



Planning and Zoning Commission

# Planning Report

May 1, 2014

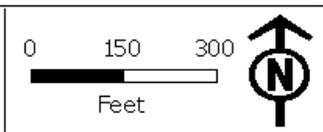
## Corporate Center- Fitness Edge

### Case Summary

Agenda Item	2
Case Number	14-030CU
Proposal	A 4,300-square-foot recreational use within an existing building in the Technology Flex District, located on the north side of Corporate Center Drive.
Request	Conditional Use Review and approval of conditional use under the provisions of Zoning Code Section 153.236.
Site Location	6250 Corporate Center Drive. Approximately 400 feet west of the intersection with Avery Road.
Applicant	Fitness Edge, Nate Traucht; represented by Jackson Reynolds, Smith & Hale.
Case Manager	Marie Downie, Planner I.
Contact Information	(614) 410-4679   <a href="mailto:mdownie@dublin.oh.us">mdownie@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.



14-030CU  
Conditional Use  
Fitness Edge  
6250 Corporate Center Drive



<b>Facts</b>	
Site Area	<ul style="list-style-type: none"> <li>• 2.42-acre site</li> <li>• 11,618-square-foot building</li> <li>• 4,300-square-foot-tenant space</li> </ul>
Zoning	TF, Technology Flex District
Surrounding Zoning and Uses	<p>The proposed use would share a building with two existing tenants: BCI Electrical Contractor and Irrigation Supply of Columbus.</p> <p>West: Vacant lot within the Northwest Corporate Centre PUD  North: Vacant lot zoned TF, Technology Flex District  South: Office Warehouse building, zoned TF, Technology Flex District  East: Dublin Prep Academy, also zoned TF, Technology Flex District</p>
Site Features	<ul style="list-style-type: none"> <li>• Full access from Corporate Center Drive</li> <li>• Approximately 270 feet of frontage along Corporate Center Drive</li> <li>• The proposed personal training facility is to be in the middle tenant space.</li> </ul>
History	In 2011 the site was rezoned from the Northwest Corporate Center PUD, Planned Unit Development, to TF, Technology Flex District.

<b>Details</b>	<b>Conditional Use</b>
Proposal	The proposal is to permit the operation of a personal training facility in a 4,300-square-foot tenant space within the existing multi-tenant building.
Use	The Technology Flex District requires a conditional use application for all Indoor Entertainment and Recreational uses. The proposed health club facility will have up to 12 customers and 3 employees at one time.
Operational Details	<p>The proposed facility will be in a 4,300-square-foot tenant space oriented toward Corporate Center Drive in the center tenant space. There will be 2-3 employees with 5-12 customers at one time. The hours will be 5:30 a.m. to 8:00 p.m., Monday thru Thursday, 5:30 a.m. to 6:00 p.m. Friday, and 5:30 a.m. to 12:00 p.m. Saturday. The fitness center will be closed on Sunday.</p> <p>According to the applicant, the proposed health club facility will focus on individual coaching and personal training of customers and therefore differentiates itself from other types of similar facilities. Equipment planned for the facility includes basic strength training equipment and dumbbells for use during training sessions.</p>

Details	Conditional Use
<p>Parking</p>	<p>According to Code Section 153.212 this recreational use would be required 18 parking spaces. The proposed use would have a maximum of 15 customers and employees using the facility at one time. The existing tenants require 5 parking spaces. This existing multi-tenant building has a total of 21 designated parking spaces in front of the building with additional unmarked areas used for parking to the rear of the building.</p> <p>Parking on site is sufficient based on the operational needs of the fitness tenant and the existing tenants. Section 153.236(C)(2) permits the Planning and Zoning Commission to approve deviations from development standards through the review and approval of a conditional use, in this instance a reduction in the number of required parking spaces from 18 to 15. Should any future use require additional parking spaces, the owner will be required to provide them.</p>

Analysis	Conditional Use
<p><i>Process</i></p>	<p>Section 153.236 of the Zoning Code identifies criteria for the review and approval of a conditional use (full text of criteria attached).</p>
<p>1) <i>Harmonious with the Zoning Code and/or Community Plan.</i></p>	<p><b>Criterion met:</b> This proposal is consistent with the requirements of the Zoning Code and the Community Plan.</p>
<p>2) <i>Complies with applicable standards.</i></p>	<p><b>Criterion met:</b> The Zoning Code conditional use requires that the proposed use complies with all applicable development standards, except as specifically altered in the approved conditional use. The Commission as part of this approval will alter the required parking spaces for this use from 18 to 15.</p>
<p>3) <i>Harmonious with existing or intended character in vicinity.</i></p>	<p><b>Criterion met:</b> The proposed use is located appropriately within the building and has operating hours that will not affect surrounding areas.</p>
<p>4) <i>Will not have a hazardous or negative impact on surrounding uses.</i></p>	<p><b>Criterion met:</b> Proposed operations will not have an adverse effect on surrounding uses.</p>
<p>5) <i>Will provide adequate services and facilities.</i></p>	<p><b>Criterion met:</b> The proposal has sufficient services and facilities available for the intensity of the desired use.</p>
<p>6) <i>Will not harm the economic welfare.</i></p>	<p><b>Criterion met:</b> This proposed use contributes positively to the economic climate of the city.</p>

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 use existing access points and will not interfere with existing 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.