



DARIN RANKER ARCHITECTS
+ INTERIOR DESIGNERS

April 25, 2024

Planning & Zoning Commission
The City of Dublin
5200 Emerald Parkway
Dublin, OH 43017

**RE: Conditional Use Project Narrative
Round Table
6185 Shamrock Court
Application #24-075CU
DRA Project #23-353**

To Whom it May Concern,

The existing structure is approximately 11,900 square feet, of which Roundtable would occupy 6,221 square feet of space that has remained vacant for multiple years. The site also contains an approximately 80,000 square foot multi-tenant building with a range of uses including office, warehouse, swim school and dance studio. The only proposed exterior modification is to widen the existing entry sidewalk for a new set of double storefront doors. Otherwise, the appearance of the site will remain the same.

The proposed use for the tenant suite is a gameplay parlor which provides dedicated space for people to gather and play tabletop games. They will offer a variety of board games for use 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.

To supplement the game play, they will offer some board games, game accessories and merchandise for sale. This would be an accessory use as defined by OBC 508.2 and therefore limited to no more than 10 percent of the floor area. There will also be some display areas for gaming memorabilia.

The intended hours of operation would be 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. It is anticipated that more people would utilize the space in the afternoons and evenings during the weekdays along with weekends. This harmonizes well with the office users on and around the site that operate on a typical 8:00-5:00 work day. This would also avoid added congestion on the roadways to and from the site.

This use would build upon the other entertainment and recreational establishments in this area of Dublin such as Rockin' Jump, Goldfish Swim and Dance Academy. Round Table's objective is to provide a safe and comfortable environment for users of all ages, backgrounds and abilities to come together for friendly competition or cooperative play and build relationships with the community. Dublin does not currently have an establishment dedicated to playing table top games and this use provides a great way to physical connect with the community in an increasing digital world.

Please call if you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Darin Ranker', written over a light blue circular stamp or watermark.

Darin J. Ranker, AIA NCARB, Architect / Principal
Darin Ranker Architects + Interior Designers