

21-021MPR – KITCHEN SOCIAL - FURNITURE

Summary

Review of patio furniture for a tenant space located in Bridge Park, Block D, Building D2.

Site Location

Southeast of the intersection of John Shields Parkway and Riverside Drive.

Zoning

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

Property Owners

Bridge Park D Block Commercial Investments LLC

Applicant/Representative

Brian O'Malley, Kitchen Social

Applicable Land Use Regulations

Zoning Code Section 153.066

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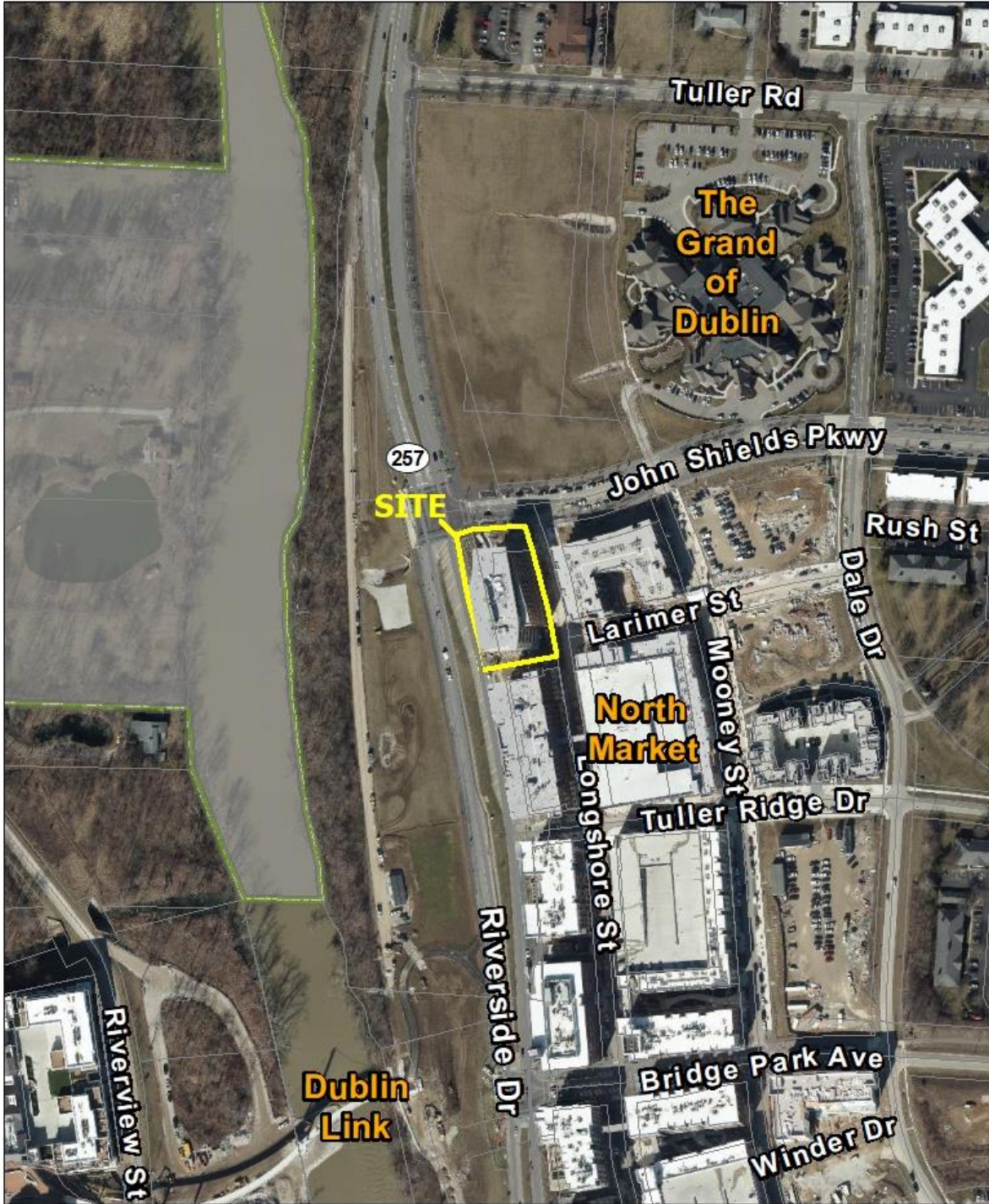
Next Steps

Upon review and approval from the Administrative Review Team (ART), the applicant may install the furniture.

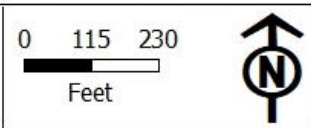
Zoning Map



1. Context Map



21-021MPR
Minor Project Review
Kitchen Social
6767 Longshore Drive



2. Overview

Background

The tenant space is located at 6767 Longshore Street and is zoned BSD-SRN, Bridge Street District, Scioto River Neighborhood. The tenant is in the most northern tenant space along John Shields Parkway 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. Building D2 is a Corridor Building Type as defined by the BSD Code, and is located at the intersection of Riverside Drive and John Shields Parkway with frontage along the John Shield Greenway.

Case History

In April 2021, The Planning and Zoning Commission reviewed and approved a Minor Project Review with Waivers for exterior modifications to an existing tenant space. The Waivers for the application included deviations to transparency and entrance requirements. The current proposal is for the completion of a condition of approval to approve the patio furniture for the enclosed patio space.

Site Characteristics

Natural Features

No significant natural features are present on the site. The John Shields Parkway greenway is located north of Building D2.

Surrounding Land Use and Development Character

North: BSD-SRN, Scioto River Neighborhood (Vacant)

East: BSD-SRN, Scioto River Neighborhood (Mixed-use)

South: BSD-SRN, Scioto River Neighborhood (Mixed-use)

West: BSD-P, Public (Riverside Crossing Park)

Road, Pedestrian and Bike Network

Building D2 has frontage on Riverside Drive (west), John Shields Parkway (north), and Longshore Street (east). Public sidewalks are located throughout the development for pedestrian circulation. The building is located north of the Bridge Park Avenue cycle track and Dublin Link pedestrian/bicycle bridge.

Proposal

The applicant is requesting review and approval of patio furniture for a previously-approved Minor Project Review for exterior modifications to an existing approximately 650-square-foot terrace located on the north façade facing John Shields Parkway in Bridge Park.

The applicant is proposing tables and chairs for an all season terrace space in the northern portion of the restaurant facing John Shields Parkway with retractable garage doors. The proposed furniture includes six Amish knotty alder wood tables of various sizes which contain a 3" diameter cast iron metal table base with a black powder coat finish. To accompany the tables, there are 16 Elm Bentwood cross back frame chairs with a white upholstered padded seat which are finished in a gray wash finish.

3. Criteria Analysis

Minor Project Review Criteria [153.066(I)(5)]

- 1) The Minor Project is consistent with the Community Plan and all adopted plans, policies, and regulations.
Criteria Met. The proposal is consistent with the Community Plan, Bridge Street District (BSD) Special Area Plan, BSD Code, and BSD Design Guidelines.
- 2) The Minor Project is consistent with the approved Final Development Plan.
Criteria Met. The Minor Project is consistent with the development plan for the site.
- 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.
Not Applicable. The eating and drinking use is a permitted commercial use in the Scioto River Neighborhood BSD.
- 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.

4. Recommendations

Planning recommends **Approval** of the proposed Minor Project with no conditions.