



Planning and Zoning Commission

Planning Report

April 3, 2014

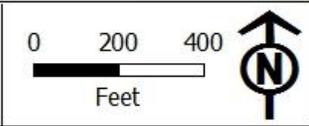
Bates Property Management- 5560 Shier Rings Road - Conditional Use

Case Summary

Agenda Item	1
Case Number	14-019CU
Proposal	Truck and van rental establishment in a 9,022-square-foot building on a property zoned TF, Technology Flex District.
Request	Conditional Use Review and approval of conditional use under the provisions of Zoning Code Section 153.236.
Site Location	5560 Shier Rings Road. On the east side of Dublin Industrial Lane, north of the intersection with Emerald Parkway.
Applicant	Bates Property Management, owners; represented by Paul Bloomfield of Kohr, Royer & Griffith Inc. Jack Reynolds, Smith & Hale, LLC.
Case Manager	Tammy Noble-Flading, Senior Planner.
Contact Information	(614) 410-4649 tflading@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 one condition. 1) That the site plan be modified to indicate separately designated parking spaces for vehicles for rent.



14-019CU
Conditional Use
Bates Property Management
5560 Shier Rings Road



Facts	
Site Area	1.373 acre site, 9,022-square-foot-building
Zoning	TF, Technology Flex District
Surrounding Zoning and Uses	All of the surrounding properties are zoned TF, Technology Flex District, and are developed for industrial and office type uses with the exception of the property to the north which is vacant.
Site Features	<ul style="list-style-type: none"> • Access: Two access points with the primary entrance off Dublin Industrial Lane. • Frontage: Shier Rings Road- approximately 210; Dublin Industrial Lane- 280 feet. • The proposed use will take up the entire building. No other tenants are expected. • All the necessary infrastructure is in place and no additional construction is proposed.
History	<p>In 2013, this site was the subject of a request to the City of Dublin to modify the City of Dublin Zoning Code to include Truck and Van Rental Establishments, originally proposed as Truck and Automobile Rental and Leasing, as a conditional use to the TF, Technology Flex District.</p> <ul style="list-style-type: none"> • On January 27, 2014 City Council adopted a code modification to the TF, Technology Flex District to allow Truck and Van Rental Establishments as a conditional use in the district. Council added to the roadways where these uses are prohibited, specifically Wilcox Road, based on the potential effects on existing development. • On November 7, 2013, the Planning and Zoning Commission forwarded a recommendation of approval to City Council which amended the Code to include Truck and Van Rental Establishments. The code modification proposed changes to three provisions of the Zoning Code including adding a definition of "Truck and Van Rental Establishments" to the Use Definitions section (Section 153.002 (A)(19)), modifying the Table of Uses to include the use, and modifying Section 153.044(B)(4) to include Use Specific Standards. As part of their recommendation, the Planning and Zoning Commission added a provision in the Use Specific Standards that stated these uses could not abut or be directly across from a residential district or use.

Details		Conditional Use
Proposal	The proposal is to operate a Truck and Van Rental Establishment from 5560 Shier Rings Road. The tenant will use the existing 9,022 square-foot building and will have outdoor parking associated with their leasing of trucks and vans. The only modification that will be made to the site is required landscaping to screen the truck and van storage areas.	
Use	The business primarily rents vehicles to commercial businesses. There will be five employees with business hours of Monday through Friday from 7:00 AM to 5:00 PM, Saturday 9:00 AM to 12:00 PM. The site will have a maximum of 10-12 trucks and vans on the site at a given time and all vehicle parking will be screened.	
Parking	The Code requires industrial uses to have a minimum of one space per employee at the largest shift and one space per business vehicle for a total of 17 spaces, which are provided on the site. The vehicles for rent will be parked in separately designated parking spaces to the east of the building. Additional parking is available for employees and visitors. Although the project description states that 10-12 will be parked on site, the plan indicates only six designated spaces. Code requires all vehicles be parked in designated spaces.	

Analysis		Conditional Use
Process	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 with condition: This proposal is a conditional use that will meet all the applicable development and use standards of the Code as long as all vehicles for rent are stored in designated spaces.	

Analysis	Conditional Use
<p>Use Specific Standards</p> <p>Condition 1</p>	<p><i>1) Minimum lot size shall be 20,000 square feet. For uses that have more than 10 vehicles, an additional 1,500 square feet of lot area shall be required for each additional vehicle over 10, provided that not more than 40 vehicles may be displayed. Vehicles shall not exceed 26 feet in length and this use will not be permitted on a lot abutting an arterial street or freeway, or on any lot that abut or is directly across the street from a residential district or use or permitted along Wilcox Road.</i></p> <p>A maximum of 10-12 vehicles will be displayed for rent. This requires a minimum lot size of 23,000 square feet for the largest number of vehicles. This 1.37 acre site meets this standard. The vehicles will not exceed 26 feet in length and the site meets the all location requirements.</p> <p><i>2) Areas specifically set aside for parking of vehicles for rent shall be specifically designated on the site plan submitted with the application. Trucks and vans for rental shall not be parked in any area, except as may be needed for the staging of vehicles for customer use. Minor servicing may permitted provided it is done within an enclosed facility, not including vehicle washing or cleaning which may be permitted within designated spaces.</i></p> <p>The site plan has an insufficient number of designated spaces for vehicles storage. The site plan must be modified to indicate meeting the Code requirement.</p> <p><i>3)The designated parking area for trucks or vans for rental shall meet the requirements of Section 153.044(E)(2), provided that the required screening shall be a minimum of six feet in height and further provided that the remainder of Section 153.133(C)(1) be satisfied.</i></p> <p>The applicant has provided a landscape plan meeting this standard. The vehicles will be screened with a mixture of trees and shrubs that include Serbian Spruce, Red Oak, Chinese Juniper and White and Canaan Fir. The plants will be 8 feet high at the time of installation, installed on three sides of the vehicles and be 100% opaque.</p>
<p>3) <i>Harmonious with existing or intended character in vicinity.</i></p>	<p>Criterion met: The proposed use is located in an area that contains similar types of the land uses. With proper location of the rental vehicles and the installation of required screening, the proposed use will be harmonious with the area.</p>
<p>4) <i>Will not have a hazardous or negative impact on surrounding uses.</i></p>	<p>Criterion met: Proposed operations will not have an adverse effect on surrounding uses.</p>

Analysis		Conditional Use
5) <i>Will provide adequate services and facilities.</i>	Criterion met: The proposal has sufficient services and facilities available for the intensity of the desired use, including a lot size that exceeds the minimum size required.	
6) <i>Will not harm the economic welfare.</i>	Criterion met: This proposed use fulfills a service oriented needs of our business need and contributes positively to the economic climate of the city.	
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.	
8) <i>Vehicular circulation will not interfere with existing circulation.</i>	Criterion met: All drive aisles have ample space for maneuverability and parking and vehicle storage will not interfere with customer or employee circulation. No other uses will operate on the site.	
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 will not interfere with surrounding improvements or developments.	

Recommendation		Approval
Approval with condition	Planning recommends approval of this conditional use as it complies with the applicable review criteria with one condition.	
Condition	1) That the site plan be modified to indicate separately designated parking spaces for vehicles for rent.	

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.