



Planning and Zoning Commission

# Planning Report

August 22, 2013

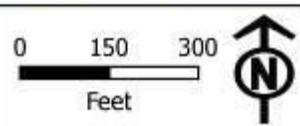
## NE Quad, Subarea 5A- Kroger Marketplace Centre- First Team Conditional Use

### Case Summary

Agenda Item	4
Case Number	13-083CU
Proposal	A 1,500-square-foot personal health club to operate within an existing shopping center within Subarea 5A of the NE Quad Planned Unit Development District, located on the north side of Hard Road, west of the intersection with Sawmill Road.
Request	Conditional Use Review and approval of conditional use under the provisions of Zoning Code Section 153.236.
Site Location	3868 Hard Road North side of Hard Road, approximately 350 feet north of the intersection with Hard Road.
Applicant	Sawmill Hard Center LLC, represented by Ben Hale, Jr.
Case Manager	Claudia D. Husak, AICP, Planner II.
Contact Information	(614) 410-4675   <a href="mailto:chusak@dublin.oh.us">chusak@dublin.oh.us</a>
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.



13-083CU  
Conditional Use  
NE Quad, Subarea 5A -  
Kroger Marketplace Centre - First Team  
3868 Hard Road



Facts	
Site Area	27.51- acre site, 1,500-square-foot-tenant space
Zoning	PUD, Planned Unit District (NE Quad plan, Subarea 5A)
Surrounding Zoning and Uses	A Chase bank branch is located to the north of the site across Summer Drive in Subarea 5B of the NE Quad PUD. Farther to the north and to the west is the Scioto Crossings multiple-family and single-family residential development, also zoned PUD, NE Quad Subareas 4A-4C and 6A-6B. To the south, across Hard Road, is Lifetime Fitness, zoned PUD. Across Sawmill Road are commercial and multiple-family uses in the City of Columbus.
Site Features	<ul style="list-style-type: none"> <li>• Full access from Hard Road and Sawmill Road</li> <li>• Frontage: Sawmill Road- approximately 1,500 feet; Hard Road- 1,200 feet; Emerald Parkway- 1,000 feet</li> <li>• The proposed health club facility is to be in the south wing of the shopping center, facing Hard Road.</li> </ul>
History	<p>2007  The Planning and Zoning Commission approved other similar conditional use applications in the Kroger Marketplace Centre for BEAT Fitness, and Curves Fitness Center.</p> <p>2004  On October 21, 2004 the Final Development Plan for a retail center, grocery store, two multi-tenant retail buildings, and a fuel station was approved.</p>

Details	Conditional Use
Proposal	The proposal is to permit the operation of a health club facility in a 1,500-square-foot tenant space within the existing shopping center.
Use	The approved development text requires a conditional use application for all health and allied services, including health clubs with a class size limit of 35. The proposed health club facility will have a maximum class size of eight.
Parking	This shopping center was approved for 1,058 parking spaces. No additional spaces are required.

Details	Conditional Use
Operational Details	<p>The proposed facility will be located in a 1,500-square-foot tenant space oriented toward Hard Road in the southwestern portion of the shopping center. The tenant space will be set up to administer to a limited number of customers at a time. There will be two employees with a maximum occupancy of 8 customers at one time. The hours will be 5 a.m. to 11:30 a.m. and 2 p.m. to 8 p.m. Monday thru Sunday.</p> <p>The proposed health club facility will focus on individual coaching and personal training of customers and therefore differentiates itself from other types of facilities, according to the applicant. Equipment planned for the facility includes a maximum of three treadmills, an elliptical trainer, and a stationary bike.</p>

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>	<b>Criterion met:</b> This proposal is consistent with the requirements of the Zoning Code and the Community Plan.
2) <i>Complies with applicable standards.</i>	<b>Criterion met:</b> This proposal is a conditional use with no additional development standards.
3) <i>Harmonious with existing or intended character in vicinity.</i>	<b>Criterion met:</b> The proposed use is located appropriately within the shopping center and has operating hours that will not have a negative effect on surrounding areas.
4) <i>Will not have a hazardous or negative impact on surrounding uses.</i>	<b>Criterion met:</b> Proposed operations will not have an adverse effect on surrounding uses.
5) <i>Will provide adequate services and facilities.</i>	<b>Criterion met:</b> The proposal has sufficient services and facilities available for the intensity of the desired use.
6) <i>Will not harm the economic welfare.</i>	<b>Criterion met:</b> This proposed use contributes positively to the economic climate of the city.

Analysis	Conditional Use
7) <i>Create no use or characteristic that is detrimental to the surrounding uses.</i>	<b>Criterion met:</b> The use will not be detrimental to the surrounding area.
8) <i>Vehicular circulation will not interfere with existing circulation.</i>	<b>Criterion met:</b> The proposal will not interfere with vehicular circulation.
9) <i>Not detrimental to property values in the vicinity.</i>	<b>Criterion met:</b> This proposal will not be detrimental to property values.
10) <i>Will not impede the development or improvement of surrounding properties.</i>	<b>Criterion met:</b> This proposal will not interfere with surrounding improvements or developments.

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.