



CITY OF DUBLIN.

Land Use and  
Long Range Planning  
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## PLANNING REPORT

### PLANNING AND ZONING COMMISSION

OCTOBER 11, 2007

#### SECTION I - CASE INFORMATION:

**1. Shoppes at Athenry Outparcel 07-029AFDP** **7090 Muirfield Drive**  
**Amended Final Development Plan**

**Proposal:** A 2,400-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 250 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 Contact:** Abby Scott, Planner.

**Contact Information:** (614) 410-4654; ascott@dublin.oh.us

#### UPDATE:

This case was tabled at the June 7, 2007 Planning and Zoning Commission meeting at the request of the applicant. The Commissioners were concerned about the building and dumpster locations, and parking and vehicular maneuverability. The Commissioners requested more information on parking counts at the shopping center. The applicant has revised the proposal and Planning has provided a summary of the Dublin Parking Study. The applicant has also addressed both conditions in the previous Planning report.

#### Case Summary

This application is a request for review and approval of an amended final development plan for a 2,400-square-foot commercial building and other associated site improvements. In Planning's opinion, the revised proposal complies with the applicable review criteria and approval is recommended.

#### Case Background

The site is located in the Indian Run Meadows Planned District. The Final Development Plan for the retail shopping center component of 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 250 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 portions of the site, with 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. The Emerald Crossings retirement community is to the north, and across Muirfield Drive are St. Patrick's Episcopal Church and single-family homes. A United Dairy Farmers store is located to the south and to the east is a two-story office building and single-family homes in Section Five of Indian Run Meadows.

## **Plan Description**

### *Overview*

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

### *Building Location*

The main concern raised by the Commission at the June 7, 2007 meeting was that the proposed building appeared to be too close to the internal drive aisle. The Code does not address setbacks from internal access drives.

While the Commission suggested alternative locations, the applicant has elected not to make this change. In their view, the alternative locations are either too close to adjacent homes or would eliminate needed parking spaces.

### *Dumpster Location*

The development text requires dumpsters to adhere to the 25-foot building setback requirement. The revised site plan meets this requirement.

### *Vehicle Barrier*

While not part of this application, the applicant has proposed vehicle barrier gates be added to the rear of the existing shopping center building to restrict access, in response to concerns raised during the Planning and Zoning Commission meeting, as a means to abate noise from service traffic. The barriers would remain open between 7 a.m. and 7 p.m. to restrict deliveries and trash pick-up to this time period.

The service road behind the shopping center is required by the City of Dublin Fire Code. The installation of the proposed vehicle barriers will be subject to review and approval by the Fire Marshal.

#### *Density*

The approved text limits development of this site 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 29,000 square feet.

#### *Permitted Uses*

The development text for Indian Run Meadows allows businesses permitted in the Neighborhood Commercial District, including retail stores, personal services, and business and professional offices, along with other specific retail and personal service uses from the Community Commercial District. Eating and drinking places are limited to full service restaurants. Entertainment or night club uses are not permitted.

#### *Parking*

According to Code and the development text, the existing shopping center and the proposed building will require 193 parking spaces based on one space per 150 square feet of gross floor area. A total of 196 parking spaces are provided.

Despite meeting these requirements, the Commission questioned whether the existing parking adequately serves the current businesses in the shopping center and requested more information. The Shoppes at Athenry is included as part of an on-going planning project to study parking needs in the city. Between November 2006 and February 2007, monthly parking counts were conducted at different times and days. Additional counts were conducted in July and August 2007 at this site in response to the Commission's request. The counts indicate that parking is readily available in the morning and late afternoon, and generally throughout the day, although peak parking times may require parking at greater distances from the uses being visited. A copy of the parking study is included in the attachments.

#### *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 pavement, the extension of existing curbing and the installation of a new dumpster pad.

A pedestrian connection to the public way is required with new development. The revised site plan indicates a connection between the building entrances and the bike path along Muirfield Drive. The applicant has also moved the ADA accessible parking space closer to the building entrances.

#### *Lighting*

The proposed sign lights will be black gooseneck fixtures consistent with existing light fixtures and the requirements of the text.

### *Architecture*

The 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.

### *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 Greige*). 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; one additional tree has been included to meet this requirement.

Screening for the vehicular use area, utilities and air conditioning units is also required. 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 also comply 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 affect 28 caliper inches of existing trees. The plans show replacement trees totaling 30 caliper inches (ten trees at three caliper inches each).

### *Proposed Signs*

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

### *Stormwater*

This proposal must 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 been in contact with the neighborhood throughout the amended final development plan process.

## **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 development text for 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.*

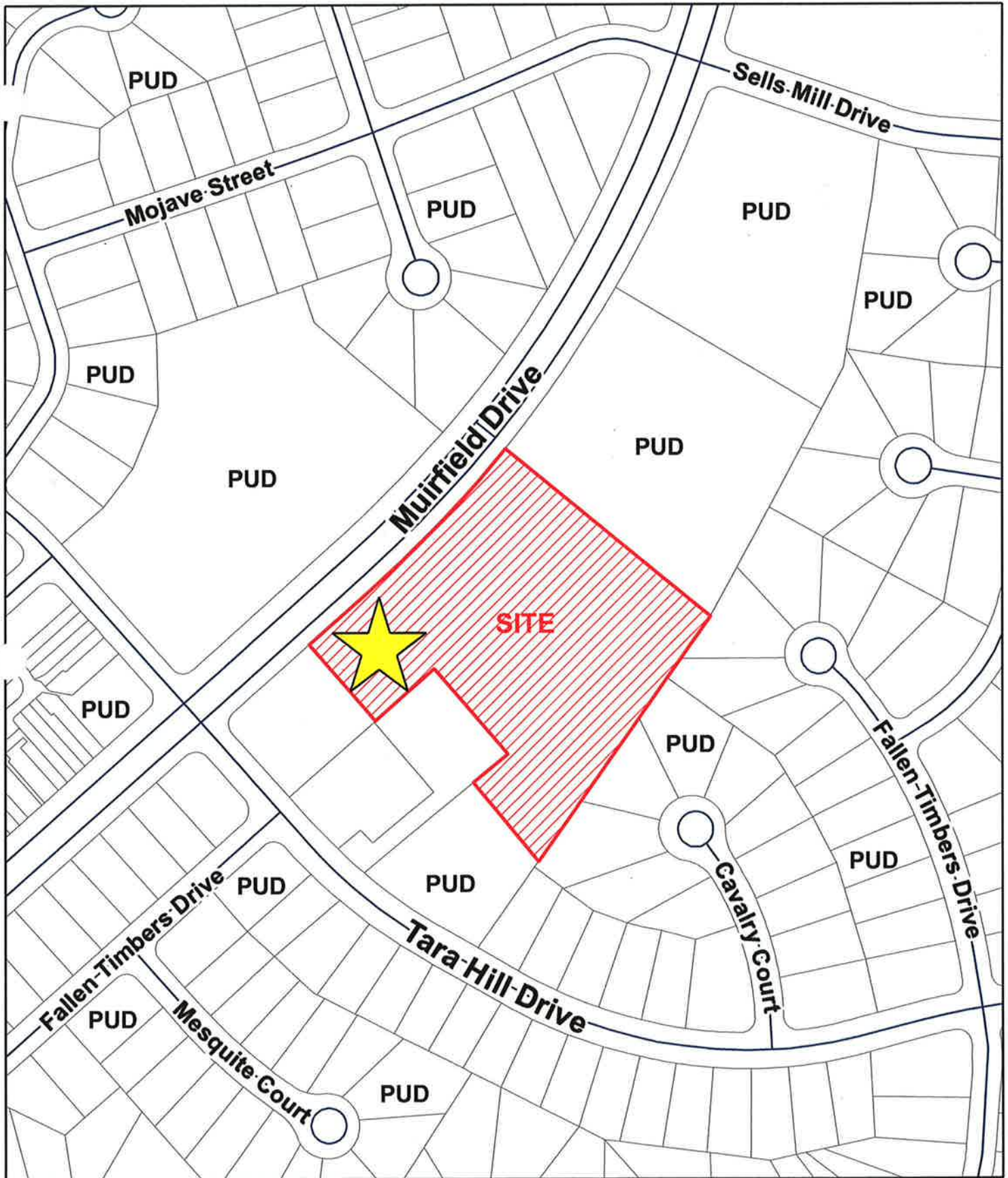
**Criteria met.** The vehicular and pedestrian circulation are adequate for this proposal. No additional site lighting is proposed.

*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.** The plans include appropriate landscaping and the proposed signs meet the development text and Code.

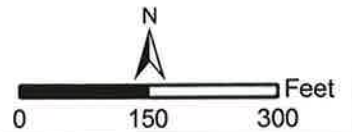
### **SECTION III - RECOMMENDATION: Approval.**

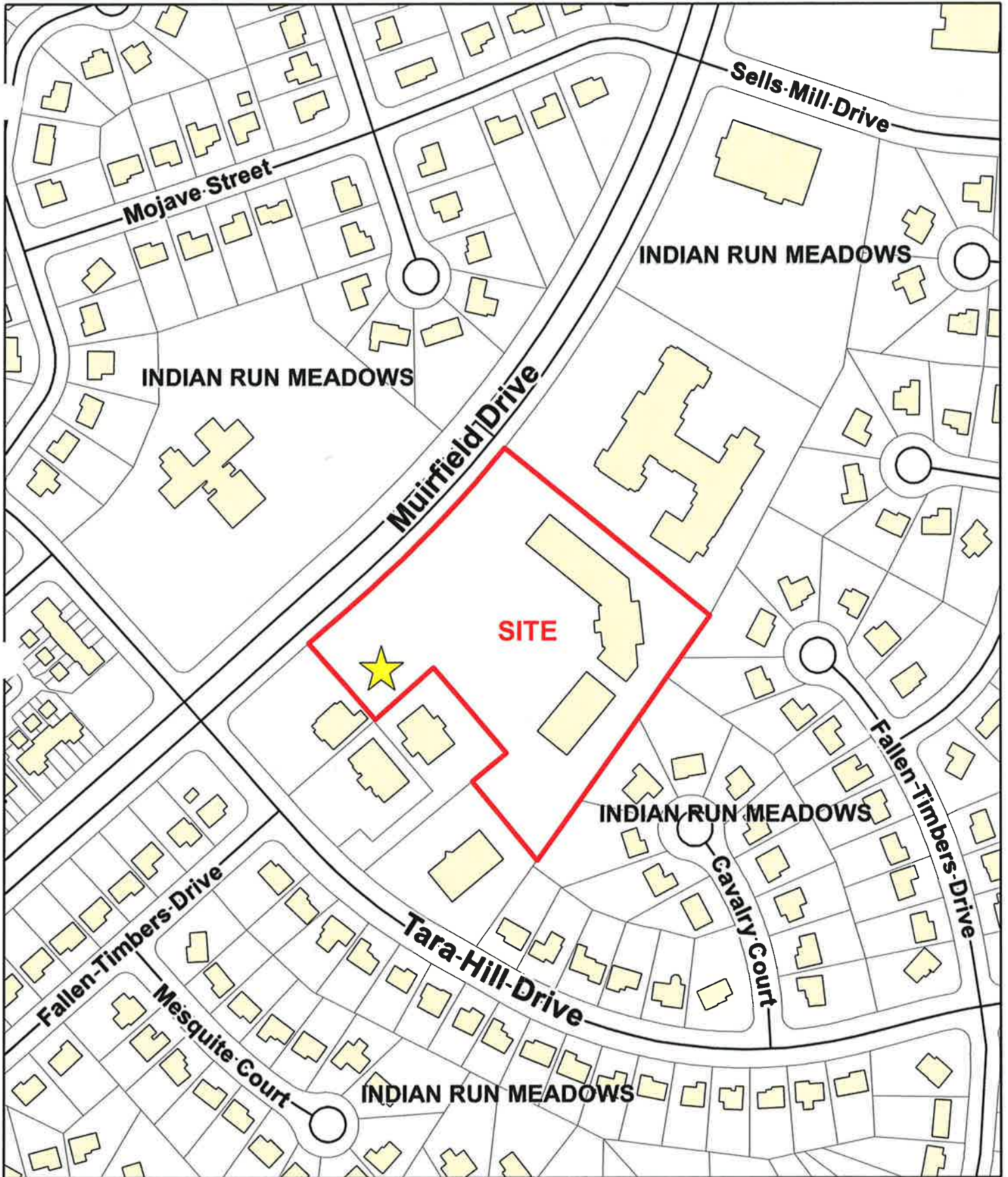
In Planning's opinion, this proposal complies with the Amended Final Development Plan criteria set forth in Section 153.055(B) of the Dublin Zoning Code and the existing development standards within the area. Planning recommends approval with no conditions.



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07-029AFDP  
Amended Final Development Plan  
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## DEVELOPMENT CONTEXT



07-029AFDP  
Shoppes at Athenry Outparcel  
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*Creating a Legacy*

# Memo

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To: Dublin Planning and Zoning Commission  
From: Sarah White, Planning Assistant, Dublin Parking Study Project Manager  
Date: 10/5/2007  
Re: Shoppes of Athenry Parking Assessment

In November of 2006 the City of Dublin's Land Use and Long Range Planning Department began a parking study focusing on fifteen of the City's office and commercial buildings. This parking study was conducted from November 2006 to February 2007, and by request resumed in July and August, 2007. The study was designed to measure the practicality of Code requirements in regards to City parking standards.

The Shoppes of Athenry was chosen as one of the fifteen commercial sites in this study. Since the commencement of the project, monthly parking counts of the shopping center's parking lot have been assessed at different times and days. A summary of those findings is attached to this memo.

The Shoppes of Athenry

Avery-Muirfield Drive, Dublin, Ohio

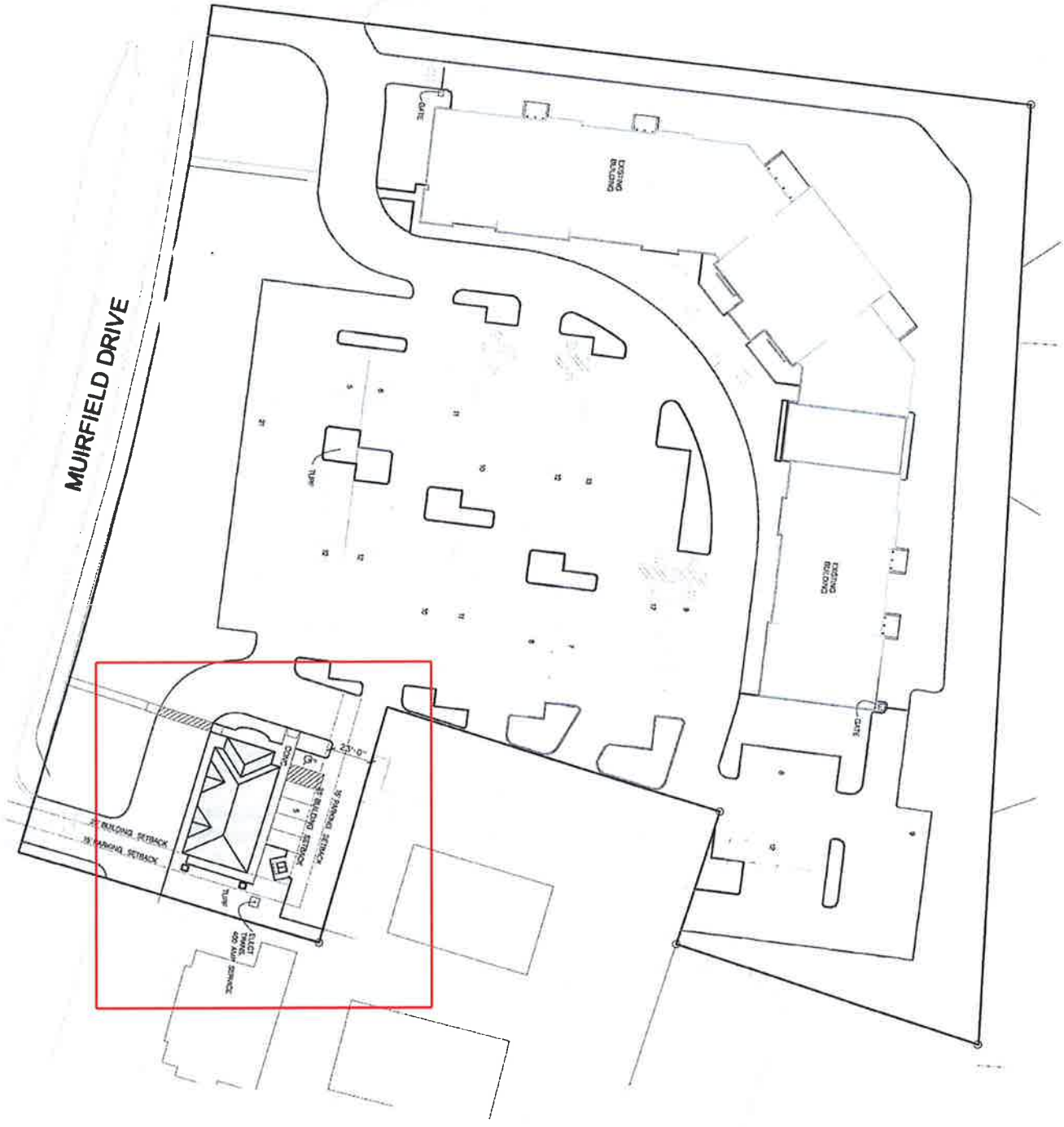
Code Required Parking Spaces-176

Existing Parking Spaces-192

Building Size-26,345 square feet

<u>Time/Day</u>	<u>Available Parking Spaces</u>	<u>Occupied Spaces</u>
1:30 PM/ Thursday	53	139
11:30 AM/ Friday	107	58
3:30 PM/ Tuesday	148	44
4:00 PM/ Friday	134	58
2:00 PM/ Wednesday	144	48
10:00 AM/ Monday	152	40
11:00 AM/ Thursday	104	88
12:00 PM/ Tuesday	72	120
2:30 PM/ Friday	139	53
1:00 PM/ Thursday	117	75
12:30 PM/ Wednesday	94	98
9:30 AM/ Monday	152	40
11:30 AM/ Thursday	97	95
3:00 PM/ Tuesday	138	54

# PROPOSED SITE PLAN

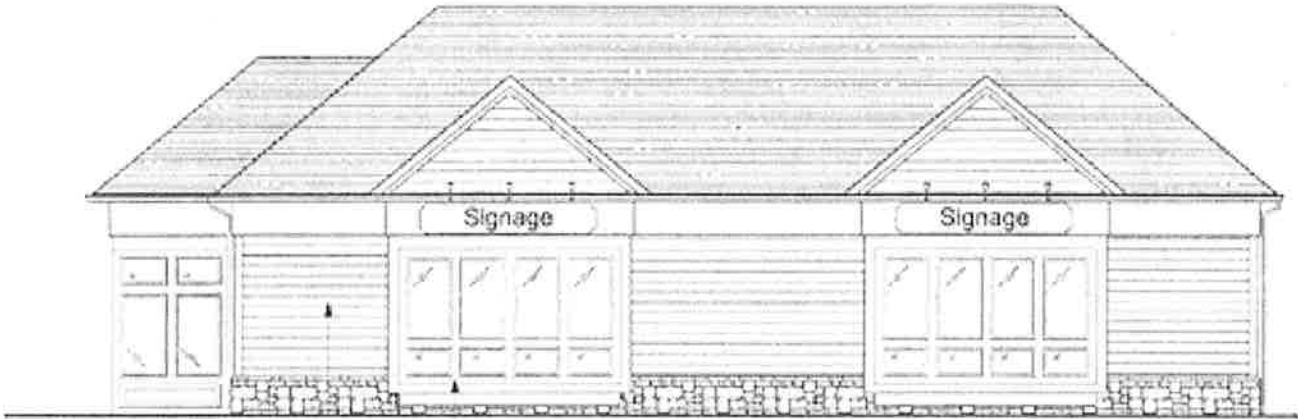


07-029AFDP  
Shoppes at Atherny Outparcel  
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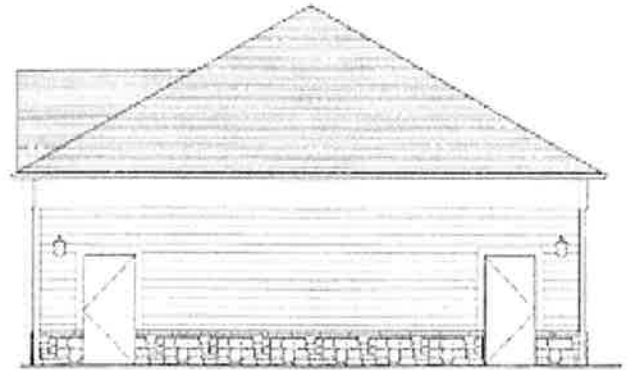
# PROPOSED ELEVATIONS



PROPOSED FRONT (WEST) ELEVATION



PROPOSED LEFT (NORTH) ELEVATION



PROPOSED RIGHT (SOUTH) ELEVATION



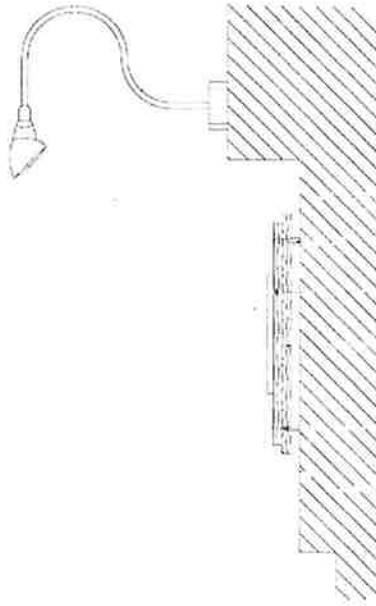
PROPOSED REAR (EAST) ELEVATION

07-029AFDP  
Shoppes at Athenry Outparcel  
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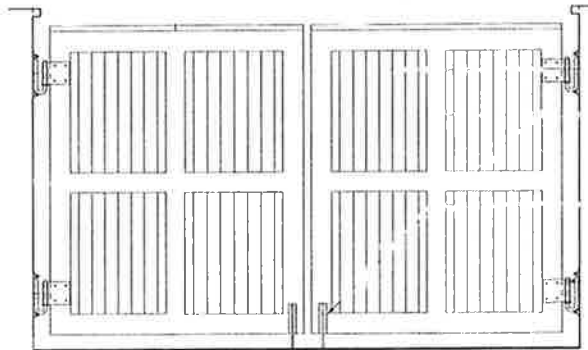
# PROPOSED ARCHITECTURAL DETAILS



PROPOSED SIGN & FONT



PROPOSED LIGHTING



PROPOSED DUMPSTER GATES