



## PLANNING REPORT

# Planning and Zoning Commission

Thursday, January 19, 2016

CU – K&V Lashes – CONDITIONAL USE  
6631 Commerce Parkway, Suite K

### Case Summary

Agenda Item	2
Case Number	16-105CU
Proposal	A beauty shop within an existing office building, on a 2.935-acre parcel zoned Suburban Office and Institutional District.
Request	Review and approval of a <u>Conditional Use</u> under the provisions of Zoning Code Section 153.236.
Site Location	The site is located on the west side of Commerce Parkway, at the intersection with Perimeter Drive.
Applicant	Isai Gallardo, K&V Lashes
Case Manager	Claudia D. Husak, AICP, Senior Planner   614.410.4675   chusak@dublin.oh.us
Planning Recommendation	<u>Approval of a Conditional Use</u> Planning recommends approval of the conditional use with no conditions, as it complies with the application review criteria and the Zoning Code.



Facts	
Site Area	±2.935 acres
Zoning	SO, Suburban Office and Institutional District
Surrounding Zoning And Uses	<p>North: SO District and occupied with an office building and parking lot</p> <p>East: PUD, Planned Unit Development District (Coffman Park plan) and developed with a parking lot for the park and park amenities</p> <p>South: PUD, (Coffman Park plan) and developed with a skate park and restroom facility and the Dublin Justice Center with associated parking</p> <p>West: PCD, Planned Commerce District (Perimeter Center plan, Subarea C) and occupied with an office building and parking lot</p>
Site Features	<ul style="list-style-type: none"> <li>27,000-square-foot building with 19 tenant spaces, including the applicant's tenant space.</li> <li>Two access points, both from Commerce Parkway, one of which provides shared access with 6751 Commerce Parkway to the north.</li> </ul>
Background	K&V Lashes is an existing tenant within an office complex at the northwest corner of Commerce Parkway and Perimeter Drive. Previous Conditional Uses have been approved in this office complex, such as a Conditional Use for Kumon Learning Center.

Details	Conditional Use
Proposal	This is a proposal for a ±1,250-square-foot tenant space to be used as a Personal Service in the SO, Suburban Office and Institutional District. The Code permits Personal Service as a Conditional Use with review and approval by the Planning and Zoning Commission.
Use	K&V Lashes is a business that specializes in eyelash extensions for clients experiencing hair loss. The Code lists beauty shops as personal services in the SO District, which most closely fits the business as described. Three independent contractors see clients by appointment only (2-3 clients per day total).
Operational Details	<ul style="list-style-type: none"> <li>Operational hours from 10:00 am – 5:00 pm on Tuesday through Friday.</li> <li>Two to three clients per day, by appointment only.</li> <li>Staffed by three licensed independent contractors.</li> </ul>
Parking	An estimated 3 to 4 parking spaces per day will be used by clients. 7 parking spaces are required for this tenant space based upon its use. The site has 134 parking spaces which are shared amongst the tenants. The parking requirements outlined in the Code are met.

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>	<b>Criterion met:</b> This proposal is consistent with the requirements of the Zoning Code and the Community Plan.
2. <i>Complies with applicable standards.</i>	<b>Criterion met:</b> No modifications to the site or the building are proposed with this application.
3. <i>Harmonious with existing or intended character in vicinity.</i>	<b>Criterion met:</b> 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>	<b>Criterion met:</b> Proposed operations will not have an adverse effect on surrounding uses.
5. <i>Will provide adequate services and facilities.</i>	<b>Criterion met:</b> The tenant is located in a space that is currently serviced by public utilities. No modifications are proposed with this application that would impact service to this or surrounding properties.
6. <i>Will not harm the economic welfare.</i>	<b>Criterion met:</b> This proposed use contributes positively to the economic climate of the city by providing a convenient and unique service to Dublin residents.
7. <i>Create no use or characteristic that is detrimental to the surrounding uses.</i>	<b>Criterion met:</b> The use will not be detrimental to the surrounding area as it is completely contained on site and within the existing structure.
8. <i>Vehicular circulation will not interfere with existing circulation.</i>	<b>Criterion met:</b> The site has ample parking and circulation for the operational use of both tenants.
9. <i>Not detrimental to property values in the vicinity.</i>	<b>Criterion met:</b> This proposal will not be detrimental to surrounding property values.
10. <i>Will not impede the development or improvement of surrounding properties.</i>	<b>Criterion met:</b> The proposed use is contained on site and will not impede development or improvement to the surrounding properties.



Recommendation	Conditional Use
Approval	Planning recommends approval of the conditional use 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.

- 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.