

Planning & Zoning Conditional Use Permit Application

Mayfield Village Building Dept
6622 Wilson Mills Rd
Mayfield Village, Oh 44143
Ph: 440.461.2213 Fax: 440.442.5077

Application Date: _____

Meeting Date: _____

P & Z Application Fee: \$50 + 3% State Fee: _____

Pursuant to the Village of Mayfield Charter and Zoning Code, the undersigned hereby submits attached information and requests a hearing before the Planning & Zoning Commission for the following purposes:

(Please Check Request) **CONDITIONAL USE**

<p>Owner</p> <p>Name: <u>Joshua Gross/On Target ABA</u></p> <p>Address: <u>████████████████████</u></p> <p>Ph: <u>██████████</u> Fax: <u>██████████</u></p> <p>E-mail: <u>████████████████████</u></p>	<p>Representative at Hearing (if different than Owner)</p> <p>Name: _____</p> <p>Address: _____</p> <p>Ph: _____ Fax: _____</p> <p>E-mail: _____</p>
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Nature of Request	Code Section	Description
1. Allow Day Care Use Group I-4 in Office - Laboratory Use Group B	1175.03; 1149.02	767 Beta Dr is existing Office use. On Target ABA proposes to utilize approx 12,000 SF to provide Intensive Behavioral
2. zoning district		Intervention therapy to patients ages 3-6 diagnosed with Autism.
3.		

NOTE: A narrative is required with the application when applying for a Conditional Use Permit addressing the Guidelines set forth in Exhibit "A" per Section 1149.02.

Applicant's Signature: ████████████████████ Date: 10/30/2023

Property Owner's Signature: ████████████████████ Date: 10/30/2023

STANDARDS FOR CONDITIONAL USE PERMITS – Guidelines

- (1) Land Use Policy. The proposed use and development will be in keeping with the land use and planning policies established by the Municipality, including any Master Plan then in effect.
- (2) Ordinance Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Zoning Code was enacted and for which the regulations of the district in question were established.
- (3) No Nuisance. The proposed use and development will not create any public nuisance by reason of noise, smoke, odors, vibrations, objectionable lights or congestion of traffic.
- (4) No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse impact upon adjacent property, the character of the neighborhood or area, property values in the immediate vicinity, or the public peace, health, safety, and general welfare.
- (5) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to excessively interfere with the use and development of neighboring property in accordance with the applicable district regulations.
- (6) Adequate Public Facilities. The proposed use and development will have no undue financial burden on the Municipality and be served adequately by the existing level of essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools. If the existing level of public facilities and/or services is or may be inadequate, the applicant must commit to adequately providing such services for itself.
- (7) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- (8) No Destruction of Significant Features. The proposed use and development will not result in unnecessary destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.
- (9) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision(s) of this Section of the Zoning Code authorizing such use and any other applicable provisions of the Zoning Code imposed on the proposed use if the use is permitted in another Use District.
- (10) Community Benefit. The proposed use will provide benefit to the community because the proposed use is not currently or commonly available in the Municipality.
- (11) Economic Impact. The proposed use has the potential to create a positive economic impact by creating or expanding employment opportunities and increasing tax revenue within the Municipality.

Signature _____

Date 10/30/2023

2022

STANDARDS FOR CONDITIONAL USE PERMITS – Guidelines

(1) Land Use Policy. The proposed use and development will be in keeping with the land use and planning policies established by the Municipality, including any Master Plan then in effect.

Yes, 767 Beta Dr is existing Office use. On Target ABA proposes to utilize approximately 12,000 SF to provide Intensive Behavioral Intervention counseling therapy to patients ages 3-6 diagnosed with Autism.

(2) Ordinance Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Zoning Code was enacted and for which the regulations of the district in question were established.

Yes, our use is similar to those of many of our neighbors. Hopebridge, a direct competitor, is located one building behind ours. We Rock The Spectrum, an autism gym and Occupational Therapy center is located across Beta Drive. Kidtown Eduplay Center, a daycare, is located next door.

(3) No Nuisance. The proposed use and development will not create any public nuisance by reason of noise, smoke, odors, vibrations, objectionable lights or congestion of traffic.

None.

(4) No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse impact upon adjacent property, the character of the neighborhood or area, property values in the immediate vicinity, or the public peace, health, safety, and general welfare.

Our use would complement that of some of the surrounding businesses. We would be a great referral source for We Rock The Spectrum Gym, which is currently trying to expand. Similar to the proposed premises in Mayfield Village, our current space in Mayfield Heights, has a daycare located next door. Many of our families have other children whom they drop off at the adjacent daycare. If we occupy the proposed premises in Mayfield Village, our presence will positively impact enrollment and staffing at Kidtown Eduplay Center next door.

(5) No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to excessively interfere with the use and development of neighboring property in accordance with the applicable district regulations.

None.

(6) Adequate Public Facilities. The proposed use and development will have no undue financial burden on the Municipality and be served adequately by the existing level of essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools. If the existing level of public facilities and/or services is or may be inadequate, the applicant must commit to adequately providing such services for itself.

The existing level of public facilities and/or services are more than adequate for On Target ABA's proposed use. 767 Beta Drive, where Target ABA will be located, is part of a 5-building office campus which has a total of approximately 430 parking spaces to support parking of approximately 60,859 square feet of leasable space which is 7 cars per 1,000 square feet leased.

(7) No Traffic Congestion. The proposed use and development will not cause undue traffic

congestion nor draw significant amounts of traffic through residential streets.

Access to the property is through major commercial streets and will not cause undue traffic or congestion.

(8) No Destruction of Significant Features. The proposed use and development will not result in unnecessary destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

None.

(9) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision(s) of this Section of the Zoning Code authorizing such use and any other applicable provisions of the Zoning Code imposed on the proposed use if the use is permitted in another Use District.

The drawings for the Premises have been approved by the Mayfield Village Building Department per OBC 107.5 according to the letter from Michael H. Wildermuth dated October 16, 2023. Complete and detailed drawings of the Fire Alarm System shall be submitted to the building department for approval prior to proceeding on that portion of the work according to OBC 907 and coordination of the location of portable fire extinguishers (per OBC 906) with Fire Department requirements. (See attached drawings and drawings approval letter).

(10) Community Benefit. The proposed use will provide benefit to the community because the proposed use is not currently or commonly available in the Municipality.

Our presence in Mayfield Village would provide needed access to care for families with children who have autism. Access to care is extremely limited, with most reputable ABA providers having wait lists ranging from 3 months to 1 year (Hopebridge in Mayfield has a waiting list of 3-6 months; other locations have wait times of 6-12 months).

Part of On Target ABA's mission has been to provide quick and easy access to care. We can typically provide services to new intakes immediately, and our wait times have never exceeded 30 days for center-based services. We have raised our wages to 25-30% more than our competitors to maintain this level of service.

(11) Economic Impact. The proposed use has the potential to create a positive economic impact by creating or expanding employment opportunities and increasing tax revenue within the Municipality.

We expect to have 65 employees present for 7-8 hours per day, consisting of 45 full time employees and 40 part time employees. Their wages should total approximately \$3 million/year, bringing municipal tax income to Mayfield Village.

Children with autism often have medical issues and must visit primary care doctors and specialists more often than typically developing children. The Landlord has expressed the hope that On Target ABA's presence will attract pediatric medical tenants to consider leasing a portion of the 17,000 square feet of vacant spaces in this five-building complex.

The Mayor and the Finance Director support having On Target ABA as a new business in Mayfield Village and have provided an Income Tax Rebate proposal dated 9/7/2023 providing

for an annual rebate of 20% of the municipal income taxes for 5 years (provided On Target ABA's payroll stays above \$1,500,000 per year). (See attached proposal rebate letter dated 9/7/2023).