

**MEETING DATE: 1-11-18**

# **PLANNING COMMISSION**


**Case No. P18-01**

**755-A West Smith Road**



**CITY of MEDINA**  
**Planning Commission**  
**January 11, 2018 Meeting**

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**Case No:** P18-01  
**Address:** 755 W. Smith Rd.  
**Applicant:** John Hutchings  
**Subject:** Conditional Zoning Certificate – Hutch Sports  
**Zoning:** I-1 Industrial District  
**Submitted by:** Jonathan Mendel, Community Development Director 

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**Site Location:**

The site is located on the northside of the 700 block of W. Smith Rd.

**Project Introduction:**

The applicant proposes an athletics training facility in the I-1 Zoning District, which is defined as “Commercial Recreation”. In the I-1 district, such uses require Conditional Zoning Certificate review and approval by the Planning Commission. The applicant indicates the facility will be open Monday through Friday 7:30a-7:30p for training classes. The site will have approximately 6-10 students and trainers at peak and many students will be dropped off, reducing the parking demand on the site.

Please find attached to this report:

1. Project description and floor plans dated December 15, 2017
2. 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 conduct a Public Hearing for a proposed Conditional Use. The legal notices have been issued to permit the Public Hearing at the January 11, 2018 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.

**Section 1153.03(b) Conditional Use General Standards:**

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards:

- (1) *Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;*
- (2) *Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;*
- (3) *Will not be hazardous or disturbing to existing or future neighboring uses;*
- (4) *Will not be detrimental to property in the immediate vicinity or to the community as a whole;*
- (5) *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;*
- (6) *Will be in compliance with State, County and City regulations;*
- (7) *Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.*

**Parking and Circulation.** Code section 1145.04 details ratios for off-street parking for various use groups. The proposed use doesn't fit easily with the categories under "Commercial Recreation" in the schedule of parking requirements, but the most similar is the "outdoor playground" subcategory. This requires 1 spaces per 500 sqft of playground area. The proposed tenant space is 10,000 sqft, which requires 20 spaces. As a multi-tenant building at 755 and 713 W. Smith Rd. the total required parking is 41. The subject site and adjacent site at 713 W. Smith has 54 existing striped spaces, which is a 13 space surplus.

Staff Comment:

The proposed site is located within a high intensity industrial neighborhood with high truck traffic frequency. The likely reason Commercial Recreation uses are conditionally permitted in the I-1 district is that such uses are not necessarily appropriate in all areas zoned I-1 and should be subordinate to the appropriate industrial land uses. Also, such uses typically mandate large floorplates and high ceilings, which are most prevalent in the I-1 district.

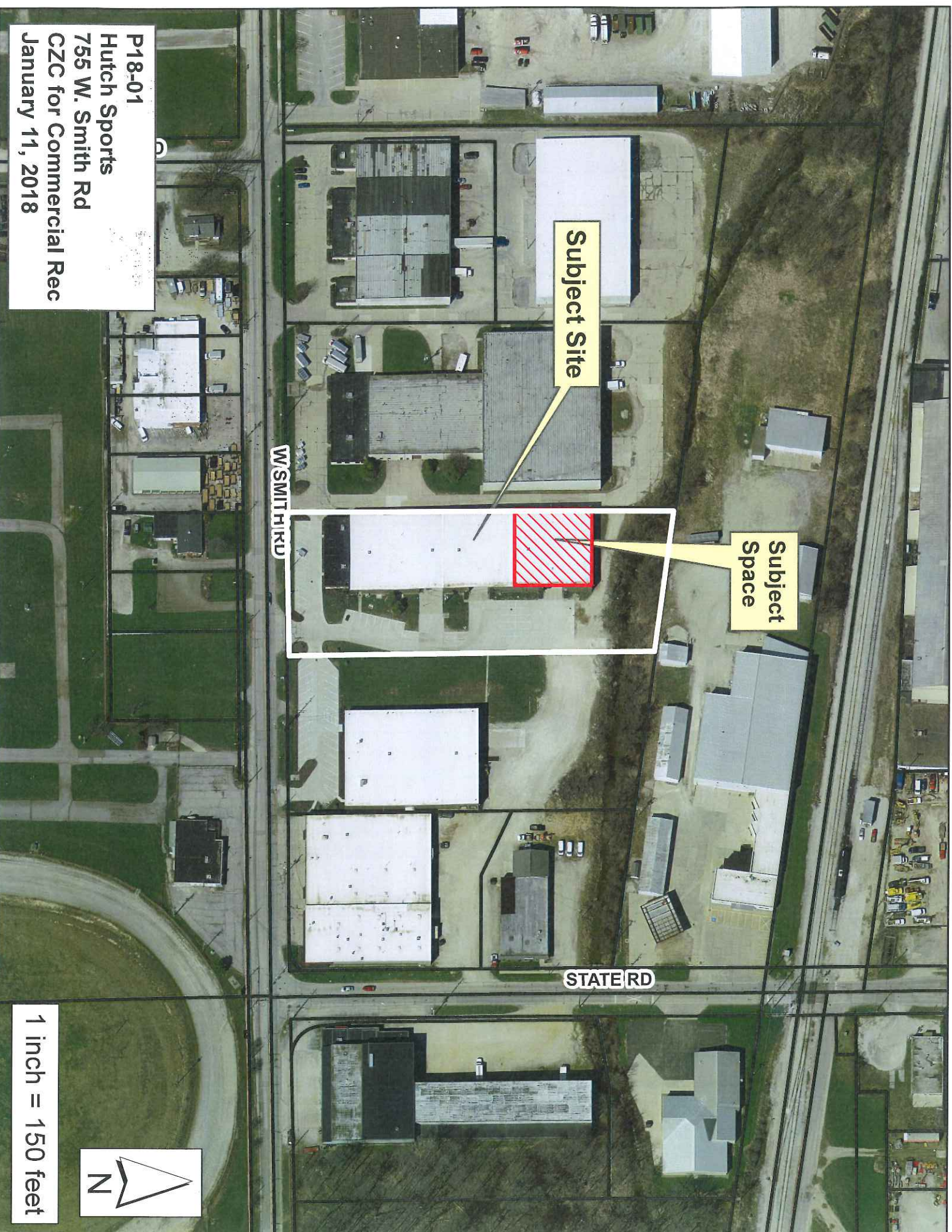
Therefore, it is important for the applicant and future clients to understand that this specific area of the City is already a high intensity industrial neighborhood and the heavy vehicle traffic and industrial activities occurring are integral and inseparable from this specific vicinity.

Although understanding the above, the proposed use/business should be appropriate at the proposed location, thereby meeting the review criteria of Section 1153.03(b), provided the applicant, operator and clients acknowledge that the subject tenant space is part of a multi-tenant industrial building. It would be unreasonable for the applicant's clients to have an expectation that they are less responsible for safe travel, whether pedestrian or vehicle, on the property than other commercial industrial site users. All user of the subject and adjacent properties are equally responsible for safe travel within and to/from the subject property.

**Recommendation:**

After reviewing the applicant's proposal, staff recommends the Planning Commission grant a Conditional Zoning Certificate for a Commercial Recreation (athletics training facility) use with the following condition:

1. Review and approval of permits by the City of Medina Building Department.



Subject Site

Subject Space

W SMITH RD

STATE RD

P18-01  
Hutch Sports  
755 W. Smith Rd  
CZC for Commercial Rec  
January 11, 2018



1 inch = 150 feet

# ***Gowe Leasing, Limited***

***620 E. Smith Rd.***

***Medina, Ohio***

***330-722-0620***

December 12, 2017

City of Medina

Jonathan Mendel, Planning Director

Dear Mr. Mendel,


Mr. John Hutchings is requesting a zoning variance for 755 West Smith Rd. Unit A for a personal training facility. The space is owned by Gowe Leasing, Limited and is currently zoned light industrial. The open warehouse type space is perfect for the type of training Mr. Hutchings has been doing since January of 2015 at the Medina Shopping Center at 913 North Court St. in a business called Hutch Sports.

Although the operation has a lot of the same equipment as a typical public gym, there are some special pieces built to enhance speed. Mr. Hutchings specializes in personal training for athletes with an emphasis on speed. He has about 200 clients ranging in ages 11 to 50 years old, but the bulk are young people trying to radically improve their skills in their particular sport. Hutch Sports typically trains about 3-5 people at any one time and a lot of those are dropped off and picked by their parents so the need for parking is very limited at any one time. Many of the clients are trying to get an athletic scholarship to college and require special attention and very personal instruction.

The facility is generally open from 7:30 to 7:30 Monday through Friday and has 3-5 trainers. Hutch Sports has helped clients not only achieve their high school and college dreams, but also worked with professional athletes as well.

We would greatly appreciate the board's consideration for changing the zoning and allowing Mr. Hutchings to continue to help people reach their goals in this perfectly suited facility.

Sincerely,



Jim Gowe

Gowe Leasing, Limited

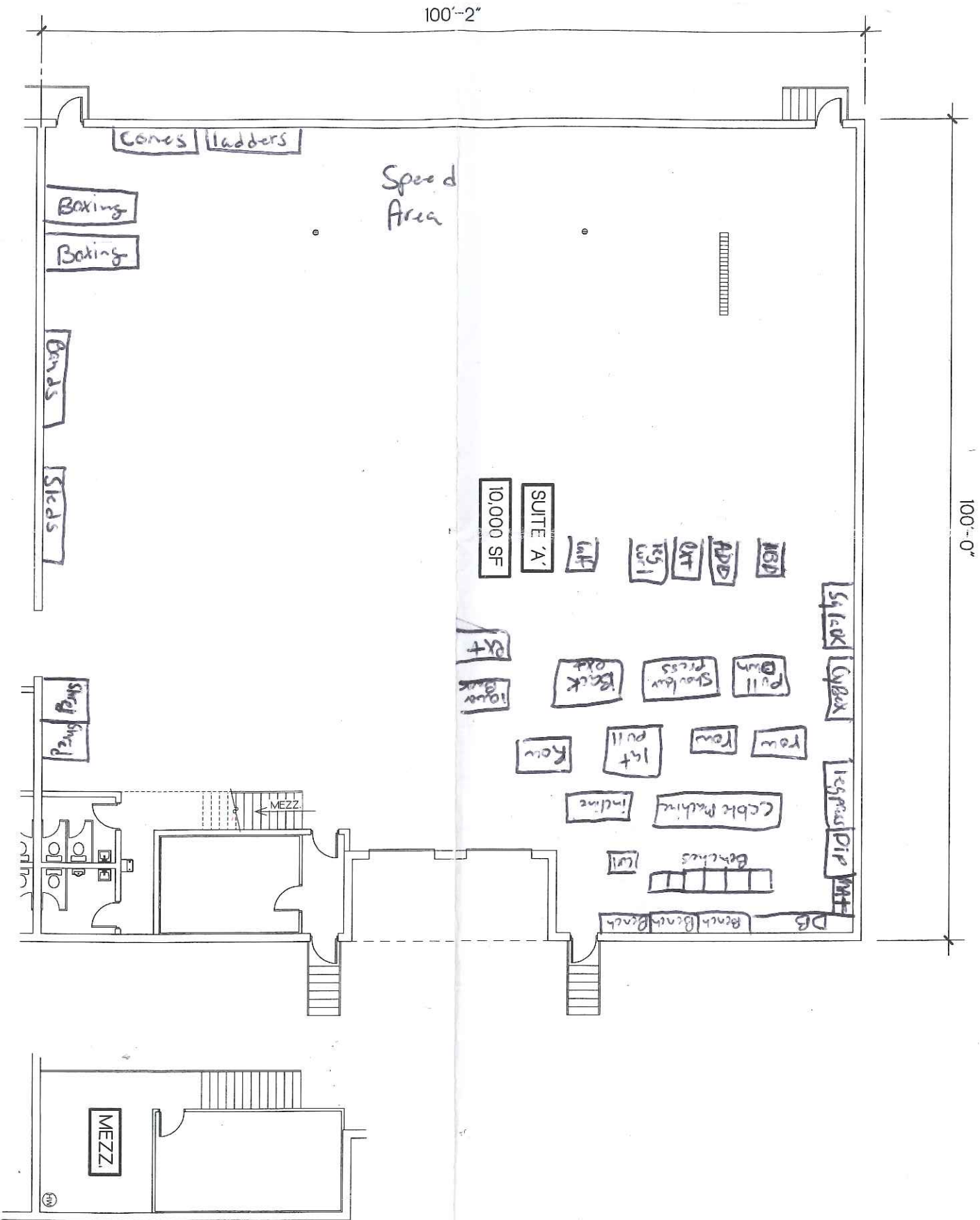
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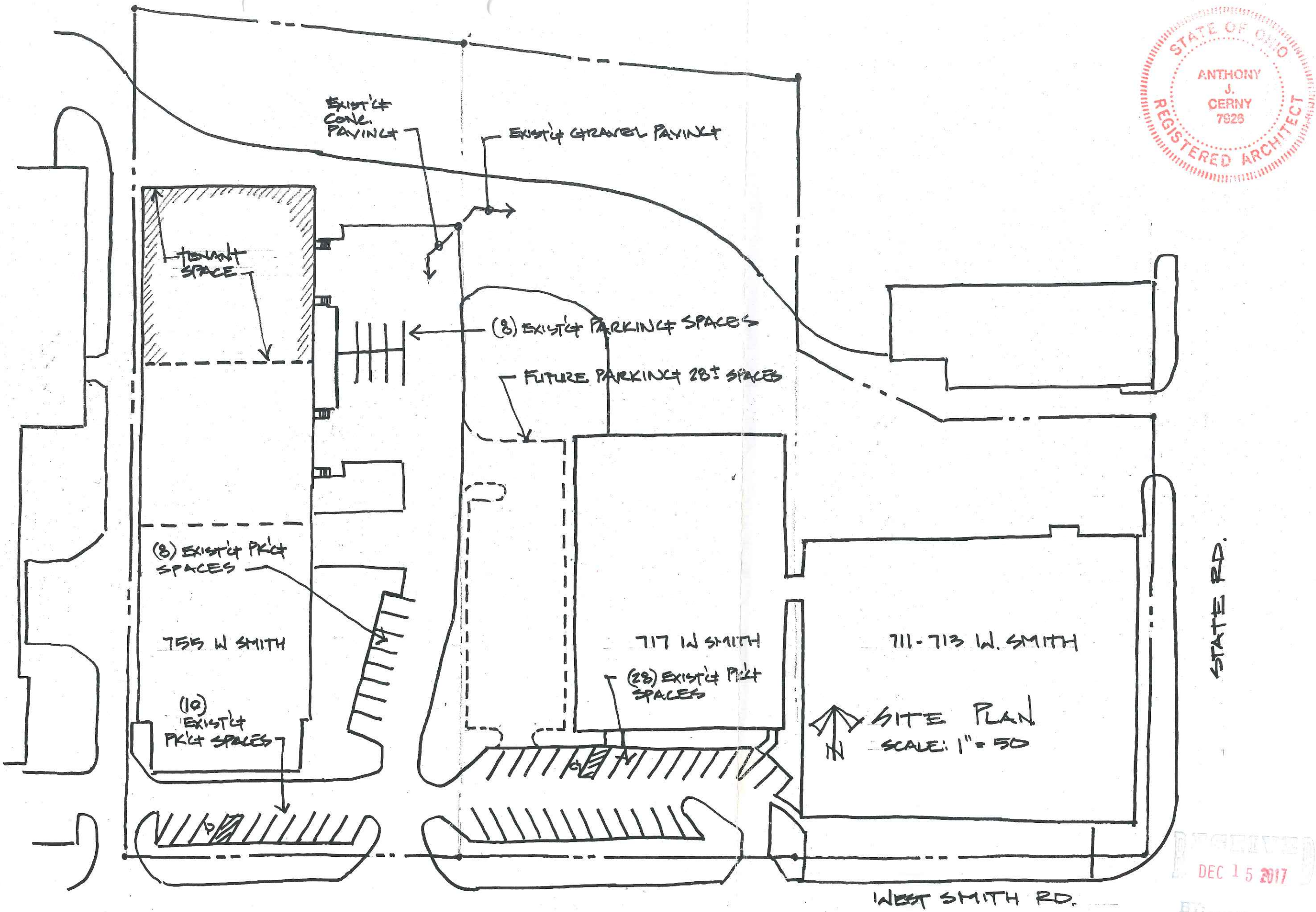


MEZZANINE ABOVE

SUITE 'A': 10,000 SF

# 620 CONSTRUCTION

755 West Smith Rd., Medina, Ohio  
620 East Smith Road, Medina  
330-722-0620 / fax 330-722-3210



Architecture  
Preservation  
Graphics  
Planning  
Interior Design

620 E. Smith Road  
Medina, Ohio 44256  
330-723-6975

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**620**  
CONSTRUCTION

Commercial  
Leasing  
Storage  
Construction

620 E. Smith Road  
Medina, Ohio 44256  
330-722-0620/330-722-3210

DRAWINGS FOR:  
**TENANT SPACE**  
755 W. SMITH RD.  
MEDINA, OHIO  
JOB # 17074

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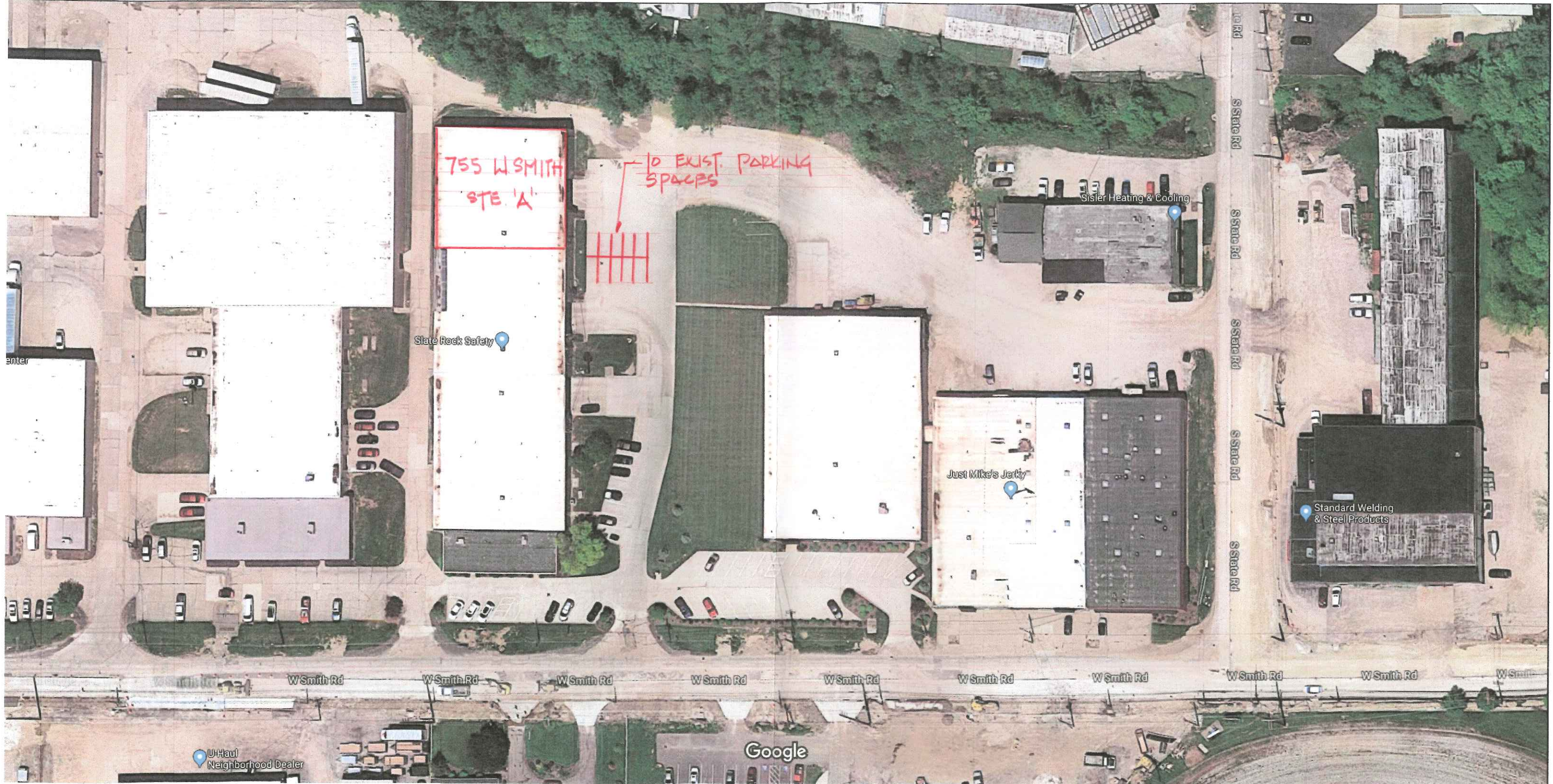
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