

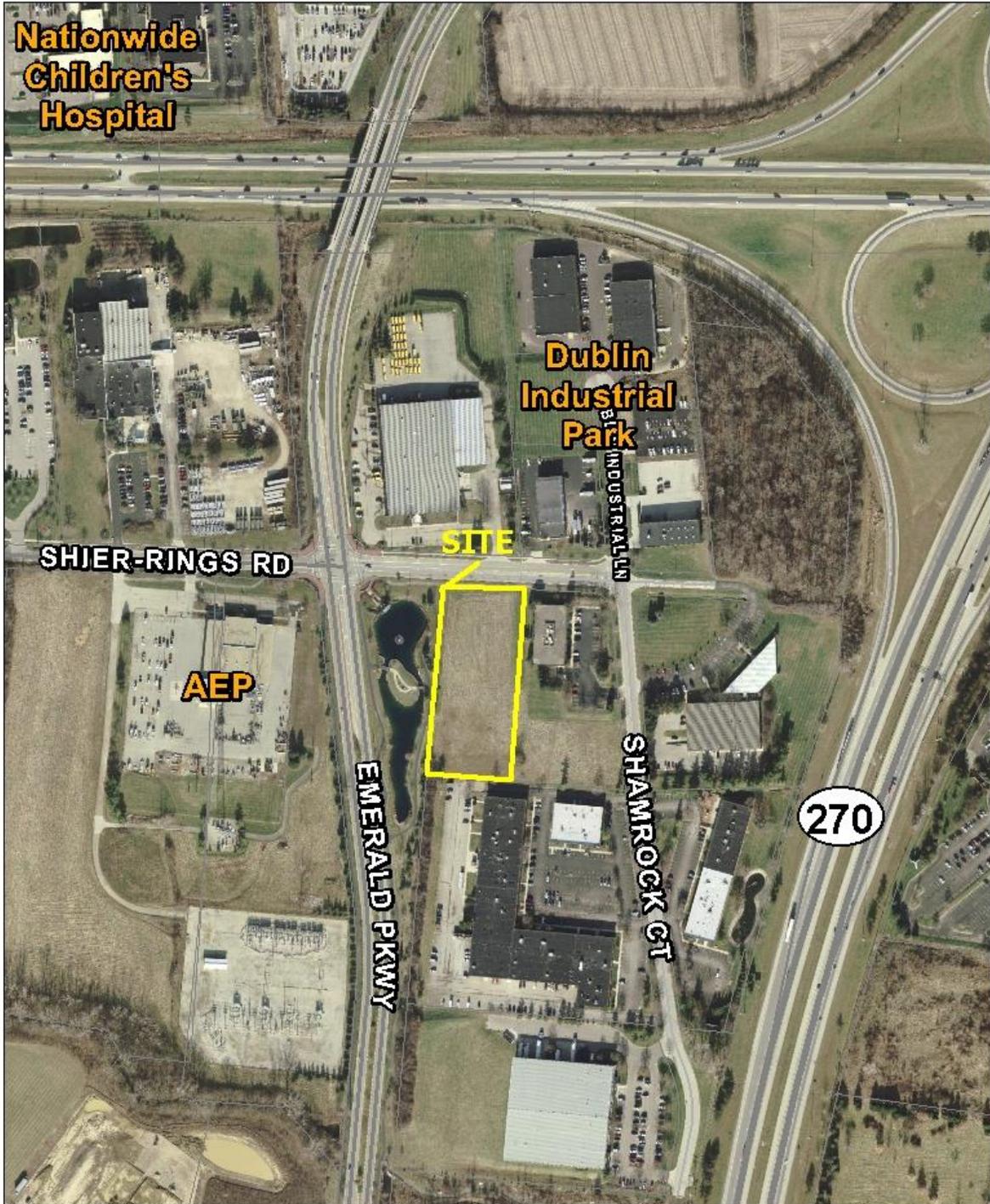
Planning Report

Thursday, March 24, 2016

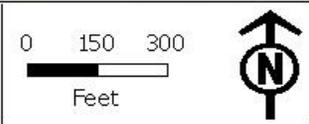
Rockin' Jump Dublin – Conditional Use – Shier Rings Road

Case Summary

Agenda Item	2
Case Number	16-010CU
Proposal	A maximum of 29,000-square-feet of entertainment use for a 2.279-acre parcel zoned TF, Technology Flex.
Request	Review and approval of a conditional use under the provisions of Code Section 153.236.
Site Location	Shier Rings Road South side of Shier Rings Road, 225 feet east of the intersection with Emerald Parkway.
Applicant	Tim Bass, Bass Studio Architects
Case Manager	JM Rayburn, Planner I (614) 410-4653 jrayburn@dublin.oh.us
Planning Recommendation	<u>Approval of a Conditional Use</u> In Planning's analysis, the operation of the proposed use is consistent with the applicable review criteria of a conditional use. Planning recommends approval of this Conditional Use with the alteration from the General Development Standards allowing parking to be within 19 feet of the western property line (Emerald Parkway frontage).
Conditions	<ol style="list-style-type: none">1) That the applicant pay a fee in lieu for any tree not replaced on-site and revise the landscape plan accordingly, including providing detail on the plant selection, at the building permitting stage;2) That the applicant continue working with Engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met; and,3) That the applicant work with staff to provide site access aligning with the existing opposing driveway and to provide adequate sight distance.



16-010CU
Conditional Use
Rockin' Jump Dublin
Shier Rings Road



Facts	
Site Area	2.279 acres, vacant
Zoning	TF, Technology Flex
Surrounding Zoning & Uses	North: TF, Technology Flex District (Stanley Steamer office use). East: TF, Technology Flex District (office use). South: TF, Technology Flex District (office use). West: Shier Rings Green Space (neighborhood park).
Site Features	There is approximately 200 feet of frontage along Shier Rings Road and approximately 475 feet of frontage along Emerald Parkway (the Shier Rings Green Space is within the right-of-way of Emerald Parkway).The site is currently undeveloped.

Details	Conditional Use
Proposal	Zoning Code Section 153.044(B)(2) requires Conditional Use approval of Entertainment and Recreational (indoor) uses within the TF, Technology Flex District. The applicant is proposing to build a steel frame, 29,000-square-foot entertainment facility to house Rockin’ Jump’s proposed Dublin location. The proposed building will be one ground floor containing a lobby, snack bar, waiting area, and all Rockin’ Jump attractions. The plans call for a mezzanine level containing space for offices of the regional franchise.
Site Layout	<p>The site layout shows the proposed building situated on the eastern side of the lot. The proposed building is proposed in the center of the site toward the east. Access is off Shier Rings Road and the parking area wraps around the building on all sides with the exception of the east.</p> <p>A dry detention basin is proposed at the northwest corner of the site for stormwater management.</p> <p>The building entrance is proposed on the west elevation facing Shier Rings Green Space. A plaza is proposed at the entrance which allows for drop off and provides pedestrian access to the park. The plaza will have a different pavement treatment along with spherical concrete bollards. A dumpster and enclosure is proposed in the southwest corner of the site.</p>

Details	Conditional Use
Development Standards	<p>The site has frontage along two rights-of-way, Shier Rings Road to the north and Emerald Parkway to the west. Code requires a building line setback along every street right-of-way that is the width of the right-of-way as measured from the centerline. Parking may encroach up to 40% into this setback.</p> <p>Along Shier Rings Road the required front building line is 30 feet and the pavement setback is required to be 18 feet. This the proposal meets this requirement. The width of the right-of-way along the site frontage with Emerald Parkway varies greatly (310 feet at the north and 235 feet at the south end of the site) due to the City’s open space location within the right-of-way. As required by Code, a front building line along Emerald Parkway for this site is between 45 and 50 feet and the building is set back approximately 90 feet. The required pavement setback is 30 feet toward the north of the site and 27 feet at the south. Parking is shown at a 19-foot setback. The applicant is requesting an alteration to this requirement as part of the Conditional Use to permit the Emerald Parkway pavement setback to be reduced to 19 feet. Given the park location as part of the right-of-way, which increases the right-of-way width to over 300 feet, this request is appropriate.</p> <p>Other setback requirements are determined based on the height of the building. The proposed building is 29 feet. The required side yard setback is 20-feet (both south and east property lines) for buildings and 5-feet for parking. The proposal meets these requirements.</p> <p>Code permits a maximum lot coverage of 70% and the proposal indicates 68% lot coverage, meeting Code.</p>
Operational Details	<p>The business is operated seven days a week: Monday through Thursday, 3:00PM to 9:00PM Friday through Saturday, 10:00AM to 11:00PM Sunday, 10:00am to 9:00PM</p> <p>Rockin’ Tots Hours (children up to six years old): Monday through Thursday, 9:00AM to 11:00AM Saturday, 8:00AM to 10:00AM</p> <p>The facility will have 20 employees at maximum capacity and 40-60 observers at maximum capacity. Maximum capacity, which is 120 jumpers, is anticipated to be between Friday evening and Sunday evening during a typical week.</p>

Details	Conditional Use
Parking	<p>The proposal includes 104 parking spaces. Code requires 20 parking spaces for the office portion of this proposal, at 1 space per every 250 square feet. Code has several provisions for parking requirements for entertainment and recreational uses. The applicant is proposing to use a ratio of one space per 300 square feet and provide 80 spaces for the trampoline (24,000/300 = 80 spaces), which is the Code requirement for skating rinks (indoor and outdoor). This parking provision is appropriate given the nature of the entertainment use proposed and the applicant’s experience and research for other locations.</p> <p>Code requires one (1) ADA-designated parking space per 25 parking spaces. The site plans reflect five (5) ADA-designated parking spaces for the 99 non-ADA parking spaces, for a total of 104 spaces, which meets Code.</p>
Traffic and Access	<p>The site’s current zoning of Technology Flex (TF) allows for a variety of land uses that generate varying amounts of traffic. The applicant provided a traffic analysis demonstrating the proposed site will generate fewer trips than other allowed Tech Flex land uses. The applicant will have to work with staff to provide site access aligning with the existing opposing driveway and to provide adequate sight distance.</p> <p>The applicant is proposing a pedestrian access to the path within the Shier Rings Green Space and will have to coordinate the installation and maintenance with Parks and Open Space.</p>
Architecture	<p>The Commission is not reviewing architecture as part of conditional use requests. The applicant has provided conceptual architectural drawings for information only. Code contains architectural requirements within the TF District, which the applicant will be required to meet and staff will verify as part of the building permit review. Per code, at least 80% of exterior walls shall be constructed of one or more of a primary materials. The applicant has chosen architectural metal and glass as permitted primary materials and EIFS as a permitted secondary material. Accent colors are permitted but may not exceed 10% of the total area of all building elevations.</p>
Landscaping and Tree Preservation	<p>Code Section 153.044(G) requires compliance with landscaping.</p> <p>The plans show three (3) trees to be removed where the plaza meets the Shier Rings Green Space. The applicant appears to count the required 13 landscape trees to fulfill tree replacement requirements. These are separate requirements in the Code and are not permitted to count twice.</p> <p>The applicant will have to pay a fee in lieu for any tree not replaced on-site. Staff also requests the applicant to be more specific with their plant names at the building permitting stage.</p>

Details	Conditional Use
<p>Stormwater Management and Utilities</p>	<p>The applicant has proposed a dry detention basin in conjunction with an orifice plate on the outlet control structure to regulate the site stormwater discharge. In addition, an underground manufactured system is proposed to treat stormwater for the purposes of water quality. Stormwater management requirements as defined in Chapter 53 are being met with the proposed site development.</p> <p>The development will include proposed utility services. Connections can be made to the existing sanitary sewer and water main along Shier Rings Road to accommodate the proposed site development.</p> <p>The applicant will need to continue working with Engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met.</p>

Analysis	Conditional Use
<p>Process</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. Harmonious with the Zoning Code and/or Community Plan.</p>	<p>Criterion met: The proposed use provides an office and recreation use that will be appropriate and the location, extent and method of development will not substantially alter the character of the vicinity or unduly interfere with the use of adjacent lots. Therefore, this proposal is consistent with the requirements of the Zoning Code and the Community Plan.</p>
<p>2. Complies with applicable standards.</p> <p>Condition 1</p>	<p>Criterion met with alteration and condition: The proposed uses will comply with all applicable development standards contained in Technology Flex Zoning District. The applicant is requesting an alteration from the General Development Standards allowing parking to be within 19 feet of the western property line (Emerald Parkway frontage).</p> <p>The applicant will have to pay a fee in lieu for any tree not replaced on-site and revise the landscape plan accordingly. The plans should also be revised to provide detail on the plant selection, at the building permitting stage.</p>
<p>3. Harmonious with existing or intended character in vicinity.</p>	<p>Criterion met: The proposed use will not alter the essential character of the area and is compatible with surrounding uses. The indoor entertainment use will not impede the normal and orderly development of the surrounding area.</p>

Analysis	Conditional Use
4. Will not have a hazardous or negative impact on surrounding uses.	<p>Criterion met: Proposed operations will not have an adverse effect on surrounding uses.</p>
5. Will provide adequate services and facilities. Condition 2	<p>Criterion met with condition: The site and proposed use will be adequately served by all utilities and services. The applicant will need to continue working with Engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met.</p>
6. Will not harm the economic welfare.	<p>Criterion met: This proposed use contributes positively to the economic climate of the city.</p>
7. Create no use or characteristic that is detrimental to the surrounding uses.	<p>Criterion met: The use will not be detrimental to the surrounding area. The site has adequate access, adequate parking and the proposed indoor entertainment facility fits with the light industrial and office uses already permitted in surrounding uses. Furthermore, the adjacent Shier Rings Park Space provides pedestrian access and flow to proposed use.</p>
8. Vehicular circulation will not interfere with existing circulation. Condition 3	<p>Criterion met with condition: The site has ample parking and circulation. The applicant will have to work with staff to provide site access aligning with the existing opposing driveway and to provide adequate sight distance.</p>
9. Not detrimental to property values in the vicinity.	<p>Criterion met: This proposal will not be detrimental to property values.</p>
10. Will not impede the development or improvement of surrounding properties.	<p>Criterion met: This proposed use is contained on site and will not impede development or improvement to the surrounding properties.</p>

Recommendation	Conditional Use
Approval	In Planning’s analysis, the operation of the proposed use is consistent with the applicable review criteria of a conditional use. Planning recommends approval of this Conditional Use with the alteration from the General Development Standards allowing parking to be within 19 feet of the western property line (Emerald Parkway frontage).
Conditions	<ol style="list-style-type: none"> 1) That the applicant pay a fee in lieu for any tree not replaced on-site and revise the landscape plan accordingly, including providing detail on the plant selection, at the building permitting stage; 2) That the applicant continue working with Engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met; and, 3) That the applicant work with staff to provide site access aligning with the existing opposing driveway and to provide adequate sight distance.

CONDITIONAL USE REVIEW CRITERIA

Section 153.236(C) sets out criteria for the review and approval of a Conditional Use.

- 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.