

19-077MPR/WR – MCDONALD'S EXTERIOR & SITE MODIFICATIONS

Summary

A request for review and approval of a Minor Project Review with Waiver Review for an existing McDonald's restaurant. The proposal is for an alternate exterior material and modified landscaping.

Site Location

South of West Bridge Street, approximately 250 feet east of the intersection with Frantz Road.

Zoning

BSD-C, Bridge Street District – Commercial

Property Owners

McDonald's Corporation

Applicant/Representative

Jacob Albers, McDonalds US
Vanessa Stickel, Permit Solutions, Inc

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

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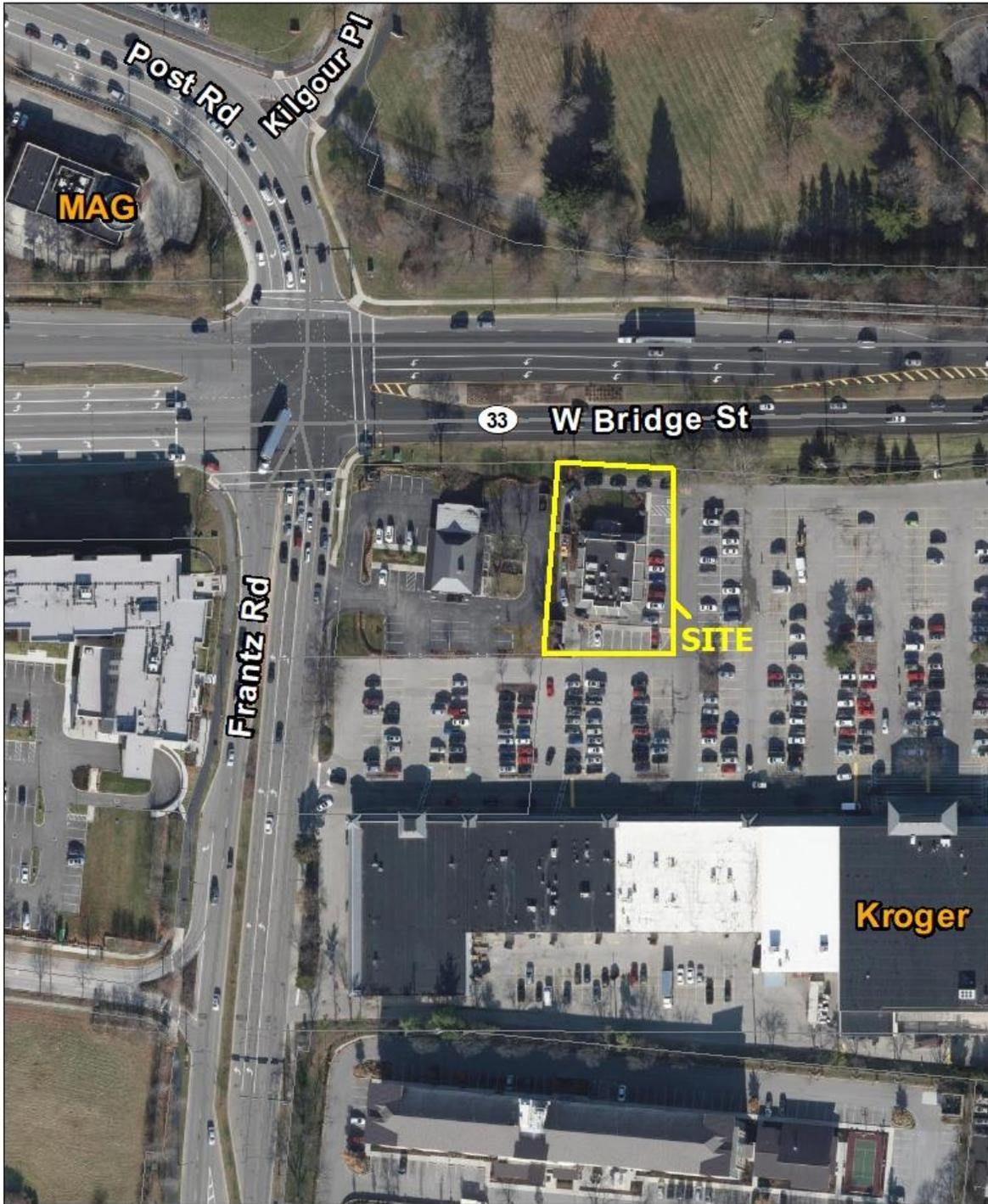
Next Steps

Upon review and approval by the Planning and Zoning Commission this application, the applicant can proceed with obtaining revised building permits.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>19-077MPR/WR Minor Project Review/Waiver Review McDonald's 337 West Bridge Street</p>	<p>0 50 100 Feet</p>	
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2. Overview

Background

The site was originally developed in the 1980s with a freestanding McDonald's restaurant. At the time, the site was zoned CC, Community Commercial District. Developable parcels with standard zoning that met the development standards were permitted to obtain a building permit without Planning and Zoning Commission (PZC) review and approval.

In 2012, the property was rezoned from CC to BSD-C, Bridge Street District – Commercial District. Today, the applicable development standards for building modifications and site modifications are those defined in the Bridge Street District Code. On January 3, 2019, the Administrative Review Team (ART) recommended the Minor Project Review and associated approvals be considered by the Planning and Zoning Commission for final determination.

Case History

On January 17, 2019, the Commission reviewed and approved a Parking Plan and two Waiver Reviews for the McDonald's restaurant located at 337 W. Bridge Street. The Parking Plan and Waivers addressed existing conditions and building materials, respectively. At the time, the request for review and approval of a Minor Project Review (MPR) and Master Sign Plan (MSP) were tabled due to the architecturally integrated nature of the signs.

On February 21, 2019, the Commission reviewed and approved the MPR with two conditions and MSP with seven conditions. Subsequently, the applicant filed plans for building permits matching the PZC approval. During the construction process, the applicant made the decision to install an alternate brick prior to contacting the City. This application is a result of items modified during construction and a request to make further modifications to landscaping than were originally approved by PZC.

Site Characteristics

Natural Features

The site is developed and no significant know natural features exist that would be impacted by the proposed exterior modification.

Natural Features

The site is developed with a drive-thru restaurant located within the center of the site. The drive-thru lane wraps the north, south and west elevations of the building. Access is provided along the south and east property lines through the Dublin Plaza shopping center parking lot. A landscaping treatment is provided along north property line facing West Bridge Street.

Surrounding Land Use and Development Character

North: BSD-IRN, Bridge Street District – Indian Run Neighborhood (Undeveloped)

East: BSD-C, Bridge Street District – Commercial (Surface Parking Lot)

South: BSD-C, Bridge Street District – Commercial (Surface Parking Lot)

West: BSD-C, Bridge Street District – Commercial (Heartland Bank)

Road, Pedestrian and Bike Network

The site has frontage on West Bridge Street (±100 feet). There are no pedestrian or bicycle facilities along West Bridge Street. Vehicular access is provided from the south and east through the Dublin Plaza parking lot.

Utilities

The site is served by public utilities with sewer service is provided to the south of the structure.

Proposal

This is a request for alterations to a previously approved Minor Project Review. The proposal is for building and site modifications for an existing McDonald's restaurant. The applicant is requesting approval of a thin-brick veneer for the entire building and approval of an alternate landscape plan with additional tree removal.

Building Modifications and Waiver Review

The improved restaurant is a tall single-story brick building with a flat roof and parapet measuring a total height of 18-feet. The building is approximately 3,700 square feet in size. The primary entrance is located on the east elevation of the building adjacent to the parking lot. There are two tower elements: one on the east elevation and one on the north elevation.

Originally, the applicant proposed to retain the existing brick base and remove the mansard roof. The former roof area was to be replaced with a new brick (to match existing) and fiber cement siding (Nichiha Vintage Wood Cedar) parapet. The applicant has indicated that upon beginning construction it became clear the existing brick was in poor condition and needed replacement. The applicant determined that selecting a matching brick would be challenging, and subsequently installed a different brick than was approved by PZC. An Endicott Clay Products Co. thin-brick in Sahara Sands was installed on the entire building to create a unified finish across the existing and new portions of the building. Staff was made aware of the change in building material after installation.

The BSD Code requires the application of full-depth brick when used as a primary building material. The Commission has previously approved Waivers to the full-depth brick requirement in instances where examples of successful, high-quality installations of the material in a compatible climate is provided. In the past, the Commission has requested matching corner thin-bricks be installed to give the appearance of full-depth brick. Staff has provided images of the installed brick for the Commission's consideration. A Waiver is required to authorize the use the thin brick on the building.

Site Modifications – Landscaping

As part of the February 2019 approval, the plans showed the retention of existing landscaping as well as the addition of 24 Everlow Yew shrubs along the west property line to screen the drive-thru lane, 7 Everlow Yew shrubs at the drive-thru entrance along the north property line, and 3 new Service Berry trees along West Bridge Street. All planting areas showed the use of hardwood mulch within the landscape beds. The approval also included conditions to provide additional plantings associated with the new monument sign and required bicycle parking spaces.

During installation of the landscape material, the applicant installed river rock mulch in lieu of the approved hardwood mulch in three of the landscape beds. The applicant notified staff of their desire to use the river rock and subsequently installed it, against staff's direction. The applicant is requesting to keep the river rock located along the west property line to mitigate rainwater run-off, which is an area approximately 100 feet long; and on either side of the drive-thru windows to eliminate fires from lit cigarettes. Staff's concern with the use of river rock

mulch is that it is not consistent with the character of adjacent properties or commercial properties throughout Dublin, and the size of the rocks will inhibit the growth of the small shrubs and grasses resulting in a condition that does not meet Code.

Staff recommends the river rock along the west property line be reduced to the critical area where the stormwater run-off occurs and that the applicant communicate the run-off concerns to their neighbor to determine whether an alternative solution can be found to address the issue. Staff recommends that a smaller rock be installed in this reduced area to ensure plant growth. The applicant will need to provide staff with a river rock specification, and two smaller alternative specifications that address staff's concerns. The remaining area along the west property line and the two areas adjacent to the drive-thru windows should be returned to the previously approved hardwood mulch. Staff also recommends providing a cigarette receptacle prior to the drive-thru window, subject to Staff approval.

Additionally, the applicant is proposing the removal of three existing 8-inch Crabapple trees along the front (north) of the building. The revised plans do not indicate the replacement of the trees; however, to maintain the existing character, Staff recommends the trees be replaced on a tree-for-tree basis with three Butterflies Magnolia or Winter King Hawthorn at a minimum size of two caliper inches per tree. The applicant shall pay the required fee-in-lieu of tree replacement for the remaining inches to the City.

The applicant has also modified existing bollards proposed unchanged with the previous approval. The bollards have new yellow plastic caps. The caps should be removed and replaced with black caps to be more subdued and architecturally integrated.

Upon inspection of the site, the landscape plan submitted for review and approval does not accurately reflect the changes that have been made. Many of the areas identified as 'existing to remain' have been modified. While in many cases the changes are an improvement, Staff is unable to confirm Code compliance given the holistic nature of the modifications. The applicant should provide Staff an 'as-built' landscape plan subject to Staff review and compliance.

3. Criteria Analysis

Minor Project Review Analysis [§153.066]

- 1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.
Criteria Met with Conditions. The Minor Project makes extensive alterations to the existing building and site. The Community Plan and BSD Area Plan place an emphasis on "exceptional green spaces". The proposed landscape plan should be updated to be consistent with the Code requirements and design intent of the District. Trees that are proposed to be removed should be replaced; and landscape details and finishes should be consistent with the surrounding development character of Dublin. The applicant should address the site challenges through applications of creative solutions like a cigarette receptacle versus the application of river rock mulch.

- 2) The Minor Project is consistent with the approved Final Development Plan.
Criteria Met. The site layout is consistent with the previously approved site. The existing structure is retained in the existing location despite modifications to the exterior brick and landscaping.
- 3) The Minor Project is consistent with the record established by the Planning and Zoning Commission.
Criteria Met with Conditions and Waiver. The proposal is consistent with the record established by the PZC in that the Commission has previously not supported deviations from required landscaping and standards. The Commission has previously permitted the application of thin brick in certain instances.
- 4) The Minor Project meets all applicable use standards.
Criteria Met. The proposal is for an Eating and Drinking establishment where Eating and Drinking is a permitted use. There are no use specific standards for Eating and Drinking that are applicable in the BSD-C District.
- 5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.
Criteria Met with Condition and Waiver. The applicant should provide an 'as-built' landscape plan to confirm compliance with Code. Approval of the brick veneer is consistent with previously approved applications.

Waiver Review Analysis

- 1) 153.062 — Building Type Requirements (E)(1)(c) Materials. Permitted Primary Building Material.
 - Requirement: High quality, durable materials including but not limited to stone, manufactured stone, full depth brick, and glass.
 - Request: Thin-brick Veneer (Endicott Clay Products Co. – Sahara Sands).
 - Criteria met. The proposed material is consistent with previously approved requests. The materials are not being requested based on a lower cost, but rather the unified character it provides.

4. Recommendations

Waiver Review

Approval of one Waiver to permit the following deviations from Code:

- 1) Waiver to use an alternative, high-quality primary material – Think-brick Veneer (Endicott Clay Products Co. – Sahara Sands).

Minor Project Review

The proposal complies with all applicable review criteria with conditions. **Approval** is recommend with 6 conditions:

- 1) The applicant provide a cigarette receptacle prior to the drive-thru window, subject to Staff approval;

- 2) The applicant updates the landscape plan to eliminate all river rock mulch with the exception of a defined critical area along the west property line, subject to Staff approval;
- 3) The applicant provide a river rock specification, and two smaller alternative specifications, subject to Staff approval.
- 4) The applicant replace the three Crabapple trees with three Butterflies Magnolia or Winter King Hawthorn at a minimum size of 2 caliper inches per tree, and pay a fee in lieu for the remaining inches;
- 5) The applicant replaces all the yellow bollard covers with black bollard covers;
- 6) The applicant provides an 'as-built' landscape plan that reflects all the site modifications, subject to Staff compliance review;