



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): 7007 DISCOVERY BLVD	
Tax ID/Parcel Number(s): 273-000309-00	Parcel Size(s) (Acres): 24.749
Existing Land Use/Development: EXISTING OFFICE/COMMERCIAL	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:	
Proposed Land Use/Development: PROPOSED SUBLEASE AREA FOR PERSONAL TRAINING - THE SPOT ATHLETICS	
Total acres affected by application: NO CHANGE	

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

Name (Individual or Organization): DISCOVERY MC ASSOCIATES, C/O JIM BRITTIAN	
Mailing Address: (Street, City, State, Zip Code) 7007 DISCOVERY BLVD DUBLIN, OHIO 43017	
Daytime Telephone: 614.634.7000	Fax: 614.634.7777
Email or Alternate Contact Information: brian.lorenz@wdpartners.com	

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: BRIAN LORENZ, AICP, LEED AP	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): WD PARTNERS, AGENT FOR OWNER	
Mailing Address: 7007 DISCOVERY BLVD DUBLIN, OH 43017 (Street, City, State, Zip Code)	
Daytime Telephone: 614.726.0999	Fax: 614.634.7777
Email or Alternate Contact Information: brian.lorenz@wdpartners.com	

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: SAME AS IV	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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, JIM BRITTAN, the owner, hereby authorize BRIAN LORENZ 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: <i>Jim Brittan</i>	Date: 11/10/16
---	----------------

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 10 day of NOV, 20 16

State of OHIO

County of FRANKLIN
MADISON

Notary Public Bertha Yutz



Stamp or Seal

Bertha F Yutz
Notary Public, State of Ohio

My Commission Expires 05-04-2019

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by 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, <u>BRIAN LORENZ, AICP, LEED AP</u> , 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: <i>Brian Lorenz</i>	Date: 11/10/16

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>BRIAN LORENZ, AICP, LEED AP</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:	Date: 11/10/16

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

I, <u>BRIAN LORENZ, AICP, LEED AP</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:	Date: 11/10/16

Subscribed and sworn to before me this 10 day of NOVEMBER, 2016

State of OHIO
 County of FRANKLIN
MADISON

Notary Public Bertha Futz



Stamp or Seal
Bertha Futz
 Notary Public, State of Ohio
 My Commission Expires 05-04-2019

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:	

APPLICATION FOR A COUNDITIONAL USE PERMIT
THE SPOT ATHLETICS
NARAITVE AND JUSTIFICATION STATEMENT
November 10, 2016

DESCRIPTION OF THE CONDITIONAL USE PERMIT REQUEST

The Spot Fitness is a service based personal training concept which is geared to individual and small group training (1:3 ratio max). There is a specific focus on wellness education in a family friendly setting. The Spot Fitness will offer no classes but rather specific, personal training sessions. Unlike other training related facilities, there are no "open gym" sessions. Rather, athletes coordinate with their assigned coach to participate in mutually agreed upon sessions, lasting roughly an hour. Hours of operation are Monday thru Friday from 7 AM to 6 PM and from 9 AM to 2 PM on weekends. The maximum amount of participants and coaches at one time is anticipated to be 15.

The Spot Fitness will sublease a portion of the existing WD Partners facility on Discovery Blvd. and will have access to an existing entrance along Holt Road. The tenant space will be approximately 1,339 square feet and is identified as Warehouse B on the attached plans. The area is has a dedicated parking field with 12 spaces. In addition, the lease agreement allows for The Spot Fitness to access the residual parking field which contains 763 spaces for approximately 150 employees. The zoning code requires one space for each 250 SF for fitness and recreational sports centers; in this instance, 6 spaces are required. Appointments for WD Associates will be offered at the expense of the employee.

The request is necessary as personal training is not a specific use designated under the Perimeter Center Development text, Subarea C-1 but a conditional use in the underlying SO district.

CONDITIONAL USE REVIEW CRITERIA

1. The proposed use will be harmonious with and in accordance with the general objectives, or with specific objective or purpose of the Zoning Code and/or Community plan.

As Perimeter Center was developed to encourage a mixed use of retail, commerce, and service related industries, and fitness centers are conditionally permitted uses in the SO underlying zoning district, personal service is an appropriate use to support wellness among tenants in the Perimeter Center and specifically residents of Dublin.

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

There are no proposed alterations to the site. No new curb cuts are requested. In fact the parking area was originally permitted for a loading area. The proposed use meets the parking requirements and will not require any modifications from the underlying code. The Spot Fitness will utilize an existing door for access so there will be no any exterior alterations. A sign may be requested but that will be under a separate permit and is not associated with this application. The proposed use could be considered an upgrade from industrial to commercial.

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.

Again, the proposed use will not alter the site in any way and is less intensive than its formal use as a loading area/manufacturing facility. It will benefit the area as it offers a wellness service to the community.

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

The surrounding area is built out and encompasses a mixed use of multifamily, commercial and industrial. The proposed use is in accordance with the development intent of the area.

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 persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The existing facility was designed for a user requiring a greater demand on the existing infrastructure and services. The new user will not create a demand which will come near the previous demand level of service.

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

The Spot Fitness is a service based business which will contribute to the Dublin Tax Base through employee salaries and fulfills an increment left uncaptured by the previous tenant.

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 characteristics not comparable to the uses permitted in the base zoning district.

The proposed use will not be a noise generator and will have activities within the building. There will be no cooking or production of materials that would create noise, smell, or the need for ancillary transportation equipment potentially generating excessive amounts of traffic. WD Partners facility is the only one with access on Holt Road and is sized to accommodate major deliveries. The traffic impact caused by this use is minimal, especially during the peak times, and do not exceed the current design or level of service on Holt Road. Proposed hours of operation are within the normal course of the business day.

8. Vehicular approaches to the property shall be so designed as to not create interference with traffic on surrounding public and/or private streets or roads.

There are no changes to the existing curb cut as shown on the site plan.

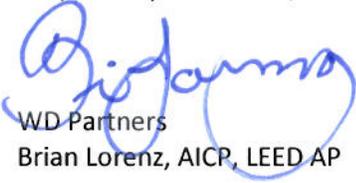
9. The proposed use will not be detrimental to property values in the immediate vicinity.

Again, this is a repurposing of a space within an existing use. The proposed use will not alter property values in any way.

10. The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Again, the surrounding environment is built out and this installation into an existing space will have no effect on any proposed redevelopment.

Respectfully Submitted,



WD Partners
Brian Lorenz, AICP, LEED AP

LEGAL DESCRIPTION

A DESCRIPTION OF DISCOVERY MC INVESTMENTS, LLC PROPERTY INSTRUMENT NUMBER 200409030208010 CITY OF DUBLIN, COUNTY OF FRANKLIN, OHIO

Situated in the City of Dublin, County of Franklin, State of Ohio, in the Virginia Military Survey No. 2999 and being part of 4 tracts of land conveyed to Metatec Corporation:

- 7.581 acres out of an original 8.404 acre tract conveyed by deed of record in Official record 25582, Page C 14 and rerecorded in Official record 15782, Page 117 Recorder's Office Franklin County, Ohio.
- 8.957 acres out of an original 7.284 acre tract conveyed by deed of record in Official Record 27371, Page I 15, Recorder's Office, Franklin County Ohio.
- 4.912 acres out of an original 5.001 acre tract conveyed by deed of record in Instrument No. 199804280100918 Recorder's Office Franklin County Ohio and
- 5.223 acres out of an original 5.307 acre tract conveyed by deed of record Official Record 31032, Page H 09, Recorder's Office Franklin County, Ohio.

all bounded and described as follows:
Beginning at a 3/4" iron pipe found at the Point of Curvature in the south R/W line of Post Road (60' R/W) with the West R/W line of Metatec Boulevard (R/W varies), thence 43.71 feet, along the arc of a curve to the right to the a 3/4" pipe found at the Point of Tangency, said curve has a radius of 30.00 feet, a central angle of 83°28'26", a chord of 39.95 feet and bearing of South 49°08'17" East;
thence South 07°23'52" East, a distance of 120.89 feet, along the R/W line of Metatec, to a 3/4" iron pipe found (bent) at the Point of Curvature;
thence 56.89 feet, along the arc of a curve to the right, to a 3/4" iron pipe found (bent) at the Point of Tangency, said curve has a radius of 500.00 feet, a central angle of 6°31'09", a chord of 56.86 feet and bearing of South 04°08'17" East;
thence South 00°52'41" East, a distance of 74.32 feet, continuing along said R/W line, to a 3/4" iron pipe found at the Point of Curvature;
thence 363.03 feet, along the arc of a curve to the left to a 3/4" pipe found at the Point of Tangency, said curve has a radius of 2080.00 feet, a central angle of 10°00'00", a chord of 362.57 feet and bearing of South 05°52'41" East;
thence South 10°52'41" East, a distance of 100.00 feet, continuing along said R/W line, to a 3/4" iron pipe found at the Point of Curvature;
thence 410.85 feet, along the arc of a curve to the right to 3/4" iron pipe found at the Point of Tangency, said curve has a radius of 1070.00 feet, a central angle of 22°00'00", a chord of 408.33 feet and bearing of South 00°07'19" West;
thence South 11°07'19" West, a distance of 200.00 feet, continuing along said R/W line to 3/4" iron pipe found at the Point of Curvature;
thence 130.04 feet, along the arc of a curve to the left to 3/4" iron pipe found at the Point of Tangency, said curve has a radius of 530.00 feet, a central angle of 14°03'27", a chord of 129.71 feet and bearing of South 04°05'38" West;
thence South 02°56'07" East, a distance of 16.68 feet, continuing along said R/W line, to 3/4" iron pipe found;
thence South 48°22'06" West, a distance of 54.63 feet, to 3/4" iron pipe found in the North R/W line of Perimeter Drive (R/W varies);
thence South 87°03'53" West, a distance of 559.40 feet, continuing along said R/W, to 3/4" iron pipe found;
thence North 54°14'20" West, a distance of 54.63 feet, to 3/4" iron pipe found in the East R/W line of Wilcox Road (60' R/W);
thence North 02°56'07" West, a distance of 1480.27 feet, along the east R/W line of Wilcox, to 3/4" iron pipe found;
thence North 43°05'36" East, a distance of 43.18 feet, to 3/4" iron pipe found in the South R/W line of Post Road;
thence North 89°07'19" East, a distance of 631.04 feet, along the South R/W line of Post Road to the Place of Beginning.

As determined from a survey made by Paul R. Couch, Registered Surveyor #7824, March 2005.
Being the same tract of land as described in Title First Agency Commitment for Title Number 75199587 with an effective date of December 8, 2004 at 7:59 a.m.

0-108-A
A404
(273)
309

BB
A-B-65

