

# 20-057CU – PERIMETER CENTER, SUBAREA F1 - THE LAGREE METHOD

## Summary

This is a request for review and approval of a Conditional Use. The proposal is to allow for a fitness and recreational use within an existing approximately 2,500-square-foot tenant space.

## Site Location

The site is located south of Perimeter Drive, approximately 950 feet east of the intersection with Avery-Muirfield Drive.

## Zoning

PCD: Perimeter Center, Subarea F1

## Property Owner

Perimeter/Emerald, LLC

## Applicant/Representative

Ryan Moore, The Lagree Method

## Applicable Land Use Regulations

Zoning Code Section 153.236

## Case Manager

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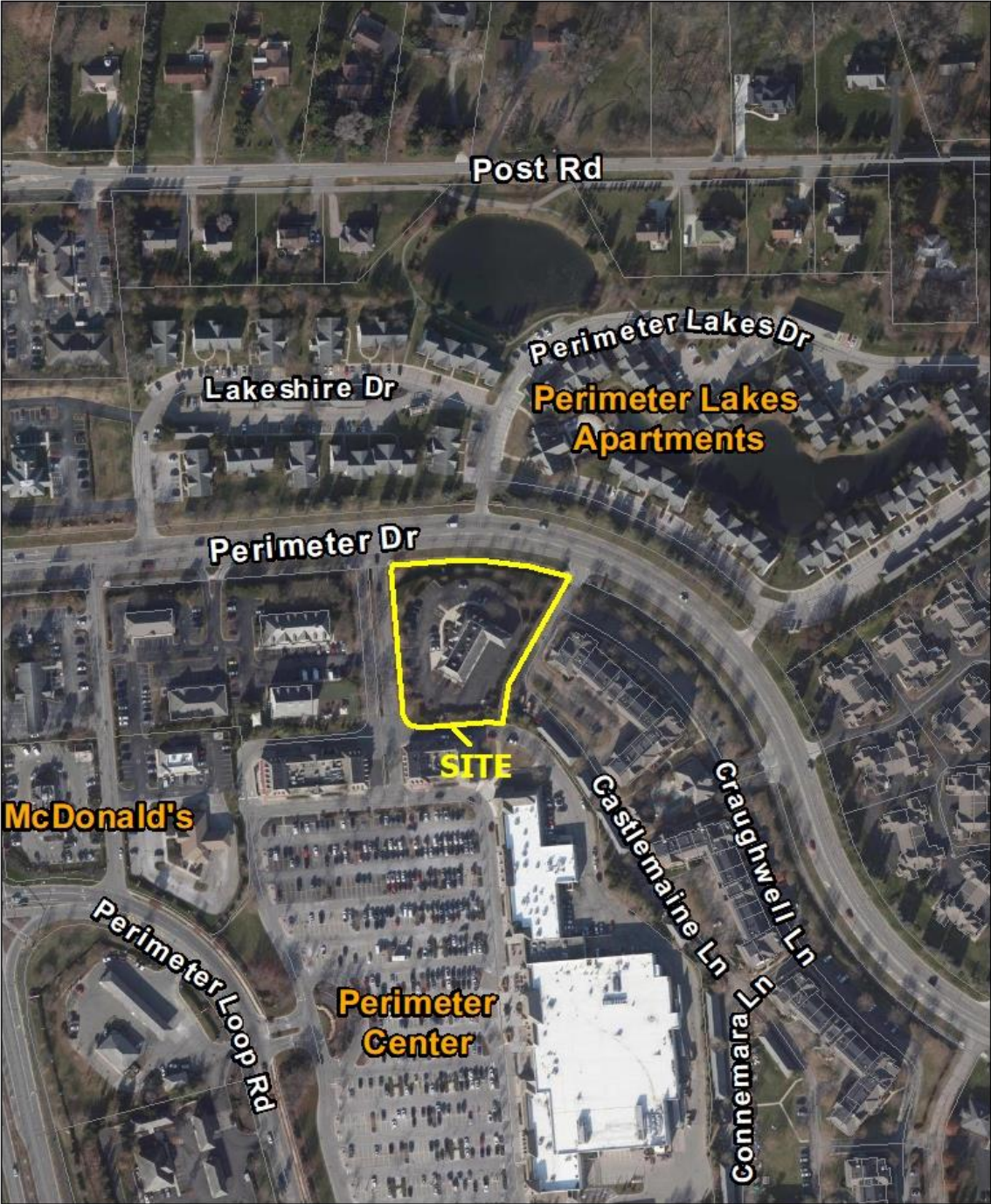
## Next Steps


Upon review and approval of a Conditional Use, the applicant can proceed to the Division of Building Standards to submit plans for approval for tenant improvements.

## Zoning Map



# 1. Context Map



 <p>City of Dublin</p>	<p>20-057CU Conditional Use The Lagree Method 6225 Perimeter Dr.</p>	<p>0 100 200 Feet</p> 
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## 2. Overview

### Background

This site is zoned PCD: Perimeter Center, Subarea F1 and lies east of the intersection of Perimeter Drive and Avery-Muirfield Drive. The development text for this district refers to permitted uses as those uses outlined in Code Section 153.026 – SO, Suburban Office and Institutional District. Such uses include administrative and business offices and medical offices. Fitness and recreation uses are conditionally permitted uses.

### Site Characteristics

#### *Natural Features*

No natural features are present on the site.

#### *Surrounding Land Use and Development Character*

North: R-12: Urban Residential District (Residential)

East: PUD: Perimeter Center, Subarea G1 (Residential)

South: PUD: Perimeter Center, Subarea F4 (Commercial)

West: PUD: Perimeter Center, Subarea F1 (Commercial)

#### *Road, Pedestrian and Bike Network*

The site has vehicular access from Perimeter Drive to the north. Pedestrian and bike access is also located nearby with a multi-purpose path along Perimeter Drive.

#### *Utilities*

The site is served by public utilities.

### Proposal

This is a request for review and approval of a Conditional Use for a business that provides exercise and fitness services with a focus on muscular endurance training. The applicant is proposing the use for an existing approximately 2,500-square-foot tenant space. No exterior modifications will occur with this application.

#### *Zoning*

The Perimeter Center, Subarea F1 district permits those uses outlined in the standard SO – Suburban Office and Institutional District. Permitted uses include professional and medical uses and business and administrative uses. Personal services, fitness and recreational sports, and eating and drinking establishments are conditionally permitted uses. The proposed use fits within the fitness and recreational sports category.

#### *Details*

According to the applicant, The Lagree Method provides fitness and exercise services focusing on muscular endurance training in a high intensity, low impact workout. There will be one main workout space, two bathrooms, a locker area and a play area for child supervision.

The facility is proposed to operate seven days a week. The hours of operation are from 6:00am to 8:00pm. The applicant has indicated that there will be 4-6 trainers and 4-6 supervisors employed at the establishment. There will be up to 14 people in each class.

The applicant is required to provide ten parking spaces for this use. The site provides ample parking for this use.

### 3. Criteria Analysis

#### *Conditional Use §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 will be appropriate to the location and existing development character. This proposal is consistent with the requirements of the Zoning Code.
- 2) The proposed use will comply with all applicable development standards, except as altered in the approved conditional use.  
Criteria Met. The proposed use will comply with all applicable development standards contained in the Zoning District. No modifications are proposed to the site or building that will alter the development standard compliance.
- 3) The proposed use will be harmonious with the existing or intended character of the general vicinity.  
Criteria Met. The proposed use is compatible with other existing uses in the general vicinity of the site.
- 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. The site and proposed use will be adequately served by all utilities and services.
- 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 by occupying a vacant tenant space.
- 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.
- 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. The site has ample parking and circulation. No access and parking improvements are proposed.

- 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.

#### 4. Recommendation

The proposal complies with all applicable review criteria and existing development character of the area. **Approval** is recommended with no conditions.