

20-110MPR – BATES AND BROWN BARBERSHOP

Summary

Proposal for exterior modifications to an existing tenant space located within Bridge Park, Building B4.

Site Location

The site is located east of Longshore Street, approximately 350 feet south of the intersection with Bridge Park Avenue.

Zoning

BSD-SRN: Bridge Street District, Scioto River Neighborhood District

Property Owner

Bridge Park BBlock LLC

Applicant/Representative

Matt Bilderback, CDL Architects

Applicable Land Use Regulations

Zoning Code Sections 153.066

Case Manager

Chase J. Ridge, Planner I

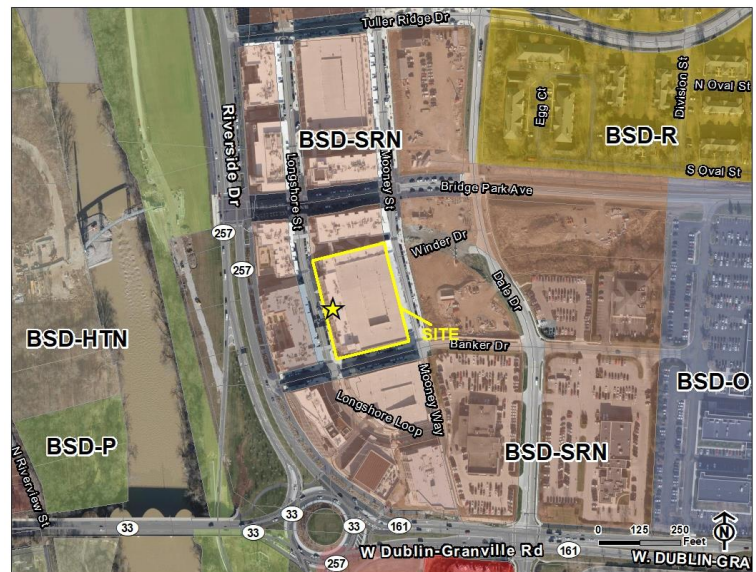
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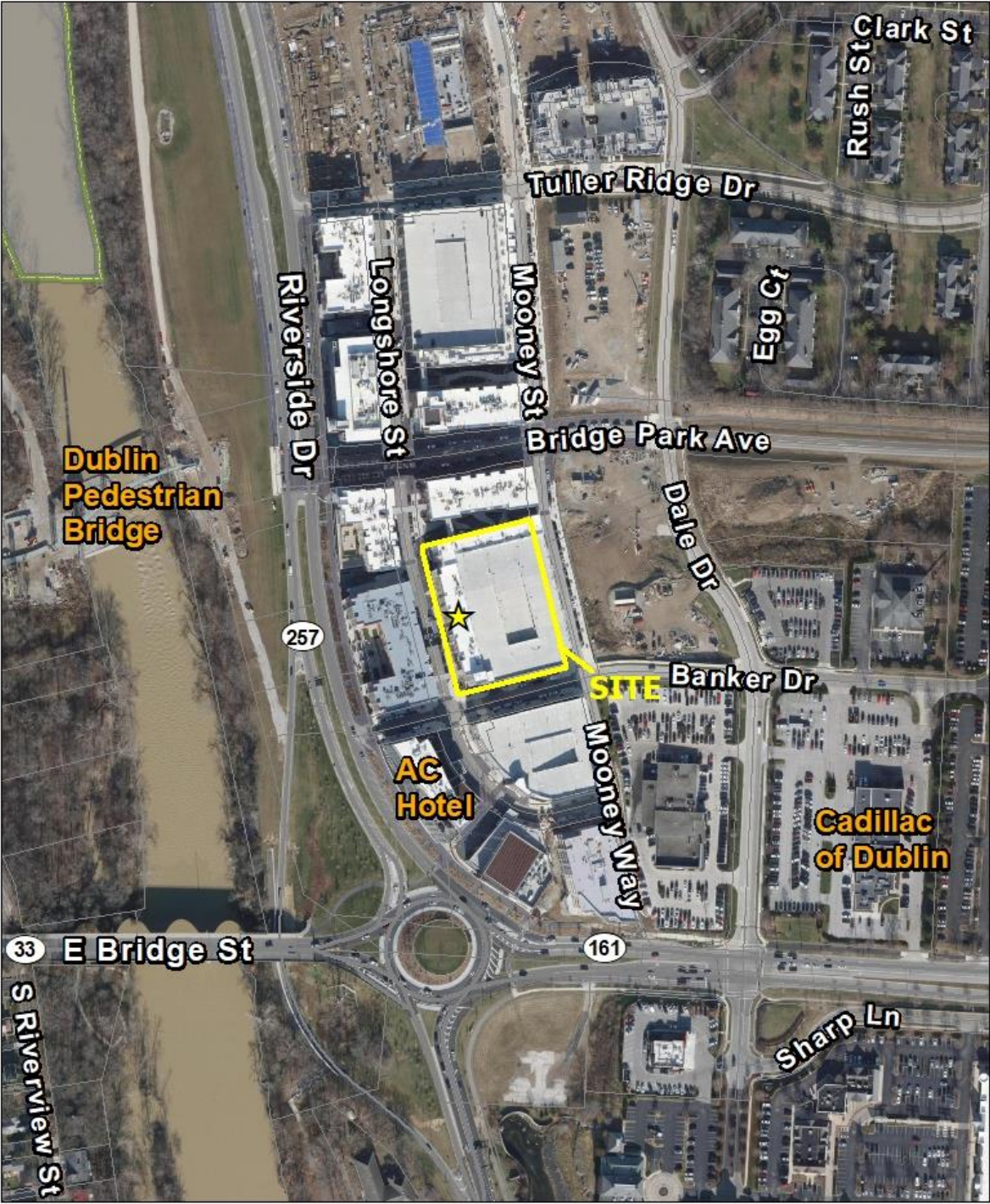
Next Steps

Upon approval from the Administrative Review Team (ART), the applicant may apply for building permits.

Zoning Map



1. Context Map



20-110MPR
Minor Project Review
Bates & Brown Barbershop
6562 Longshore Street

0 115 230
Feet

2. Overview

Background

In August 2015, the Planning and Zoning Commission (PZC) reviewed and approved the Final Development and Site Plans for the four buildings associated with B Block, the second portion of the first phase of the Bridge Park development. The proposal includes approximately 213 apartment units, 62,000 square feet of office, 47,000 square feet of commercial (retail, restaurant), and an 869-space parking garage.

Site Characteristics

Natural Features

The site is developed and no natural features exist on the site.

Historic and Cultural Facilities

There are no historic or cultural facilities on the site.

Surrounding Land Use and Development Character

North: Bridge Street District – Scioto River Neighborhood (Mixed-use)

East: Bridge Street District – Scioto River Neighborhood (Mixed-use)

South: Bridge Street District - Scioto River Neighborhood (Mixed-use)

West: Bridge Street District - Scioto River Neighborhood (Mixed-use)

Road, Pedestrian and Bike Network

The site is located on the east side of Longshore Street, south of Bridge Park Avenue. There are sidewalks throughout the Bridge Park development.

Utilities

The site is serviced by public utilities. Electric and gas are provided on site.

Proposal

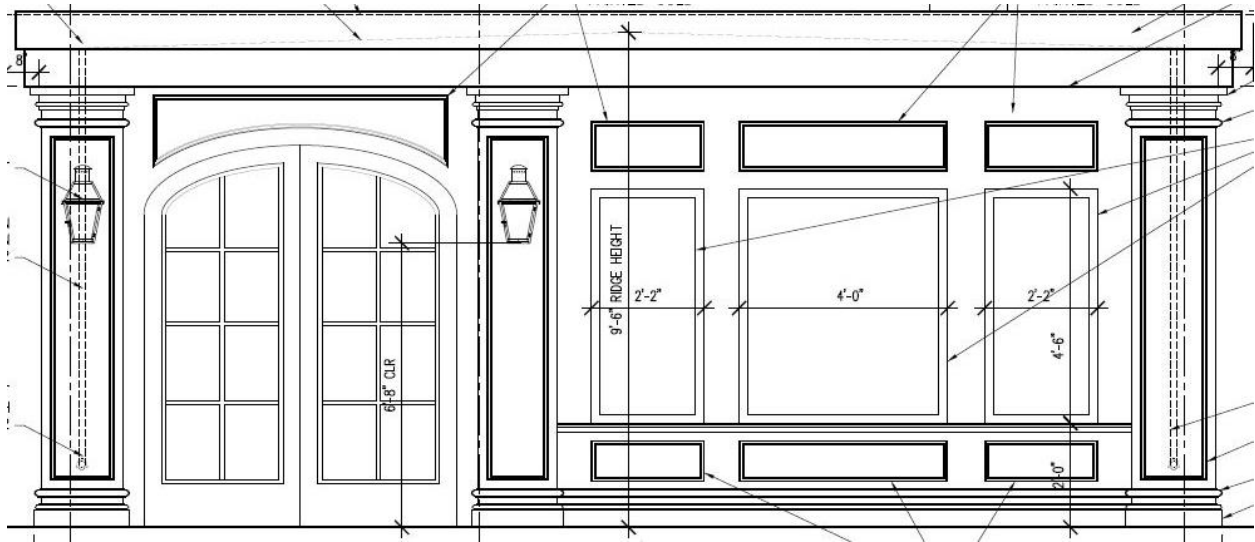
This is a proposal for exterior modifications to an existing tenant space located in Bridge Park.

Proposed Elevation

The proposed modifications include a new, black aluminum storefront system with a black door to match. The entry is an arched double door located on the left side of the storefront. Above the door and around the windows on the storefront are trim details, which are to be painted gold. On either side of the entry is a column feature adorned with a gas light. The applicant is proposing a Low-E tinted glass to match the existing. It is unclear whether this satisfies Code Section 153.062(H), therefore, Staff is recommending the applicant provide more details on the window tinting prior to submittal for building permits, subject to Staff approval.

The applicant is also proposing an overhang, which spans the entire length of the storefront. The aluminum overhang will also be painted black to match the storefront, and contains a number of recessed can lights on the underside. The overhang encroaches into the ROW by 1-foot, 4-inches which is permitted by the BSD Code. The City's Engineering Division has reviewed the encroachment and is accepting.

For first floor elevations, 60 percent transparency is required per the BSD Code. Currently, 60 percent transparency is provided. This proposal, which reduces the size of the window openings, will further reduce the transparency provided to approximately 56 percent. Staff is supportive of an Administrative Departure for transparency requirements Administrative Departures may grant deviations from a numeric requirement up to 10 percent. In this case a 10 percent reduction results in a transparency of 54 percent, which the proposed 56 percent transparency falls within.



3. Criteria Analysis

Administrative Departure Analysis [§153.066(I)]

153.062(N)(4)(a)(2) – Building Type Requirements, Façade Requirements.

Requirement: Ground story transparency is measured between two and eight feet above the sidewalk elevation on all ground story facades, regardless of whether a sidewalk is adjacent to the façade. 60 percent transparency is required.

Request: The request is for a 10 percent reduction in the required transparency, down to 54 percent required.

- 1) The need for the AD is caused by unique site conditions, conditions on surrounding properties, and/or otherwise complies with the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted City plans and policies, and all applicable requirements within 153.057 through 153.066.
Criteria Met. The proposal complies with the spirit and intent of all adopted plans, regulations and policies. Approval of an Administrative Departure will allow for a creative and unique storefront in Bridge Park.
- 2) The AD is not being requested simply to reduce costs or as a matter of general convenience.
Criteria Met. The proposal provides a unique storefront design for the Bridge Park development. This AD does not allow for a cheaper or more convenient design.

- 3) The AD does not have the effect of authorizing any use, sign, building type, or open space type that is not otherwise permitted in that BSD district.
Criteria Met. No unauthorized use, sign, building type or open space will be permitted due to the approval of this Administrative Departure.
- 4) The AD, if approved, does not adversely impact the pedestrian experience.
Criteria Met. The proposal will not adversely impact the pedestrian experience.
- 5) The AD, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other development features than without the AD.
Criteria Met. The proposal is for a unique storefront that is of equal or greater development quality with respect to design and material.

Minor Project Review Analysis [§153.066(J)]

- 1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.
Criteria Met with Administrative Departure. The proposal is largely consistent with the Community Plan, and all BSD adopted plans, policies, and regulations. However, the applicant is proposing a storefront system that will reduce the first floor transparency to approximately 56 percent. Staff is supportive of an Administrative Departure to allow for a reduction in the transparency requirement to 54 percent.
- 2) The Minor Project is consistent with the approved Final Development Plan.
Criteria Met. The Minor Project is consistent with the development plan for the site.
- 3) The Minor Project is consistent with the record established by the Architectural Review Board.
Criteria Met. The proposal is consistent with the record established by the ARB if the applicant provides more detail on the tinted windows, which are subject to Staff approval.
- 4) The Minor Project meets all applicable use standards.
Criteria Met. The proposal meets all applicable use standards.
- 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 Administrative Departure. The proposal meets all applicable Zoning Code requirements with the associated Administrative Departure.

4. Recommendations

Planning recommends **Approval** of the Administrative Departure with no conditions.

Planning recommends **Approval** of the proposed Minor Project with one condition:

- 1) The applicant provide more details on the tinted windows as to ensure Code compliance, subject to Staff approval.