



Planning and Zoning Commission

Planning Report

July 18, 2013

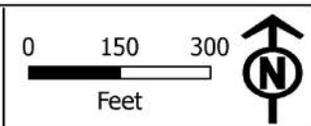
Goldfish Swim School – Conditional Use

Case Summary

Agenda Item	3
Case Number	13-062CU
Proposal	The conversion of an existing 8,450-square-foot industrial tenant space to an indoor recreation facility.
Request	Conditional Use Review and approval of a conditional use for an Entertainment and Recreation - Indoor use under the provisions of Zoning Code Sections 153.044 and 153.236.
Site Location	6175 Shamrock Court West side of Shamrock Court, approximately 750 feet south of the intersection with Shier-Rings Road.
Applicant	Equity Dublin Association; represented by Robert Wineman.
Case Manager	Claudia D. Husak, AICP, Planner II.
Contact Information	(614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	<u>Approval of the Conditional Use</u> Planning recommends approval of this conditional use as it complies with the applicable review criteria, with no conditions.



13-062CU
Conditional Use
Goldfish Swim School
6175 Shamrock Court



Facts	
Site Area	11.92 acres
Zoning	TF, Technology Flex District.
Surrounding Zoning and Uses	East: I-270 North, West and South: industrial and warehouse buildings, zoned TF, Technology Flex District
Site Features	<ul style="list-style-type: none"> • Proposed for the indoor recreational use is on the western portion of the parcel in an 8,450-square-foot tenant space. • Site is one parcel separated by Shamrock Court. • East portion of the parcel has a one-story 78,550-square-foot warehouse building in the center of the site and an 11,400-square-foot office building in the north portion, each with multiple tenant spaces. • The east portion of the site has a 26,250-square-foot office/warehouse building. • Parking is on the west, south and east side of the site with another large parking lot between the two buildings. There are 440 total parking spaces.
History	<p>2011 Area Rezoning to TF, Technology Flex District was approved by City Council. It was previously zoned Restricted Industrial District.</p> <p>1979 Final plat for the Shamrock subdivision approved.</p>
Details Conditional Use	
Proposal	The proposed use is an 8,450-square-foot indoor recreation use within the Technology Flex District.
Operational Details	<p>The proposal includes conversion of a tenant space into an 8,450-square-foot swimming pool and viewing area for swim lessons with a focus on children. There will also be locker rooms, changing areas, office space and storage areas included. Classes are conducted with student groups of four per instructor. Private lessons will also be available. Each class will last approximately 30 minutes. The applicant anticipates having up to 10 classes in session at one time. The use will operate Monday through Friday from 10:30 am to 1 pm and from 4 pm to 8 pm. The facility will operate on Saturdays from 8:30 am to 7:30 pm and on Sundays from 11:30 to 6:30 pm. Peak operating hours are anticipated to be weekday afternoon and Saturday morning.</p> <p>The Goldfish Swim School will employ approximately 25 individuals and at peak capacity there will be 76 students, instructors and visitors. The applicant is not anticipating any special events being conducted from this tenant space.</p>

Traffic and Parking	The site has 440 total spaces and this use requires 75 spaces. Warehousing requires 1 space per business vehicle plus 1 space per every 5,000 square feet. The office use requires 1 space per every 250 square feet. At the most conservative estimate (37,650 square feet of office space and 78,550 square feet of warehouse), the total required parking for the remainder of the site is less than 200 spaces. There are 440 spaces on site. Adequate access and circulation is provided off Shamrock Court and drive aisles and parking on all sides of the buildings.
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Analysis	Conditional Use
<i>Process</i>	Section 153.236 of the Zoning Code identifies criteria for the review and approval of a conditional use (full text of criteria attached).
1) <i>Harmonious with the Zoning Code and/or Community Plan.</i>	Criterion met: This proposal is consistent with the requirements of the Zoning Code and the Community Plan.
2) <i>Complies with applicable standards.</i>	Criterion met: This proposal is a conditional use with no additional development standards.
3) <i>Harmonious with existing or intended character in vicinity.</i>	Criterion met: The proposed use will not alter the essential character of the area and should not interfere with surrounding uses. This site features a variety of offices and businesses that provide various services to residents and the community.
4) <i>Will not have a hazardous or negative impact on surrounding uses.</i>	Criterion met: Proposed operations will not have an adverse effect on surrounding uses.
5) <i>Will provide adequate services and facilities.</i>	Criterion met: Parking is located along all sides of the buildings and is adequate for the entire site.
6) <i>Will not harm the economic welfare.</i>	Criterion met: This proposed use contributes positively to the economic climate of the city by providing an additional educational amenity for residents.
7) <i>Create no use or characteristic that is detrimental to the surrounding uses.</i>	Criterion met: The use will not be detrimental to the surrounding area. There are no accessory uses or outdoor activities associated with the proposed conditional use.

Analysis	Conditional Use
8) <i>Vehicular circulation will not interfere with existing circulation.</i>	Criterion met: No change to circulation is proposed. The site has effective circulation.
9) <i>Not detrimental to property values in the vicinity.</i>	Criterion met: This proposal will not be detrimental to property values.
10) <i>Will not impede the development or improvement of surrounding properties.</i>	Criterion met: This proposal's uses are contained on site and will not impede development or improvement to the surrounding properties. There are no exterior modifications proposed with the conditional use.

Recommendation	Conditional Use
Approval	Planning recommends approval of the proposal as it complies with the application review criteria, with no conditions.

CONDITIONAL USE

Review Criteria

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

(C) *Action by the Planning Commission.* The Planning and Zoning Commission shall hold a public hearing and shall not approve a conditional use unless it finds that such use at the proposed location meets all of the following requirements:

- 1) The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.
- 2) The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.
- 3) The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- 4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
- 5) The area and proposed use(s) will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- 6) The proposed use will not be detrimental to the economic welfare of the community.
- 7) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.
- 8) Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets or roads.
- 9) The proposed use will not be detrimental to property values in the immediate vicinity.
- 10) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.