



RECORD OF ACTION

Planning & Zoning Commission

Thursday, August 6, 2020 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**4. 4012 W. Dublin-Granville Road
20-119CP**

Concept Plan

Proposal:	Construction of a two-story, ±11,000-square-foot, multi-tenant building for a restaurant and medical office on a 1.1-acre vacant site.
Location:	Northeast of the intersection of W. Dublin-Granville Road with David Road and zoned Bridge Street District Office.
Request:	Review and approval of a Concept Plan under the provisions of Zoning Code Section 153.066.
Applicant:	Russell Hunter, Crawford Hoying Development Partners
Planning Contact:	Chase J. Ridge, AICP Candidate, Planner I
Contact Information:	614.410.4656, cridge@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/20-119

MOTION: Mr. Supelak moved, Mr. Schneier seconded, to approve the Concept Plan with six conditions:

- 1) That the applicant continue to work with Planning and Engineering Staff on appropriate stormwater management facilities as to ensure compliance with Code;
- 2) That the applicant continue coordinating with Staff to provide a street wall with landscaping along David Road, as required for off-street parking within 20 feet of the right-of-way;
- 3) That the applicant continue to work with Staff on addressing the parking shortage on the site;
- 4) That the applicant continue to work with Staff to ensure the intent of the Bridge Street District Code is met with regards to minimum building height requirements;
- 5) That the applicant continue to work with Planning Staff to finalize the details of the open space to meet the requirements of the Bridge Street District Code; and
- 6) That the applicant continue to work with Staff to finalize the building type analysis prior to the submission for the Preliminary Development Plan.

VOTE: 7 – 0.

RESULT: The Concept Plan was approved.



**4. 4012 W. Dublin-Granville Road
20-119CP**

Concept Plan

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes

STAFF CERTIFICATION

DocuSigned by:

Claudia D. Husak

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Claudia D. Husak, AICP, Senior Planner
Current Planning Manager for
Chase J. Ridge, AICP Candidate, Planner I



4. 4012 W. Dublin-Granville Road, 20-119CP, Concept Plan

Ms. Call stated that this is a request for approval of the construction of a two-story, ±11,000-square-foot, multi-tenant building for a restaurant and medical office on a 1.1-acre vacant site. The site is northeast of the intersection of W. Dublin-Granville Road and David Road and zoned BSD – Bridge Street District Office.

Case Presentation

Site

Ms. Husak stated that this is a request for review and approval of a Concept Plan for a new, approximately 11,000 square-foot, multi-tenant building located at the northeast corner of the intersection of David Road and W. Dublin-Granville Road. This site is located opposite the Primrose School site discussed in the previous case. The site also has frontage on Banker Drive on the north side and David Road on the west. The site consists of two parcels. The eastern parcel has a heavily wooded tree stand. The western parcel is vacant of vegetation. There is an AEP easement along the eastern property line and a gas easement along the southern property line. The Bridge Street Code provides a hierarchy of requirements for establishing a gridded street network, and the proposed site has two of the street types in the Street Network Map: a Corridor Connector Street (W. Dublin-Granville Road) and two Neighborhood Streets (David Road and Banker Drive).

Proposal

The proposal is for a commercial building, a Loft Building Type, which is a permitted Building Type in the BSD-Office zoning district. As a multi-tenant building, it will house medical office space and a restaurant. The medical office use is a permitted use in the Bridge Street District, Office District. The proposed restaurant use is permitted, but is limited in size to 5,000 square feet of the gross floor area, or 20 percent of the gross floor area of the ground floor of the principal structure, whichever is smaller, unless otherwise permitted as a conditional use. In this case, the restaurant use requires review and approval of a Conditional Use application due to its proposed size in comparison with the rest of the building. There are no additional use-specific standards for a medical office use in the Bridge Street District, Office District. The proposal meets setback requirements, however, it provides only 53 of the 58 required parking spaces. There is opportunity to add additional parking spaces in the natural drainage area, as noted on the Site Plan, if needed. The applicant is proposing open space at the southwest corner of the building, closest to the intersection of W. Dublin-Granville Road with David Road. Those details will be finalized in the Preliminary Development Plan. Per Code, buildings are required to meet the minimum number of stories for the associated Building Type. The minimum number of stories required for Loft buildings is two. The applicant is proposing a primarily single-story building, with a portion of the building consisting of a two-story tower element, as well as a second story rooftop patio. While the majority of the building is proposed at one story, the single-story portion consists of floor heights significantly taller than is typical, giving the shorter portion the appearance of a 1.5-2 story building. If the two stories cannot be occupied, a waiver will be required. The Penzone Building, also within the BSD, is also a building that was required to be two stories, but received a waiver for a tall one-story, which permitted them to create a mezzanine area. The applicant has provided character images for the intended architecture of the building. The images consist of a variety of materials including wood, stone, masonry and metal paneling. The buildings are contemporary in design, utilizing significant glazing across the facades. Staff has reviewed the application against the applicable criteria and recommends approval with six conditions.

Applicant Presentation

Russell Hunter, Crawford Hoying Development Partners, 6640 Riverside Drive, Dublin, OH, stated that they already have a tenant for the 7,000-square-foot medical office space and are working with them. For purposes of calculating the parking spaces, the additional 4,000 square feet is tentatively identified as Restaurant. The prospective medical office tenant has indicated a desire for the covered rooftop patio as event space, and particularly on the David Road corner to engage with the open space. A rooftop patio requires an elevator and stairs, which is the purpose of the two-story mass on the corner. From there, the

roof planes are stepped back toward the east. With the proposed layout, they will be close to meeting the parking requirements. They would not have been able to do so with a two-story building, as required in the District. They have attempted to meet the intent of the Code with the elevated story and parapet heights. Due to the existing site constraints, including the electrical easement to the east, a stormwater easement to the west, and a gas easement to the south, the building site is restricted.

Commission Questions

Mr. Supelak inquired if the parking space calculation is inclusive of the Restaurant Use.
Ms. Husak responded affirmatively.

Ms. Fox stated that in the Bridge Street District, there is the flexibility to approve changes to achieve the best architectural design. Even though a two-story building is required in the District, the advantages here in massing, design, use, unique architecture and vitality are reasons for permitting a Waiver. In the Bridge Street District (BSD), we are looking primarily for an objective.

Ms. Husak responded that is the reason the Waiver provision was included in the BSD Code, subject to review and approval by the Commission, contingent upon meeting the criteria. The AC Marriott is an example of a successful, innovative project, and it received the greatest number of waivers that have been granted. Ms. Fox stated that this Concept Plan provides the creativity desired, and she is hopeful that the Preliminary Development Plan further develops the images provided.

Mr. Schneier inquired if the rooftop patio would be limited to the Medical Office tenant, not the Restaurant use.

Mr. Hunter responded that it is a higher-end Medical Office tenant that will have a retail use. They have a specific idea in mind for the building architecture and design. The patio is intended to be an event space for that tenant.

Commission Discussion

Commission members expressed approval of the proposed design and concept.

Ms. Fox requested clarification of the location of the proposed restaurant space.

Mr. Hunter responded that it is the space to the east of the two-story mass and middle section, which are part of the Medical Office Use. Currently, that space is depicted only as a box structure; as the project develops, that space will have more design focus, including whether it will include outdoor dining. AEP is currently working in that easement, so the easement size is increasing slightly on this site. At this point, he is unsure if the existing vegetation under the lines will be removed. The location of any potential outdoor dining component would be determined, based upon what is occurring with the easement.

Ms. Fox inquired if the one-story mass could shift to the north and give them more street frontage. Doing so would give them better use of the open space. She would be in favor of granting a setback waiver for that purpose. They would be able to have greater energy there on the street front with some outdoor dining, for instance. She would encourage repeating the transparency feature of this building in the one-story section, as well. With the development occurring, there will be greater energy along Banker Drive. Is it possible to include a water feature, or something imaginative in the stormwater easement on that corner?

Mr. Hunter responded that the project has not yet been designed, but the intent is to do something substantial enough that it can be experienced from the rooftop. It could be more lush or taller plantings, including trees, or a water feature. This early in the process, he prefers not to commit to those items in order to permit the flexibility needed in the design phase.

Ms. Fox stated that we are trying to look holistically at the public realm experience with these projects. She, again, would encourage him to consider ways to duplicate the energy that is present on the west corner, on the east corner frontage. They also should attempt to enhance the public realm experience on the David Road and Banker Drive corner.

Mr. Hunter requested clarification of her suggestion. Is she suggesting that the 4,000-square-foot, one-story restaurant be shifted north, away from SR161 sufficiently to create some outdoor space between it and the road?

Ms. Fox responded affirmatively.

Mr. Hunter responded that if the stormwater facility is run underground, that would be possible. The parking lot will be 120 feet with two bays. If the structure is shifted to the north, they will have more flexibility.

Ms. Call stated that the Commission is looking for the "WOW" factor. We would like the next applicant to be able to use this building as an inspiration for their project. The Commission likes the concept and is anticipating the next phase.

Mr. Fishman stated that he has no issue with the one story and the roof step-downs. He agrees with the suggestion to push the building back. At this point, the details cannot be discussed, but he would be in favor of waivers to achieve the type of creativity that has been proposed.

Public Comment

No public comment was received.

Discussion occurred regarding the street wall and landscaping requirements along David Road.

Ms. Husak noted that, due to its location, the building is required to have more frontage on the David Road side. One way to do so is with a street wall.

Mr. Supelak moved, Mr. Schneier seconded approval of the Concept Plan with the following six conditions:

- 1) That the applicant continue to work with Planning and Engineering staff on appropriate stormwater management facilities to ensure compliance with Code;
- 2) That the applicant coordinate with staff and investigate ways to address the street wall requirement along David Road;
- 3) That the applicant continue to work with staff on addressing the parking shortage on the site;
- 4) That the applicant continue to work with staff to ensure the intent of the Bridge Street District Code is met with regard to minimum building height requirements;
- 5) That the applicant continue to work with staff to finalize the details of the open space to meet the requirements of the Bridge Street District Code; and
- 6) That the applicant continue to work with staff to finalize the building type analysis prior to the submission of the Preliminary Development Plan.

Vote: Mr. Fishman, yes; Mr. Supelak, yes; Mr. Schneier, yes; Ms. Kennedy, yes; Mr. Grimes, yes; Ms. Call, yes; Ms. Fox, yes.

[Motion passed 7-0]

~~6. Chase Bank, 6515 Sawmill Road, 20-106PDP/FDP/CU/WR, Preliminary & Final Development Plans/Conditional Use/Waivers~~

~~7. Chase Bank, 6515 Sawmill Road, 20-107MSP, Master Sign Plan~~

~~Ms. Call stated that there are two cases on tonight's agenda involving the construction of a ±4,100-square-foot, one-story bank with a drive-thru ATM on a 0.85-acre site. The first application is a request for review and approval of Preliminary and Final Development Plans with a Parking Plan, a Conditional Use, and two Waivers. The second application is for a Master Sign Plan that includes three wall signs and a window sign. The site is northwest of the intersection of Sawmill Road with Banker Drive and zoned Bridge Street District Sawmill Center Neighborhood. Both cases will be heard together.~~