



CITY OF DUBLIN..

Land Use and
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PLANNING REPORT

PLANNING AND ZONING COMMISSION

JUNE 7, 2007

SECTION I - CASE INFORMATION:

**5. Shoppes at Athenry Outparcel
07-029AFDP**

**7090 Muirfield Drive
Amended Final Development Plan**

Proposal: A 2,800-square-foot commercial building for the Shoppes at Athenry within the Indian Run Meadows Planned District, located on the east side of Muirfield Drive, approximately 600 feet north of the intersection with Tara Hill Drive.

Request: Review and approval of an amended final development plan under the Planned District provisions of Code Section 153.050.

Applicant: Stephen Andrews, Andrews Architects.

Planning Contacts: Jennifer M. Rauch, AICP, Planner and Abby Scott, Planner.

Case Background

The site is located in the Indian Run Meadows Planned District. The Final Development Plan for Indian Run Meadows was approved by the Planning and Zoning Commission on June 5, 1997.

Site Description

Location

The 4.9-acre site is located on the east side of Muirfield Drive, approximately 600 feet north of the intersection with Tara Hill Drive.

Site Character

The site contains an existing 26,600-square-foot retail center located along the northern and eastern property lines. The site has approximately 475 feet of frontage on Muirfield Drive. The

proposed building will be located at the southwest corner of the property, on a portion of the site that is generally flat and currently improved with curbing, sod and trees.

Surrounding Zoning and Uses

This site and all surrounding properties are zoned PUD, Planned Unit Development District as part of the Indian Run Meadows PUD. To the north is the Emerald Crossings retirement community, to the west, across Muirfield Drive, are single-family homes and St. Patrick's Episcopal Church, to the south are a United Dairy Farmers store, and to the east are single-family lots in Section Five of Indian Run Meadows.

Plan Description

Overview

This proposal is for a one-story building with two separate retail spaces oriented toward Muirfield Drive to the west, with parking located primarily to the east. The main building entrances will be on the east side of the building facing the parking lot.

Density

Development of this site is limited to 10,000 square feet per acre or 49,000 square feet. With the addition of this request, the total commercial development for this site will be 29,400 square feet, below the maximum allowed density.

Permitted Uses

Development text for Indian Run Meadows Commercial Uses allows businesses permitted in the Neighborhood Commercial District. Allowed uses generally include retail stores, personal services, and business and professional offices. Eating and drinking places are limited to full service restaurants and not fast food or drive-in restaurants. Entertainment or night club uses are also not permitted. Additional retail and personal service uses from the Community Commercial District are permitted within the development text.

Parking

According to Code and the development text, the existing shopping center and the proposed building require 196 parking spaces based on one space per 150 square feet of gross floor area. The plans indicate 197 parking spaces for the site, which complies with the requirement. However, the plan notes indicate 200 parking spaces and should be revised to accurately reflect the plan.

Vehicular and Pedestrian Access

No changes to the site access are proposed, however, there is a minor change to internal vehicular access. The additional parking area proposed on the east side of the proposed building is accessed from an existing drive-aisle. The proposed plans show the removal of 14 feet of existing pavement, the extension of existing curbing and the installation of a new dumpster pad. The proposed configuration does not allow for vehicles to easily maneuver the existing parking area.

Lighting

The proposed sign lights will be black gooseneck fixtures consistent with existing light fixtures within the development. The proposed lighting plan conforms to development text.

Architecture

The approved text requires four-sided architectural design that coordinates with the residential character of the area. The proposed building architecture is similar in style to the existing Shoppes at Athenry. The building incorporates a hipped roof and two cross gables with store front windows on the east and west elevations. The exterior elevation plan shall be revised to show the correct scale for building elevations.

Building Material

The approved building materials listed in the development text include brick, stone, wood and stucco. The proposed exterior siding finish will be Hardi-Plank (*Sherwin Williams, Stucco Greig*). A cultured stone product will be used for the water table and stone accent walls on the exterior of the building. The roof material will be asphalt roof shingles (*Slateline, Slate Grey Blend*), with black standing seam metal awnings over the window on the east and west elevations.

Landscaping

The Code requires interior landscaping for vehicular use areas. The landscape plans indicate the addition of one tree to meet this requirement.

Screening for the vehicular use area, utilities and air conditioning units is required by the Zoning Code. The proposed landscape plans meet the requirement for screening the vehicular use area by providing five trees for the 166 feet of vehicular boundary. Screening requirements for the dumpster and the air conditioning unit are also in compliance with Code.

Tree Replacement

Tree replacement is required to equal or exceed the combined diameter for protected trees that will be removed with a project. This proposed building and site will impact 28 caliper inches of existing trees. The plans show replacement trees totaling 30 caliper inches (ten trees at three caliper inches each) but do not reflect the recommended spacing accurately.

Proposed Signs

The approved sign package permits one sign per tenant space. The maximum square footage for wall signs on the proposed building shall not exceed 77 square feet. The applicant is proposing two signs that are approximately 12 square feet each. The proposed signs will be mounted on the west elevation of the building, facing Muirfield Drive. Proposed signs are consistent with existing signs in the development and meet the development text and Code.

Each sign is rectangular in shape with four-inch radius quarter-round cutouts at the corners. The proposed sign panel will be matched to Sherwin Williams, Tricorn Black or Roycroft Bottle Green with individual letters painted Sherwin Williams Egret White, which meet the approved sign colors. The proposed signs are integrated into the building façades and complement the architectural character of the building.

Stormwater

This proposal is required to comply with the requirements of the City of Dublin Stormwater Regulations and preliminary stormwater calculations have been submitted. Final calculations will be required at the building permit stage.

Neighborhood Contact.

The applicant has indicated a meeting with Michael Mack of the Indian Run Meadows Civic Association occurred on May 30, 2007 to discuss the proposed additional building in the Shoppes at Athenry.

Planning received a phone call from a homeowner of an adjacent residential property to the east of the Shoppes at Athenry. Concerns about what uses would occupy the new building were discussed. The applicant contacted this homeowner and will meet with a group of residents on June 5, 2007 regarding this development proposal. A letter with attachments from this resident is included in the Administrative Report to the Planning and Zoning Commissioners.

This site has a history with the adjacent residential development that includes issues with hours of operation, uses and property maintenance. Please refer to the attached history for details and correspondence in the Administrative Report.

SECTION II - REVIEW STANDARDS

Amended 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) **Amended Final Development Plan (Commission approves/denies).**

The intent of the amended 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 amended 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.

Evaluation and Recommendation based on Amended Final Development Plan Criteria

Section 153.055(B) of the Code identifies criteria for the review and approval for an amended final development plan. Following is an evaluation by Planning based on those criteria. 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 met. The proposal conforms to the preliminary development text in terms of required parking, wall signs, lot coverage and setbacks.

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 met through conditions. Proposed changes to the vehicular and pedestrian circulation are minimal in this proposal. However, the proposed plans should be revised to reflect the installation of a vehicle return located adjacent to the proposed dumpster to ensure proper parking maneuverability (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.

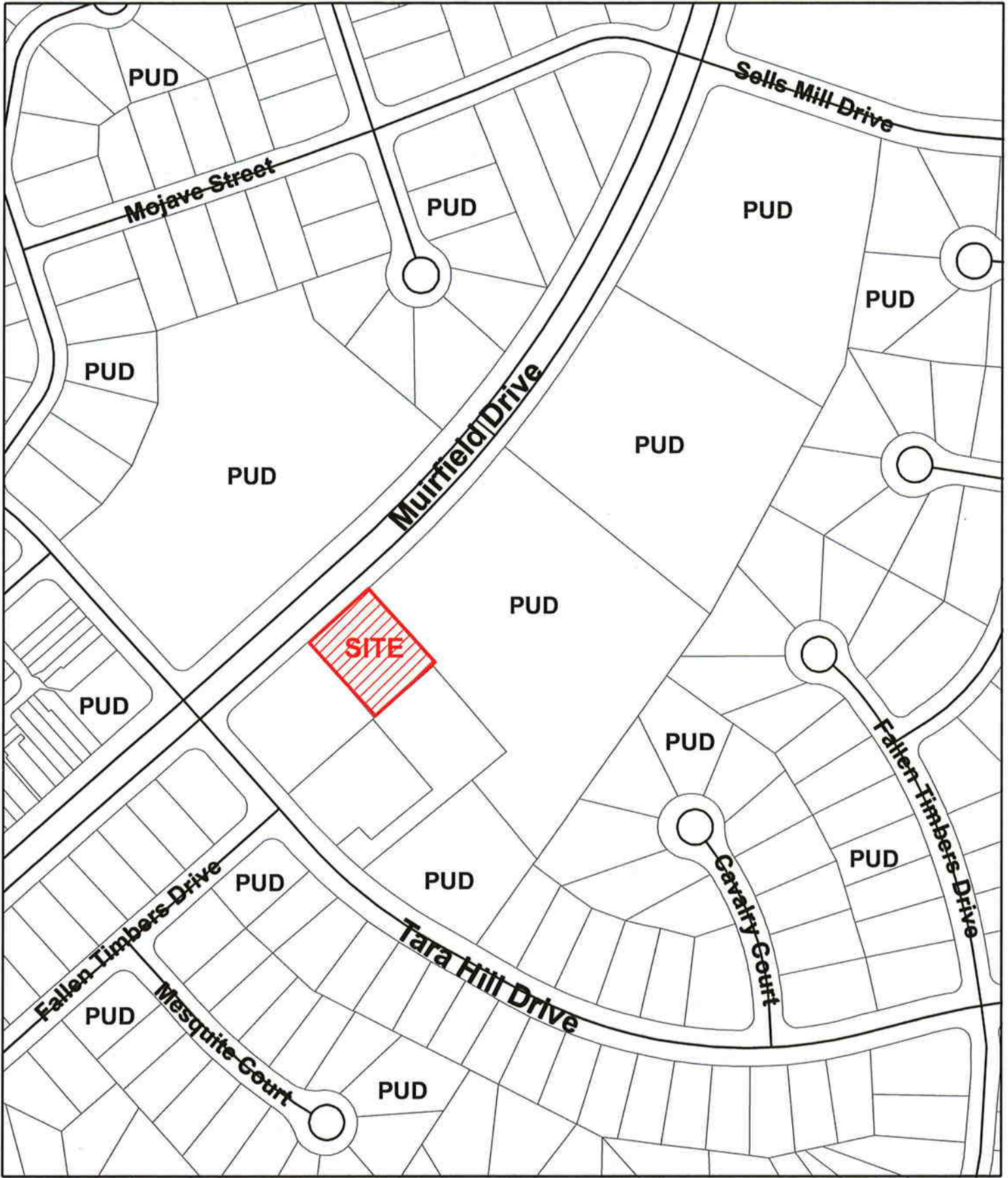
Criteria met through conditions. The plans include appropriate landscaping and the proposed signs meet the development text. The landscape plans should be revised to show the replacement trees located at the recommended 40-foot on center spacing between trees along the western edge of the parcel (Condition #2).

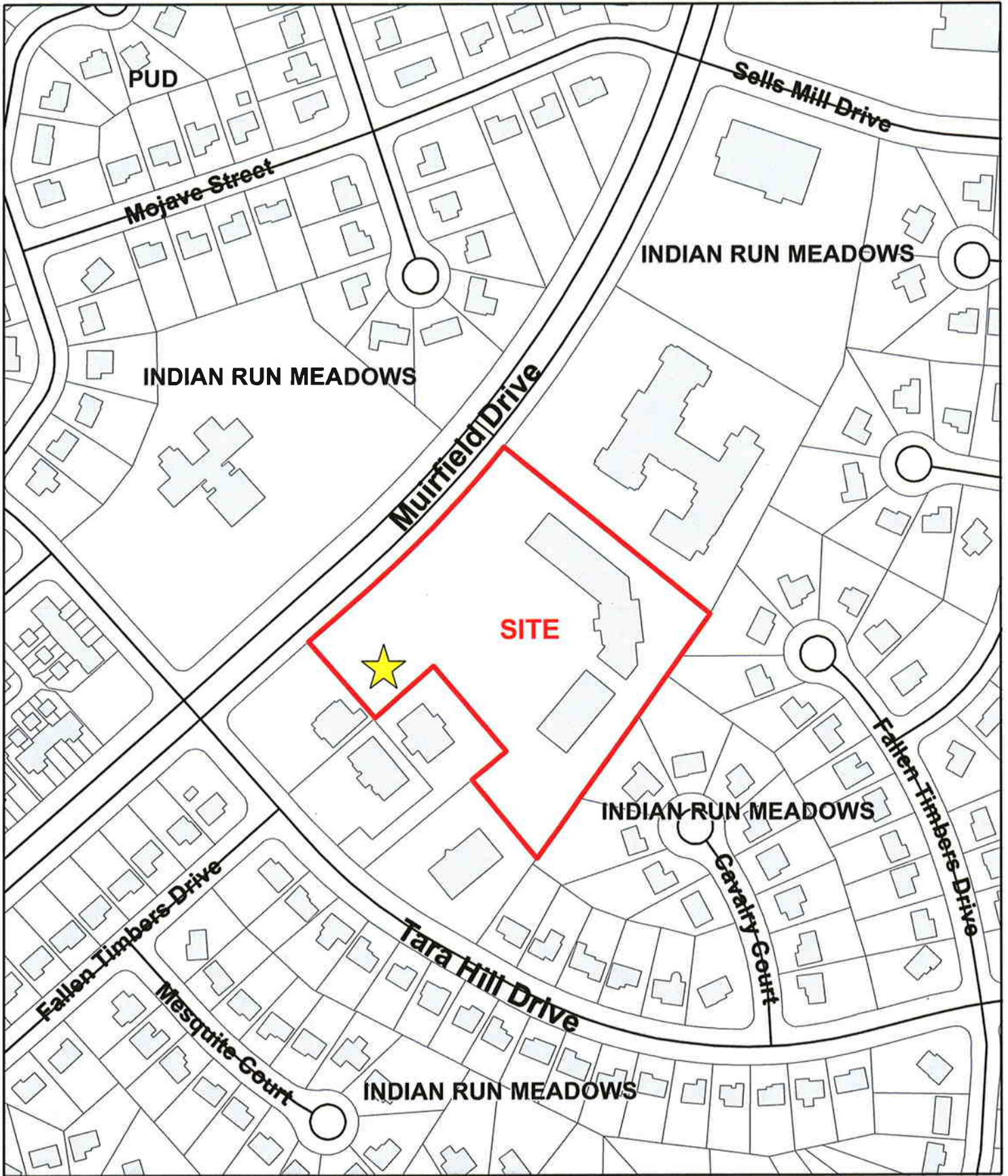
SECTION III - RECOMMENDATION: Approval.

In Planning's opinion, this proposal complies with the Amended Final Development Plan criteria set forth in Section 153.055(B) of the Dublin Zoning Code and the existing development standards within the area. Planning recommends Approval is recommended with two conditions.

Conditions:

- 1) That the proposed plans are to be revised to reflect the installation of a vehicle return located adjacent to the proposed dumpster to ensure proper parking maneuverability; and
- 2) That the landscape plans be revised to show the replacement trees located at the recommended 40 feet on center spacing between trees along the western edge of the parcel.



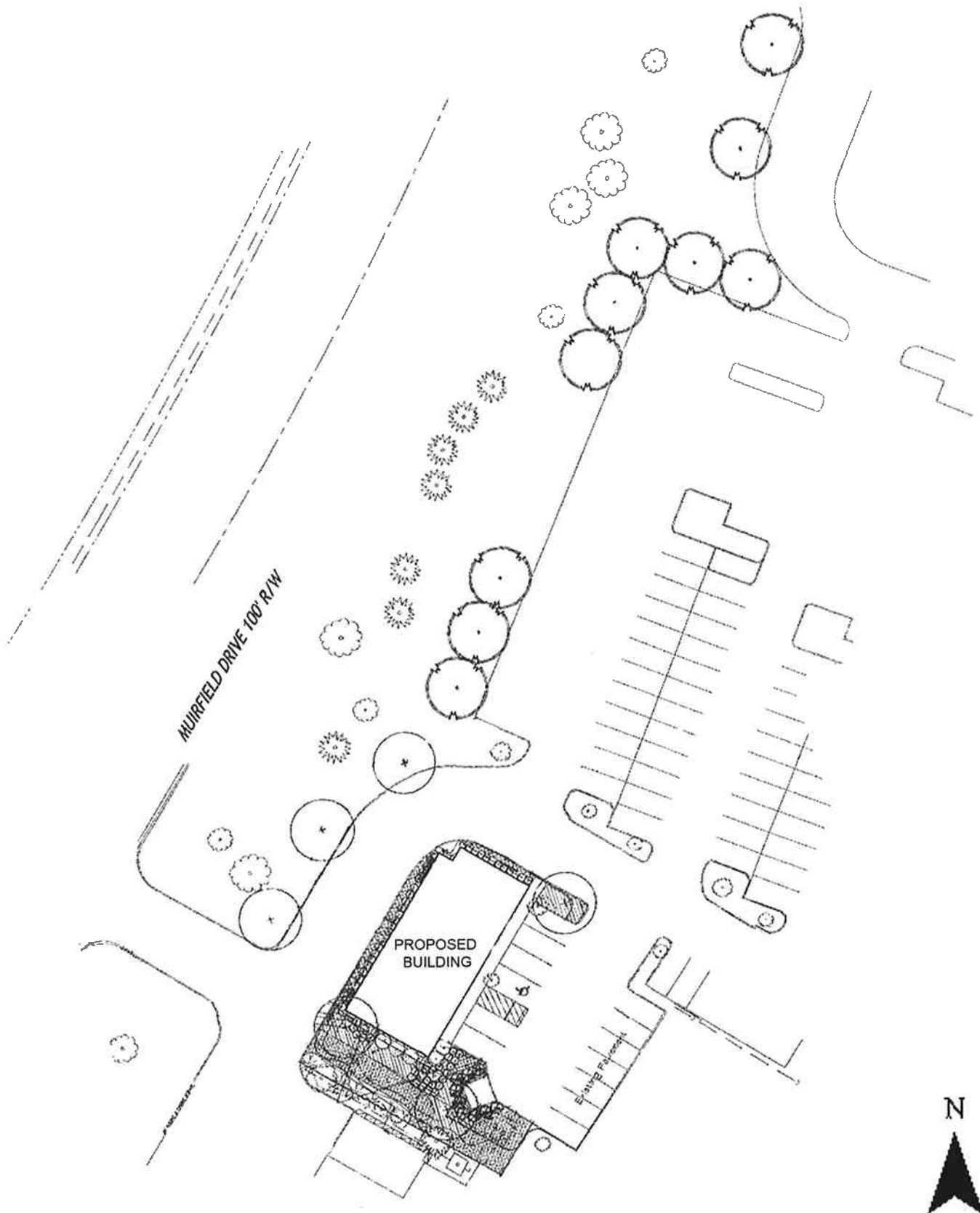


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DEVELOPMENT CONTEXT

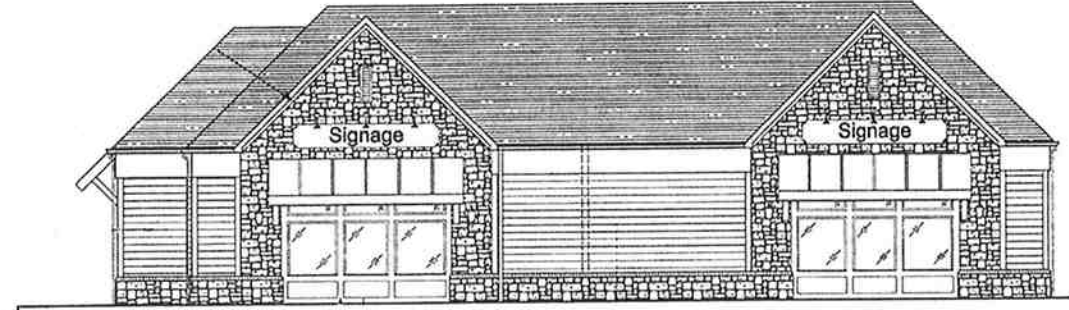
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PROPOSED LANDSCAPE PLAN



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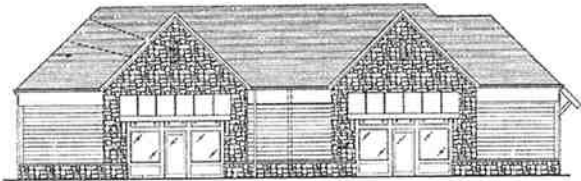
PROPOSED ELEVATIONS



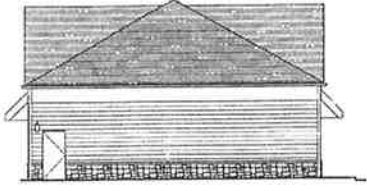
FRONT (WEST) ELEVATION



LEFT (NORTH) ELEVATION



REAR (EAST) ELEVATION



RIGHT (SOUTH) ELEVATION