

21-008MPR – URBAN MEYER'S PINT HOUSE

Summary

Exterior modifications and associated site improvements for an existing restaurant tenant located in Bridge Park.

Site Location

The site is located in Block C of the Bridge Park development, northeast of the intersection of Bridge Park Avenue and Longshore Drive.

Zoning

BSD-SRN, Bridge Street District – Scioto River Neighborhood

Property Owner

6632 Longshore Venture, LLC

Applicant/Representative

Jordan Sandvig, DK Architects

Applicable Lane Use Regulations

Zoning Code Section 153.066

Case Manager

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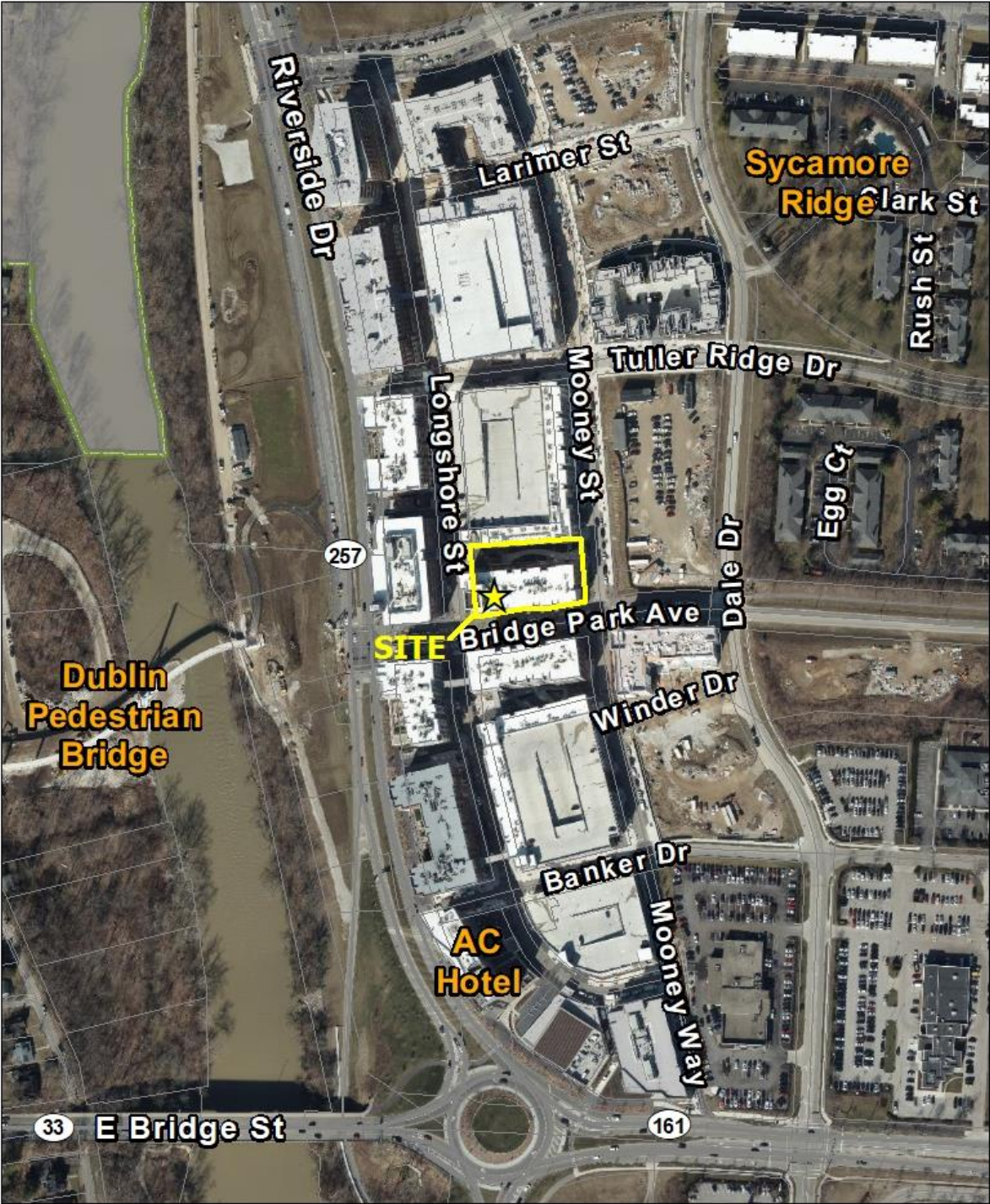
Next Steps

The Architectural Review Team (ART) is the final reviewing body for this application. Upon approval from the ART for the Minor Project Review, the applicant will be eligible to file for any necessary building and/or site permits for the proposed development.

Zoning Map



1. Context Map



21-008MPR
Minor Project Review
Urban Meyers Pint House
6632 Longshore Street

0 115 230
Feet

2. Overview

Background

The existing restaurant space is located within Building C3 of the Bridge Park development, and is zoned Bridge Street District, Scioto River Neighborhood District. Building C3 is one of four buildings approved in Block C by the Planning and Zoning Commission in 2015. Block C includes a mix of residential, commercial, office uses, and a parking structure.

Site Characteristics

Natural Features

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

Surrounding Land Use and Development Character

North: BSD-SRN: Bridge Street District – Scioto River Neighborhood (Mixed-use)

East: BSD-SRN: Bridge Street District – Scioto River Neighborhood (Mixed-use)

South: BSD-SRN: Bridge Street District – Scioto River Neighborhood (Mixed-use)

West: BSD-SRN: Bridge Street District – Scioto River Neighborhood (Mixed-use)

Road, Pedestrian and Bike Network

The building fronts Bridge Park Avenue to the south and Longshore Street to the east. Sidewalks are provided along all frontages and throughout the Bridge Park development for pedestrian access.

Proposal

The applicant is proposing a new overhead garage door system to replace a portion of the storefront system on the west elevation of Building C3, and to remove the existing silo structure located at the southwest corner of the building.

Storefront Modifications

On the west elevation of Building C3, the applicant is proposing to replace a portion of the aluminum storefront system on either side of the double-door entry with an overhead garage door system. The new overhead garage door system is aluminum framed with tempered glass, and will be finished to match the existing storefront system. The installation of the overhead garage door system does not impact transparency on this elevation. The existing sill wall construction under the storefront will remain unaltered. The storefront above the overhead door also remains unaltered. The installation of an overhead door system replicates similar recent modifications throughout the Bridge Park development, and aims to promote increased interaction with the street on days with pleasant weather.

Site Modifications

The applicant is proposing to remove the existing silo at the southwest corner of Building C3. The silo, which was installed as part of the site/tenant improvements for RAM Restaurant and Brewery has remained despite the closure of RAM and opening of Urban Meyer's Pint House. The silo is located in a dedicated open space, as approved with the development of Block C. The removal of the silo will allow for more space for casual congregation in the area. Staff recommends that the applicant make any necessary repairs and cleaning to the brick pavers following the removal of the silo, should repairs be necessary.

3. Criteria Analysis

Minor Project Review Analysis [§153.066(J)]

- 1) *The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.*

Criteria Met. The proposal is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.

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

Criteria Met. The Minor Project is consistent with the development plan for Building C3 of Bridge Park Block C. The modification to the elevation is minor in nature, and the removal of the silo returns the area to its originally approved condition.

- 3) *The Minor Project is consistent with the record established by the Administrative Review Team.*

Criteria Met with Conditions. The proposal is largely consistent with the record established by the ART. The proposal creates an opportunity for interaction between the street and the interior of the tenant space. The applicant should make any necessary repairs and cleaning to the brick pavers following the removal of the silo, subject to Staff approval.

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

Not Applicable. There are no applicable use standards.

- 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 meets all applicable Zoning Code requirements and utilizes high-quality materials and products which are intended to contribute to a well-designed space which will activate the street in this area.

4. Recommendation

Planning recommends **Approval** of the proposed Minor Project with conditions:

- 1) The applicant make any necessary repairs and cleaning to the brick pavers following the removal of the silo, subject to Staff approval.