



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number 224-07

GENERAL	Date of Application <u>February 11, 2024</u> Property Location <u>780 W. Smith Road, Medina, Ohio 44256</u> Description of Project <u>Office and Warehouse space changing use to Dance, Music and Art School Space</u> _____ _____
CONTACT INFORMATION	Applicant Name <u>Kelly Parks</u> Address <u>6745 Maplebrooke Trace</u> City <u>Medina</u> State <u>Oh</u> Zip <u>44256</u> Phone <u>330-461-2425</u> Email <u>kellykparks45@gmail.com</u> Property Owner Name <u>Kelly Parks</u> Address <u>6745 Maplebrooke Trace</u> City <u>Medina</u> State <u>Oh</u> Zip <u>44256</u> Phone <u>330-461-2425</u> Email <u>Kellykparks45@gmail.com</u>
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input checked="" type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature _____ Date _____
OFFICIAL USE	Zoning District <u>I-1</u> Fee (See Fee Sheet) \$ <u>200.00</u> Meeting Date <u>3/12/24</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

Z24-07
West Smith Road – Medina Centre for Dance Art Use

Property Owner: Progress Industrial Properties Inc.
Applicant: Kelly Parks
Location: 780 West Smith Road
Zoning: I-1 (Industrial)
Request: Use Variance to Section 1141.02 to allow a dance studio use

LOCATION AND SURROUNDING USES

The subject site is 1.6 acres located on the southwest corner of West Smith Road and Fair Drive. Adjacent properties include the following uses and zoning:

- North – Industrial (I-1)
- East – Fairgrounds Parking (P-F)
- South – Fairgrounds Parking (P-F)
- West – Industrial (I-1)



BACKGROUND & PROPOSED APPLICATION

The subject site was home to Simmons Brothers Construction, which will be ceasing operations at the site in the near future. The applicant is proposing to relocate and expand a local business, Medina Centre for Dance Art (MCDA), at the location.

The existing 16,124 sq. ft. building is proposed to be repurposed with dance spaces in the western portion of the building and offices and private music rooms in the eastern portion of the building. The application does not incorporate significant changes to the site.

PERMITTED AND PROHIBITED USES (SECTION 1141.02)

Section 1141.02 indicates permitted uses in the I-1 zoning district. The majority of the permitted uses in the zoning district are industrial, storage, auto-related, and general office.

The proposed MCDA use, as described, generally falls into the “Personal and Professional Services” use type, which includes such uses as a fitness facility. The use is not permitted in the I-1 zoning district.

To note, “Commercial Recreation” is a use type that is conditionally permitted in the I-1 zoning district, in which there are several in the area. However, this use type includes athletic fields, golf courses, driving ranges, ice skating rinks, batting cages, and swimming pools, which are not similar to the proposed use.

STANDARDS FOR VARIANCES AND APPEALS (SECTION 1107.08(i))

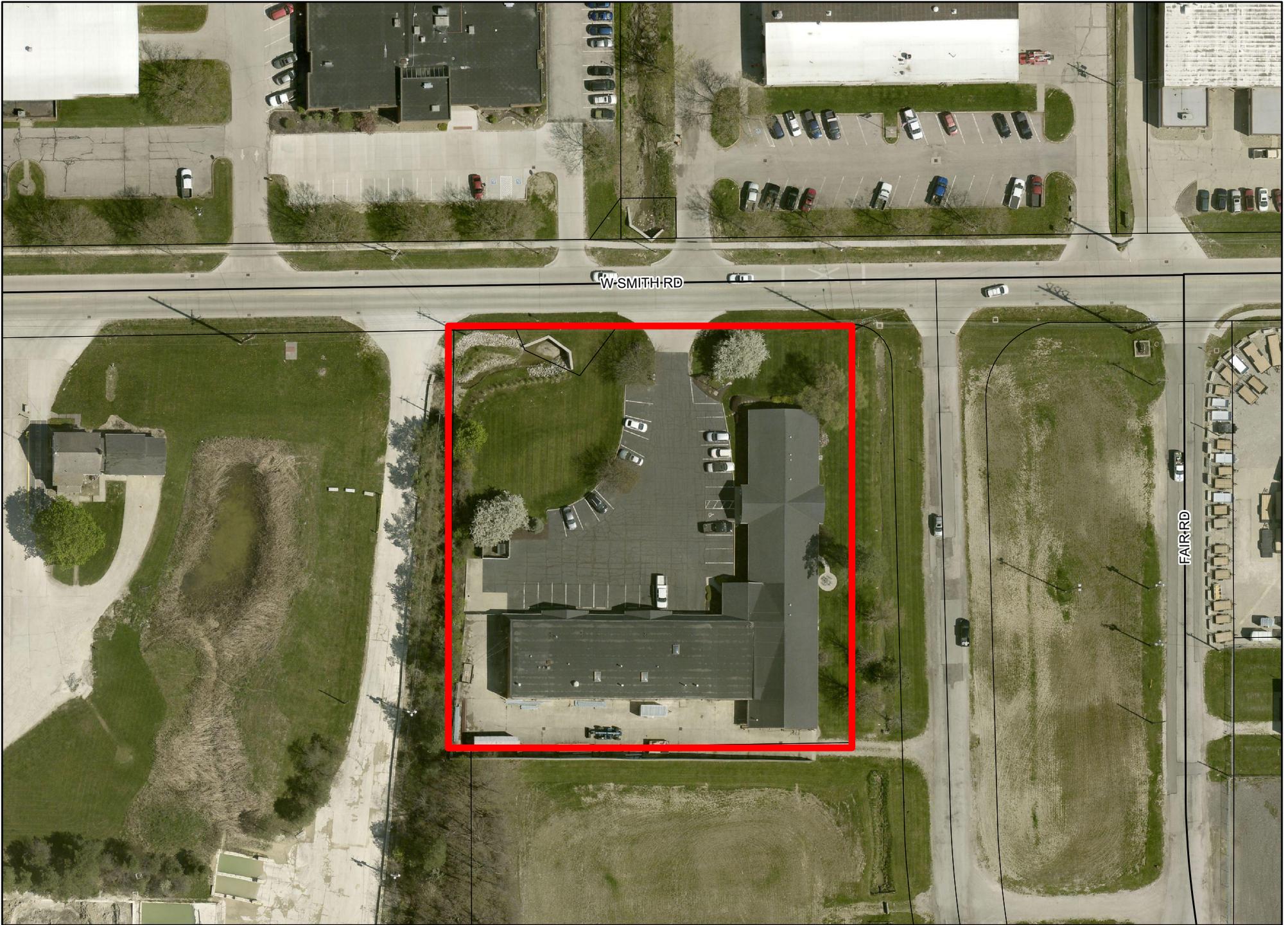
Factors applicable to area or size-type variances ("practical difficulty"). The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type variance should be granted:

- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- E. Whether the property owner purchased the property with knowledge of the zoning restrictions;
- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

APPLICANT'S RESPONSES TO STANDARDS FOR VARIANCES AND APPEALS

The applicant's responses to the Standards for Variances and Appeals include, but are not limited to, the following:

- The proposed property is unique as the area includes a variety of uses, such as sports facilities and the adjacent County Fairgrounds.
- The variance will not adversely affect adjacent owners as the property is isolated and has fencing for screening.
- The public health, safety, and welfare will not be adversely affected as the proposed use promotes physical and mental wellness.
- The spirit and intent of the requirement will be observed as the MCDA necessitates a large facility that is not easily found in commercial areas.



W SMITH RD

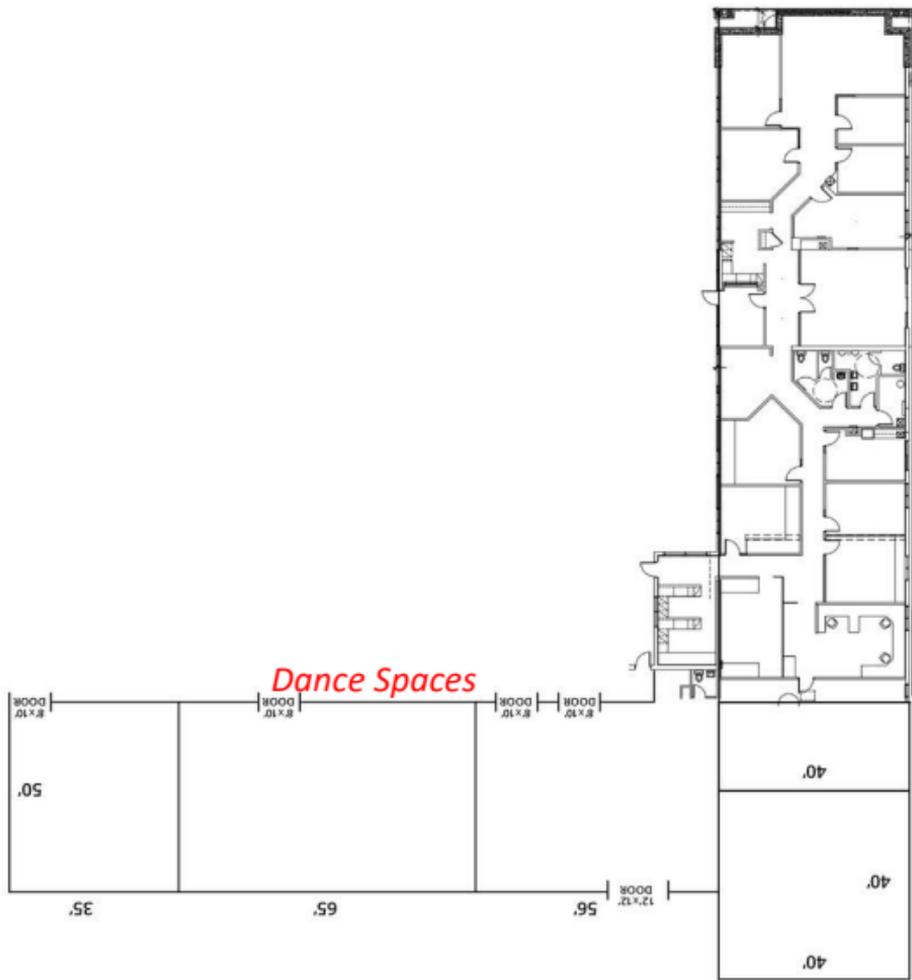
FAIR RD



0 50 100 150 200 Feet

Studio Offices - Private Music Rooms

Dance Spaces



Zoning Request for 780 W. Smith Road
By Kelly K. Parks, Owner – Medina Centre for Dance Art

Medina Centre for Dance Art (MCDA) is a premier dance studio founded in 2002 by Kelly Parks, a seasoned dance educator and arts management professional with nearly four decades of experience. Located in the historic district of Medina, Ohio, MCDA offers a comprehensive range of dance programs for students of all ages, from toddlers to senior adults. The studio's mission is to enrich lives through dance, fostering self-esteem, confidence, coordination, and physical fitness. MCDA is now poised for expansion, aiming to transform into a full-service School of Arts, offering dance, music, theater, fitness, and fine arts programs.

Kelly Parks, CEO and owner of MCDA has a wealth of experience in dance education and business management. Kelly has been running performing arts-related businesses for 38 years and has owned MCDA for 21 years. She is actively involved in various community organizations. She is in her second term as a board member for Main Street Medina and serves as President of Medina County Arts Council. She is dedicated to the success and growth of her business as it will continue to give the Medina community the best in arts programming.

MCDA is a leader in the dance education industry in Northeast Ohio, with the largest student enrollment (480-500) and the most diverse range of programs in Medina County. Currently, MCDA has classes for students as young as 18 months old and as mature as 82 years old. With the expansion into a full School of Arts, MCDA aims to add more programs to service more children and adults through performing and fine arts and continue to cater to individuals of all ages.

Studies have consistently shown that participation in arts activities can profoundly benefit students' mental health and overall well-being. Engaging in creative pursuits like dance, music, theater, and fine arts can serve as outlets for self-expression, stress relief, and emotional regulation. These activities provide students with opportunities to explore their creativity, build confidence, and develop a sense of accomplishment.

Furthermore, research indicates that students involved in arts education tend to perform better academically. The skills cultivated through arts participation, such as discipline, problem-solving, and collaboration, translate to other areas of learning. Students who participate in the arts often demonstrate improved attendance, higher standardized test scores, and enhanced critical thinking abilities. Thus, participation in extra-curricular arts programs supports a student's overall growth and development.

In its current location, MCDA is unable to continue with the Dazzle Dancers program—a program designed to share dance and movement with students of varying abilities. Our historic building has ADA limitations and limits how many students with disabilities we can service and when we can offer them programming. The new space at 780 West Smith will resolve these issues and allow us to expand the Dazzle Dancers program fully.

MCDA's commitment to the Medina community can be seen in its comprehensive programs, experienced faculty, and longstanding reputation. Each year, MCDA hosts free public performances to the community, offering opportunities for individuals to experience the joy and beauty of performing arts without financial barriers. These free public performances enrich the community's cultural fabric and serve as platforms for MCDA students to showcase their talents and hard work. By making the arts accessible to everyone, MCDA fosters a more inclusive and vibrant community spirit around the arts.

With plans to expand into a full School of Arts at its new location, 780 West Smith Road, MCDA is poised to further its reach beyond the borders of Medina County. Students from communities such as Fairlawn, Wooster, and Strongsville travel to Medina to participate in MCDA programs. This strongly reflects the studio's reputation as a regional leader in arts education.

As with many other similar recreational and student-based training programs in the community, a large building with ample parking in the "district" proves to be a challenge. The 780 W. Smith Road space checks all the boxes for size, ample parking, and accessibility within the community. Gymnastic schools, baseball academies, and fitness and training centers have all found homes in industrial areas nearby. I believe 780 West Smith will serve as a perfect fit for the growing performing and fine arts programs of MCDA.

MCDA's proven track record of success, its strategic growth, and strong community ties should assure you the zoning variance will be a win for the community as well as MCDA. The expansion into a full School of Arts aligns with the city's criteria for supporting businesses that promote education, creativity, and cultural enrichment within the community.

I humbly request your approval of the zoning variance needed to make 780 W. Smith Road the new home of the Medina Centre for Dance Art Programs.

STANDARDS APPLICABLE TO USE VARIANCES ("UNNECESSARY HARDSHIPS")

The applicant shall demonstrate by clear and convincing evidence that all of the following standards have been met in order to find an unnecessary hardship exists so as to justify the granting of a use variance, as determined by the Board:

A. The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;

~~Though located near the Fairgrounds and other commercial businesses this property is zoned industrial. Similar to other local sports and gymnastic schools located in industrial districts we are seeking a variance for commercial zoning.~~

B. The hardship condition is not created by actions of the applicant;
We will be new owners of the business. The previous owner's business was zoned industrial.

C. The granting of the variance will not adversely affect the rights of adjacent owners;
~~This property is pretty isolated to its neighbors. With independent parking and fencing around the back of the property we should have not direct contact with adjacent owners.~~

D. The granting of the variance will not adversely affect the public health, safety or general welfare;
There will not be adverse affect on public health, safety or welfare. Our business is one that promotes physical and mental wellness.

E. The variance will be consistent with the general spirit and intent of this Ordinance;

Yes, as a commercial business MCDA (Medina Centre for Dance Art) operates a for-profit arts school specializing in dance, music, theater and art. We use large spaces not easily found in more congested retail or commercial areas.

F. The variance sought is the minimum which will afford relief to the applicant; and
Allow us to purchase the building, create jobs, and grow arts education in Medina. This new location will give us the opportunity to offer more programs and service more members of the community.

G. There is no other economically viable use which is permitted in the zoning district.
To my knowledge no



THOMAS BROTHERS
CONSTRUCTION











