

project summary

To: Dublin Ohio – Planning and Zoning Commission
From: Meyers + Associates Architecture
Project: 4000 W Dublin-Granville Road
Project #: 2021-15
Issue Date: Monday, August 2, 2021

Concept Plan – Project Summary

The proposed project includes construction of a multi-tenant building along W. Dublin - Granville Road (West of Sawmill Road, adjacent to and East of David Road). The property is located within the Bridge Street District (in the Sawmill Center Neighborhood overlay) and will follow all applicable guidelines of the Bridge Street District Development code (BSD).

Parking will be provided in the rear of the building with vehicular access from existing Banker Drive on the North side of the property. Parking calculations have been provided based on anticipated uses of the building and found to comply. The parking lot will be screened along street frontages with the use of landscaping, trees/shrubs, and/or landscape walls, or a combination of such per BSD requirements. A drive-thru window will be located on the rear of the building for use by the Eastmost tenant. A vehicular drive-thru aisle has been provided on the east side of the property to accommodate 12 vehicles (with mid-aisle exit) and will be screened appropriately with landscaping

Public Open Space will be provided along W Dublin Granville Road in the form of a Pocket Plaza with the potential for additional open space at this location.

The building is comprised of three separated tenant spaces varying in size with a total building square footage of 6,861 s.f. The tenant space on the West side of the building will provide an outdoor terrace along W Dublin-Granville Road, wrapping to the West side of the site. The tenant space on the East side of the building will also provide an outdoor terrace along W Dublin-Granville Road, wrapping to the East side of the site.

The proposed building will follow guidelines as outlined for a **Loft Building Type** and will be positioned within the required building zone with public sidewalks to building entrances on the front and rear of the building. Building entrances will be located along W Dublin-Granville Road, and at the rear of the building. Consideration has been given to the exterior of the building to ensure a variety in massing via varying roof parapet heights and articulation of the façade while providing pedestrian-scale details and approachability.

