



CITY OF DUBLIN

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

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

City of Dublin Planning and Zoning Commission

Planning Report


Thursday, July 8, 2010

Spa at River Ridge – Sign and Architectural Modifications

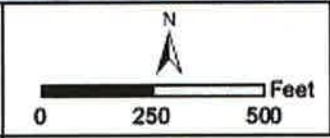
Case Summary

Agenda Item	4
Case Number	10-029CDD/CDDS
Proposal	The applicant is proposing a modification to an existing building to eliminate four existing garage doors on the rear (east) elevation, and replace them with brick walls and twelve new windows. The applicant is also proposing to reface two existing ground signs for the new building occupant, the Spa at River Ridge. The site is located in the Corridor Development District, which requires approval by the Planning and Zoning Commission for site, architectural, and sign modifications.
Request	Corridor Development District application for architectural modifications on the east side of the existing building and to reface two existing ground signs. If approved, next steps include sign and building permitting and Certificate of Zoning Plan Approval.
Site Location	6570 Riverside Drive Located on the east side of Riverside Drive at the northeast corner of the intersection with Dale Drive.
Applicant	Edward Pollina, Professional Designs, Inc.
Property Owner	Peigi Fisher-Hanson
Case Manager	Rachel S. Ray, Planner I (614) 410-4656 rray@dublin.oh.us
Planning Recommendation	Approval of the Corridor Development District Application. It is Planning's opinion that the proposed modifications to the building and signs are consistent with the surrounding development in the Corridor Development District and the Zoning Code and approval of this proposal is recommended.



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10-029CDD/CDDS
Corridor Development District/
Corridor Development District Sign
The Spa at River Ridge
6570 Riverside Drive



Facts

Site Area	1.4 acres
Zoning	CC, Community Commercial District
Surrounding Zoning and Uses	North: CC; Golf Centre of Dublin driving range and a non-conforming residence. South: CC; Bridgepointe shopping center East: CC; A Touch of Class car wash West: Riverside Drive and Scioto River
Site Features	<ul style="list-style-type: none">• 190 feet of frontage on Riverside Drive, 200 feet of frontage on Dale Drive.• Existing 8,200-square-foot brick building with wood accents, a green fabric awning along the front (west) elevation, and storefront windows on the west and south elevations.• Two existing ground signs facing Riverside Drive and Dale Drive.• Mature landscaping along the perimeter and in the parking lot islands.• Slight increase in elevation toward the east side of the site away from the Scioto River. The property to the east has a retaining wall and is six feet higher than the Spa at River Ridge site.
Development Context	<ul style="list-style-type: none">• The site and all adjacent parcels are located in the CDD, Corridor Development District, and are zoned CC, Community Commercial District.
Development Approvals	<p>Planning and Zoning Commission</p> <ul style="list-style-type: none">• Corridor Development District (CDD) application for development of the site and the building was approved on December 8, 1988• A CDD application for two ground signs for Digital Interiors was approved on September 7, 2006• A CDD application for an awning for Digital Interiors was approved on December 7, 2006 <p>Board of Zoning Appeals</p> <ul style="list-style-type: none">• Variance to reduce the side yard setback from 15 feet to zero feet was approved on December 22, 1988. <p>Variances to reduce the required distance between the side and rear yards and the building and to reduce the required distance between the right-of-way and pavement along Riverside Drive and Dale Drive were approved on September 26, 1991.</p>
Plan Overview	<p>The proposal includes:</p> <ul style="list-style-type: none">• Architectural Modifications: Removal of four garage doors, to be replaced by brick, walls and a total of twelve casement windows.• Sign Modifications: Refacing two existing ground signs with the new tenant's information. No modifications are proposed to the sign height, dimensions, or landscaping.
Architecture	<p>The applicant is proposing to replace four existing garage doors with light brown brick, matching the existing brick. The applicant is also proposing to install a total of twelve 36-inch by 60-inch fixed casement windows with aluminum cladding and tempered clear glass to allow natural light to enter the building.</p>

Signs

Proposed signs meet all applicable Zoning Code requirements.

Riverside Drive

Proposed Sign (refacing only)

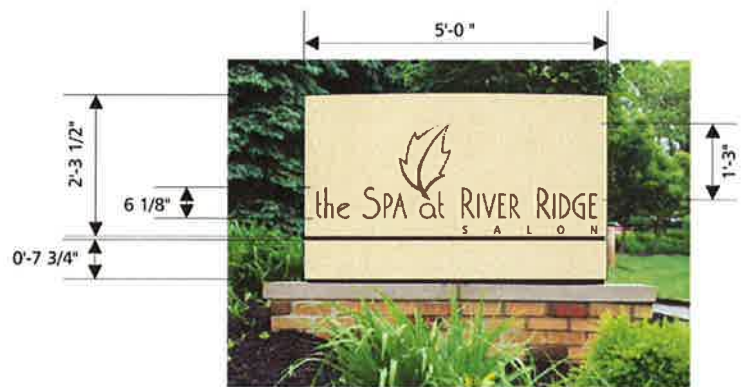
- 36.33-square-foot externally illuminated monument sign with an 18-inch brick base (existing).
- Six feet, four inches in height, located eight feet from the right-of-way (existing).
- Ten-inch sign copy that reads "The Spa at River Ridge Salon" with a two-square-foot leaf logo.
- Two colors, including "GG Earth Brown" lettering on a "GG Ivory" background.



Dale Drive

Proposed Sign (refacing only)

- 14.68-square-foot externally illuminated monument sign with an 18-inch brick base.
- Four and a half feet in height, located eight feet from the right-of-way.
- Six-inch sign copy that reads "The Spa at River Ridge Salon" with a 1.25-square-foot leaf logo.
- Two colors, including "GG Earth Brown" lettering on a "GG Ivory" background.



Analysis

Corridor Development District

Section 153.115 of the Zoning Code identifies criteria for the review and approval for Corridor Development District applications (full text of criteria attached). Following is an evaluation by Planning based on those criteria.

- 1) Proposed uses are permitted uses.
Criterion met: *Spas, salons, and other similar personal services are permitted uses in the Community Commercial District.*
- 2) The proposal is consistent with approved plans for the area.
Criterion met: *This proposal meets the requirements of the Zoning Code.*
- 3) The proposal is in keeping with the existing and future land use character of the area.
Criterion met: *The proposal is for minor architectural modifications which include the conversion of existing garage doors to coordinating brick and storefront windows that will enhance the appearance of the east elevation of the existing building.*
- 4) Meets or exceeds design and development standards, including site design, architecture, and signs.
Criterion met: *The proposed architectural modifications are consistent with the character of the existing building and adjacent development. The proposed signs meet all Zoning Code standards.*

Recommendation

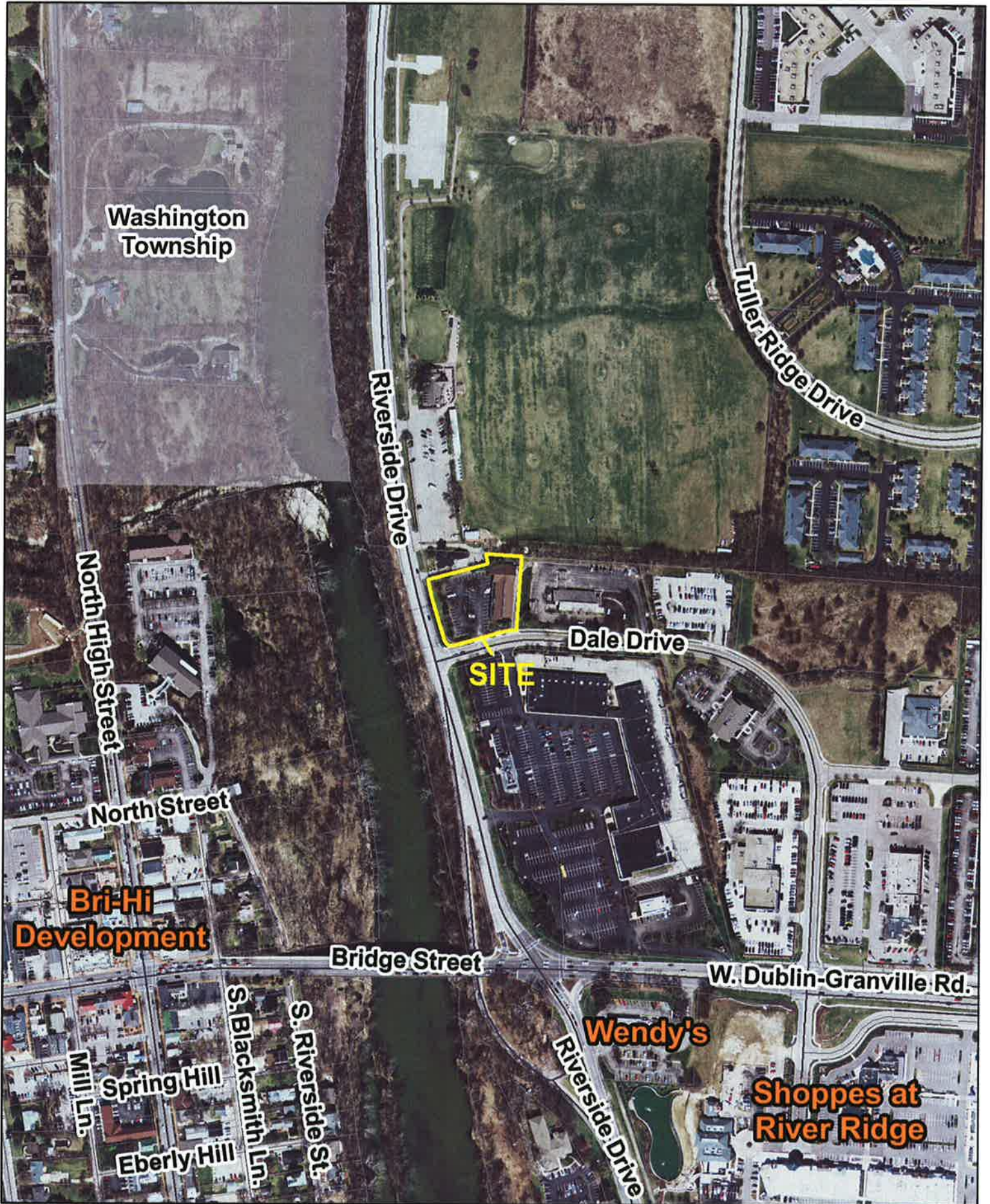
Approval of the Corridor Development District Application

CDD Signs and Architecture

It is Planning's opinion that the proposed signs and architectural modifications are consistent with the Zoning Code and with existing development in the area, and approval is recommended.

Corridor Development District Review Criteria

- (4) *Planning and Zoning Commission review.* The Planning and Zoning Commission shall review the plan as to whether the following four conditions are met:
- (a) The proposed uses are permitted uses as so specified by the zoning in force for the subject land.
 - (b) The proposed development is in accord with the Sawmill 161 Quadrant Plan and other appropriate plans for the area.
 - (c) The proposed development will be in keeping with the existing and/or proposed land use character and the physical development potential of the area.
 - (d) The proposed development meets or exceeds the development standards set forth in division (D) of this section.



Washington Township

Tuller Ridge Drive

Riverside Drive

North High Street

Dale Drive

SITE

North Street

Bri-Hi Development

Bridge Street

W. Dublin-Granville Rd.

Wendy's

Shoppes at River Ridge

Mill Ln.

Spring Hill

Eberly Hill

S. Blacksmith Ln.

S. Riverside St.

Riverside Drive

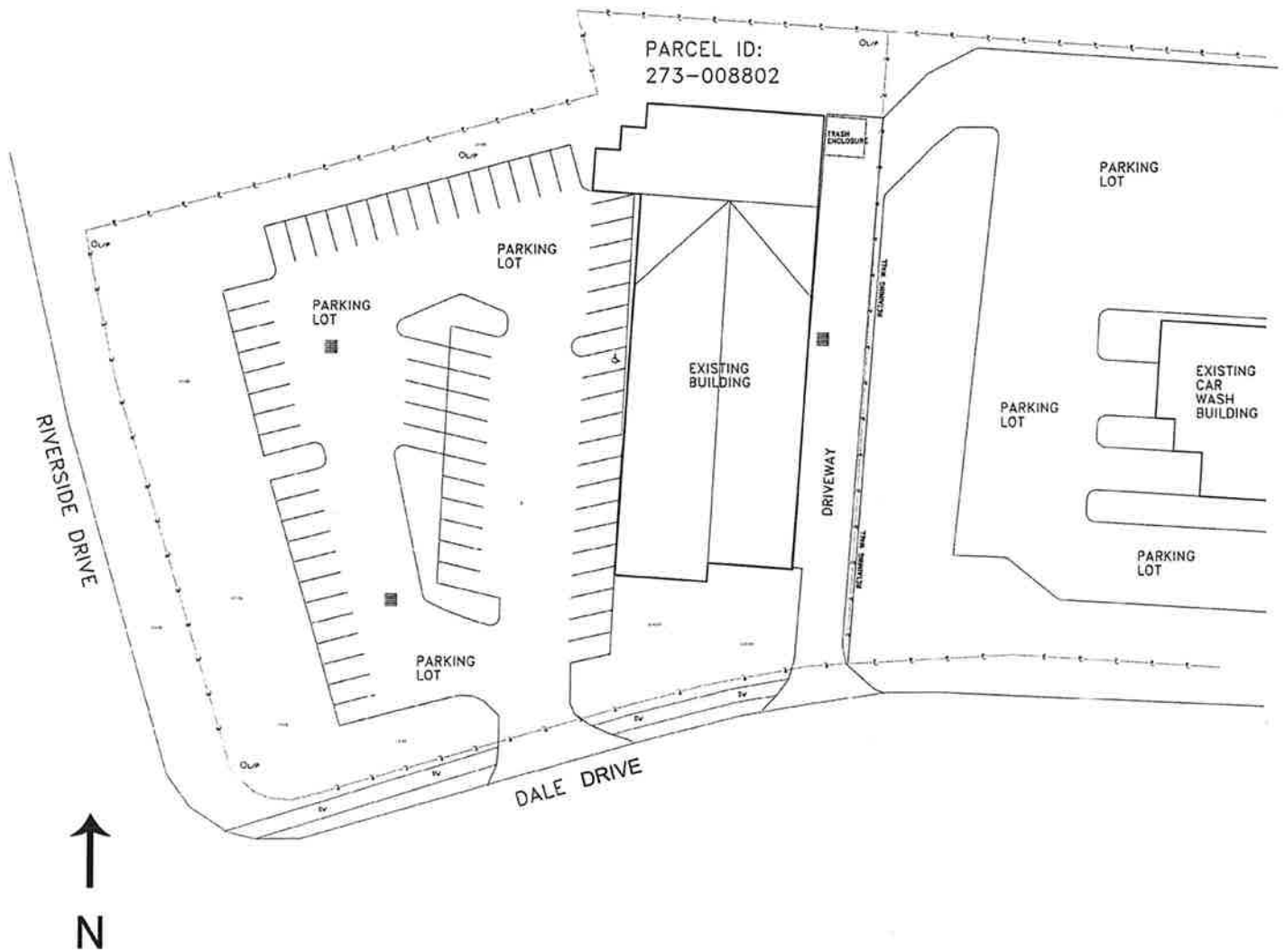


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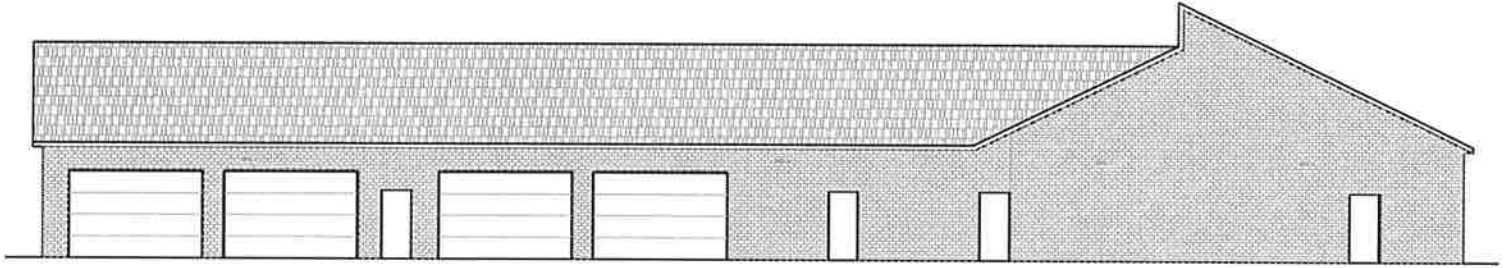


EXISTING SITE PLAN

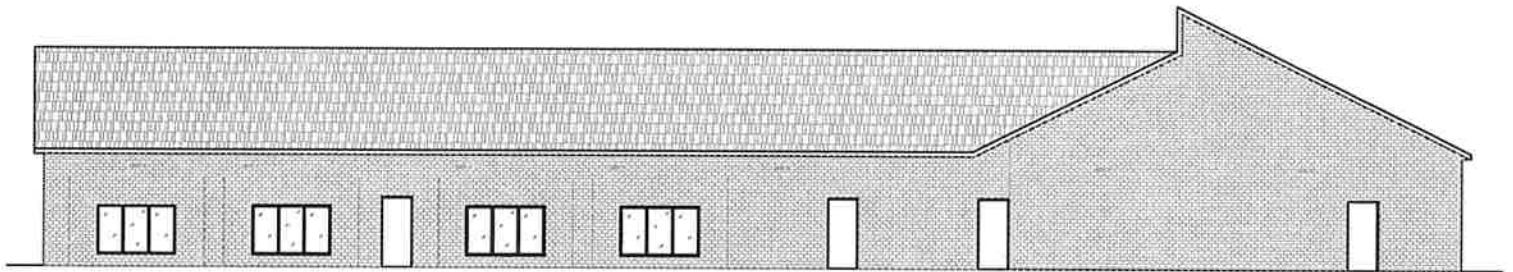


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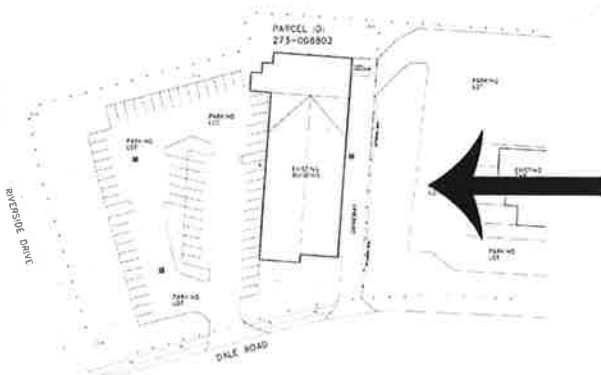
BUILDING ELEVATION



Existing East Elevation



Proposed East Elevation



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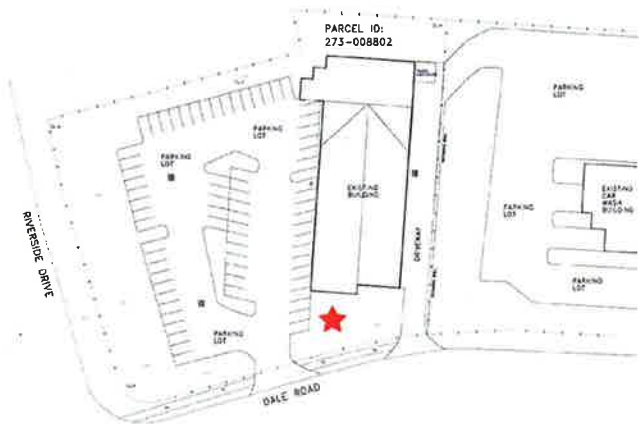
PROPOSED SIGNS



Existing Dale Drive Ground Sign



Proposed Dale Drive Ground Sign



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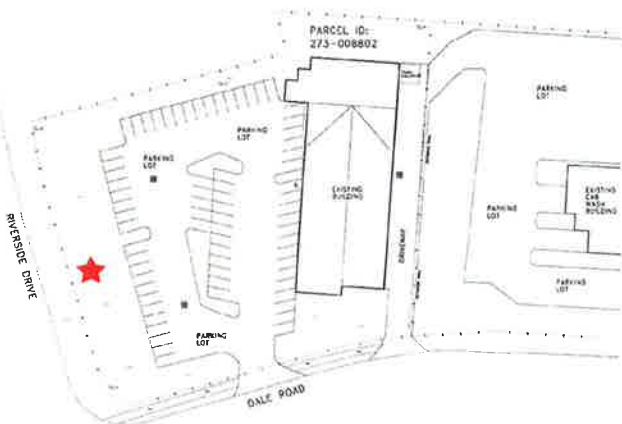
PROPOSED SIGNS



Existing Riverside Drive Ground Sign



Proposed Riverside Drive Ground Sign



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