

21-125MPR – REVELRY TAVERN – PATIO EXPANSION

Summary

Expansion of a patio space and associated site improvements for an existing tenant space located in the Dublin Village Center.

Site Location

West of Dublin Center Drive, approximately 1,200 feet west of the intersection with Tuller Road.

Zoning

BSD-SCN, Bridge Street District – Sawmill Center Neighborhood

Property Owners

DVC Associates LLC

Applicant/Representative

Kevin McCauley, Stavroff

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

Zachary Hounshell

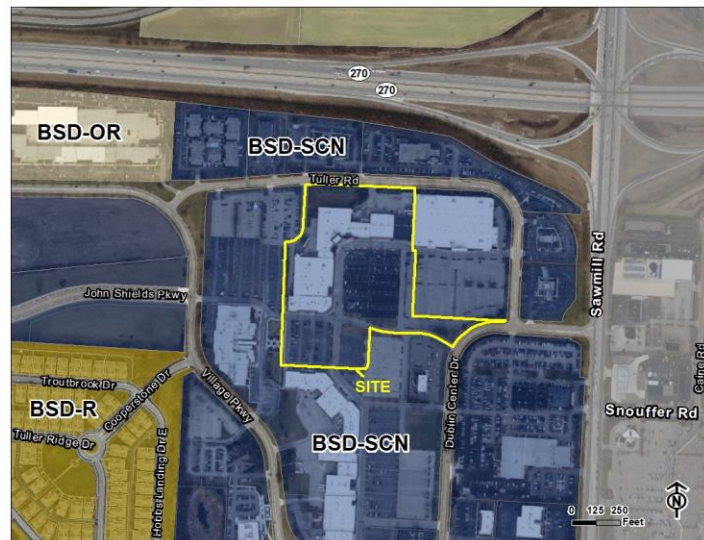
(614) 410-4652

zhounshell@dublin.oh.us

Next Steps

Upon review and approval from the Administrative Review Team (ART), the applicant may file for a building permit.

Zoning Map



1. Context Map



2. Overview

Background

The shopping center was originally developed in the 1980s. Under new ownership, there have been updates to the buildings and site including façade modifications, landscaping and signage. As this site was developed prior to the implementation of the Bridge Street District (BSD), improvements to the shopping center may be made as long as the modifications are in alignment with the requirements of the BSD Code and do not result in a less compliant condition.

In February 2021, the Administrative Review Team approved façade improvements to the west façade of the former Pharmore building within Dublin Village Center. Additional site improvements, including the addition of a plaza and landscaping, were approved with the application.

Site Characteristics

Natural Features

No natural features are present on the site as the site is developed with a shopping center.

Surrounding Land Use and Development Character

North: BSD-SCN: Sawmill Center Neighborhood (Commercial – Vehicle Sales, Hotel)

East: BSD-SCN: Sawmill Center Neighborhood (Commercial – Vehicle Sales, Bank, Restaurant)

South: BSD-SCN: Sawmill Center Neighborhood (Commercial – Retail)

West: BSD-SCN: Sawmill Center Neighborhood (Commercial – Retail, Undeveloped)

Road, Pedestrian and Bike Network

The shopping center has approximately 1,500 feet of frontage on Dublin Center Drive; 2,250 feet of frontage on Tuller Road; 2,000 feet of frontage on Village Parkway; and, 750 feet of frontage on Bridge Park Avenue.

There are five major access points: one on Dublin Center Drive; one on Tuller Road; two on Village Parkway; and one on Bridge Park Avenue. The two primary entrances are Dublin Center Drive and (future) John Shields Parkway Extension; and, John Shields Parkway and Village Parkway.

There are limited pedestrian and bicycle facilities along the perimeter of the site; and no pedestrian or bicycle facilities located within the site.

Proposal

The proposal is for a patio expansion, new attached trellis, parking/sidewalk modifications and associated landscaping. The applicant has indicated that the modifications are intended to align with the goals of the Bridge Street District by activating buildings fronting along public right-of-way including the provision for additional outdoor dining.

Patio

The plan depicts an approximately 115-square-foot expansion of the existing concrete patio space located west of the tenant space. An approximately 1,570-square-foot, 11-foot tall trellis is proposed to cover the entire patio area. The trellis is proposed to be fabricated of galvanized steel and painted (SW 6990 – Caviar Black) to match the existing storefront window frames of

the tenant space. The four columns supporting the trellis are proposed to be clad in in Glen Gery Rosewood brick matching the existing brick used throughout the center. Retractable black vinyl coated fabric sun shades will be affixed to the top of the trellis. The perimeter of the patio will be enclosed by a 3-foot tall black aluminum wire railing fence with a gate located at the southwest corner. There will be no overhead fans or additional lighting fixtures within the patio area. A variety of tables and seating options similar to those already existing on site and found throughout the shopping center are proposed.

Landscaping and Parking

With the patio expansion, the sidewalk is proposed to be shifted west in conjunction with the installation of new landscape beds. Due to the modifications, the overall impervious surface area is proposed to be reduced from 2,075 square feet to 1,757 square feet.

In the new landscape area, the applicant is proposing a variety of Mission Arborvitae, Dense Yew, Northern Bush Honeysuckle, and Creeping Lilyturf throughout the space. The applicant should continue to work with Staff to determine final plant selections and locations prior with review of the building permit. The intent of the landscape area is to coordinate with the west façade landscaping and to provide shade for the west facing patio.

The sidewalk and landscape improvements require the removal of nine parking spaces adjacent to the proposed patio along the west façade of the building. However, the elimination of these parking spaces will not have a significant impact on the parking provided as there is an abundance of parking adjacent to the site, which exceeds what Code would require today. The reduction in parking results in better code compliance; therefore, a Parking Plan is not required.

3. Criteria Analysis

Minor Project Review Analysis [153.066(G)(4)]

- 1) The Minor Project is consistent with the Community Plan and all adopted plans, policies, and regulations.
Criteria Met. The Minor Project makes no significant alterations to previously approved development character and is consistent with all adopted plans, policies, and regulations. This project brings the building closer to compliance within the Bridge Street District.
- 2) The Minor Project is consistent with the approved Final Development Plan.
Criteria Met. The Minor Project aligns with the Final Development Plan established for the shopping center.
- 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, specifically the site alterations including landscaping and parking.
- 4) The Minor Project meets all applicable use standards.
Criteria Met. The proposal is consistent with all applicable zoning standards. The uses within the tenant spaces will meet the requirements of the Sawmill Center Neighborhood.
- 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 requirements for tenant modifications within the BSD. The applicant should continue to work with Staff to

determine final plant materials and locations prior to submitting for building permits, subject to Staff approval.

4. Recommendation

Planning recommends **approval** with one condition:

- 1) The applicant continue to work with Staff to determine final plant materials and locations prior to building permit submittal, subject to Staff approval.