

21-052MPR – KONA CRAFT KITCHEN

Summary

This is a request for review and approval of a Minor Project Review for exterior modifications and associated site improvements to an existing tenant space located within Bridge Park.

Site Location

Located east of Riverside Drive, approximately 135 feet north of the intersection with Tuller Ridge Drive.

Zoning

BSD-SRN: Bridge Street District, Scioto River Neighborhood District

Property Owner

Bridge Park Dblock Condo Investments LLC

Applicant/Representative

Cara Hering, DK Architects

Applicable Land Use Regulations

Zoning Code Sections 153.066

Case Manager

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Next Steps



Upon approval from the Administrative Review Team (ART), the applicant may apply for building permits.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-052MPR Minor Project Review Kona Craft Kitchen 6757 Longshore Street</p>	<p>0 115 230 Feet</p> 
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2. Overview

Background

The tenant space is located at 6767 Longshore Street and is the northern most tenant space within Block D, Building D2. Building D2 is one of four buildings in Block D, which were originally approved by the Planning and Zoning Commission (PZC) in 2018.

This proposal was introduced to the ART at the May 13, 2021 meeting. ART members were largely supportive of the proposal, and appreciated the changes to the pergola supports to keep the supports within the boundaries of the property and out of the right-of-way. Members expressed that they were supportive of the site layout and requested additional research on the patio gate door swinging into the right-of-way.

Site Characteristics

Natural Features

The site is developed and no natural features exist on the site.

Historic and Cultural Facilities

There are no historic or cultural facilities on the site.

Surrounding Land Use and Development Character

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

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

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

West: Bridge Street District - Public (Riverside Crossing Park)

Road, Pedestrian and Bike Network

The site is located on the east side of Riverside Drive, south of John Shields Parkway, and west side of Longshore Street. There are sidewalks throughout the Bridge Park development. The site is adjacent to a bike path located to the west of Riverside Drive.

Utilities

The site is serviced by public utilities. Electric and gas are provided on site.

Proposal

This is a request for review and approval of a Minor Project Review for exterior modifications and site improvements to an existing tenant space located in Bridge Park. The applicant is proposing a new approximately 925-square-foot patio including new furniture, a new fireplace, and a pergola system, as well as tenant improvements to the storefront system and façade materials.

Patio

The proposed patio space is approximately 925 square feet in size and is located on the northwest corner of the tenant space along Riverside Drive. The patio is 8.5 feet in width along the Riverside Drive frontage, allowing for an 8-foot pedestrian walkway between the proposed patio and existing planter beds along Riverside Drive. The proposed patio encroaches a maximum of 2 feet – 1 inch into the right-of-way, which is permitted under the Economic

Development Agreement with the developer. The encroachment has been reviewed and deemed appropriate by the City Engineer. Within the northern portion of the patio, an existing 154-square-foot landscape bed will be removed and replaced with pavers to match the existing sidewalk pavers surrounding the site. Additionally, the applicant is proposing to regrade the northeast portion of the patio, as a portion of it is currently sloped. The applicant will be required to replace the existing brick exactly as it is currently designed.

The patio will be enclosed by a 3.5-foot tall steel railing in a light gray finish (SW 7017 Dorian Gray). The steel railing is slatted horizontally with a consistent design throughout the railing. The railing will include one gate entrance located along the west side of the patio which will swing out into the right-of-way. The swinging gate has been reviewed and deemed appropriate by the City Engineer.

Pergola/Furniture

The applicant is proposing an aluminum pergola within the patio space that will be permanently fixed to the ground. The pergola is 12.5 feet in height with a 9-foot clearance from grade. The pergola has been modified to remove the structure's support system from being fixed within the Riverside Drive right-of-way. Although the supports have been removed from the right-of-way, the pergola overhang extends 8.5 feet from the building. The structure has an operable louver roof and built-in gutters and downspouts to handle stormwater runoff. The pergola structure will be constructed to support ceiling fans, lighting, and a porch swing at the southern end of the pergola. The ceiling fans will be screened by aluminum decorative screening panels located within the canopy of the pergola. The structure will be finished in a light green (SW6193 Privilege Green).

The applicant has provided furniture selections for the patio. The applicant is proposing to install five rectangular tables, constructed of natural Teak wood (Akula Living Natural Table), beneath the pergola, with a single table located in the northern portion of the patio with a cantilevered taupe umbrella. The applicant should provide an umbrella with a UV-resistant material, subject to Staff approval. Green outdoor dining chairs (Caya Dining Armchair – Grasshopper Green) are proposed with the tables. The applicant is proposing leisure seating, including a light gray outdoor sofa sectional (CB2 Baixa 3-Piece Wood Outdoor Sectional) at the northwest corner of the patio, seven white outdoor club chairs (Williams Sonoma Ojai Outdoor Club Chair – Sunbrella Canvas Natural) with a natural wood base finish, and a patio swing (Home Depot Cane Patio Swing) to be suspended from the south end of the pergola structure. Staff recommends that the cushions for the sofa, club chairs, and patio swing seats all be gray, subject to Staff approval. Additional tables throughout the patio include a concrete coffee table (All Modern Victor Coffee Table) located with the sofa, a woven outdoor side table (Crate & Barrel Madura Woven Outdoor Side Table), and two ceramic outdoor side tables (West Elm Cami Ceramic Side Table).

The applicant is proposing a single fiberglass planter box (Madera Tapered Rectangle Planter – Walnut) next to the gated entrance into the patio. The applicant should change the color of the planter to match the wood tables, subject to Staff approval. Finally, the applicant is proposing a standalone glass fiber reinforced concrete gas fireplace located in the northeast corner of the site, adjacent to the electrical enclosure. The fire department has reviewed the location of the fireplace and have given permission to proceed with the proposed fireplace.

Additional Site Improvements

In addition to the patio improvements, the applicant is proposing to add a 135-square-foot planter bed north of the patio to minimize the change in impervious surface for the project. The planter bed is proposed to include landscaping to match the surrounding plantings. The applicant should work with Staff to finalize the landscape details for the planter bed. Additionally, the applicant will be removing an existing temporary construction enclosure located at the northeast corner of the tenant space. Finally, the applicant will be relocating four bike racks along the Longshore Street frontage. The bike racks that are currently located in front of the main entrance into the tenant space will be moved just south of their current location. The applicant should repair and restore any damaged concrete with the relocation of the bike racks, subject to Staff approval.

Façade Improvements

The applicant is proposing minor façade improvements to compliment the new patio space. The applicant is proposing new black aluminum nanawall systems within the existing storefront openings north of the entrance on the east façade, west of the electrical enclosure on the north façade, and within all the openings on the west façade. The remainder of the openings will include a black aluminum storefront system, with the existing composite panels and composite framing on all elevation dark green (SW6461 Isle of Pines). Above the storefront openings on the north and east elevations, the applicant is proposing a groove batu wood trim that is used on the North Market building. Within the trim, black sconce lights (YLighting Suspense Outdoor Wall Sconce) are proposed on the east and northeast wood trim. The proposed improvements minimally impact the required primary façade materials and façade transparency for the building. Both requirements are met with this proposal.

The applicant has modified the back-of-house door located on the east façade to swing inward. Should the back-of-house door need further modifications with the submittal of a building permit, the door shall not swing into the right-of-way.

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 with Condition. The Minor Project is consistent with the development plan for Building D2 of Bridge Park Block D. Should the back-of-house door need further modifications, the door shall not swing into the right-of-way.
- 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 a unique outdoor space that activates the street. However, the applicant should provide an umbrella with a UV-resistant material,

subject to Staff approval. Staff also recommends that the cushions for the sofa, club chairs, and patio swing seats all be gray, subject to Staff approval. The applicant should change the color of the planter to match the wood table, subject to Staff approval. Finally, the applicant should work with Staff to finalize the landscape details for the planter bed.

- 4) The Minor Project meets all applicable use standards.
Criteria Met. 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 with Condition. The proposal meets all applicable Zoning Code requirements and utilizes high-quality materials and products which contribute to a well-designed patio space which will activate the street in this area. The applicant shall repair and restore any damaged concrete with the relocation of the bike racks, subject to Staff approval.

4. Recommendations

Planning recommends **Approval** of the proposed Minor Project with six condition:

- 1) The applicant should provide an umbrella with a UV-resistant material, subject to Staff approval;
- 2) The cushions for the sofa, club chairs, and patio swing seats all be gray, subject to Staff approval;
- 3) The applicant work with Staff to finalize the landscape details for the planter bed;
- 4) Should the back-of-house door need further modifications with the submittal of a building permit, the door shall not swing into the right-of-way;
- 5) The applicant change the color of the planter to match the wood table, subject to Staff approval; and,
- 6) The applicant repair and restore any damaged concrete with the relocation of the bike racks, subject to Staff approval.