

# PLANNING REPORT

## Planning & Zoning Commission

Thursday, December 12, 2024

# Central Irrigation Supply 24-138CU

<https://dublinohiousa.gov/pzc/24-138/>

### Case Summary

Address	6091 Enterprise Court, Dublin, Ohio 43016
Proposal	A Conditional Use to allow a wholesale and distribution use in an existing building.
Request	Request for review and approval of a Conditional Use (CU) under the provisions of Zoning Code Section 153.236.
Zoning	TF – Technology Flex
Planning Recommendation	<u>Approval of the Conditional Use.</u>
Next Steps	Upon approval of the Conditional Use, the applicant may apply for permits through Building Standards.
Applicant	Tom Blaz, FOGG Corporate Properties
Case Manager	Taylor Mullinax, AICP, Planner I (614) 410-4632 tmullinax@dublin.oh.us



### Community Planning and Development



5200 Emerald Parkway  
Dublin, Ohio 43017



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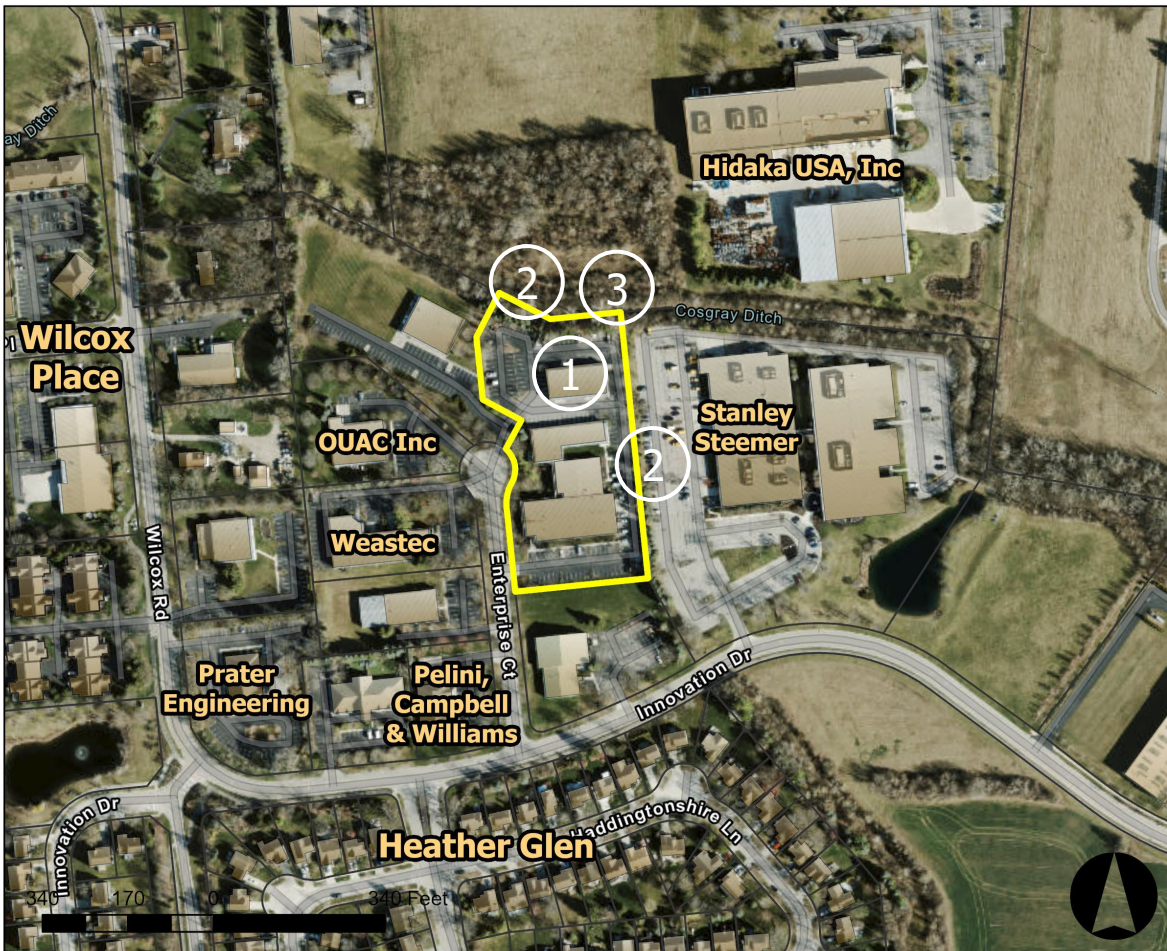
## Site Location Map

# 24-138 CU - Central Irrigation Supply



### Site Features

- 1 Proposed tenant location
- 2 Existing tree line
- 3 Cosgray Ditch



## 1. Background

### Site Summary

The 3.33-acre site is located northeast of Innovation Drive and Enterprise Court. It is within Lot 4B of the Dublin Commerce Park and includes two buildings, parking, and a shared access drive connecting two access points on Enterprise Court. There is no direct pedestrian access to the site. The Cosgray Ditch defines the northern property line, and tree lines buffer the northern and eastern edges. The applicant is proposing to occupy the northern building on the site, which was previously used to store drilling and other equipment for S&ME, an environmental engineering firm located in the building to the south.

### History

#### *June 2011*

City Council approved Ordinance 34-11 rezoning 105 parcels, including the site, to Technology Flex District to coordinate with the Future Land Use (FLU) Map and the business district concept for the Central Ohio Innovation Corridor. The site was previously zoned Restricted Industrial, and the buildings predate the rezoning.

#### *January 2008*

City Council approved a combined Preliminary and Final Plat for the resubdivision of Lot 4 of the Dublin Commerce Park.

#### *December 2007*

The Planning and Zoning Commission (PZC) recommended approval of a combined Preliminary and Final Plat for the Dublin Commerce Park Resubdivision establishing two lots: 4A and 4B, including the existing site at 6091 Enterprise Court.

#### *July 2004*

The BZA approved a Variance to reduce the required rear yard setback from 79 feet to 50 feet.

### Process

Conditional Use review is required to ensure proposed uses are compatible with the surrounding area and do not create adverse effects. The applicable review criteria are listed in Code Section 153.236(C), which considers parking, noise, public services, economic impact, and operational details.

## 2. City Plans and Policies

### Community Plan/Future Land Use

The FLU Plan within the Envision Dublin Community Plan guides future development and growth to align with the community's vision. The FLU for this site is *Flex Innovation* which plans for offices, research and development, and flex office-warehouse, and clean manufacturing as principal uses. The site is not located within a Special Area Plan.

### Zoning Code

The site is zoned Technology Flex. Per Dublin Zoning Code Section 153.044, a wholesale and distribution primary use requires PZC's review and approval of a Conditional Use. This section also includes use specific standards and development standards for the site.

### 3. Project Summary

A request to allow a wholesale and distribution business as a Conditional Use in an existing building.

#### Conditional Use Details

Central Irrigation Supply (CIS) proposes to relocate their wholesale and distribution business for lawn irrigation and maintenance materials from its current location on Corporate Center Drive to the 6,960-square-foot warehouse building on the site. No outside storage or exterior building or site modifications are proposed. The larger space will allow the business to expand and better serve their customers. The business will operate Monday-Friday 7am-5pm, and Saturday 7am-12pm, with three employees. CIS will have two company vehicles: a pick-up truck and a future flatbed truck.

According to Code Section 153.212, the required parking for warehousing is 1 space per business vehicle plus 1 space per 1,000 square feet of building area up to 20,000 square feet. Based on the number of business vehicles (2) and the size of the building (6,960 square feet), a total of 9 parking spaces are required. The overall site contains 135 parking spaces, which meets the code requirements for both this building as well as the one to the south. The proposal also meets all other Code requirements, and staff support the Conditional Use.

### 4. Plan Review

Conditional Use	
Criteria	Review
1. Harmonious with the Zoning Code and/or Community Plan.	<b>Criterion Met:</b> The proposed use is consistent with City plans and policies, and the permitted Conditional Uses outlined in Code.
2. Complies with applicable standards.	<b>Criterion Met:</b> The proposed use is consistent with the standards outlined in Code Section 153.044 Technology Flex District. No site or exterior building modifications are proposed.
3. Harmonious with existing or intended character of the general vicinity.	<b>Criterion Met:</b> The proposed use is harmonious with the existing development character and surrounding uses. The site will remain unchanged and will maintain its existing warehouses and garages.
4. The use will not have a hazardous or negative impact on surrounding uses.	<b>Criterion Met:</b> The proposed wholesale and distribution use, hours of operation, and number of employees are typical for business operations and will not negatively impact surrounding uses.

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|---|--|
| 5. The use will be adequately served by public facilities and services.             | <b>Criterion Met:</b> The proposed use is adequately served by existing public facilities and services.  |
| 6. The use will not harm the economic welfare.                                      | <b>Criterion Met:</b> Relocating within the same zoning classification, Technology Flex, is appropriate with approval of a Conditional Use and allows the business to stay in Dublin, contributing to the City's economic welfare.             |
| 7. The use will not be detrimental to any person, property, or the general welfare. | <b>Criterion Met:</b> The proposed use will not negatively affect any person, property, or the general welfare of the surrounding area.  |
| 8. Vehicular circulation will not interfere with existing circulation.              | <b>Not Applicable:</b> Vehicular circulation is existing and not affected by the request. The site contains two shared access points connected by an internal drive to the rear of the property which connects the multiple buildings on site. |
| 9. Not detrimental to property values in the vicinity.                              | <b>Criterion Met:</b> The proposed use will not change the existing site or building, or harm property values.   |
| 10. Will not impede the development or improvement of surrounding properties.       | <b>Criterion Met:</b> The proposed use will occupy the site as it exists and will not affect the development or improvement of surrounding properties.   |

## Recommendation

Planning Staff recommends **Approval** of the Conditional Use with no conditions.