



City of Dublin Planning and Zoning Commission

Planning Report

Thursday, August 7, 2014

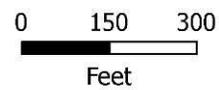
The Spa at River Ridge
5555 Wall Street

Case Summary

Agenda Item	3
Case Number	14-072AFDP/CU
Site Location	5555 Wall Street South side of Wall Street, north of the intersection with Perimeter Drive.
Proposal	To use an existing 18,000-square-foot office building as a salon and spa and an expansion of the parking lot.
Request	Review and approval of an <u>amended final development plan</u> application under the provisions of Zoning Code Section 153.050. Review and approval of a <u>conditional use</u> for a personal service under the provisions of Zoning Code Section 153.236.
Owner/Applicant	The Spa at River Ridge
Case Manager	Devayani Puranik, Planner II (614) 410-4662 dpuranik@dublin.oh.us
Planning Recommendation	In Planning's opinion, this proposal complies with all applicable review criteria based on the condition listed below and the existing development standards. Approval of both requests is recommended with a condition for amended final development plan and no conditions for conditional use.
Condition	Amended Final Development Plan 1) That the existing dumpster doors are repainted using a complementary color to the building as part of the building permit submission.



14-072AFDP/CU
Amended Final Development Plan/ Conditional Use
Perimeter Center, Subarea C - The Spa at River Ridge
5555 Wall Street



Facts	
Site Area	3.45 acres
Zoning	PCD, Planned Commerce District (Perimeter Center, Subarea C)
Surrounding Zoning	<p>West Office buildings zoned PCD (Perimeter Center, Subarea C).</p> <p>South Vacant land also zoned PCD (Perimeter Center, Subarea C).</p> <p>East and North The Village at Coffman Park residential development zoned PUD, across Wall Street with 11 residential condominium buildings and a community center. Immediately to the east is a regional stormwater retention pond.</p>
Site Features	<p>Frontage Approximately 800 feet of frontage on Wall Street along eastern and northern boundary</p> <p>Existing Building 18,000-square-foot, two-story building (R.C Olmstead office) in the center of the site</p> <p>Existing Site 63-space parking lot south of the building and a pond with extensive landscaping to the north of the building.</p>
Case Background	<p>1988 The Perimeter Center PCD was adopted in 1988 and has been revised several times. The adopted Subarea C text permits a specific list of commercial, office, and complementary uses, including those uses permitted in the Suburban Office and Institutional (SO) District and the Office, Laboratory and Research (OLR) District. The bulk of Subarea C is located within the block bounded by Wall Street, Discovery Boulevard, and Perimeter Drive, and presently contains only office uses.</p> <p>2000 The Final Development Plan for this site was approved in April 2000. The building was occupied by R.C. Olmstead offices.</p> <p>The Spa at River Ridge is currently operating at 6570 Riverside Drive. The City is working with the applicant to relocate their business to acquire the land for future road improvements including the relocation of Riverside Drive within Bridge Street Corridor. The applicant is also processing a parallel application for a lot split. The lot split is proposed to create a 3.45 acre parcel to accommodate a parking lot expansion for The Spa at River Ridge.</p>
Other	As recommended by Planning, the applicant has conducted a neighborhood meeting with The Village at Coffman Park.

Details	Amended Final Development Plan
Proposal	<p>This is a proposal for an existing 18,000-square-foot office building to be used as a salon and spa on a 3.45-acre site located on the south side of Wall Street, north of the intersection with Perimeter Drive. This application includes an expansion of the parking lot. The modifications are proposed on the site to provide additional parking. Since the proposed modifications exceed 25% of the area, Code requires lighting and landscaping to be brought into compliance with current requirements. Revised landscaping and lighting plans have been provided as part of amended final development plan.</p>
Parking	<p>While no changes are proposed to building exterior, modifications are proposed for the site to provide additional parking.</p> <ul style="list-style-type: none"> • 90 spaces required for a beauty shop (1 per 200 sq. ft.); 135 spaces provided. • The landscape island abutting the southern edge of the building will be altered to provide for ADA spaces closer to the building entrance. • A portion of the parking parallel to the western property line will be removed. Three new rows of parking with a driving aisle will be added at the southern section of the site. • A consistent 25-foot parking setback is maintained along the southern property line as required by the Code. A 3½ foot tall mound is proposed to screen this vehicular use area.
Landscaping, Buffering, and Lighting	<p>The proposal will help bring the site into compliance by replacing many dead, dying, and missing trees and shrubs. Several ash trees will not be replaced at this time. The trees show evidence of the Emerald Ash Borer but the crowns appear healthy. The trees will be monitored. The dead and missing ash trees will be replaced.</p> <p>The removal of several honeylocust trees totaling 43 inches is proposed. These trees will be replaced on an inch-for-inch basis. The new plan provides more diversity in tree species. The installation of the electric for the parking lot lights will need to be sensitive to the existing trees and their critical root zones.</p> <p>The new parking lot to the south will be screened with a three and a half-foot tall mound. Large deciduous trees are evenly spaced around the new parking lot as required by Code. The new lighting poles are also provided in accordance with the Code.</p> <p>The existing dumpster in the western portion of the site has not been maintained well and the doors should be repainted.</p>

Details		Amended Final Development Plan
Stormwater	The stormwater volume changes triggered by the increased parking surface will be fed into the regional basin east of the site without any negative impacts on basin's performance.	

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: This proposal is consistent with the approved preliminary development plan.	
<i>2. Traffic and pedestrian safety</i>	Criterion met: The vehicular traffic will be steady throughout the day during open hours. The proposal provides safe vehicular and pedestrian circulation.	
<i>3. Adequate public services and open space</i>	Not applicable.	
<i>4. Protection of natural features and resources</i>	Criterion met: There are no alterations proposed to existing pond north of the building which is designed for aesthetic purposes. The intent is to preserve the natural setting of the pond.	
<i>5. Adequacy of lighting</i>	Criterion met: The proposed lighting plan meets the code requirements.	
<i>6. Proposed signs are consistent with approved plans</i>	Criterion met: No new signs are proposed. The sign face of existing ground sign along Wall Street will be replaced.	
<i>7. Appropriate landscaping to enhance, buffer, and soften the building and site</i>	Criterion met with a condition: The applicant should also repaint the existing dumpster doors using a color complementary to the building to improve the aesthetics prior to occupancy permit. All other aspects of the proposal meet Code.	
Condition 1		
<i>8. Compliant stormwater</i>	Criterion met: The proposal meets the requirements of the Code.	

Analysis		Amended Final Development Plan	
<i>management</i>			
<i>9. All phases (if applicable) comply with the previous criteria.</i>		Not applicable.	
<i>10. 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		Based on Planning’s analysis, the proposal meets the amended final development plan review criteria and the development character of the surrounding area. Planning recommends approval for this proposal with following condition: 1) That the existing dumpster doors are repainted using a complementary color to the building as part of the building permit submission.	

Details		Conditional Use	
Proposal		This is a proposal for an existing 18,000-square-foot office building to be used as a salon and spa on a 3.45-acre site located on the south side of Wall Street, north of the intersection with Perimeter Drive.	
Development Text		The site is within Perimeter Center PCD- Subarea C. The adopted Subarea C text permits a specific list of commercial, office, and complementary uses, including those uses permitted in the Suburban Office and Institutional (SO) District and the Office, Laboratory and Research (OLR) District. The ordinance includes “Personal Services (Beauty Shop)” as a conditional use within the SO District. The proposed Spa use is categorized under this conditional use.	
Operational Details		<ul style="list-style-type: none"> • No exterior modifications to the building are proposed. • The proposed interior renovations will allow for a mix of hair stylist chairs, manicure/pedicure stations, and spa services area. The maximum occupancy of business patrons at any one time is estimated at 38 patrons. • The business will operate from 7:00 am to 9:00 pm on weekdays, 7:00 am to 7:00 pm on Fridays, and 7:00 am to 5:00 pm on Saturdays. The business will be closed on Sundays. • The Spa employs 60 people, including 25 full time employees. 	

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>	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: This proposal is consistent with the requirements of the Zoning Code.
3) <i>Harmonious with existing or intended character in vicinity.</i>	Criterion met: The proposed use will not alter the essential character of the area and is compatible with surrounding uses.
4) <i>Will not have a hazardous or negative impact on surrounding uses.</i>	Criterion met: Proposed operations will not have an adverse effect on surrounding uses.
5) <i>Will provide adequate services and facilities.</i>	Criterion met: The Spa provides personal services to area residents.
6) <i>Will not harm the economic welfare.</i>	Criterion met: This proposed use 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: The changes are proposed to provide additional parking.
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 uses are contained on site and will not impede development or improvement to the surrounding properties.

Recommendation	Conditional Use
Approval	Planning recommends approval of the proposal with no conditions as it complies with the conditional use review criteria.

AMENDED FINAL DEVELOPMENT PLAN REVIEW CRITERIA

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 feeding into regional stormwater basin 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.

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.