



CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

PLANNING REPORT

PLANNING AND ZONING COMMISSION

OCTOBER 9, 2008

SECTION I – CASE INFORMATION:

3. Goodwill Store 08-090CDD **6665 Sawmill Road**
Corridor Development District

Proposal: An awning for a tenant space within an existing shopping center located on the west side of Sawmill Road at the northwest corner of the intersection with Village Parkway.

Request: Request for review and approval of a Corridor Development District application under the provisions of Code Section 153.115.

Applicant: Brian K. Hammen, Goodwill Columbus.

Planning Contact: Rachel Swisher, Planner I.

Contact Information: (614) 410-4656, rswisher@dublin.oh.us

Case Summary

This is a request for review and approval of a Corridor Development District application for a canvas awning constructed over a secondary entrance door for a tenant space within an existing shopping center on Sawmill Road. The proposal complies with the applicable review criteria and Planning recommends approval of the request.

Case Background

The shopping center was built in 1989 as a single tenant building. On November 6, 1997, the Planning and Zoning Commission approved exterior modifications to the structure to create two tenant spaces. The Commission approved a wall sign and the addition of an exterior door for the northern tenant space in May, 2008. The northern tenant space is also the subject of this application.

Site Description

Location and Character

The 3.269-acre site is located on the eastern boundary of the City of Dublin. The building has frontage on Village Parkway (650 feet), Sawmill Road (190 feet), and Dublin Center Drive (200 feet) with driveways on each street.

The site contains a 25,800-square-foot shopping center with two tenant spaces facing Sawmill Road. The building is centrally located on the site with the existing Goodwill retail store in the northern 8,970-square-foot tenant space. Parking is located in the front and rear of the building.

Surrounding Zoning and Uses

The site and adjacent parcels are zoned CC, Community Commercial District, within the CDD, Corridor Development District. Properties to the east across Sawmill Road are located within the City of Columbus.

Plan Description

Overview

The applicant is requesting approval of a blue aluminum-framed canvas awning located toward the rear of the tenant space over the access door approved by the Commission in May.

Proposed Awning

The awning is located above a set of secondary entrance doors within an existing alcove on the north side of the building. The awning is 15.9 feet wide and 4 feet deep. The bottom of the awning is level with the top of the doorframe at 7 feet from grade, and the top of the awning is 11 feet from grade.

The awning is composed of a durable blue canvas material (*Firesist HUV Regatta 88051*) installed over an aluminum framing system mounted to the brick building façade. The applicant has selected a blue canvas to coordinate with their approved sign on the front of the building. No signs, lettering, or lighting are proposed for the awning.

SECTION II – REVIEW STANDARDS:

Corridor Development District

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. An amendment to the Corridor Development District Ordinance was approved by City Council on May 16, 2005 to add signs to the items the Planning and Zoning Commission is to review. 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.

Evaluation and Recommendation based on Corridor Development District Criteria:

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

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.

Criterion met. The proposed awning takes into account the general design of the existing tenant space by coordinating with the approved sign, and the proposal is consistent with surrounding uses.

SECTION III – RECOMMENDATION: Approval.

Corridor Development District

In Planning's opinion, this proposal complies with the Corridor Development District review criteria and the existing development standards within the area, and approval of this request is recommended.

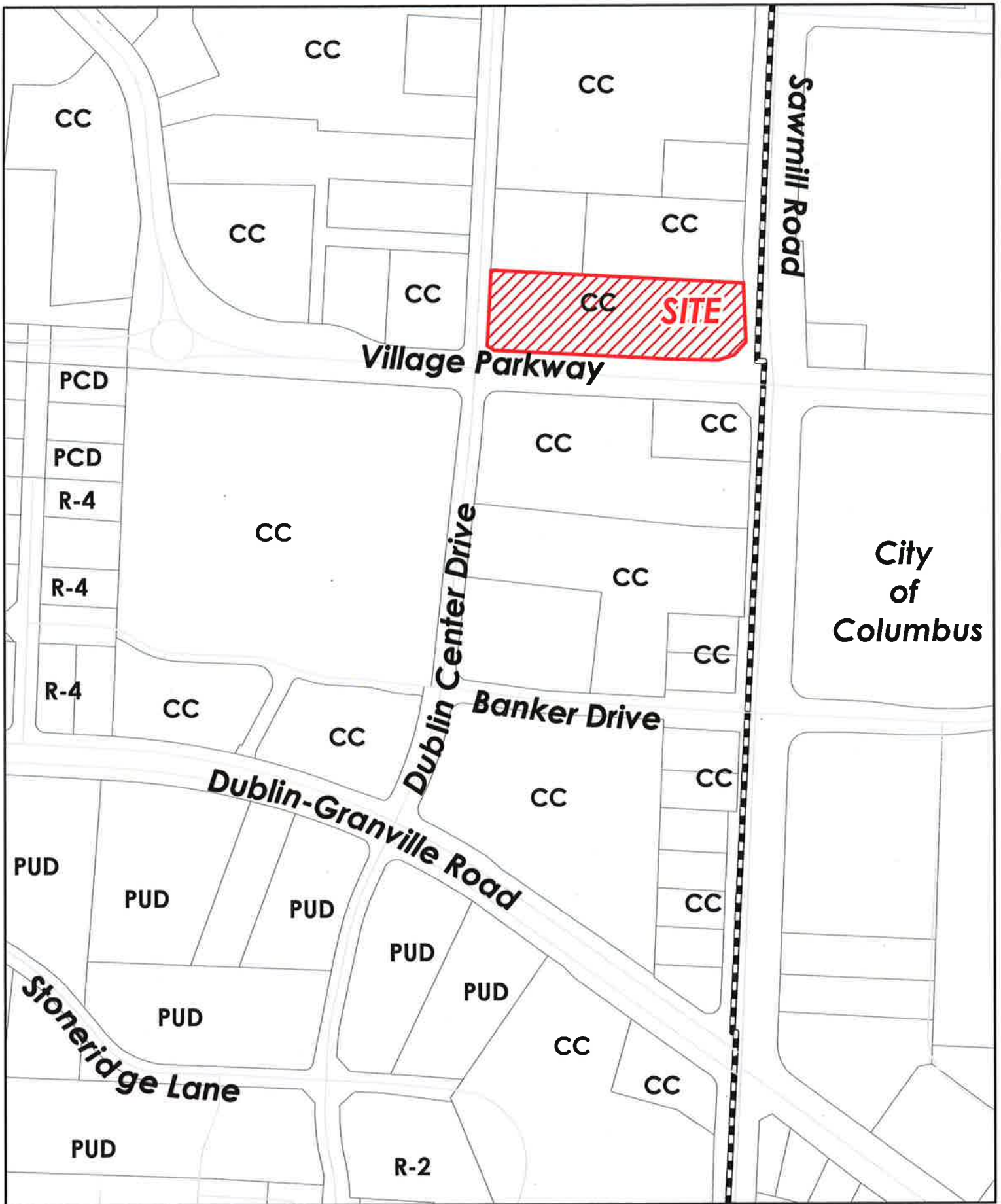
Corridor Development District

Review Criteria:

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

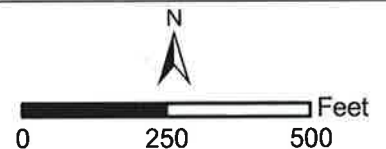
(g) Design. The design of new structures and of new additions to existing structures, including new site improvements and all new and revised signage, shall take into account architectural style, general design, arrangement, texture, material and color so that the image of Dublin is maintained as a quality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

(h) Signs. 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.



City of Dublin
Land Use and
Long Range Planning

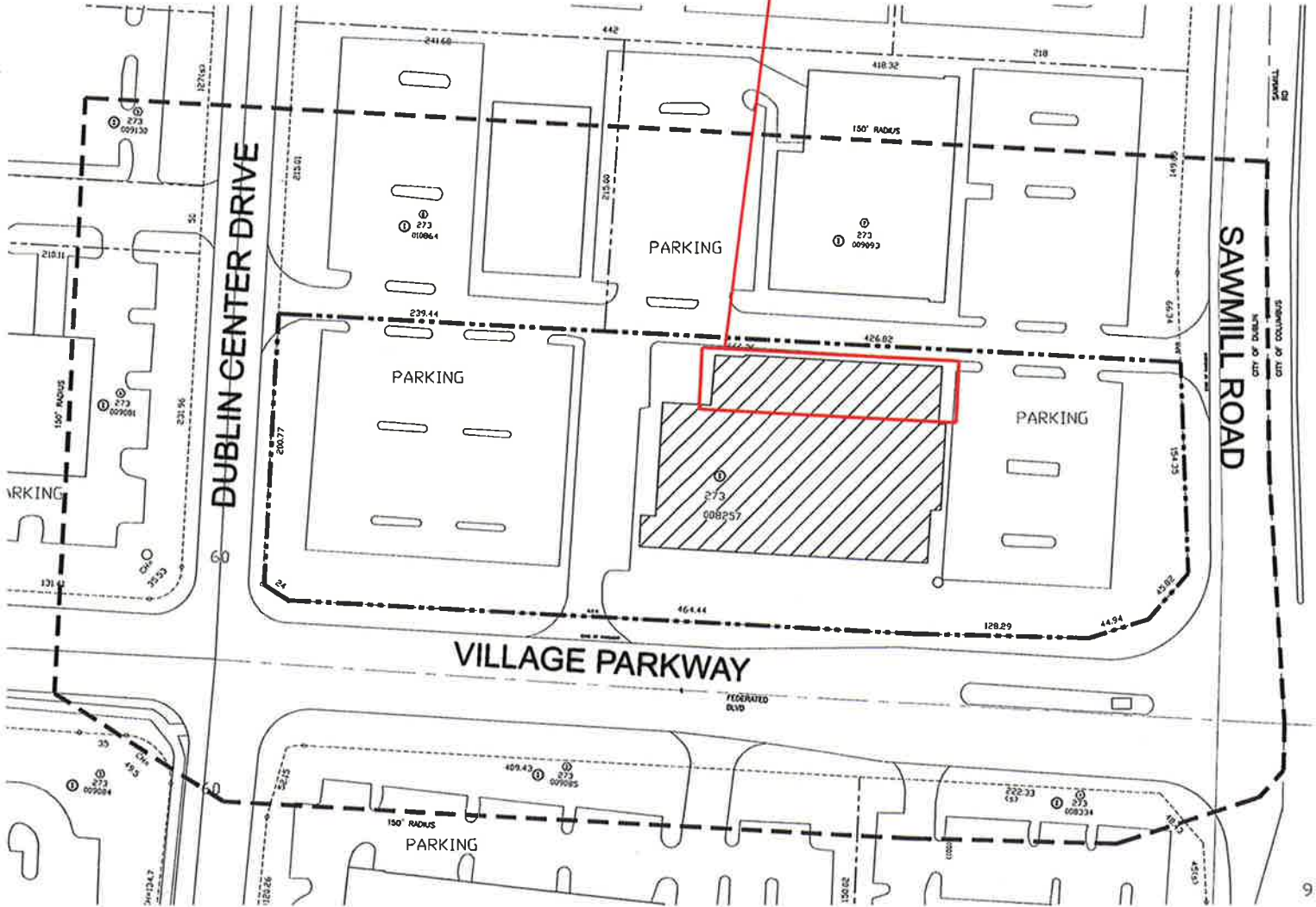
08-090CDD
Corridor Development District
Goodwill Store
6665 Sawmill Road





EXISTING SITE PLAN

PROPOSED AWNING LOCATION



08-090CDD

Commercial Development District

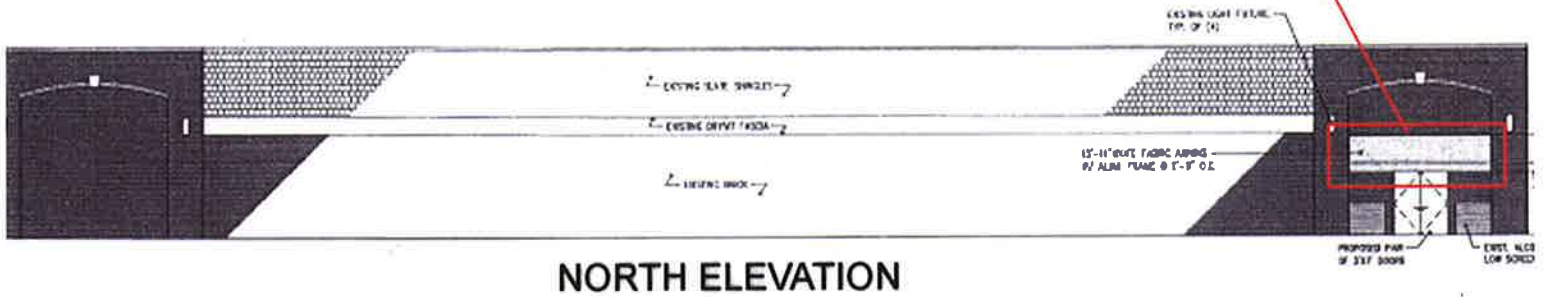
Goodwill Store

6665 Sawmill Road

EXISTING ELEVATIONS



PROPOSED AWNING



08-090CDD

Commercial Development District

Goodwill Store

6665 Sawmill Road

PROPOSED AWNING



PROPOSED COLOR FOR AWNING



REGATTA

88051-0000

08-090CDD

Commercial Development District
Goodwill Store
6665 Sawmill Road