

CASE 3: 16-0241LC – Point Blank Range & Gun Shop – 3799 Park Mill Run Drive

PARCEL NUMBER: 050-007238

APPLICANT: 3799 Park Mill Run Partners, LLC c/o Randall Jackson, 555 Metro Place North, Suite 524 Dublin, Ohio 43017.

REQUEST: Review & approval of a modification of the Mill Run PUD under the provisions of Hilliard Code Chapter 1117 to modify permitted uses to permit an indoor shooting range.

BACKGROUND:

The site is 1.944 acres within the Mill Run PUD located on the north side of Park Mill Run Drive approximately 1,100 feet west of Fishinger Boulevard. It was previously used as a restaurant. On December 20, 1993, Council approved a resolution (#93-C-50) modifying the Mill Run PUD to accommodate a Damon's restaurant on this site. On February 23, 2015, Council approved a resolution (#15-R-14) modifying the Mill Run PUD concerning permitted uses, setbacks, and architectural standards for this site. The applicant is now requesting approval of a modification of the Mill Run PUD to permit commercial recreation uses for an indoor shooting range. It should be noted that an application to the Planning and Zoning Commission for a final development plan shall be required after the Council approval of the proposed PUD modification.

COMMISSION ROLE:

The Commission is to review the proposal for conformance to the provisions of Code Section 1117.08. Following approval by the Commission, a resolution for the proposed PUD modification will be forwarded to City Council for review and approval.

STAFF RECOMMENDATION:

Staff finds that the proposed PUD modification, as modified in the conditions listed below, is consistent with the approved PUD Concept Plan. Staff finds that such modification is not in conflict with the general health, safety and welfare of the public or the development standards of the PUD district. Based on these findings, staff recommends approval of the proposed PUD modification with the following three conditions:

- 1) That the proposed text is revised to list the permitted use as "Indoor commercial recreation (including shooting ranges)";
- 2) That the proposed development text is revised to state that for indoor commercial recreation (including shooting ranges) uses, appropriate sound deadening measures shall be in place so that shooting in the range area is not audible from any adjacent property or right-of-way; and
- 3) That the plan is revised consistent with the above conditions, subject to staff approval, prior to the case being scheduled on a Council agenda.

CONSIDERATIONS:

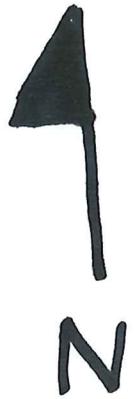
- The site has an existing one-story, 7,630-square-foot building. The existing building is set back approximately 192 feet from the Park Mill Run Drive right-of-way line, 70 feet from the east property line, 55 feet from the north property line, and 20 feet from the northwest property line. The existing parking lots is set back 30 feet from the Park Mill Run Drive right-of-way line, 2.5 feet from the east property line, 4 feet from the north property line, and 3.5 feet from the west property line. The site plan shows 139 parking spaces including 6 handicap accessible spaces.

- Permitted uses include: hotels except for economy stay hotels which shall be prohibited; offices (including those for executive, administrative, medical and similar professional activities); general retail businesses with less than 15,000 square feet of usable floor area; personal services; commercial schools and studios (including art, dance, martial arts, and music); training centers (including corporate, engineering, and sales); bars, taverns and restaurants serving alcoholic beverages; and restaurants without drive-through facilities.

Proposed PUD Modification

- The proposed development text adds “recreational use (indoor shooting range)” as a permitted use. **Staff recommends that the proposed use be revised as “Indoor commercial recreation (including shooting ranges)”**. No other changes to the development text are proposed. **Staff recommends that the proposed development text be revised to state that for indoor commercial recreation (including shooting ranges) uses, appropriate sound deadening measures shall be in place so that shooting in the range area is not audible from any adjacent property or right-of-way.**

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2. That the amount of pavement is reduced as far as practicable, subject to staff approval;
3. That all building elevation drawings are revised to show that mechanical units will be screened per Code, subject to staff approval;
4. That the site meets the requirements of the Hilliard Storm Water Design Manual;
5. That a site lighting plan demonstrating conformance to the provisions of Hilliard Development Handbook is submitted with the building permit plans;
6. That wall signage is permitted as proposed and that all other signage conforms to the provisions of the code; and
7. That the developer work with staff on a buffer plan to include a six foot tall fence and landscaping on the northwest and south property lines of the property.

Mr. Bryner seconded the motion.

VOTE: Mr. Movshin, Yes; Mr. Vertal, Yes; Chairman Lewie, Yes, Mr. Bryner, Yes; Mr. Robertson, Yes; Mayor Schonhardt, Yes.

STATUS: The motion passed 6-0 and Case 3: 14-0171LC – Cercone Property located at 3975 Main Street was approved for an Old Hilliard District Plan, a level “B” Site Plan, a conditional use under the provisions of Hilliard Code Chapter 1123 to permit a bank drive through, and a variance from Code Section 1129-5 to permit four wall signs for a new, 5,014 square-foot commercial building on 0.764 acre with the seven conditions listed above.

**CASE 4: 14-0172LC – Former Damon’s restaurant site – 3799 Park Mill Run Drive
PARCEL NUMBERS: 050-007238**

APPLICANT: PNC Bank Trustee and Custodian for Victor R. Vermeulen Rollover IRA, 155 East Broad Street, Columbus, Ohio 43215; and Randall Jackson, 555 Metro Place North, Suite 524, Dublin, Ohio 43017.

REQUEST: Review and approval of a modification of the Mill Run PUD under the provisions of Hilliard Code Chapter 1123 to modify permitted uses, setbacks, and architectural standards.

The site is 1.944 acres within the Mill Run PUD located on the north side of Park Mill Run Drive approximately 1,100 feet west of Fishinger Boulevard. It was previously used as a restaurant. On December 20, 1993, Council approved a resolution (#93-C-50) modifying the Mill Run PUD to accommodate a Damon’s restaurant on this site. The applicant is now requesting approval of a modification of the Mill Run PUD Zoning Development Plan concerning permitted uses, setbacks, and architectural standards for this site.

The Commission is to review the proposal for conformance to the provisions of Code Section 1117-08. Following approval by the Commission, a resolution for the proposed PUD modification will be forwarded to City Council for review and approval.

Staff finds that the proposed PUD modifications are necessary to accomplish the original PUD Zoning Development Plan, and that such modification is not in conflict with the general health, safety and welfare of the public or the development standards of the PUD district. Based on these findings, staff recommends approval of the proposed PUD modification with the two conditions listed in the staff report.

Chairman Lewie asked if there were questions for staff, hearing none he asked if the applicant would like to speak.

Mr. Randall Jackson was present and stated the purpose of this particular site is to attract a hotel we feel this would be the highest and best use of the site.

Chairman Lewie asked if there were questions for the applicant.

Mr. Bryner asked what type of hotel are you proposing will it be economy or high end.

Mr. Jackson replied we envision building a product that is middle of the road high end we are not interested in an economy hotel.

Chairman Lewie asked for public comments hearing none he called for a motion.

MOTION: Mr. Vertal made a motion to approve Case 4: 14-0172LC – Former Damon’s restaurant site located at 3799 Park Mill Run Drive for a modification of the Mill Run PUD under the provisions of Hilliard Code Section 1117.08 to modify permitted uses; setbacks, and architectural standards with the following two conditions:

1. That the plan is revised consistent with the recommendations listed in the staff report prior to the case being scheduled on a City Council agenda;
2. That signage meets the provisions of the Sign Code unless otherwise approved by the Planning and Zoning Commission.

Mr. Robertson seconded the motion

VOTE: Mr. Movshin, Yes; Mr. Vertal, Yes; Chairman Lewie, Yes; Mr. Bryner, Yes; Mr. Robertson, Yes; Mayor Schonhardt, Yes.

STATUS: The motion passed 6-0 and Case 4: 14-0172LC – Former Damon’s restaurant site located at 3799 Park Mill Run Drive was approved for a modification of the Mill Run PUD under the provisions of Hilliard Code Section 1117.08 to modify permitted uses, setbacks, and architectural standards with the two conditions listed above.