

20-123AFDP – PCD, I-270/TUTTLE ROAD – POPEYES LOUISIANA KITCHEN

Summary

Request for review and approval of an Amended Final Development Plan for site and exterior modifications for an existing drive-thru restaurant.

Site Location

This site is located northwest of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue.

Zoning

Planned Commerce District, I-270/Tuttle, Subarea A1

Property Owner/Applicant

Westworld Construction LLC

Representatives

Kasey Kist, Keystone Building Contractor

Applicable Land Use Regulations

Zoning Code Section 153.050

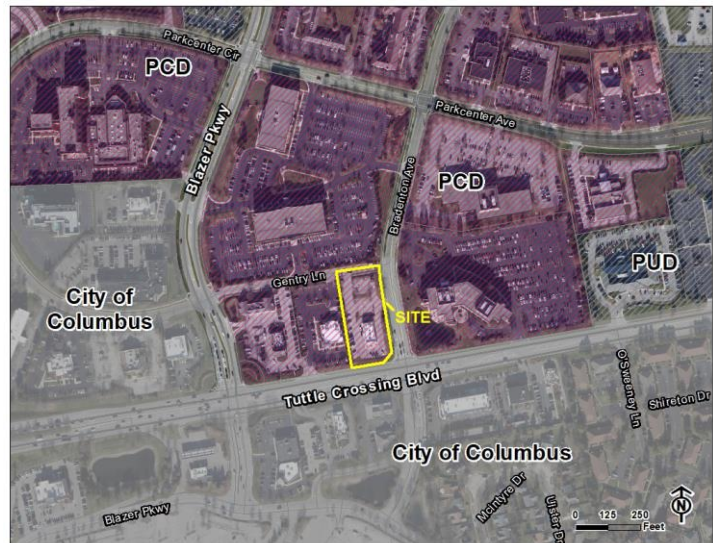
Case Manager

Nichole M. Martin, AICP, Planner II
(614) 410-4635
nmartin@dublin.oh.us

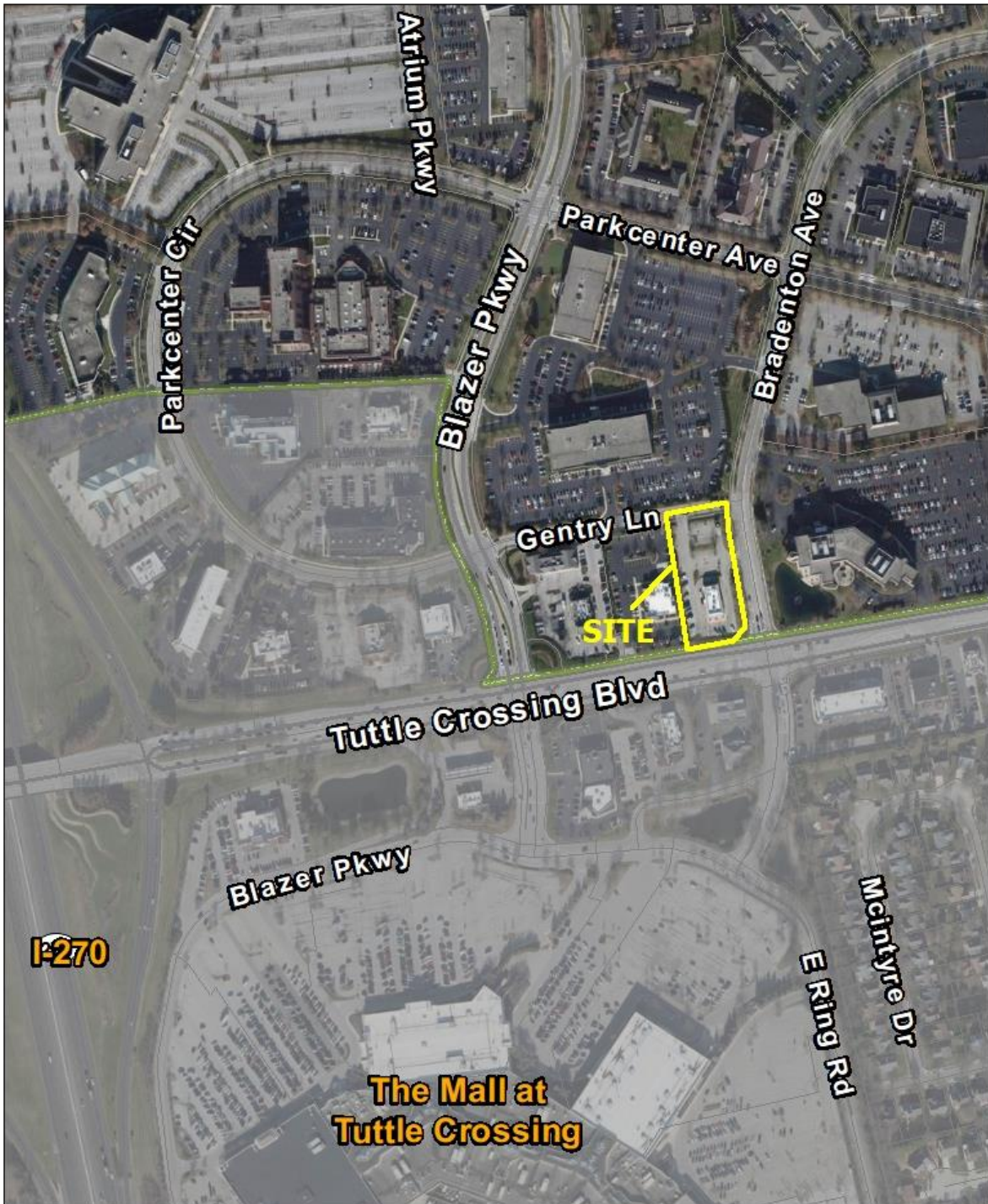
Next Steps



Upon approval from the Planning and Zoning Commission of the Amended Final Development Plan, the applicant will be able to file for Building Permits to begin construction.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>20-123AFDP Amended Final Development Plan Popeyes Louisiana Kitchen 5150 Tuttle Crossing Boulevard</p>	<p>0 155 310 Feet</p> 
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2. Overview

Background

In 1989, City Council approved the I-270/Tuttle Road Planned Commerce District (PCD) including the subject site as part of an approximately 400-acre office/commercial development.

In 1993, City Council approved a rezoning for approximately five acres along Tuttle Crossing Boulevard to permit retail/restaurant uses with unique standards to address architecture, landscaping, and signs.

On November 4, 1993, the Planning and Zoning Commission approved a (final) Development Plan, for Boston Market in alignment with the adopted standards for Subarea A1.

Site Characteristics

Natural Features

The site is developed with an existing drive-thru restaurant located centrally on the southern half of the property. There are two full access points one along Bradenton Avenue and one along Gentry Lane (private). Mounding is provided along the east and south property lines along with a number of mature trees.

Surrounding Land Use and Development Character

North: PCD, Planned Commerce District, I-270/Tuttle, Subarea B (Office)

South: City of Columbus

East: PCD, Planned Commerce District, I-270/Tuttle, Subarea B (Office)

West: PCD, Planned Commerce District, I-270/Tuttle, Subarea A4 (Bob Evans)

Pedestrian and Bike Network

The site has frontage on Tuttle Crossing Boulevard (± 150 feet) and Bradenton Avenue (± 325 feet). Sidewalk is provided along Tuttle Crossing Boulevard, Bradenton Avenue, and Gentry Lane.

Utilities

Sanitary

The site is served by the 8-inch sanitary sewer along the north side of the parcel on the south side of Gentry Lane.

Water

The site is served by the 8-inch public water main on the west side of Bradenton Avenue.

Stormwater Management

The existing stormwater management for the site consists of a series of storm sewer that outlets to the public storm sewer system along Bradenton Avenue. An orifice plate is located in the downstream on-site storm structure within the parking lot to regulate the runoff release rate of the site. The stormwater runoff detention is accommodated via surface parking lot

storage. The existing stormwater management can accommodate the proposal without the need for modifications.

Process

The site is located within the I-270/Tuttle Road Planned Commerce District (PCD), Subarea A1. Planned developments are intended to allow for a coordinated mix of compatible uses with negotiated development standards, at the time of development, that may be altered in the future with a Minor Text Modification. An approved Final Development Plan including architecture, landscaping, and signs may be altered in the future with an Amended Final Development Plan.

Proposal

This proposal is for exterior modifications for an existing drive-thru restaurant. Site, building, and sign modifications are proposed to allow for a new Popeyes restaurant. The existing site layout and structure are proposed to be retained.

Site Modifications

Consistent with the existing layout the site access, circulation, and parking are proposed to remain in the existing configuration. The site improvements include sealing the existing pavement, restriping the existing parking lot, and updating the ADA accessible parking spaces. All existing landscape islands are proposed to be retained in the current configuration. All landscape deficiencies are proposed to be addressed with this application.

The proposed landscape improvements plan depicts the installation of previously approved plant selections specifically the replacement of three missing trees locations along the west and southeast perimeter of the site. The applicant is also proposing to replace shrubs that are dead, missing, or overgrown, which includes a number of taxus, juniper, birdsnest spruce, and arborvitae across the site. New ground cover and perennials are proposed along the south, west, and north sides of the building. The applicant should continue to work with the City's landscape Zoning Inspector to ensure replacements are appropriately selected and located.

The dumpster, located in the northeast portion of the site, is proposed to be expanded to accommodate recycling in addition to refuse. The expansion is proposed to be clad in brick to match the existing enclosure. The gates are proposed to be replaced finished in cedar or wood composite.

The site was originally approved with 62 parking spaces where 66 parking spaces would have been required for a 3,287 square foot building calculated at a rate of one parking space per 50 square feet of restaurant. With the restriping, a total of 60 parking spaces are proposed. The applicant should revise the plan to provide the 61 parking spaces consistent with the originally approved plan, less one space to accommodate the dumpster expansion. The parking space dimensions and drive aisles are proposed to remain unchanged. The existing parking spaces do not meet the minimum dimensions required by Code of 9 feet by 19 feet at 9 feet by 18 feet. Due to the existing conditions of the site, Staff is recommending approval of a Minor Text Modification to permit 61 parking spaces at a minimum dimension of 9 feet by 18 feet for the Popeyes restaurant. Should the site

redevelop in the future, the development would be required to meet the minimum standards set forth in the Code.

A bicycle rack is proposed to be located south of the main entrance. The final color of the bicycle rack and all bollards (existing and proposed) should be subject to Staff approval, and should be earth tone in color to match the building.

All existing light poles are proposed to remain. New dark bronze LED light fixtures are proposed to be installed on each poll. The existing polls should be re-painted bronze to match the new light fixtures. The applicant should provide Staff a photometric plan demonstrating zero light trespass at 10 feet past the property line, subject to Staff approval.

Architecture

The existing building is proposed to remain largely as is with exterior modifications to renovate the building and to integrate the Popeyes brand. The development text requires that buildings within Subarea A1 have "a common architectural theme and good aesthetic quality." The color palette in Subarea A1 is limited to muted and natural earth tones with accent colors in brighter hues permitted for features such as awnings, doors, and trim. The applicant has worked with Staff to retain the established character of the surrounding area.

The building's characteristic elements including the brick façades and pitched, standing seam roof are proposed to be retained. The standing seam roof is proposed to be repainted black. The existing EIFS panel will be repaired, as needed, and painted Moonlight White.

The main, south facing, entrance is proposed to be re-clad in a vertical Vintage Wood style, Cedar color Nichiha panel. New orange double doors are proposed, which coordinate with the proposed orange gooseneck fixtures to be installed along the south, east, and west elevations. Six new red metal canopies with black metal tie-backs are proposed to accent key areas of the building including the drive-thru window, and the main entrance.

Signs

Ground Sign

The applicant is proposing to use an existing brick sign face along Tuttle Crossing Boulevard, which is consistent with Exhibit A that was identified as the standard with the original zoning. An approximately 16-square-foot channel letter sign is proposed on a 49-square-foot brick monument. The primary text 'Popeyes' is fabricated of individual letter attached to a raceway, and the secondary text or tagline is a box sign. New landscaping is proposed around the sign base, as required by Code.

Wall Sign

The development text permits a second building identification sign in addition to the ground sign within Subarea A1 provided the signs are along different frontages. Building mounted signs are only permitted to include the primary name of the business. Wall signs are limited to 1-square-foot per linear foot of frontage not to exceed 80 square feet and 15 feet in height. The building has 81 feet of frontage along Bradenton Avenue. The proposed

wall sign is 33-square-foot in size mounted at 14 feet-5 inches in height to the top of the sign. The sign is fabricated of individual channel letters.

Menu Board and Canopy

An electronic menu board and ordering canopy are proposed to the rear of the building. The Code limits menu boards to 32 square feet in size. The code requires that menu boards not be visible from the public right-of-way, and in all cases prohibits travelling, flashing, scrolling, or animated signs.

A Minor Text Modification would be required to permit an electronic menu board. In 2018, the Commission approved an electronic menu board for McDonalds located in Subarea A4 of the I-270/Tuttle Road PCD. At the time, the Commission required the following conditions of approval be met:

- 1) That the plans be updated to remove the pre-browse menu board from all documents, prior to filing for building permits;
- 2) That the menu board sign contain no continuous movement, flashing, scrolling, video, or animation, except for the customer order image which shall not exceed more than 20% of the menu board sign area;
- 3) That the menu board sign be turned off during non-operational business hours;
- 4) That the menu board sign shall not contain any additional speakers or sound; and,
- 5) That the menu board sign change pre-set content no more than three times per day.

The proposed menu board includes three menu panels plus a menu topper and menu extender. The total size of the menu board is 27 square feet in size. The Commission has previously limited extraneous additions to menu boards including pre-browse menus. The applicant should revise the menu board design to eliminate the menu topper and menu extender.

The proposed ordering canopy, located to the east of the menu board, includes a white metal standing seam roof with integrated light to shield customers from rain. The ordering speaker and order confirmation screen are located at the base of the canopy. The standing-seam roof should be finished in black to match the primary structure. A maximum height identifier for vehicular traffic is proposed to precede the ordering canopy. All site directional signs are required to meet the provisions outlined in the Code.

3. Criteria Analysis

Minor Text Modification [§153.053(E)(2)(b)(4)(b)]

- 1) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
- 2) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- 3) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);

- 4) The principles of §153.052(B) are achieved; and
- 5) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

1. Minor Text Modification – Parking

Request. To modify the development text; under Subarea A1, Parking sub-section: The existing 3,200 square foot restaurant, located at 5051 Tuttle Crossing Boulevard, shall provide a minimum of 61 parking spaces, and parking spaces shall have a minimum dimension of 9 feet in width by 18 feet in length. Should the site redevelop, the site shall be required to comply with the City of Dublin Zoning Code Section 153.200.

Criteria met. The proposed text modification does not violate or create inconsistencies in the recommendations of the Community Plan and allows the development to operate in an orderly and efficient manner, which adequately addresses the existing conditions of the site. The resulting site layout is of equal or higher quality to when the site was originally developed in 1993.

2. Minor Text Modification – Menu Board

Request. To modify the development text; under Subarea A1, Signs and Graphics sub-section: Electronic menus boards shall be permitted provide that:

- (1) The sign is located on the property to which it refers;
- (2) The sign is not visible from the public right-of-way;
- (3) The sign does not exceed 32 square feet in size;
- (4) The sign does not contain continuous movement, flashing, scrolling, video, or animation, except for the customer order image which shall not exceed more than 20% of the menu board sign area;
- (5) The sign is turned off during non-operational business hours;
- (6) The sign does not contain any additional speakers or sound; and,
- (7) The sign changes no more than three times per day.

Criteria met. The proposed text modification does not violate or create inconsistencies in the recommendations of the Community Plan and allows the development to operate in an orderly and efficient manner. Electronic menu board represent technological advancement which allows for clearer, updated menu content. The electronic menu board is of equal or higher quality to what is permitted within the City of Dublin Sign Code.

Amended Final Development Plan [§153.055(B)]

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan.

Criteria met with Text Modification and Conditions. The proposal, with the approved text modifications, is generally consistent with the preliminary development plan and requirements of the development text. The proposed improvements to the site, building and signs generally adhere to all applicable requirements as stated in the zoning code and development text. Approval of text modifications to address the existing conditions and menu board signs are requested. The applicant should revise the ordering canopy

design to integrate it architecturally as required in the development text, and select an earth tone bicycle rack and bollard color, subject to Staff approval.

- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.
Criteria Met. The proposal provides appropriate locations for sidewalks and necessary striping to ensure safe pedestrian circulation is provided. Additional pavement markings and directional signage is present on-site for vehicular movement to minimize conflict points with pedestrians and other vehicles.
- 3) The development has adequate public services and open spaces.
Not Applicable. No modifications to public services or open spaces are proposed.
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.
Not Applicable. The site is developed. No modifications are proposed to the existing development pattern.
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.
Criteria Met with Conditions. The proposal utilizes existing light poles with new LED light fixtures. The applicant should provide a photometric plan to confirm that light levels are adequate and meet all requirements of the Code. The applicant should paint the existing light poles bronze to match the new fixtures.
- 6) The proposed signs are coordinated within the PUD and with adjacent development.
Criteria Met with Condition. One building mounted sign and one monument sign are proposed. Additionally, a menu board for the drive-thru restaurant is proposed. The applicant should eliminate the menu topper and menu extender to be consistent with electronic menu boards previously approved by the Commission.
- 7) The landscape plan will adequately enhance the principle building and site; maintain the existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.
Criteria Met with Condition. The proposed landscaping plan calls for installation of previously approved trees, shrubs, and perennials meeting all requirements of the preliminary development plan. The applicant should continue to work the City's landscape Zoning Inspector to ensure replacements are appropriately selected and located, subject to Staff approval.
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the city or any other government entity which may have jurisdiction over such matters.

Not Applicable. No modifications are proposed to the site layout that impact storm drainage.

- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.
Not Applicable. Phasing is not proposed as part of this application.
- 10) The proposed development is compliant with other laws and regulations.
Criteria Met. The proposal meets all other applicable laws and regulations.

4. Recommendation

The proposed **Minor Text Modifications** are consistent with all applicable review criteria.

Approval is recommended for the following items:

- 1) To modify the development text; under Subarea A1, Parking sub-section: The existing 3,200 square foot restaurant, located at 5051 Tuttle Crossing Boulevard, shall provide a minimum of 61 parking spaces, and parking spaces shall have a minimum dimension of 9 feet in width by 18 feet in length. Should the site redevelop, the site shall be required to comply with the City of Dublin Zoning Code Section 153.200.
- 2) To modify the development text; under Subarea A1, Signs and Graphics sub-section: Electronic menus boards shall be permitted provide that:
 - (1) The sign is located on the property to which it refers;
 - (2) The sign is not visible from the public right-of-way;
 - (3) The sign does not exceed 32 square feet in size;
 - (4) The sign does not contain continuous movement, flashing, scrolling, video, or animation, except for the customer order image which shall not exceed more than 20% of the menu board sign area;
 - (5) The sign is turned off during non-operational business hours;
 - (6) The sign does not contain any additional speakers or sound; and,
 - (7) The sign changes no more than three times per day.

The proposed **Amended Final Development Plan** is consistent with all applicable review criteria. **Approval** of this application is recommended with the following conditions:

- 1) The applicant continue to work with the City's landscape Zoning Inspector to ensure replacements are appropriately selected and located, subject to Staff approval;
- 2) The final color of the bicycle rack and all bollards (existing and proposed) be earth tone in color, subject to Staff approval;
- 3) The existing polls be re-painted bronze to match the new light fixtures;
- 4) The applicant should submit a photometric plan, subject to Staff approval;
- 5) The menu board design be revised to eliminate the menu topper and menu extender; and,
- 6) The ordering canopy standing-seam roof be black to match the primary structure.