



CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input checked="" type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____ _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 6250 Corporate Center Drive	
Tax ID/Parcel Number(s): 274-000123	Parcel Size(s) (Acres): 1.5+/- acres
Existing Land Use/Development: Existing office/ Industrial Building and Parking	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:	Conditional use to permit fitness and training facility within the building.
Total acres affected by application:	1.5 +/- acres

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Corporate Centre Drive, LLC	
Mailing Address: c/o Ben Jonozzo (Street, City, State, Zip Code) 6588 Brecksville Road Independence, OH 44131	
Daytime Telephone: 216-642-1401	Fax: 216-642-1410
Email or Alternate Contact Information:	

RECEIVED
14-030CU
APR 08 2014

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Fitness Edge c/o Nate Traucht	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Tenant	
Mailing Address: (Street, City, State, Zip Code) 5700 Perimeter Dr. Suite D, Dublin, OH 43017	
Daytime Telephone: 761-9242	Fax:
Email or Alternate Contact Information: ntraucht@thefitnessedgeicc	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: Jackson B. Reynolds III c/o Smith & Hale LLC	
Organization (Owner, Developer, Contractor, etc.): Attorney	
Mailing Address: (Street, City, State, Zip Code) 37 W. Broad St. Suite 460 Columbus, OH 43215	
Daytime Telephone: 221-4255	Fax: 221-4409
Email or Alternate Contact Information: jreynolds@smithandhale.com	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, Ben Jonozzo, the owner, hereby authorize Jackson B. Reynolds, III to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: [Signature] CPA Date: 3/24/2014

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 24th day of March, 20 14

State of Ohio

County of Franklin

Notary Public [Signature]



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, Jackson B. Reynolds, III, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative: [Signature] Date: 4/4/14

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I <u>Jackson B. Reynolds, III</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>Jackson B. Reynolds III</u>	Date: <u>4/4/14</u>

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I <u>Jackson B. Reynolds, III</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: <u>Jackson B. Reynolds III</u>	Date: <u>4/4/14</u>

Subscribed and sworn to before me this 4th day of April, 2014

State of Ohio
County of Franklin

Notary Public Natalie C. Timmons



Stamp of Seal: **Natalie C. Timmons**
Notary Public, State of Ohio
My Commission Expires 09-04-2015

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

A. Describe the property and its intended use.

The conditional use application is to permit a personal training facility within an existing multi-tenant building located on Corporate Center Drive. The property is zoned to the Tech Flex District which permits recreational activities as a conditional use. The space for the facility is in the middle of the building and comprises approximately 4,300 square feet of the first floor. The total building first floor area is 11,618 square feet. The other two (2) tenants of the building include an electrical contractor and a warehouse distributor that have a total of 5 employees. The hours of operation both operations is 7:00 a.m. to 4:30 p.m. Monday thru Friday with no weekend hours. The facility provides private one on one training with small group classes from 5 to 12 people as the training sessions are all by appointment. There will be 2 to 3 employees on site to provide instruction or tend to administrative duties. The hours will be from 5:30 a.m. to 8:00 p.m. Monday thru Thursday, Friday 5:30 a.m. to 6:00 p.m., Saturday 5:30 a.m. to noon and closed on Sunday. There will be some basic strength training equipment and dumbbells for use during the training sessions. The training facility is relocating from a location on Perimeter Drive where it has operated for over seven (7) years.

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

The proposed training facility focuses on individual coaching with one on one sessions or small group classes, and therefore differentiates itself from the larger recreational training operations. Many people took to individual classes to booster their physical fitness routines. The proposed operation already is a functioning business in Dublin and is located on Perimeter Drive and is simply relocating to a new space. The facility has already established a reputation in the community and a long list of existing clients in the Community.

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

The proposed training facility will be located on a short cul-de-sac located west of Avery Road. The building is one of four (4) building constructed off Corporate Center Drive and with five (5) lots remaining vacant at this time. The other buildings have a variety of uses that will not conflict with the proposed training facility. 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 cul-de-sac area.

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

The building was constructed in 1989 and has had a variety of different tenants within the leasable space. The Tech Flex District was implemented a few years ago to address the variety of types of activities that were utilizing these similar multi-use type of buildings. The Tech Flex District provides for recreational uses within the district as conditional uses. The Community Plan envisioned a variety of different uses in this area and the proposed training

facility will fit within the vision contemplated by the Community Plan and its low impact of activities will not negatively impact traffic patterns nor other users in the area if approved.

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 training facility will be harmonious and in accord with the general objectives of the Zoning Code and the Community Plan as there types of small facilities have been approved and operated in the City without having negative impact on surrounding properties or uses.

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

Yes, the proposed training 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 training 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 in the surround office park 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 training 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 services 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 detrimental to the economic welfare of the community.

No, the proposed training 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 or 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 use permitted in the base zoning district.

No, the proposed training 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 any parking lot area as well as the public road that serves the existing building. There will be no interference created by the proposed operation. There is adequate parking on the existing lot and rear areas to handle the anticipated users of 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 training facility will not impede the normal and orderly development and improvement of the surrounding properties within the district.

PROPERTY OWNER

Corporate Center Drive LLC
c/o Ben Jonozzo
6588 Brecksville Road Uppr.
Independence, OH 44131
274-000123

Prep Academies Inc.
9039 Antares Avenue
Columbus, OH 43240
273-010593

Case Bowen Company
6255 Corporate Center Drive
Dublin, OH 43016
274-000128

SURROUNDING PROPERTY OWNERS

City of Dublin
5200 Emerald Parkway
Dublin, OH 43017
274-000068

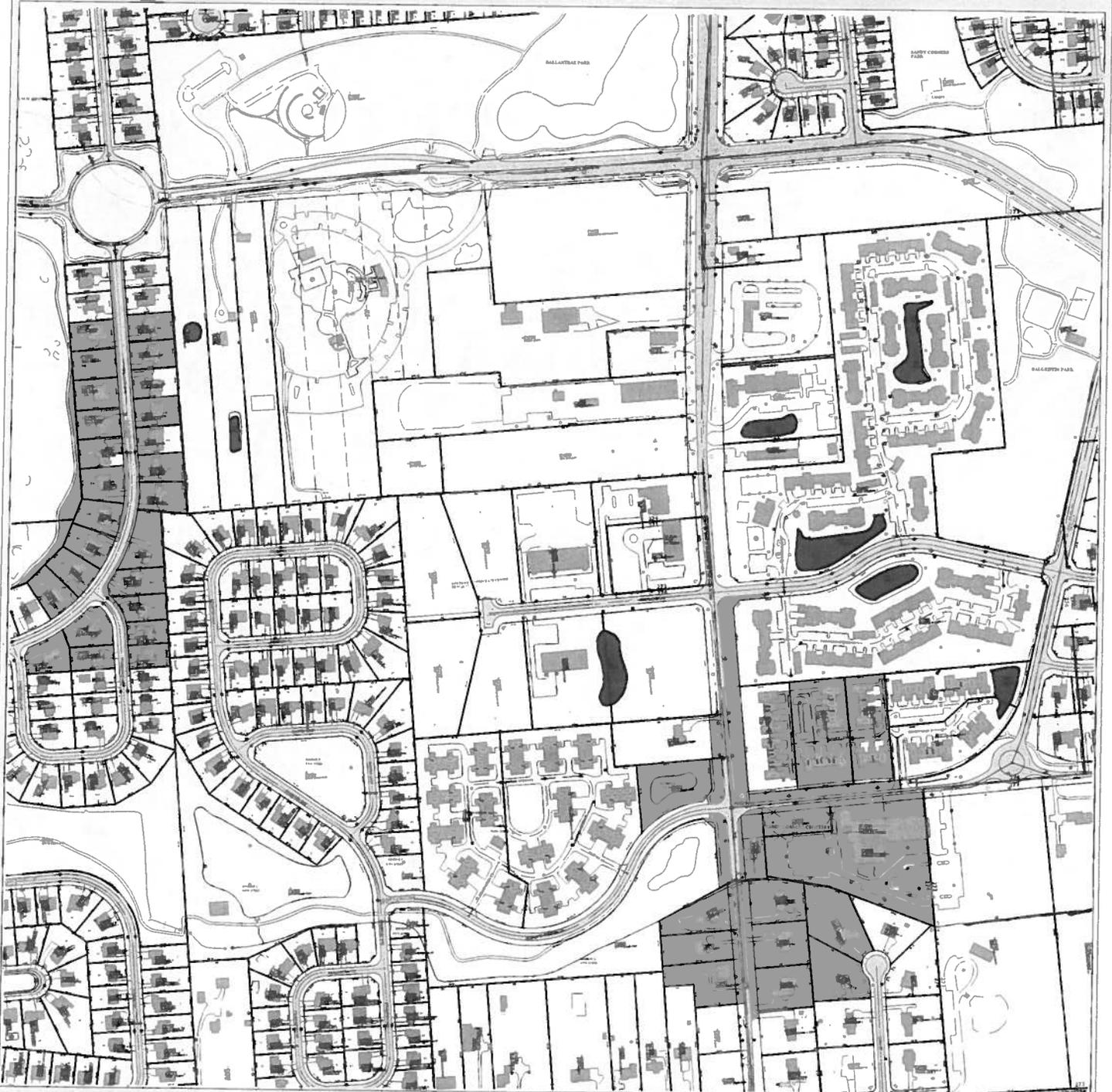
Mid-States Development Corp.
5695 Avery Road
Dublin, OH 43016
274-000122 / 274-000124 / 274-000125
274-000126 / 274-000127 / 274-000129



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 3/5/14



Disclaimer

Scale = 500



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 3/5/14



ORTHOPHOTOGRAPHY DATE 2013

Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

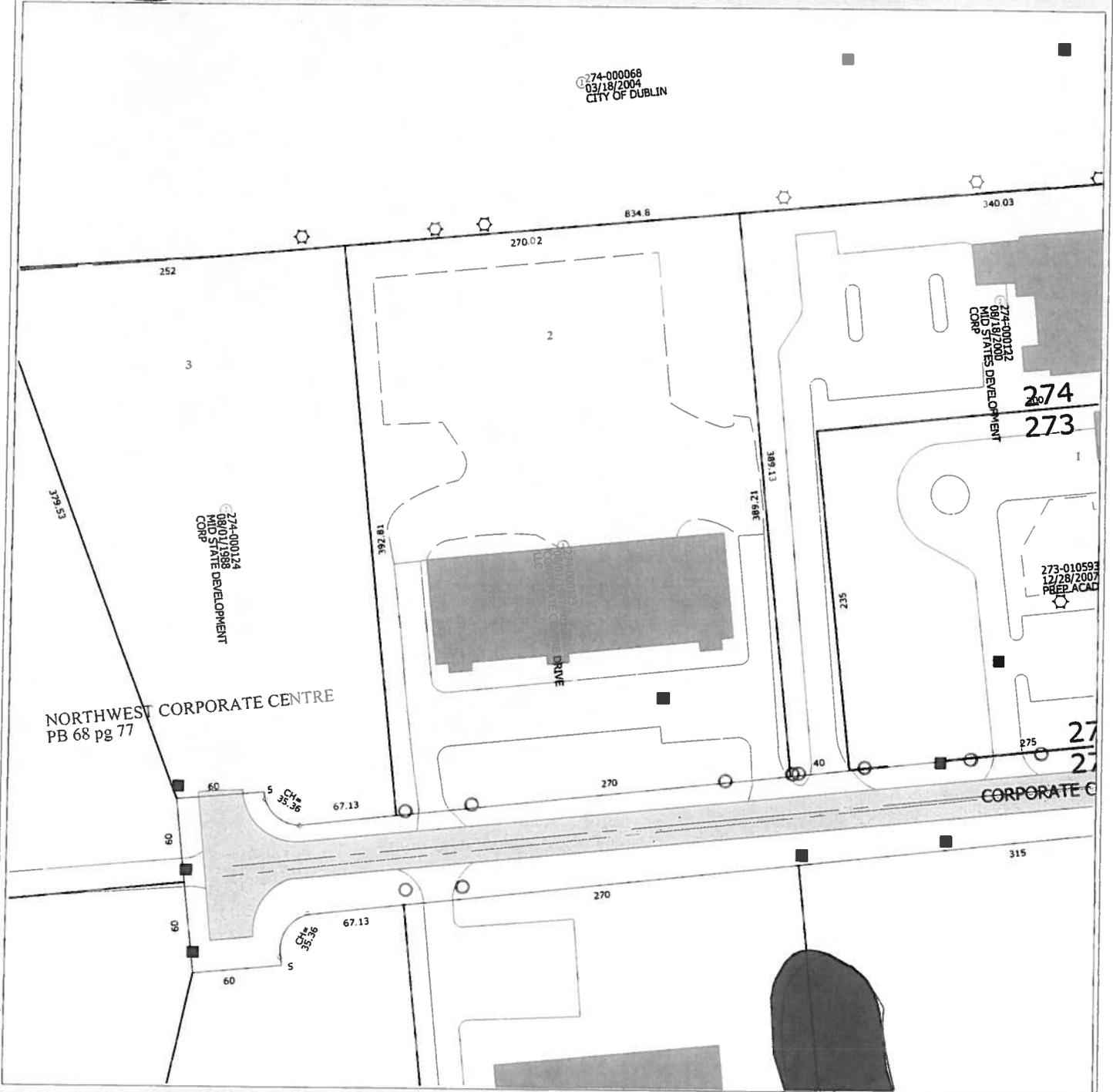


CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 3/5/14

274-000068
03/18/2004
CITY OF DUBLIN



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.