



## PLANNING REPORT

# Planning and Zoning Commission

Thursday, June 20, 2024

## ROUND TABLE 24-075CU

[www.dublinohiousa.gov/pzc/24-075](http://www.dublinohiousa.gov/pzc/24-075)

### Case Summary

Address	6185 Shamrock Court
Proposal	Request to allow an entertainment and recreation use in an existing tenant space.
Request	Request for review and approval of a Conditional Use under the provisions of Code Section §153.236.
Zoning	TF: Tech Flex
Planning Recommendation	<u>Approval of the Conditional Use.</u>
Next Steps	Upon approval of the CU, the applicant is eligible to apply for building permits.
Applicant	Darin Ranker, Darin Ranker Architects
Planning Consultant/ Case Manager	Daniel Klein, Planning Assistant (614) 410-4696 <a href="mailto:dklein@dublin.oh.us">dklein@dublin.oh.us</a>

Site Location Map

24-075CU | Round Table



**Site Features**

- 1 6185 Shamrock Court
- 2 6175 Shamrock Court: Existing Goldfish Swim School (Indoor Recreational Use)



## 1. Overview

### Site Summary

The 10.89-acre site is zoned TF, Technology Flex and is located approximately 510 feet southwest of the intersection of Shier Rings Road and Shamrock Court. The site is located on the western part of a parcel split by Shamrock Court. The western part has a 78,550-square-foot multi-tenant building with a mix of uses and an 11,900-square-foot office building, while the eastern part has a 26,250-square-foot office/warehouse building. The site for this Conditional Use proposal is 6185 Shamrock Court, the 11,900-square-foot office building.

### Development History

#### *July 2013*

In 2013, the Planning and Zoning Commission approved a Conditional Use for Goldfish Swim School, an 8,450 square-foot indoor recreational use at 6175 Shamrock Court. The Conditional Use was approved with no conditions.

#### *May 2011*

In 2011, City Council approved a rezoning from Restricted Industrial District to Tech Flex District.

### Process

Conditional Use review is required to ensure uses are compatible with the surrounding area and do not create adverse effects. Conditional Use review criteria are listed in Code section 153.236 (C). The established review criteria for approval of a CU consider parking, noise, public services, economic impact, and operational details. With the CU application, the applicant is requesting an alteration to parking, which requires the Commission's approval.

Upon approval from the Planning and Zoning Commission, the applicant may proceed to Building Standards for applicable review and permitting.

## 2. City Plans and Policies

### Special Area Plan – Dublin Corporate Area Plan

The site is located wholly within the boundaries of the Dublin Corporate Area Plan (DCAP), which is a Special Area Plan approved by City Council in 2018 and updated in 2022. The DCAP builds upon a previous study of Dublin's legacy office parks and identifies ways to improve the area for businesses, employees and residents to ensure Dublin remains a competitive place to live, work, and play into the future. This plan primarily focuses on providing a mixed-use, walkable environment to an area that has been almost exclusively focused on singular land uses including office uses. The plan recognizes that mixed-use development provides the amenities that employers/employees demand, which are vital to the future success of the area.

### Future Land Use Plan

The Special Area Plan identifies Future Land Use (FLU) recommendations for DCAP, which were adopted as a revision to the FLU plan by City Council in 2018. The FLU plan is a key policy document to guide decision-making for the future of Dublin's natural and built environments.

The FLU recommendation for the site is Flex Office/Research & Development. This classification recommends a mix of predominantly non-residential employment uses that includes office,

R&D and components of light industrial uses. R&D includes uses involved in the conduct of basic and applied research, as well as the application of such knowledge to the production process. R&D uses include a mix of research facilities, corporate offices, clean manufacturing and support services in a coordinated and high quality, aesthetic environment. Components of office and/or research and development are preferred, and such uses may include commercial support uses as a secondary element.

### Envision Dublin – Community Plan Update and Interim Land Use Principles

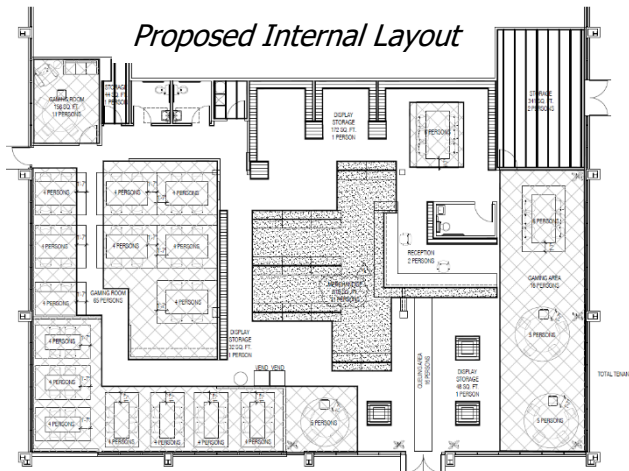
Through Envision Dublin, the City is presently updating the Dublin Community Plan. The plan update includes the review of future land uses, transportation, and special area plans - vetting recommendations of the current plan with community goals and priorities, and providing revisions where needed. The current Envision Dublin draft, recently receiving a recommendation of approval from the PZC, classifies this site under FXI: Flex Innovation. This classification recommends vibrant, modern development incorporating a variety of uses, including innovation, office, and art/collaboration that are integrated into existing natural and built environment. This proposal is consistent with the Envision Dublin FLU plan.

As the Community Plan update is developed, City Council has adopted Interim Land Use Principles to guide development during the transition. This proposal is consistent with these principles.

### 3. Proposal Operational Details

The proposed use is a 6,221-square-foot indoor entertainment and recreation use within a 11,900-square-foot office building in the Tech Flex district. The tenant space has remained vacant for multiple years.

The proposed use consists of a gameplay parlor which provides dedicated space for people to gather and play tabletop games. The use will offer a variety of board games in the space along with allowing users to bring their own games and figures/tokens. The tables will be set up in different configurations depending upon the game and number of players. There will be some tables with bespoke setups for use with specific games that will be a unique draw for users. The space will be available for casual game play, along with scheduled events and tournaments.



As a supplement to the game play, the use will offer a retail space selling board games, game accessories, and merchandise. The retail space will be 618-square-feet in area, meeting the building code requirement of no more than 10% retail dedication. There will also be a display area for gaming memorabilia.

The intended hours of operation are 10:00 a.m. to midnight seven days a week. Initially, there would be four full time

employees with benefits and the plan is to add two additional staff within the first year as revenue increases.

Exterior modifications are limited to the installation of a new set of double doors on the east elevation, and a corresponding widening of the existing walkway leading up to this entrance. The walkway addition will match the existing cement.

There is no signage proposed as part of this Conditional Use. Any signage is subject to a sign permit through Building Standards.

The proposal resembles a previously-approved Conditional Use at the same property. Goldfish Swim School (13-062CU) at 6175 Shamrock Court was an approved indoor recreational use with a similar setup and dedicated retail space. The PZC determined this indoor recreational use met all the Conditional Use criteria and approved the case with no conditions.

**Traffic and Parking**

Code does not currently identify “gaming” as an entertainment/recreation use, so the closest existing category would be “fitness and recreational sports centers”. Fitness and recreational sports centers require 1 parking space per 250 square feet of gross floor area. The use would occupy 6,221-square-feet, so it requires 25 parking spaces. The site has 440 total spaces; 361 west of Shamrock Court and 79 east of Shamrock Court. Adequate access and circulation is provided off Shamrock Court.

It is anticipated that more people would utilize the space in the afternoons and evenings during the weekdays and throughout the weekend. This harmonizes well with the office users on and around the site that operate on a typical 8:00-5:00 work day. This also minimizes added congestion on the roadways to and from the site.

**4. Criteria Review**

Conditional Use	
Criteria	Review
1. Harmonious with the Zoning Code and/or Community Plan.	<b>Criteria Met.</b> The proposal is consistent with the Code and the Community Plan.
2. Complies with applicable standards.	<b>Criteria Met.</b> The proposed use is a conditional use with no additional development standards.
3. Harmonious with existing or intended character of the general vicinity.	<b>Criteria Met.</b> The proposed use will not alter the essential character of the area and should not interfere with surrounding uses. This site features a variety of offices and businesses that provide various services to residents and the community, including an existing indoor recreational use.

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|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4. The use will not have a hazardous or negative impact on surrounding uses.        | <b>Criteria Met.</b> The use will not have any negative impacts on surrounding land uses and is similar in character to adjacent uses.                                              |
| 5. The use will be adequately served by public facilities and services.             | <b>Criteria Met.</b> The proposal will be adequately served by essential public facilities and services.                                                                            |
| 6. The use will not harm the economic welfare.                                      | <b>Criteria Met.</b> This proposed use contributes positively to the economic climate of the city by providing an additional recreational amenity for residents and office workers. |
| 7. The use will not be detrimental to any person, property, or the general welfare. | <b>Criteria Met.</b> The use will not be detrimental to the surrounding area. There are no accessory uses or outdoor activities associated with the proposed conditional use.       |
| 8. Vehicular circulation will not interfere with existing circulation.              | <b>Criteria Met.</b> No change to circulation is proposed. The site has effective circulation.                                                                                      |
| 9. Not detrimental to property values in the vicinity.                              | <b>Criteria Met.</b> The proposal will not negatively affect the property values in the vicinity.                                                                                   |
| 10. Will not impede the development or improvement of surrounding properties.       | <b>Criteria Met.</b> The proposed use is contained on site and will not impede development or improvement to the surrounding properties.                                            |

## Recommendation

**Planning Recommendation:** Approval of the Conditional Use with no conditions.