The purpose of the Minor Project Review as provided in §153.066(G), is to provide an efficient review process for smaller projects that do not have significant community effects. The MPR is necessary to ensure that applications for development meet the

Analysis		Minor Project Review – Accessory Structure	
		requirements of Chapter 153 of the Dublin Zoning Code.	
a) Similarity to Approved Basic Plan		<i>Not Applicable.</i>	
b) Consistency with Approved Development Plan		Criterion Met: The proposal is consistent with the design of the approved existing site layout and structure.	
c) Meets Applicable Zoning Regulations		Criterion Met: The proposed shed is consistent with the Zoning Code requirements with regard to size, height, and design.	
d) Safe and Efficient Pedestrian, Bicycle and Vehicular Circulation		Criterion Met: The proposed shed is appropriately located adjacent to the existing structure and maintains all existing pedestrian, cyclist, and vehicular circulation.	
e) Coordination and Integration of Building and Structures		Criterion Met with conditions: The proposed shed is integrated into the main structure with coordinated design elements including material and color without copying the architectural elements. The plan should be updated to reflect the correct paint color, and the addition of two Reed Grass plants along the south elevation.	
f) Open Space Suitability and Natural Feature Preservation		<i>Not Applicable.</i>	
g) Adequate Provision of Public Services		<i>Not Applicable.</i>	
h) Appropriate Stormwater Management		<i>Not Applicable.</i>	
i) Development Phasing		<i>Not Applicable.</i>	
j) Consistency with BSD Vision Report, Community Plan and other Policy Documents		Criterion Met: The Community Plan notes that “Dublin’s built environment contributes positively to the community’s character. This image is characterized by high quality office buildings, well-landscaped areas and streetscapes, tasteful signs and graphics, appropriate lighting standards and quality architecture.” The proposed signs will contribute to the aesthetic character of the community.	

Recommendation		Minor Project Review – Accessory Structure	
Approval		The proposed signs meet the requirements of the Zoning Code and is consistent with the character of the Bridge Street District as applied to existing structures. Approval of this application is recommended with two conditions.	
Conditions		<ol style="list-style-type: none">3) That the applicant update the plans to reflect the structure color is a Benjamin Moore 1210, Ten Gallon Hat; and,4) The applicant provide two additional Reed Grass plants along the southern elevation of the new structure, and update the plans to reflect the approved condition prior to issuance of a Certificate of Zoning Plan Approval.	