

CLB Restaurants - Tucci's
Final Development Plan Narrative
10/31/2022

THE BUILDING

Located in the heart of Dublin's Historic District, Tucci's is a popular destination for those in search of an intimate, friendly dining experience. For years, the patio has been one of the most popular outdoor dining venues in Olde Town Dublin, providing the opportunity to connect with family, friends, and street activity while listening to live music. Tucci's contributes substantially to the sense of place in Dublin. With its blend of old and new structures of various architectural styles, Tucci's is reminiscent of a neo-classical style commercial building that has been successfully transformed into a modern restaurant. The façade of the proposed building is brought out to the street in a more urban context in keeping with the newer buildings in the district and to make the connection with the pedestrian environment.

BACKGROUND

During the pandemic, the City of Dublin permitted temporary canopies to cover restaurant patios in the city and Tucci's invested in a substantial structure to cover their patio. Not only did this help Tucci's through the pandemic, but they were also able to extend the patio experience year-round and to fill patio reservations even during inclement weather. Now that the license for the temporary canopy has expired, Tucci's seeks Final Development Plan Approval for a new permanent pavilion-type structure over its patio area.

RESPONSE

Based on the ARB review of the Preliminary Development Plan, we further developed the design to provide more detail and address suggestions from that process. The Construction Documents are developed to 90% completion.

ADDITIONS, REVISIONS AND COMMENTS FROM THE PRELIMINARY DEVELOPMENT PLAN:

APPROVED WAIVERS FROM PDP

1. Parking plan approved.
2. Building size waiver approved.
3. Roof pitch waiver approved.
4. Hardie Plank waiver approved.

WAIVERS REQUESTED

We are requesting one of the following waivers and our preference is #3.

1. We are requesting a waiver for the building size to allow Alternate A-1.
 - We believe the addition of outdoor seating along High Street brings more vitality to the urban setting and enhances the pedestrian experience.
2. We are requesting a waiver for the building size to allow Alternate A-2.
 - The addition of the expanded kitchen and dumpster enclosure greatly enhances the southwest side of the property. It is also needed for enhanced operations within the restaurant back of house.
3. We are requesting a waiver for the building size to allow Alternate A-1 & A-2.
 - We are requesting waivers for both Alternates that will greatly enhance the visual impact to the area and the restaurant operations.

REVISIONS FROM PRELIMINARY DEVELOPMENT PLAN.

1. A portion of the south elevation has been pulled back from the property line to allow for foundation plantings.
2. The outdoor dining at the southeast side of the building and the dishwashing/mechanical room are shown as alternates to a base plan. Design of southwest addition revised. Dumpster area revised.
3. Exterior lighting. Revised.
4. Revised gateway feature.
5. Shutters eliminated and replaced with plant trellises.
6. Aluminum windows and door color have been revised to Onyx. Sample provided.
7. Gutters, downspout and metal trim are revised to Firestone Extra Dark Bronze. Sample provided.
8. Four skylights have been added to center of flat portion of the roof.

LOT COVERAGE

	<u>SQUARE FEET</u>	<u>PERCENT</u>
MAXIMUM LOT COVERAGE IS 91%. THE LOT IS 10,113 SF.		
EXHIBIT D: Proposed Base Eating/Drinking Establishment Impervious Area	9,026 SF	89.25%
EXHIBIT E: Proposed Eating/Drinking Establishment with Alternate Impervious Areas	9,136 SF	90.3%

BUILDING SIZE

EXHIBIT A: Existing Eating/Drinking Establishment Footprint	7638 SF	
EXHIBIT B: Base Proposed Eating/Drinking Establishment Footprint	7,586 SF	WAIVER NOT REQUIRED
EXHIBIT C-1: Proposed Base Eating/Drinking Establishment & ALT A-1	7,952 SF	WAIVER REQUIRED
EXHIBIT C-2: Proposed Base Eating/Drinking Establishment & ALT A-2	7,937 SF	WAIVER REQUIRED
EXHIBIT C-2: Proposed Base Eating/Drinking Establishment & ALT A-1 & ALT A-2	8,303 SF	WAIVER REQUIRED

BUILDING SETBACKS

Refer to C100 Site and Utility Plan.

Alternate A-2 respects the 5' rear yard setback.

AWNINGS/PLANT TRELLISES

The Preliminary Development Plan drawings showed faux window shutters to break up the blank walls on the north wall of the wine room and the south wall of the kitchen expansion. This design omits all faux window shutters and adds plant trellises for climbing plants. Refer to the elevations and landscape plans.

FLAT ROOF MATERIAL

All flat roof material will be a single-ply TPO membrane, Firestone UltraPly TPO item 1134T. The color will be a medium tan color. Sample provided. It will only be visible from the second story windows on the south.

SKYLIGHTS

Four 4' x 4' skylights have been added to the top of the roof and are in the flat portion of the center of the roof. They extend approximately 5" above the roof plane and are not visible from the street. The color of the skylights will be Colonial White. Sample provided.

PAINT

Existing wood siding, existing faux shutters, concrete block garage utility conduits will be painted with the proposed color scheme. All existing unpainted utility chases/conduit will be painted to match the surrounding wall colors or will be removed. All utilities currently on the exterior brick will be removed. Paint color SW 2839 Roycroft Copper Red has been eliminated.

ADA PARKING

ADA parking will be accessible from the public parking lot to the west of the site. The existing concrete driveway on the southwest corner was used for access to the two garages and has never served as ADA parking. The existing garages will not be demolished.

SIGNAGE

Signage will be presented in a Master Sign Plan and will be submitted separately.

NON-CONFORMING LIGHTING

All non-conforming lighting will be brought up to current code. Refer to ES1.1.

DUMPSTER GATES

The base building dumpster gates will be standard wood swinging doors painted to match adjacent walls and will not extend beyond the right of way. Planning has recommended self-closing dumpster gates. We have researched self-closing dumpster gates and have not been successful in finding a manufacturer. We have included a man door for staff to use rather than opening the large gates. Tucci's personnel will endeavor to keep the dumpster gates closed.

Alternate A-2 uses a rolling gate with a keypad to open and close along with a man door. Overhead Door Corporation Series 610 with F-265 Flat slats. Color will be Tan. Sample provided.

OUTDOOR SPEAKERS

The owner does not intend to have outdoor speakers.

WINDOWS AND DOORS

All new exterior windows and doors will be manufactured by Kolbe Windows and Doors and will be wood with extruded aluminum exterior finish. Brochures and cut sheets are provided. The pavilion windows will be trifold to open completely. Exterior aluminum color to be matt Firestone Kynar Extra Dark Bronze. Sample provided.

EXTERIOR FURNITURE

Exterior tables and chairs are existing. The tabletop is a synthetic marble looking material that is 2'-8" X 2'-0" and is 28" tall. The post supports with a four-prong base. The chairs are made of a bamboo frame with a vinyl webbing for the cushion and back in an alternating black and white pattern. Each table will seat two. There will be no umbrellas.

EXISTING LANDSCAPE AND HARDSCAPE IN RIGHT OF WAY

Any existing landscaping and hardscape outside of the property that is altered will be replaced in kind or to a greater extent.

PHASING

CLB Restaurants may choose to proceed on a phased basis for operational reasons. The first phase would be the Pavilion, the second phase would be the wine room and the last phase the mechanical back-of-house addition.

PLANNING RECOMMENDATIONS FROM PDP

Approval of Preliminary Development Plan with conditions:

1. At FDP, the owner/applicant shall work with the City to remedy the existing encroachment along Wing Hill Lane. *We will proceed with a ROW encroachment request and will submit documentation.*

2. The depicted property line on the south side to encompass the encroachment shall be removed at FDP. *REMOVED.*
3. At FDP, the applicant shall demonstrate that the new kitchen/mechanical addition meets the required 5-foot rear setback. This may necessitate the use of a different door system for the dumpster enclosure, which shall not encroach into any right-of-way. *5-FOOT REAR SETBACK IS MET. REFER TO DRAWINGS.*
4. The proposal to tie into an existing manhole or grease interceptor shall be further addressed with FDP. *THE SANITARY SEWER TIES INTO THE LATERAL PAST THE GEASE INTERCEPTOR IN AGREEMENT WITH DUBLIN ENGINEERING.*
5. Resolution to conveying stormwater appropriately on site shall be finalized during FDP, to the satisfaction of the City Engineer. *CITY ENGINEER IS IN AGREEMENT.*
6. Restoration of City landscape, paving, and lighting shall be accomplished to same or better conditions post-construction on the north property line at the wine room. This shall be depicted on the FDP landscape plan and notes. *THE NOTE HAS BEEN ADDED TO THE LANDSCAPE BID DOCUMENTS.*
7. The applicant shall continue to work with staff regarding the pedestrian path and bollards on Darby Street right-of-way. *APPLICANT WILL CONTINUE TO WORK WITH STAFF REGARDING THE PEDESTRIAN PATH. THAT SCOPE OF WORK WILL NOT BE INCLUDED IN THE BID DOCUMENTS.*
8. The proposed shutter details on the blank wall elevations shall be detailed at FDP. *SHUTTERS HAVE BEEN REMOVED AND REPLACED WITH PLANT TRELLISES.*
9. At FDP, the landscape plan, and all other plans, shall reflect the new architectural layout regarding the hyphen area. *PLANS MATCH.*
10. At FDP, the TPO roof color shall be shown as Medium Bronze or Rock Brown, to be more in keeping with the character of the district. *ROOFS TO BE FIRESTONE ULTRAPLY TPO MEDIUM TAN 1134T.*
11. All Hardie Plank siding shall be shown as "smooth" at FDP to better match the effect of real wood siding. *HARDIE PLANK SIDING TO BE SMOOTH.*
12. At FDP, the applicant shall demonstrate how the dumpster doors will be self-closing. *UNABLE TO FIND SELF CLOSING DUMPSTER DOORS. See above.*
13. At FDP, the plans shall be revised to include a matte finish for the windows and doors. *WINDOWS AND DOORS TO BE MANUFACTURED BY KOLBE WINDOW AND DOORS AND WILL BE A MATT FINISH ONYX.*

14. At FDP, the proposed lighting shall meet all cut-off, lumens, and footcandles requirements. Lighting on the patio enclosure shall be limited to the brick columns. *REFER TO ELECTRICAL DRAWINGS AND RENDERINGS. BRICK COLUMNS ARE UPLIT AND ONLY THE THREE INTERIOR MULLIONS HAVE AN UP AND DOWN ACCENT LIGHT.*
15. At FDP, the applicant shall indicate that all patio enclosure tables match, and continue to work with staff on the colors and materials for the chairs. *PATIO ENCLOSURE TABLES WILL MATCH AND WILL WORK WITH STAFF ON COLORS AND MATERIALS IF NEW FURNITURE IS PURCHASED.*
16. At FDP, the applicant shall demonstrate the existing unpainted exterior utility chases/conduit will be painted to match the surrounding wall color/s. Color chips shall be provided. *EXISTING UNPAINTED UTILITY CHASES/CONDUIT WILL BE PAINTED TO MATCH THE SURROUNDING WALL COLOR/S OR REMOVED. All utilities on exterior brick walls will be removed.*
17. That the eating/drinking facility size waiver shall be obtained, or the proposal shall be shown equal to the existing gross square footage. *The base proposed Eating/Drinking Establishment Footprint is smaller than the Existing Eating/Drinking Establishment and a waiver is not required. If Alternate A-1 or A-2 or both are acceptable, then a waiver will be required.*

CONCLUSION

CLB Restaurants has a history of running successful restaurants that contribute aesthetically and financially to their communities in Dublin, Columbus, and West Chester, Ohio and in Carmel, Indiana. This pergola-style addition will contribute greatly to the excitement of the Dublin Historic District.

Respectfully submitted,



Michael Lusk, AIA, NCARB
President