

20-172MPR – DUBLIN VILLAGE CENTER – PHARMORE, WEST FACADE

Summary

Request for review and approval of exterior modifications and site improvements for the former Pharmore tenant space located within Dublin Village Center at 6751 Dublin Center Drive.

Site Location

West of Dublin Center Drive, approximately 1,000 feet west of the intersection with Sawmill Road. The west façade fronts along Village Parkway.

Zoning

BSD-SCN, Bridge Street District – Sawmill Center Neighborhood

Property Owners

DVC Associates LLC

Applicant/Representative

Kevin McCauley, Stavroff
Greg Chillog, EDGE

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Managers

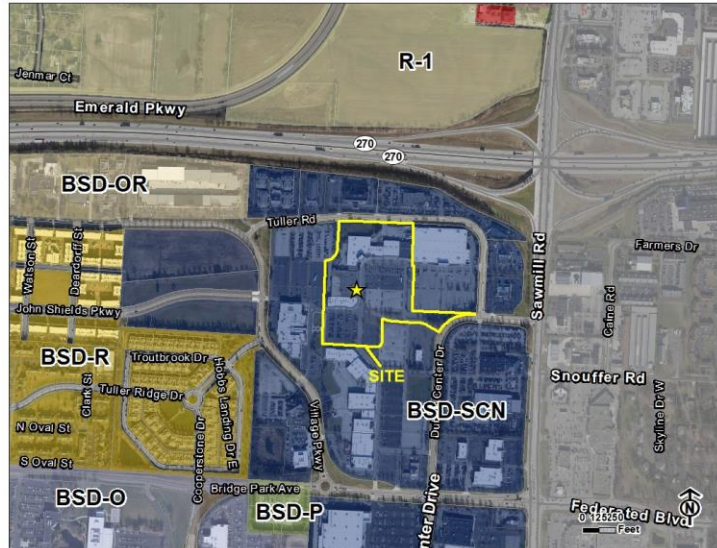
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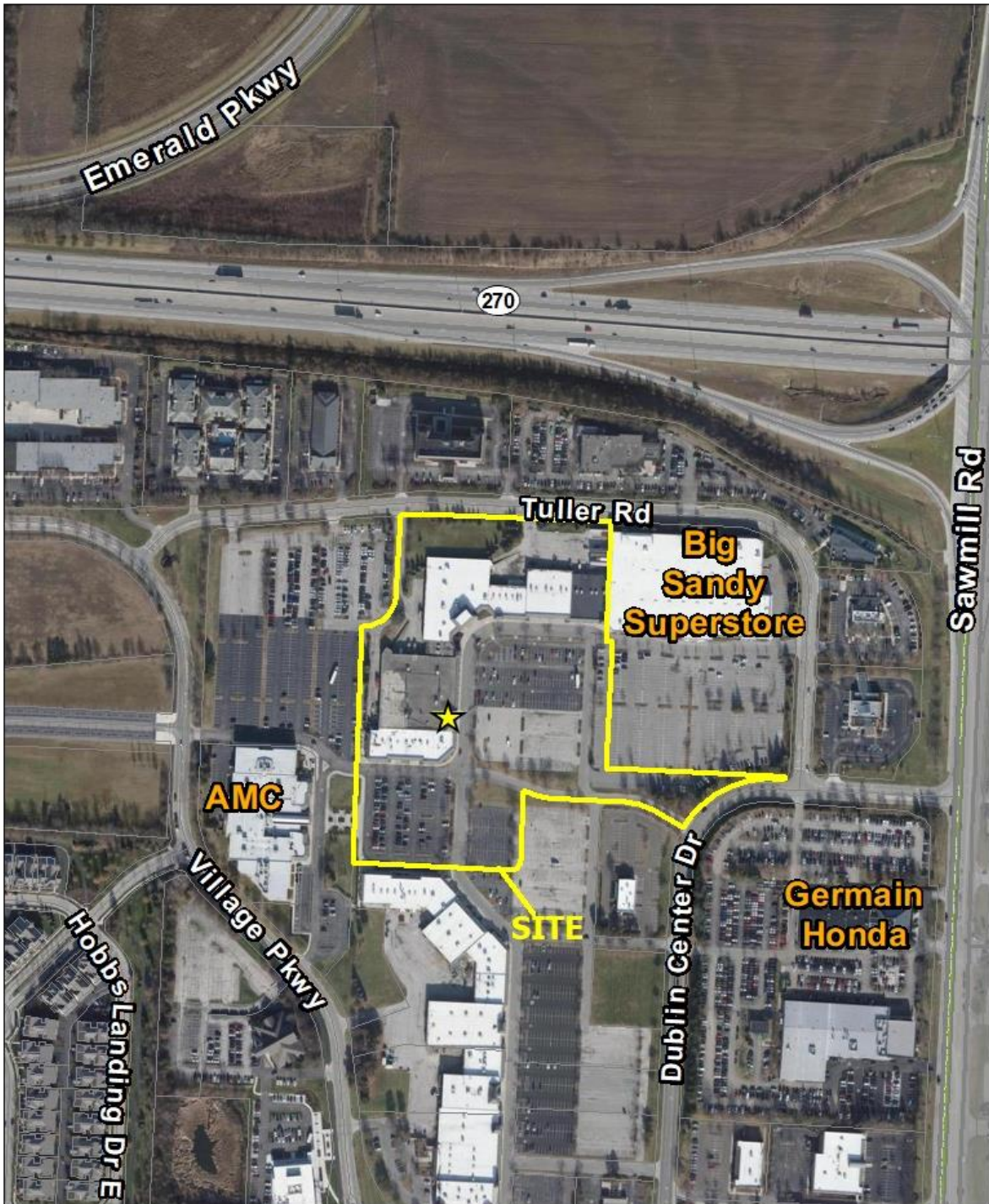
Next Steps



Upon review and approval from the Administrative Review Team (ART), the applicant may file for a building permit.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>20-172MPR Minor Project Review Dublin Village Center - West Facade 6715 Dublin Center Drive</p>	<p>0 155 310 Feet</p> 
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2. Overview

Background

The shopping center was originally developed in the 1980s. Under new ownership, there have been updates to the buildings and site including façade modifications, landscaping and signage. As this site was developed prior to the implementation of the Bridge Street District (BSD), improvements to the shopping center may be made as long as the modifications are in alignment with the requirements of the BSD Code and do not result in a less compliant condition.

Site Characteristics

Natural Features

No natural features are present on the site.

Surrounding Land Use and Development Character

North: BSD-SCN: Sawmill Center Neighborhood (Commercial – Vehicle Sales, Hotel)

East: BSD-SCN: Sawmill Center Neighborhood (Commercial – Vehicle Sales, Bank, Restaurant)

South: BSD-SCN: Sawmill Center Neighborhood (Commercial – Retail)

West: BSD-SCN: Sawmill Center Neighborhood (Commercial – Retail, Undeveloped)

Road, Pedestrian and Bike Network

The shopping center has approximately 1,500 feet of frontage on Dublin Center Drive; 2,250 feet of frontage on Tuller Road; 2,000 feet of frontage on Village Parkway; and, 750 feet of frontage on Bridge Park Avenue.

There are five major access points: one on Dublin Center Drive; one on Tuller Road; two on Village Parkway; and one on Bridge Park Avenue. The two primary entrances are Dublin Center Drive and (future) John Shields Parkway Extension; and, John Shields Parkway and Village Parkway.

There are limited pedestrian and bicycle facilities along the perimeter of the site; and no pedestrian or bicycle facilities located within the site.

Utilities

The site is served by public utilities.

Proposal

This is a request for review and approval of façade and site improvements for the rear of an existing building in the Dublin Village Center shopping center. The applicant is proposing a new storefront system on the west façade of northernmost building of the shopping center, with additional site improvements and landscaping to compliment the storefront addition. The improvements will accommodate a single tenant or multiple smaller tenants. The applicant has indicated that the modifications are intended to align with the goals of the Bridge Street District by activating buildings fronting along public right-of-way.

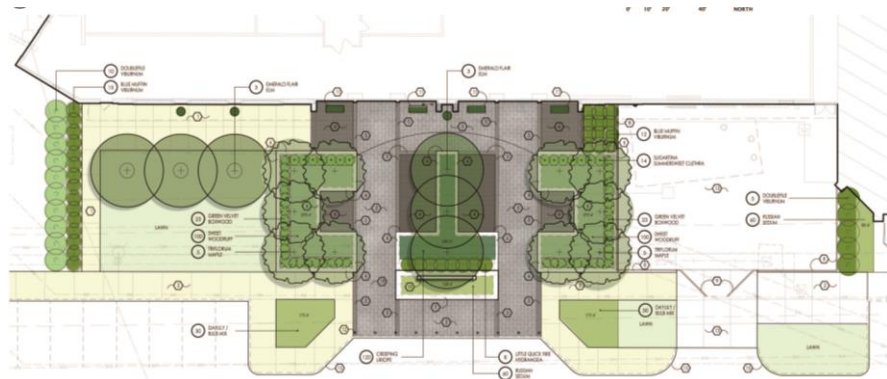


Façade Improvements

The applicant is proposing to replace 154 linear feet of an existing EIFS façade with a new storefront system. The improvement from a blank façade to a storefront façade brings the building closer to conformance with the BSD Code. The storefront is proposed to be an aluminum system in a 'Night Hawk Gray' finish with clear glazing windows between the frames. The storefront system will create nine openings where up to two tenant spaces may be included. The coping surrounding the storefront system will be prefinished metal in a 'Champagne' finish. In areas where the new storefront system is not proposed, the applicant is proposing a Nichiha horizontal panel material in a 'Bark' finish to serve as a backdrop for the new tenant spaces. Nichiha, a cementitious material, is a permitted secondary material within the Bridge Street District. The applicant should work with Staff to verify that the cementitious material does not exceed 20% of the entire west façade of the building. The remainder of the façade within the scope of this project will be painted EIFS in an 'Urbane Bronze' finish. Finally, the applicant is proposing a thin set 'Buffstone' watertable below the installation of the horizontal panels. The applicant will be painting the remainder of the existing EIFS, doors, and utilities not within the scope of the storefront improvements in a 'Pussywillow' (Gray) color. New light fixtures are proposed to accent the building and be compatible with the overall shopping center. The applicant should work with Staff to finalize the lighting selection, subject to Staff approval, prior to building permit submittal.

Site Improvements

In conjunction with façade improvements, the applicant is proposing a new entry plaza, replacing the existing asphalt service drive along the west façade. The plaza will connect the parking lot to the west of the building to the new



storefront. The applicant has indicated the intent is to activate the area by providing opportunities for outdoor gathering, which aligns with the intent of the Bridge Street District. A central plaza entry connects the storefront and the parking lot. The plaza is proposed to be constructed of two types of permeable pavers: Unilock Umbriano 12 inch by 24 inch pavers and Unilock Series 4 inch by 8 inch pavers. A variety of benches and seating options, similar to those found throughout the shopping center, are proposed. The applicant should work with Staff to finalize locations and details for the seating options, and finalize paver details, subject to Staff approval.

Green spaces are proposed to the north and south of the plaza, with a landscape area located in the center of the plaza. The plan notes a proposed sign in the center of the green space within the paver plaza. Any signage must meet the requirements of the approved Master Sign Plan for the Dublin Village Center development.

Landscaping

The site improvements include new landscaping surrounding the walking paths of the plaza. A lawn space is proposed to the north of the main plaza space. The applicant is proposing a

variety of Elm and Maple trees, along with viburnums, boxwoods, hydrangeas, and additional plantings throughout the space. The applicant should continue to work with Staff to determine final plant materials and locations prior to submitting for building permits.

Service Enclosure

As a result of feedback provided by the Administrative Review Team in January, the applicant has revised the service enclosure detail to propose it be clad in 'Bark' colored Nichiha horizontal fiber cement panels. The enclosure will feature brick veneer pillars with limestone caps spaced along the edge of the enclosure, connected to the horizontal panels. The enclosure is 8 feet in total height. Enclosures are required to be one-foot taller than the utilities it is enclosing. The applicant should work with Staff to verify that the height of the enclosure is one-foot taller than the enclosed utilities.

Parking

The proposed site improvements will require the removal of 17 parking spaces adjacent to the west façade of the building. However, the elimination of these parking spaces will not have a significant impact on the provided parking as there is an abundance of parking adjacent to the site, which exceeds what Code would require today.

3. Criteria Analysis

Minor Project Review Analysis [153.066(G)(4)]

- 1) The Minor Project is consistent with the Community Plan and all adopted plans, policies, and regulations.
Criteria Met. The Minor Project makes no significant alterations to previously approved plans and is consistent with all adopted plans, policies, and regulations. This project brings the building closer to compliance within the Bridge Street District.
- 2) The Minor Project is consistent with the approved Final Development Plan.
Criteria Met. The Minor Project aligns with the Final Development Plan established for the shopping center.
- 3) The Minor Project is consistent with the record established by the Administrative Review Team.
Criteria Met. The proposal is consistent with the record established by the ART, specifically for materials and storefront considerations on new buildings.
- 4) The Minor Project meets all applicable use standards.
Criteria Met. The proposal is consistent with all applicable zoning standards. The uses within the tenant spaces will meet the requirements of the Sawmill Center Neighborhood.
- 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 Conditions. The proposal has been revised to utilize materials and design elements that provide an integrated look and feel with its surroundings. The applicant should continue to work with Staff to determine final plant materials and locations prior to submitting for building permits, subject to Staff approval. The applicant should work with Staff to finalize lighting selections, subject to Staff approval, prior to building permit submittal. The applicant should work with Staff to verify that the height of the enclosure is one-foot taller than the enclosed utilities. The applicant should work with Staff to finalize locations and details for the seating options, and finalize paver details, subject to Staff approval. Finally, the applicant should work with Staff to verify

that the cementitious material does not exceed 20% of the entire west façade of the building.

4. Recommendation

Planning recommends **approval** with five conditions:

- 1) The applicant continue to work with Staff to determine final plant materials and locations prior to submitting for building permits, subject to Staff approval;
- 2) The applicant work with Staff to finalize lighting selections, subject to Staff approval, prior to building permit submittal;
- 3) The applicant work with Staff to verify that the height of the enclosure is one-foot taller than the enclosed utilities;
- 4) The applicant work with Staff to finalize locations and details for the seating options, and finalize paver details, subject to Staff approval; and,
- 5) The applicant work with Staff to verify that the cementitious material does not exceed 20% of the entire west façade of the building.