



CITY OF DUBLIN™

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City of Dublin Planning and Zoning Commission

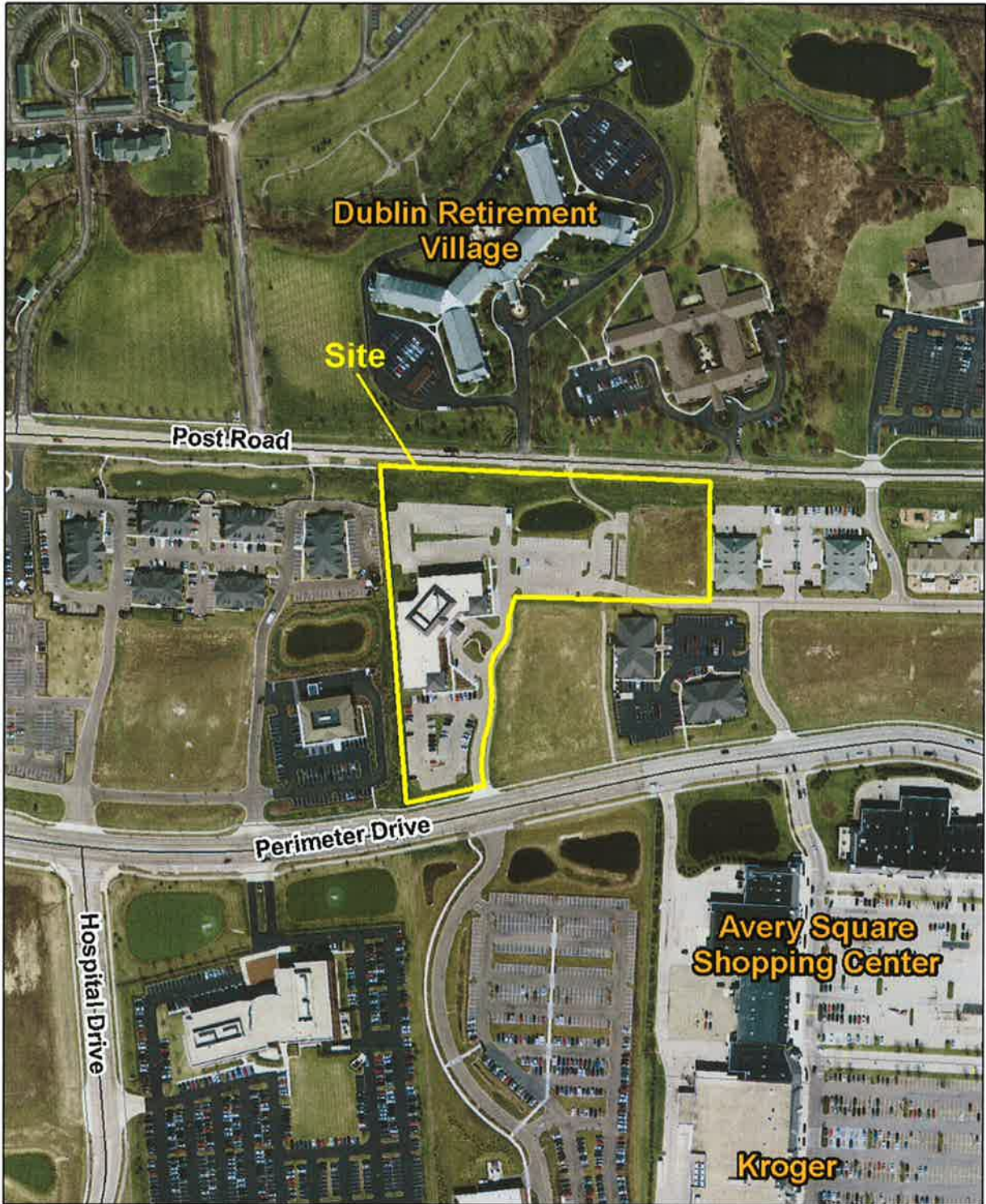
# Planning Report


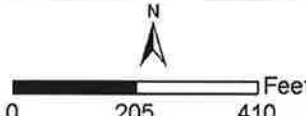
Thursday, May 20, 2010

## Riverside PCD North, Subarea A1 – Avery Place Offices II

### Case Summary

Agenda Item	8
Case Title	Riverside PCD North, Subarea A <sub>1</sub> – Avery Place Offices II
Case Number	10-026AFDP
Request	Amended Final Development Plan with minor text modification for a reduction of the required number of parking spaces from 290 to 232.
Site Location	6670 Perimeter Drive and 6455 Post Road An existing 50,000-square-foot office building and a previously approved, future 8,000-square-foot office building as part of the Avery Place Offices II development in Subarea A <sub>1</sub> of the Riverside PCD North, located between Perimeter Drive and Post Road, west of Avery Muirfield Drive.
Applicant	Stephanie Doust, Partner, Alliance Realty Group.
Property Owners	Perimeter MOB, LLC and 6455 Post Road LLC.
Case Manager	Claudia D. Husak, AICP, Planner II   (614) 410-4675   chusak@dublin.oh.us
Proposal	The property owners are requesting review and approval of an amended final development plan with a minor text modification to permit a parking ratio of 1 space per 250 square feet of gross floor area rather than the development text and Zoning Code required ratio of 1 space per every 200 square feet for medical office. The site is located within a Planned Commerce District which allows the Commission to grant deviations from text requirements provided certain requirements are met.
Planning Recommendation	<b>Approval of the Minor Text Modification.</b> <b>Approval of the Amended Final Development Plan.</b> It is Planning's opinion that the site and the use will be adequately accommodated by the parking available for both sites and the proposal is consistent with the criteria for a minor text modification. Approval of this proposal is recommended.



 <p>City of Dublin Land Use and Long Range Planning</p>	<p>10-026AFDP Amended Final Development Plan Riverside PCD North, Subarea A-1 - Avery Place Offices II 6455 Post Rd. &amp; 6670 Perimeter Dr.</p>	 <p>0 205 410 Feet</p>
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## Facts

Site Area	5-acre parcel with a 50,000-square-foot office building 0.8-acre parcel with a future 8,000-square-foot office building
Zoning	PCD, Planned Commerce District, Riverside PCD North – Subarea A <sub>1</sub>
Surrounding Zoning and Uses	<b>North:</b> PUD; Senior Housing facilities, Planned Unit Development District <b>South:</b> PUD; Dublin Methodist Hospital in the Ohio Health Medical Campus PUD <b>East:</b> PCD; Two 8,000-square-foot office buildings in the same Subarea of Riverside PCD North <b>West:</b> PCD; offices and a bank in the Perimeter West PCD
Site Features	<ul style="list-style-type: none"><li>• Neither parcel has significant topography</li><li>• 5-acre parcel is developed with a 50,000-square-foot office building and associated parking.</li><li>• 0.8-acre parcel is vacant.</li></ul>
Development Context	<b>Riverside PCD North:</b> <ul style="list-style-type: none"><li>• 24 acres located at the northwest corner of Perimeter Drive and Avery-Muirfield Drive.</li><li>• Divided into three Subareas, permitted uses include office, medical office, daycare, retail and restaurant.</li><li>• The PCD has been under development for several years and currently includes the Shoppes at Avery shopping center, Huntington National Bank, Champaign Bank, the Primrose School daycare and medical office buildings.</li><li>• Both subject parcels are in Subarea A<sub>1</sub> of the PCD and the larger of the two parcels is developed with a large, two-story medical office building.</li></ul>
Development Approvals	<b>City Council</b> <ul style="list-style-type: none"><li>• Ordinance 118-03 approved Planned Commerce District on April 19, 2004.</li><li>• Preliminary and Final Plats approved on August 2, 2004.</li></ul> <b>Planning and Zoning Commission</b> <ul style="list-style-type: none"><li>• Final Development Plan approved on August 18, 2005 for an 8,000-square-foot, one-story office building and a 50,000-square-foot, two-story office building for use as medical and general offices.</li><li>• The preliminary plat and final plat were approved by the Planning Commission on June 10, 2004.</li><li>• Zoning and Preliminary Development Plan were recommended for approval by the Planning and Zoning Commission on March 4, 2004</li></ul>

## Site Overview

- The two buildings were approved for a parking requirement of a 50/50 mix of medical and general office uses for a Code required 258 spaces. A total of 269 spaces were constructed.
- An administrative approval converting standard parking spaces into additional ADA accessible parking spaces and ramps reduced the parking spaces from 269 to 266, which remains higher than the originally approved requirement.
- The western parcel contains the 50,000-square-foot building and 245 parking spaces.
- The eastern parcel (shaded box in drawing) is undeveloped, but was approved for the construction of the 8,000-square-foot building and the remaining 21 parking spaces.
- A cross-access and cross-parking agreement is recorded for both parcels.



## Development Standards

### Uses

Permitted uses within the approved development text include:

- All uses permitted in Suburban Office Districts.
- No changes are proposed to the list of permitted uses.
- The request is to permit both buildings to be used for 100 percent medical office use instead of a 50/50 mix of general and medical office.

### Parking

#### Requirements

The approved development text defaults to the Zoning Code for parking requirements. Based on the approved building square footage of 58,000-square-feet and a 50/50 mix of general and medical office uses, a total of 258 parking spaces were required with the final development plan.

The site plan indicates 266 parking spaces available at build-out for both buildings to share, which according to the Zoning Code is 19 spaces short of allowing 100 percent medical office use occupancy.

The following chart outlines the number of parking spaces required per Code, the number of spaces approved with the final development plan, and the number proposed by the applicant with this application.

## Parking Study

The applicant has indicated the demand for medical office is significantly higher than anticipated and both land owners would like to have the opportunity to lease the buildings fully to medical office uses. The applicant has provided a parking study analyzing the parking demand of the 245 spaces currently available to serve the 50,000-square-foot building, which has approximately 40,000 square feet of space occupied with medical offices. The study shows that during one week in April during peak times of each weekday, the parking occupancy never exceeded 33 percent, or 80 parking spaces.

The applicant is requesting the text be amended to require 1 parking space per 250 square feet of office space regardless of the type of office, or 232 spaces for both buildings, which is below what is indicated on the amended final development plan at 266 parking spaces.

## Analysis

### Minor Text Modification

Code Section 153.053(E)(2)(b)4 b permits the Commission to approve a modification from the development text and Zoning Code if they determine that all of the following provisions are satisfied. The modification requested is to decrease the required parking ratio for medical office for these two parcels from 1 space per 200 square feet to 1 space per 250 square feet, or from 290 spaces to 232 spaces.

These modifications may be approved by the Commission provided that the following findings are made:

- (i) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development; and
- (ii) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- (iii) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- (iv) The principles of § 153.052(B) are achieved; and
- (v) The development, as proposed on the amended final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

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### Amended Final Development Plan

Section 153.050 of the Zoning Code identifies criteria for the review and approval for a (amended) final development plan (full text of criteria attached). Following is an evaluation by Planning based on those criteria.

- 1) Consistency with the approved preliminary development plan; provided however that the Commission may authorize plans as specified above.  
**Criteria met with text modification:** *The applicant is requesting a reduction of the required parking ratio for medical office use for these two parcels, which does not meet the development text. The Commission may find the request meets the text modification provisions.*
- 2) Traffic and pedestrian safety.  
**Criteria met:** *No changes to the previously approved site layout are proposed.*
- 3) Adequate public services and open space.  
**Criteria met:** *No additional public services or open space is required as part of this application.*
- 4) Protection of natural features and resources.  
**Criteria met:** *The proposed application does not alter any existing natural features or resources associated with development.*
- 5) Adequacy of lighting.  
**Criteria met:** *Additional lighting is not proposed as part of this application.*
- 6) Proposed signs are consistent with approved final development.  
**Criteria met:** *Additional signs are not proposed as part of this application.*
- 7) Appropriate landscaping to enhance, buffer, and soften the building and site.  
**Criteria met:** *No site landscaping changes are proposed.*
- 8) Stormwater management that is compliant with the Zoning Code.  
**Criteria met:** *The Riverside PCD is in compliance with all applicable stormwater management regulations and the proposed parking reduction will not increase impervious surface or stormwater demand.*
- 9) All phases (if applicable) are compliant with the previous criteria.  
**Criteria met.**
- 10) Compliance with all other local, state, and federal laws and regulations.  
**Criteria met:** *The proposal complies with all other known applicable local, state, and federal laws and regulations.*

## **Recommendation**

## **Approval of the Minor Text Modification**

## **Approval of the Amended Final Development Plan**

### Minor Text Modification

Planning supports the reduced number of spaces based on the applicant's parking study and their understanding of the tenants' parking needs. Planning recommends approval of the modification to the development text.

### Amended Final Development Plan

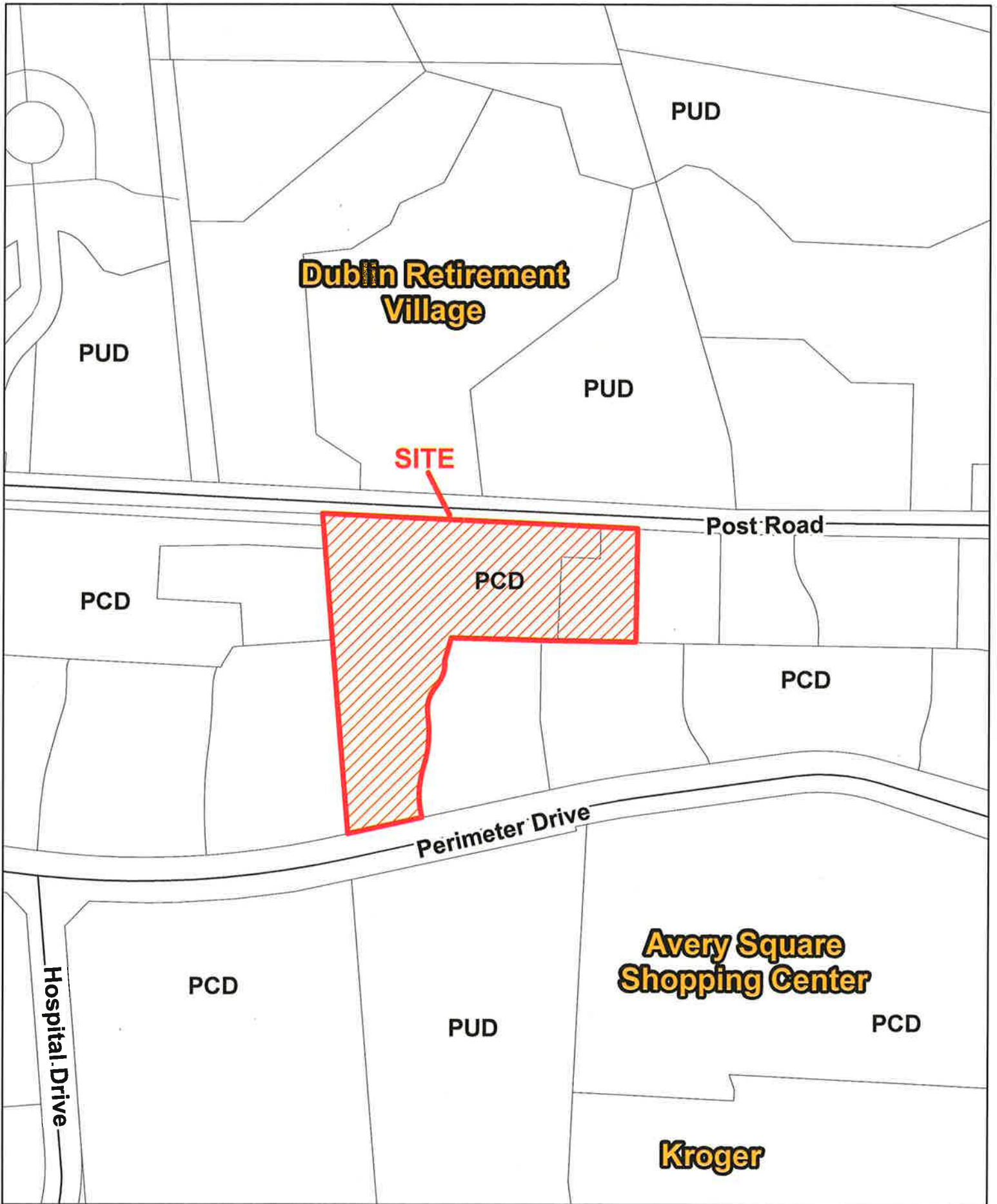
It is Planning's opinion that the site and the use will be adequately accommodated by the parking available for both sites and that the proposal is consistent with the criteria for a minor text modification.

## Amended Final Development Plan

### Review Criteria

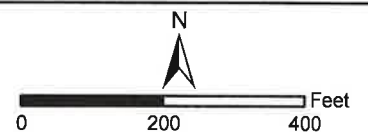
In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

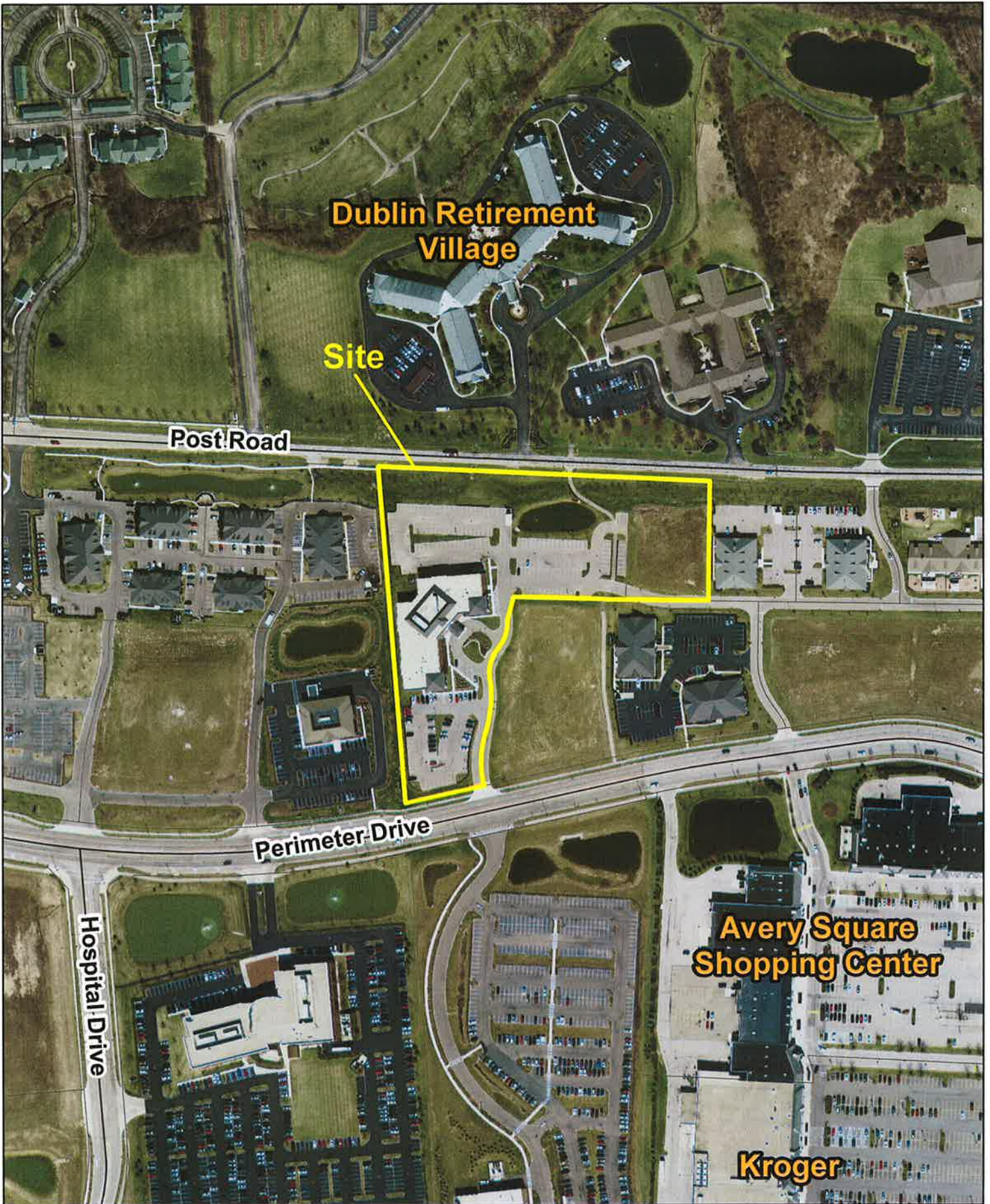
- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.



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10-026AFDP  
Amended Final Development Plan  
Riverside PCD North, Subarea A-1 - Avery Place Offices II  
6455 Post Rd. & 6670 Perimeter Dr.





**Dublin Retirement Village**

**Site**

**Post Road**

**Perimeter Drive**

**Hospital Drive**

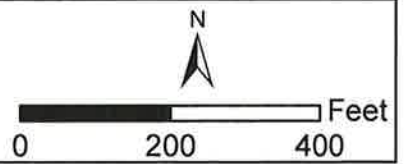
**Avery Square Shopping Center**

**Kroger**

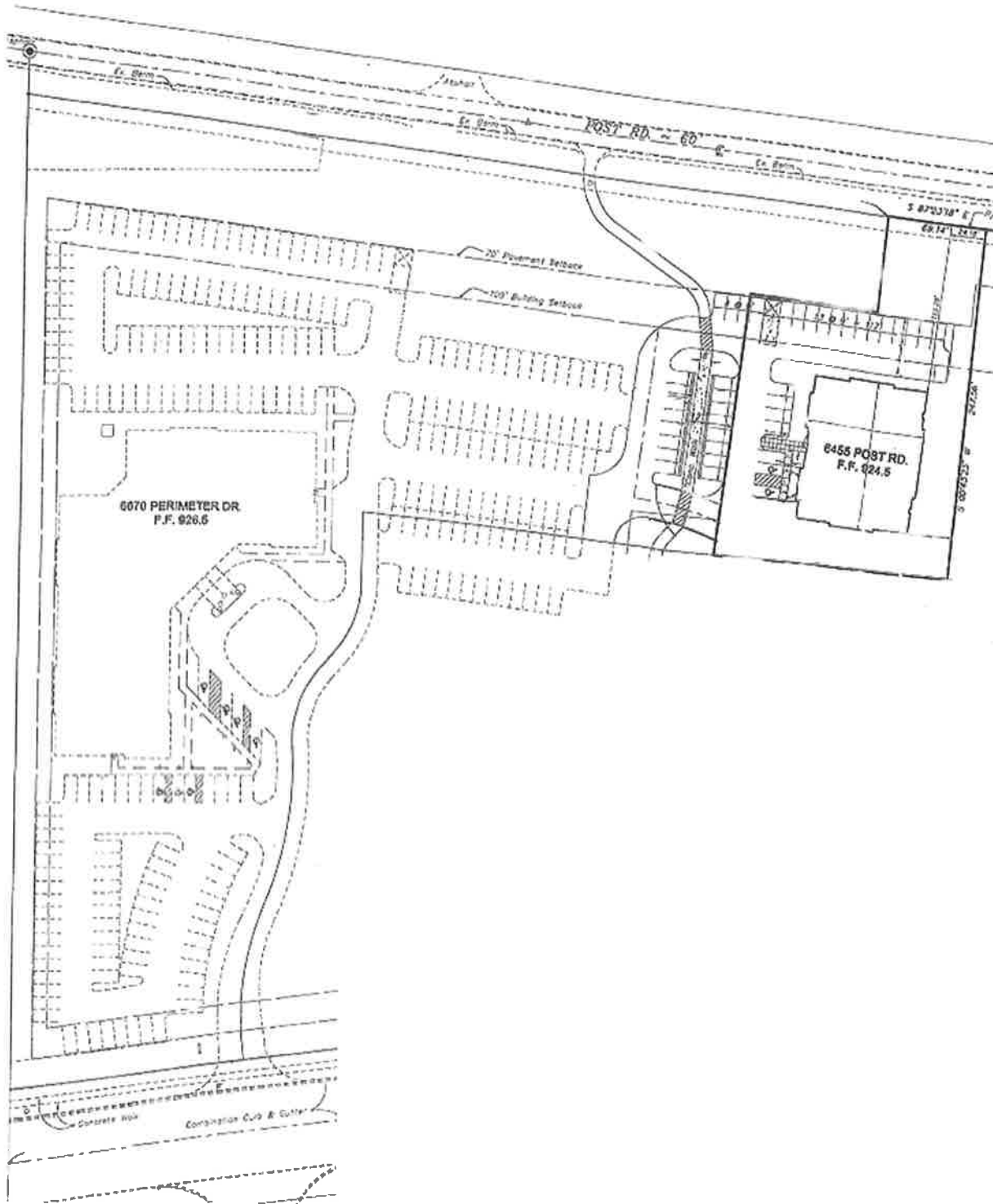


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10-026AFDP  
Amended Final Development Plan  
Riverside PCD North, Subarea A-1 - Avery Place Offices II  
6455 Post Rd. & 6670 Perimeter Dr.



# Approved Final Development Plan



10-022ADM  
Administrative Request  
Zoning Code Modification  
Model Homes in Residential  
Districts