



Planning and Zoning Commission

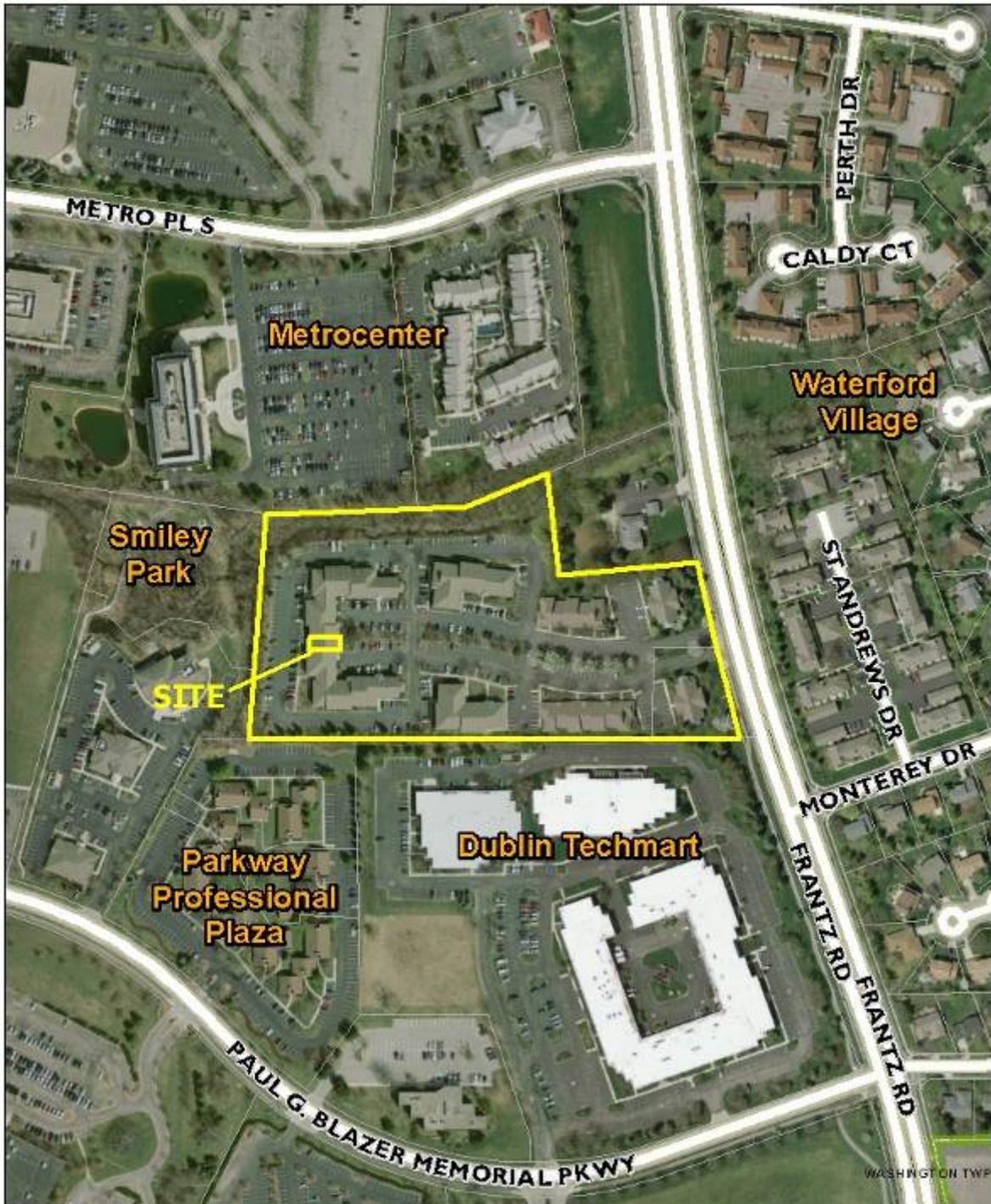
# Planning Report

September 5, 2013

## Millennium Office Complex – Aloha Learning Center

### Case Summary

Agenda Item	3
Case Number	13-091CU
Proposal	To permit a learning center within an existing office building in the Millennium Office Complex zoned PUD, Planned Unit Development District.
Request	Conditional Use Review and approval of a conditional use under the provisions of Code Section 153.236.
Site Location	6063 Frantz Road Located on the west side of Frantz Road, approximately 750 feet south of Metro Place South.
Applicant	Sunisha Motaparathi, represented by; Jaimine Johnson, Triangle Commercial Properties.
Case Managers	Jonathan Lee, Planning Assistant Jennifer M. Rauch, AICP, Planner II.
Contact Information	(614) 410-4600   <a href="mailto:jlee@dublin.oh.us">jlee@dublin.oh.us</a> and <a href="mailto:jrauch@dublin.oh.us">jrauch@dublin.oh.us</a>
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.



 <p>City of Dublin</p>	<p>13-091CU Conditional Use Millennium Office Complex - Aloha Learning Center 6063 Frantz Road</p>	<p>0 150 300 Feet</p> 
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<b>Facts</b>	
Site Area	7.72 acres
Zoning	PUD, Planned Unit District (Millennium Office Complex)
Surrounding Zoning and Uses	<p>North: Office building and extended stay hotels, zoned PUD (Metro Center)</p> <p>East: Multiple family residential, zoned PUD (Waterford Village)</p> <p>South: Office buildings, zoned OLR, Office, Laboratory and Research District</p> <p>West: Park and office buildings, zoned OLR, Office, Laboratory and Research District</p>
Site Features	<ul style="list-style-type: none"> <li>• Seven buildings totaling 92,230 square feet with multiple tenant spaces</li> <li>• Shared access from one curb cut on Frantz Road</li> <li>• 1,150-square-foot first floor tenant space in a 41,470 square foot multi-tenant building</li> <li>• No direct street frontage for the proposed tenant space location</li> <li>• 377 total parking spaces on site with parking spaces on all sides of the building</li> </ul>
History	<p>February 3, 1987  Conditional Use approved by the Planning and Zoning Commission for a beauty shop.</p> <p>April 8, 1986  Final Development Plan approved by the Planning and Zoning Commission for the Millennium-Frantz Road Office Park.</p> <p>March 3, 1986  Rezoning from R-2, Limited Suburban Residential, to PUD, Planned Unit Development District, approved by City Council.</p>

<b>Details</b>	<b>Conditional Use</b>
Proposal	The Millennium Office Complex PUD refers to SO, Suburban Office and Institutional District for permitted uses. The proposal involves using a 1,150-square-foot single tenant space on the first floor of a 41,470-square-foot multi-tenant building. No exterior modifications are proposed. The proposed use is an educational use not elsewhere classified.
Operational Details	The use will operate from 5:00-8:00 p.m. 2 days a week and on Saturday from 10:00 a.m.-5:00 p.m. Approximately 7 students will be accommodated at one time with one instructor. Each class session will last a maximum of 2 hours. The Center is open to students from kindergarten through middle school. Parents may wait for their children but will more than likely drop them off and return to pick them up after the class.
Traffic and Parking	No modifications proposed to the approved parking requirement. Adequate access and circulation is provided through drive aisles and parking on all sides of the buildings as well as a separate entrance and exit way into the site from Frantz Road.

Details		Conditional Use
Signs	The rezoning history as well as a conditional use mentions potential restrictions on signs for the office park but there are none specified in any approval or the approved development text. No signs are proposed with this application but future signs, such as a tenant window sign, would be required to obtain a sign permit and meet Code.	

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>	<b>Criterion met:</b> This proposal is consistent with the requirements of the Zoning Code and the Community Plan.	
2) <i>Complies with applicable standards.</i>	<b>Criterion met:</b> This proposal is a permitted conditional use within the approved development text.	
3) <i>Harmonious with existing or intended character in vicinity.</i>	<b>Criterion met:</b> 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>	<b>Criterion met:</b> Proposed operations will not have an adverse effect on surrounding uses.	
5) <i>Will provide adequate services and facilities.</i>	<b>Criterion met:</b> Parking is adequate and located along all sides of the buildings.	
6) <i>Will not harm the economic welfare.</i>	<b>Criterion met:</b> 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>	<b>Criterion met:</b> 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>	<b>Criterion met:</b> No change to circulation is proposed.	
9) <i>Not detrimental to property values in the vicinity.</i>	<b>Criterion met:</b> This proposal will not be detrimental to property values.	

<b>Analysis</b>	<b>Conditional Use</b>
<i>10) Will not impede the development or improvement of surrounding properties.</i>	<b>Criterion met:</b> 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.

<b>Recommendation</b>	<b>Conditional Use</b>
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.