

Planning Report

Thursday, September 18, 2014

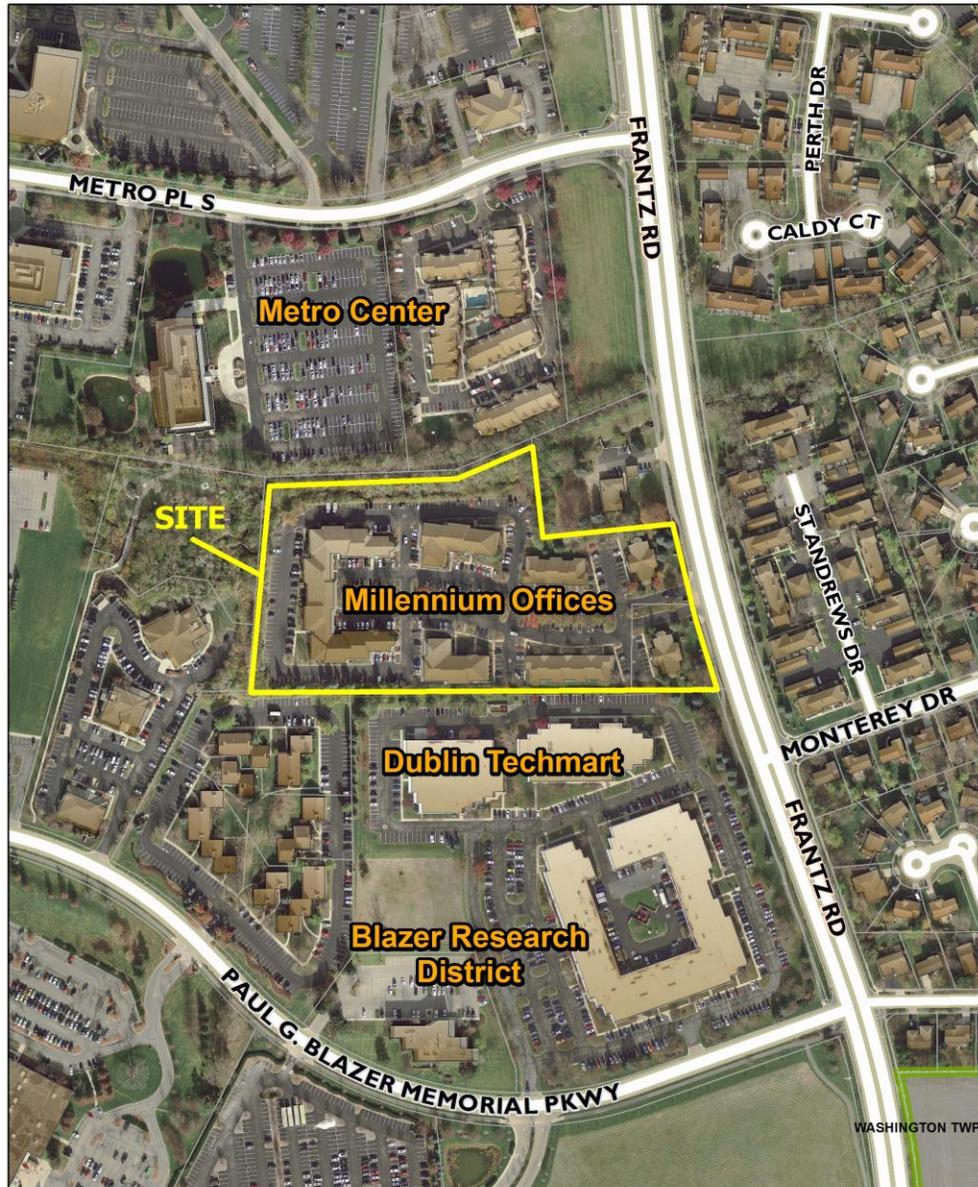
Millennium Office Park
6025 – 6099 Frantz Road

Case Summary

Agenda Item	4
Case Number	14-086AFDP/CU
Proposal:	To operate a beauty salon in the Millennium Office PUD, Planned Unit Development which allows uses in the Suburban Office District and revisions to parking requirements in the approved development text.
Request:	Review and approval of an <u>amended final development plan</u> and a <u>minor development plan modification</u> under the Planned District provisions of Zoning Code Section 153.050. This is also a request for review and approval of a <u>conditional use</u> for a personal service under the provisions of Zoning Code Section 153.236.
Site Location	6025-6099 Frantz Road. Located on the west side of Frantz Road approximately 765 feet south of Metro Place South.
Property Owner	Triangle Real Estate Investment Incorporated.
Applicant	Jaimine Johnson; Triangle Commercial Properties Incorporated.
Case Manager	Tammy Noble-Flading, Senior Planner (614) 410-4649 tflading@dublin.oh.us
Planning Recommendation	<u>Approval of Minor Text Modification</u> In Planning's analysis, this text modification is minor in nature and the site has more than an adequate number of parking spaces available based on the parking counts analyzed by staff. Planning recommends approval of a minor text modification that allows the office complex to have a parking ratio of 1 parking space for 250 square feet which is a total of 373 parking spaces. <u>Approval of Amended Final Development Plan</u> In Planning's analysis, the site and the use will be adequately accommodated by the parking available for all 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.

Approval of a Conditional Use

In Planning's analysis, this proposal complies with all applicable review criteria of a conditional use. Approval of this proposal is recommended.



 City of Dublin	14-086AFDP/CU Amended Final Development Plan/Conditional Use Millennium Office Park 6025-6099 Frantz Road	0 150 300 Feet	
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Facts	
Site Area	Two parcels totaling 8.34 acres in size and containing seven buildings totaling 93,372 square feet. Five of the buildings containing multiple tenants ranging from five to 12 tenants per building. The two smaller buildings which are adjacent to Frantz Road and have single tenants.
Zoning	PUD, Planned Unit Development, Millennium Office Park
Surrounding Zoning and Uses	<p>North: Zoned PUD, Planned Unit Development in the Waterford Village PUD and contains offices uses in the Metro Office complex.</p> <p>South: Zoned OLR, Office, Laboratory, and Research District and contains the offices uses in the Blazer Office Park.</p> <p>East: Zoned PUD, Planned Unit Development in the Waterford Village PUD and contains single-family, residential development.</p> <p>West: Zoned OLR, Office, Laboratory, and Research District and contains office uses in the Blazer Office Park and a public recreational park, Smiley Park</p>
Site Features	<ul style="list-style-type: none"> • The site has a boulevard entrance that provides access from Frantz Road. • The site has a total of seven office buildings that are arranged along the perimeter of the site. Each building has nodes of parking surrounding each building. • There are multiple tenants of each building with the exception of the two buildings that face Frantz Road. The users of the buildings are primarily office users and specific tenants include financial planners, lawyers, and general office users. There are four tenants that are medical providers. • The site contains a total of 373 parking spaces.
Case Background	<ul style="list-style-type: none"> • The final development plan was approved by the Planning and Zoning Commission on April 8, 1986 with two conditions. The conditions required making modifications to Engineering documents related to a median break and that the applicant work with the village to close Pinney Road west of the site. • A rezoning for the site was approved by City Council on March 3, 1986 from the R-2, Limited Suburban District to a PUD, Planned Unit Development District. • The rezoning was approved by the Planning and Zoning Commission on February 4, 1986 with no conditions.

Details	Amended Final Development Plan
Plan Overview	The proposal includes a modification of the parking requirements for seven existing office buildings located within the Millennium Office Park.
Development Details	The approved development plans refer to all of the users of the buildings as office users and provides office parking at 1 per 250 square feet. The plans include a chart that indicates each building, the square footage of each building, and the required parking based on the ratio listed above. All seven buildings total 93,230 square feet and the site provides 373 parking spaces. This number of parking spaces does not account for potential and existing tenants that are medical providers. Medical office has a higher parking ratio of 1 space per 200 square feet.
Parking Proposal	<p>The applicant is requesting to provide parking at 1 space per 250 square feet, or 373 parking spaces, for all uses associated with the office complex. This includes both office and medical users. The site currently has four tenants that are medical office providers which includes 4,608 square feet of tenant space. These tenant spaces would require five more parking spaces, per Code, and would require 23 parking spaces as opposed to 18 spaces. If all tenants were to operate as 100% medical office, the site would require 467 parking spaces, per Code.</p> <p>Planning has conducted a parking analysis of the site to provide information about the operational needs of the existing tenants. Multiple site visits were conducted through various times and days of the week. On all occasions, ample parking was provided throughout all portions of the site with no issues of parking spaces associated with any building or tenant space. In all of the nodes of parking, most parking areas were less than half full. Parking counts on four visits to the site concluded that the total number of parked cars ranged from 128 to 130 cars. This is slightly more than one-third the total parking spaces available on site.</p> <p>Planning has concluded that the site has adequate parking available and based on the operational needs of the users, has ample parking to provide off street parking while maintaining safe and efficient circulation. Requiring parking at a consistent ratio will assist in administering parking for the site and will prevent unnecessary parking that will only add impervious surface or hardscape to the site.</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 to allow parking at a ratio of 1 parking space per every 250 square feet regardless of use for seven existing office buildings within the Millennium Office park. This parking ratio would require a total of 373 parking spaces and would be applied to the entire office complex.</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 needs observed by staff. Given that the site is nearly fully occupied with less than 13% vacancy and parking has been observed to be well in excess of what is needed for the operational needs of the users, therefore this parking ratio seems to be appropriate. It allows the City to review changes in individual tenant spaces without requiring parking, per tenant space, which is difficult to monitor and allows ample parking that does not create 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 regardless of use for the Millennium Office Park.	

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 an office complex that includes a mix of office and medical office as well as a request for a beauty shop and would therefore be required a higher parking ratio. The text states that the site is required 373 parking spaces, or 1 per 250 square feet. This does not account for medical office which does not meet the parking requirement of the approved 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 including providing handicap accessible parking throughout various portions of the site.	

Recommendation		Amended Final Development Plan
Approval	In Planning’s analysis, the site and associated uses will be adequately accommodated by existing parking area and the proposal is consistent with the applicable review criteria with the approval of a minor text modification. Planning recommends approval of this request.	

Details		Conditional Use
Proposal	This is a proposal for a beauty salon in the Millennium Office PUD, Planned Unit Development. The development text permits SO, Suburban Office uses and beauty salons are conditional uses as a personal service in this zoning district.	

Details	Conditional Use
Operational Details	<ul style="list-style-type: none">• No exterior modifications to the building are proposed.• Services include facials, waxing, microdermabrasion, microcurrent, and chemical peels, pedicures, manicures, and massage therapy.• The business is operated Monday through Thursday 9:00 AM to 9:00 PM, Friday 9:00 AM to 6:00 PM, and Saturday 8:00 AM to 4:00 PM.• The business has three employees and all services are provided by appointment only.• Total number of employees and clientele would be no more than 6 people at any given time of the day.
Parking	<p>Based on the uses of the site, the site does not meet the current parking requirements of the Code. The four tenant spaces that are being utilized for medical office require a parking ratio of 1 space per 200 square feet. This requires five additional parking spaces for the total square footage of 4,608 square feet for the four tenant spaces. The text modification would allow parking, regardless of use, to be calculated at 1 space per 250 square feet and therefore bring the site into compliance. This is based on the ample parking that is provided, on-site.</p>

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 salon 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 site has ample parking and circulation. No additional changes are proposed.
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

In Planning's analysis, the operations of the proposed use is consistent with the applicable review criteria of a conditional use. 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.

CONDITIONAL USE

Section 153.236(C) sets out criteria for the review and approval of a Conditional Use.

- 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.