



CITY OF DUBLIN

Land Use and
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City of Dublin Planning and Zoning Commission

Planning Report

Thursday, July 22, 2010

Perimeter Center PCD, Subarea F – Perimeter Shopping Center

Case Summary

Agenda Item 1

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 will not be in effect until the rezoning with preliminary development plan is approved by City Council.

Review and approval of a conditional use for a pharmacy drive-thru under the provisions of Zoning Code Section 153.236. A drive-thru is classified as an auto-oriented commercial facility in the proposed development text, 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.

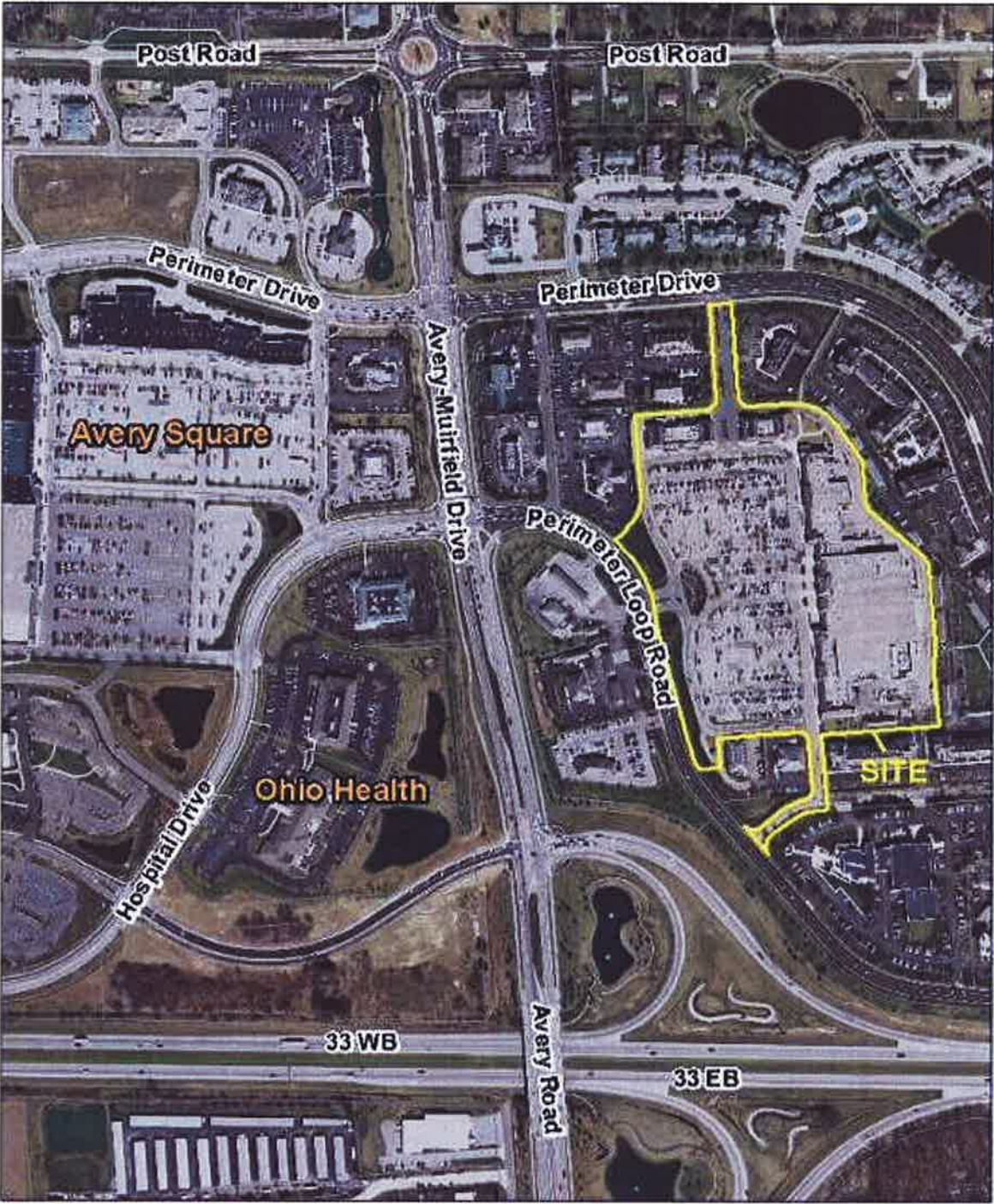
Representatives Ben Hale and Jack Reynolds, Smith & Hale, LLC.

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 in Subarea F of the Perimeter Center Planned Commerce District. The rezoning would allow the expansion of the existing Giant Eagle grocery store, a pharmacy drive-thru for the grocery store and a future fuel station 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 and preliminary development plan with 2 conditions; Approval of the FDP with 6 conditions; approval of the conditional use with 1 condition.**



 <p>City of Dublin Land Use and Long Range Planning</p>	<h2>Development Context</h2>	 <p>N 0 250 500 Feet</p>
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Update	Overall Application
<p>June 10, 2010 PZC Meeting</p>	<p>The Commission suggested that the fuel station be included as a conditional use in the development text but requested that the preliminary development plan not make any references to a fuel station, including preliminary layout, architecture and sign elevations. The preliminary development plan was revised to omit this information.</p> <p>The Commission further instructed the applicant to consider more dramatic changes to the building façade of the expanded grocery store to change the appearance of vacant store fronts. The revised plans include a tower-like element reminiscent of the main grocery store entrance at the southern end of the building. The applicant intends to provide a sample of the spandrel glass to be used along some of the grocery store's front façade at the Planning and Zoning Commission meeting.</p> <p>The Commission commented on the notification process for condominiums because the pharmacy drive-thru is placed within 60 feet of a residential building and instructed the applicant to work with Planning to ensure that the owners and residents are both notified. The applicant has secured the names and addresses of the condominium owners for the building adjacent to the proposed pharmacy drive-thru. The applicant and Planning have notified these owners of this pending proposal and the Planning and Zoning Commission meeting date. The applicant has also prepared an AutoTURN demonstration showing the proposed navigation pattern of a vehicle using the pharmacy drive-thru to be presented at the meeting.</p> <p>At the request of the applicant, the Commission tabled all three application components.</p>
<p>April 8, 2010 PZC Meeting</p>	<p>Commission concerns at its initial review included the proposed uses in the development text, vehicle stacking for the fuel station and pharmacy drive thru, 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 shopping center parking requirements.</p>

Revisions	Overall Application
Rezoning/Preliminary Development Plan <i>Development Text Revisions</i>	<ul style="list-style-type: none"> • Requires conditional use approval for drive-thrus and motor vehicle rental • Deleted stacking requirements for fuel station and fast food restaurant and definition of stacking space • Prohibits the use of TV screens and outside sales of merchandise at the fuel station • Permits administrative approval for outdoor dining area up to 3,000 square feet • Eliminates provision for awnings signs for tenant store fronts and center identification sign language • Requires "Chroma Gold" as the letter color on tenant wall signs
<i>Fuel Station</i>	<ul style="list-style-type: none"> • Requires conditional use approval • Eliminated from preliminary development plan; will require a separate final development plan approval prior to construction
Final Development Plan <i>General</i>	<ul style="list-style-type: none"> • Eliminated secondary drive-thru canopy for pharmacy drive-thru at southern building terminus • Includes tower-like architectural element as the southern terminus • All cart corrals are an "H" shaped design with landscaping • Contacted condominium owners adjacent to proposed pharmacy drive-thru
<i>Signs</i>	<ul style="list-style-type: none"> • Centered pharmacy sign at south entrance • Attempted to further delineate the bank tenant space from the grocery store to be eligible for a sign
Conditional Use <i>Pharmacy Drive-Thru</i>	<ul style="list-style-type: none"> • Increased landscaping along pharmacy drive-thru • Proposal for low decorative fence along drive-thru island and tall screen wall along condominium property
Remaining Issues to be Addressed	<ul style="list-style-type: none"> • Changes to main access point from Perimeter Loop
FACTS	
Facts	Overall Application
<i>Site Area</i>	15.196 acres
<i>Zoning</i>	PCD, Planned Commerce District, Perimeter Center, Subarea F
<i>Surrounding Zoning and Uses</i>	All surrounding uses are in the Perimeter Center PCD North: PCD, daycare and a multi-tenant commercial building (Subarea F1); PCD, bank and pizza shop (Subarea E) South: PCD, two buildings with auto-oriented commercial businesses (Subarea F) East: PLR, Manor at Craughwell Village condominiums (Subarea G-1) West: PCD, Shell and BP fuel stations (Subarea E)
<i>Site Features</i>	<ul style="list-style-type: none"> • Irregularly shaped; no topographic features. • Shopping center along the east boundary with the Giant Eagle grocery store as the main tenant, two multi-tenant retail buildings in the north portion of the site, stand-alone ATM in the southwest corner, a garage for the Craughwell Village condominiums in the southeast.

Facts	Overall Application
<p>Site Features Continued</p>	<ul style="list-style-type: none"> • 732-space parking lot. • Main access from Perimeter Loop Road with an entry feature with a fountain and landscaping, and a landscape median dividing the ingress/egress lanes. • Additional access points on Perimeter Drive to the north with a landscaped median and a 220-foot section of Mercedes Drive (private) to the south portion of the site. • Service court and parking spaces behind the buildings. • Includes landscape hedge with intermittent pillars along Perimeter Loop Road (as required in the development text) and several trees on either side of the main entrance as part of the entry feature.
<p>Community Plan</p>	<p>The Future Land Use classification is <i>General Commercial</i>. 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 Community Plan's description of <i>General Commercial</i> by providing an appropriate mix of development and services available to the residents of the city. The Plan describes this type of development as automobile dependent/auto-oriented.</p>
<p>Neighborhood Contact</p>	<p>At the previous reviews, Commissioners were concerned of the potential negative effects of the pharmacy drive-thru on adjacent residents. The applicant has contacted the homeowners' association, conducted door-to-door contacts, and recently mailed a letter to the owners of each condominium, all in an attempt to ensure the residents, owners and their representatives were aware of this proposal. In general, the applicant received little or no opposition to the proposal. Planning has sent meeting notices to the condominium owners within the building adjacent to the pharmacy drive-thru and each individual address for Manor at Craughwell Village. Meeting notices were also displayed at each mailbox kiosk.</p> <p>Previously, the applicant met with residents of the Manor at Craughwell Village condominiums 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.</p>

Facts		Overall Application
Case Background <i>City Council</i>	<p>1988: Perimeter Center Planned Commerce District rezoning and preliminary development plan approved 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.</p> <p>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.</p> <p>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.</p>	
Case Background <i>Planning & Zoning Commission</i>	<p>1994: Final development plan approved.</p> <p>1995: Revised final development plan for screening of rooftop mechanicals.</p> <p>1995: Several conditional uses approved.</p> <p>2002: Revised final development plan for Perimeter Center Big Bear store (now Giant Eagle) and Avery Square Kroger for standardized cart corrals.</p> <p>2010: Rezoning with Preliminary Development Plan, Final Development Plan and Conditional Use tabled on April 8, and June 10, 2010.</p>	

Details		Preliminary Development Plan
Process	<p>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. 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.</p> <p>While the current Subarea F does not specifically address the Monro Muffler and Bob Sumerel Tire sites, the two parcels are governed by the Subarea F development text. The applicant was unable to secure the owners' permission to include both sites in the modification to the existing Subarea. Therefore, this rezoning would create a new Subarea F4. The existing Subarea F which remain at a lesser acreage to maintain development standards for the Monro Muffler and Bob Sumerel Tire sites.</p>	
Plan Overview	<p>The rezoning with preliminary development plan includes:</p> <ul style="list-style-type: none"> • Rezoning the site from PCD to PUD to establish a new Subarea F4 of the Perimeter Center PUD. • A new development text that regulates uses and all details of the development of this site. • A preliminary development plan (site plan) that includes the grocery store building expansion, pharmacy drive-thru and revised cart corrals. As requested by the Commission, the fuel station preliminary layout, elevations and sign have been omitted. 	