



PLANNING REPORT

Planning & Zoning Commission

Thursday, June 16, 2022

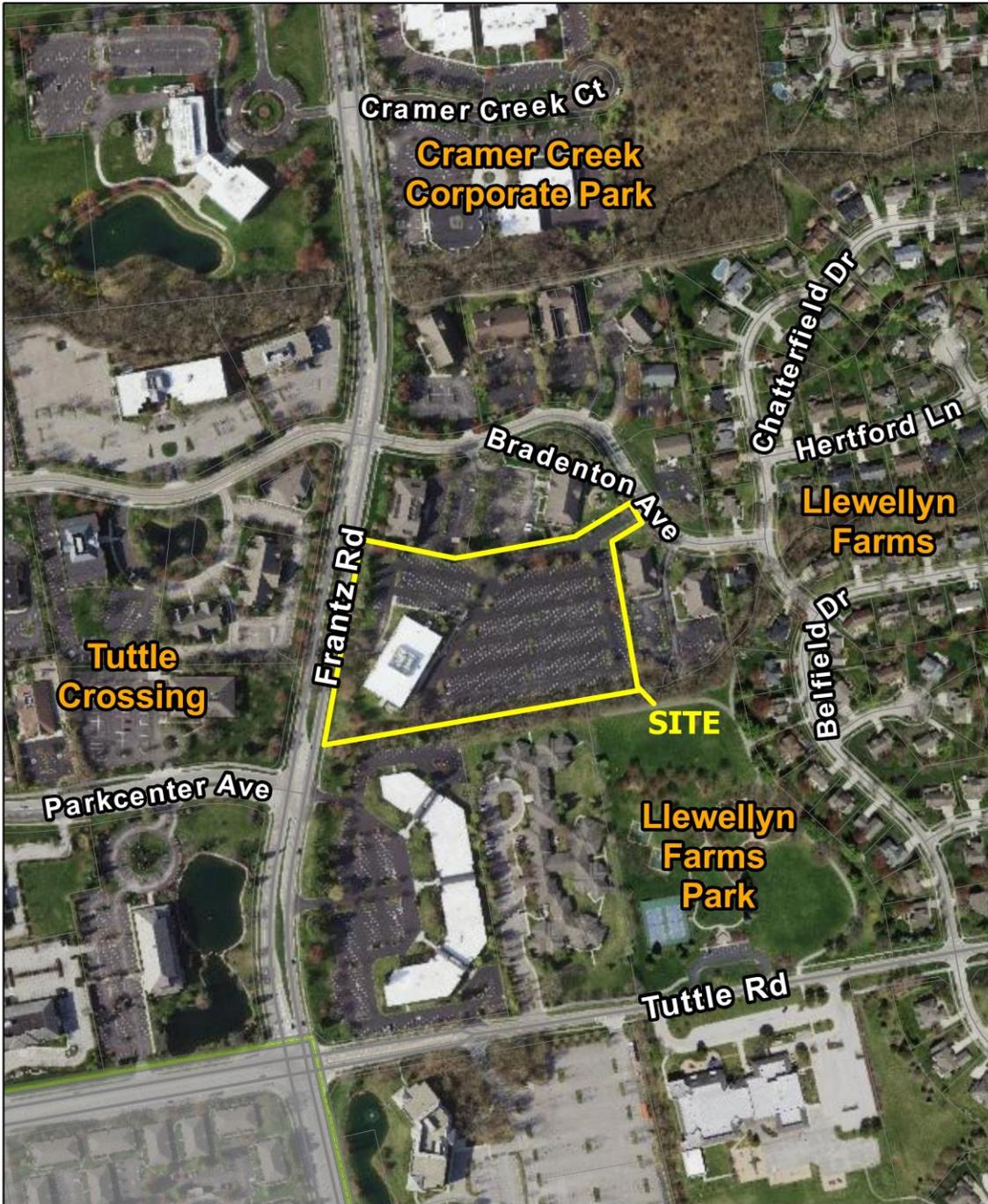
VISTA COMMUNITY CHURCH 22-082CP

www.dublinohiousa.gov/pzc/22-057

Case Summary

Proposal	Concept Plan for a Rezoning to Planned Unit Development (PUD) District to permit religious organizations and other associated uses.
Request	Review and feedback on a Concept Plan under the provisions of Zoning Code §153.050
Zoning	MUR-4 Mixed Use Regional 4 – Llewellyn Farms Office District
Planning Recommendation	<u>Feedback from the Planning and Zoning Commission (PZC) regarding the Concept Plan for a Rezoning.</u>
Next Steps	Upon consideration by the Commission on the Concept Plan, the applicant may proceed with an application for a Rezoning/Preliminary Development Plan.
Applicant	Aaron Underhill, Underhill and Hodge LLC
Case Manager	Tammy Noble, Senior Planner tnoble@dublin.oh.us (614) 410-4649

Site Location Map



 <p>City of Dublin</p>	<p>22-082CP Concept Plan Vista Community Church 5626 Frantz Road</p>	<p>0 137.5 275 Feet</p>	
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1. Overview

Background

Proposal for a rezoning to accommodate a religious organization and associated uses on a 6.6-acre site located on the east side of Frantz Road, north of Parkcenter Avenue. The site is developed with a two-story, 43,384-square-foot building and approximately 445 parking spaces. Presently the building is vacant. The site has a right-in-right-out access point off Frantz Road and a full access point off Bradenton Avenue. Sidewalk extends along the east side of Frantz Road and west side of Bradenton Avenue. The applicant is not proposing any modifications to the site other than modifications that occur with new users such as sign improvements.

Case History

In December 2021, City Council approved a rezoning to MUR-4, Mixed Use Regional – Llewellyn Farms Office District. This rezoning implemented the long term objectives of the Dublin Corporate Area Plan (DCAP). DCAP focuses on investing in and revitalizing legacy office complexes that are a vital part of Dublin’s tax base.

At the time the applicant initially considered the site, the property was zoned PUD - Llewellyn Farms permitted uses in the SO, Suburban Office and Institutional District including religious uses. In contrast, the MUR-4 District permits a limited range of uses which are primary focused on office uses, specifically day cares, banks, offices, professional training facilities, tutoring services and governmental uses. The applicant is requesting feedback on rezoning to allow a religious organization on this site.

Process

A Concept Plan is the first step prior to initiating a Rezoning process. Establishing a PUD is a three-step process with public engagement at every step.

- 1) Concept Plan
- 2) Preliminary Development Plan/Rezoning
- 3) Final Development Plan

2. Community Plan

<http://communityplan.dublinohiousa.gov/>

When a rezoning is under consideration it is important to consider the Community Plan recommendations. As the property was recently rezoned to MUR-4, the existing zoning aligns with the recommended Future Land Use (FLU) of Mixed Use Regional – Llewellyn Farms Office. A detailed description of the FLU is available at <http://communityplan.dublinohiousa.gov/future-land-use-map/>.

3. Proposal

The property contains a building sited along Frantz Road with parking located to the rear (north, west and south) of the building. The site has capacity to serve a large user based on the size of property, existing two-story building, and the abundance of parking. There will be modifications to the exterior of the building, specifically signs, but all other portions of the site will remain in their current condition.

Uses

The primary use of the site is a religious use with ancillary permitted uses that include day care, counseling services, and a food pantry. These ancillary uses are intended to complement the community service and public outreach that churches provide to a community. The specific user of the site is Vista Church has been in the Dublin community since 2007. The church has had several temporary locations including their last location which was the Dublin Jerome High School. This space was utilized by the church until the pandemic in 2020. The church is now searching for a permanent location for the religious operations and currently have been working to obtain ownership of 5626 Frantz Road.

Operational Details

The applicant statement provides operational details of the religious use including the size of their location in Worthington which is 250 people and projections their Dublin location will have a congregation size of 350 to 500 people. The description of the operations are there will be two services for the Vista Church on Sundays, one of which would be the Dublin location. Peak traffic volumes will occur at this time with occasional mid-week gathering. The other uses include a food pantry, day care and counseling services. The food pantry operations may be temporary for the Dublin Food Pantry until a permanent location is found. Another similar non-profit group that provides needed items for low income families may lease space but serves a smaller population. The day care proposes up to 30 children and will provide weekly child care services and the counseling services will accommodate up to eight counselors with minimal traffic generation for client care. Traffic analysis would be required should a formal rezoning be brought forward.

4. Concept Plan

Discussion Questions

- 1) Do the proposed uses meet the objectives of the Community Plan including the Dublin Corporate Area Plan?
- 2) Are the proposed uses compatible with the surrounding community?
- 3) Are there operational considerations or use specific standards that the Commission recommends?
- 4) Is the Commission supportive of a rezoning for the property?
- 5) Any other considerations by the Commission.