

4.15.22

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Dublin, Ohio 43016

RE: Conditional Use Application – 4000 Dublin Granville Road

Conditional Use Statement

Request for Conditional Use approval for 4000 Dublin Granville Road

The existing property is a 1.99 acres site located at 4000 West Dublin-Granville Road. It is situated on the Northwest corner of West Dublin-Granville Road and the existing Lowe's Access Road (a private drive). It is bordered on the North side of the property by Banker Drive and undeveloped land on the West side of the site. A parking lot and vacant building occupy the property to the East of the Lowe's Access Road. The proposed site is currently undeveloped with overgrown trees and brush on the West and South sides of the property.

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

The building is comprised of three separated tenant spaces varying in size with a total building square footage of +/- 7,000 s.f. The tenant space on the West side of the building will offer an outdoor terrace along W Dublin-Granville Road, wrapping from front 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 from the front to the East side of the site. The building operating hours will vary with the tenants but the general operating hours will be from 6 a.m. to 12 a.m. 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) along with a bypass lane for vehicles to leave the stacking lane and for emergency vehicle access. The lane and drive thru equipment will be screened appropriately with landscaping. The 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. More and more tenants are requiring drive thrus based on the change in consumer habits. They are becoming necessary for a retail use building to remain flexible enough to retain and attract tenants.

The proposed building will follow guidelines as outlined for a **Loft Building Type** as closely as possible and will be positioned within the required building zone with public sidewalks to building entrances on the front and rear of the building. Landscape, Patio and Public Open Spaces will



be utilized as RBZ Treatments where building does not sit at the RBZ. Building entrances will be located along W Dublin-Granville Road, and at the rear of the building, spaced accordingly per building type requirements. Consideration has been given to the exterior of the building to ensure a variety in massing through the use of varying roof parapet heights and articulation of the façade while providing pedestrian-scale details and approachability. The primary façade material is brick with aluminum storefront with wood slat utilized as an accent material. Calculations have been provided for transparency and primary materials demonstrating adherence to building type requirements.

Public open space will be provided along W Dublin Granville Road in the form of a Pocket Plaza with additional open space at the NorthEast corner of the property. This NE open space will be provided with benches and the opportunity for public art display. Sidewalks will be provided along the North and South property lines to connect to existing and future connecting streets and sidewalks.

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 by the use of landscaping, trees/shrubs, and/or landscape walls, or a combination of such per BSD requirements.

When looking at the proposed mixed use development as a whole, there are plans to include a full-service restaurant (with outdoor patio), an office/medial space, and a coffee shop with indoor dining as well as outdoor dining. The full-service restaurant occupies over half of the building square footage. We see this site very much as an active, walkable destination with opportunities to gather, lounge, dine and relax, with a variety of services provided. The drive thru component provides another level of service and has been separated from the main offerings of the building adequately.

Respectfully,

Don Brogan

VP of Development

Crawford Hoying