



PLANNING REPORT

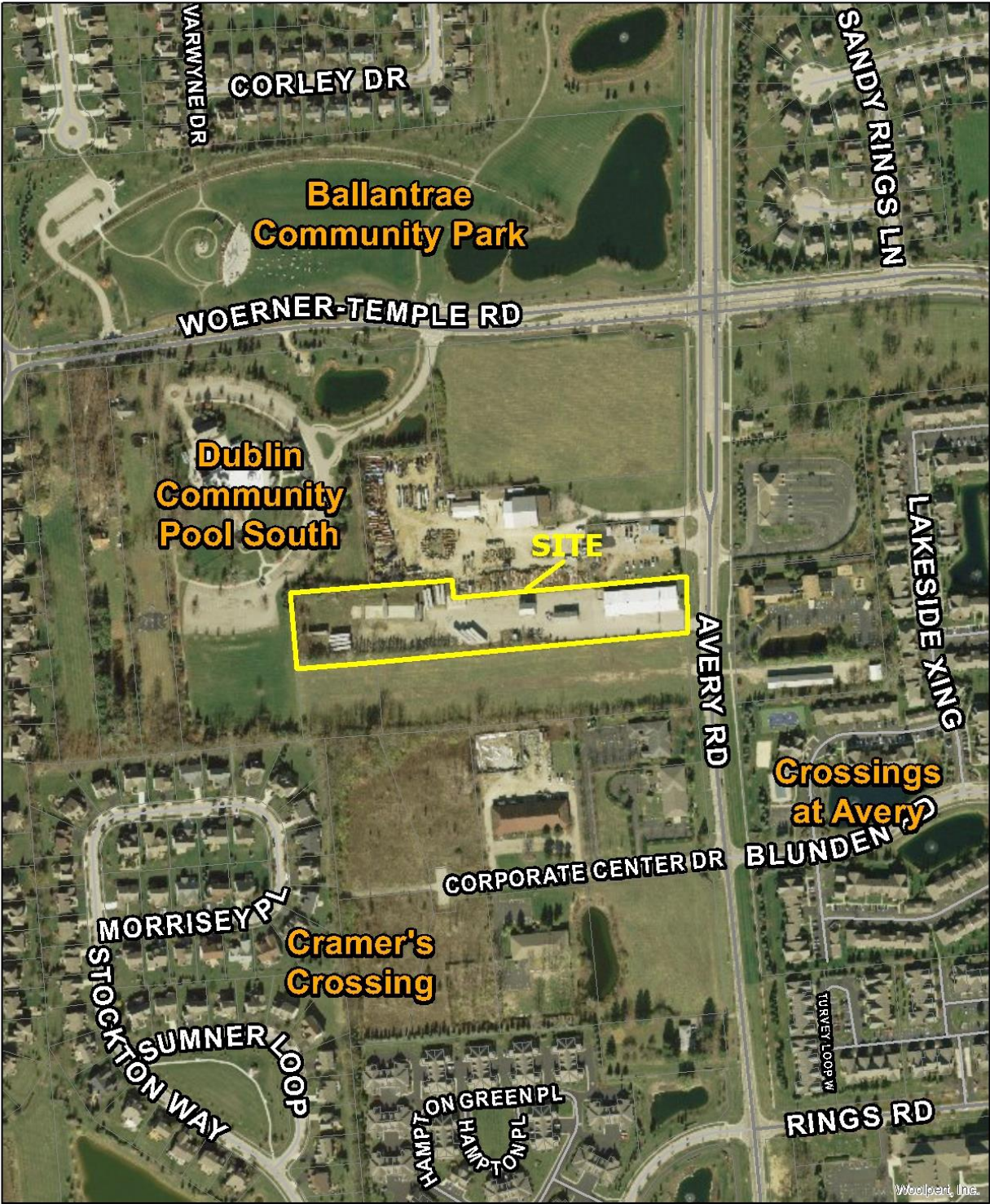
Planning and Zoning Commission



Thursday, January 19, 2017

Shred Crossfit – CONDITIONAL USE
Avery Road

Case Summary

Agenda Item	3
Case Number	16-110CU
Proposal	An 11,000 square-foot indoor recreation facility within an existing building in the Technology Flex District.
Request	Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.
Site Location	5725 Avery Road The 4.1-acre site is located on the west side of Avery Road.
Applicant	Dennis Hoffer
Case Managers	Cameron Roberts, Planning Assistant (614) 410-4663 or croberts@dublin.oh.us Nichole Martin, Planner I (614) 410-4635 or nmartin@dublin.oh.us
Planning Recommendation	<i>Approval with One Condition.</i> 1) The applicant work with staff to provide the one loading space required by Code to be verified at Permitting.



 <p>City of Dublin</p>	<p>16-110CU Conditional Use CrossFit 5725 Avery Road</p>	<p>0 150 300 Feet</p> 
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Facts

Site Area

±4.15 acres

Zoning

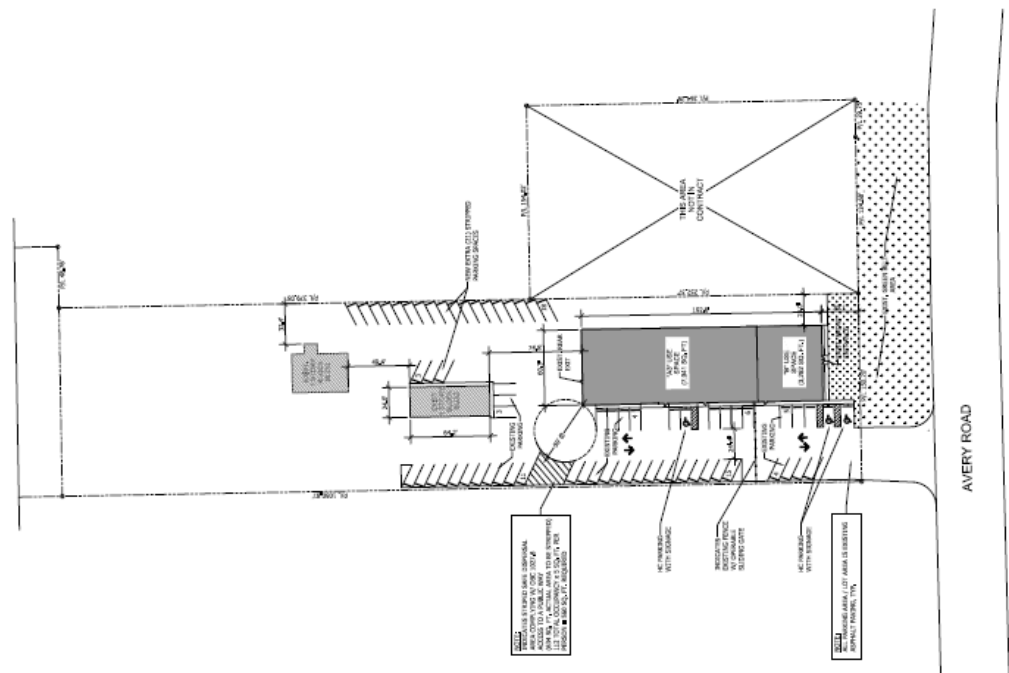
Technology-Flex District

Surrounding Zoning And Uses

North: TF: Tech-Flex Zoning District
East: PCD: Planned Unit Development District (Balgriffin)
South: TF: Tech-Flex Zoning District (Vacant Land)
West: PUD: Planned Unit Development District (Dublin Community Pool)

Site Features

- Rectangular site with no topographical features with approximately 150 feet of frontage along Avery Road
- One existing access point from Avery Road
- Existing 11,076-square-foot building, setback approximately 30 feet from Avery Road, with two tenants (including the proposed tenant)
- Two existing accessory structures (no modification included with this application)
- Existing 48-space parking lot



Background

The building was constructed in 1967 under the jurisdiction of Washington Township. The site was annexed into the City of Dublin in 1990 and subsequently rezoned. In 2011, the site was rezoned from RI: Restricted Industrial to TF: Technology Flex District.

Details	Conditional Use
Proposal	This is a proposal for an approximately ±7,900-square-foot tenant space to be used as a Crossfit facility which is classified as an Indoor Recreation and Entertainment Use. In the TF: Technology Flex District, the proposed use is allowable upon review and approval of a Conditional Use by the Planning and Zoning Commission.
Operational Details	<ul style="list-style-type: none"> • Typical Class Offering <ul style="list-style-type: none"> ○ Monday-Friday: Morning 6 AM – 1 PM, Afternoon 4 – 7 PM ○ Saturday: 9 AM - Noon ○ Sunday: Closed • Typical class size is 12 to 15 people • Three to five employees at any one time, based on demand
Parking & Loading	<p>The Code requires 1 space per 250 square feet for Fitness and Recreational use. Based on this regulation, 32 spaces are required. The use of the other tenant (Office) requires 13 spaces, resulting in a total of 45 required spaces. The proposed site will have 69 spaces shared by the two tenants, with 21 new spaces being proposed, which is well within the means of meeting Code.</p> <p>Additionally, the Code requires that 1 loading space be provided based on the proposed uses of the structure since the total gross floor area is in excess of 10,000 square feet, but not greater than 100,000 square feet. The applicant should work with staff to determine an appropriate location on the site.</p>

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). The following is an analysis based on the Code requirements.
1) <i>Harmonious with the Zoning Code and/or Community Plan.</i>	Criterion met: This proposal is consistent with the requirements of the Zoning Code and Community Plan.
2) <i>Complies with applicable standards.</i>	Criterion met: No modifications to the site or the building are proposed with this application.
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 operations will not have an adverse effect on surrounding uses.

Analysis	Conditional Use
5) <i>Will provide adequate services and facilities.</i>	Criterion met: The proposed use will occupy an existing building that is No modifications are proposed with this application that would impact service or require additional services to this or surrounding properties.
6) <i>Will not harm the economic welfare.</i>	Criterion met: This proposed use contributes positively to the economic climate of the City by providing a convenient, unique, neighborhood-oriented service to Dublin residents.
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 as it is completely contained on site and within the existing structure.
8) <i>Vehicular circulation will not interfere with existing circulation.</i> Condition 1	Criterion met with condition: The site has ample parking and circulation off an existing access point for the operational use of both tenants. The applicant will need to work with staff in order to provide the one loading space required by Code.
9) <i>Not detrimental to property values in the vicinity.</i>	Criterion met: This proposal will not be detrimental to surrounding property values.
10) <i>Will not impede the development or improvement of surrounding properties.</i>	Criterion met: The proposed use is contained on site and will not impede development or improvements to the surrounding properties.

Recommendation	Conditional Use
Approval	Planning recommends approval of the conditional use with one condition. 1) The applicant work with staff to provide the one loading space required by Code to be verified at Permitting.

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.