

20-139PDP – HEARTLAND BANK

Summary

This is a request for review and approval of a Preliminary Development Plan for exterior modifications and associated site improvements for an existing bank on a 0.82-acre site located in the Bridge Street District (BSD).

Site Location

Southeast of the intersection of West Bridge Street and Frantz Road.

Zoning

BSD-C, Bridge Street District – Commercial District

Property Owner

Heartland Bank

Applicant/Representative

Rex Hagerling, Moody Nolan
Ashley Trout, Heartland

Applicable Land Use Regulations

Zoning Code Section 153.066.

Case Manager

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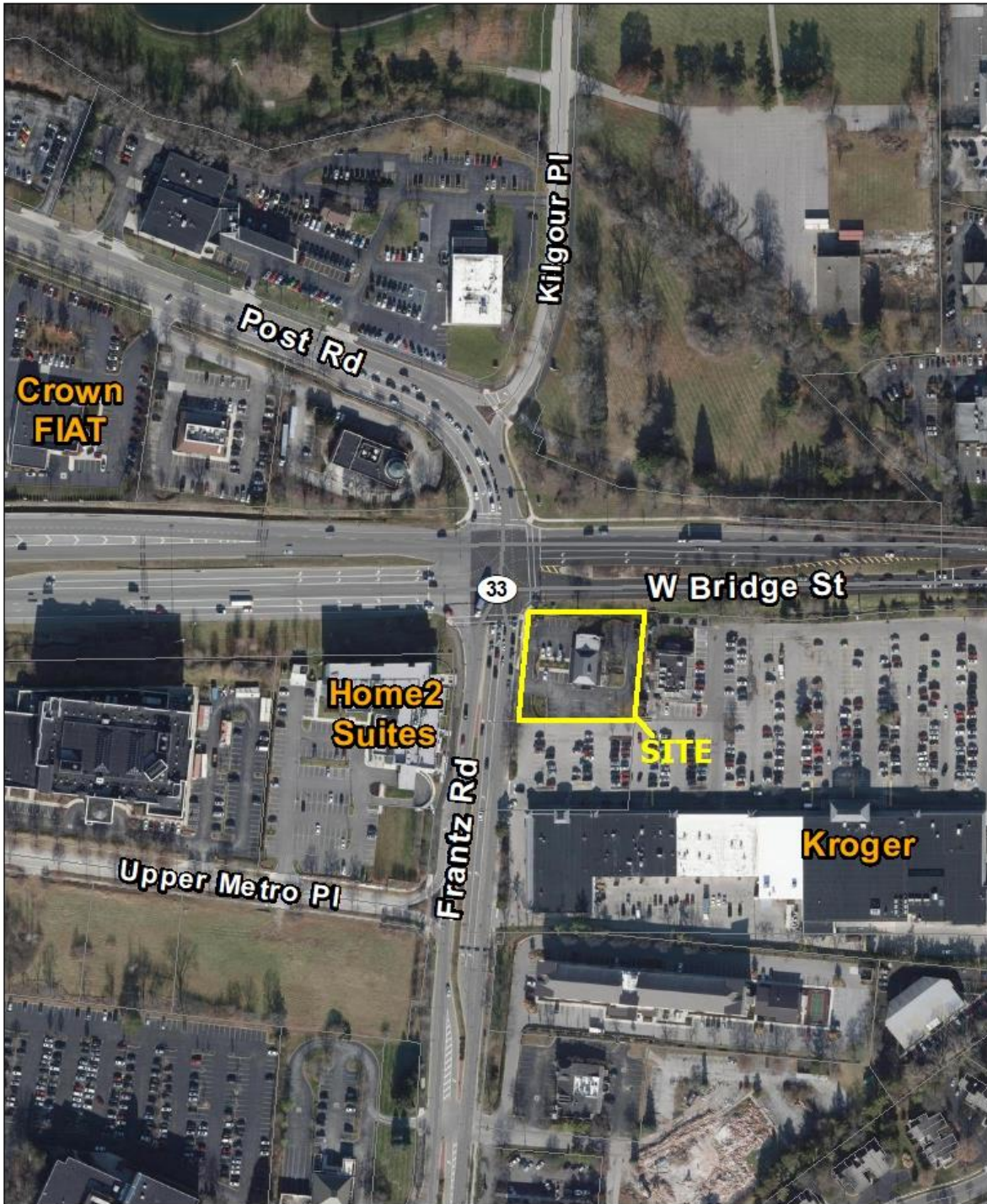
Next Steps

Pending approval of the Preliminary Development Plan, the applicant may submit for a Final Development Plan application.

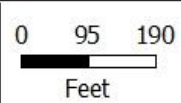
Zoning Map



1. Context Map



20-139PDP
Preliminary Development Plan
Heartland Bank
6500 Frantz Road



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.

Case History

At the July 2020 Planning and Zoning Commission meeting, PZC members reviewed and provided feedback on a Concept Plan for this site. PZC members were generally in favor of the modernization and of the proposed updates, but had concerns about the proposed aluminum exterior material selection. PZC members agreed that the number and size of the proposed signs was excessive.

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

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 Preliminary Development Plan for exterior modifications and associated site improvements at an existing bank located on a 0.82-acre site zoned Bridge Street District – Commercial District.

Use

The Heartland Bank branch will remain. Banks are 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 block (Dublin Plaza), 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 Heartland Bank 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 be modified with this application. The bank is centrally located on the site, with a right-in/right-out vehicular access point on the 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 Dublin Plaza to the south.

The existing drive-thru component is located immediately north of the primary structure, along West Bridge Street, which is proposed to remain. 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. The applicant has indicated that the dumpster enclosure will be removed as has occurred at other Heartland Bank locations in the area, addressing the associated condition of approval at the Concept Plan stage.

Existing Architecture

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

Proposed Building Modifications

The applicant is proposing a modernization and remodel to the entire exterior of the existing structure. The renovation replaces the combination of flat and hipped roofs with a simplified flat roof system. The proposal includes the replacement of the existing overhang with a new overhang and screening system clad in a Trespa Meteon High-Pressure Compact Laminate (HPL) material in a contemporary wood finish. The existing white columns which support the overhang are proposed to be replaced with steel I-beams to complement the contemporary wood aesthetic.

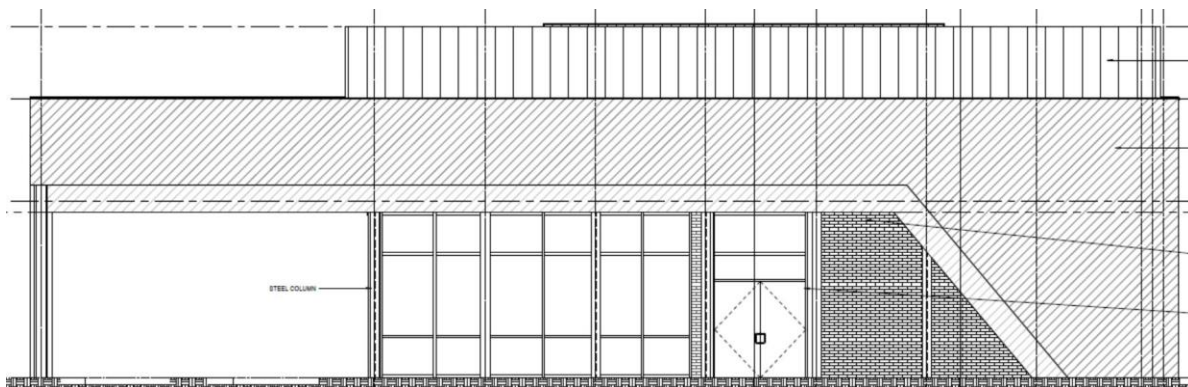
Per the BSD Code, permitted primary materials include, but are not limited to, stone, manufactured stone, full-depth brick, and glass. Permitted secondary materials include fiber reinforced gypsum, wood siding, fiber cement siding, metal, and exterior architectural metal panels and cladding. Code also requires that each façade visible from a street or adjacent property be comprised of a minimum of 80-percent primary material. The applicant is not meeting this requirement on any façade, and is requesting a Waiver to this requirement.

The applicant is proposing that at least 59 percent of each façade be clad in a secondary material (metal panel) or Trespa Meteon material, which requires a Waiver. Per Code, high-quality synthetic materials may be approved as permitted primary or secondary

materials by the Commission with examples of successful, high quality installations in comparable climates. The applicant has provided product samples for review and information on projects where this product has been used. Most projects are located in Europe and the United States, with the closest projects located in Illinois and Michigan. Staff is supportive of the Waiver request to allow for the installation of a higher percentage of secondary materials than Code permits on each façade. However, Staff is concerned with the proposed cladding material, and is recommending that the applicant continue to work with Staff on finding an appropriate material. Staff recommends a material similar to Nichiha Fiber Cement Siding, which has been used elsewhere in the City, including at the McDonald's immediately adjacent to this site.

In addition to the new overhang and screening, the applicant is proposing to install a new aluminum storefront system which ultimately increases transparency from its current state. However, despite the increase in transparency, the proposal does not meet the minimum transparency requirements per Code, requiring a Waiver. Staff is supportive of a Waiver since the proposal increases transparency, bringing it closer to compliance with the BSD Code. The applicant should ensure that a minor calculation discrepancy for transparency is addressed prior to submitting for a Final Development Plan.

To allow for adequate screening of mechanicals and of the existing gabled roof, the applicant is also proposing a parapet taller than Code permits. Code permits parapets which are between two and six feet in height. The applicant is proposing a parapet which is approximately 12'-2" in height. This also requires approval of a Waiver, which Staff is supportive of since it allows for adequate screening and complements the overall contemporary aesthetic. The remaining brick will be painted dark gray.



Proposed west elevation (Frantz Road)

Landscaping/Site Modifications

The applicant has submitted a landscape plan, addressing the condition of approval at the Concept Plan stage. The landscape plan improves upon existing landscaping, while providing additional outdoor seating for visitors and employees. The applicant is proposing a significant increase in landscaping in the northwest and southwest corners of the site. New plantings here include trees such as Red Jade Crabapple and Sentinel Crabapple, as well as plants such as Daylilies, Viburnums, and Shastadasies. At the main entry to the building, the applicant is proposing a brick paver patio with benches and a stone seat wall to replace the existing landscaping and hardscaping in the area. The stone seat wall is a dry-laid stone wall, 20-inches in height. The applicant has also increased landscaping around the existing utility structure

behind the primary building, at the request of Staff. The proposed landscaping meets all applicable Code requirements.

In order to address drainage concerns at the eastern portion of the site, a new curb is proposed, as well as minor regrading. The applicant has provided details on this improvement. However, the applicant should continue to work with Staff to finalize these details with the Final Development Plan.

Parking Plan

Per Code, banks are required 2.5 parking spaces per 1,000 square feet of area. This site is required a minimum of 12 parking spaces, with a maximum of 15 parking spaces permitted. The site currently contains 27 parking spaces. The applicant is removing 6 spaces, leaving 21 parking spaces remaining. The applicant will be required to provide a parking plan with the FDP for the excess parking.

3. Criteria

Waiver Reviews

Waiver Review One

153.062 — Building Types (E)(1) Façade Materials.

Requirement: A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials.

Request: A minimum of 59% of each façade be permitted to be clad in a combination of materials not permitted as a primary materials.

- 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 Not Met. The proposed Waiver is not due to unique site conditions, the use of or conditions on the property or surrounding properties, or circumstances outside the control of the property owner.

- 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 Waiver will allow the proposal to generally meet the spirit and intent of adopted plans and policies.

- 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 to achieve a desired contemporary aesthetic to complement the rest of the modernized 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 contemporary and modernized structure that better complements surrounding properties. The proposed material is a high-quality material which has been proven to be durable and long-lasting in similar climates around the world.

- 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 as it is a unique design to the BSD.

- 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.

Waiver Review Two

153.062 — Building Types (O)(7)(d) Façade Transparency

Requirement: A minimum of 65% storefront transparency is required on street facing facades of the building and a minimum of 50% storefront transparency is required on non-street facing facades.

Request: A minimum of transparency on each façade that does not meet the minimum required per Code.

- 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, in part, due to the existing design and construction of the building. The applicant is working to increase transparency to come closer to compliance, not further away.

- 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 Waiver will allow the proposal to generally meet the spirit and intent of adopted plans and policies.

- 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.

- 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 allows the applicant to increase transparency, coming closer to compliance, without having to significantly reconstruct or redesign the primary structure.

- 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 as it addresses a unique circumstance to this building.

- 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.

Waiver Review Three

153.062 — Building Types (D)(1) Parapet Height

Requirement: Parapets be no less than two feet in height and no more than 6 feet in height.

Request: A parapet height of approximately 12'-2".

- 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 unique rehabilitation and modernization of an existing structure which has a gabled roof.

- 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 Waiver will allow the proposal to generally meet the spirit and intent of adopted plans and policies. The Waiver will allow for adequate screening of mechanicals and an existing roof pitch and chimney.

- 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 to achieve a desired contemporary aesthetic to complement the rest of the modernized 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 contemporary and modernized structure that better complements surrounding properties.

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 as it is a unique feature to this building.

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.

Preliminary Development Plan §153.055(B)

1) *The proposal is consistent with the approved concept plan.*

Criteria Met. This application is largely consistent with the approved concept plan and existing development pattern.

2) *The development is consistent with the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted city plans, and related policies.*

Criteria Met with Approved Waivers. The proposal is largely consistent with all adopted plans and policies. However, the applicant is requesting approval of Waivers which will allow for a cohesive modern aesthetic.

3) *The proposed land uses align with all applicable requirements and use specific standards.*

Criteria Met. The proposal is for a bank use, which is permitted in this zoning district. There are no use specific standards.

4) *The proposed buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conforms to the requirements of § 53.062 Building Types and §153.065 Site Development Standards.*

Criteria Met. This proposal is for the modernization of an existing building. The proposal is appropriately scaled and complements the surrounding environment.

5) *The proposed lots and blocks conform to the requirements of §153.060 Lots and Blocks.*

Criteria Met. The proposal does not alter the existing lot or block.

6) *The proposed street types conform to the requirements and standards of §153.061 Street Types, including the general pattern of streets, blocks, and development reflected on the BSD Street Network Map and the conceptual locations of access points to surrounding streets to avoid adverse impacts on surrounding neighborhoods and traffic infrastructure.*

Not Applicable. The proposal does not significantly alter the streets, blocks or existing access points.

7) *The proposed design of the internal circulation system, driveways, and any connections to the public realm provide for safe and efficient access for pedestrians, bicyclists, vehicles, and emergency services.*

Criteria Met. The proposal does not significantly alter the circulation system, access points or connections to the public realm. The site layout provides adequate access for visitors to the site.

- 8) *The proposed design of buildings conforms to the BSD Code and is consistent with the BSD Design Guidelines, while integrating with nearby development.*

Criteria Met with Waiver. The applicant is requesting a Waiver to allow for the use of a cladding material that is not an approved primary material. Otherwise, the proposal conforms to applicable policies and plans.

- 9) *The proposed open spaces are appropriately sited and designed to conserve or enhance natural features as appropriate, enhance the community both within and outside the proposed development, and conform to the requirements of §153.064 Open Spaces.*

Criteria Met. The proposed open spaces are appropriately sited and designed. The landscape design enhances the existing site. Additional outdoor seating is proposed.

- 10) *The scale and design of the proposed development allows for the adequate provision of services currently furnished by or that may be required by the city or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services.*

Criteria met. The proposal allows for the adequate provision of services.

- 11) *The proposed development conforms to the requirements of §153.063 Neighborhood Standards, as applicable.*

Not Applicable. The proposal is not located in an area subject to Neighborhood Standards.

- 12) *The proposed development provides adequate stormwater management systems and facilities that comply with the applicable regulations of this code and any other applicable design criteria or regulations as adopted by the city or required by other government entities.*

Criteria Met with Condition. The proposal provides adequate stormwater management. However, the applicant is proposing changes in the grading in the east and northeast portions of the site, as well as a new curb to control runoff. The applicant should continue to work with Engineering Staff to finalize grading and drainage details with the Final Development Plan.

- 13) *The proposed development can be adequately serviced by existing and/or planned public or private infrastructure consistent with the city's most recently adopted capital improvements program.*

Criteria Met. The proposal can be adequately serviced by existing infrastructure.

- 14) *If the development is to be implemented in phases, each phase has adequate infrastructure to serve the development without the need for further phased improvements.*

Not Applicable. The proposal will not be phased.

15) *The proposed development demonstrates consistency with the recommendations, principles, and intent of all applicable design standards and guidelines, including but not limited to buildings, open spaces, and streetscapes.*

Criteria Met with Waiver. The proposal is largely consistent with the recommendations, principles, and intent of all design standards. However, the applicant is requesting a Waiver for the use of an unapproved primary material.

4. Recommendations

Waiver Reviews

- 1) Planning recommends **approval** of a Waiver to Zoning Code Section 153.062 — Building Types (E)(1) - Façade Materials.
- 2) Planning recommends **approval** of a Waiver to Zoning Code Section 153.062 — Building Types (O)(7)(d) – Transparency.
- 3) Planning recommends **approval** of a Waiver to Zoning Code Section 153.062 — Building Types (D)(1) – Parapet Height.

Preliminary Development Plan

Planning recommends **approval** of the Preliminary Development Plan with 4 conditions:

- 1) The applicant continue to work with Engineering on finalizing grading and drainage details with the Final Development Plan.
- 2) The applicant provide a parking plan to address the issue of excess parking on the site with the Final Development Plan.
- 3) The applicant correct the transparency calculations for the elevations prior to submitting for a Final Development Plan.
- 4) The applicant continue to work with Staff on selecting an appropriate exterior cladding material prior to the Final Development Plan.