

20-096CP – HEARTLAND BANK

Summary

This is a request for review and approval of a Concept Plan for facade improvements, new signage, and associated site improvements at an existing bank located within the Bridge Street District (BSD).

Site Location

The site is located southeast of the intersection of West Bridge Street and Post Road.

Zoning

BSD-C, Bridge Street District – Commercial District

Property Owner

Heartland Bank

Applicant/Representative

Rex Hagerling, Moody Nolan

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

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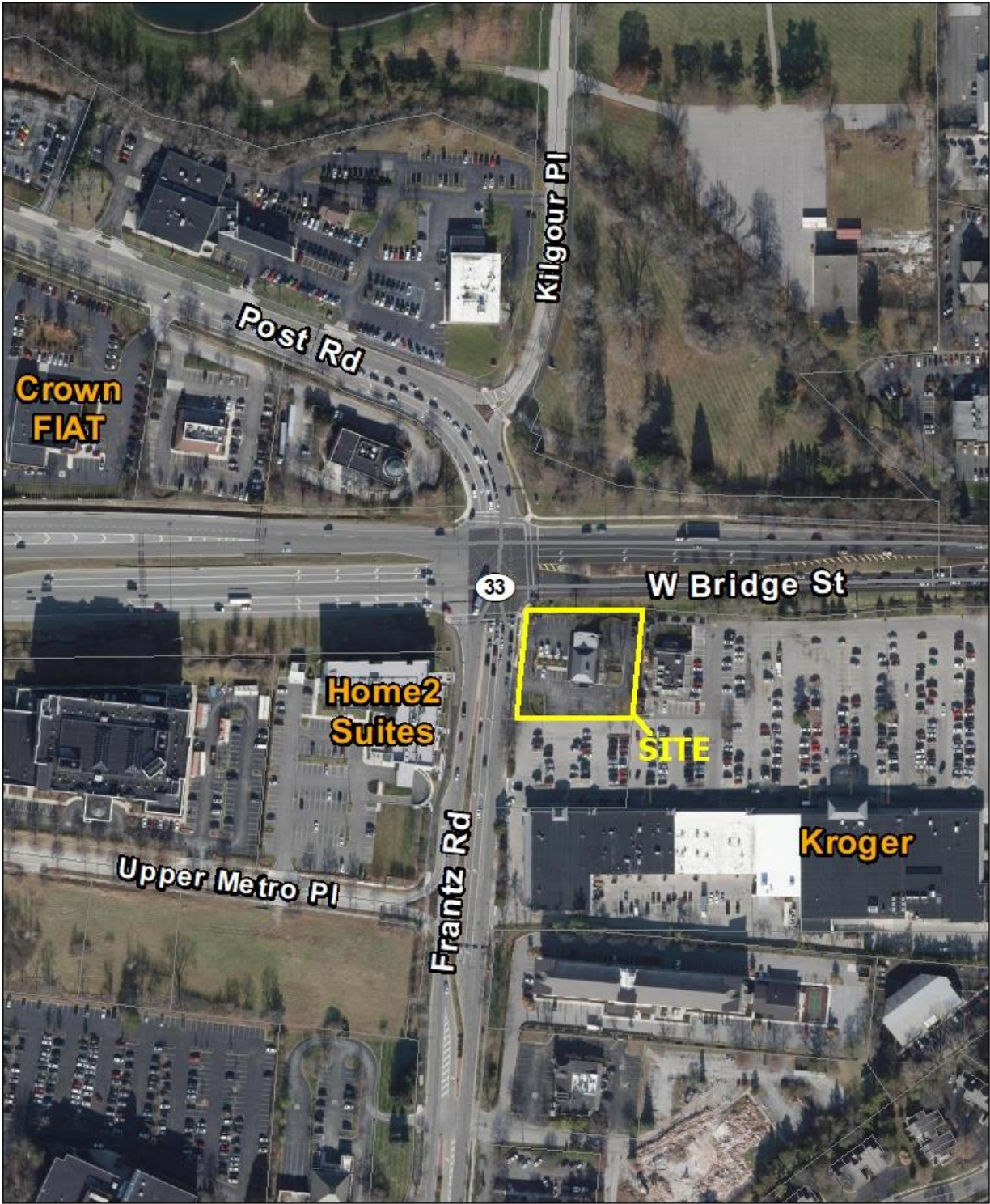
Next Steps



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

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>20-096CP Concept Plan Heartland Bank 6500 Frantz Road</p>	<p>0 95 190 Feet</p> 
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2. Overview

Background

This request is to modernize an aging building and site. The site, which was remodeled in the 1990s, is located south of West Bridge Street, southeast of the intersection with Frantz Road. At the time of construction, the site was originally zoned CC, Community Commercial District, and subsequently was rezoned to BSD-C: Bridge Street District, Commercial District in 2012. The applicable development standards for building modifications, site modifications, parking and signs are those in the Bridge Street District Code, except in cases where full compliance is not required for existing sites and buildings.

Both West Bridge Street and Frantz Road are Corridor Connector Streets and Principal Frontage Streets, as identified in the Bridge Street District (BSD) – Street Network Map.

Process

The Zoning Code pertaining to the Bridge Street District was revised in the 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 appropriate by the Planning Director.

Site Characteristics

Natural Features

The site is fully developed and no significant natural features exist.

Historic and Cultural Facilities

No historic or cultural facilities are present on the site.

Surrounding Zoning and Land Use

North: BSD-IRN, Indian Run Neighborhood District (Open space)

East: BSD-C, Commercial District (Commercial)

South: BSD-C, Commercial District (Commercial)

West: BSD-C, Commercial District (Hotel/Commercial)

Road, Pedestrian and Bike Network

The site has frontage on West Bridge Street (±195 feet) to the north and Frantz Road (±183 feet) to the west. There are sidewalks located along Frantz Road for pedestrian access.

Utilities

The site is serviced by public utilities.

Proposal

This is a request for review and approval of a Concept Plan for façade improvements, new signage and associated site improvements at an existing bank located at 6500 Frantz Road.

Use

The Heartland Bank branch will remain. This use is permitted within the Bridge Street District, Commercial zoning district. There are no additional use-specific standards for a bank in the Bridge Street District. Further, all uses that were permitted or conditional uses under the zoning of a property immediately prior to its rezoning into a BSD zoning district shall continue to be allowed as permitted or conditional uses on the property.

Streets, Lots, and Blocks

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

- Corridor Connector (West Bridge Street *and* Frantz Road)

As is the case here, Corridor Connectors are often designated as Principal Frontage Streets. Principal Frontage Streets are designated to ensure a continuous, pedestrian-oriented block.

The proposal does not significantly impact the existing site layout, and does not impact the dimensions of the existing lot or block, which is bound by West Bridge Street, Frantz Road and Corbins Mill Drive.

Existing Site Conditions

The site is 0.82-acre and is an outparcel to the Dublin Plaza Shopping Center. The site contains 27 parking spaces, including two ADA accessible spaces. Sidewalk access is provided along Frantz Road and terminates at the intersection with West Bridge Street. No pedestrian access is provided along West Bridge Street, which is limited access right-of-way for US 33/SR 161.

Neither the location of the principal structure nor the general site layout are proposed to change with this application. The bank is located centrally on the site, with a right-in/right-out vehicular access point on the west edge of the site along Frantz Road. There are also two vehicular access points located on the south side of the site, connecting to the surface parking lot to the south.

The existing drive-thru component is located immediately north of the primary structure, toward West Bridge Street. There is a landscape feature immediately west of the primary structure, with utilities and utility enclosures located east of the primary structure. The dumpster and dumpster enclosure are located in the northeast corner of the site along West Bridge Street. Staff is concerned about the dumpster and enclosure location prominently along West Bridge Street. Staff is recommending that the applicant continue to work with Staff to address the location of the existing dumpster and enclosure, potentially finding a more appropriate location on the site.

The applicant has indicated a desire to improve upon the existing landscaping on the site, particularly in the area immediately west of the building, which is surrounded by parking. Per Code, existing structures or sites that undergo an alteration of 25% or more are required to

come into compliance with landscape requirements as outlined in Code Sections 153.130-153.139. Staff is recommending that the applicant continue to work with Staff to provide additional landscaping details in the Preliminary Development Plan/Final Development Plan stage to ensure Code compliance.

Existing Building and Proposed Building Modifications

The existing structure was remodeled in the 1990s when Heartland Bank originally purchased the site. The character is defined by its prominent drive-thru overhang, the combination of flat and hipped roofs, white columns and limited number of windows.



Existing Bank Exterior

The applicant is proposing a modernization and remodel to the entire exterior of the existing structure. The renovation concept replaces the combination of flat and hipped roofs with a modern, simplified flat roof system. The drive-thru overhang will be rebuilt, extending the flat roof from the building out toward West Bridge Street. The building will be primarily clad in a new exterior material with a wood aesthetic.

The applicant has not finalized an exterior material choice. However, the applicant has provided one potential material for reference. The siding is an aluminum panel product with a wood grain texture and light cherry color. Staff is recommending that the applicant continue to work with Staff to ensure appropriate cladding materials are chosen for the Preliminary Development Plan stage.

The existing brick veneer walls will be opened up on the north and west sides with increased glass for a more modern, open appearance. All the remaining exterior glass, which is not insulated, will be replaced with a new glazing system. The remaining exterior brick masonry will be painted a dark grey/black color to coordinate with the new color scheme. The existing square wood posts on the east and west sides will be replaced with steel I beam columns that extend up to hold the overhang.



Proposed Bank Exterior

Signage

With the exterior modernization, the applicant is proposing a series of new signs for the site. Per Code, this site is permitted a total of two wall signs *or* two ground signs due to having at least 100 feet of frontage on each public ROW.

Wall signs are permitted to be one-square-foot in size per linear foot of width of the building face to which the sign is attached. Together, the signs cannot total more than 80 square feet and are limited to a maximum height of 15 feet.

One ground sign is permitted to be up to 50 square feet and 15 feet in height. Two ground signs are permitted to be a combined total of 20 feet in height and a combined total of 66 square feet in size. Ground signs are required to be setback a minimum of 8 feet from the ROW and can not be located within an easement.

A total of four signs are proposed. Most notably, the applicant is proposing a new monument ground sign located at the northwest corner of the site. The sign is shown at a height of 4.5 feet and an unknown length. The sign structure is clad in a material that appears to match the proposed building material, only in a darker color. The lettering is proposed in white. Staff is particularly concerned with this sign due to its proposed location close to the intersection of West Bridge Street and Frantz Road – potentially within easements and the required sight triangle.



Proposed Monument Ground Sign – NW Corner

There are also three wall signs proposed, one on each the east, west and north sides of the building. On the west side, the applicant is proposing a large, approximately 135-square-foot wall sign that includes the bank name and the institution's logo in a vertical format. As with the ground sign and each of the other wall signs, the lettering is proposed to be white, using the cladding as the background.

The north facing sign is a horizontally oriented sign with only the institution's name. The sign is proposed at approximately 36 square feet in size and is located on the drive-thru overhang, facing West Bridge Street.

Finally, the east facing sign consist only of the institution's logo. The sign is not dimensioned on the plans, but appears to be significantly smaller than the other signs proposed and is also located on the drive-thru overhang, facing east toward the neighboring McDonalds property.

No lighting has been identified at this step.

Staff is recommending that the applicant continue to work with Staff to create an appropriate sign package, which could require a future Master Sign 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 with Conditions. The proposed Concept Plan strives to update an aging building and site. However, Staff is recommending that the applicant continue to work with Staff on signage, landscaping, choosing an appropriate exterior cladding material, and relocating the dumpster as to ensure Code compliance, where required.
- 2) The Concept Plan conforms to the applicable requirements of the BSD Code.
Criteria Met with Conditions. The applicant is proposing a complete renovation of the exterior, but has not finalized a cladding material. The applicant is also proposing more signage and larger signage than Code would permit. Finally, the applicant will need to provide more landscaping details at the Preliminary Development Plan stage. Staff is recommending four conditions of approval, three of which aim to address these specific concerns.
- 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.
- 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. The proposed use is a Bank, which is unchanged from the existing use. Banks are a permitted use within the BSD-Commercial District. The applicant is not required to submit a Conditional Use application for the ATM drive-thru located on the site as it existed prior to adoption of the BSD Code.

- 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. The proposed site layout and building layout are not significantly impacted by the proposal. The building scale is largely unchanged and is appropriate.
- 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.
Not Applicable. The proposed site layout is largely unchanged. Open space requirements do not apply to existing sites and uses in the BSD.
- 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 proposal does not prohibit the connection or expansion of public or private infrastructure and does not impact the provision of City services.
- 8) The development concept conforms with the Neighborhood Standards, as applicable.
Not Applicable. The site is not located in an area with Neighborhood Standards.

4. Recommendation

Planning recommends **approval** of the Concept Plan with 4 Conditions.

- 1) The applicant submit a landscape plan with the Preliminary Development Plan, ensuring Code compliance;
- 2) The applicant continue to work with Staff to choose an appropriate exterior cladding material;
- 3) The applicant continue to work with Staff on creating an appropriate sign plan for the site; and
- 4) The applicant continue to work with Staff to address the location of the existing dumpster and dumpster enclosure