



CITY OF DUBLIN.

Land Use and  
Long Range Planning  
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## PLANNING REPORT

### PLANNING AND ZONING COMMISSION

MAY 17, 2007

#### SECTION I - CASE INFORMATION:

**6. Leo Alfred Jewelers**

**4115 West Dublin-Granville Road  
Final Development Plan  
Corridor Development District**

Case Number: 07-018FDP/CDD  
Request: To consider a 5,495-square-foot retail space with associated parking and landscaping; for property located on the south side of Sharp Lane and west side of Shamrock Boulevard within the Shamrock Crossing Planned Unit District.  
Procedure: Review and approval of a Final Development Plan under the PD provisions of Code Section 153.050 and modifications under the Corridor Development District under the provisions of Code Section 153.115.  
Applicant: Leo Alfred Jewelers, Thomas Laudick; represented by Chad Flowers, Bird Houk Collaborative.  
Planning Contact: Jennifer M. Rauch, AICP, Planner.

#### **Case Summary:**

This application is a request for review and approval of a Final Development Plan within the Corridor Development District for a 5,495-square-foot retail space with site improvements. The site is located in Subarea A of the Shamrock Crossing Planned District. The rezoning/preliminary development plan for Shamrock Crossing was approved by the Planning and Zoning Commission on December 7, 2006 and by City Council on January 22, 2007. In the opinion of Planning, the proposal fails to meet certain ordinance requirements and approval is not recommended.

#### **Site Description:**

The 1.6-acre site is located at the southwest corner of Sharp Lane and Shamrock Boulevard and has approximately 300 feet of frontage along Sharp Lane, Shamrock Boulevard, and Stoneridge Boulevard. The land is undeveloped and flat with a partial tree row along the southwestern

boundary. The site and adjacent property to the east are zoned PUD, Planned Unit District, as part of the Shamrock Crossing Planned District (PD). To the north is the Wendy's International headquarters and to the west is LaScala restaurant, zoned CC, Community Commercial District. Land to the south is zoned SO, Suburban Office and Institutional District.

**Plan Description:**

This proposal is for a one-story building oriented toward Sharp Lane, with parking to the south and east. The main entrance will be on the southeast corner of the building facing the parking lot. A stormwater retention pond is located at the southeast corner of the site.

*Parking.* According to Code and the development text, a retail use requires 37 parking spaces based on one space per 150 square feet of gross floor area. The applicant is proposing 33 parking spaces. While the reduced number of parking spaces prevents an excessive amount of parking area and minimizes impervious surface, it does not meet the requirement. While Planning originally directed the applicant to reduce the parking spaces, it was determined that the strict requirements of the ordinance would not be met. The four spaces could be added to the two parking rows at the southernmost portion of the parking lot (adding two to each row).

*Vehicular and Pedestrian Access.* The traffic study and site access study for the entire Shamrock Crossing development has been finalized and approved by Engineering. This site complies with the approved report. Access to the site is a right-in only driveway on Shamrock Boulevard and a full access drive on Stoneridge Lane. All unused curb cuts must be restored to match existing curb and tree lawn. The Code requires that the applicant install a five foot wide sidewalk along all public roads fronting the site. The proposed plan conforms to this requirement.

*Lighting.* The development text must comply with the *Dublin Exterior Lighting Guidelines*. The proposed parking lot lights are decorative, cut-off fixtures on 16-foot poles, which will coordinate with the proposed building architecture. An additional lighting condition was added by City Council at the rezoning hearing, which stated that the lighting in all the parking areas be reduced by 50 percent during non-operating hours. The proposed lighting plan conforms to this condition.

*Architecture.* The approved text requires four-sided architectural design is coordinated with the architectural style for the district. The proposed building is similar to what was presented at the preliminary development plan and incorporates large arched window surrounded by stone on the north and south elevations. The building incorporates wood pilasters to support the roof overhang, which is a prominent feature on the east and west elevations. The most prominent architectural feature is the proposed clock tower located on the north elevation, which incorporates a real time clock and red standing seam roof. The overall design utilizes quality materials and a high level of fenestration.

*Building Height.* The text requires that the maximum building height not exceed 35 feet. While the main building meets this requirement the clock tower is shown at 41 feet. Planning has considered this as an architectural feature, and a non-habitable space. The Code typically measures height to the main roof line.

*Building Material.* The approved building materials include brick, stone/synthetic stone, cedar siding and trim, stucco/synthetic stucco, and engineered wood composite material. The proposed building is constructed of Hardiplank siding (*Sherwin Williams, Divine White*) with stained wood brackets and pilasters details located along the four façades of the building. A limestone water table and stone accent walls are also used along the exterior of the building. The proposed materials for the clock tower include cementitious panels, painted to match the building. The building roof construction will be slate (*Carlisle Ecostar, Midnight Grey Blend*), while the roof material for the clock tower is standing seam (*Colonial Red*).

*Landscaping.* The Code requires interior landscaping and vehicular use area screening for parking areas. The proposed landscape plans meet the interior landscaping requirements; however, the construction drawings are inconsistent with these plans and need to be revised. The vehicular use area is not screened properly on the southwest side of the parking lot. The landscape plans need to be revised to include additional 3.5-foot tall evergreens along the back of the curb to connect the hedge shown along the west edge of the parking lot.

The site plan includes the landscape treatment outlined in the rezoning for Shamrock Crossing with a continuous evergreen hedge along Shamrock Boulevard. Additional evergreen shrubs need to be provided along Shamrock Boulevard to extend the hedge to the south closer to the right-in only access to comply development text.

Street trees are required along all public rights-of-way at a spacing of one tree per every forty feet. The plans comply with this requirement. The street trees must be installed with the development of this site.

*Proposed Signs.* The approved sign package permits either one ground-mounted sign or wall signs on each public street frontage. The maximum square footage for wall signs facing a public street is 40-square-feet with the maximum permitted height of 15 feet to the top of the sign. The applicant has requested two wall signs; a 45-square foot sign on the north elevation facing Sharp Lane and a 40-square-foot sign of the east elevation facing Shamrock Boulevard. Each sign is rectangular in shape with three-inch radius quarter-round cutouts at the corners. The proposed sign panel will be dark green with individual gold letters. One of the proposed wall signs exceed the maximum square footage outlined in the text. The proposed signs are integrated into the building façades and complement the architectural character of the building.

*Stormwater.* The proposed plans show a wet pond on the southeast corner of the site. The project is required to comply with the requirements of the City of Dublin Stormwater Regulations and stormwater calculations have been submitted. Final calculations will be required at the building permit stage.

## **SECTION II - REVIEW STANDARDS:**

### **Final Development Plan:**

The purpose of the Planned Unit Development process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with

accepted land planning, landscape architecture, and engineering principles. The PUD process consists of up to three stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and
- 3) **Final Development Plan (Commission approves/denies).**

The intent of the final development plan is to show conformance with and provide a detailed refinement of the total aspects of the approved preliminary development plan (rezoning). The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process. If the application is disapproved, the applicant may respond to Planning and Zoning Commission's concerns and resubmit the plan. This action will be considered a new application for review in all respects, including payment of the application fee. Appeal of any action taken by the Commission shall be to the Court of Common Pleas in the appropriate jurisdiction. Following approval by the Commission, the applicant may proceed with the building permit process. In the event that updated citywide standards are applicable, all subsequently approved final development plans shall comply with the updated standards if the Planning and Zoning Commission determines that the updated standards would not cause undue hardship.

#### **Planning Opinion and Recommendation:**

Section 153.055(B) of the Code identifies criteria for the review and approval for a final development plan. The criteria are arranged in the following categories and may be in a different order than listed in the Code:

*Adopted Policies and Plans (Criteria 1, 3, 9, & 10). The proposed modifications conform to the approved preliminary development plan, have adequate public facilities and open spaces, are carried out in progressive stages, and conform to all other applicable zoning text and Code requirements.*

**Criteria not met:** The proposal fails to conform to the preliminary development text in terms of required parking and wall sign area. Permitted use, lot coverage, and setbacks are met.

*Site Safety and Circulation (Criteria 2 & 5). The proposed modifications provide for safe and efficient pedestrian and vehicular circulation and provide adequate lighting for such uses.*

**Criteria may be met through Conditions:** The site provides adequate vehicular and pedestrian circulation. The access for this proposal includes the addition of two curb cuts along Shamrock Boulevard and Stoneridge Lane. An existing curb cut is located along Shamrock Boulevard and will not be utilized as part of this development and must be restored to match the existing curb and tree lawn (Condition # 1)

*Development Details (Criteria 4, 6, 7, & 8). The details of the development are sensitive to the natural characteristics of the site, include appropriate landscaping and signs, and provide adequate storm drainage.*

**Criteria may be met through Conditions:** Inconsistencies were identified on the construction drawings regarding the interior landscaping for vehicular use areas. The construction drawings need to be revised to accurately reflect the landscape plans (Condition #2). Additional landscaping needs to be provided in the southwest corner of the parking lot to meet the vehicular use area screening requirement and along Shamrock Boulevard to meet the landscape treatment identified in the preliminary development plan (Condition #3).

**Corridor Development District Review:**

The Planning and Zoning Commission is responsible for reviewing all site plans, exterior construction, building additions and modifications within the Corridor Development District overlay under the provisions of Code Section 153.115. The Planning Commission is to make a recommendation within 30 days. If the application is disapproved, the Commission should state its reasons for doing so. A disapproval or approval with modifications may be appealed to the Board of Zoning Appeals in accordance with the provisions of Section 153.235.

**Planning Opinion and Recommendation:**

Section 153.115(D)(2) of the Code identifies criteria for the review and approval of modifications within the Corridor Development District.

*Code Section 153.115(D)(2)(g). Design. The design of new structures and of new additions to existing structures, including new site improvements and all new and revised signage, shall take into account architectural style, general design, arrangement, texture, material and color so that the image of Dublin is maintained as a quality community. Evaluation of the appearance of a project shall be based on the quality of its design and its relationship to its surroundings.*

**Criteria are met:** The proposed retail building meets the high quality design standard established by the Shamrock Crossing development.

*Code Section 153.115(D)(2)(h). Signage. Sign material, shape, color and illumination shall be indicated and consistent with the Dublin Sign Code and other signage in the area. The signage shall take into account architectural style, general design, arrangement, texture, material and color so that the image of Dublin is maintained as a quality community. Evaluation of the appearance of a project shall be based on the quality of its design and its relationship to its surrounding.*

**Criteria not met:** One wall sign fails to meet the requirement of the text. Apart from this, the proposed signs are architecturally integrated into the design of the building and are consistent with the high quality design found within adjacent developments.

**SECTION III - RECOMMENDATION: Disapproval.**

In Planning's opinion, this proposal fails to comply with the Final Development Plan criteria set forth in Section 153.055(B) and the Corridor Development District of the Dublin Zoning Code and the existing development standards within the area.

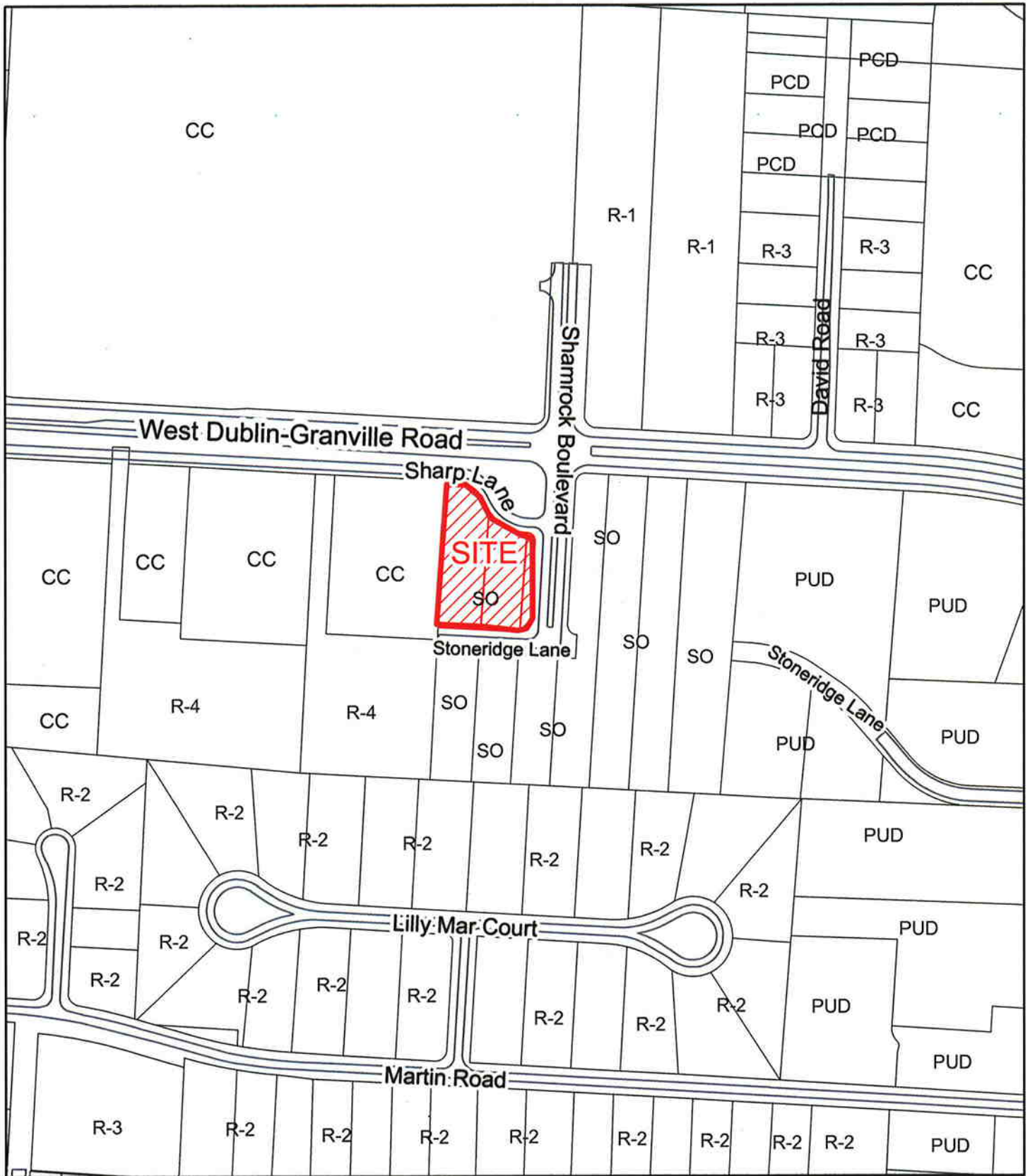
Section 153.053(E)(2)(b)(4)(B) of the Code permits the Commission to approve deviations from the preliminary development plan text and the Code, based on making findings as outlined in this Section. Accordingly the Commission may approve the request with the following conditions.

**Conditions:**

- 1) That the applicant may reduce their parking spaces requirement by four spaces. If this were not approved, the spaces could be added at the two southerly rows of parking (two spaces for each row).
- 2) That the 45 foot wall sign be permitted. If this were not approved the wall sign must be reduced in area to 40 square feet.

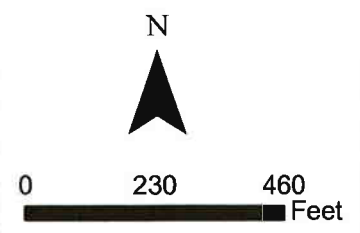
**Conditions:** The following additional conditions are recommended for this approval.

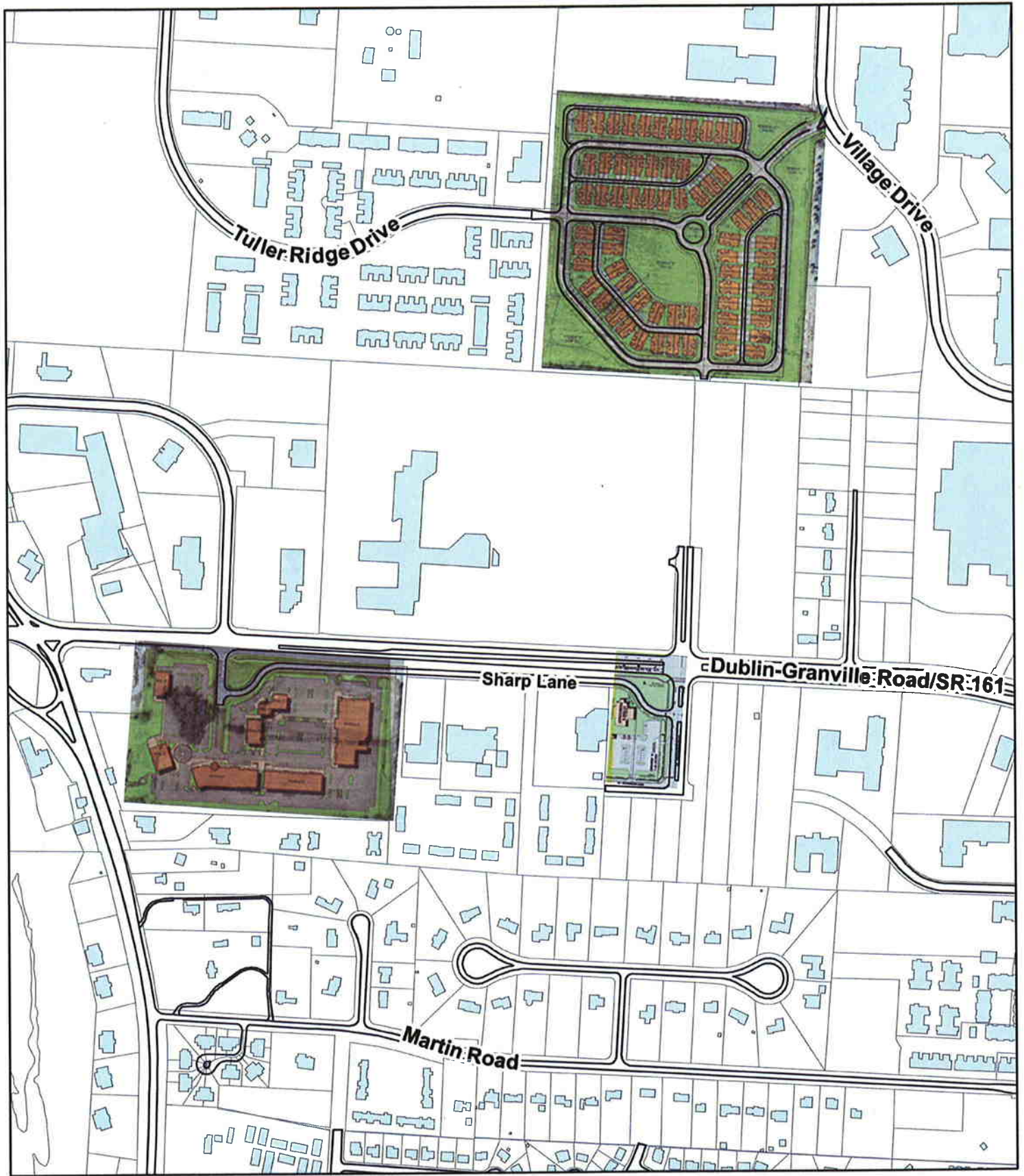
- 1) That the existing curb cut located along Shamrock Boulevard be restored to match the existing curb and tree lawn;
- 2) That the construction drawings be revised to accurately reflect the landscape plans; and
- 3) That the landscape plans be revised to address the vehicular use screening requirements and meet the landscape treatment presented at the preliminary development plan, subject to staff approval.



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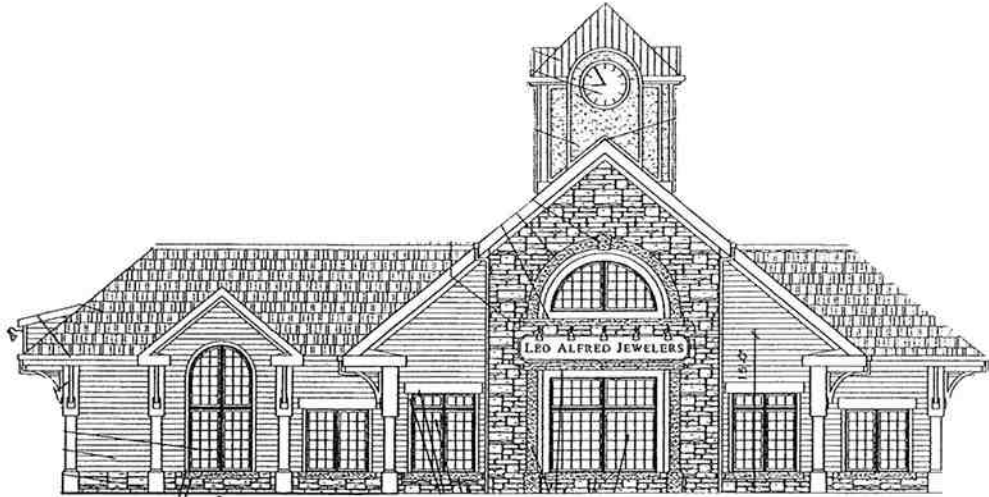
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## Development Context

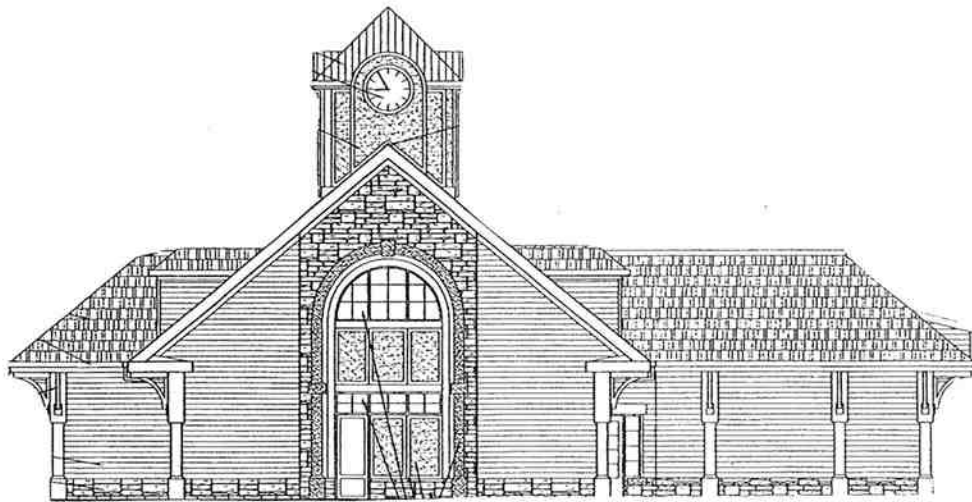
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# PROPOSED ELEVATIONS



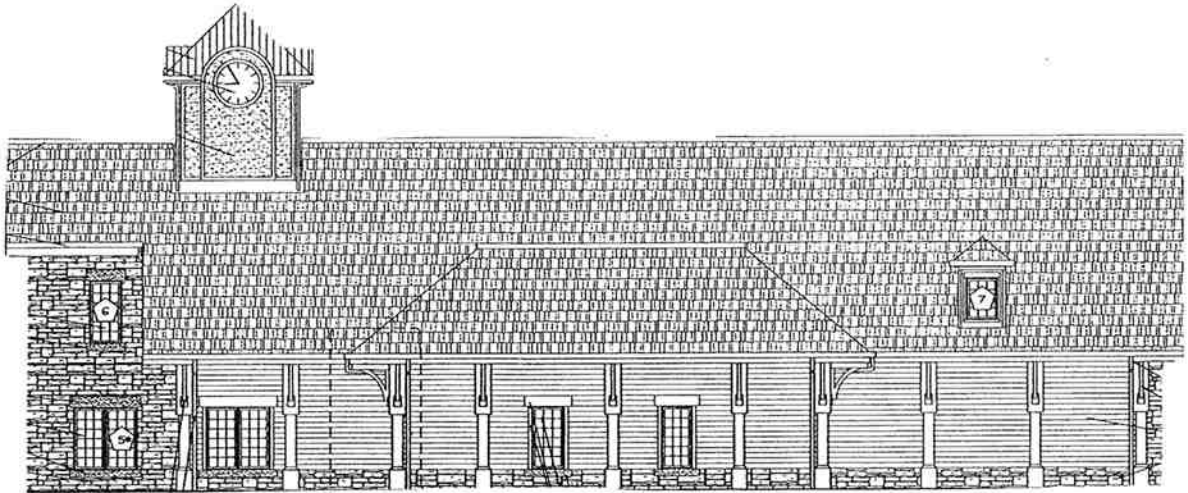
## NORTH ELEVATION



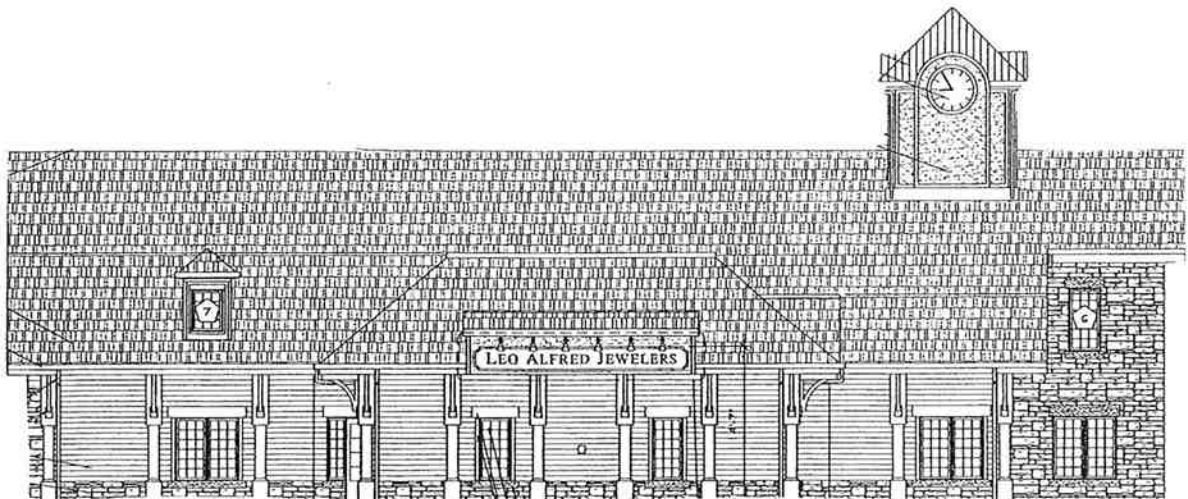
## SOUTH ELEVATION

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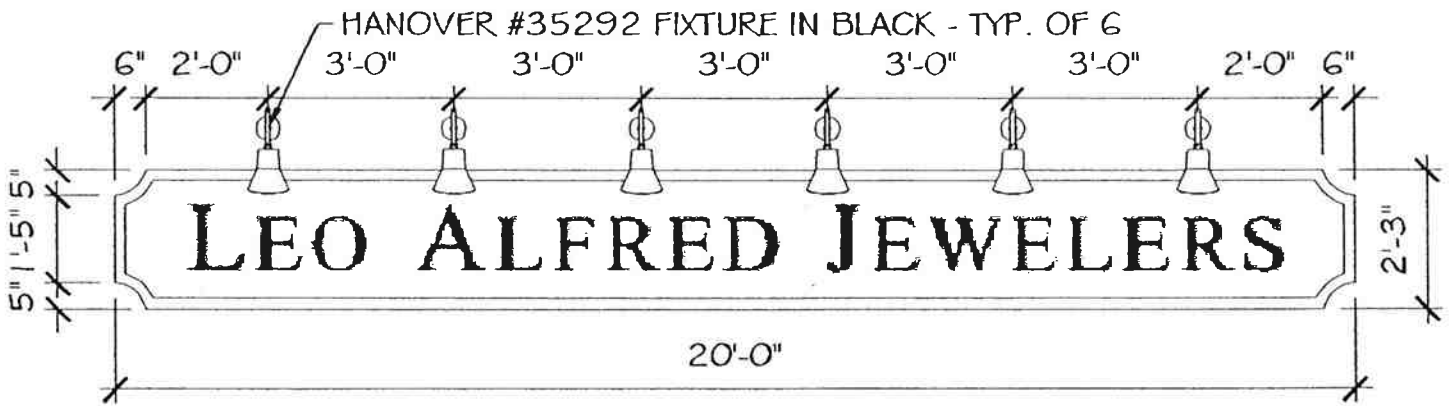
## WEST ELEVATION



## EAST ELEVATION

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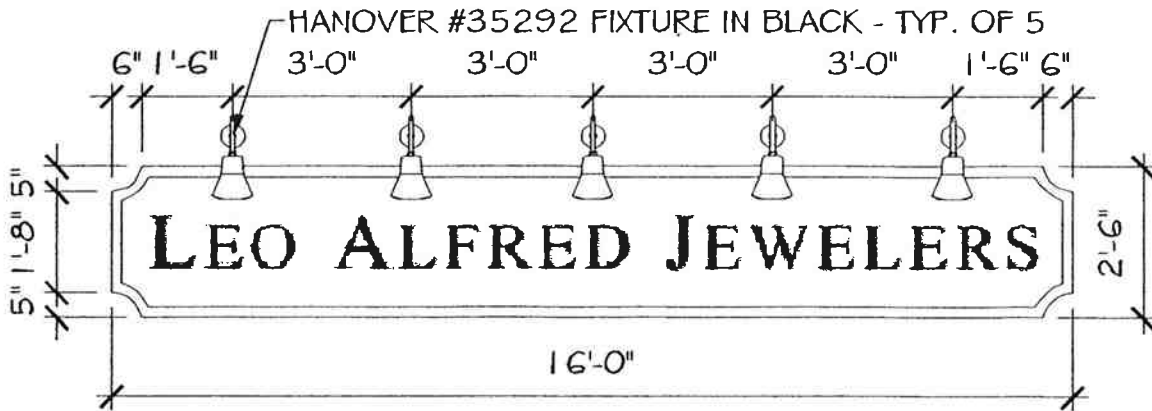
# PROPOSED SIGNS



7

SCALE: 1/8" = 1'-0"

NOTE: SIGN DIMEN. ARE APPROXIMATE - V.I.F.



6

## SIGN ELEVATION

SCALE: 1/8" = 1'-0"

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