

## 20-105PDP & 20-106FDP-CU – CHASE BANK

### Summary

This is a request for review and approval for a Preliminary Development Plan/Final Development Plan and a Conditional Use 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 Sections 153.059, 153.066, and 153.236.

### Case Manager

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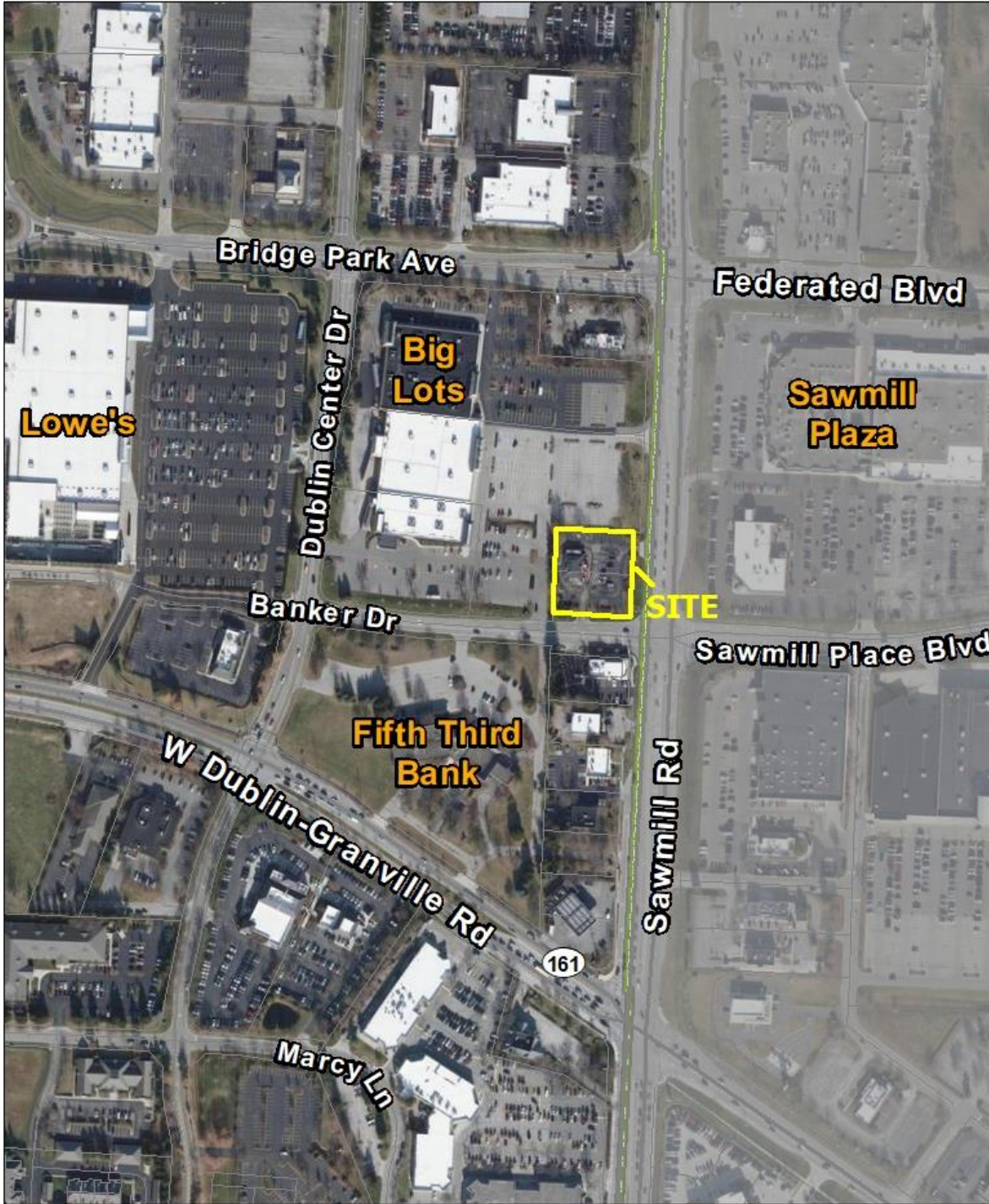
### Next Steps

Following approval of the Preliminary Development Plan/Final Development Plan and the Conditional Use, the applicant may submit for a building permit.

### Zoning Map



# 1. Context Map



20-105PDP & 20-106FDP  
Final Development Plan/Conditional Use  
Chase Bank  
6515 Sawmill Road

0 135 270  
Feet

## 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.

### Case History

In May 2020, the Planning and Zoning Commission approved a Concept Plan for an approximately 4,200-square foot bank and drive through ATM located on the 0.84-acre site. The Commission was supportive of the proposed site layout and architecture, but insisted on the incorporation of a Gateway Feature at the southeast corner of the property.

### 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

The Planning Director has the authority to combine Steps 2 and 3 for applications that require this process. For this application, the Planning Director has permitted the combination of both steps 2 and 3.

### 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 ( $\pm 200$  feet) to the east and Banker Drive ( $\pm 180$  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 Preliminary Development Plan/Final Development Plan and a Conditional Use for a new approximately 4,200-square-foot bank with drive-thru ATM located on the 0.84-acre site zoning Bridge Street District – Sawmill Center Neighborhood District. The proposal includes the creation of a new approximately 520-square-foot pocket plaza, an art mural installation to address the gateway requirement 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 requires 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. The applicant has provided gateway features with this proposal.

*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 is located to the west of the building along the western property line.

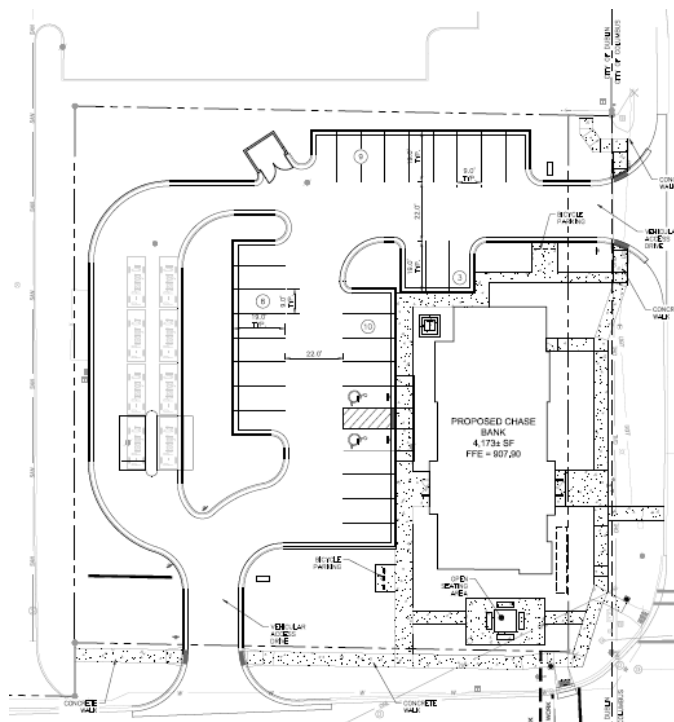
The site has two vehicular access points: a right-in/right-out curb cut along Sawmill Road, and a full access curb cut along Banker Drive. The applicant is proposing to modify the size of the vehicular access point on Sawmill Road and move the access point to the west of the existing location to align with the Piada access point to the south of the site. 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.



Since the Concept Plan application in May, the applicant has worked with staff to relocate the proposed open space to the corner of the site, resulting in the movement of the proposed building north of its original location. This relocation was to aid in the creation of a 'Gateway Feature', which will be discussed later in this report.

*Conditional Use*

The applicant is proposing a drive thru ATM located west of the building along the western property line. 'Drive-in/Drive-through' uses within the Bridge Street District – Sawmill Center Neighborhood are considered conditional uses. The ATM has two lanes for access with four stacking spaces each. The vehicular canopy is 12 feet – 10 inches in height and is constructed of a metal canopy in the color Silver "Chase", and is held by four brick pillars in a platinum color. Planning Staff recommends that the protective bollards surrounding the ATM be painted platinum



to match the brick pillars. Since the ATM access lanes are facing a non-principal frontage street to the south, the applicant is proposing a 3 feet – 7 inch tall street wall between the access lanes and the street to screen the ATM area. Bridge Street Code allows for a maximum of 3 feet in height for street walls. The applicant should revise the street wall design to meet the maximum height.

#### *Parking Plan*

In conjunction with the Preliminary/Final Development Plan, the applicant is proposing a parking plan for the site. 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. Per Code, the proposed building requires 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. The applicant has stated the purpose of the additional parking is due to the combination of additional Chase Bank branches in the area to this site. The applicant anticipates this amount of parking necessary for the proposed Chase Bank model and consolidation of area branches. The parking layout has not changed since the concept plan design in May.

#### *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. The applicant is proposing approximately 50% front property line coverage along Sawmill Road. Since this site is a corner lot occupied by a single building, the Banker Drive frontage to the south would be considered the corner side property line. The applicant is proposing a pocket plaza open space type at the corner of Sawmill Road and Banker Drive, which is permitted to occupy the corner required build zone.

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 approximately 67% impervious coverage and approximately 8% semi-impervious cover, meeting this requirement.

#### *Architecture*

The applicant is proposing an approximately 15-foot tall, one-story building with unique architectural features and details on all four elevations. The building incorporates 15 feet – 1.5 inch tall rooflines with varying parapet roofs throughout the building. The highest parapet



reaches 21 feet – 6 inches in height. Because the maximum height of a parapet roof is 6 feet, Planning Staff is recommending that the applicant revise the parapet roofs to meet the 6-foot maximum height.

The applicant is proposing a variety of permitted primary materials varying in color, such as brick in a platinum, midnight, and ash color, cast stone, and black storefront windows. The applicant is also proposing metal paneling as a secondary material to complement the selected primary materials and distinguish certain architectural elements on the north and west elevations. Both entrances on the east and west elevations feature a 10-foot tall black metal marquee awning. 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 requesting three waivers in regards to the elevations of the building. A minimum of 50% storefront transparency is required on parking lot facing facades of new buildings. Storefront transparency is determined by the percentage of the façade that is transparent between 2 feet and 8 feet. The north façade of the proposed building is approximately 23% transparent and the west façade of the building is approximately 33% transparent. The applicant is requesting waivers for the transparency requirement on the north and west elevations due to the privacy needed in those portions of the building, as they are sensitive to the operations of the bank. The applicant is also requesting a waiver to the blank wall limitations requirement for the west elevation. The blank wall limitation requires that no horizontal distance on any story greater than 15 feet can be windowless. The applicant is proposing a blank wall area of approximately 23 feet towards the north end of the west elevation. Similar to the previously stated waivers, the space located within this blank wall is a sensitive space to the operations of the bank and privacy is critical for their business in this location.

To the northeast of the building, the applicant is proposing an 8-foot tall dumpster enclosure clad in platinum-colored brick with a stone veneer coping. The enclosure is proposed to include a wooden gate at the entrance into the enclosure on the south elevation. The enclosure will be screened by existing trees, evergreen shrubs, and deciduous shrubs.

### *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 84 square feet of open space is required for the proposed building. The applicant is

proposing an approximately 520-square-foot pocket plaza open space type south of the building. The pocket plaza will be constructed of a Gull Gray decorative concrete seating area with four black metal outdoor benches. Throughout the plaza will be a selection of deciduous plantings, ornamental shrubs, and perennials. The applicant is meeting all criteria for a pocket plaza. The applicant is also proposing an art mural area between the seating area and the building to contribute to the pocket plaza and potential Gateway location.

#### *Gateway Feature*

Due to the location of this site at the intersection of Sawmill Road and Banker Drive within the Sawmill Center Neighborhood, this site is considered for a potential Gateway location. The applicant has made adjustments to the site layout to incorporate a gateway feature at this intersection by relocating the pocket plaza to the southeast corner of the site. The applicant has also provided an art option. The art is to be included in the northern portion of the pocket plaza along the building, just outside of the electrical easement. The options include the construction of a public art sculpture to be prominently visible to provide a visually interesting entrance into the Dublin area and attract visitors to the area. The determination of a specific art installation will not be approved by the Commission, but the location will be. Chase Bank is dedicated to work with the Dublin Arts Council following approval to interview local artists that would design and build the art mural. This direction allows for local artists to create art that is unique to Dublin and its culture.

#### *Landscaping*

Several existing protected trees are proposed for preservation in the northwest corner of the site. The applicant is proposing to relocate three existing street trees to a tree lawn created by a new sidewalk along Banker Drive, and retain one street tree west of the entrance. The remainder of the existing trees will be removed.

Ornamental and evergreen plants are proposed for the required foundation landscaping. The landscape design along the south elevation of the building is not complete and will be dependent on the artist's commissioned work. A transformer at the northwest corner of the building will be screened with evergreen shrubs. Interior landscape islands are at least 10 feet in width as required by code and contain larger shade trees. The vehicular use areas will be screened from adjacent right-of-way with evergreen shrubs. A large landscaped green space will be located between the drive-thru and main parking lot.

Ornamental shrubs and perennials are proposed within the pocket park and seating area on the south side of the building. Street tree species and location along Sawmill Road will be determined by the City Forester.

#### *Lighting*

The applicant is proposing minimal building lighting, with three wall-mounted luminaires with uplighting and downlighting. These fixtures are located on the blank brick wall on the west elevation. The applicant is proposing 15-foot LED parking light poles throughout the site, with additional lighting near the ATM drive through. The applicant should continue to work with Staff to finalize the locations of the light poles and minimize light trespass outside the site.



### *Stormwater and Utilities*

The applicant is proposing underground stormwater facilities to the north of the building. Engineering is continuing to work with the applicant to finalize the details of the stormwater management system. The applicant will continue to work with Engineering to provide stormwater management facilities that comply with the City of Dublin's Chapter 53 Stormwater Management and Stream Protection Code, to the satisfaction of the City Engineer. The applicant will also be connected to public utilities, and will be avoiding the electrical easement located along the southern property line. The pocket plaza is located within the easement, but it is permitted within the easement according to the easement owners.

## 3. Criteria

### *Waiver Review*

153.062 — Building Types (O)(7)(d)(2) Parking Lot Ground Story Transparency.

Requirement: A minimum of 50% storefront transparency is required on street facing facades of the building.

Request: 23% transparency on the north elevation and 33% transparency on the west elevation.

- 1) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or circumstances outside the control of the property owner including easements and right-of-way.  
Criteria met. The proposed Waiver is due to the operations of the bank use within the building. The lack in transparency on both elevations are to screen secure banking operations in those areas of the building.
- 2) The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, and other adopted City plans and policies, and all applicable requirement in 153.057 through 153.066.  
Criteria met. Approval of the proposed Waiver does not substantially alter the character of the building given the character of the exiting development. Areas lacking in transparency are building bolstered with landscaping to minimize the effect of the waiver.
- 3) The Waiver is not being requested solely to reduce cost or as a matter of general convenience.  
Criteria met. The Waiver request is not due solely to cost or convenience of the proposed alterations, but rather due to the secure bank operations within the building.
- 4) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.  
Criteria met. The Waiver results in a site design that is of equal quality and similar character.

- 5) The requested Waiver is better addressed through a Waiver rather than an amendment to the requirements of this chapter.  
Criteria met. The proposal is better addressed through a Waiver due to the use of the building rather than a change in requirements for the entire district.
- 6) The Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in the BSD district.  
Criteria met. The Waiver requested does not alter permitted uses or permitted open space types for the site.

153.062 — Building Types (O)(7)(d)(2) Blank Wall Limitations.

Requirement: Blank windows walls are prohibited. No horizontal distance on any story greater than 15 feet can be windowless, and no area of a story greater than 30% of the area of the story can be windowless.

Request: A blank wall distance of approximately 23 feet on the north end of the west elevation.

- 1) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or circumstances outside the control of the property owner including easements and right-of-way.  
Criteria met. The proposed Waiver is due to the operations of the bank use within the building. The blank wall is positioned specifically to provide security for the sensitive bank operations within the building.
- 2) The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, and other adopted City plans and policies, and all applicable requirement in 153.057 through 153.066.  
Criteria met. Approval of the proposed Waiver does not substantially alter the character of the building given the character of the exiting development.
- 3) The Waiver is not being requested solely to reduce cost or as a matter of general convenience.  
Criteria met. The Waiver request is not due solely to cost or convenience of the proposed alterations, but rather due to the secure bank operations within the building.
- 4) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.  
Criteria met. The Waiver results in a site design that is of equal quality and similar character.
- 5) The requested Waiver is better addressed through a Waiver rather than an amendment to the requirements of this chapter.  
Criteria met. The proposal is better addressed through a Waiver due to the use of the building rather than a change in requirements for the entire district.
- 6) The Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in the BSD district.

Criteria met. The Waiver requested does not alter permitted uses or permitted open space types.

*Conditional Use §153.236*

- 1) The proposed use will be harmonious with and in accordance with the general objectives or purpose of the Zoning Code and/or Community Plan.

Criteria Met. The proposal is consistent with the requirements of the Zoning Code and the Community Plan and is complementary to the bank use.

- 2) The proposed use will comply with all applicable development standards, except as altered in the approved conditional use.

Criteria Met. The proposed drive through is consistent with the all applicable development standards for a drive through, ATM, and vehicular canopy.

- 3) The proposed use will be harmonious with the existing or intended character of the general vicinity.

Criteria Met. The proposed ATM drive through is consistent with the existing character found along Sawmill Road. Other drive through uses are found adjacent to the site and throughout the neighborhood.

- 4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

Criteria Met. The proposed drive through is properly screened from adjacent sites and should not affect existing or future surrounding uses.

- 5) The area and proposed use(s) will be adequately served by essential public facilities and services.

Criteria Met. The proposal will be adequately served by essential public facilities and services.

- 6) The proposed use will not be detrimental to the economic welfare of the community.

Criteria Met. The proposal will not be detrimental to the economic welfare of the community.

- 7) The proposed use will not involve operations that will be detrimental to any person, property, or the general welfare.

Criteria Met. The proposal will not be detrimental to the surrounding area. The ATM drive through will be well lit and well maintained by the bank.

- 8) Vehicular approaches to the property shall be designed as not to create interference with traffic on public or private streets or roads.

Criteria Met. The drive through ATM is designed on the site to allow drivers to be safely stacked while waiting to use the ATM. This design was the best location for the drive through on the site.

- 9) The proposed use will not be detrimental to property values in the immediate vicinity.

Criteria Met. This proposal will not be detrimental to property values. The use will be properly screened and maintained to eliminate any concerns from the community or neighboring properties.

*Preliminary/Final Development Plan §153.055(B)*

- 1) The proposal is consistent with the approved preliminary development plan.  
Not Applicable. This application has combined the preliminary and final development plan process.
- 2) Adequate provisions is made for safe and efficient pedestrian and vehicular circulation within the site and adjacent property.  
Criteria Met. The applicant is providing new sidewalk connections along Sawmill Road and Banker Drive. The existing vehicular access points on the site are being modified in coordination with Engineering to provide a more safe and efficient circulation through the site. The southern access point is also being modified to match the access point from Piada south of the site.
- 3) The development has adequate public services and open space.  
Criteria Met. The proposal includes an approximately 540-square-foot pocket plaza that meets all requirements. Public services on the site are adequate.
- 4) The development preserves and is sensitive to natural characteristics of the site while complying with applicable regulations.  
Criteria Met. This site was developed prior to this application. The applicant is preserving as many existing trees as possible with this development.
- 5) The development provides adequate lighting for safe use of the site without emitting light onto adjacent properties.  
Criteria Met with Conditions. The applicant should continue to work with Staff to finalize the locations of the light poles and minimize light trespass outside the site.
- 6) The proposed signs are consistent with the preliminary development plan.  
Not Applicable. No signs are proposed with this application. However, the applicant has submitted for a Master Sign Plan along with this application.
- 7) The development has appropriate landscaping to enhance, buffer, and soften the building and site.  
Criteria Met with Conditions. The applicant is meeting applicable landscaping criteria for the site and will continue to work with Staff to determine the final location of plantings in coordination with the art installation.
- 8) The development is compliant with stormwater management regulations.  
Criteria Met with Conditions. The applicant will continue to work with Engineering to provide stormwater management facilities that comply with the City of Dublin's Chapter 53 Stormwater Management and Stream Protection Code, to the satisfaction of the City Engineer.

- 9) If developed in multiple phases, all phases comply with the previous criteria.  
Not Applicable. The site is developed and improvements are not proposed to be phased.
- 10) The proposed development is compliant with other laws and regulations.  
Criteria met. The proposal meets all other applicable laws and regulations.
- 11) The proposed use will not impede the normal and orderly development of the surrounding properties.  
Criteria Met. The proposal will be contained to the site and will not impede development or improvements to the surrounding properties.

#### 4. Recommendation

Planning recommends **approval** of a Waiver to Zoning Code Section 153.062 — Building Types (O)(7)(d)(2) Parking Lot Ground Story Transparency.

Planning recommends **approval** of a Waiver to Zoning Code Section 153.062 — Building Types (O)(7)(d)(2) Blank Wall Limitations.

Planning recommends **approval** of the Conditional Use with no conditions.

Planning recommends **approval** of the Preliminary Development Plan/Final Development Plan with Parking Plan with five conditions:

- 1) The applicant continue to work with Engineering to provide stormwater management facilities that comply with the City of Dublin's Chapter 53 Stormwater Management and Stream Protection Code, to the satisfaction of the City Engineer;
- 2) The applicant revise the parapet roofs to meet the 6-foot maximum height;
- 3) The applicant revise the street wall design to meet the maximum height;
- 4) The applicant revise the protective bollards surrounding the ATM be painted platinum to match the brick pillars; and,
- 5) The applicant continue to work with Staff to determine the final location of plantings in coordination with the art installation.