

## Application Statement

A. Describe the property and its intended use.

*The conditional use application is to permit an exercise facility within one of the tenant spaces within the existing shopping center. This is the fourth request to come before the Board for this type of a use within this facility. The proposed facility will be in a space of approximately 3,170 square feet and will be set up to administer to a range of customers at a time, thereby insuring no negative impacts on the rest of the tenants in the shopping center. The hours will be 5:30 a.m. to 9:00 p.m. Monday – Friday and abbreviated hours on Saturday and Sunday. There will be 9 to 14 employees with a maximum occupancy of employees and customers at one time is 34. Equipment planned for the facility are treadmills, elliptical trainers, stationary bikes, water row machines and weight training equipment. There will be a mens and womens bathroom and one shower facility. Limited merchandise will also be on sale as part of the operation.*

B. State the necessity or desirability of the proposed use to the neighborhood or community.

*The proposed exercise facility will focus on individual coaching of customers and therefore differentiate itself from other types of facilities by focusing on the individual rather than a class. Many people look to personal trainers to help motivate and tailor exercise routines to the individual so there is always a need in the community for this type of personal service. The exercise facility would tailor itself to both neighborhood and community client based on the type of training offered by the employees.*

C. State the relationship of the proposed use to adjacent properties and land uses.

*The shopping center provides a variety of different services and retail opportunities at this time. The proposed addition of the exercise facility is a complement to the existing uses by offering an additional service to the community that is nearby and convenient. The proposed facility is small in size and the number of hourly customers will be limited thereby reducing any impacts on other tenants and visitors to the shopping center so overall the proposed facility will fit well with the neighboring tenants and the overall functioning of the shopping center.*

D. State how the proposed use will relate to the Dublin Community Plan and any other development standards applicable to the property.

*The shopping center was approved and constructed approximately 10 years ago and has seen a variety of different tenants within the leasable space. The proposed exercise facility is a contemplated use within the center as it was listed as a conditional use in the approved PUD text. This is the fourth exercise facility that has been proposed for the center and meets with the ideas of the Dublin Community Plan and the development standards adopted for the site. A retail center such as this one, is to offer a variety of different options and activities and the inclusion of the proposed exercise facility continues that aim by adding another use that fits well with existing tenants and does not negatively impact traffic patterns nor*

*activities within the center. This will be the second exercise facility in the shopping center to operate concurrently but facing different frontages and offering different classes and activities.*

### Conditional Use Review Criteria

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.

*Yes, the proposed exercise facility would be harmonious and in accordance with the general objectives of the Zoning Code and Community Plan as other similar types of facilities have been approved for this shopping center without any negative impacts.*

2. The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.

*Yes, the proposed exercise facility will comply with all adopted development standards adopted for this site.*

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.

*The proposed exercise facility will be harmonious with the existing character of the greater vicinity and will not change the essential character of the neighborhood. The facility will fit in well with the other activities offered within center and complement other uses available in the larger nearby area.*

4. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

*The proposed exercise facility will have no hazardous impacts nor will there be any negative impacts on existing or future surrounding uses.*

5. The area and proposed use(s) will be adequately served by essential public facilities and service 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.

*Yes, there will be more than adequate public facilities and service to serve the proposed use nor should there be any substantial drain nor impact on person or agencies providing services to the area.*

6. The proposed use will not be determined to the economic welfare of the community.

*No, the proposed exercise facility 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.

*No, the proposed exercise facility will not involve activities that will be detrimental to any persons or property in the area, rather it will function as other permitted uses in the area.*

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.

*The facility will utilize the existing vehicular access points and parking lots to serve the operation so no interference will be created by the proposed operation. There is more than adequate parking with the existing lot to handle the anticipate users to the facility.*

9. The proposed use will not be detrimental to property values in the immediate vicinity.

*No, the proposed facility will not be detrimental to any 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.

*No, the proposed exercise facility will not impede the normal and orderly development and improvement of the surrounding property within the district.*

Double-S P, LLC dba Orangetheory Fitness is a personal training studio which will offer North Columbus a results based, one hour workout in a small group, high energy setting. One half hour segment is designed for endurance with heart rate monitored interval training on a treadmill, strider or bike. The other half hour focuses on power and strength with highly qualified personal trainers coaching members through a training circuit that involves a variety of equipment such as free weights, SBT bands, Kettle bells, Bosu Balls and a water row machine.

Members wear a heart rate monitor provided by the studio and their heart rate, caloric burn and color coded training zone are displayed in the studio during the work out. Orangetheory Personal trainers educate members about 5 heart rate zones and motivate them to train 12-20 minutes in zone 4 (aka the Orange zone) which is 84% or higher of the members maximum heart rate. Training at that level increases Excess Post Oxygen Consumption (EPOC), which will boost their caloric burn 200 to 400 calories over the next 24 to 36 hours in addition to the 900-1500 calories which members burn on average during the session. Immediately following the workout, members receive an email with comprehensive data and graphs of their heart rate over the training session.

Motivating tasteful music approved by corporate will be played during the work out. TV screens displaying members heart rates are displayed inside the studio with an additional TV in the lobby area with informational videos about Orangetheory.

The type of equipment utilized in our studio will be as follows: 12 treadmills, 1 or 2 stationary bikes, 1 elliptical strider, 12 water row machines, 12 stations equipped with a portable weight training bench, bosu ball, SBT Strap, ab dolly, and workout mat. Free weights, Kettle bells and rubber resistance bands are also used.

Separate Women's and Men's bathroom and one unisex shower facility will be available, A storage/ supply room will be built and a small office space will be constructed -- all will be along the north wall behind the host desk along with coat and key racks and locker space.

Limited merchandise such as logo T-shirts, bags and towels will be available for purchase. A small stocked water cooler will also be in the lobby with water for purchase. No nutritional supplements, shakes or food substances will be for sale in our studio. No massage, or spa services are offered.

Orangetheory will operate 364 days a year, only taking Christmas off. Hours will be based on our scheduling needs but our earliest session will start at 5:30 am, and our latest will end at 9 pm Monday through Friday. Saturday and Sunday will likely have an abbreviated schedule, offering classes starting at 7:15 am and ending around 1:00 pm. Members do not have access to the equipment when sessions are not being conducted unless a certified personal trainer is providing a coaching session. Studio doors will be open during all business hours for potential members to tour the studio from open until close of business. Classes are a maximum of 24 members per session, and turnover between sessions is very fast. Members of this facility rarely loiter after class, and it is extremely rare for members to stay at our facility to shower.

We will employ between 5 and 9 certified personal trainers to run out workouts and 4 to 5 Sales associates to operate the front desk. One Studio Manager will oversee operations alongside the sole Owner Operator, Sarah who will be engaged with all daily aspects of operation.

Sarah San Pedro

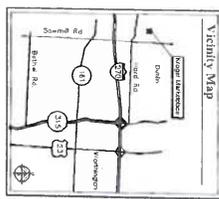
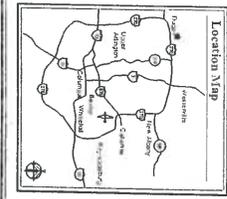
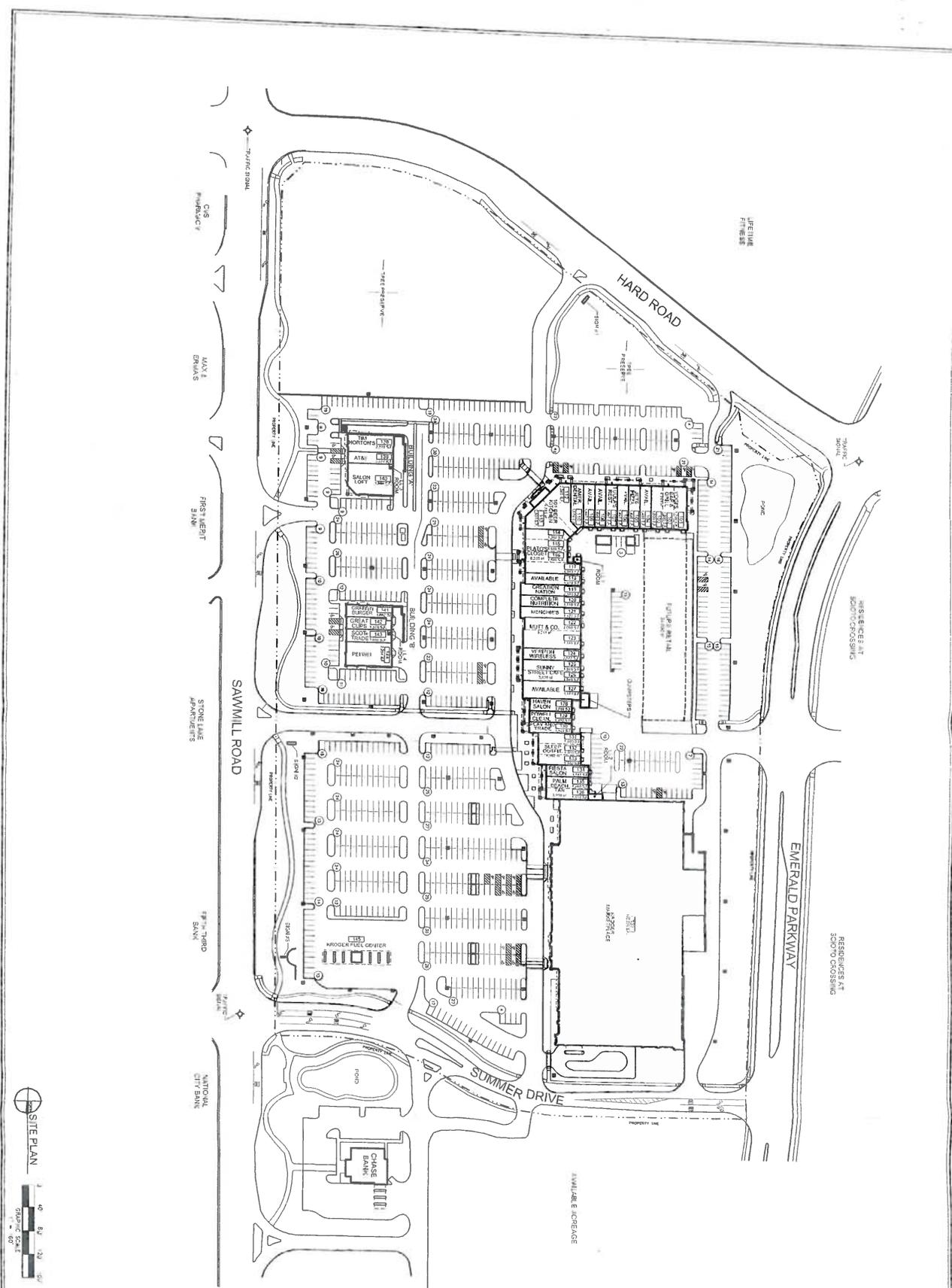
Franchise Owner

Orangetheory Fitness

North Columbus, Ohio

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**Updated:**  
04.13.2011  
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