

APPLICATION FOR A COUNDITIONAL USE PERMIT
OP SOCCER
NARAITVE AND JUSTIFICATION STATEMENT
January 18, 2017

DESCRIPTION OF THE CONDITIONAL USE PERMIT REQUEST

OP Soccer is a local youth club soccer team which is has a current lease of 18,300 square feet in the northeast corner of the WD Partners facility. As a conditional use permit was never applied for/issued it has now been determined one should be required. This request is to allow the existing facility to remain, in conformance with the applicable zoning regulations.

OP Soccer was founded in 1993. They have several fields in the Dublin area. Currently, they are utilizing the WD Partners space for training during the winter months, primarily from November to March. Training times are weeknights from 4:30-9PM. There is also some training sessions on Saturday mornings. Training occurs by teams. Teams are generally comprised of 15 players and 2-3 coaches. There is a lobby area for parents but most are drop off. Only one team will train at a time.

With respect to parking, OP Soccer has a dedicated parking field of 27 parking and accessible parking spaces. They will be granted access to the remaining WD Partners parking field during non-business hours. The residual parking field contains 743 parking spaces for 150 employees. This figure has been recently reduced to accommodate the 20 spaces now dedicated to The Spot Athletics tenant space. As the zoning code would require 73 parking spaces, we would request a waiver of parking reduced to 27 spaces in the motion for approval. A detailed trip generation analysis has been included by our civil engineer as a part of this submission.

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, except 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. OP Soccer will

utilize an existing door from the North side of the building so there will be no any exterior alterations.

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 manufacturing facility. It will benefit the area as it offers a fitness service to the youth of 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.

OP Soccer 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. 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 Discovery Boulevard. 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. Parents enter the parking area from access on Discovery Blvd.

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.

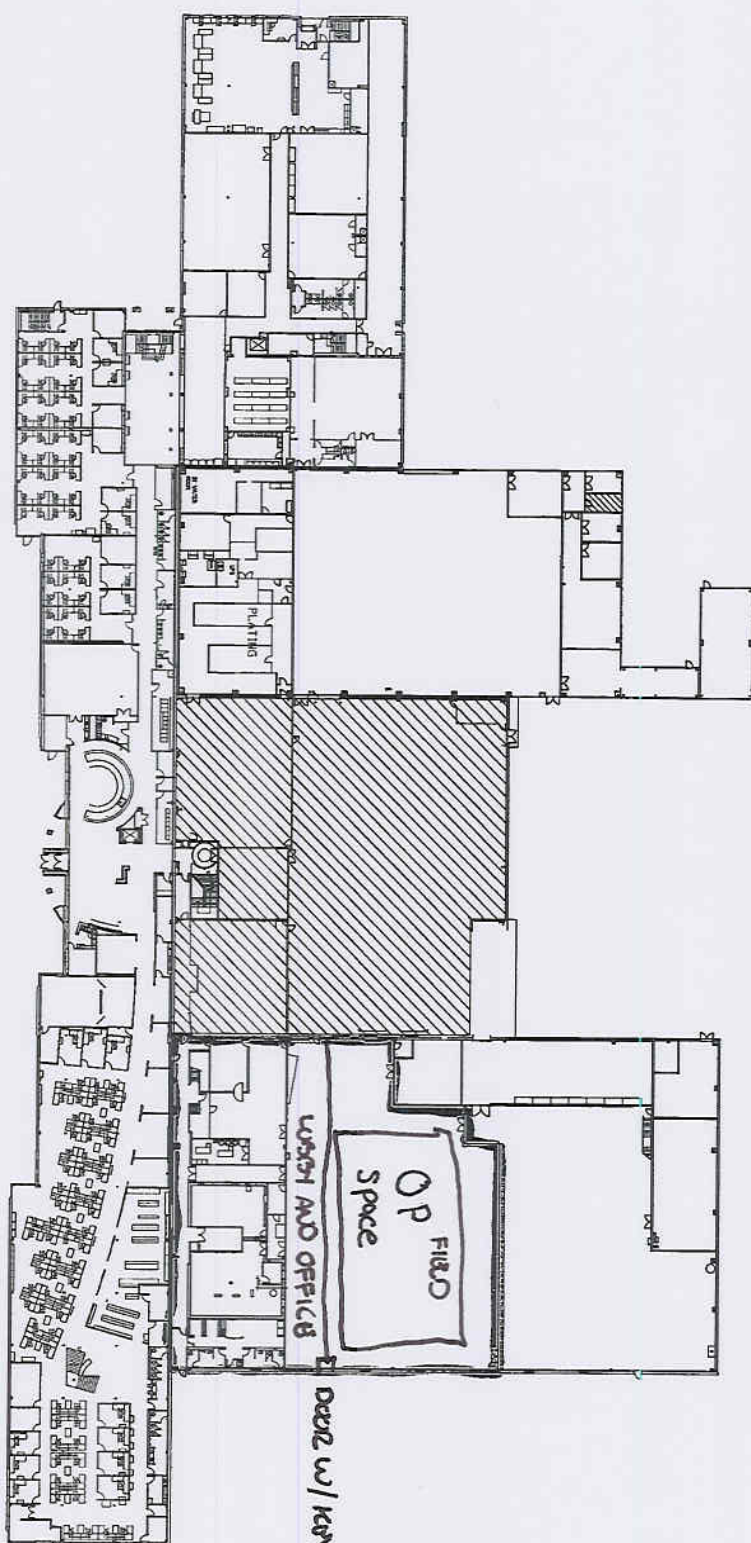
Again, the surrounding environment is built out and this installation into an existing space will have no effect on any proposed redevelopment.

Respectfully Submitted,



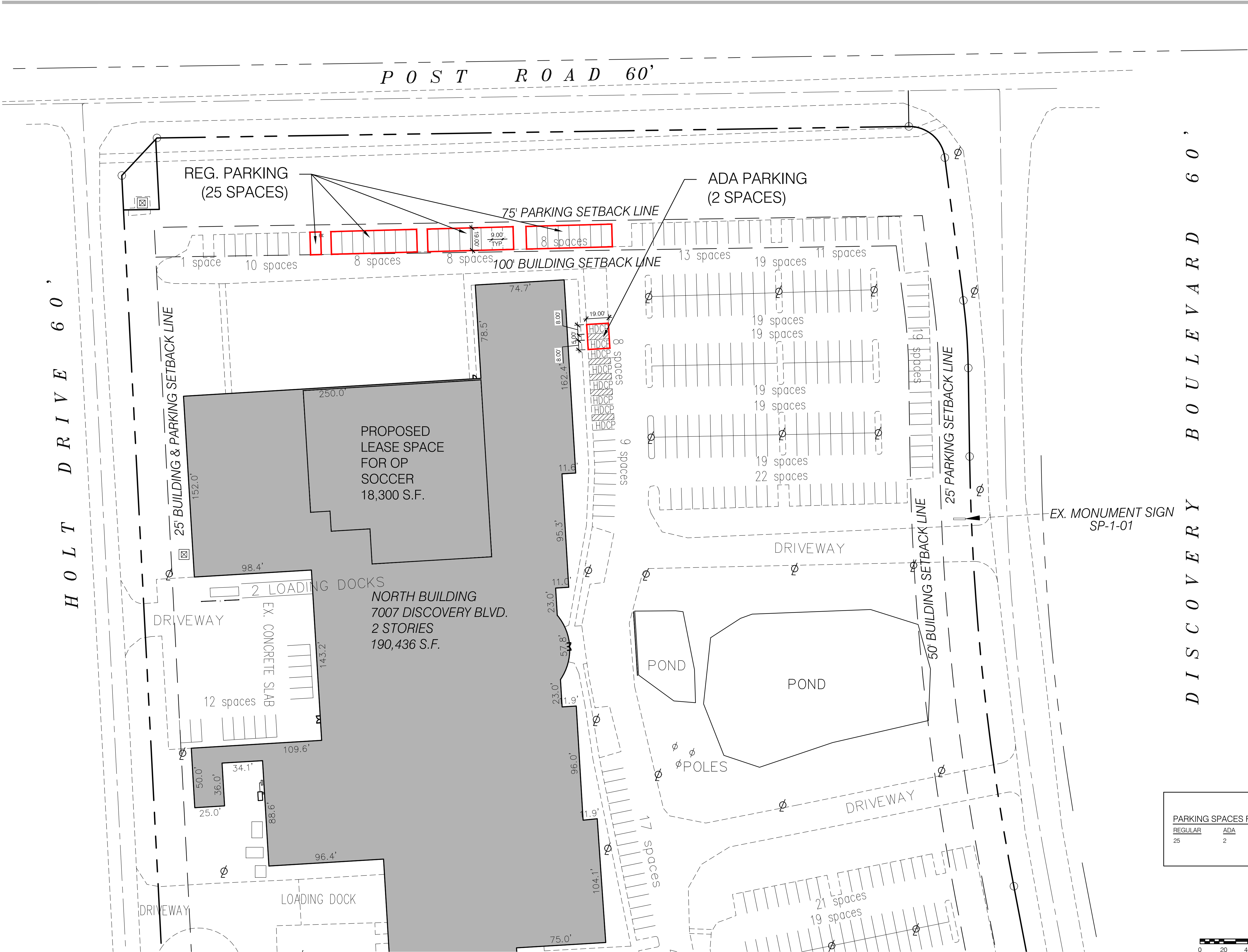
WD Partners

Brian Lorenz, AICP, LEED AP



WORK AND OFFICE

DECK w/ KAYAKS AND GUY RIGS



brand : operations : build

7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T
WDPARTNERS.COM

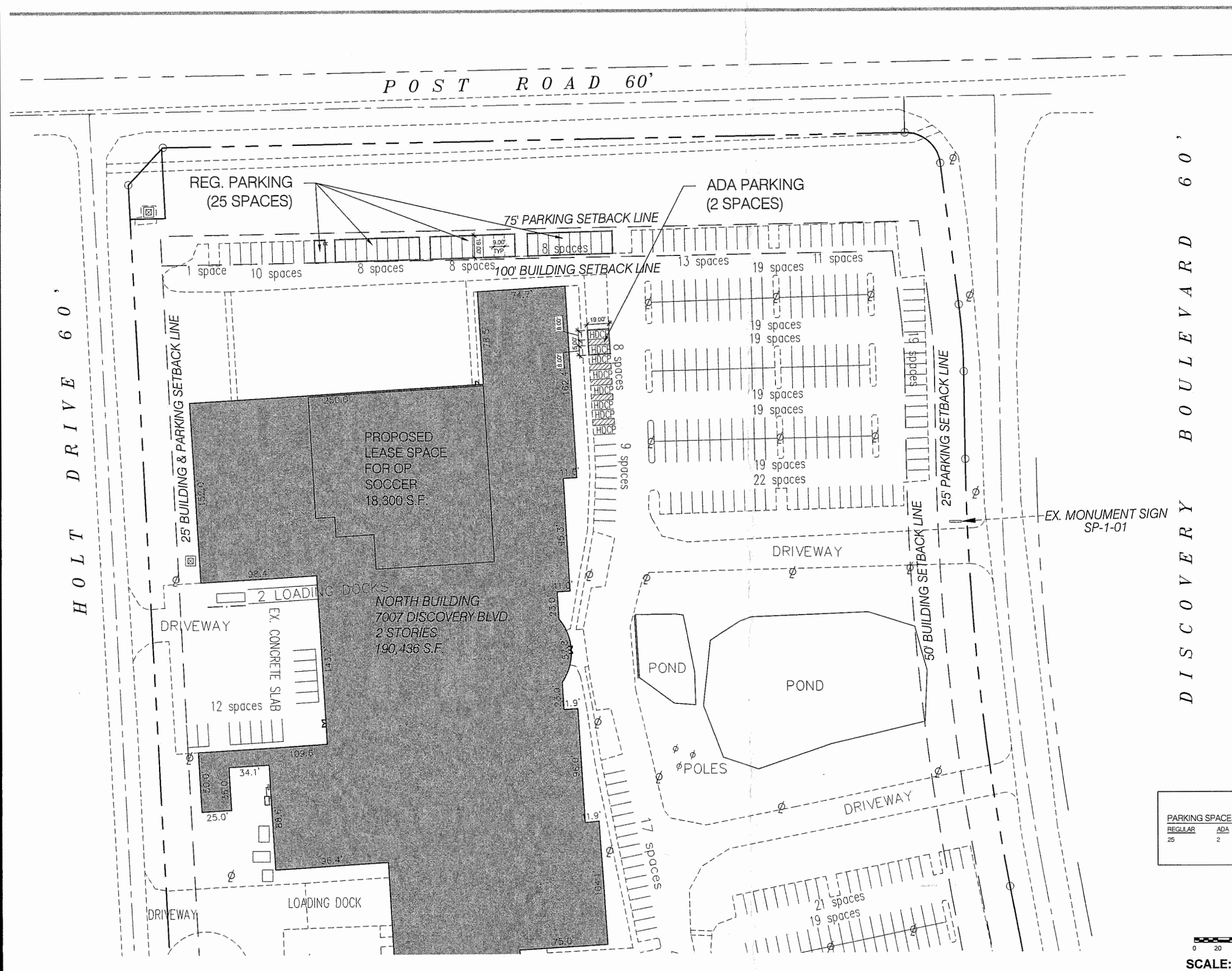
7007 DISCOVERY BLVD.
FRANKLIN COUNTY
DUBLIN, OH 43017

DATE: 01-17-2017

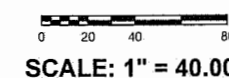
CONDITIONAL USE PERMIT - OP SOCCER

ZONING EXHIBIT

SP-1



<u>PARKING SPACES FOR OP SOCCER</u>		
<u>REGULAR</u>	<u>ADA</u>	<u>TOTAL</u>
25	2	27





January 17, 2017

Tina Wawzkiewicz, P.E.
 City of Dublin
 5800 Shier Rings Road
 Dublin, OH 43016

Subject: OP Soccer Conditional Use Permit
 7007 Discovery Boulevard (PID 273-000309)
 City of Dublin, OH

Dear Ms. Wawzkiewicz:

We have completed a trip generation comparison for the proposed conditional use permit on the subject parcel.

The methods and results of this analysis are summarized below:

Background

The existing parcel is within Subarea C of the Perimeter Center Planned Unit Development (PUD) District. Within Subarea C, the most intensive permitted use was determined to be "Office-Medical".

The proposed conditional use permit would allow for the land use of a recreational facility within approx. 18,300 GSF within the existing building with address 7007 Discovery Boulevard.

Trip Generation

Trips for the most intensive permitted use and requested (proposed) conditional use were generated using the *Institute of Transportation Engineers (ITE) Trip Generation Manual (9th edition)*. For the permitted use, Land Use Code (LUC) 720 – Medical-Dental Office Building was used. LUC 435 – Multipurpose Recreational Facility was used for the proposed conditional use.

The peak average trip generation rate was used for the AM and PM peak hours for both the permitted and proposed conditional land uses. Table 1 below shows the comparative trip generation –

Table 1 – Trip Generation for Approved and Conditional Use

Land Use	Size (GSF)	AM Peak		PM Peak		Total
		Entry	Exit	Entry	Exit	
720 - Medical Dental Office	18,300	35	9	18	48	110
435 - Multipurpose Recreational Facility	18,300	0	0	36	30	66
Change:		-35	-9	18	-18	-44



Conclusions

Per Table 1, the total AM and PM peak hour traffic is reduced with the proposed conditional use.

Please call me at (614) 634-7121 with any questions.

Sincerely,

Andrew J. Schall, P.E., LEED AP BD+C
Sr. Director, Civil Engineering

