

## 20-207FDP – HEARTLAND BANK

### Summary

This is a request for review and approval of a Final Development Plan for exterior building 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

Chase J. Ridge, Planner I, AICP Candidate  
(614) 410-4656  
[cridge@dublin.oh.us](mailto:cridge@dublin.oh.us)

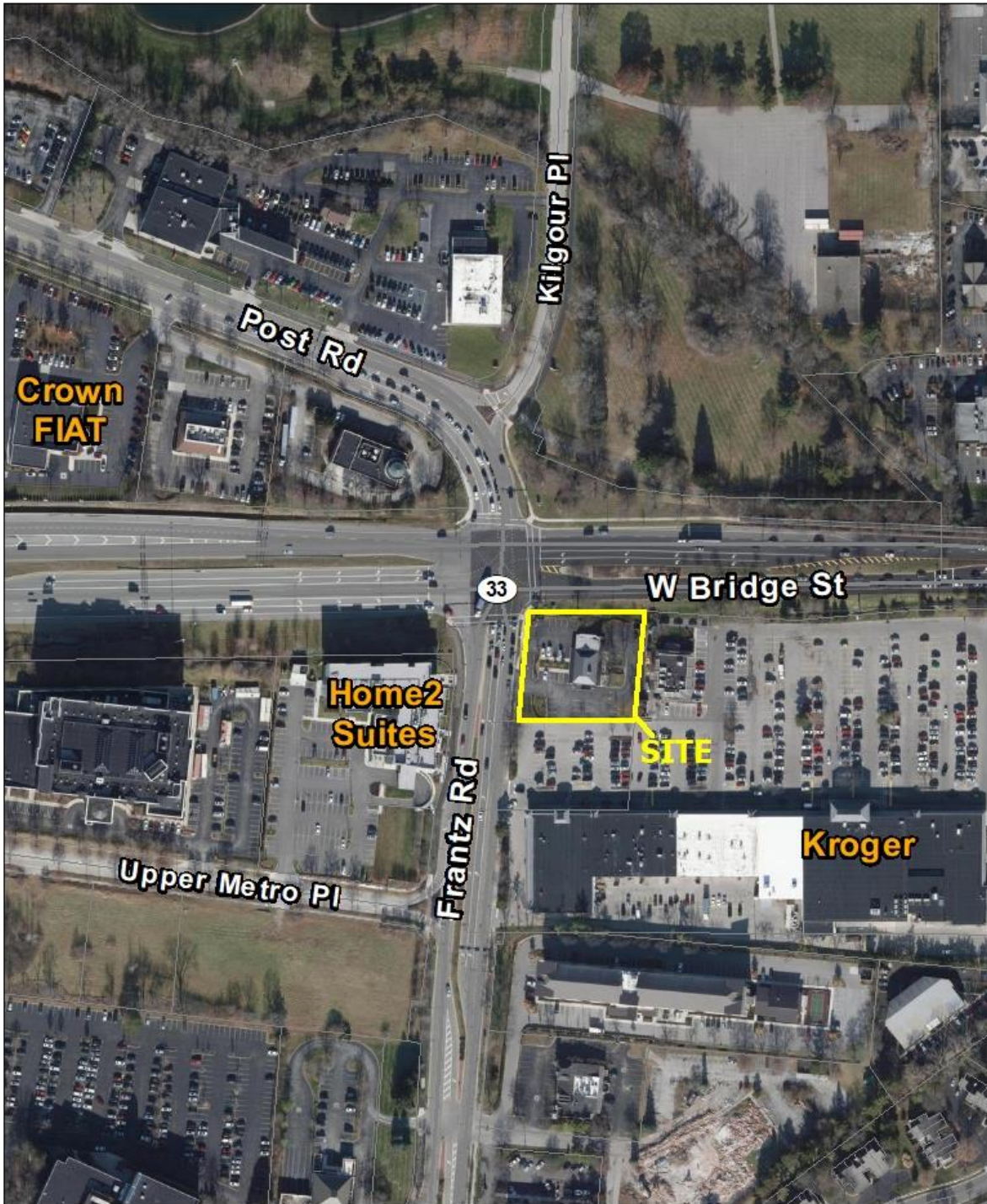
### Next Steps

Pending approval of the Final Development Plan and Master Sign Plan, the applicant may submit for necessary building and sign permits through Building Standards.

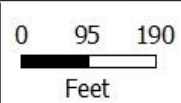
### Zoning Map



## 1. Context Map



20-207FDP  
Final Development Plan  
Heartland Bank  
6500 Frantz Road



## 2. Overview

### Background

This request is to modernize an existing 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.

### Updates

The Final Development Plan is largely unchanged from the version which was reviewed by the PZC in January with the exception of the exterior cladding material therefore much of the report remains unchanged. In an effort to summarize the changes between this round of review and the review that took place in January, the following are listed changes, updates and additional information that have been provided for the Commission's consideration:

- The applicant determined that the use of Trespa would not be appropriate, and has selected an alternative exterior cladding material (Prodema Prodex - Rustik).
- The applicant has provided a large-scale mock-up of the Prodema material on site for Commission members' review.
- The applicant has provided a new rendering to accurately reflect the final look of the building with the Prodema material.
- The applicant has provided technical specifications, installation details, and a catalogue with product information for review by the PZC.
- The applicant has visited the site of a Prodema Prodex installation in Cincinnati (Cincinnati Children's Hospital), and provided images from the visit.
- The applicant has provided a memo explaining some of the installation details that can be seen on the mock-up, but would not be visible with the installation on the building.

Staff is supportive of the newly proposed exterior cladding material. Based on technical data provided, it was determined that this is a durable, high-quality material capable of withstanding the seasons and extreme weather events of the local climate. The applicant visited an installation on the Cincinnati Children's Hospital, which nearly a decade after installation, appears to be in good condition. The catalogue provided outlines installations in various climates, including several in climates similar to the climate in Central Ohio. The installation details provided outline the best practices for installation, which the applicant intends to follow. Staff is supportive of the darker, warmer color, and determined it would better integrate with surrounding development than the former option. The Prodema Prodex material contains real wood "baked" into it, providing a real wood look with unique wood grains in each panel.

The applicant has provided a memo outlining some key differences in the construction of the mock-up and the future installation on the building. Staff has determined that the success of this product installation leans heavily on the quality of the installation and the



skill of the craftsperson. To ensure a high-quality installation and aesthetically pleasing outcome, Staff recommends that the applicant submit qualifications of an installer, subject to Staff approval, prior to installation of the exterior cladding material. Additionally, Staff recommends that the applicant call to schedule a zoning inspection upon completion of 10-percent of the installation of the exterior cladding material to ensure proper installation methods prior to further commencement of installation. Finally, Staff recommends that the material be maintained in good condition and repaired as necessary, at the determination of and to the satisfaction of the City, for the lifespan of the exterior cladding material.

### **Case History**

At the July 9, 2020 Planning and Zoning Commission (PZC) 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 were excessive.

At the October 15, 2020 PZC meeting, the Commission reviewed a Preliminary Development Plan for the site, which was largely unchanged from the Concept Plan. The PZC approved three waivers, as well as the PDP, with four conditions. The three waivers were to allow a parapet taller than Code permits, to allow a lower percentage of primary materials on each façade than Code requires, and to allow a lower percentage of transparency than is required per Code on each façade. The four conditions addressed drainage and grade concerns, excess parking on the site, transparency calculations, and selecting an exterior cladding material.

At the January 7, 2021 PZC meeting, the Commission reviewed a Final Development Plan (FDP) and associated Master Sign Plan (MSP) for the site. Staff recommended approval of both the FDP and MSP, as well as an associated Parking Plan. Approval of the FDP was recommended with no conditions. Staff recommended three conditions of approval with the MSP, addressing sign size details, fabrication, and directional and ATM signs. The Commission approved the MSP with the three conditions. In consideration of the FDP, PZC members identified concerns regarding the proposed exterior synthetic cladding material (Trespa). Based on the information available at the time, the Commission voted 4-3 to disapprove the FDP. The Commission was generally supportive of the FDP outside of the proposed cladding material.

As permitted in Section X (Reconsideration) of the Planning and Zoning Commission Rules and Regulations, previous actions may be reconsidered by the Commission, should new information be provided by the applicant that warrants review. The applicant committed to providing physical mock-ups of feasible cladding materials and new renderings, as well as additional technical, durability and installation details. At the February 4, 2021 PZC meeting, the Commission approved a request for Reconsideration given the commitment from the applicant to provide the additional details. The case is before the PZC now for a determination of the Final Development Plan, further detailed in this report.

### **Site Characteristics**

#### *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 ( $\pm 195$  feet) to the north and Frantz Road ( $\pm 183$  feet) to the west. There are sidewalks located along Frantz Road for pedestrian access. 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.

#### *Utilities*

The site is serviced by public utilities.

### **Proposal**

This is a request for review and approval of a Final Development Plan for exterior building modifications and associated site modifications for 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.

#### *Site Layout*

The site is 0.82-acre in size 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 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. At the PDP stage, the applicant removed the dumpster enclosure from the site altogether, which is consistent with their other sites in the area. This has not changed for the FDP.

#### *Landscaping/Site Modifications*

The applicant has submitted a landscape plan as part of the FDP, which is largely unchanged from the PDP. 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 Shastadaisies. At the main entry to the building, the applicant is proposing a brick paver patio (Belden Brick, Belcrest 500) 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.

#### *Parking (Parking Plan – Approved at January 7, 2021 Meeting)*

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, bringing the site closer to compliance with Code. The removal of 6 spaces leaves 21 parking spaces remaining. Given the site layout and connection to parking to the south, as well as the current need, the applicant desires to retain the 21 spaces, which required approval of a Parking Plan to permit the deviation from Code. This Parking Plan was approved at the January 7, 2021 PZC meeting.

#### *Building Modifications*

The applicant is proposing to modernize and remodel the entire exterior of the existing building while retaining the structure within. 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 Prodema Prodex High-Pressure Phenolic Resin (HPL) material in a 'Rustik' 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 materials.

The applicant is not meeting this requirement on any façade. However, the PZC approved a waiver to this requirement at the PDP stage of review at the October 15, 2020 PZC meeting. The applicant is proposing that at least 59 percent of each façade be clad in a secondary material (metal panel) or the Prodema Prodex material. Additionally, high-quality synthetic materials may be approved as permitted primary or secondary materials by the Commission. The request is for approval of an exterior cladding material (Prodema Prodex) as a primary material that is not currently a permitted primary or secondary material.

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. The remaining brick will be painted dark gray to complement the modern aesthetic. The elevations are largely unchanged from the first iteration of the FDP plans from January 7, 2021.



*Perspective, as viewed from the Frantz and 33/161 intersection*

### 3. Criteria

#### *Final Development Plan §153.066*

- 1) *The proposal is consistent with the approved Preliminary Development Plan.*  
Criteria Met. This application is largely consistent with the approved Preliminary Development Plan and existing development pattern. The applicant has provided a new exterior cladding material for review, and has provided supplemental materials including installation details, durability information, and a physical mock-up of the material.
- 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. The proposal is largely consistent with all adopted plans and policies. The applicant obtained approval of three Waivers at the PDP stage, which allow for a unique design and project. This includes a Waiver to allow for a reduction in the required primary material calculation to accommodate the unique design.
- 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. The proposed site layout remains largely unchanged from its current state.

- 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. The applicant obtained approval of a Waiver to allow for the expanded use of a cladding material that is not currently an approved primary material. The applicant has continued to research the cladding materials to ensure the most appropriate material is utilized. After further research, Staff and the applicant determined that the originally proposed Trespa material is not the most appropriate cladding material for the intended design. The applicant is now proposing a new cladding material (Prodema Prodex), and has submitted technical information, installation details, durability information, a new rendering, and photos for review.

- 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. The proposal provides adequate stormwater management.

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. The proposal is largely consistent with the recommendations, principles, and intent of all design standards.

## 4. Recommendations

### *Final Development Plan*

Planning recommends **approval** of the Final Development Plan with conditions:

- 1) The applicant submit qualifications of the exterior material installer prior to the installation of the exterior cladding material and subject to Staff approval.
- 2) The proposed exterior materials be installed in accordance with the manufacturer's specifications.
- 3) The applicant schedule a zoning inspection upon completion of 10-percent of the installation of the exterior cladding material to ensure proper installation methods, prior to further commencement of installation.
- 4) The material be maintained in good condition and the owner repair the material as needed, at the determination of and to the satisfaction of the City, for the lifespan of the exterior cladding material.