

17-122CU - Rockin' Jump Dublin

Site Location

The site is located on the south side of Shier Rings Road, approximately 225 feet east of the intersection with Emerald Parkway.

Zoning

TF, Technology Flex

Property Owner

Shazaana Innovations Inc.

Applicable Land Use Regulations

Zoning Code Section 153.236

Request

Review and approval of a conditional use for a recreational and entertainment (indoor) use within the TF, Technology Flex District.

Staff Recommendation

In Planning’s analysis, the operation of the proposed use is consistent with the applicable review criteria of a conditional use with three conditions. Planning recommends approval of this Conditional Use with the alteration from the General Development Standards allowing parking to be within 13 feet of the western property line (Emerald Parkway frontage).

Contents

1. Context Map.....	2
2. Overview	3
3. Criteria Analysis	6
4. Recommendation	8

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Summary

A maximum of 29,000 square feet of indoor entertainment use for a 2.279-acre parcel zoned TF, Technology Flex and approval of a reduced pavement setback of 13 feet along the western property line.

Zoning Map



Next Steps

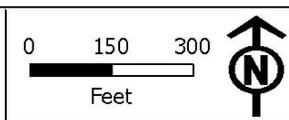
Upon approval of the Conditional Use (CU) from the Planning and Zoning Commission, the applicant can continue pursuing building permits.

1. Context Map

The site is located on the south side of Shier Rings Road, approximately 225 feet east of the intersection with Emerald Parkway.



17-122CU
Conditional Use
Rockin' Jump
Shier-Rings Road



2. Overview

A. Background

In May of 2017, the Planning and Zoning Commission reviewed and approved a Conditional Use for the Rockin' Jump Dublin proposal based on a previous approval of the same application in March of 2016, which had since expired. The Commission approved the proposal with the alteration from the General Development Standards to allow parking to be located within 19 feet of the western property line (Emerald Parkway frontage). Upon review for building permits, a clerical error was discovered with respect to the pavement setback on the western property line, which is 13.57 feet and not 19 feet as previously approved.

B. Site Characteristics

1) Natural Features

No natural features are present on the site; however, the site is situated next to the Shier Rings Green Space on the western property line. The site is currently undeveloped.

2) Historic and Cultural Facilities

No historic and cultural facilities are present on the site.

3) Surrounding Land Use and Development Character

- 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).

4) Road, Pedestrian and Bike Network

The site has frontage on Shier Rings Road and Emerald Parkway. 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.

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.

5) Utilities

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.

C. Proposal

1) Summary

None of the proposal nor the operational details have been modified as part of this application. The information contained below is the same as was approved by the Commission previously, except for the western pavement setback number (updated text is shown in italics).

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 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.

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

Rockin' Tots Hours (children up to six years old):

- Monday through Thursday, 9:00AM to 11:00AM
- Saturday, 8:00AM to 10:00AM

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.

2) Development Standards

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.

Along Shier Rings Road the required front building line is 30 feet and the pavement setback is permitted 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 13.57 feet on the site plan. This is the same setback as was shown in the previous approvals however, staff erroneously measured the setback at 19 feet.

Staff is requesting the Commission re-approve this Conditional Use and also permit the Emerald Parkway pavement setback to be reduced to 13 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.

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.

Code permits a maximum lot coverage of 70% and the proposal indicates 69% lot coverage, meeting Code.

3) Parking

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.

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.

4) Architecture

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. 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 not exceed 10% of the total area of all building elevations.

5) Landscaping and Tree Preservation

Code Section 153.044(G) requires compliance with landscaping.

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.

The applicant will be required 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.

6) Stormwater Management

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.

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.

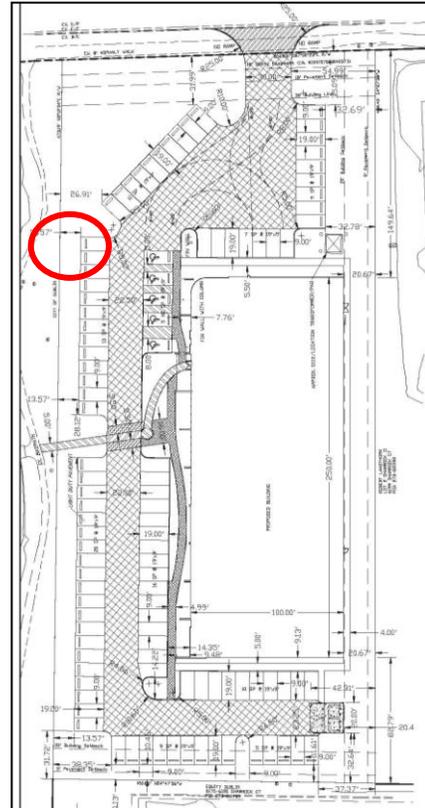
The applicant will need to continue working with Engineering to address all technical comments regarding stormwater management and continue to demonstrate all stormwater requirements as defined in Chapter 53 are met.

3. Site Plan

The site layout shows the proposed building located on the eastern side of the lot. Access is off Shier Rings Road and the parking area wraps around the building on all sides with the exception of the east.

A dry detention basin is proposed at the northwest corner of the site for stormwater management.

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.



4. Criteria Analysis

A. Conditional Use Review Criteria (153.236)

- 1) **The proposed use will be harmonious with and in accordance with the general objectives or purpose of the Zoning Code and/or Community Plan.** Criteria 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.
- 2) **The proposed use will comply with all applicable development standards, except as altered in the approved conditional use.** Criteria 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 13 feet of the western property line (Emerald Parkway frontage).
- 3) **The proposed use will be harmonious with the existing or intended character of the general vicinity.**

- Criteria 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.
- 4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.**
Criteria met. Proposed operations will not have an adverse effect on surrounding uses.
- 5) The area and proposed use(s) will be adequately served by essential public facilities and services.**
Criteria 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.
- 6) The proposed use will not be detrimental to the economic welfare of the community.**
Criteria met. This proposed use contributes positively to the economic climate of the city.
- 7) The proposed use will not involve operations that will be detrimental to any person, property, or the general welfare.**
Criteria 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.
- 8) Vehicular approaches to the property shall be designed as not to create interference with traffic on public or private streets or roads.**
Criteria 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.
- 9) The proposed use will not be detrimental to property values in the immediate vicinity.**
Criteria met. This proposal will not be detrimental to property values.
- 10) The proposed use will not impede the normal and orderly development of the surrounding properties.**
Criteria met. This proposed use is contained on site and will not impede development or improvement to the surrounding properties.

5. Recommendation

In Planning's analysis, the operation of the proposed use is consistent with the applicable review criteria of a conditional use and for the alteration from the General Development Standards allowing parking to be within 13 feet of the western property line (Emerald Parkway frontage). **Approval** is recommended with four conditions:

- 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 revise the plans to provide detail on the lot coverage, at the building permitting stage;
- 3) 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,
- 4) That the applicant work with staff to provide site access aligning with the existing opposing driveway and to provide adequate sight distance.