


MEETING DATE: 11-12-20

PLANNING COMMISSION

Case No. P20-18
226 North State Rd.



CITY of MEDINA
Planning Commission
November 12, 2020 Meeting

Case No: P20-18
Address: 220 State Road
Applicant: Gabriel Schuster – MK Airsoft
Subject: Conditional Zoning Certificate – Commercial Recreation
Zoning: I-1 Industrial District
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The site is located on the east side of the 200 block of State Road.

Project Introduction:

The applicant proposes a nonlethal competitive team shooting sport facility at the subject property in the I-1 Zoning District and this use 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: 5p-10p, Saturday: 10a-6p and Sunday: 10a-6p.

The use will occupy 32,000 sqft of the subject property’s existing ~130,000 sqft primary building.

Please find attached to this report:

1. Project description and floor plans dated October 26, 2020.
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 November 12, 2020 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 32,000 sqft, which requires 64 spaces. The subject has the equivalent about 108 parking spaces on the property, which would leave a 44 space surplus.

Staff Comment:

The proposed site is located within a high intensity industrial neighborhood with high volume heavy 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 the applicant's staff and customers understand that this specific area of the City is already a high intensity industrial neighborhood and the heavy vehicle traffic and industrial activities are integral and inseparable from the general vicinity.

Given 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 users 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 (competitive team shooting sport) use with the following condition:

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



Subject Site

**Applicant's
Tenant Space**

STATE RD

**P20-18
220 State Rd.
CZC for Commercial Recreation
November 12, 2020**

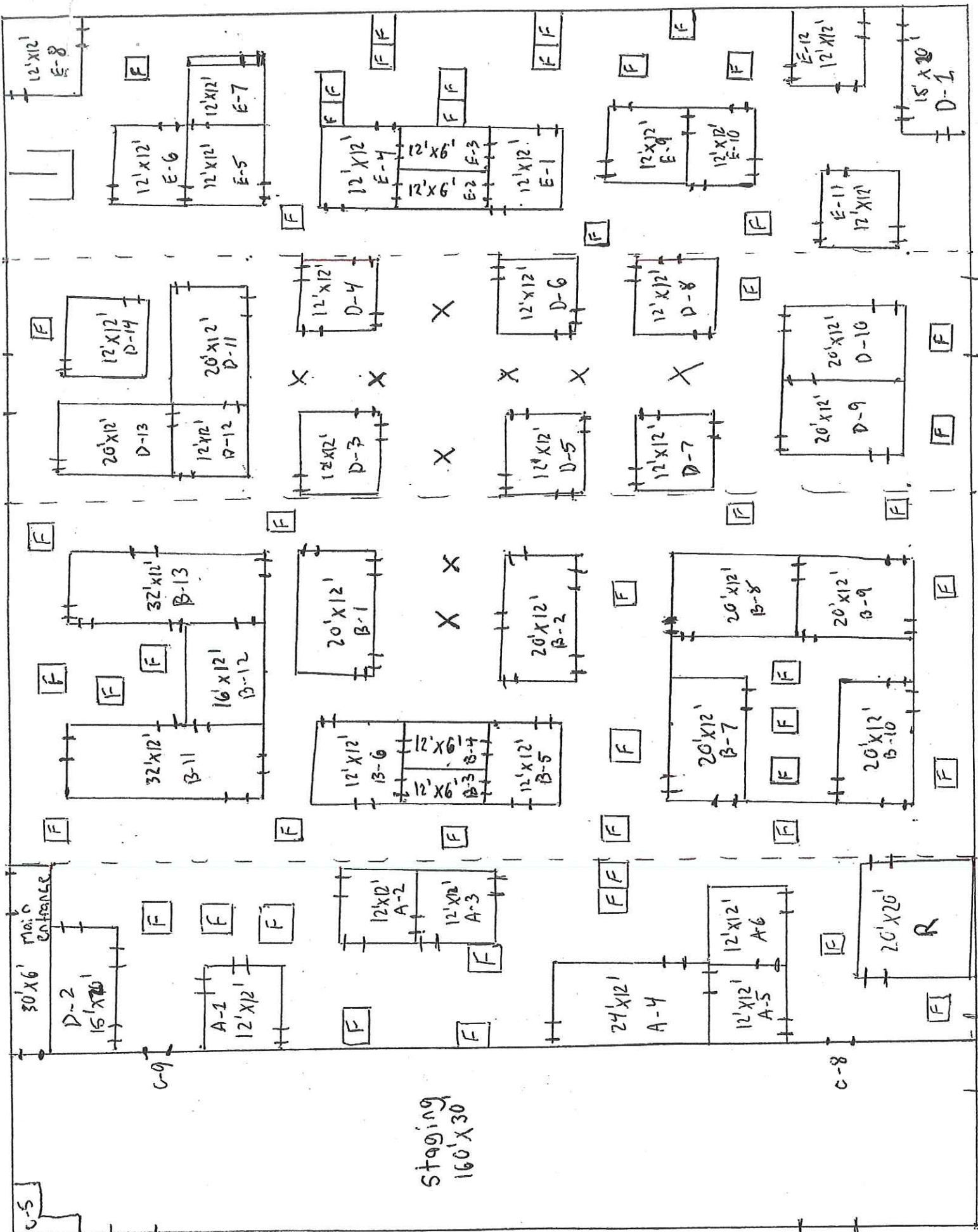


1 inch = 150 feet

Floor plan map key

- 1in on the floor plan equals 20ft for reference
- All structures (A's, B's, D's, and E's) are all 8ft high. All of these structures are constructed from OSB plywood, 2x4's, and wood screws.
- Rooms D-3, D-4, D-5, and D-6 are the only structures that are not 8ft high. These four structures are 16ft in height, they will have ramps that lead to the second floor. These four structures will be in the section of the building that has a higher ceiling.
- Obstacles labeled (F) are 4x4x8ft and constructed out of wooden pallets and wood screws.
- Every room has a minimum of 2 doors, some have up to 4. Each door is 8x3ft in dimensions. These doors are marked on the floor with two consecutive lines in the walls.
- C-5 is the front desk area where people will check in and chrono.
- X= Cars
- C-1 and C-2 are large bay doors that connect Suite A-4 to Suite A-3
- C-10, C-3, C-6, and C-4 are all fire exits
- C-8 and C-9 are 8x3ft doors connecting staging area to the main field
- Staging area wall is constructed out OSB plywood, 2x4s and screws
- Room labeled (R) is part of the building itself, the walls are concrete with two opening from this room. Opening are 8x3ft each.
- Customer bathrooms are in Suite A-3 through door C-2





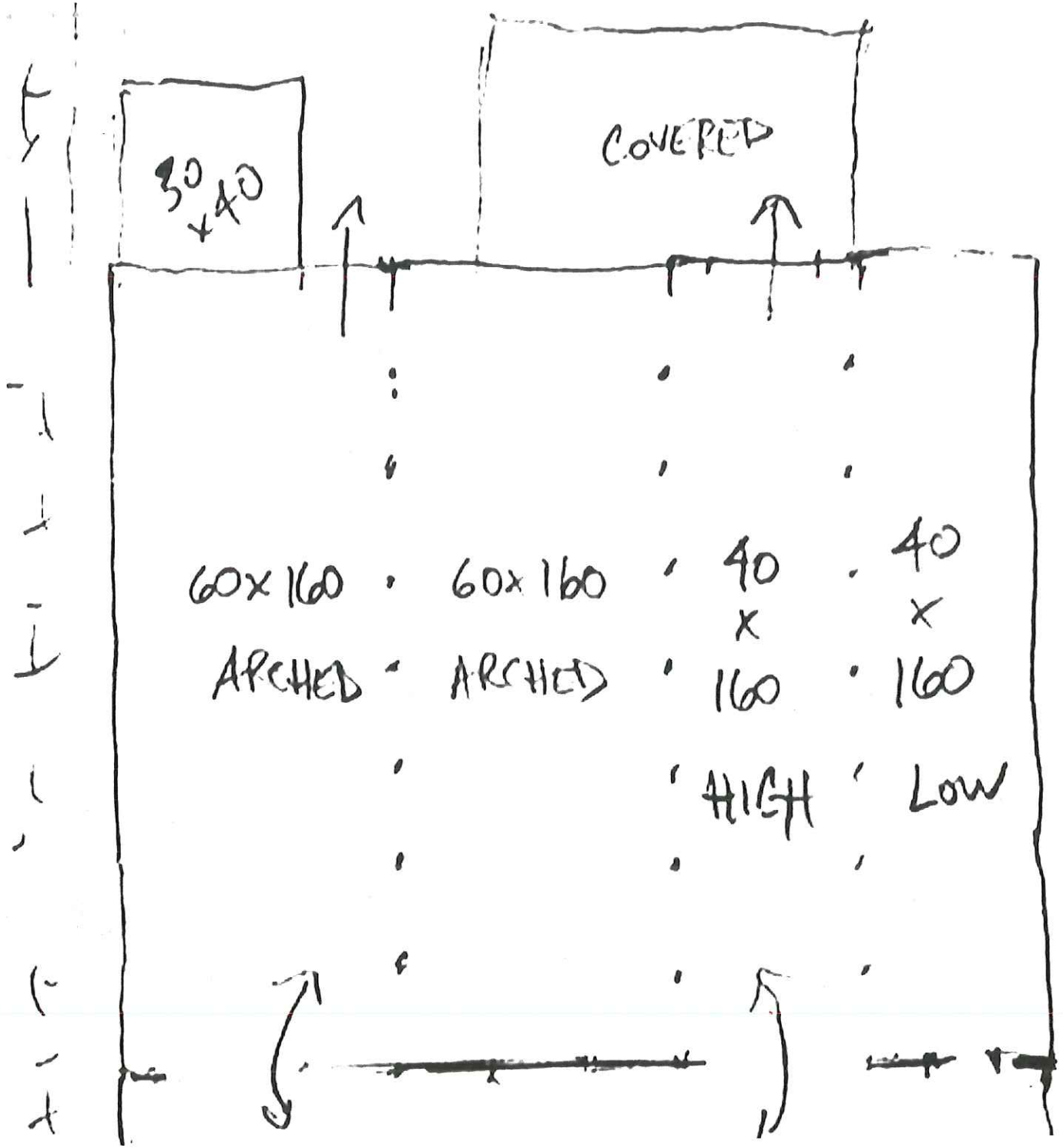
Staging
160'x30'

C-1
← 200' →
C-2
Bathrooms

C-3

← .091 →

C-10



Conditional use zoning application

Business address- 226 North State Rd, Medina OH, 44256

Current zoning- I-1

Proposed conditional zoning- Commercial Recreation

Total square footage- 32,000

Proposed usage- Airsoft Arena

Business name- MK Airsoft

Number of customers on average- 40-60 people per day

Available parking- approximately 80 spaces (in rear of building) additional spaces on the South side of the building

Number of employees- 8-12 people

Bathrooms currently available- 12 stalls (6 men's and 6 women's)

Proposed hours of operation- Friday: 5pm-10pm, Saturday 10am-6pm, Sunday 10am-6pm

Structural changes- None

Parking lot and surrounding area changes- None

Food served on site- None

Beverages/Alcohol served on site- None

Usage of space- The space will be used into two categories, the playable field and staging area. The playable field is where the actual games would take place. The staging area is where all gear is stored, and all players go to resupply and relax in between games. This area is also where all airsoft replicas would be chronoed, and rentals would be available at.

What is Airsoft? Airsoft is a competitive team shooting sport in which participants eliminate opposing players with spherical plastic projectiles launched via replica air weapons called airsoft guns. The game relies heavily on an honor system in which the person who has been hit is ethically responsible for calling themselves out. Airsoft closely resembles paintball or laser tag. Indoor Airsoft games are typically ran for 10-15 minutes long with a 10-minute break to follow.

Other Airsoft fields in Ohio?

-Currently there are – 22 Airsoft fields in Ohio – 18 Outdoor, 4 Indoor

The two closest indoor airsoft fields to Medina are –

Odin's Paradise in Norwalk OH

Crucible in Massillon OH

What safety precautions will you have in place for Airsoft?

-All airsoft replicas are required to be transported in a case or bag

- No one will be permitted into the building unless their airsoft replica is stored properly

-All airsoft replicas will be chronoed before being allowed to use it on the field

-The maximum FPS (feet per second) allowed is 370 (or 1.3 Jules)

-Full face ansi rated mask required to play on the field

-All players required to sign a waiver before playing

-Minimum age requirement 14 years old, must have a parent sign the waiver if the player is under the age of 18

-All airsoft replicas will be required to have a barrel bag on when not on the field

-Two referees would be present on the field during every game, to ensure all safety procedures are being followed

Benefits of Airsoft in Medina?

-Increased food and beverage sales for the area

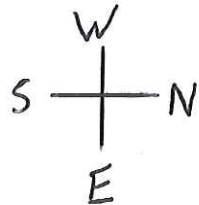
-Local law enforcement training facility

- Airsoft teaches the younger generations about firearm safety

-Airsoft has been proven to help Veterans who suffer from PTSD

-Airsoft helps kids and adults to get out the house and get physical exercise while playing

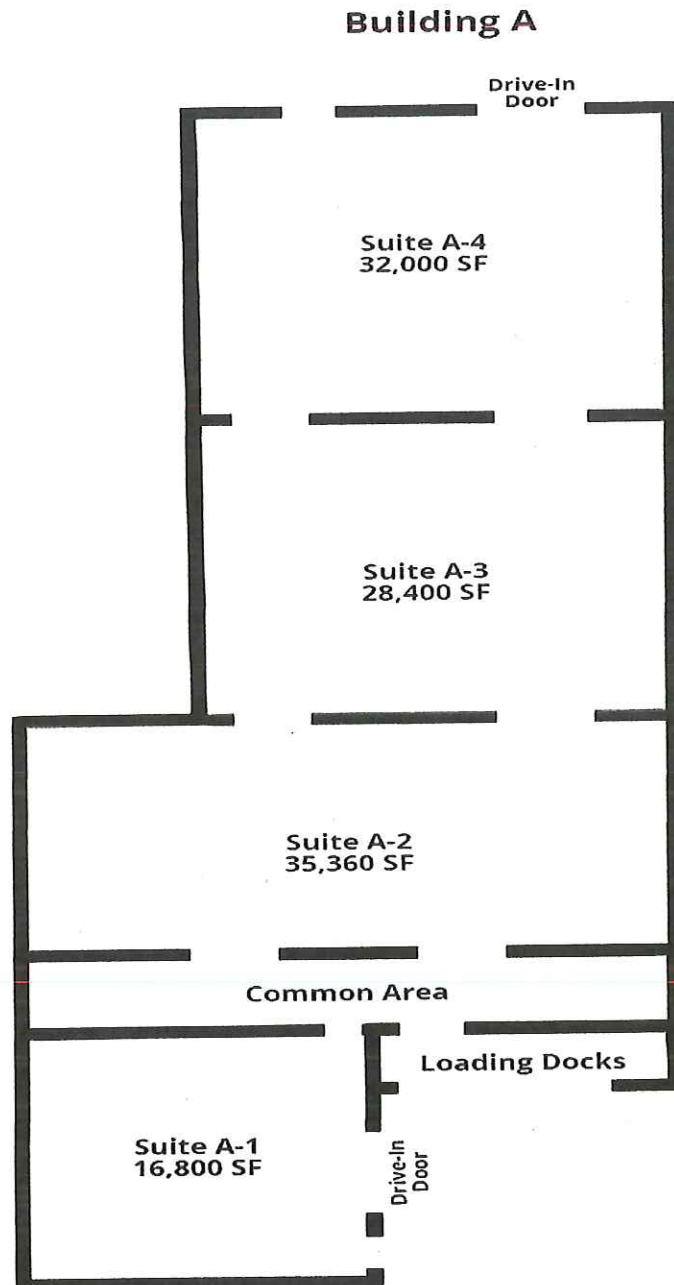
-Playing Airsoft helps kids and adults learn team building skills, because it requires you to work together



226 North State Rd. Satellite map



Suite A-4 is the section of the building we will be occupying



Playable Field Construction:

The playable area construction is not shown on the floor plan, because it will have no structural integrity to the building itself. All the bunkers and obstacles will not be mounted to the floor, walls or ceiling, they will all be standalone props. One of the reasons being, they are subject to change from week to week.

Sprinkler system is already in place through out the building. In addition, fire extinguishers will be installed wherever the fire dept. deems them necessary.

The two images below are a common staging area and common obstacles you would find at an indoor airsoft field.

(Pictures used below are from Crucible in Massillon OH)



Example staging area



Example field obstacles