

# Planning Report

Thursday, June 6, 2013

**Metro Center, Waterford PUD**  
**425 Metro Place North**

## Case Summary

Agenda Item	4
Case Number	13-044AFDP
Proposal:	Modifications to the parking requirement for an existing office building within the Metro Center Planned Unit Development District, between Metro Place North and Metro Place South, west of Frantz Road.
Request:	Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050.
Site Location	425 Metro Place North. Located on the west side of Frantz Road and south of Metro Place North.
Property Owner	General Electric Credit Equities, Inc.
Representative	Jackson B. Reynolds III, Smith & Hale LLC.
Applicant	Cathy Frederick, General Electric Credit Equities, Inc.
Case Manager	Claudia D. Husak, AICP, Planner II   (614) 410-4675   <a href="mailto:chusak@dublin.oh.us">chusak@dublin.oh.us</a>
Planning Recommendation	<u>Approval of Minor Text Modification</u>

In Planning's analysis, this required text modification is minor in nature and the site has more than adequate number of parking spaces available based on the observations from the building owners. Planning recommends approval of a minor text modification:

*To modify the development text to require 405 parking spaces for the 101,944-square-foot office building located at 425 Metro Place South for either regular or medical office use.*

### Approval of Amended Final Development Plan

In Planning's analysis, the site and the use will be adequately accommodated by the parking available and the proposal is consistent with the criteria for an amended final development plan with the approval of a minor text modification. Approval of this proposal is recommended.



13-044AFDP  
Amended Final Development Plan  
Metro Center  
425 Metro Place North

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Feet

<b>Facts</b>	
Site Area	6.327 acre parcel with one primary structure six (6) story office building. The building has an area of 101,944 square feet
Zoning	PUD, Planned Unit Development, Waterford Village
Surrounding Zoning and Uses	The site is largely surrounded by the Waterford Village PUD. Uses in the surrounding area include restaurants, office, apartments, and personal fitness facilities. The PUD was zoned in 1974 and does not have a development text.
Site Features	<ul style="list-style-type: none"><li>• Triangular parcel developed with one primary office building along the northern site boundary.</li><li>• 100 feet of frontage along Metro Place South.</li><li>• Parking areas are adjacent to three sides of the building with connecting drive aisles.</li><li>• The site can be accessed by drives along Metro Place North and Metro Place South.</li><li>• An 830 foot private drive runs along the east side of the site providing a connection between Metro Place North and South.</li><li>• Approximately 64,000 square feet or 63% of the building is currently occupied.</li><li>• The site has 405 parking spaces.</li></ul> 

<b>Facts</b>	
Development Context	<p>Metro Center is comprised of several parcels accessed west off Frantz Road by the loop street of Metro Place North and Metro Place South. Metro Center was one of the first Planned Unit Development Districts approved in the City of Dublin. The ordinance establishing zoning for this site dates to 1974 and did not include a development text or approved plan. Absent this supporting material the Zoning Code is used for development requirements.</p> <p>As part of the original platting, Metro Center was divided into seven lots and four reserve areas, each with specific permitted uses, such as office, medical office, residential, retail and restaurant. The PUD has been under development for many years and currently includes Max &amp; Erma's, the Crowne Plaza, and the Athletic Club. The subject parcel was originally platted as part of Lot 5.</p>

<b>Details Amended Final Development Plan</b>	
Plan Overview	<p>The proposal includes a modification to the parking requirement for an existing office building located on within the Metro Center Planned Unit Development District, between Metro Place North and Metro Place South, west of Frantz Road. The modification is to change the parking requirements to meet office use requirements per the Zoning Code.</p>
Development Details	<p>There is no development text that accompanied the PUD zoning from 1974, therefore parking requirements default to the Zoning Code. The applicant is requesting a reduction in the parking requirements to allow flexibility in the tenant make up by allowing an expansion of an existing medical office.</p> <p>The Zoning Code for parking requirements is:        General office: one space per 250 square feet        Medical office: one space per 200 square feet</p> <p>The current 405 parking spaces are three spaces short of meeting the requirements for the entire building to be used as general office. This prevents any additional medical office space within the building. The existing 3,000 square feet of medical office was permitted by excluding the air space of the large interior atrium from being used in calculating required parking.</p>

**Details Amended Final Development Plan**

<p>Parking</p>	<p>Based on the approved building square footage of 101,944, the site requires 408 parking spaces for general office use in accordance with Code. The applicant is requesting a modification to the parking requirements for this site to be 405 spaces regardless of whether the building has general office or medical office tenants. No changes are proposed to the building or the parking lot. The applicant would not be able to permit an existing medical office tenant to expand within the building practice on the parcel with the current parking requirements.</p> <p>The applicant has conducted a parking count on May 24, 2013 and found 93 spaces occupied on a Friday morning.</p>
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**Analysis** **Minor Text Modification**

<p>Process</p>	<p>Code Section 153.053(E)(2)(b)4b permits the Commission to approve a modification to the development text and Zoning Code if they determine that all of the appropriate provisions are satisfied.</p>
<p>Request</p>	<p>The requested text modification is:</p> <p style="padding-left: 40px;">To require 405 parking spaces for the 101,944-square-foot office building located at 425 Metro Place South for either regular or medical office use.</p> <p>The minor text modification will allow the owners and occupants of these office buildings to operate with an adequate number of parking spaces according to the building owners. Given the size of the building, unoccupied areas including the atrium, the elevators and hallways changing the parking number to the available spaces a reasonable approach.</p> <p>Further, the continued administration of changing parking requirements is very complex and difficult with the turnover of tenants over time. This turnover can vary the mix of general and medical office use on a regular basis. Generally, Planning has found that unless the medical office use is "patient intensive" the differences between parking needs of general office and medical office are not substantial. Ultimately, the Code should likely be changed to reflect these realities.</p>

**Recommendation** **Minor Text Modification**

<p>Approval</p>	<p>Planning supports the minor modification to the development text requiring 405 parking spaces for the 101,944-square-foot office building located at 425 Metro Place South for either regular or medical office use.</p>
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Analysis	Amended Final Development Plan
Amended Final Development Plan	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.
1. <i>Consistency with the approved preliminary development plan.</i>	<b>Criterion met with Text Modification:</b> The applicant is requesting a revision to the required parking to accommodate medical office use within the building, which does not meet the Code required parking. The Commission may find the request meets the text modification provisions.
2. <i>Traffic and pedestrian safety</i>	<b>Criterion met:</b> No changes to the previous approved layout are proposed.
3. <i>Adequate public services and open space</i>	<b>Criteria met:</b> No additional public services or open space is required as part of this application.
4. <i>Protection of natural features and resources</i>	Not applicable.
5. <i>Adequacy of lighting</i>	Not applicable.
6. <i>Proposed signs are consistent with approved plans</i>	Not applicable.
7. <i>Appropriate landscaping to enhance, buffer, and soften the building and site</i>	Not applicable.
8. <i>Compliant stormwater management</i>	Not applicable.
9. <i>All phases (if applicable) comply with the previous criteria.</i>	Not applicable.
10. <i>Compliance with all other laws and regulations.</i>	<b>Criterion met:</b> The proposal complies with all other known applicable local, state, and federal laws and regulations.

**Recommendation**

**Amended Final Development Plan**

Approval

In Planning's analysis, the site and associated uses will be adequately accommodated by existing parking stock and the proposal is consistent with the applicable review criteria with the approval of a minor text modification. Planning recommends approval of this request.

## MINOR DEVELOPMENT TEXT MODIFICATION

Code Section 153.053(E)(2)(b)4 b permits the Commission to approve a modification from the development text and Zoning Code if they determine that all of the following provisions are satisfied.

- (i) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development; and
- (ii) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- (iii) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- (iv) The principles of § 153.052(B) are achieved; and
- (v) The development, as proposed on the amended final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

## AMENDED FINAL DEVELOPMENT PLAN

### Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.