Conditional Use Application Statement
Bates Property Management Ltd.
5560 Shier Rings Road

A. Describe the property and its intended use.

The property is located at 5560 Shier Rings Road and consists of approximately 1.373 acres. The site currently has an office/warehouse building with 8,940 square feet located on the site. The conditional use would permit a truck and van rental establishment on the site. The proposed operation would have five (5) employees and would have between 10 to 12 trucks and vans on the premises each day depending on demand. The hours of operation would be Monday thru Friday from 7:00 a.m. to 5:00 p.m., Saturday 9:00 a.m. to 12:00 p.m. and Sunday the operation would be closed. The site will be screened per the requirements of the Technology Flex district development standards to reduce any visual impacts on surrounding properties.

B. State the necessity or desirability of the proposed use to the neighborhood or community.

The proposed truck and van rental establishment is necessary to the community as it provide vehicle rental options that are not currently found in this area of Dublin. There are a number of existing businesses in this portion of Dublin that need rental options for transportation needs and this location would provide easy access to those businesses. The location is good as it has access from Shier Rings Road to SR 33 and from Emerald Parkway to areas north and south along the I-270 right of way. The proposed use will meet an underserved need in the Dublin business community.

C. State the relationship of the proposed use to adjacent properties and land uses.

The site is located within an industrial park with SR 33 to the north, I-270 to the east, Emerald Parkway to the west and another industrial park to the south. All the surrounding areas are zoned Technology Flex District so the proposed truck and van rental establishment is in keeping with the character of the surrounding use. The operation will utilize the existing building and parking lot and will add landscaping to buffer the activity from surrounding uses.

D. State how the proposed use will relate to the Dublin Community Plan and any other development standards applicable to the property.

The 2007 Dublin Comprehensive plans show this property as high density office/Research and development. The area has subsequent rezoned into the Technology Flex District and then recently amended to add the proposed truck and van rental activity as a conditional use. The application is being made to allow the truck and van rental establishment as the proposal will adhere to all the development standards contained in the underlining zoning district.

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Conditional Use Review Criteria
Bates Property Management Ltd.
5560 Shier Rings Road

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.

   The proposed truck and van establishment at this location will be harmonious and in accord with the general objectives or purposes of the Zoning Code and/or Community Plan. The site is located within the Technology Flex District which is isolated from sensitive areas. Further the proposal meets the requirements of the newly enacted amendment to the District for truck and van rental establishments.

2. The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.

   Yes, the proposed truck and van rental establishment will meet the newly enacted development standards for the proposed use as evidenced by the submitted application materials.

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.

   Yes, the proposed truck and van rental establishment will be harmonious will the character of the general vicinity as the surrounding properties are all located within the Technology Flex District and have been developed with appropriate use and building so that the proposed use is consistent with the existing character of the area.

4. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

   No, the proposed use will not be hazardous to nor have a negative impact on existing or future surrounding uses. The truck and van rental establishment will operate like other businesses in the area that utilizes a trucking fleet where vehicles will be stored on the property and then sent out into the community as needed. The proposed use has access to major thoroughfares and therefore will not need to access other surrounding streets to leave and enter the site.

5. The area and proposed use(s) will be adequately served by essential public facilities and services 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.

   The area has more than adequate public facilities and services to serve the proposed use and will not make additional demands on the existing services to operate from its proposed location.

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6. The proposed use will not be detrimental to the economic welfare of the community.

   No, the proposed truck and van rental establishment will not be detrimental to the economic welfare of the community upon the commencement of its operation.

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions or 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, fuses, glare, odor or other characteristic not comparable to the use permitted in the base zoning district.

   No, the proposed use will not include any activities that would be detrimental to any persons, property or the general welfare of the community due to any emissions or activities that would be derived by the operation of the truck and van rental establishment on the site.

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.

   Yes, the vehicle approaches to the site will be coordinated so as not to create any interference with traffic on surrounding public and/or private streets.

9. The proposed use will not be detrimental to property values in the immediate vicinity.

   No, the proposed use will not be detrimental to any of the existing property values in the immediate area.

10. The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

    No, the proposed van and truck rental establishment will not impede the normal and orderly development and further improvements to surrounding properties for those uses permitted in the Technology Flex district.

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PONTIA ARCHITECTURE

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New Albany, OH 43054
(614) 245-8273 fax. (614) 245-8791

March 4, 2014

City of Dublin
Planning and Zoning Commission
5800 Shier-Rings Road
Dublin, OH 43016

Enterprise Rental
5560 Shier Rings Road
Dublin, OH 43016

Conditional Use Applicant Statement:

The Property located at the above referenced address is currently a vacant building of 9,000 square feet sitting on approximately 1.4 acres. The building currently has 5 overhead style doors up to a height of 12'.

The proposed use is for an Enterprise Rental Facility that will occupy approximately 6,500 square feet of the building leaving the remaining of the building unleased.

During the typical business hours there will be 5 employees:

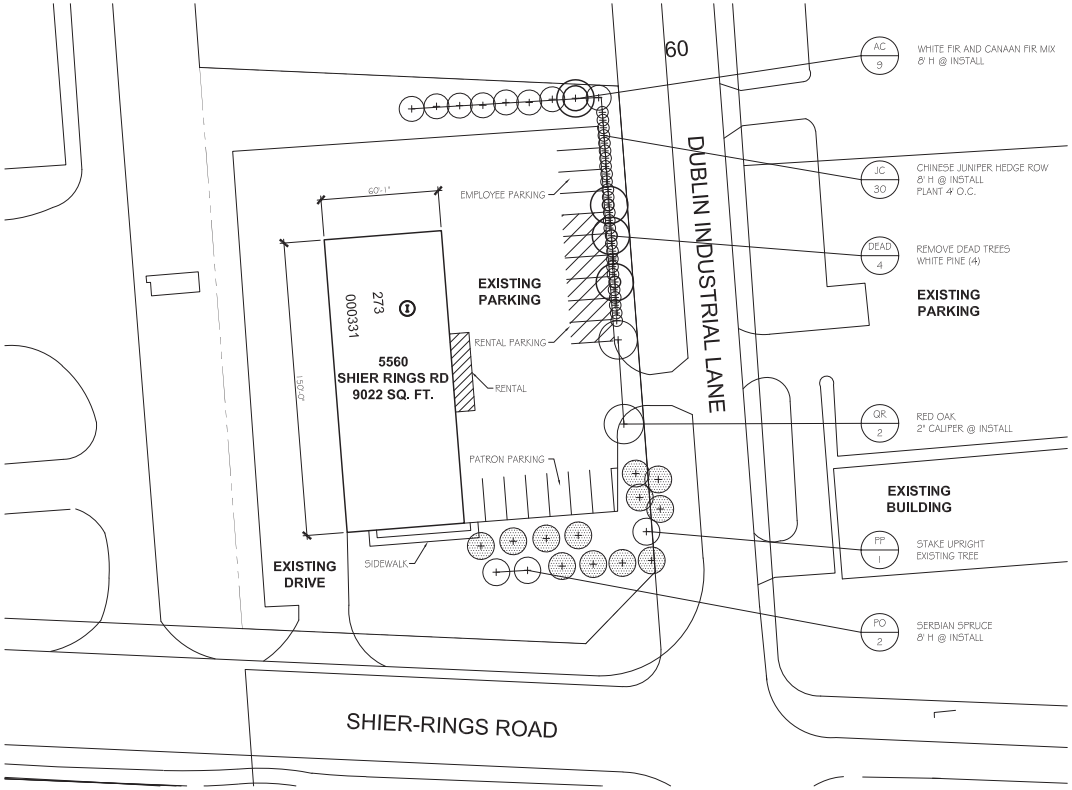
Typical Hours:	M-F	7:00 a.m. to 5:00 p.m.
	Sat	9:00 a.m. to 12:00 p.m.
	Sun	Closed

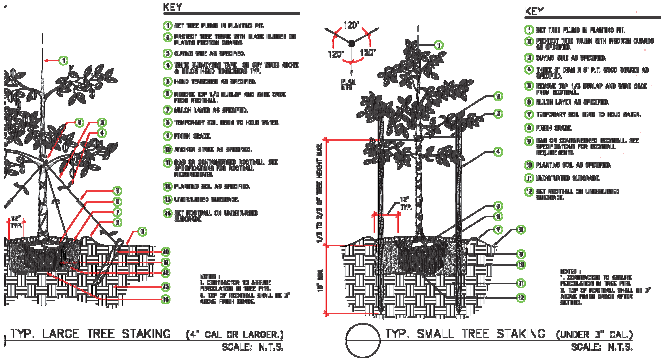
There will on average be 10-12 trucks on site available for rental. Trucks will vary in size from cargo van, pickup truck and box trucks.

The site will have employees park in the rear with the truck parking in the center of the parking area as denoted on the site plan in a cross hatched area.

Typical site circulation will enter off of Dublin Industrial Lane and park toward the Shier-Rings parking spaces for patrons with employees parking in the rear of the site.

Landscaping has been added to provide 100% opacity per the site plan. Existing trees are being utilized in the front of the building with supplemental trees added. Dublin Industrial Lane will have additional trees as well as the east boundary as shown on the site plan. This will effectively screen the trucks and the overhead doors of the building as a minimum planting height of 8' to grow to 12'.


60
DUBLIN INDUSTRIAL LANE
SHIER-RINGS ROAD
60'-1"
150'-0"
EMPLOYEE PARKING
EXISTING PARKING
RENTAL PARKING
RENTAL
PATRON PARKING
SIDEWALK
EXISTING DRIVE
5560
SHIER RINGS RD
9022 SQ. FT.
273
000331
EXISTING PARKING
EXISTING BUILDING
AC 9 WHITE FIR AND CANAAN FIR MIX 8' H @ INSTALL
JC 30 CHINESE JUNIPER HEDGE ROW 8' H @ INSTALL PLANT 4' O.C.
DEAD 4 REMOVE DEAD TREES WHITE PINE (4)
QR 2 RED OAK 2" CALIPER @ INSTALL
FP 1 STAKE UPRIGHT EXISTING TREE
PO 2 SERBIAN SPRUCE 8' H @ INSTALL


KEY
TYP. LARGE TREE STAKING (4" CAL OR LARGER.)
SCALE: N.T.S.
KEY
TYP. SMALL TREE STAKING (UNDER 3" CAL.)
SCALE: N.T.S.