



CITY OF DUBLIN.

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City of Dublin Planning and Zoning Commission

Planning Report

Thursday, June 10, 2010

Perimeter Center PCD, Subarea F – Perimeter Shopping Center

Case Summary

Agenda Item 2

Case Number 09-115Z/PDP/FDP/CU

Request Rezoning with Preliminary Development Plan
Final Development Plan and Conditional Use

Review and recommendation to City Council of the rezoning with preliminary development plan under the Planned District provisions of Zoning Code Section 153.05.

Review and approval of a final development plan under the Planned District provisions of Zoning Code Section 153.050. The final development plan is the last step in the development of a Planned District and requires that all site development details be approved by the Planning and Zoning Commission. The final development plan will not be in effect until the rezoning with preliminary development plan is approved by City Council.

Review and approval of a conditional use under the provisions of Zoning Code Section 153.236. A drive-thru is classified as an auto-oriented commercial facility in the Zoning Code, which requires that the Commission approve a conditional use.

Site Location 6015-6804 Perimeter Loop Road
Located on the north side of Perimeter Loop Road, approximately 430 feet east of the intersection with Avery-Muirfield Drive.

Applicant Developers Diversified Realty and Giant Eagle, Inc.

Representative Ben Hale and Jack Reynolds, Smith & Hale, LLC.

Case Manager Claudia D. Husak, Planner II | (614) 410-4675 | chusak@dublin.oh.us

Proposal A new Planned Unit Development District (Perimeter Center, Subarea F4) for 15.19 acres currently located within Subarea F of the Perimeter Center Planned Commerce District. The rezoning is intended to facilitate the expansion of the existing Giant Eagle grocery store, the addition of a gas station and pharmacy drive-thru for the grocery store and increase the amount of outdoor dining areas in the shopping center. At this time, the proposal is for the construction of the store expansion and pharmacy drive-thru only.

Planning

Recommendation **Approval of the rezoning with 3 conditions; approval of the FDP with 5 conditions; and approval of the conditional use with 1 condition.**

In Planning's opinion, this proposal complies with all applicable review criteria and the existing development standards within the area. Approval with conditions is recommended.



 <p>City of Dublin Land Use and Long Range Planning</p>	<h2>Development Context</h2>	 <p>0 250 500 Feet</p>
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Update

April 8, 2010 PZC Meeting

Since the review at the April 8, 2010 Planning and Zoning Commission meeting, the applicant has made the modifications outlined below. Commission concerns at that time included the proposed development text addressing uses, stacking, signs, and cart corrals. Other comments included changes to the building façade of the expanded grocery store to address concerns regarding a vacant-looking store front, the proposed additional signs for the grocery store, the layout, size, stacking and circulation pattern, architecture, height and landscaping for the proposed fuel station, the proximity of the proposed pharmacy drive-thru to residential uses and the proposed parking requirements for the shopping center.

Preliminary Development Plan

Development Text Revisions

- Requires conditional use approval for drive-thrus and motor vehicle rental
- Stacking requirements for fuel station increased to 3 per pump
- Prohibited the use of TV screens and outside sales of merchandise at the fuel station
- Increased outdoor dining to 3,000 square feet
- Eliminated provision for awnings signs for tenant store fronts
- "Chroma Gold" required as the letter color on tenant wall signs
- Eliminated fast food restaurant stacking requirements

Fuel Station

- Requires conditional use approval
- Included only in preliminary development plan; will require a separate final development plan prior to construction
- Increase the area of the fuel station, stacking and landscaping
- Decreased the height of fuel station canopy

Final Development Plan

General

- Amended the application to request conditional use approval for the pharmacy drive-thru
- Eliminated the fuel station from the final development plan
- Revised all cart corrals to the "H" shaped design with landscaping as suggested by the Commission
- Contacted neighbors again

Signs

- Eliminated Food & Drug sign and State Liquor Agency sign from the main grocery store entrance
- Attempted to further delineate the bank tenant space from the grocery store to be eligible for a sign
- Added sign panels now have wood trim to add visual interest even though there are no signs

Conditional Use

Pharmacy Drive-Thru

- Increased landscaping along pharmacy drive thru

Remaining Issues to be Addressed

General

- Empty and vacant store fronts
- Minimal changes to main access point

Facts

Site Area	15.196 acres
Zoning	PCD, Planned Commerce District, Perimeter Center, Subarea F
Surrounding Zoning and Uses	All surrounding uses are in the Perimeter Center PCD North: PCD, daycare and a multi-tenant commercial building (Subarea F1) South: PCD, two buildings with auto-oriented commercial businesses (Subarea F) Northwest: PCD, bank and pizza shop (Subarea E) East: PLR, Manor at Craughwell Village condominiums (Subarea G-1) West: PCD, Shell and BP fuel stations (Subarea E)
Site Features	<ul style="list-style-type: none">• Irregularly shaped• No topographic features• Developed with Perimeter Center shopping center along the eastern boundary with the Giant Eagle grocery store as the main tenant, two multi-tenant retail buildings in the northern portion of the site, a stand-alone ATM in the southwest corner and a garage for the Manor at Craughwell Village condominiums in the southeastern portion.• 732-space parking lot• Main access is from Perimeter Loop Road and includes an entry feature with a fountain and landscaping, and a landscape median dividing the ingress/egress lanes.• Additional access points off Perimeter Drive to the north with a landscaped median and a 220-foot long section of Mercedes Drive (private) in the southern portion of the site.• Service court and several parking spaces are located behind the buildings.• Includes landscape hedge with intermittent pillars along Perimeter Loop Road (required in the development text) and several trees on either side of the main entrance as part of the entry feature.
Development Context	Community Plan The Future Land Use classification for this site is designated as <i>General Commercial</i> on Future Land Use Map. The density of the proposed expansion is approximately 11,187 square feet per acre, which is higher than the Community Plan recommended range of 6,500 – 8,700 square feet per acre. The development text permits uses consistent with the Future Land Use designation. It is Planning's opinion the proposed plan and uses fit within the definition of <i>General Commercial</i> as stated in the Community Plan as land use comprising a majority of existing retail and commercial development within the city. The Plan describes this type of development as automobile dependent and classifies the uses as auto-oriented, which is consistent with the existing and proposed development.

Neighborhood
Contact

The applicant met with residents of the Manor at Craughwell Village condominiums prior to the April 8, 2010 Planning and Zoning Commission meeting and received input regarding the proposal. The residents' main concerns were current traffic circulation and employees using the condominium development's drive leading to the rear of the shopping center for egress. The applicant has agreed to provide a gate on their property. The residents also requested and the applicant has provided a sidewalk connecting the condos to the shopping center along the southern property line. According to the applicant, the residents generally supported the plan. The Commissioners were concerned at the previous review of this application of the potential negative impact of the pharmacy drive-thru on adjacent residents. The applicant has contacted the homeowners' association and shared the revised plans with the representative. The applicant did not make specific contact with the residents of the affected building, however, meeting notices were sent to them by Planning.

Case Background

City Council

1988: Perimeter Center Planned Commerce District rezoning, L and preliminary development plan approved encompassing land between Avery-Muirfield Drive and Emerald Parkway, divided into Subareas A through M. Permitted uses include commercial, industrial, residential, and office. Subarea F was originally zoned for an enclosed shopping mall in excess of 250,000 square feet.

1994: Rezoning approved that modified Subarea F for an unenclosed, 250,000-square-foot retail center with a grocery store and free-standing multi-tenant buildings.

1995: Rezoning approved allowing an increase of the grocery store's square footage from 76,000 to 85,000 square feet in accordance with the final development plan that was approved in December of 1994.

Planning and Zoning Commission

1994: Final development plan approved

1995: Revised final development plan approving addressing the screening of rooftop mechanicals.

1995: Conditional use application for several uses within the center approved

2002: Revised final development plan for both the Perimeter Center Big Bear store (now Giant Eagle) and the Avery Square Kroger approved by for standardized, manufactured cart corrals within the parking lots.

2010: Rezoning with Preliminary Development Plan and Final Development Plan tabled.

Preliminary Development Plan

Rezoning to a Planned Unit Development requires approval of a development text to serve as the zoning regulation for the development requirements noted; the Zoning Code covers all other requirements. The development text typically addresses permitted and conditional uses, setbacks, parking, landscaping, signs and architecture, among other subjects. This development text establishes a new Planned Unit Development District (Perimeter Center, Subarea F4) with development regulations that are applicable only to these 15.196 acres. However, the site will remain within the Perimeter Center PUD.

While the current Subarea F does not specifically address the Monro Muffler and Bob Sumerel Tire sites, the two parcels are governed by the development text for Subarea F. The applicant attempted to secure the owners' permission to include both sites in the modification to the existing Subarea but the owners opted not to join this rezoning. Therefore, this rezoning requests the creation of a new Subarea F4 rather than a modification to the existing Subarea F, which will continue to exist at a lesser acreage to provide development standards for the Monro Muffler and Bob Sumerel Tire sites.

Plan Overview

The rezoning with preliminary development plan includes:

- Rezoning the site from PCD to PUD.
- Establishing a new Subarea F4 to allow for building expansion, pharmacy drive-thru, and a fuel station.
- A new development text that regulates all details of the development of this site.
- A preliminary development plan that includes the grocery store building expansion, preliminary layouts of the pharmacy drive-thru and fuel station, revised cart corrals, preliminary elevations for the fuel station canopy, kiosk and sign.

Development Text

The proposed development text addresses the intended expansion of the grocery store, a drive-thru lane for the grocery store pharmacy and a fuel station operated by the grocery store and provides for outdoor seating areas for the shopping center and the grocery store.

Permitted Uses

The proposed development text refers to the Zoning Code's Community Commercial and Suburban Office and Institutional District lists of permitted uses and specifically lists ten use categories that include commercial and office uses as the permitted uses.

The text also permits outdoor dining areas up to 3,000 square feet, which is increased from when the Commission reviewed this application on April 8, 2010. The 3,000 square feet of outdoor dining areas can be allotted to different tenants within the shopping center and can be approved administratively by Planning. Other permitted uses are outdoor display areas for live plant material not to exceed 1,000 square feet. Planning prefers that this provision be deleted from the permitted uses, as the recently revised Zoning Code addresses outdoor plant display in greater detail. Accessory uses for multi-family dwellings to accommodate the existing garage for the Manor at Craughwell condominiums that is located on the shopping center parcel are also listed as a permitted use.