

20-211MPR – THE CHEESECAKE GIRL EXTERIOR MODIFICATIONS

Summary

This is a request for review and approval of exterior modifications for an existing commercial tenant space located within The Shoppes at River Ridge shopping plaza.

Site Location

The site is located south of West Dublin Granville Road, approximately 900-feet southeast of the roundabout with Riverside Drive.

Zoning

BSD-C: Bridge Street District, Commercial

Property Owners

River Ridge Investments, LLC

Applicant/Representative

Mike Strange, Strange Home Team

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

Zachary Hounshell
(614) 410-4652

zhounshell@dublin.oh.us

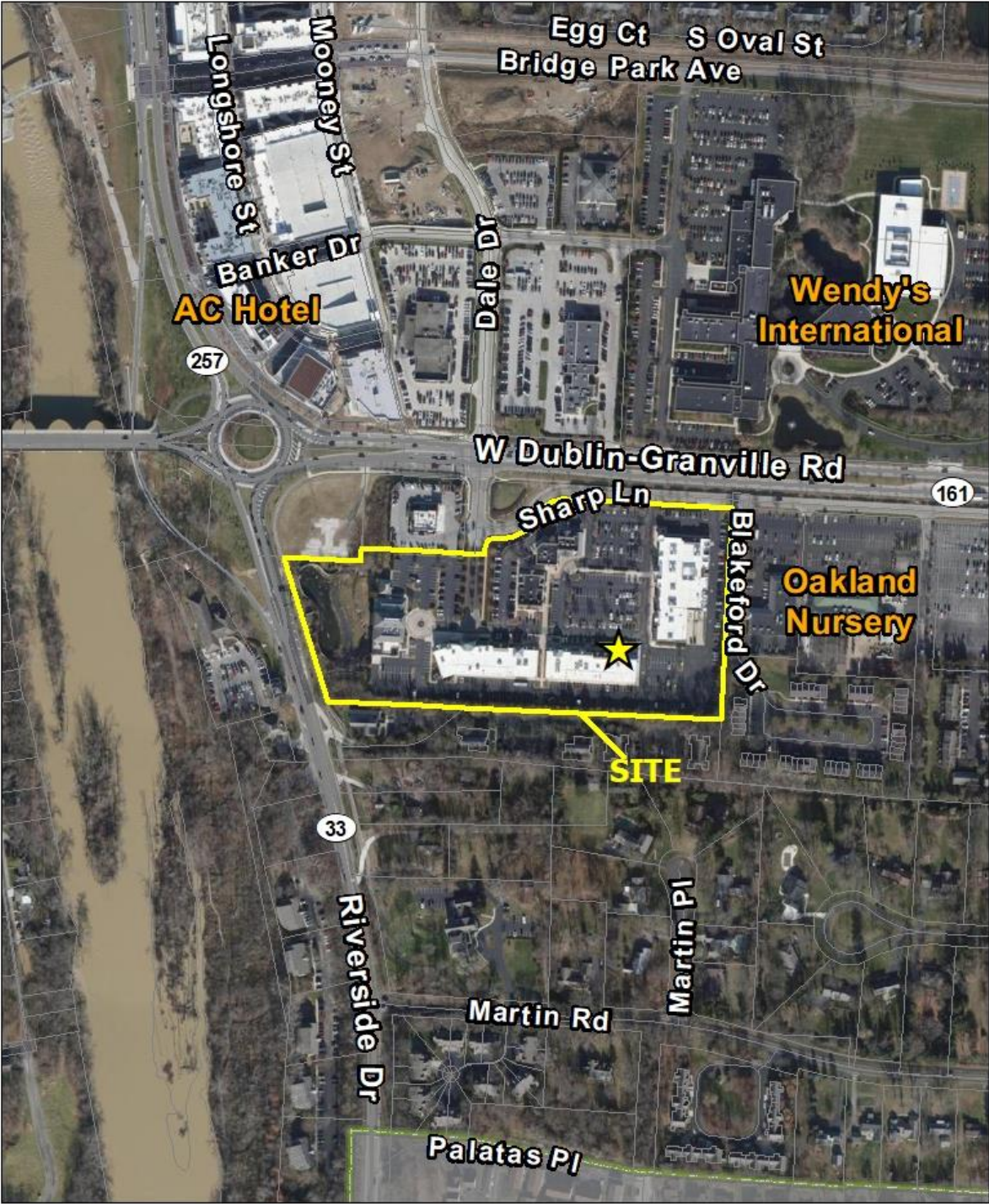
Next Steps



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>20-211MPR Minor Project Review The Cheesecake Girl 4345 W. Dublin-Granville Road</p>	<p>0 155 310 Feet</p> 
---	---	---

2. Overview

Site Characteristics

Natural Features

The site is developed and no natural features exist that would be impacted by the proposed exterior modifications.

Historic and Cultural Facilities

There are no historic or cultural features present on site.

Surrounding Land Use and Development Character

North: BSD-SRN: Bridge Street District – Commercial District (Commercial)

East: BSD-C: Bridge Street District – Commercial District (Commercial)

South: CC: Community Commercial District (Commercial)

West: CC: Community Commercial District (Commercial)

Road, Pedestrian and Bike Network

The shopping center has frontage on Sharp Lane to the northeast (± 670 feet), Blakeford Drive to the east (± 395 feet) and Riverside Drive to the West (± 570 feet). The tenant space is separated from West Dublin-Granville Road on the northeast side by Sharp Lane and a parking lot. A sidewalk extends along the frontage of the shopping center for pedestrian access.

Utilities

The site is served by public utilities, including sanitary and water. Electrical and gas are also provided on site. Exterior modifications will not impact the existing utilities.

Proposal

The applicant is proposing exterior modifications which include new awning materials for three awnings, two located along the east façade and one along the north façade. Additionally, the applicant is proposing to replace the existing double hung window with a flush mounted walk-up pass-through window system. Sign installation will not be included with this application

Awning Details

Awnings are located on the east façade (x2) and the north façade. The existing awning is a traditional style with closed ends. The style and size of the awnings is to remain the same as structural components of the awning are not proposed to be altered or replaced with this application. Existing royal blue canvas coverings are proposed to be replaced with patterned canvas. The applicant has proposed the new canvas to be striped, with light blue and white the alternating colors.

Window Details

The application proposes the installation of a walk-up, pass-through window system on the east elevation. The window will have the same accent colors and glazing as that of the existing windows. The proposed window will be approximately 18.5 feet in size and will fit into the existing window space. In addition to the walk-up order window, Staff recommends that the applicant work with landlord to find suitable outdoor benches for store customers, bench type and placement subject to staff approval.

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.

- 2) *The Minor Project is consistent with the approved Final Development Plan.*

Criteria Met. The Minor Project does not significantly alter the site and is consistent with the approved Final Development Plan.

- 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.

- 4) *The Minor Project meets all applicable use standards.*

Criteria Met. The proposal is consistent with all applicable zoning standards. No use-specific standards apply.

- 5) *The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.*

Criteria Met. The proposal utilizes materials and design elements that provide an integrated look and feel with its surroundings. Quality materials are proposed. This proposal meets all applicable requirements of the BSD Code.

4. Recommendation

Planning recommends **approval** with one condition:

- 1) The applicant install outdoor benches, subject to landlord and staff approval.