



PLANNING REPORT

Planning & Zoning Commission

Thursday, June 9, 2022

RIVERSIDE BANK REDEVELOPMENT – 6300 FRANTZ RD 22-039CU

www.dublinohiousa.gov/pzc/22-039

Case Summary

Proposal	Conditional Use to permit a drive-thru for a bank on a 0.66-acre site.
Request	Review and approval of a Conditional Use for a drive-thru under the provisions of Zoning Code §153.236.
Zoning	SO, Suburban Office and Institutional
Planning Recommendation	<u>Approval of Conditional Use</u> Planning recommends approval of the Conditional Use with an alteration to the required number of stacking spaces and no conditions.
Next Steps	Upon approval from the Planning and Zoning Commission, the applicant may proceed to Building Standards for applicable review and permitting.
Property Owner	CSF Realty, LLC
Applicant	James Peltier, EP Ferris
Case Manager	Taylor Mullinax, Planner I (614) 410-4632 tmullinax@dublin.oh.us

Site Location Map



 <p>City of Dublin</p>	<p>22-039CU Conditional Use Riverside Bank 6300 Frantz Road</p>	<p>0 140 280 Feet</p> 
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1. Overview

Background

The site is zoned SO, Suburban Office and Institutional District and is located southeast of the intersection of Frantz Road and Corbins Mill Drive. The site was most recently an office, and a bank with a drive-thru prior to that. The building was built in 1987.

Case History

In 1996, the Planning and Zoning Commission (PZC) disapproved a Conditional Use to remodel a former bank building into a 2,520-square-foot retail bagel shop. In 1992, the Board of Zoning Appeals approved a variance to permit a ground sign in combination with a wall sign, and to increase the height of the wall sign. In 1987, PZC approved a Conditional Use to permit a drive-thru for a bank. At the time, the drive-thru accommodated 19 stacking spaces.

Process

Conditional use (CU) review is required to ensure uses are compatible with the surrounding area and do not create adverse effects. The established review criteria for approval of a CU consider parking, noise, public services, economic impact, and operational details. With the CU application, the applicant is requesting approval to permit the use of a drive-thru for a bank, which requires the Commission's approval.

Within SO auto-oriented commercial facilities or outdoor service facilities, such as a drive-thru, are permitted in association with a permitted use. Commercial Banks are a permitted use within the District. Site and building modifications for properties zoned SO do not require the Commission's approval except as necessitated by the drive-thru use.

Site Information

Natural Features

The 0.66-acre site is fully developed and contains one primary structure. The site contains a line of mature trees on the eastern and southern property lines.

Surrounding Land Use and Development Character

North: SO: Suburban Office and Institutional District (Bank)

East: PLR: Planned Low Density Residential District (Residential)

South: PUD: Planned Unit Development District – Waterford Village (Residential)

West: PUD: Planned Unit Development District – Waterford Village (Vacant – Previously Restaurant)

Road, Pedestrian and Bike Network

The site has frontage along two public streets, Frantz Road (± 129 feet), and Corbins Mill Drive (± 235 feet). There is an existing full access on Corbins Mill Drive which provides access to this site. Existing sidewalks are along Frantz Rd and Corbins Mill Drive.

Utilities

The site is served by public utilities, including sanitary and storm.

2. Proposal

This is a request for review and approval of a Conditional Use to permit a drive-thru ATM in an existing 2,602-square-foot building. Previously, the building operated as a bank with a drive-thru window and ATM component. Proposed modifications include renovating the most eastern portion of the building to convert the area back to a drive-thru. Associated site improvements include the removal of the existing full access drive and installing a full new access point further east along Corbins Mill Drive. The new access point will improve turning movements into the site and enhance safety of the surrounding area, as well as allow for fire and trash collection maneuverability.

Additional catch basins are proposed to drain the new drive-thru area which will tie into the existing storm drains on-site. Other utility infrastructure will not be impacted by the proposed modifications. Stormwater management is expanded upon later in the report.

Lastly, other site modifications such as tree removal and replacements, landscaping, and fencing will be finalized at building permitting. Once renovated to incorporate the drive-thru, the building will be 2,520-square-feet.

Operation Details

The applicant has provided a Conditional Use statement addressing the operations of the bank. The retail banking center will provide inside banking services and two drive-thru service lanes, the inside lane servicing the window and the outside lane servicing an automatic teller machine (ATM). Hours of operation will be Monday-Friday from 9:00am until 5:00pm. The total number of employees will not exceed seven at a given time.

Parking and Stacking

The applicant is proposing to utilize 17 existing parking spaces (including 1 ADA space) along the east and west sides of the site. For banks, 1 parking space per 250-square-foot plus 1 parking space per employee on the largest shift is required. With a renovated building of 2,250-square-foot and 7 employees on the largest shift, the bank will require a total of 17 parking spaces. One ADA parking space is required per 25 parking spaces which is included in the total parking count.

In addition to required parking, a drive-thru bank is required to provide 8 stacking spaces per lane/ATM. The applicant is proposing three dedicated stacking spaces for each lane with four additional spaces to be used for either lane as needed. Due to limited space on the southern portion of the site, the applicant is requesting an alternation to the stacking requirement, stating: 1) the bank will not need any additional stacking beyond what is being proposed, and 2) the stacking lanes are located on the south side of the site away from the entrance and will not impact the vehicular entrance to the site or the public right-of-way. Staff is supportive of the proposed stacking alteration due to the existing building location and pavement remaining intact. Due to limited space, the proposed drive-thru lanes cannot expand to permit all 16 required stacking spaces without encroaching into the rear yard setback. An alteration of the stacking requirement would be consistent with how the site previously operated.

Stormwater Management

Existing stormwater management for the site consists of a network of storm sewer and drainage structures that outlets to the existing public storm sewer located on the south side of Corbins Mill Drive. The proposal results in a less than 2,000-square foot increase in new impervious area. Per the City of Dublin Stormwater Management Design Manual and Chapter 53 of the City of Dublin Code of Ordinances, the development is required to perform a Feasibility Assessment to achieve the maximum practical degree of treatment and control for stormwater runoff. The applicant has submitted a Feasibility Assessment and is proposing storm sewer and drainage structures within the modified site area to adequately convey stormwater runoff through and off site. The project demonstrates stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances.

Traffic Analysis

The applicant has provided a trip generation memo in response to the proposed Conditional Use for a bank with a drive-thru. The memo estimates the PM peak hour traffic volume using the national rate for a drive-in bank. The proposed development is expected to generate 53 trips in the PM peak hour, 26 entering and 27 exiting. Total trips fall below 100 trips per peak hour. While the proposed number of trips is an anticipated increase compared to the existing land use, the overall roadway network is expected to adequately accommodate the proposed trips. The proposed site access location is also an improvement over the current condition, as it allows for better spacing between the driveway and the signalized intersection at Frantz Rd and Corbins Mill Drive.

3. Criteria Analysis

Section 153.236(C) sets out criteria for the review and approval of a Conditional Use.

Criteria	Review
1. Harmonious with the Zoning Code and/or Community Plan.	<p>Criteria met with alteration of stacking requirement: This proposal is consistent with the requirements of the Zoning Code and the Community Plan, except as altered.</p> <p>The trip generation memo provided by the applicant demonstrates that the overall roadway network will adequately accommodate proposed trips to and from the bank during its peak volume of traffic. With the limited space and the site operating as a drive-thru previously, staff finds the proposed stacking for the Conditional Use to be appropriate. An alteration of the stacking requirement would be consistent with how the site previously operated.</p>
2. Complies with applicable standards.	<p>Criteria met with alteration of stacking requirement: The proposed use will comply with all applicable development standards except for the alteration to the stacking requirement.</p>

Criteria	Review
3. Harmonious with existing or intended character of the general vicinity.	Criteria met: The proposed use will not alter the essential character of the area and is compatible with surrounding uses. The site once contained a bank with a drive-thru component. Additionally, there are banks with a drive-thru located north of the site on Corbins Mill Drive, and across Frantz Rd.
4. The use will not have a hazardous or negative impact on surrounding uses.	Criteria met: Proposed operations will not have an adverse effect on surrounding uses. The site previously operated as a bank with a drive-thru component. The City's request to relocate the full access drive will improve safety for the surrounding area and site circulation.
5. The use will be adequately served by public facilities and services.	Criteria met: The proposed use will utilize an existing vacant tenant space that is currently serviced by public utilities. New catch basins will be installed to meet City stormwater requirements. No other utility infrastructure will be modified with the Conditional Use.
6. The use will not harm the economic welfare.	Criteria met: This proposed use will reduce building vacancy and contributes positively to the economic welfare of the community.
7. The use will not be detrimental to any person, property, or the general welfare.	Criteria met: The use will not be detrimental to the surrounding area as it is completely contained on site. Relocating the full access drive further east along Corbins Mill Drive will improve safety for the surrounding area and those accessing the site for banking services.
8. Vehicular circulation will not interfere with existing circulation.	Criteria met with alteration of stacking requirement: The site meets parking requirements. The proposed full access changes will improve site access and circulation for the operational use of a drive-thru. The alteration to ATM stacking will support improved site circulation for the drive-thru which will permit the two drive-thru lanes to share stacking spaces. Based on business, no more than 10 stacking spaces are needed according to the applicant.
9. Not detrimental to property values in the vicinity.	Criterion met: This proposal will not be detrimental to surrounding property values as the proposed bank and drive-thru/ATM use previously existed when the surrounding uses were present.
10. Will not impede the development or improvement of surrounding properties.	Criterion met: The proposed use is contained on site and will not impede development or improvement to the surrounding properties.

4. Recommendation

Planning Recommendation: Approval of the Conditional Use with one alteration.

Planning recommends approval of the Conditional Use with a stacking alteration from 16 to 10 spaces for two drive-thru lanes with no conditions, as it complies with the application review criteria and the Zoning Code.