

22-024CU – NUVO CHURCH

Summary

Request for review and approval of a Conditional Use to allow a religious/public assembly use in an existing building on a 2.59-acre site.

Site Location

Located southwest of intersection of W. Dublin-Granville Road and Shamrock Boulevard.

Zoning

BSD-C, Bridge Street District – Commercial

Property Owner

CF Ventures LTD

Applicant/Representative

Ryan Stigile, Nuvo Church

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 proceed to the Division of Building Standards to submit plans for any necessary tenant improvements.

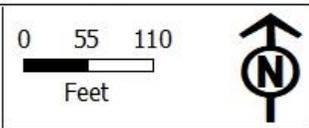
Zoning Map



1. Context Map



22-024CU
Conditional Use
Nuvo Church
4199 W. Dublin-Granville Road



2. Overview

Background

The site is zoned Bridge Street District – Commercial and is located southwest of intersection of W. Dublin-Granville Road and Shamrock Boulevard. The site was formerly occupied by La Scala, a restaurant and banquet center user.

History

In 2012, City Council approved Ordinance 08-12 which rezoned the site to BSC-C, BSC Commercial District. In 2003, City Council approved Ordinance 95-03 which rezoned the site to CC, Community Commercial. In 2002, the Planning and Zoning Commission approved a Corridor Development application and Conditional Use for a patio and outdoor service facilities.

Site Characteristics

Natural Features

The site is flat and fully developed, with some mature trees along the southern property line.

Surrounding Zoning and Land Use

North: BSD-O: Bridge Street District – Office

East: BSD-C: Bridge Street District – Commercial

South: BSD-R: Bridge Street District – Residential

West: BSD-C: Bridge Street District – Commercial

Road, Pedestrian and Bike Network

The site has approximately 280 feet of frontage on Sharp Lane, located south of W. Dublin-Granville Road. There are two vehicular access points to the site, located south off of a private portion of Stoneridge Lane, and located northwest off of Sharp Lane, which is a shared access with Oakland Nursery.

Utilities

The site is served by public utilities.

Proposal

This is a request for review and approval of a Conditional Use to allow a religious/public assembly use in an existing building. The applicant is proposing to occupy an existing 17,565-square-foot building for a 1-3 year lease.

The Bridge Street District refers to permitted and conditional uses as those uses outlined in Code Section 153.059 – Bridge Street District – Commercial. Under Civic/Public/Institutional uses, Religious or Public Assembly uses are conditionally permitted and size limited.

Conditional Use Details

The applicant has provided a Conditional Use Statement addressing the operations of the church. According to the applicant, Nuvo Church provides religious services once a week and employs two pastors. The church has no other employees. An average of 120 people gather for service on Sunday each week. Currently, no programming is held on other days of the week. Occasional meetings of 10-70 people are held for the purposes of training and planning for service at varying times and days of the week. Nuvo Church is proposing to hold religious services within the space once a week, each Sunday, between the hours of 9:30am and

12:30pm. The majority of attendees typically arrive for services which begin at 9:30am and 11:00am.

The applicant is proposing to use four out of the five rooms of the existing building, which includes a lobby, sanctuary, and two kids' rooms. The applicant is not proposing to use the former kitchen and office area of the building. Religious or public assembly uses are not permitted to exceed 100,000 square feet of gross floor area. The proposed use would occupy 17,565 square feet of building, meeting this size limitation requirement.

No exterior modifications are proposed with this application. Staff is recommending that the applicant continue to work with Staff to ensure the removal of the non-conforming and abandoned ground sign, and grease dumpster from the property that remain on site from the previous tenant. Due to the site being vacant, the applicant shall continue to work with Staff on signs, removal of the grease dumpster, and all other items that are required to be brought into compliance.

The applicant is required to provide 55 parking spaces for this use based on their maximum capacity in the largest seating area, with a 110 parking space maximum. The property contains 230 existing parking spaces. The applicant is not proposing any modifications to the existing parking. Should the site redevelop in the future, parking requirements would be required to be modified to meet Code requirements.

When a Conditional Use is proposed within the Bridge Street District, the Transportation and Mobility Division requires a Trip Generation Memo to ensure that traffic flow will not be greatly impacted by the proposed change in use. The applicant will be required to submit this documentation prior to Building Permitting.

3. Criteria Analysis

Conditional Use Review Analysis [§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. The 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 with Conditions. The proposed use will comply with all applicable development standards. No modifications are proposed for the site or building that will alter development standard compliance. Staff recommends that the applicant continue to work with Staff to ensure the removal of the previous tenant's grease dumpster, and the non-conforming and abandoned ground sign is removed.

- 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 in the general vicinity of the site.
- 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 or any persons or property.
- 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. No modifications to the existing approaches 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. The site is surrounding by existing commercial development.
- 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

Planning recommends **approval** of the Conditional Use with conditions:

- 1) That existing abandoned and non-conforming ground sign is removed upon erecting a new permanent sign for Nuvo Church;
- 2) That the applicant applies for Sign Permits for any permanent or temporary signs, if applicable;
- 3) That the grease dumpster on the property is removed prior to occupying the site and building;
- 4) That the applicant provides a Trip Generation Memo as part of the tenant fit-up when applying for building permits, subject to Staff review and approval; and
- 5) That the applicant apply for Building Permits as necessary for interior tenant improvements.