

21-188MPR – THE PEARL – PATIO ENCLOSURE

Summary

Request for permanent approval for roll-down courtesy screens around the north patio at an existing restaurant located on a 0.34-acre site.

Site Location

The site is located east of N. High Street, approximately 400 feet north of the North Street intersection.

Zoning

BSD-HTN, Bridge Street District –
Historic Transition Neighborhood

Property Owner

Dublin West D, LLC

Applicant/Representative

Carter Bean, Bean Architects

Applicable Land Use Regulations

Zoning Code Section 153.050

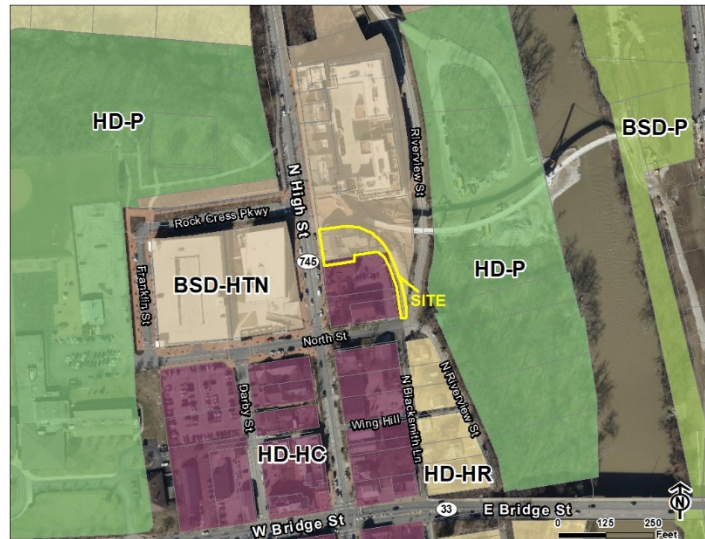
Case Manager

Maddie Capka, Planning Assistant
(614) 410-4497
mcapka@dublin.oh.us

Next Steps



Upon review and approval from the Administrative Review Team (ART), the applicant may retain the roll-down courtesy screens.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-188MPR Minor Project Review The Pearl 88 N High Street</p>	<p>0 70 140 Feet</p> 
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2. Overview

Background

The tenant space is located at 88 North High Street in Building Z2 within the Bridge Park West development. The tenant space is the most northern tenant space along North High Street in the building, and is adjacent to the west landing of the Dublin Link pedestrian bridge.

In February 2019, the Architectural Review Board approved a Minor Project Review for exterior modifications including two patios (east and north elevations), and associated furniture and lighting fixtures. This approval included a Conditional Use for outdoor speakers.

City Council passed Executive Order Resolution 61-21 in October 2021, which extended the timeline of Resolution 34-21. These resolutions allowed for the expansion and screening of outdoor dining areas for increased social distancing due to the COVID-19 pandemic. The Pearl restaurant therefore received approval for the addition of roll-down courtesy screens for their north patio.

Site Characteristics

Natural Features

The site is developed with no significant natural features. The site is located in close proximity to the Scioto River to the east.

Surrounding Zoning and Land Use

North: BSD-HTN: Historic Transition Neighborhood (Commercial, Mixed-Use)

East: HD-P: Public (Dublin Pedestrian Bridge)

South: HD-HC: Historic Core District (Commercial)

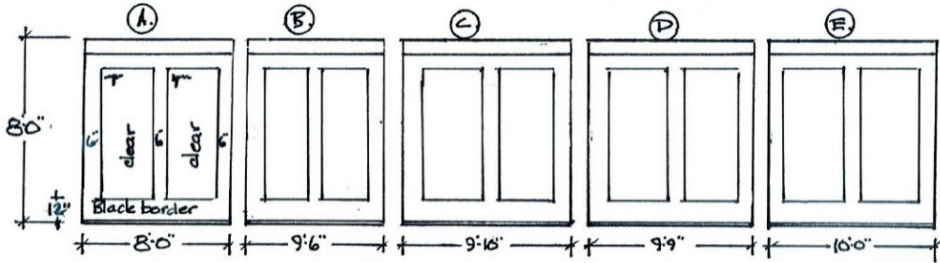
West: BSD-HTN: Historic Transition Neighborhood (Columbus Metropolitan Library – Dublin Branch)

Road, Pedestrian and Bike Network

The tenant space has frontage along N. High Street to the west. There is sidewalk that extends along N. High Street, and a pedestrian plaza that leads to the Dublin Link pedestrian bridge providing an east-west connection between Historic Dublin and Bridge Park.

Proposal

This is a request for review and approval of a Minor Project Review for permanent approval of existing manual roll-down courtesy screens at the northern patio for the Pearl restaurant within Building Z2 of Bridge Park West.



The patio space currently includes outdoor seating and dining tables. There are five existing courtesy screens in total, which were approved on a temporary basis under Executive Order

(Resolution 34-21). Each screen is approximately 8 feet in height and between 8 feet and 10 feet in width. The roll-down courtesy screens are constructed of Ferrari (black) satin vinyl borders with clear vinyl windows. The screen panels, which are supported by a fixed metal hood under the existing awnings, are installed behind the existing railing system and do not come forward of the railing. Additionally, there are existing planter boxes on the railing which limit the visibility of the screens and seating area. While the screens are presently in good condition, Staff is recommending that the applicant repair or replace the screens at the City's discretion when the condition is deemed substandard, at the determination of the City.

3. Criteria Analysis

Minor Project Review Analysis [§153.066(I)(5)]

- 1) *The MP shall be consistent with the Community Plan, BSD Special Area Plan, BSD Code, BSD Design Guidelines, and 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) *In cases where a MP is proposed within or as part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP.*

Criteria Met. The Minor Project is consistent with the development plan for the site.

- 3) *The MP shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation.*

Criteria Met. The proposal is consistent with the record established by the ART.

- 4) *The proposed land uses meet all applicable requirements and use specific standards of Uses.*

Not Applicable. The proposal does not modify the current use in any way.

- 5) *The proposed site improvements, landscaping, screening, and buffering shall meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.*

Criteria Met with Condition. The proposal utilizes materials and design elements that provide an integrated look and feel with its surroundings. The condition of the material will need to be monitored by the applicant, and must be repaired or replaced at the City's discretion, should the condition become substandard, at the determination of the City.

4. Recommendation

Planning recommends **approval** of the Minor Project Review with one condition:

- 1) The applicant must repair and/or replace damaged or worn facets of the roll-down courtesy screening when the condition is deemed substandard, at the determination of the City.