


MEETING DATE: 03/11/21

PLANNING COMMISSION

**Case No. P21-06
585 State Rd.**



CITY of MEDINA
Planning Commission
March 11, 2021 Meeting

Case No: P21-06
Address: 585 N. State Road
Applicant: Tara Kaplack
Subject: Conditional Zoning Certificate for Commercial Recreation – Kap Sports
Zoning: I-1 Industrial District
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The site is at the northwest corner of the N. State Road and Progress Drive intersection.

Project Introduction:

The applicant proposes a commercial recreation fitness-oriented use for the space. They will focus on a wide spectrum of fitness techniques, methods and sports training. In the industrial zoning district, Commercial Recreation uses are a Conditional Permitted Use and require review and approval of a Conditional Zoning Certificate by the Planning Commission.

Please find attached to this report:

1. Applicant's narrative and simple floor plan received February 18, 2021
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 to conduct a Public Hearing for a proposed Conditional Use. The legal notices have been issued to permit the Public Hearing at the March 11, 2021 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 space per 500 sqft of playground area. The proposed tenant space is 3,000 sqft, which requires 6 spaces. The subject tenant space effectively has 12 spaces allocated to it, which is a 6 space surplus.

Staff Comment:

The proposed site is located within a high intensity industrial general 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 that truck traffic and industrial activities occurring are integral and inseparable from this portion of the City.

Although understanding the above, the proposed use/business would be appropriate at the proposed location as the site has multiple low intensity occupancy, which should avoid the potential for uncontrolled conflicts with other industrial operations thereby meeting the review criteria of Section 1153.03(b).

Recommendation:

Staff recommends approval of the proposed Conditional Zoning Certificate for the Commercial Recreation use at 585 N. State Road.



Subject Site

PROGRESS DR

STATE RD

BIRCH HILL DR

P21-06
585 N. State Road
CZC - Commercial Recreation
March 11, 2021



1 inch = 100 feet

We would like to use 569 North State Road, Medina Ohio for the following possible things:

- Baseball training (youth- high school)
- Wrestling training (youth - high school)
- Painting parties
- Dry - needling (Licensed physical therapist)
- Massage Therapy
- Yoga Classes
- Nutritional consulting
- Nutritional Supplements (selling)
- Birthday parties
- Sports nights (dodgeball, etc with youth kids)
- Conditioning / Speed and Agility Classes
- Subrental for small gatherings / groups / meetings
- Science camps for youth
- Sports camps for youth
- Wrestling day camps / clinics
- Baseball day camps / clinics
- Equipment sales (baseball and wrestling gear)

Hours of Operation:

- During School year: 3:30-9:00 pm
- Summer: 8-10
- Both Peak Shift: 3:30-9:00

Number of Employees during peak hours:

- 3 employees

Maximum # of guests/clients during peak hours:

- 20



Site plan/ Tenant spaces:

Tinman Fitness	Kap Sports	Champ's Auto Shop	Champ's Auto Shop
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