



PLANNING REPORT

Planning & Zoning Commission

Thursday, February 16, 2017

Perimeter Center, Subarea C1 –Ohio Premier Soccer – CONDITIONAL USE

Case Summary

Agenda Item	1
Case Number	17-005CU
Proposal	A ±18,000-square-foot fitness/personal services use within an existing building in Subarea C1 of Perimeter Center.
Request	Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.
Site Location	The west side of Discovery Boulevard, at the intersection with Post Road.
Applicant	Brian Lorenz, AICP, LEED AP, WD Partners.
Case Manager	Lori Burchett, AICP, Planner II (614) 410-4656 or lburchett@dublin.oh.us
Planning Recommendation	<u>Approval of a Conditional Use</u> Planning recommends approval of the conditional use with a parking alteration from 74 to 27 spaces for the fitness use with no conditions, as it complies with the application review criteria and the Zoning Code.



City of Dublin

17-005CU
Conditional Use
OP Soccer
7007 Discovery Blvd.

0 150 300
Feet



Facts

Site Area	±24.6-acres
Zoning	PUD, Planned Unit Development District - Perimeter Center, Subarea C1
Surrounding Zoning And Uses	<p>North, across Post Road: R1, Restricted Suburban Residential District with City-owned park land (Indian Run Meadows Park)</p> <p>East, across Discovery Blvd: PUD, Village at Coffman Park residential development (under construction) and PCD, Planned Commerce District, Perimeter Center, Subarea C developed with the Dublin Learning Academy daycare and the Fiserv office building</p> <p>South, across Perimeter Dr.: PUD, Midwestern Auto Group campus</p> <p>West, across Holt Road: R12, Urban Residential District (Perimeter Lakes apartments) and PLR, Planned Low Density Residential District, Perimeter Center Subarea H, Village at Heatherstone condominiums</p>
Site Features	<ul style="list-style-type: none"> • Rectangular site with no topographical features. • ±337,500 square-foot building divided into a North Building (7007 Discovery Blvd.) and South Building (7001 Discovery Blvd.), connecting by an enclosed walkway. <ul style="list-style-type: none"> • North Building: 212,000 square-feet, office, approved fitness tenant (Spot Athletics) and proposed fitness tenant • South Building: 147,000 square-feet, manufacturing and warehousing • 736 space parking lot to the eastern portion of the site. • Two access points, main access from Discovery Boulevard and two secondary access points from Holt Road. • Sidewalk connection along northern edge of property, adjacent to Post Road.
Background	The original Planned Development was approved by City Council on December 16, 1996. The site was approved in 2010 for a rezoning to create a new Subarea C1 allow for an expansion of the permitted uses within Perimeter Center to include research, light manufacturing, packaging and assembly, and other similar uses.

Details	Conditional Use
Proposal	<p>This is a proposal for a ±18,000-square-foot tenant space to be used as a fitness and recreational use as a training facility for a youth soccer program, within an existing ±212,000-square-foot facility. The development text allows for uses within the Suburban Office and Institutional District in the Zoning Code, which allows for fitness and recreational sports centers upon approval of a conditional use review.</p>
Operational Details	<ul style="list-style-type: none"> • Use is dedicated to Ohio Premier Soccer training, not open to the public • Primarily for winter training from November to March • Operational hours are 4:30 pm – 9:00 pm Monday through Friday and Saturday morning training sessions • Training occurs by teams comprised of 15 players and 2-3 coaches and one team trains at one time
Parking	<p>The Code requires 1 space per 250 square feet for fitness and recreational use. Based on this regulation the tenant would require 74 spaces. The site has 25 primary parking spaces dedicated for this use on the north side of the building another 2 ADA parking spaces on the on the east side of the building. The entire site has 763 parking spaces for the ±337,303-square-foot facility. The existing facility includes ±148,000 square feet of office and fitness facility space, 106,622 square feet of manufacturing, and 102,049 square feet of warehouse.</p> <p>A total of 20 parking spaces is dedicated to Spot Athletics. With the current mix of uses, the site would need to accommodate approximately 530 parking spaces, which would leave 206 parking spaces not dedicated to a specific use. The proposed use facility does not operate as a membership gym and is limited to appointment based services. The facility is divided into large spaces necessary for training, but will not impact their overall occupancy, which will remain relatively low.</p> <p>Given the peak operating hours of the proposed fitness use after normal business hours of the existing tenant space, there is ample parking available for the proposed use. Shared parking between tenants should allow all uses to have sufficient parking.</p> <p>This requires the Commission to approve an alteration to the parking requirements as part of the conditional use approval. The alteration would permit 27 spaces where 74 are required. While the code requires 74 spaces dedicated to the use, the applicant requests 27 spaces to be dedicated to the use, although other spaces are available for shared parking.</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). In addition, the Law Department has provided a memo with additional analysis for conditional uses, which is included in the meeting materials.
1. <i>Harmonious with the Zoning Code and/or Community Plan.</i>	<p>Criterion met with alteration of parking requirement: This proposal is consistent with the requirements of the Zoning Code, except as described and the Community Plan.</p> <p>The Code requires 74 spaces for the proposed use. The site has 27 parking spaces dedicated for this use with access from the north side of the building. The site has 736 parking spaces shared by the two tenants. With the current mix of uses, the site would need to accommodate ±550 parking spaces, which would leave 186 parking spaces not dedicated to a specific use. Given the peak operating hours of the proposed recreational use after normal business hours of the existing tenants and shared parking between tenants should allow all uses to have sufficient parking existing. While the code requires 74 spaces dedicated to the use, the applicant requests 27 spaces to be dedicated to the use, although other spaces are available for shared parking.</p>
2. <i>Complies with applicable standards.</i>	Criterion met: No modifications to the site or the building exterior are proposed with this application.
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 proposed use will utilize an existing vacant tenant 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>	Criterion met: This proposed use contributes positively to the economic climate of the city by providing a convenient and unique service to Dublin residents.

Analysis	Conditional Use
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 as it is completely contained on site and within the existing structure.
8. <i>Vehicular circulation will not interfere with existing circulation.</i>	Criterion met: The site has ample parking and circulation for the operational use of both tenants. The alternating peak hours allow for shared parking among the tenants to ensure ample parking is provided. Sufficient room is also available on the west side of the property for a future parking lot expansion, if needed.
9. <i>Not detrimental to property values in the vicinity.</i>	Criterion met: This proposal will not be detrimental to surrounding property values.
10. <i>Will not impede the development or improvement of surrounding properties.</i>	Criterion met: 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 a parking alteration from 74 to 27 spaces for the fitness and personal services uses 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.