

## 21-192MPR – 3800 TULLER ROAD – EXTERIOR MODIFICATIONS

### Summary

Exterior building and site modifications to an existing building located within the Bridge Street District.

### Site Location

The site is located northeast of the intersection of Tuller Road and Dublin Center Drive.

### Zoning

BSD-SCN: Bridge Street District, Sawmill Center Neighborhood

### Property Owners

Ithaca XI, LLC

### Applicant/Representative

Kerry La Prees, Thomas English Retail Real Estate

### Applicable Land Use Regulations

Zoning Code Section 153.066

### Case Managers

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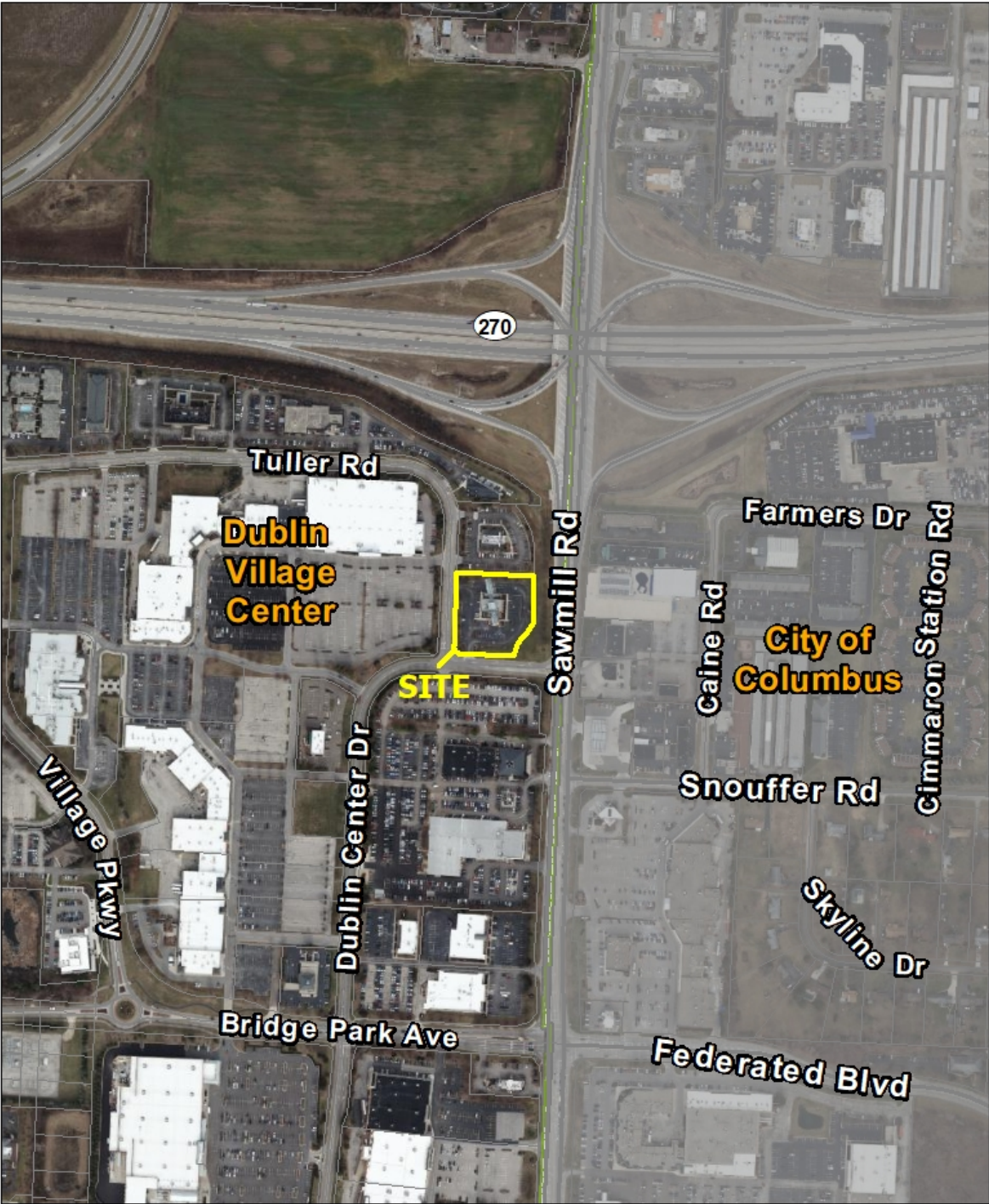
### Next Steps


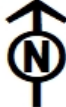
Upon review and approval from the Administrative Review Team (ART), the applicant may file for a building permit.

### Zoning Map



# 1. Context Map



 <p>City of Dublin</p>	<p>21-192MPR Minor Project Review 3800 Tuller Road</p>	<p>0 210 420 Feet</p> 
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## 2. Overview

### Background

The existing approximately 6,100-square-foot building is located on a 1.87-acre site within the Bridge Street District, Sawmill Center Neighborhood District. The site was originally a Bank One and most recently a Chase Bank, both of which utilized a drive-through connected to the northern side of the building.

### Site Characteristics

#### *Natural Features*

The site is fully developed and no natural features exist that would be impacted by the proposed exterior modifications.

#### *Surrounding Land Use and Development Character*

North: BSD-SCN: Bridge Street District – Sawmill Center Neighborhood (Restaurant)

East: City of Columbus

South: BSD-SCN: Bridge Street District – Sawmill Center Neighborhood (Commercial)

West: BSD-SCN: Bridge Street District – Sawmill Center Neighborhood (Commercial)

#### *Road, Pedestrian and Bike Network*

The building has frontage along Dublin Center Drive to the south ( $\pm 200$  feet), Sawmill Road to the east ( $\pm 300$  feet), and Tuller Road to the west ( $\pm 300$  feet). Vehicular access is provided to the south and west of the site, with a single sidewalk along Sawmill Road.

#### *Utilities*

The site is served by public utilities, including sanitary and water. Electrical and gas are also provided on site. Exterior modifications will not impact the existing utilities.

### Details

The applicant is requesting approval of a Minor Project for the removal of an existing glass canopy and additional pavement modifications for a previous bank building to accommodate an animal care user. The site was developed prior to the adoption of the Bridge Street District zoning (Sawmill Center Neighborhood).

#### *Building Modifications*

Due to the change in use, the applicant is proposing to remove the north canopy, which is constructed out of steel, glass, and masonry columns. The canopy is connected to the north elevation of the building and covers light and electrical fixtures, existing vacuum tube equipment, and the ATM machine and associated equipment, all of which will be removed. After removing the north canopy and associated drive-through equipment, the applicant is proposing to patch and repair any subsequent holes in the building envelope with material and color that's like-for-like with the rest of the building exterior. The applicant should work with Staff to match the existing brick on the building, subject to Staff approval.

#### *Site Modifications*

The applicant is proposing to remove 12 existing bollards, 3 concrete curb islands, and the existing concrete slab located beneath the existing canopy. Upon removal of the slab, the existing sub-base will be re-compacted and a new asphalt binder and top coat will be applied to match the existing adjacent asphalt thickness and appearance.

Removal of the existing drive-thru islands would result in an approximately 42-foot wide drive aisle, which exceeds the maximum 24-foot wide drive aisle requirement in Code. The applicant is proposing to remove a portion of the drive aisle to meet the 24-foot maximum width. The applicant should work with Engineering and Planning Staff to meet the maximum drive aisle width of 24 feet for the drive aisle on the north side of the building as required by Code, subject to Staff approval.

### 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 plans and is consistent with all adopted plans, policies, and regulations.

- 2) *The Minor Project is consistent with the approved Final Development Plan.*

Not Applicable. The site was not developed with a Final Development Plan.

- 3) *The Minor Project is consistent with the record established by the Administrative Review Team.*

Criteria Met with Condition. The proposal is largely consistent with the record established by the ART. The applicant should work with Staff to match the existing brick on the building, subject to Staff approval.

- 4) *The Minor Project meets all applicable use standards.*

Criteria Met. The proposal is consistent with all applicable use standards.

- 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 Conditions. This proposal meets most applicable requirements of the BSD Code. The applicant should work with Engineering and Planning Staff to meet the maximum drive aisle width of 24 feet for the drive aisle on the north side of the building as required by Code, subject to Staff approval.

### 4. Recommendation

Planning recommends **approval** of the proposed Minor Project with the following conditions:

- 1) The applicant work with Staff to match the existing brick on the building, subject to Staff approval; and,
- 2) The applicant work with Engineering and Planning Staff to meet the maximum drive aisle width of 24 feet for the drive aisle on the north side of the building as required by Code, subject to Staff approval.