

## 21-029CU – 7211 SAWMILL ROAD

### Summary

This is a request for review and approval of a Conditional Use. The proposal is to allow for a personal service use within an existing tenant space.

### Site Location

West of Sawmill Road, approximately 200 feet northwest of the intersection of Sawmill Road and Billingsley Road.

### Zoning

SO: Suburban Office and Institutional

### Property Owner

Real PR, LLC

### Applicant/Representative

Kari Heidl, Red One Realty

### Applicable Land Use Regulations

Zoning Code Section 153.236

### Case Manager

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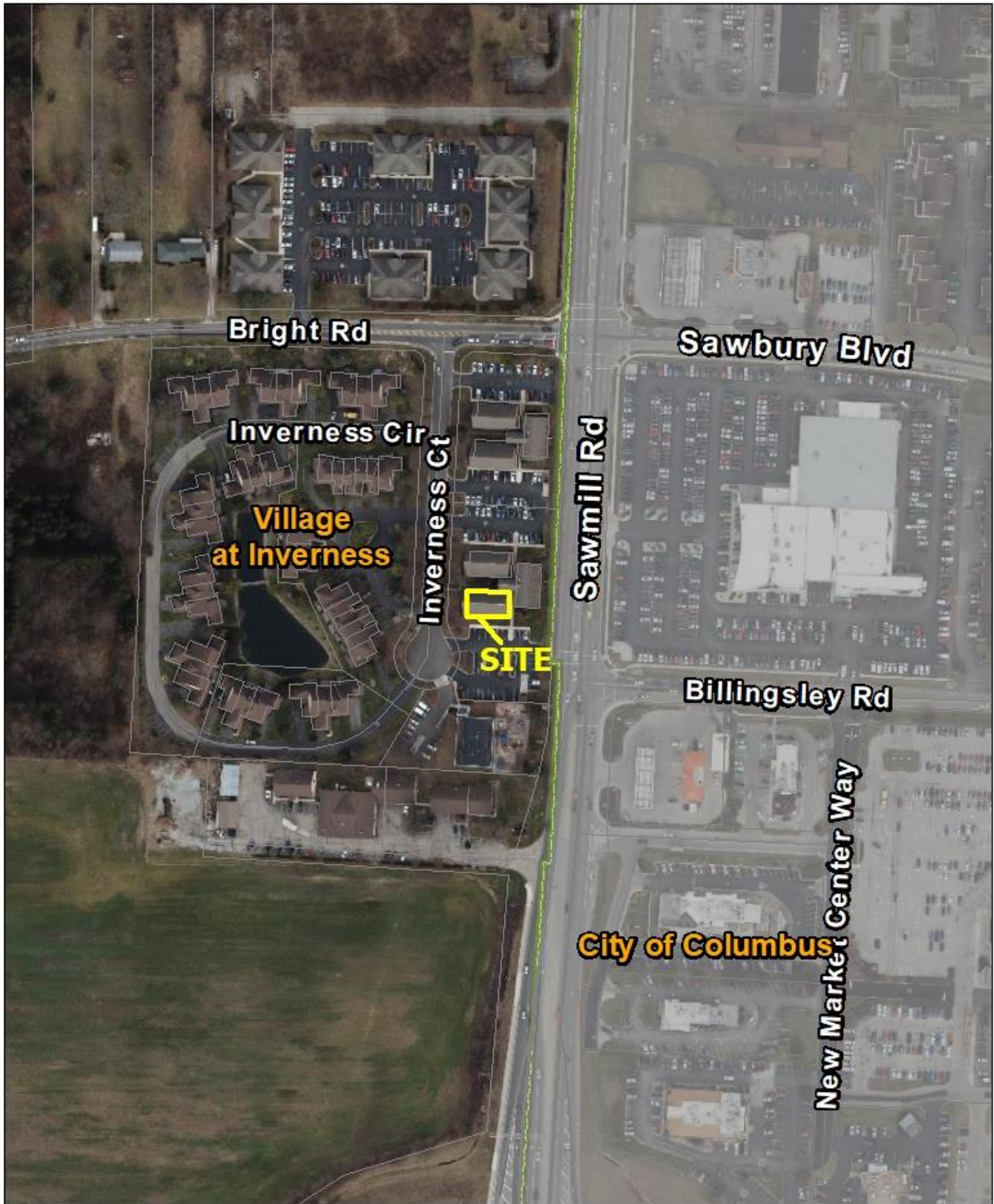
### Next Steps

Upon review and approval of a Conditional Use, the applicant may begin operation of the business.

### Zoning Map



## 1. Context Map



City of Dublin

21-029CU  
Conditional Use  
7211 Sawmill Road

0 95 190  
Feet



## 2. Overview

### Background

This site is zoned SO: Suburban Office and Institutional District and lies northwest of the intersection of Sawmill Road and Billingsley Road. Permitted uses include administrative and business offices and medical offices. Beauty and barber shops are conditionally permitted uses. The proposed use can be categorized as a beauty shop providing personal services involving the care of a person.

### Site Characteristics

#### *Natural Features*

No natural features are present on the site.

#### *Surrounding Land Use and Development Character*

North: SO: Suburban Office and Institutional (Office/Commercial)

East: City of Columbus (Office/Commercial)

South: SO: Suburban Office and Institutional (Office/Commercial)

West: PLR: Planned Low Density District (Residential)

#### *Road, Pedestrian and Bike Network*

The site has vehicular access from Inverness Court to the west. There are also dedicated sidewalks that run through the site.

### Proposal

This is a request for review and approval of a Conditional Use for a business (Perfections of Dublin) that provides personal services. The applicant intends to operate a business that rents salon suites to independent beauticians. No exterior modifications will occur with this application.

#### *Zoning*

The site is zoned SO: Suburban Office and Institutional District. This zoning designation permits permitted uses including professional and medical uses and business and administrative uses. Personal services, education and research, and food and lodging are conditionally permitted uses. The proposed use is a beauty shop, which fits within the definition of a personal service.

#### *Details*

According to the applicant, the space is comprised of up to eight salon suites. The applicant leases these suites to independent salon owners and beauticians. Each independently owned salon operates their own hours, generally between 8am and 9pm. Each salon suite would likely employ one individual, with the applicant indicating that they expect 8-11 employees total. The applicant has indicated that it is not typical for businesses in this industry to operate on Sundays, although some may choose to do so. Salon suite clientele reserve appointments before visiting the site.

The applicant has indicated that they are not proposing any changes to the parking, landscaping, signage, or access points/sidewalks. The tenant space is approximately 1,700 square feet, which requires nine parking spaces based on the use. The existing parking for the site provides ample spaces for this use.

### 3. Criteria Analysis

#### Conditional Use §153.236

- 1) *The proposed use will be harmonious with and in accordance with the general objectives or purpose of the Zoning Code and/or Community Plan.*

Criteria Met. The proposed use will be appropriate to the location and existing development character. This proposal is consistent with the requirements of the Zoning Code.

- 2) *The proposed use will comply with all applicable development standards, except as altered in the approved conditional use.*

Criteria Met. The proposed use will comply with all applicable development standards contained in the zoning district. No modifications are proposed to the site or building that will alter the development standard compliance.

- 3) *The proposed use will be harmonious with the existing or intended character of the general vicinity.*

Criteria Met. The proposed use is compatible with other existing uses in the general vicinity of the site.

- 4) *The use will not be hazardous to or have a negative impact on existing or future surrounding uses.*

Criteria Met. Proposed operations will not have an adverse effect on surrounding uses.

- 5) *The area and proposed use(s) will be adequately served by essential public facilities and services.*

Criteria Met. The site and proposed use will be adequately served by all utilities and services.

- 6) *The proposed use will not be detrimental to the economic welfare of the community.*

Criteria Met. This proposed use contributes positively to the economic climate of the city by occupying a vacant tenant space.

- 7) *The proposed use will not involve operations that will be detrimental to any person, property, or the general welfare.*

Criteria Met. The use will not be detrimental to the surrounding area.

- 8) *Vehicular approaches to the property shall be designed as not to create interference with traffic on public or private streets or roads.*

Criteria Met. The site has ample parking and circulation. No access and parking improvements are proposed.

9) *The proposed use will not be detrimental to property values in the immediate vicinity.*

Criteria Met. This proposal will not be detrimental to property values and is consistent with other businesses already operating in the same complex.

10) *The proposed use will not impede the normal and orderly development of the surrounding properties.*

Criteria Met. This proposed use is contained on site and will not impede development or improvement to the surrounding properties.

#### 4. Recommendation

The proposal complies with all applicable review criteria and existing development character of the area. **Approval** is recommended with no conditions.