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City of Dublin Planning and Zoning Commission

Planning Report

Thursday, June 6, 2013

Riverside PCD North, Subarea A₁
6600 & 6620 Perimeter Drive

Case Summary

Agenda Item	5
Case Number	13-046AFDP
Proposal:	Modification of the parking requirement for two existing office buildings located within the Riverside Planned Commerce District North.
Request:	Review and approval of an amended final development plan under the Planned District provisions of Zoning Code Section 153.050.
Site Location	6600 and 6200 Perimeter Drive. Located on the north side of Perimeter Drive, and west of Avery-Muirfield Drive.
Property Owner	Ray C. Boll, RJ Boll Realty, Ltd.
Applicant	Timothy L. Edwards, DDS, Edwards Family Dental, represented by Brent G. Davis, Real Estate Broker, Davis Commercial Realty, Ltd.
Case Manager	Claudia D. Husak, AICP, Planner II (614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	<p><u>Approval of Minor Text Modification</u></p> <p>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 parking counts provided by the applicant. Planning recommends approval of a minor text modification:</p>

To modify the development text to require parking at a ratio of 1 parking space per every 250 square feet of either regular or medical office for two existing office buildings (6600 and 6620 Perimeter Drive) within Subarea A₁ of the Riverside PCD North.

Approval of Amended Final Development Plan

In Planning’s analysis, the site and the use will be adequately accommodated by the parking available for both buildings 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.



 <p>City of Dublin</p>	<p>13-046AFDP Amended Final Development Plan Riverside PCD North, Subarea A1 6600 & 6620 Perimeter Drive</p>	<p>0 150 300 Feet</p> 
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Facts	
Site Area	2.16 acre parcel with two 8,700-square-foot condominium office buildings, each split into two tenant spaces.
Zoning	PCD, Planned Commerce District, Riverside PCD North – Subarea A ₁
Surrounding Zoning and Uses	<p>North: Office buildings within Subarea A₁ of the Riverside PCD North, Planned Commerce District</p> <p>South: PUD; Dublin Methodist Hospital in the Ohio Health Medical Campus PUD, and the Avery Square Shopping Center, also zoned PUD (Avery Square plan)</p> <p>East: Vacant land to be developed with office buildings zoned PCD (Riverside PCD North – Subarea A₁)</p> <p>West: Vacant land to be developed with the Perimeter Retail building, recently zoned PUD (revised Subarea A₃ of the Riverside PCD North)</p>
Site Features	<ul style="list-style-type: none"> • 2.46-acre rectangular parcel developed with two office buildings, one located in the northwest portion of the site, the other in the southeast. • Frontage: 350 feet along Perimeter Road. • Parking areas are adjacent to each building, with an adjoining drive aisle between the two buildings. • A private drive provides access to Perimeter Drive and connects parcels within the Planned District. • There is a loading dock located along the north elevation of the southern building. • 6600 Perimeter Drive and 6620 Perimeter Drive are divided evenly into two 4,350 square foot office condominiums. The 6600 building is currently occupied by general offices.
Development Context	<ul style="list-style-type: none"> • PCD area is 24 acres at the northwest corner of Perimeter Drive and Avery-Muirfield Drive. • Divided into three Subareas, with specific permitted uses, such as office, medical office, daycare, retail and restaurant, depending on the Subarea. • The PCD has been under development for several years and currently includes the Shoppes at Avery shopping center, Huntington National Bank, Champaign Bank, the Primrose School daycare and medical office buildings. • The subject parcel is in Subarea A₁ of the PCD

Facts

<p>Case Background</p>	<p>Planning and Zoning Commission The Commission recommended approval of the Zoning and Preliminary Development Plan on March 24, 2004. On April 19, 2004, Ordinance 118-03 approved the rezoning of development to Planned Commerce District. Planning and Zoning Commission approved the Preliminary Plat and Final Plat on June 10, 2004, and the Preliminary and Final Plats were approved by Dublin City Council on August 2, 2004.</p> <p>The Commission approved the final development plan on June 17, 2004 for this parcel with two, one-story office buildings of 9,100 square feet and 82 parking spaces. The buildings were built slightly smaller at 8,700 square feet each with 80 parking spaces.</p> <p>On June 10, 2010, the Planning and Zoning Commission approved an amended final development plan for an adjacent parcel in Subarea A₁ which contains 6455 Post Road and 6670 Perimeter Drive. The amended final development plan with a minor development text modification which reduced the parking ratio for a parking area jointly used by the two office buildings.</p> <p>In December 2012, the Commission recommended approval of a rezoning with preliminary development plan to City Council for the development of an approximately 14,000 square foot retail building in Subarea A₃ adjacent to this site.</p> <p>City Council Ordinance 118-03 was approved for the Planned Commerce District on April 19, 2004 and the preliminary and final plats were approved on August 2, 2004. Council approved the rezoning for the Perimeter retail building in February of 2013.</p>
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Details **Amended Final Development Plan**

<p>Plan Overview</p>	<p>The proposal includes a modification of the parking requirement for two existing office buildings located within Subarea A₁ of the Riverside Planned Commerce District North.</p>
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Details	Amended Final Development Plan								
Development Details	<p>The approved development text defaults to the Zoning Code for parking requirements Subarea A1 or: General office: one space per 250 square feet; Medical: one space per 200 square feet. The final development plan approved parking for the site for an equal mix of office and medical office. The current use of the buildings is split evenly between general office and medical office, or 8,700 square feet each.</p> <p>The combined approved building area of 17,400 square feet and the equal mix of uses required 79 spaces. The final development plan was approved with 82 spaces with the approved building sizes at 9,100 square feet each. The buildings were built slightly smaller, at 8,700 square feet each and 80 parking spaces were provided.</p>								
Parking Proposal	<p>The applicant is requesting a reduction in the parking requirements to operate an additional medical use within one of the two existing buildings (for a 75/25 mix of medical and general office use). The medical office, in the 6600 Perimeter Drive building, would increase this use from 8,700 square feet to 13,050, which would require a parking increase from 79 to 84 spaces.</p> <p>The applicant has conducted parking counts, which are included in the packet attachments, to demonstrate the site is adequately served. The application proposes to modify the development text to change the required parking to a single calculation of one space per 250 square feet for all office uses, which would change the requirement to 70 spaces. No modifications to the buildings or site are proposed.</p> <p>The following chart outlines the number of parking spaces required per code, the number of spaces approved with the final development plan, and the number proposed in lieu of proposed parking requirements with this application:</p> <table border="1" data-bbox="496 1444 1393 1583"> <tbody> <tr> <td>Required spaces for 50/50 mix of medical and general office</td> <td>79</td> </tr> <tr> <td>Spaces available on-site</td> <td>80</td> </tr> <tr> <td>Required spaces for 75/25 mix of medical and general office</td> <td>84</td> </tr> <tr> <td>Spaces required if requirement modified to 1 per 250 SF</td> <td>70</td> </tr> </tbody> </table>	Required spaces for 50/50 mix of medical and general office	79	Spaces available on-site	80	Required spaces for 75/25 mix of medical and general office	84	Spaces required if requirement modified to 1 per 250 SF	70
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Parking Counts	<p>The applicant conducted a parking study to examine the intensity of use of the parking lot during various times of the day and of different days of the week. On average, the parking lot is has three quarters of the space available and only one observation showed 50% percent of the spaces occupied.</p> <p>The applicant, a dentist, employs 7 full-time and 2 part-time employees and serves a maximum of 6 to 8 patients at any one time.</p>								

Analysis		Minor Text Modification
Process	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.	
Request	<p>The requested modification is:</p> <p>To modify the development text to require parking at a ratio of 1 parking space per every 250 square feet of either regular or medical office for two existing office buildings (6600 and 6620 Perimeter Drive) within Subarea A₁ of the Riverside PCD North.</p> <p>The minor text modification will allow the owners and occupants of these office buildings to operate with an appropriate number of parking spaces given the operational data supplied by the applicant, while providing a sufficient amount of parking for high-activity periods. Given the relatively small size of these buildings, changing the parking ratio to a single calculation is a reasonable approach to preventing unnecessary parking areas.</p>	
Recommendation		Minor Text Modification
Approval	Planning supports the minor modification to the development text allowing a parking ratio of 1 space for every 250 square feet of medical or general office use for 6600 and 6620 Perimeter Drive.	

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.	
<i>1. Consistency with the approved preliminary development plan.</i>	Criterion met with Text Modification: The applicant is requesting a reduction of the required parking ratio for medical office use for these two buildings, which does not meet the development text. The Commission may find the request meets the text modification provisions.	
<i>2. Traffic and pedestrian safety</i>	Criterion met: No changes to the previous approved layout are proposed.	
<i>3. Adequate public services and open space</i>	Criteria met: No additional public services or open space is required as part of this application.	

Analysis		Amended Final Development Plan
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>	Criterion met: 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.