

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).

The existing site has been limited with respects to building size (7,000 s.f. max.), use type, density and parking calculations as outlined in a 'Declaration of Easements, Covenants, Conditions and Restrictions' dated June 15, 2000. The developer/design team have worked to provide a development on the proposed site that satisfies the requirements of these restrictions

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

***Drive Thru:** The developer/design team understands that Drive thru's are allowable in the Sawmill Center Neighborhood zoning district as a Conditional Use (Accessory) with strict adherence to the Use Specific Standards outlined in BSD Section 153.059 (C), specifically Section (4)(c), items 1-9. Special attention has been given to the planning and placement of the proposed drive thru aisle to minimize both the inward/outward appearance and potential constraints on pedestrian, bicycle and vehicular circulation routes on site. The location of the proposed drive thru is along the Easternmost side of the site, adjacent an access drive designated Neighborhood Connector Street. This location for the drive thru was chosen for its remoteness relative to the main building and ease of entering and exiting once on site to minimize unnecessary vehicular patterns and potential interactions with pedestrians accessing the building. The nearest edge of the proposed drive thru is approximately 24'-0" from the access drive allowing flexibility of screening opportunities by the use of an approved street wall.



Potential street wall screening will include hedgerow landscaping consisting of closely spaced deciduous or evergreen shrubs (36" in height when planted) combined with masonry posts spaced 25'-0" maximum apart. The remaining groundcover on the street side of the street wall will be landscaped with a mulch bed and perennial plantings. Vehicle stacking will be provided along the drive thru aisle to accommodate 12 vehicles and will be clearly delineated as such. A traffic and pedestrian circulation plan will be submitted to the Planning and Zoning Commission for review and approval with a conditional use application.

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.

