

20-041CP – CHASE BANK

Summary

This is a request for review and approval for a Concept Plan for the construction of a new bank located on a ±0.84-acre site located within the Bridge Street District (BSD).

Site Location

West of Sawmill Road, northwest of the intersection with Banker Drive.

Zoning

BSD-O, Bridge Street District – Sawmill Center Neighborhood District

Property Owner

Dogwood Enterprises Limited Partnership

Applicant/Representative

The Architects Partnership

Applicable Land Use Regulations

Zoning Code Section 153.066

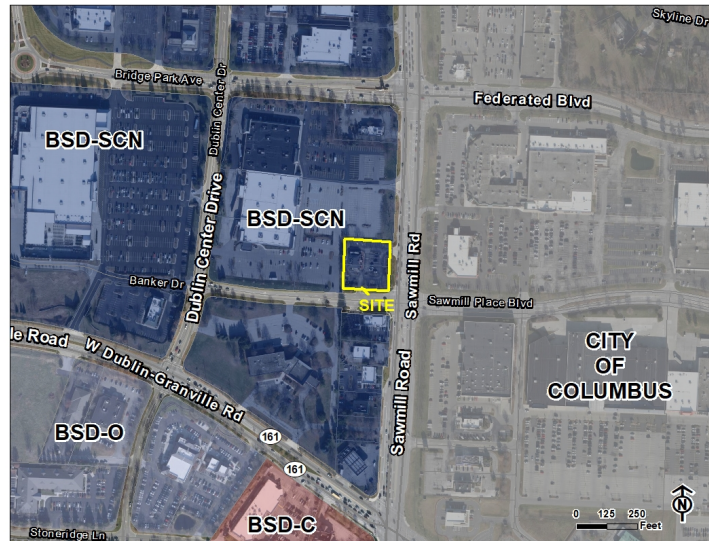
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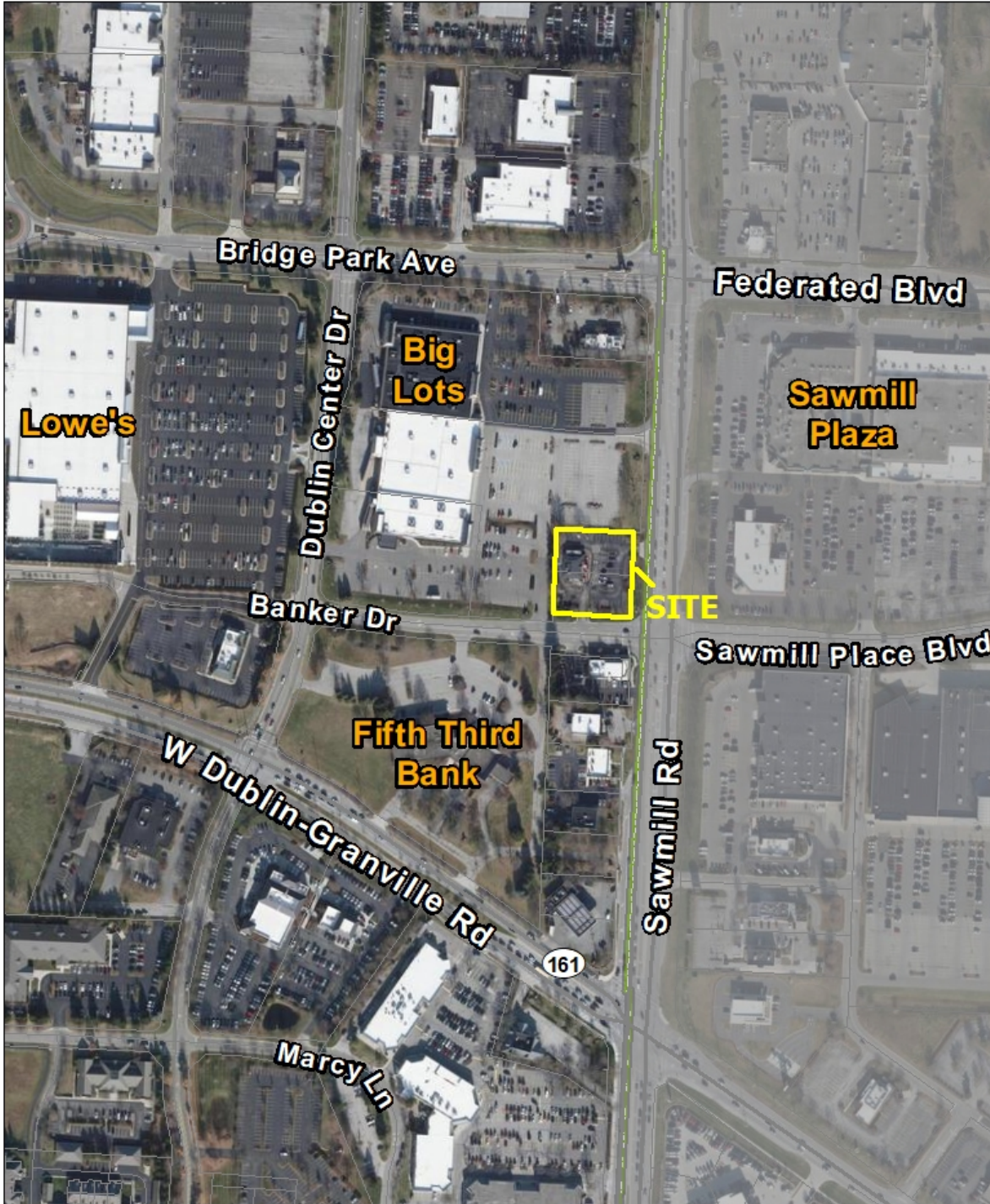
Next Steps



Following approval of the Concept Plan, the applicant may work with Staff to develop a Preliminary Development Plan for submission to the Planning and Zoning Commission.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>20-041CP Concept Plan Chase Bank 6515 Sawmill Road</p>	<p>0 135 270 Feet</p>	
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2. Overview

Background

The site is located west of Sawmill Road, northwest of the intersection with Banker Drive. Sawmill Road is a Corridor Connector Street as identified in the Bridge Street District (BSD) – Street Network Map, while Banker Drive is identified as a Neighborhood Street. A majority of the surrounding properties were developed prior to the Bridge Street District being implemented. Piada and Sleep Number, located south of this site, are the only properties adjacent to the site that were developed after the implementation of the Bridge Street District. The site was originally occupied by Boston Market, but has since become vacant.

Process

The Zoning Code pertaining to the Bridge Street District was revised in Spring of 2019 and became effective on May 8, 2019. The revisions centered on the Review and Approval Process (Chapter 153.066) and eliminated the requirement of a review and recommendation from the Administrative Review Team (ART).

The three-step development process is as follows:

- Step 1 – Concept Plan
- Step 2 – Preliminary Development Plan
- Step 3 – Final Development Plan

Steps 2 and 3 may be combined if determined by the Planning Director.

Site Characteristics

Natural Features

The site is fully developed with a vacant existing building on the west portion of the property. The site has minimal landscaping surrounding the existing building and parking lot.

Historic and Cultural Facilities

No historic or cultural facilities are present on the site.

Surrounding Zoning and Land Use

North: BSD-SCN, Sawmill Center Neighborhood District (Commercial Shopping Center)

East: City of Columbus

South: BSD-SCN, Sawmill Center Neighborhood District (Piada)

West: BSD-SCN, Sawmill Center Neighborhood District (Commercial Shopping Center)

Road, Pedestrian and Bike Network

The site has frontage on Sawmill Road (± 200 feet) to the east and Banker Drive (± 180 feet) to the south. The site has one full access vehicular access point to the south along Banker Drive and another vehicular access point to the east along Banker Drive that is Right-in/Right-out. There are currently no pedestrian pathways located on the site.

Utilities

The site is serviced by public utilities. There is a 20-foot electric easement that runs along the southern property line, as well as a 10-foot easement that runs along the western property line.

Proposal

This is a request for review and approval of a Concept Plan for a new approximately 4,200-square-foot bank located on the 0.84-acre site zoning Bridge Street District – Sawmill Center Neighborhood District. The proposal includes the demolition of the existing approximately 2,850-square-foot restaurant building and additional site improvements.

Use

The applicant is proposing a bank use. This use is a permitted use within the Bridge Street Sawmill Center Neighborhood District. There are no additional use-specific standards for a bank in the Bridge Street District. However, the applicant is proposing an ATM drive-thru that will require the approval of a Conditional Use application.

Streets, Lots, and Blocks

The Code provides a hierarchy of requirements for establishing a gridded street network. The proposed site has two identified street types as referenced in the Street Network Map, part of the Thoroughfare Plan:

- Corridor Connector (Sawmill Road)
- Neighborhood Streets (Banker Drive)

Corridor Connectors are often designated as Principal Frontage Streets. Principal Frontage Streets are designated to ensure a continuous, pedestrian-oriented block. Generally, buildings are required to meet an elevated character and quality standard for facades that face Principal Frontage Streets. Additionally, buildings are required to be sited to occupy the build zone at a minimum percent, which varies based on the type of development.

Neighborhood Streets are a series of low- to medium- capacity street types that are used to connect residential areas and neighborhood-serving commercial uses. Neighborhood streets are far less traveled than Corridor Connectors such as Sawmill Road.

The proposed site does not impact the existing dimensions of the existing lot or the existing block, which is bound by Sawmill Road, Banker Drive, Dublin Center Drive, and Bridge Park Avenue.

Neighborhood Standards

The BSD Code establishes Neighborhood Districts where special attention to location and character of buildings, streets, and open spaces is important to establish a coordinated mix of uses that fulfills the objectives identified in the BSD Special Area Plan within the Community Plan. Each neighborhood anticipates the conceptual layout of critical elements including street connections, open spaces, and gateways.

The site is zoned BSD-SCN, Sawmill Center Neighborhood District. The intent of the Sawmill Center Neighborhood, as outlined in the BSD Code, is to provide an active mixed-use environment through unique shopping, service and

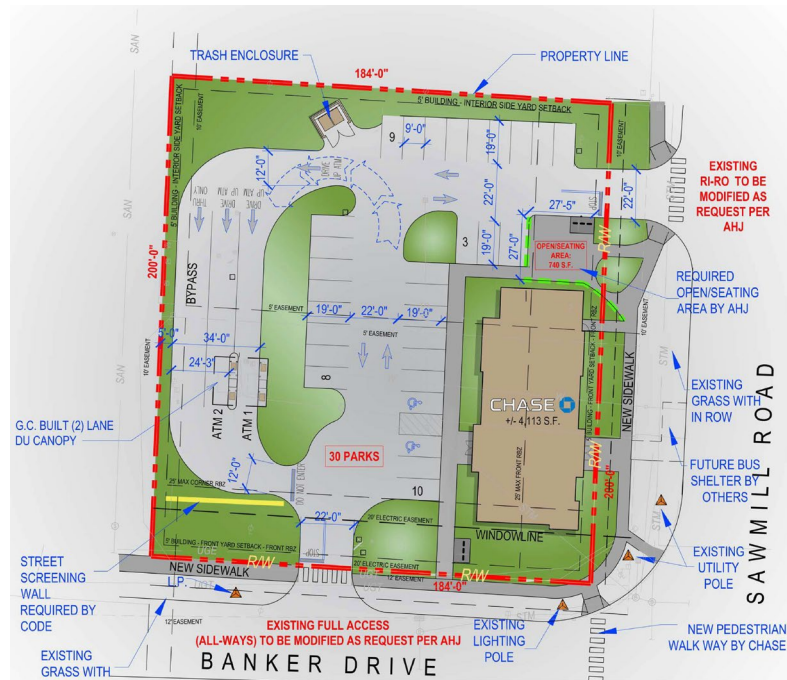


entertainment uses with supporting residential and office uses. This site is located at a potential Gateway Location as identified on the neighborhood map. Additional details will be required with the Preliminary Development Plan to determine compliance with the requirements of the neighborhood standards.

Layout

The proposed approximately 4,200-square-foot building is located at the corner of the intersection of Sawmill Road and Banker Drive. The applicant is also proposing an ATM drive-thru that will be located to the west of the building along the western property line.

The site has two vehicular access points: a right-in/right-out curb cut along Sawmill Road, and a full access curb cut along Banker Drive. Sidewalk access is proposed to extend along both frontages, as well as extending pedestrian access from the sidewalk to the main entrance of the building and to a proposed dedicated open/seating area.



Planning and Engineering Staff are working with the applicant to potentially relocating the southern access point to align with the Piada access point south of this proposal. However, this will be a continued discussion between the applicant and Staff on the feasibility of this improvement.

Parking

The Bridge Street Zoning Code requires that bank uses provide 2.5 parking spaces per 1,000 square feet of building square footage, with a maximum permitted parking of 125 percent of the minimum required. The proposed building will require a minimum of 11 parking spaces and a maximum of 14 parking spaces. The applicant is currently proposing 30 parking spaces, which exceeds the maximum permitted parking spaces for a bank use in the Bridge Street District. A Parking Plan will be required with the Preliminary Development Plan should the applicant pursue the requested number of parking spaces. The Planning and Zoning Commission may comment on this request during the Concept Plan review.

Building Type

The BSD emphasizes building form while encouraging a mix of uses across a single zoning district. The Code permits specific building types for each zoning district. With the Preliminary Development Plan, the applicant will need to select a building type and provide a full analysis of compliance with Code provisions. The proposed building type based on the proposed use and

development character is a Commercial Center building type. This is a permitted building type in the BSD Sawmill Center Neighborhood District.

The Commercial Center building type requires the building to be located between 5 and 25 feet from the front property line and between 5 and 25 feet from a corner property line. Additionally, a minimum of 45 percent of the front property line must be covered. Where a building does meet the minimum property line coverage, alternative treatments including streetscapes, patios, and landscaping are required in accordance with the Code. Conceptually, the applicant is proposing approximately 50% front property line coverage along Sawmill Road. The proposed building location meets the Required Build Zone for the front property line and corner property line.

Commercial Center buildings are required to have a minimum side and rear yard setback of 5 feet. There are currently no encroachments into the required setbacks. The maximum permitted lot coverage for the Commercial Center building type is 75 percent impervious with an additional 15 percent semi-pervious. The applicant is proposing 69 percent impervious coverage, meeting this requirement.

Architecture

The applicant has proposed a one-story building with unique architectural features and details on all four elevations. The applicant is proposing a variety of materials varying in color, such as brick, stone, and glass as primary materials for the building. Commercial Center buildings require a minimum of 80 percent primary building materials per facade. The applicant is meeting this requirement on all facades. The applicant is also proposing metal panels as a secondary material to complement the selected primary materials and distinguish certain architectural elements on each elevation. Additional information will be required regarding specific architectural details and a full analysis of the proposed building type with the Preliminary Development Plan. The applicant has provided a preliminary analysis of the proposal on the site plan.

Open Space

The intent of the open space type requirements is to ensure a variety of functional, well-designed open spaces carefully distributed throughout the Bridge Street District, located and planned to enhance the quality of life for residents, businesses, and visitors. Zoning Code states that one-square-foot of publicly accessible open space is required for every 50 square feet of gross floor area of the proposed commercial building. Based on the building size, a minimum total of 83 square feet of open space is required for the proposed building. The applicant is proposing an approximately 740-square-foot open/seating area north of the building. Additional details will be required to determine if this space meets the open space type requirements listed in the Bridge Street District Code.

Stormwater and Utilities

The applicant has not provided any stormwater or utility information with the Concept Plan as it is not a required item at this stage in the process. The applicant will need to work with Engineering to finalize the location of the stormwater management on the site and final details for a utility plan for the building prior to submittal for a Preliminary Development Plan.

3. Criteria

Concept Plan – 153.066(E)

- 1) The Concept Plan is consistent with the applicable policy guidance of the Community Plan, BSD Special Area Plan, and other applicable City plans and policies.
Criteria Met. The proposed Concept Plan is consistent with the BSD Special Area plan.
- 2) The Concept Plan conforms to the applicable requirement of the BSD Code.
Criteria Met with Conditions. The applicant is required to provide a complete Code analysis of the proposed building type with the Preliminary Development Plan. The applicant will be required to submit a Parking Plan with the Preliminary Development Plan.
- 3) The Lots and Blocks, supporting the street and pedestrian network, and internal circulation provide coherent development pattern that conforms to Lots and Blocks, Street Types, and Site Development Standards.
Criteria Met. The proposal does not influence the existing street network, lot size, or block size. The applicant is improving the site to meet the requirements of the Bridge Street District.
- 4) The proposed land uses allow for appropriate integration into the community, consistent with the adopted plans and align with Uses identified in the Code.
Criteria Met with Conditions. The proposed land use is a Bank, which is a permitted use within the BSD-Sawmill Center Neighborhood District. The applicant will be required to submit a Conditional Use application for the proposed ATM drive-thru located on the site.
- 5) The conceptual building is appropriately sited and scaled to create a cohesive development character, completes the surrounding environment, and conforms with the Building Types identified in the Code.
Criteria Met with Conditions. The proposed site layout for the building meets the setbacks and site requirements as listed for a Commercial Center building type. The applicant should continue to work with staff to finalize the building type analysis for the Preliminary Development Plan.
- 6) The conceptual design of open spaces, including location and relationship to surrounding buildings, provides meaningful gathering spaces for the benefit of the development and community.
Criteria Met with Condition. The proposed site layout establishes an approximately 740-square-foot public open space north of the building. The applicant should continue to work with Planning Staff to finalize the details of this open space to meet the requirements listed in the Bridge Street District Code.
- 7) The Concept Plan allows for the connection and expansion of public or private infrastructure and the continued provision of City services.
Criteria Met. The site will be serviced by City services. The applicant is providing improvements to public infrastructure by providing new sidewalks along Sawmill Road and Banker Drive, and by improving existing access points and internal circulation for the best possible site layout.
- 8) The development concept conforms with the Neighborhood Standards, as applicable.
Criteria Met with Conditions. The site is included within the provisions of the Sawmill Center Neighborhood Standards. This site is located at the intersection of a potential Gateway Intersection. The applicant should continue to work with Staff to comply with the requirements of these neighborhood standards.

4. Recommendation

Planning recommends **approval** of the Concept Plan with 5 Conditions.

- 1) The applicant submit a Parking Plan with the Preliminary Development Plan;
- 2) The applicant submit a Conditional Use application with the Preliminary Development Plan;
- 3) The applicant continue to work with Staff to finalize the building type analysis prior to the submission for the Preliminary Development Plan;
- 4) The applicant continue to work with Staff to finalize open space details for the site prior to submission for the Preliminary Development Plan; and,
- 5) The applicant continue to work with Staff to comply with the requirements of the Sawmill Center Neighborhood Standards.