



City of Dublin Planning and Zoning Commission

Planning Report

Thursday, August 20, 2015

Technology Flex District Hoot Studio

Case Summary

Agenda Item	3
Case Number	15-067CU
Proposal	Indoor Fitness and Recreational Use in an existing Warehouse/Office.
Request	Review and approval of a conditional use under the provisions of Zoning Code Section 153.236.
Site Location	6365 Shier Rings Road South side of Shier Rings Road, west of Scherers Place.
Owner	Tara Group LTD.
Applicant	Anna Brown, Owner of The Hoot Studio.
Case Manager	Tammy Noble, Senior Planner (614) 410-4649 tnoble@dublin.oh.us Logan Stang, Planning Assistant (614) 410-4652 lstang@dublin.oh.us
Planning Recommendation	<u>Approval of the Conditional Use</u> Planning recommends approval of the conditional use with no conditions as it complies with the application review criteria and the Zoning Code, and recommends approval of a parking alteration from 32 to 16 spaces for the recreational use.



 <p>City of Dublin</p>	<p>15-067CU Conditional Use Hoot Studio 6365 Shier Rings Road</p>	<p>0 100 200 Feet</p> 
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Facts	
Site Area	2± acres
Zoning	TF, Technology Flex District
Surrounding Zoning	Properties surrounding the site on the north, east, south, and west are zoned TF: Technology Flex District.
Site Features	<ul style="list-style-type: none"> • Rectangular site with no topographical features. • 16,000-square-foot building with five suites and four tenants, including the proposed tenant. • 48-space parking lot with loading area on the southern portion. • Two access points, main access from Shier Rings Road and a secondary access from Scherers Place. • Landscape mound along Shier Rings Road, Scherers Place, and south property line including heavy vegetation on southern mound. • Sidewalk connection along northern edge of property, adjacent to Shier Rings Road that begins at Scherers Place and terminates at the western property line.
Site History	<p>The original site was approved in 1996 for a 12,000 square-foot office/warehouse structure with 48 parking spaces and associated site improvements. The property was approved under the PCD, Planned Commerce District zoning classification. In 2000, the site was approved for a 4,000-square-foot office/warehouse addition on the southwest portion of the site. No other site improvements were required for the addition.</p> <p>The property was part of an area rezoning in 2012, which changed the zoning classification from PCD, Planned Commerce District to TF, Technology Flex District.</p>

Details	Conditional Use
Proposal	The proposed use at 6365 Shier Rings Road is an indoor recreational facility for children with a focus on children with disabilities. The company encourages family involvement through a number of services to further improve the children’s experience. This will be the flagship location for Hoot Studio.

Details

Conditional Use

Details

Location/Site Plan

The 7,900-square-foot tenant space is vacant. The space is broken down into 1,800 square feet of office space and 6,100 square feet of recreational space. There are no external improvements associated with this proposal, therefore no site plan or architectural drawings are required.

Use

The Technology Flex District classifies Entertainment and Recreation – Indoor uses as conditional uses. Hoot Studio provides recreational and fitness services for children and their families. They provide a number of services from gym memberships to recreational classes, tailored to include the entire family. The maximum number of employees will be eight instructors, during peak hours. The applicant is not proposing any outdoor use or facilities.

Hours

The hours of operation will be Monday through Friday from 10:00 am to 8:00 pm and Saturday from 10:00 am to 4:00 pm. No sessions will be provided on Sunday. The peak time for customers will be weekdays from 6:00 pm to 8:00 pm.

Parking

Code requires 1 space per 250 square feet of office space and the same regulation for fitness and recreational use. Based on this regulation the tenant would need 32 spaces. The site has 48 spaces shared by the four tenants. Based on the use of the other tenants, the three existing tenants require 32 spaces (mix of medical office, standard office and warehousing), making the required total 64 spaces, 16 spaces less than Code requires.

Given the peak operating hours of the proposed recreational use after normal business hours of the existing tenants, shared parking should allow all uses to have sufficient parking existing. In addition, the applicant states that most of the children will come as part of a larger group reducing the need for parking.

This requires the Commission to approve an alteration to the parking requirements as part of the conditional use approval. The alteration would permit 16 spaces where 32 are required.

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 proposed use has limited hours of operation and is a destination oriented use. The use is harmonious with the objectives of the Zoning Code and the Community Plan.
2) <i>Complies with applicable standards, with proposed alteration.</i>	Criterion met with Alteration: The Zoning Code requires that the proposed use comply with all applicable development standards, except as specifically altered in the approved conditional use. Code requires 64 parking spaces for this building and 48 spaces are provided. The applicant is requesting the Commission, as part of this approval, alter the required parking spaces for this use from 32 to 16, given the opposing peak hours of the existing and proposed businesses.
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 is compatible with surrounding uses.
4) <i>Will not have a hazardous or negative impact on surrounding uses.</i>	Criterion met: Proposed activities will not have an adverse effect on surrounding uses. All activities will occur inside the tenant space and will not affect the surrounding uses.
5) <i>Will provide adequate services and facilities.</i>	Not applicable.
6) <i>Will not harm the economic welfare.</i>	Criterion met: This proposed use will provide an additional service that is not currently being provided in the area.
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. The hours of operations are during normal business hours, but extend into the evening, which is compatible with the current uses.
8) <i>Vehicular circulation will not interfere with existing circulation.</i>	Not applicable.

Analysis	Conditional Use
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 use will not impede development of the surrounding properties.

Recommendation	Conditional Use
Approval	Planning recommends approval of the conditional use with no conditions as it complies with the application review criteria and the Zoning Code, and recommends approval of a parking alteration from 32 to 16 spaces for the recreational use.

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.