



Planning and Zoning Commission

Planning Report

June 6, 2013

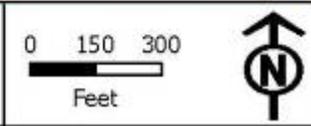
Kumon Learning Center – Conditional Use

Case Summary

Agenda Item	3
Case Number	13-041CU
Proposal	An educational institute to be located within an existing office building.
Request	Conditional Use Review and approval of a conditional use for an educational facility under the provisions of Zoning Code Section 153.236.
Site Location	6543 Commerce Parkway Located on the west side of Commerce Parkway north of Perimeter Drive.
Applicant	Triplex Company, Owner; represented by Srividhyah Swaminathan.
Case Manager	Jonathan P. Lee, Planning Assistant; Claudia D. Husak, AICP, Planner II.
Contact Information	(614) 410-4635 jlee@dublin.oh.us (614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	<u>Approval of the Conditional Use</u> Planning recommends approval of this conditional use as it complies with the applicable review criteria, with no conditions.



13-041CU
Conditional Use
Kumon Learning Center
6543 Commerce Parkway



Facts	
Site Area	2.783 acres
Zoning	SO, Suburban Office and Institutional District.
Surrounding Zoning and Uses	<p>North: Office building also zoned SO</p> <p>East: Vacant land owned by the City as part of Coffman Park, zoned PUD, Planned Unit Development District (Coffman Park Plan)</p> <p>South: The Justice Center, zoned PUD (Coffman Park Plan)</p> <p>West: Office Building, zoned PCD, Planned Commerce District (Perimeter Center, Subarea C)</p>
Site Features	<ul style="list-style-type: none"> • Two one-story 27,000-square-foot office buildings with multiple tenant spaces • Combination of two tenant spaces within the western building totaling 2,500 square feet • Shared access from two curb cuts on Commerce Parkway • No direct street frontage • Shared parking between both buildings and the office building to the north • 228 total parking spaces on site with parking spaces on all sides of the building
History	<p>2011 Area Rezoning to Suburban Office and Institutional District was approved by City Council. It was previously zoned Limited Industrial.</p> <p>1986 Preliminary Plat for the Metro North Business Park was approved.</p>
Details	
Conditional Use	
Proposal	The proposed use is a 2,500-square-foot educational use not elsewhere classified within the Suburban Office and Institutional District.
Operational Details	<p>The proposal includes conversion of two tenant spaces into one 2,500-square-foot space providing educational services. No exterior modifications are proposed. The use will operate after school hours from 3:30-7:30 p.m. Monday and Thursday with no changes during the summer. The space will be used as an office during the other times. The Kumon center is open to students from kindergarten through high school.</p> <p>The Kumon center will employ, at most, 3-4 instructors that supervise students completing their study assignments. Approximately 12-15 students will be accommodated at one time. Study assignments take 20-30 minutes to complete and students are expected to remain approximately 30 minutes. Parents of younger children will wait during those 30 minutes while those with older children may leave and return to pick them up.</p>
Traffic and Parking	The site has 228 total spaces and is required to have 216 as an office building. Adequate access and circulation is provided through two curb cuts off Commerce Parkway and drive aisles and parking on all sides of the buildings.

Analysis	Conditional Use
<i>Process</i>	Section 153.236 of the Zoning Code identifies criteria for the review and approval of a conditional use (full text of criteria attached).
1) <i>Harmonious with the Zoning Code and/or Community Plan.</i>	Criterion met: This proposal is consistent with the requirements of the Zoning Code and the Community Plan.
2) <i>Complies with applicable standards.</i>	Criterion met: This proposal is a permitted conditional use and there are no additional development standards for the use.
3) <i>Harmonious with existing or intended character in vicinity.</i>	Criterion met: The proposed use will not alter the essential character of the area and is compatible with surrounding uses. This site features a variety of offices and businesses that provide various services to residents and the community.
4) <i>Will not have a hazardous or negative impact on surrounding uses.</i>	Criterion met: Proposed operations will not have an adverse effect on surrounding uses.
5) <i>Will provide adequate services and facilities.</i>	Criterion met: Parking is located along all sides of the buildings and parking is adequate for the entire site.
6) <i>Will not harm the economic welfare.</i>	Criterion met: This proposed use contributes positively to the economic climate of the city by providing an additional educational amenity for residents.
7) <i>Create no use or characteristic that is detrimental to the surrounding uses.</i>	Criterion met: The use will not be detrimental to the surrounding area. There are no accessory uses or outdoor activities associated with the proposed conditional use.
8) <i>Vehicular circulation will not interfere with existing circulation.</i>	Criterion met: No change to circulation is proposed. The site has effective circulation with two separate access points on Commerce Parkway.
9) <i>Not detrimental to property values in the vicinity.</i>	Criterion met: This proposal will not be detrimental to property values.
10) <i>Will not impede the development or improvement of surrounding properties.</i>	Criterion met: This proposal's uses are contained on site and will not impede development or improvement to the surrounding properties. There are no exterior modifications proposed with the conditional use.

Recommendation	Conditional Use
Approval	Planning recommends approval of the proposal as it complies with the application review criteria, with no conditions.

CONDITIONAL USE

Review Criteria

Section 153.236(C) sets out criteria for the review and approval of a conditional use.

(C) *Action by the Planning Commission.* The Planning and Zoning Commission shall hold a public hearing and shall not approve a conditional use unless it finds that such use at the proposed location meets all of the following requirements:

- 1) The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.
- 2) The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.
- 3) The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- 4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
- 5) The area and proposed use(s) will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- 6) The proposed use will not be detrimental to the economic welfare of the community.
- 7) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.
- 8) Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets or roads.
- 9) The proposed use will not be detrimental to property values in the immediate vicinity.
- 10) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.