

MEETING DATE: 05/17/21

PLANNING COMMISSION

**Case No. P21-11
879 S. Progress Dr., Suite K**



CITY of MEDINA
Planning Commission
June 10, 2021 Meeting

Case No: P21-11
Address: 879 S. Progress Drive
Applicant: Medina Sports Training Center LLC
Subject: Conditional Zoning Certificate – Commercial Recreation use
Zoning: I-1, Industrial
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The site is located on the south side of the 800 block of Progress Dr. in a multi-tenant industrial-commercial building/site.

Project Introduction:

The applicant requests a Conditional Zoning Certificate to occupy a tenant space in the subject building with a sports training facility, which falls under the use definition of 'Commercial Recreation' and is a conditionally permitted use in the I-1 zoning district.

Please find attached to this report:

1. Project narrative and floorplans received May 14, 2021
2. Aerial photograph

Conditional Zoning Certificate Review

Public Hearing: The Zoning Code requires the Planning Commission to conduct a Public Hearing for the proposed Conditional Use. The legal notices have been issued to permit the Public Hearing at the June 10, 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 Conditional Use 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.*

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 need 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 proposed site is occupied by similar intensity uses/businesses avoiding the potential for uncontrolled conflicts with other on-site industrial operations, thereby meeting the review criteria of Section 1153.03(b).

Staff Comments:

Building Department. No comment at this time

Fire Department No comments at this time

Economic Development. No comment at this time

Recommendation:

Staff recommends approval of the proposed Commercial Recreation Conditional Zoning Certificate subject to the following conditions:

1. Subject to review and approval by the City of Medina Building Department of an occupancy permit.



Subject Site

PROGRESS

P21-11
879 S. Progress Dr.
CZC - Commercial Recreation
June 10, 2021



1 inch = 150 feet

Joe and Susan Paoletta, are seeking to use space at 879 Progress for the inaugural home of The Medina Sports Training Center (MSTC). They had previously received approval for a new facility to be built on the land they own on Commerce Drive for the same purpose. Unfortunately, due to bank demands the projected new construction will be delayed. Despite this setback, the demand for a large indoor training space in Media persists. We have identified a 16,000 sqft space located at 879 Progress Drive as a suitable location. We have previewed this location with local teams and they feel that the space will suit their needs.

Attached is a proposed floor plan for the space.

Proposed use for the space will be:

- Indoor, self-serve, automatic return batting cages
- Off-season training for multiple sports
- Indoor volleyball leagues
- Pickleball
- Soccer
- Rugby
- Kickball
- Dodgeball
- Private lessons
- Lacrosse

The facility will be fully attended. Its high ceilings and generous floor space lend itself to the aforementioned sports.

The applicants own North Court Laundry in Medina and will be moving to Medina at the end of June. They have demonstrated a commitment to the City and its residents.

Hours

- Daily, up to 10a-10p. this will be adjusted seasonally based on demand
- Peak Hours anticipated: 5p-10p

Number of employees

- 2-3 not including non-employee coaches

Occupancy

- Will vary on demand
 - Up to 30 people could possible
 - This includes parents and/or players





