

MEETING DATE: 9-8-16

PLANNING COMMISSION

Case No. P16-25

620 E Smith Rd.



CITY of MEDINA

Planning Commission

September 8, 2016 Meeting

Case No: P16-25

Address: 620 E. Smith Road, Unit E

Applicant: Tracy Oriti

Subject: Conditional Zoning Certificate – Jazzercise

Zoning: I-1 Industrial District

Submitted by: Justin Benko – Associate Planner

JB

Site Location:

The site is located on the south side of E. Smith Road, West of Guilford Blvd and East of S. Broadway Street.

Project Introduction:

The applicant has proposed a fitness studio in the I-1 Zoning District. Jazzercise classes will begin at 5:30 am and continue in one hour intervals intermittently throughout the day. Class sizes range from 3-25 people. In the I-1 district, commercial recreation uses are a conditional use and require approval from the Planning Commission.

Please find attached to this report:

1. Floor plan dated August 22, 2016
2. Letter from applicant
3. Aerial photograph

District Regulations – Section 1141:

Commercial Recreation is a conditionally permitted use within the Industrial District.

Public Hearing: The Zoning Code requires the Planning Commission to conduct a Public Hearing for a proposed Conditional Use. The legal notices have been issued to permit the Public Hearing at the September 8, 2016 meeting. Based on the review of the case and the public hearing the Planning Commission may impose such additional

conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

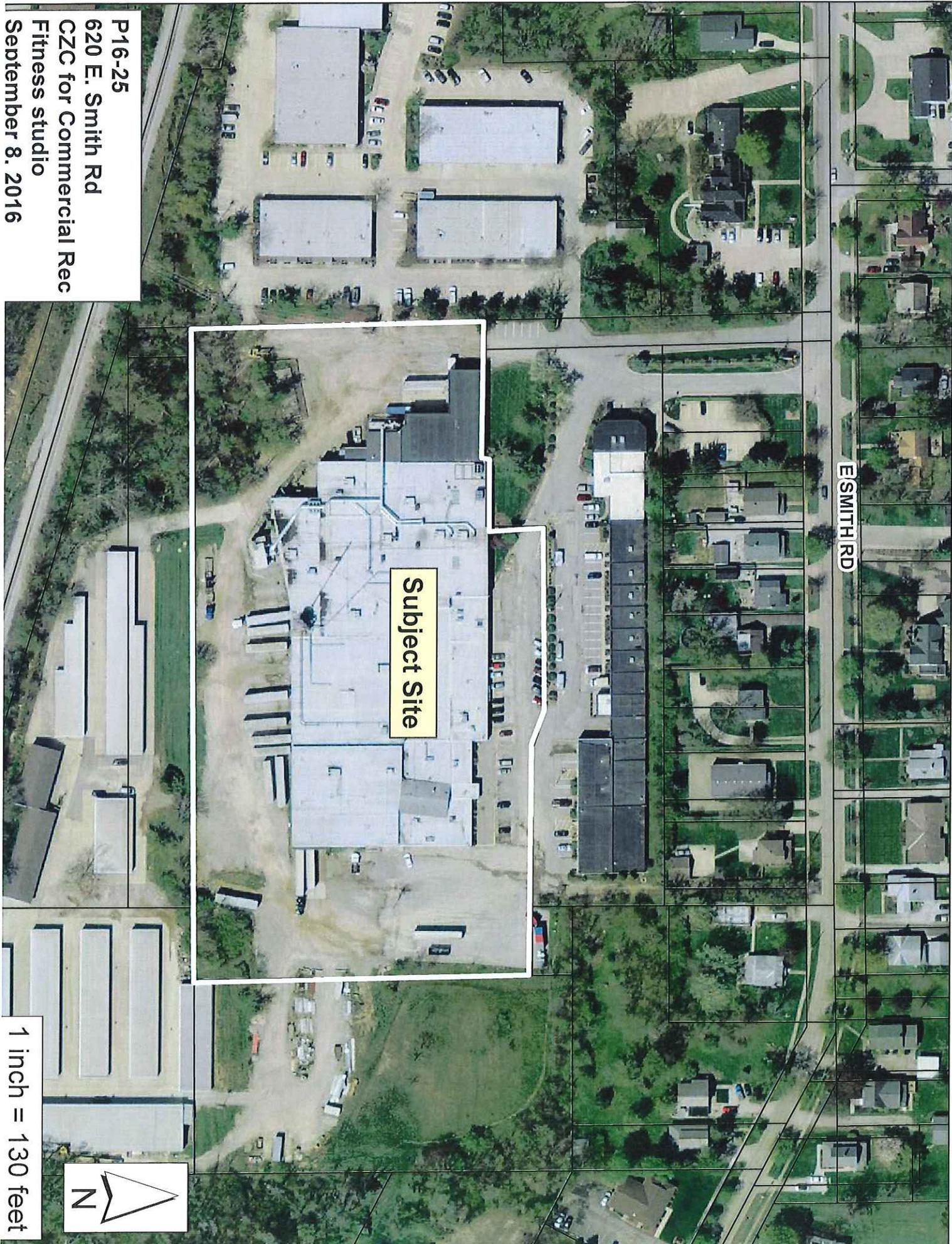
Parking and Circulation. Code section 1145.04 details ratios for off-street parking for various use groups. A fitness studio requires a total of 5 parking spaces. There is sufficient parking at the site.

Staff Comment:

A gym would be an appropriate use at the site. A commercial recreation use, such as a gym, would be suitable in the space and for the neighborhood.

Recommendation:

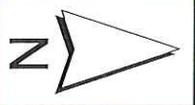
Based on review of applicable sections of the City of Medina Codified Ordinances and the findings detailed above, staff recommends the Planning Commission grant a conditional zoning certificate.



ESMITH RD

Subject Site

P16-25
620 E. Smith Rd
CZC for Commercial Rec
Fitness studio
September 8, 2016



1 inch = 130 feet

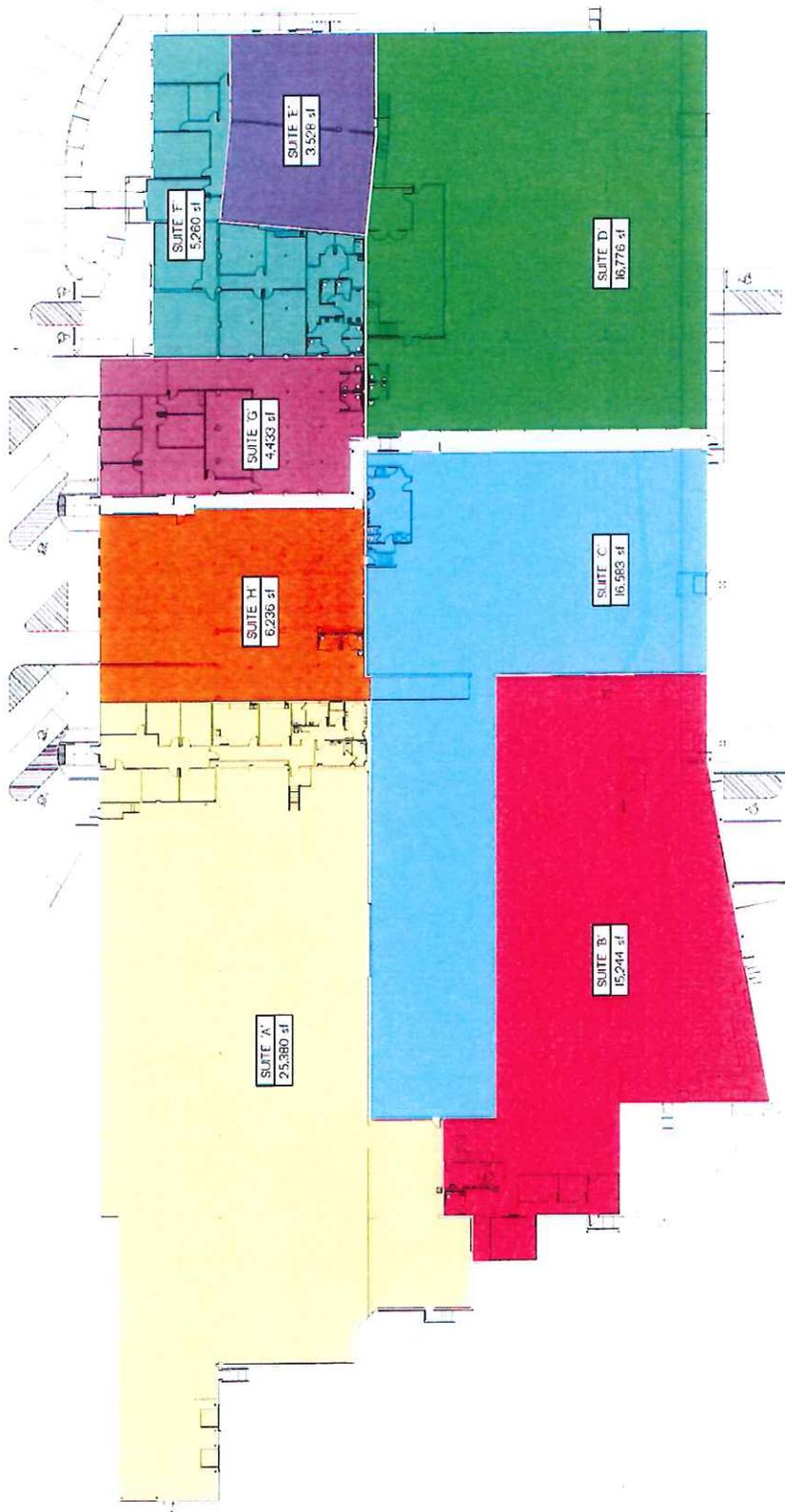
Description: Jazzercise of Medina lost their lease due to expansion of the Hospice Store. They are under pressure to relocate and this is the ideal spot for the use. Jazzercise is a group fitness, dance-based workout, choreographed to music.

Hours: The hours of operation are 5:30 AM with several 1 hour classes in the morning and afternoon/evening

No. of customers: The average number of customers in a class is 14. Class sizes typically range from 3-25.

Location: Proposing unit E in the Enterprises Center building located on the east side of the building. Enterprise Center is located in the center of the approximately 25 acre "industrial park". The unit is located adjacent to the SHC Link unit who is also a customer. Some of the clients for SHC utilize the jazzercise program.





Building 94,860 sf

ENTERPRISE CENTER
620 East Smith Road, Medina, Ohio

Smith Road ENTERPRISES

620 East Smith Road, Medina
330-722-0620 / fax 330-722-3210

RECEIVED
AUG 22 2016

BY: