

Montgomery Inn building, and a proposal to allow certain tenant spaces an increased sign height due to special architectural considerations. The Commission did not support the proposed modifications to the sign plan, and the case was tabled (Case 07-053CDDS). No further action from the center owner has been pursued.

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 breezeway connecting the main building with the patio structure is shown north of the main restaurant building, while the requested sign is proposed on the east elevation of the main restaurant building, which is the primary building façade facing the shopping center and driveway into the site.

Site Character and Layout

The Shoppes at River Ridge include a variety of retail and restaurant uses. The Montgomery Inn restaurant is located in the southwest corner of the development, and includes a large parking area with ponds and landscaping between the building and 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 requesting approval to eventually construct a permanent breezeway connecting the main restaurant building with the patio building to provide protection from the weather and a covered access between the two buildings. As a temporary solution until the breezeway can be constructed, a fabric awning with clear vinyl drop panels is proposed. The applicant is also proposing to install a second sign on the main restaurant building elevation.

Temporary Awning

If approved, construction of the proposed breezeway would be unable to occur until early 2010. The applicant is therefore requesting to install a temporary fabric awning between the existing restaurant building and patio structure. The proposed awning (9.5 feet long and 9 feet, 8 inches wide) consists of a durable canvas material (Sunbrella®) designed with a slope for precipitation runoff. The proposed awning has rigid clear vinyl side panels to serve as wind shields during inclement weather. A clear vinyl door is provided on the east side of the awning to allow access to the parking lot. Panels are also proposed under the awning adjacent to the door to the main restaurant building.

The City's Building Standards department has indicated that the proposed awning would require fire suppression if approved, based on the Ohio Building Code requirements. Additionally, the doorway must meet all Ohio Building Code requirements for required exits because it functions as a required emergency egress route.

Breezeway

The design of the proposed breezeway is consistent with the design and materials of the restaurant and patio building. The breezeway is approximately 130 square feet in area with a set of doors on either side of the breezeway, providing access to the parking lot. Large multi-paned windows flank the sides of the breezeway, and transom windows are shown over the doorways and windows. There are no net increases to impervious surface with the proposed breezeway, and therefore stormwater management is not impacted.

Sign

The Zoning Code and the approved sign plan permits each tenant within the shopping center one sign. The design for permitted signs include flush-mounted wooden sign panels constructed with three-inch radius quarter-round cutouts at the corners, or projecting wall signs. Signs may be painted in a two-tone color combination using a variety of approved colors. The maximum permitted sign height is 15 feet, and maximum permitted area is one-square-foot of sign area for every lineal foot of building face, not to exceed 80 square feet.

The applicant is requesting to install a sign on the east elevation of the restaurant building, facing the driveway into the Shoppes at River Ridge. Since the only existing approved sign is located on the west side of the building facing Riverside Drive, the applicant is requesting a sign facing the shopping center, which will help identify the building for pedestrians and vehicles entering the site. No lighting is proposed.

While Code and the approved sign package has a limit of one sign per tenant, the Commission has approved second signs for tenants of other shopping centers, such as Emerald Town Center, the Shoppes at Avery Place, and Shamrock Crossing. In these locations, buildings face a right-of-way as well as an interior-oriented parking lot or shopping area. Most of the other tenant spaces in the Shoppes at River Ridge face the parking lot *and* the right-of-way, requiring only one sign for the same level of identification. Montgomery Inn is unique for the Shoppes at River Ridge in that the building faces both Riverside Drive and the interior parking lot. As a result, a second sign may be warranted and consistent with approved signs for similarly situated tenants in other shopping centers.

The applicant is proposing five sign options, none of which match the existing Riverside Drive sign or the approved sign package for this shopping center.

- **Option 1:** This option consists of black lettering on a white panel located on the white frieze board beneath the roofline at approximately 23 feet from grade. The proposed height exceeds the sign height permitted by Code (15 feet), and the proposed sign panel does not match the approved sign panel. This is the applicant's preferred option.
- **Option 2:** This sign has black lettering on a white panel, however the height is reduced to approximately 13 feet from grade, which meets Code, and centers the proposed sign over the restaurant entrance between the first and second floors of the building. The design of the proposed sign panel does not match the approved sign plan. Planning recommends

Option 2, modified to use a sign panel and design that is consistent with the approved sign plan.

- **Options 3-5:** The remaining options show three different color combinations, which could match the existing sign, plan, and are 13 feet from grade. However, none of the proposed sign panels match the approved sign design.

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 may be met with conditions:

Breezeway & Temporary Awning

The proposed breezeway will provide shelter and protection against the weather for restaurant employees and patrons. The applicant has indicated that the proposed awning will be a temporary solution until the permanent breezeway can be constructed. The permanent breezeway must be constructed and ready for use by May 1, 2010, or the temporary awning must be removed (Condition #1).

The plans do not specify the color of the proposed temporary awning. Planning recommends that the awning utilize a color that will coordinate with the design of the building, such as “Wheat” or “Heather Beige” (Condition #2).

The Ohio Building Code requires the temporary awning to be constructed with fire suppression mechanisms given its location and function as an enclosed connector between two suppressed buildings. The Ohio Building Code also requires appropriate doorway hardware to allow the proposed door in the temporary awning to function appropriately as an emergency exit. Planning recommends adding a condition confirming that the temporary awning must meet all requirements of the Ohio Building Code, including fire suppression and emergency exit doorway hardware (Condition #3).

Sign

The Zoning Code permits one sign for this site, which has frontage along one right-of-way (Riverside Drive). However, the Planning and Zoning Commission has approved second, interior-oriented signs for shopping center tenants to enhance wayfinding and identification for vehicles and pedestrians. The applicant is proposing a sign on the east side of the building, and both of the proposed sign locations (23 feet from grade on the white frieze board and at 13 feet from grade over the restaurant entrance) coordinate with the design of the existing restaurant's architecture. Furthermore, only one sign is visible at a time from any vantage point on the site.

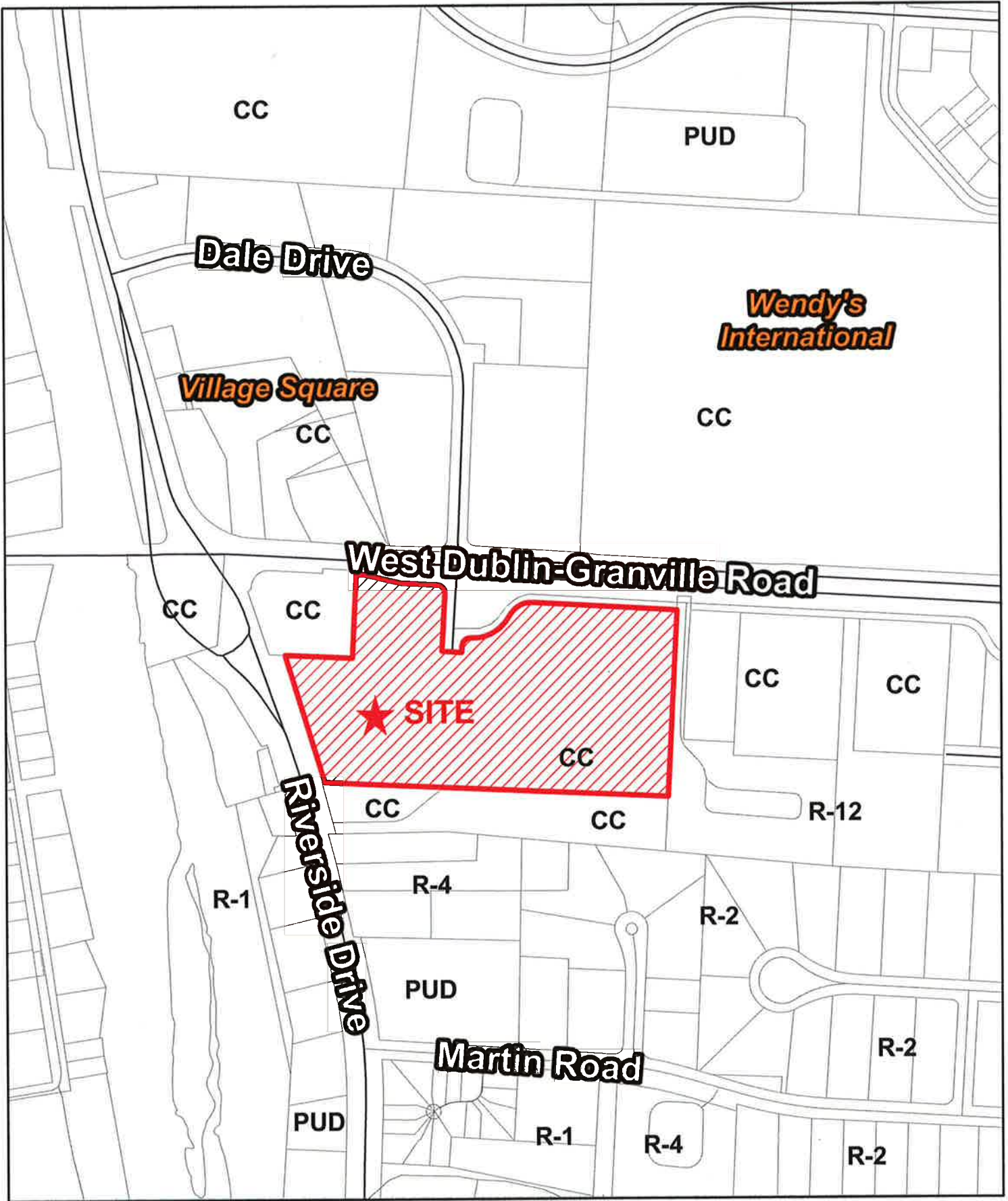
Planning therefore recommends approval of sign Option 2, with the modification that the sign design and panel coordinate with the approved sign details for the Shoppes at River Ridge shopping center (Condition #4).

SECTION III – PLANNING ANALYSIS AND RECOMMENDATION: Approval

The proposed breezeway and temporary awning are consistent with the design of the Montgomery Inn building, while the addition of a second sign will coordinate with the Shoppes at River Ridge with the modifications as noted and is consistent with signs approved for other shopping centers in Dublin. In Planning's opinion, this proposal complies with the Corridor Development District criteria and the existing development standards within the area, and approval of this request is recommended with the following four conditions:

Conditions

- 1) That the breezeway is constructed and ready for use by May 1, 2010, or the temporary awning must be removed;
- 2) That the temporary awning utilize a color that coordinates with the design of the Montgomery Inn building, such as Sunbrella® "Wheat" or "Heather Beige;"
- 3) That the temporary awning meet all requirement of the Ohio Building Code, including fire suppression and emergency exit doorway hardware; and
- 4) That sign Option 2, utilizing the sign panel and design approved for the Shoppes at River Ridge, be installed on the main building elevation.



City of Dublin
Land Use and
Long Range Planning

09-104CDD
Corridor Development District
Shoppes at River Ridge - Montgomery Inn
4565 West Dublin-Granville Road

