



City of Dublin Planning and Zoning Commission

Planning Report

Thursday, February 5, 2015

Perimeter Square PUD-Giant Eagle Shopping Center Mathnasium

Case Summary

Agenda Item	5
Case Number	15-003/CU
Proposal	Tutoring facility in a single tenant space in the Giant Eagle Shopping Plaza
Request	Review and approval of a conditional use under the provisions of Zoning Code Section 153.236.
Site Location	6716 Perimeter Loop Road East side of Perimeter Loop Road, south of Perimeter Drive.
Owner/Applicant	DDR, Corporation.
Representative	Paul Kelly, Owner of Mathnasium of Dublin.
Case Manager	Tammy Noble-Flading, Senior Planner (614) 410-4649 tflading@dublin.oh.us
Planning Recommendation	<u>Approval of the Conditional Use</u> Planning recommends approval of this conditional use without conditions as it complies with the applicable review criteria.



 <p>City of Dublin</p>	<p>15-003CU Conditional Use Mathnasium 6716 Perimeter Loop Road</p>	<p>0 150 300 Feet</p> 
---	---	---

Facts	
Site Area	15.196 acres
Zoning	PUD, Planned Unit Development (Perimeter Center PUD, Subarea 4).
Surrounding Zoning	<p>North: Perimeter Center PUD, Subarea E, includes medical and office uses</p> <p>East and South: PLR, Planned Low Density Residential and uses include multi-unit residential development (Craughwell Village)</p> <p>West: Perimeter Center PUD, Subarea E several fuel stations.</p>
Site Features	<ul style="list-style-type: none"> • Irregularly shaped site; no topographic features. • A 148,000-square-foot shopping center along the east and north boundaries, with the Giant Eagle grocery store as the main tenant, two multi-tenant retail buildings in the north portion of the site, stand-alone ATM in the southwest corner, a garage for the Craughwell Village condominiums in the southeast. • 690-space parking lot. • Main access from Perimeter Loop Road entry fountain and landscaping, and driveway with a landscape median. • Additional access points on Perimeter Drive to the north with a landscaped median and a 220-foot section of Mercedes Drive (private) to the south portion of the site. • Service court and parking spaces behind the buildings. • Landscape hedge with intermittent pillars along Perimeter Loop Road and several trees on either side of the main entrance as part of the entry feature.

Facts

Site History	<p>1988: Perimeter Center Planned Commerce District rezoning/preliminary development plan approved between Avery-Muirfield Drive and Emerald Parkway for Subareas A through M. Permitted uses include commercial, industrial, residential, and office. Subarea F was originally zoned for an enclosed shopping mall in excess of 250,000 square feet.</p> <p>1994: Rezoning to modify Subarea F for an unenclosed, 250,000-square-foot retail center with a grocery store and freestanding multi-tenant buildings.</p> <p>1995: Rezoning to increase the grocery store’s square footage from 76,000 to 85,000 square feet.</p> <p>1994: Final development plan approved.</p> <p>1995: Revised final development plan for screening of rooftop mechanicals.</p> <p>1995: Various conditional uses approved.</p> <p>2002: Revised final development plan for Big Bear store (now Giant Eagle) and Avery Square Kroger for standardized cart corrals.</p> <p>2010: Rezoning/preliminary development plan, final development plan and conditional use for the Giant Eagle expansion and pharmacy drive-thru approved.</p>
--------------	---

Details	Conditional Use
Proposal	<p>The proposed use at 6716 Perimeter Loop Road is a supplemental math instruction center designed to help children advance or improve their mathematical skills. The franchise is a learning center that has operated for over forty years and provides services to a range of ages. Mathnasium has locations throughout the country which includes six locations in Ohio. This site will be the only location in central Ohio.</p>
Details	<p><i>Location/Site Plan</i></p> <p>The 1,600-square-foot tenant space is a single tenant space that was previously occupied by Pizza Hut. There are no external improvements associated with the proposal therefore, no site plan or architectural drawings are required.</p>

Details	Conditional Use
	<p><i>Use</i> Mathnasium provides tutoring services in a group setting with one instructor per three to four students. The maximum number of individual will be twenty students and five instructors. The ages of students range from second grade to twelfth grade. Students attend sessions two to three times a week and individual tutoring sessions range from sixty to ninety minutes. Most students are dropped off by their parents although older students may drive with written permission. This results in minimal amount of parking to accommodate the use. The applicant is not proposing any outdoor facilities or recreational space.</p> <p><i>Hours</i> The operational hours will be Sunday through Thursday from 3:00 pm to 7:00 pm. No sessions will be provided on Friday or Saturday.</p> <p><i>Parking</i> The text requires 4 spaces per 1,000 square feet of gross floor area for the first floor and exempts second floor mezzanine area (for Giant Eagle) and outdoor dining areas from this requirement. Based on the final development plan, this parking calculation would require 630 parking spaces (which includes an approved but not constructed fuel station). The site contains 690 parking spaces, exceeding the parking requirement.</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 proposed use has limited hours of operation and is a destination oriented use. The parking needs of the site will be minimal with little or no impacts to the surrounding area. The use 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. The zoning requirements for the site are governed by the approved development text for the PUD which allows tutoring facilities as a conditional use.
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.

Analysis	Conditional Use
4) <i>Will not have a hazardous or negative impact on surrounding uses.</i>	Criterion met: Proposed activities will not have an adverse effect on surrounding uses. All activities will occur inside the tenant space and will not affect the surrounding uses.
5) <i>Will provide adequate services and facilities.</i>	Not applicable.
6) <i>Will not harm the economic welfare.</i>	Criterion met: This proposed use will complement the existing uses and provide an additional service that is not currently being provided in this shopping plaza. This will not be a detriment to the economic viability of the shopping plaza or the general community.
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. The hours of operations begin mid-afternoon which will be compatible with one of the peak hours of traffic volumes which is lunch time. Furthermore, with the minimal amount of traffic expected for the use, this will have no negative impacts to the surrounding users.
8) <i>Vehicular circulation will not interfere with existing circulation.</i>	Not applicable.
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 use will complement the surrounding uses and will not impede development of the surrounding properties.

Recommendation	Conditional Use
Approval	Planning recommends approval of the proposal with no conditions as it complies with the application review criteria and the Zoning Code.

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.

