

Planning has reviewed this application to determine its consistency with the design of the restaurant and patio building and has determined that disapproval is warranted due to the lack of consistency between the fences already on the site and the proposed patio fencing.

Site Description

Site Location

The 14.73-acre Shoppes at River Ridge is located at the southeast corner of West Dublin-Granville Road and Riverside Drive. The Montgomery Inn restaurant is located in the southwestern-most portion of the development, overlooking Riverside Drive. The requested modification is for the patio structure, located north of the main restaurant.

Site Character and Layout

The Shoppes at River Ridge include a variety of retail and restaurant uses. Parking is dispersed throughout the site in groups of spaces located between and in front of the seven buildings. A traffic circle is located east of the Montgomery Inn restaurant, and a large stormwater retention pond is located west of the restaurant, along Riverside Drive.

Surrounding Zoning and Uses

The site and adjacent parcels are zoned CC, Community Commercial District, and are in the CDD, Corridor Development District. A parcel zoned R-12, Urban Residential District, is located to the east.

Plan Description

Overview

The applicant is proposing to utilize a metal railing to enclose the approved patio structure. No other modifications are proposed.

Patio Fencing

The main restaurant was approved with a white, fiberglass balustrade fence with decorative pickets that encloses portions of the building, mainly along the front (west) side of the building, oriented toward the parking lot. The patio structure was approved with the same fence design and materials. The proposed fencing is white metal railing with plain ½-inch by ½-inch pickets.

SECTION II – REVIEW STANDARDS

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 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 the CDD Review Criteria:

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 not met: The fencing on this site serves two purposes; first, it guards the building and restaurant patrons from the edge of the overlook, and it functions as a prominent design feature that gives the restaurant and patio structure the character of a large single-family residence.

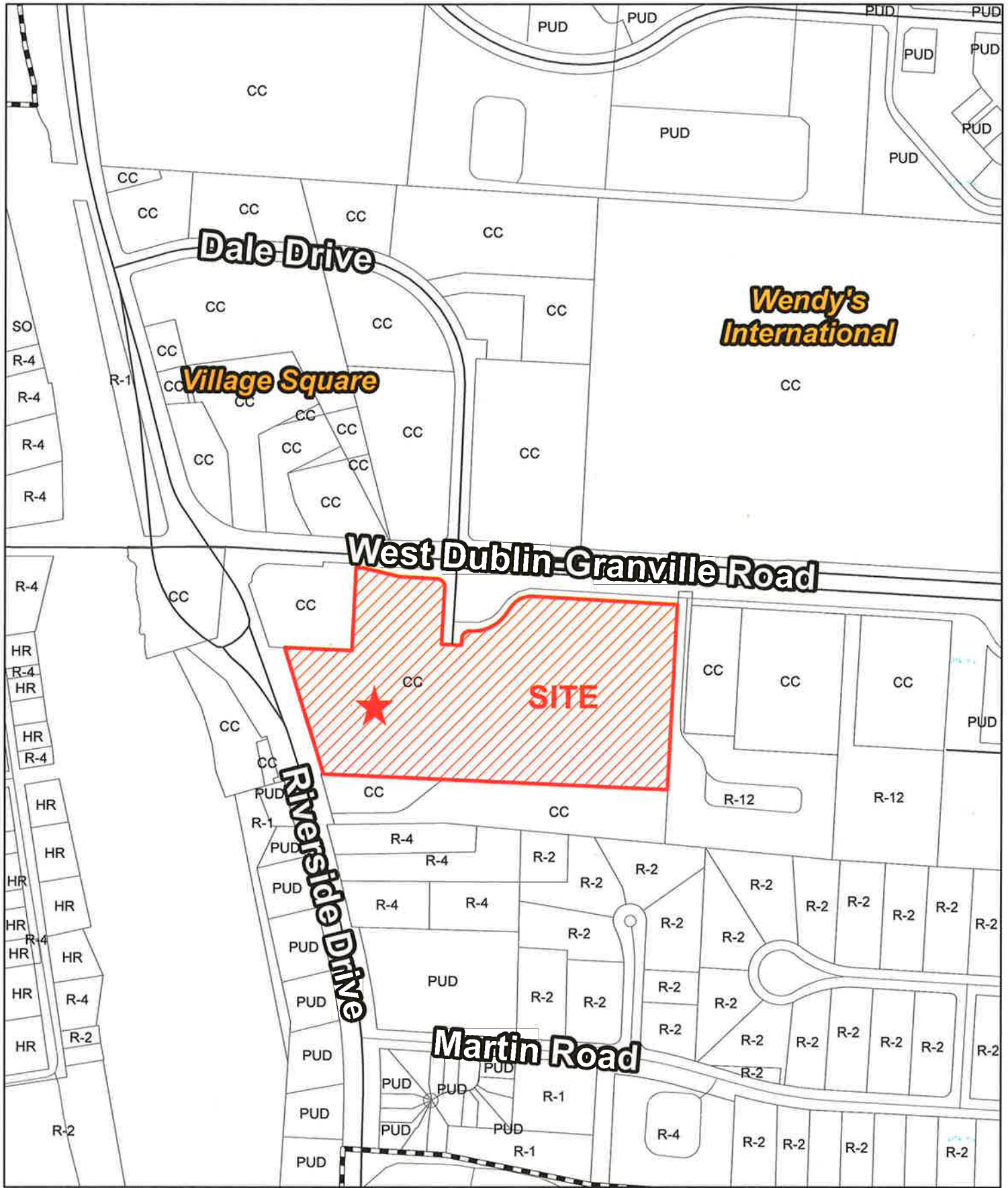
The Zoning Code requires that designs of new structures and additions to existing structures in the Corridor Development District coordinate with the general design, material, and architectural style of their surroundings. The Code also specifies that evaluation of the appearance of a project shall be based on the design quality and its relationship to its surroundings. The proposed fencing material, which consists of a plain white metal railing, is incompatible with the more detailed design of the fencing installed around the main restaurant and is distinctly different from what was originally approved for the patio structure.

The applicant has suggested that the proposed railing is structurally *more* secure than the originally approved fencing. While this may be the case, Building Standards has indicated that the originally approved fencing is sufficient for safety purposes, and if the applicant was still concerned with its structural integrity, the fence could be reinforced by strengthening its foundations. Alternatively, the applicant could have consulted with Planning to identify another stronger fencing material that coordinated with the intended design of the restaurant.

It is Planning's opinion that because the proposed fencing is inconsistent with existing fencing on the site and because it does not achieve the aesthetic purposes of the originally approved fencing, the review criteria for this proposal has not been met.

SECTION III – PLANNING ANALYSIS AND RECOMMENDATION: Disapproval

In Planning's opinion, the proposed fence modifications do not comply with either the Corridor Development District criteria or the existing architectural design of the restaurant, and disapproval of this request is recommended.

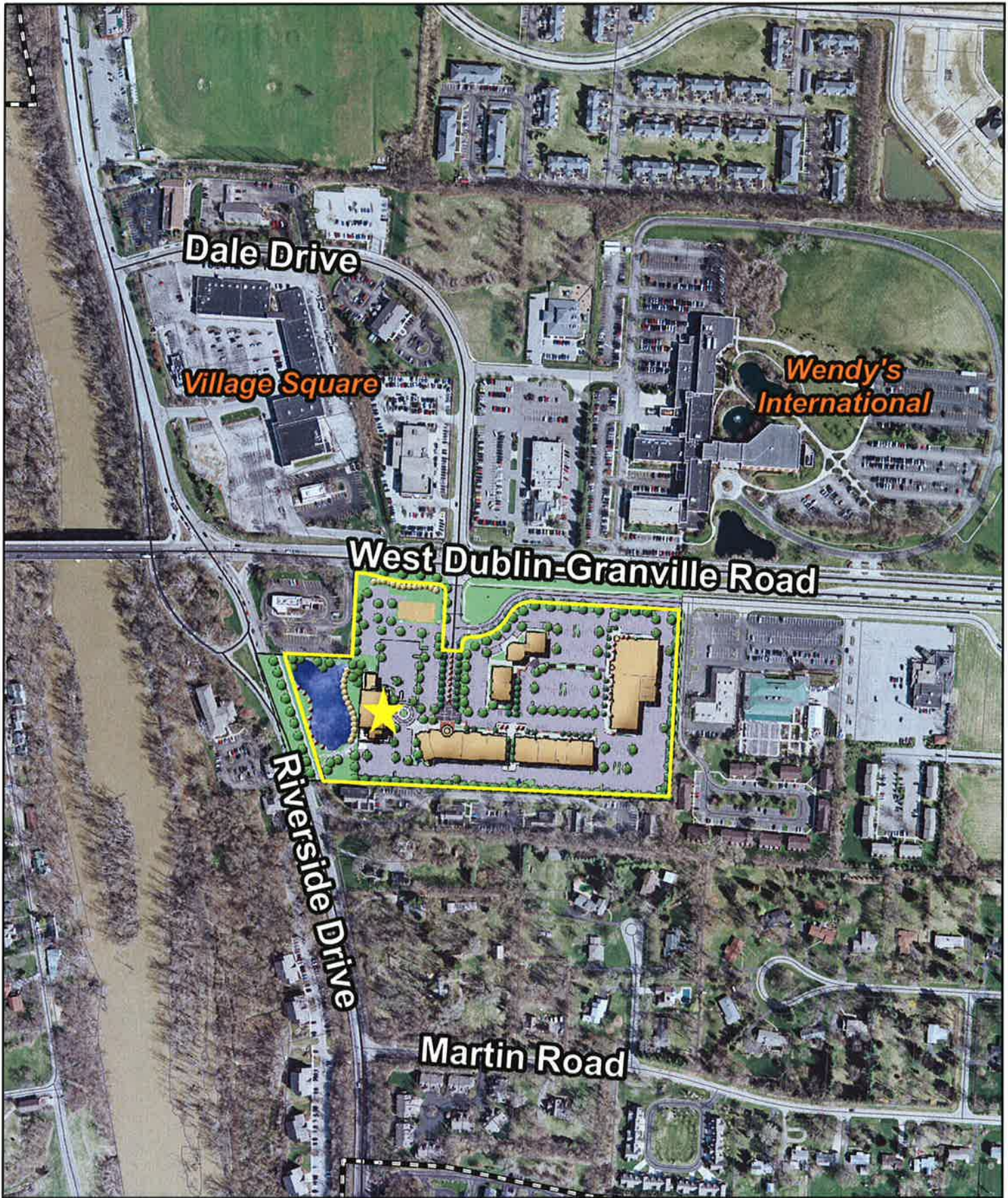


City of Dublin
Land Use and
Long Range Planning

09-034 CDD
Corridor Development District
Shoppes at River Ridge - Montgomery Inn
4565 West Dublin-Granville Road



0 400 800 Feet



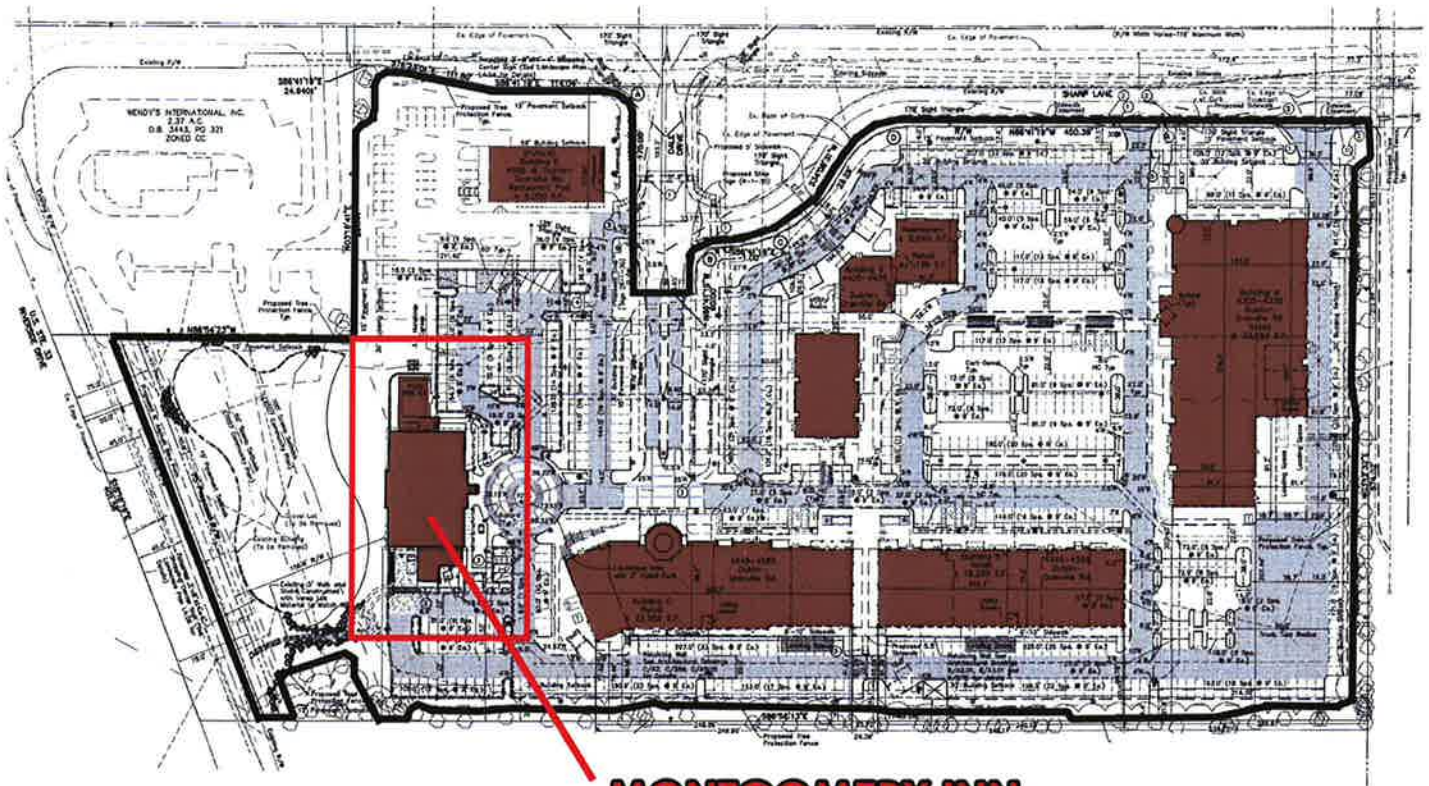
City of Dublin
Land Use and
Long Range Planning

DEVELOPMENT CONTEXT



0 350 700
Feet

APPROVED SHOPPING CENTER SITE PLAN

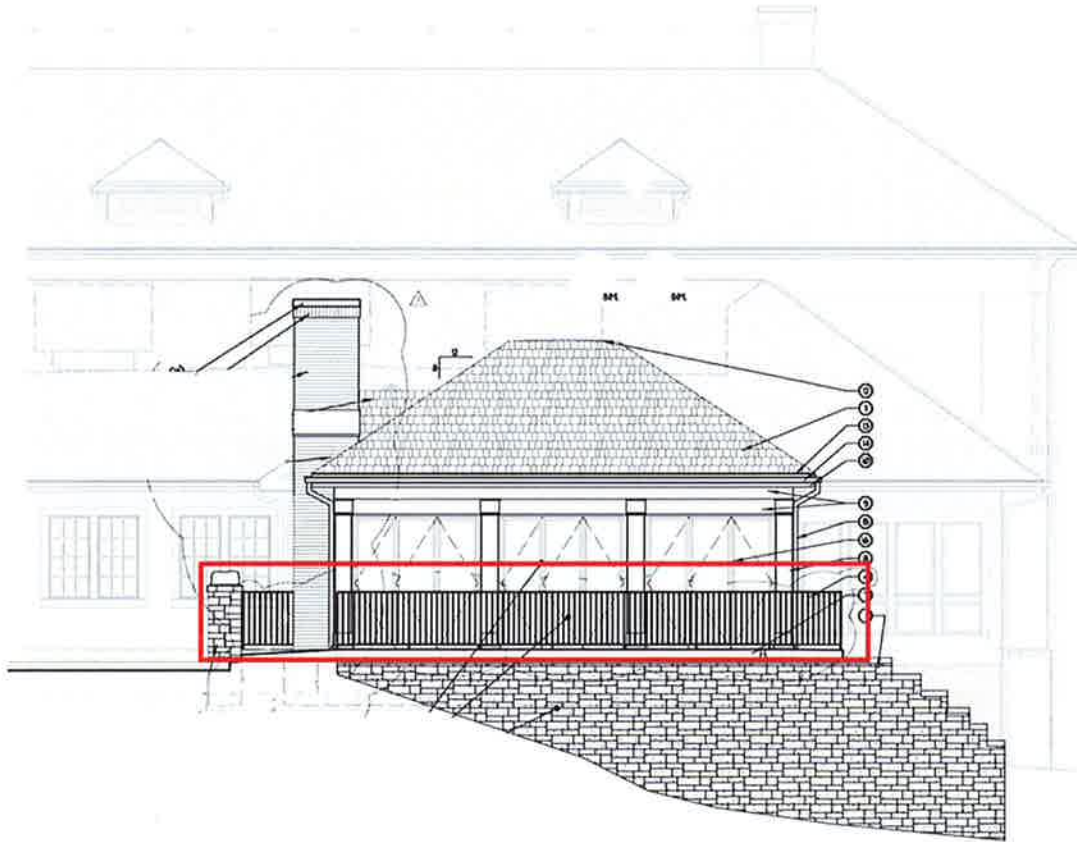


**MONTGOMERY INN
RESTAURANT**

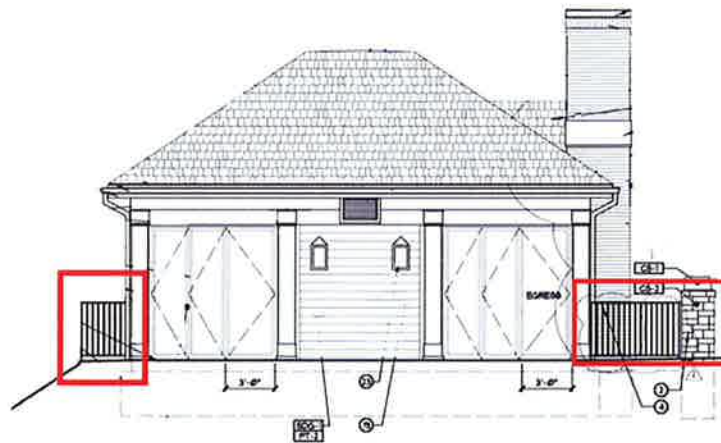


09-034CDD
Corridor Development District
Shoppes and River Ridge - Montgomery Inn
4565 W. Dublin-Granville Road

PROPOSED FENCE ELEVATIONS

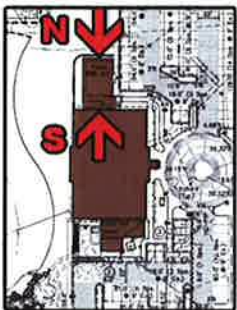


North Elevation



South Elevation

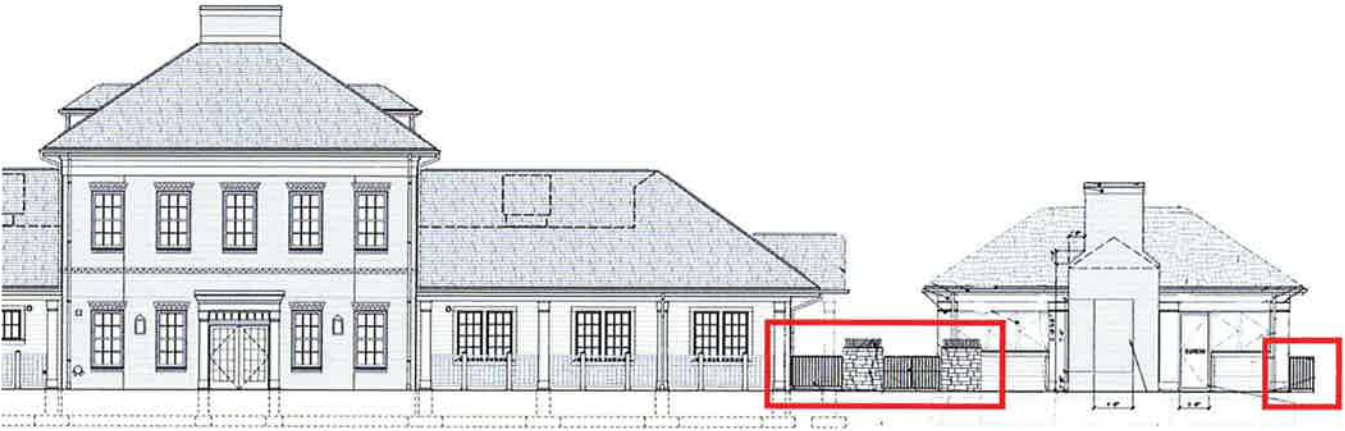
LOCATION MAP



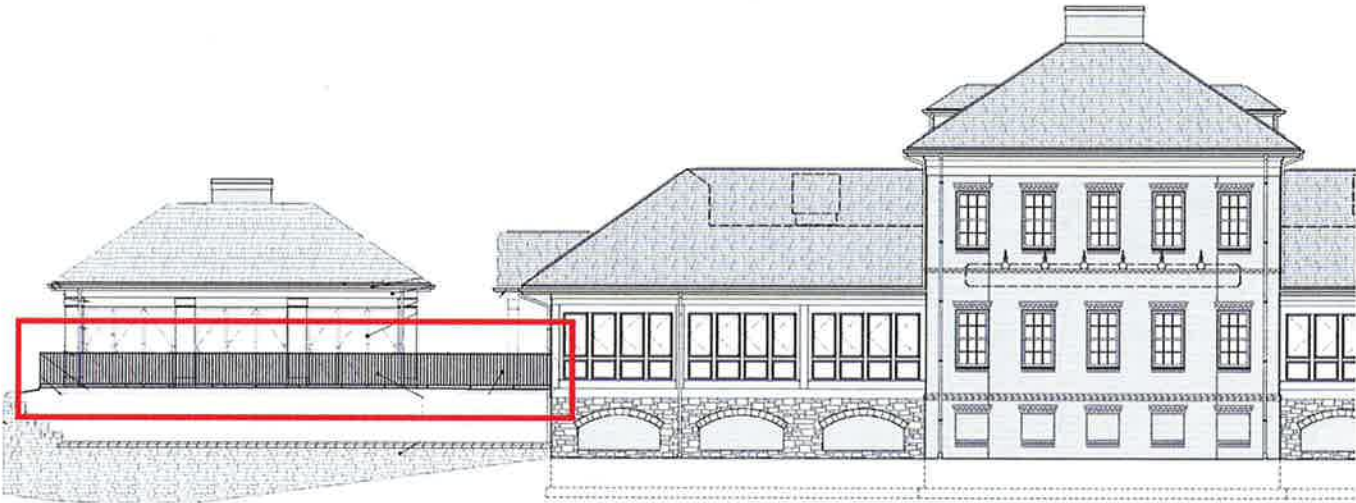
09-034CDD

Corridor Development District
Shoppes and River Ridge - Montgomery Inn
4565 W. Dublin-Granville Road

PROPOSED FENCE ELEVATIONS

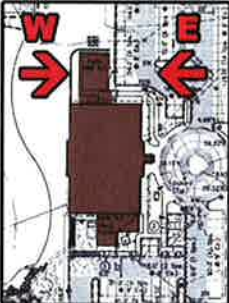


East Elevation



West Elevation

LOCATION MAP



09-034CDD
Corridor Development District
Shoppes and River Ridge - Montgomery Inn
4565 W. Dublin-Granville Road

EXISTING FENCE



09-034CDD

Corridor Development District
Shoppes and River Ridge - Montgomery Inn
4565 W. Dublin-Granville Road

PROPOSED FENCE



09-034CDD
Corridor Development District
Shoppes and River Ridge - Montgomery Inn
4565 W. Dublin-Granville Road