



Land Use and Long Range Planning
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Memo

TO: Members of the Planning and Zoning Commission
FROM: Rachel E. Swisher, Planner I
DATE: July 17, 2008
RE: WORK SESSION – Application No. 08-062CU/CDD – Shoppes At River Ridge – Montgomery Inn – 4565 West Dublin-Granville Road
APPLICANT: Dean Baumgartner, Ford & Associates Architects

5. WORK SESSION ITEM

Request

The applicant is requesting informal review of a conditional use and Corridor Development District application for the addition of a covered outdoor dining patio for the Montgomery Inn restaurant located within the Shoppes at River Ridge.

Site Location and Details

The 14-acre site for the Shoppes at River Ridge is zoned CC, Community Commercial District and is located at the southeast corner of West Dublin-Granville Road and Riverside Drive, approximately 750 feet east of the intersection with Riverside Drive. The Montgomery Inn restaurant, approved by the Planning and Zoning Commission on December 6, 2007, will be located in Building D in the southwestern-most portion of the shopping center overlooking Riverside Drive.

The shopping center design was approved by the Commission in March, 2005 and included outdoor dining areas in the approved square footage of the center. A condition of the approval requires that all outdoor seating areas be reviewed and approved by the Commission. A variance to decrease the number of required parking spaces was approved by the Board of Zoning Appeals in April, 2005. The shopping center and subsequent parking variance included 1,000 square feet of patio space for Building D.

Description

The applicant is proposing a detached 1,000-square-foot covered patio on the north side of the restaurant for seasonal outdoor dining.

Patio Layout

The proposed patio is situated to the north of the restaurant with entrances on the southwest and southeast corners of the structure. The parking lot can be reached from the proposed patio through a gate and walkway located southeast of the structure.

Patio Materials

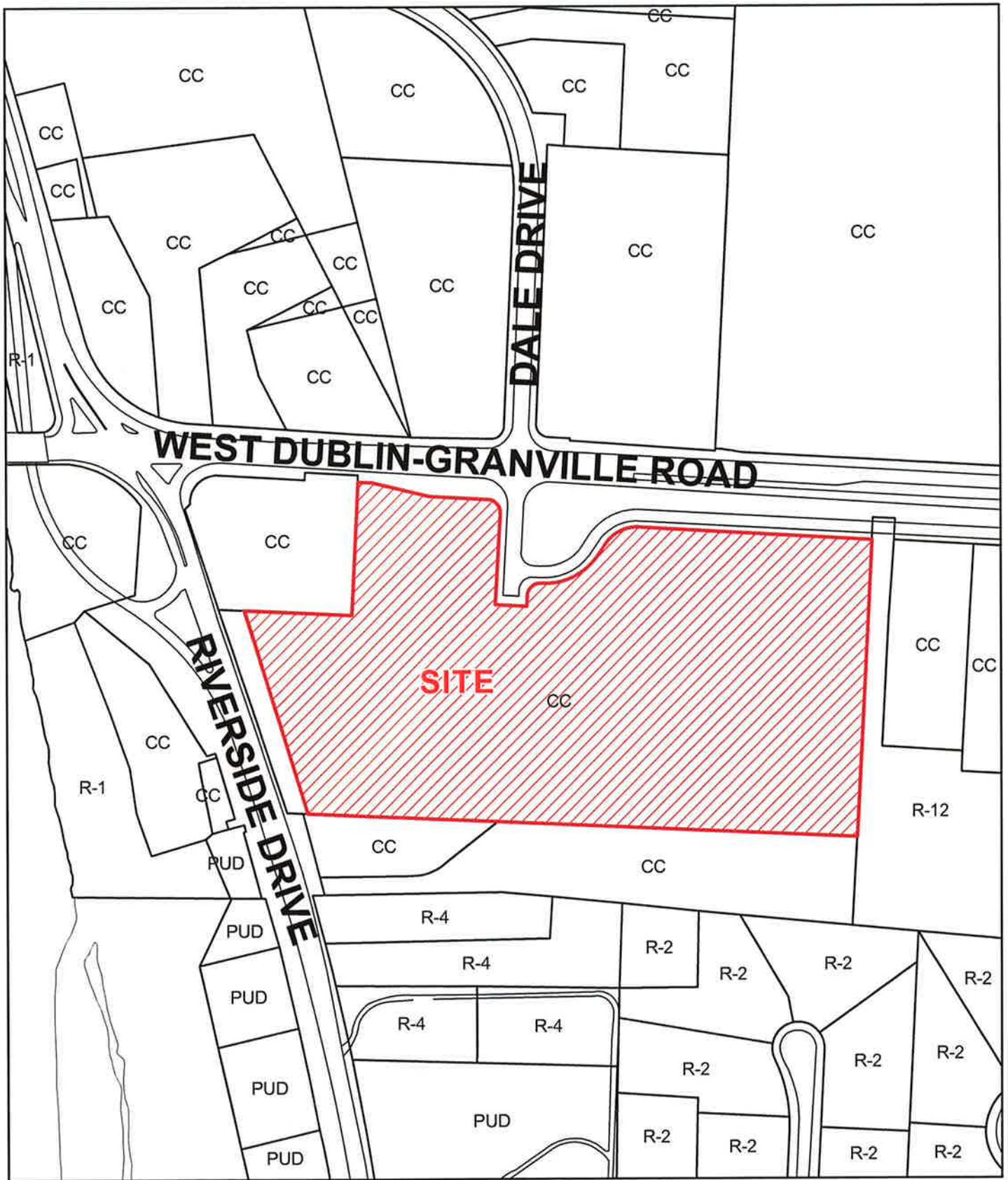
The applicant is proposing to cover the patio with a roof that will be composed of materials consistent with the design of the restaurant. The patio will not be fully enclosed, but the applicant is proposing to use clear vinyl vision panels with white fabric borders to enclose the sides of the patio during inclement weather. The white balustrade posts and railings surrounding the proposed patio will match the design of the main building. The applicant has not specified the patio furniture type and design, but will submit their final selections for the conditional use application.

Patio Use

The proposed patio will be in use during restaurant business hours, and the applicant intends to use the outdoor dining space for most of the year. The applicant is also proposing to have live music and special events.

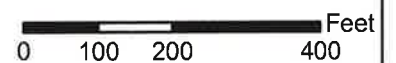
Discussion Points

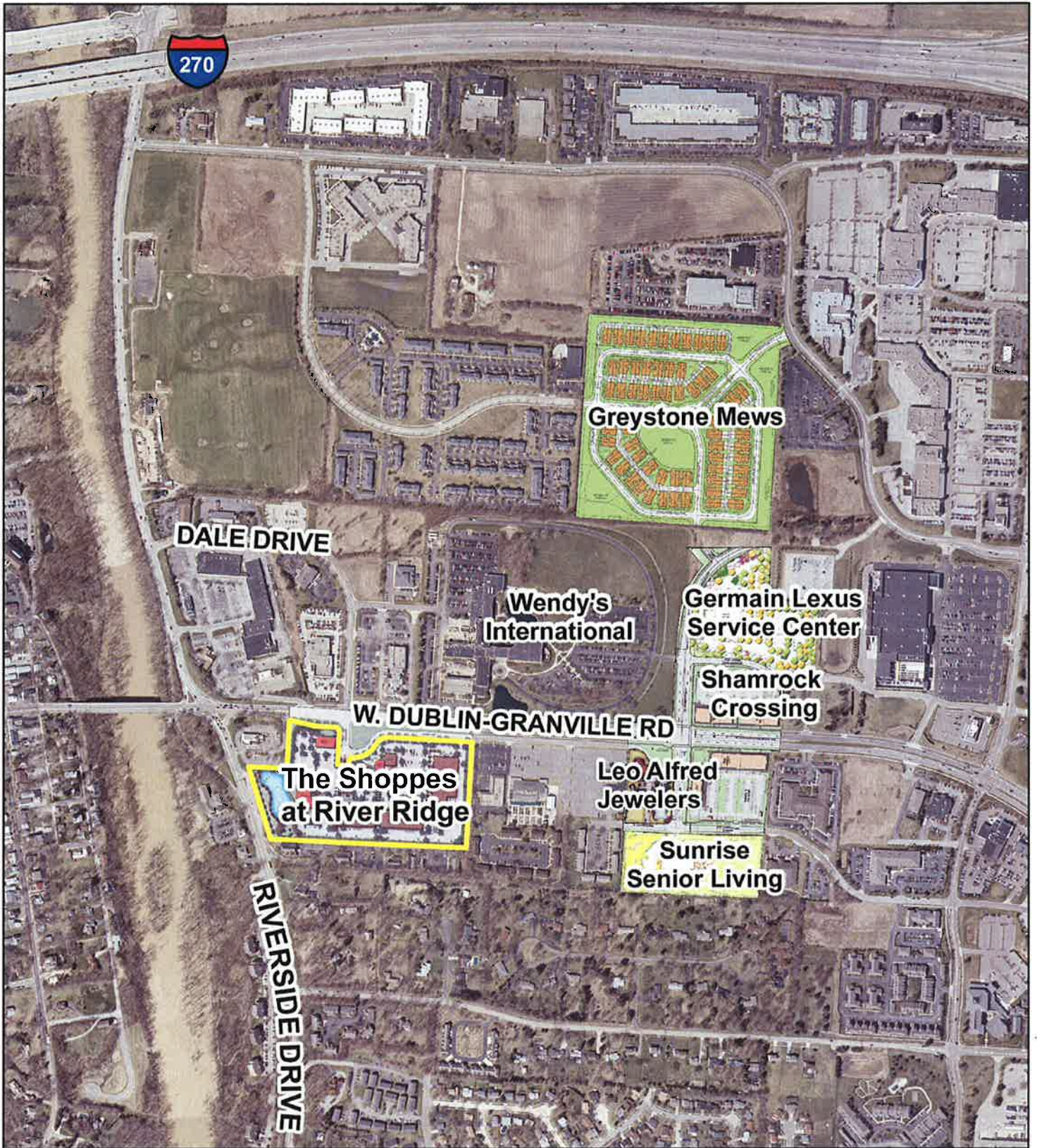
- *Does the Planning and Zoning Commission support the use of the proposed outdoor patio?* The approval of the Shoppes at River Ridge shopping center included 1,000 square feet of patio space for Building D, with the stipulation that each proposed patio receive conditional use approval.
- *Are the proposed materials, including the use of clear vinyl vision panels, and the design of the associated roof structure appropriate for this site?* The applicant is proposing to utilize the same design scheme and building materials for the patio roof as were approved for the restaurant. In addition, the applicant is proposing to use clear vinyl vision panels with white fabric borders to extend the seasonal outdoor dining period.
- *Does the Commission prefer that the furniture match the Bruegger's Bagels patio furniture, or should the furniture coordinate with the Montgomery Inn building materials and design theme?* The applicant has not made a final furniture selection for the proposed patio. The Commission recently approved black aluminum café chairs and round mesh-top tables for the Bruegger's Bagels patio within the Shoppes at River Ridge.
- *Would the Commission support the use of the patio for the live music and special events as proposed by the applicant? If so, discussion is requested regarding appropriate hours and other safeguards.* The applicant would like to pursue live entertainment opportunities and special events on the patio in addition to its primary use as an outdoor dining space. Typically, restrictions regarding the hours of live entertainment are taken into consideration when approving patios within the City.



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