

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**

Owner

**Representative at Hearing
(if different than Owner)**

Name: We Rock the Spectrum - Cleveland

Name: _____

Address: 700 Beta Dr. Suite 300

Address: _____

Ph: 814.490.6640 Fax: _____

Ph: _____ Fax: _____

E-mail: alexschriefer@yahoo.com


E-mail: _____

Nature of Request	Code Section	Description
1. Conditional Use	1153.02 - U-6	Existing Zoning "Production-Distribution", Proposed Conditional Use "I-4 INSTITUTIONAL"
2.		
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: 3/7/2024

Property Owner's Signature: 

Date: 3/7/24

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 3/7/24

We Rock The Spectrum Cleveland
700 Beta Dr. Ste. 300 Mayfield, OH 44143
(814) 490 6640
info@werockthespectrumcleveland.com
www.werockthespectrumcleveland.com



Guideline Questions

(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.

Response: Yes - New interior tenant within an existing multi-tenant building.

(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.

Response: Yes – New interior tenant of an existing multi-tenant building. Existing tenants are of the same/ similar Use Groups and the new tenant will be in harmony with their direct neighbors, neighbors of Beta Dr., and Mayfield Village.

(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.

Response: Correct – The proposed tenant will not impose any nuisance to their direct neighbors, neighbors of Beta Dr., nor Mayfield Village.

(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.

Response: Correct – The proposed tenant has no foreseeable adverse impact to their direct neighbors, neighbors of Beta Dr., nor Mayfield Village.

(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.

Response: Correct – The proposed tenant has No Interference with Surrounding Developments.

(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.

Response: Correct – The proposed tenant will have Adequate Code Compliant Public Facilities. The existing structure has adequate public utilities, accessibility and necessary life safety equipment including a fire suppression sprinkler system.

(7) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

Response: Correct – The proposed tenant will not cause undue traffic and does is within the beta drive district which does not need access 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.

Response: Correct – New interior tenant within an existing multi-tenant building.

(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.

Response: Correct – New interior tenant of an existing multi-tenant building. Existing tenants are of the same/ similar Use Groups and the new tenant will be in harmony with their direct neighbors, neighbors of Beta Dr., and Mayfield Village.

(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.

Response: Our goal is to provide a much needed resource for children and their families; a place where children with disabilities and neuro-typical children can play and learn together in a truly integrated environment with an added bonus of teaching patience, tolerance and acceptance. This international franchise is the only sensory kid's gym in the country designed for children of all abilities and will be the first gym of its kind in the Northeast OH region.

(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.

Response: Our business brings a positive economic impact through expanding employment opportunities and increasing the tax revenue for the Village while providing a unique facility that enhances the community.

Sincerely,

Alexandra R. Schriefer
Alexandra Schriefer

Owner, We Rock the Spectrum Cleveland

March 6, 2024

Mayfield Village
Attn. Building Department
6622 Wilson Mills Rd.
Mayfield Village, OH 44143

RE: We Rock The Spectrum Cleveland
700 Beta Drive Ste. 300



Conditional Use Narrative

Please find the attached documents for the Conditional Use Application for a new I-4 Institutional Use to be located at 700 Beta Dr. Suite 300, Mayfield Village, OH 44143.

The proposed tenant is "We Rock The Spectrum – Cleveland"(WRTS) and they serve families of neurotypical and neurodiverse children in the greater Cleveland area. Their center will host open play, clubs, camps, special events, birthday parties and support groups for the parents. Their goal is to be a hub for the special needs community where children can explore, learn, and grow. Following this letter is a portion of WRTS's business plan that goes into further depth about their function and mission.

The proposed location is a great business for the Beta Dr. as it requires no change of use for the building and minimal changes to the interior structure. It should also be noted that the building is a multitenant building and the previous tenant had the same I-4 Conditional Use.

Feel free to contact me if any additional information is needed for the consideration of the Conditional Use Application.

Regards,

A handwritten signature in blue ink, appearing to read 'Edward T. Parker', with a long horizontal flourish extending to the right.

Edward T. Parker AIA, NCARB, LEED AP
Meld Architects, Inc.

I. Executive Summary

Overview

We Rock the Spectrum Kid's Gym (WRTS) is a sensory-based, inclusive gym founded in 2010 to provide a safe place for neurodiverse and neurotypical children to play and grow together. It is specifically designed to welcome children with special needs and give them and their families a place where they never have to say "I'm sorry."

Business Concept

WRTS Kid's Gym franchise is an independently owned and operated children's gym committed to providing a safe, nurturing, non judgemental and fun environment to foster learning and exploration and provide safe sensory experiences for all children. A WRTS Kid's gym includes various unique equipment to assist children with neurological growth including but not limited to: sensory based swings and toys, an indoor play structure, motor play toys and equipment, an arts and crafts/fine motor area, a toddler area and imagination stations.

The unique sensory structures found at WRTS Kid's Gyms include twelve pieces of specialized equipment that are specifically designed for children with sensory processing disorders. This equipment aids them in regulating their sensory processing systems while they learn and play. Although it is specialized, all children can and will benefit from the use of this equipment at our gym in order to play and grow. This unique gym is the only one of its kind that offers an inclusive philosophy so that children of all ability levels can "play with a purpose" while socializing and playing together.

Company Goals

Our goal is to provide a much needed resource for children and their families; a place where children with disabilities and neuro-typical children can play and learn together in a truly integrated environment with an added bonus of teaching patience, tolerance and acceptance.

Target Market

The target market for the services offered by WRTS Kid's Gyms include neuro-typical children ages 1 to 13 years old, neurodiverse children of all ages, as well as parents seeking play centers that incorporate activities to promote strength building, modulation of sensory processing patterns, behavior modification, socialization and fine and gross motor development. The market for children's activities in Cleveland is well established, however, facilities currently in operation are not suited for children with special needs.

II. Company Description

Mission Statement

Our goal is to provide a much needed resource for children and their families; a place where children with disabilities and neuro-typical children can play and learn together in a truly integrated environment with an added bonus of teaching patience, tolerance and acceptance.

Company Philosophy and Vision

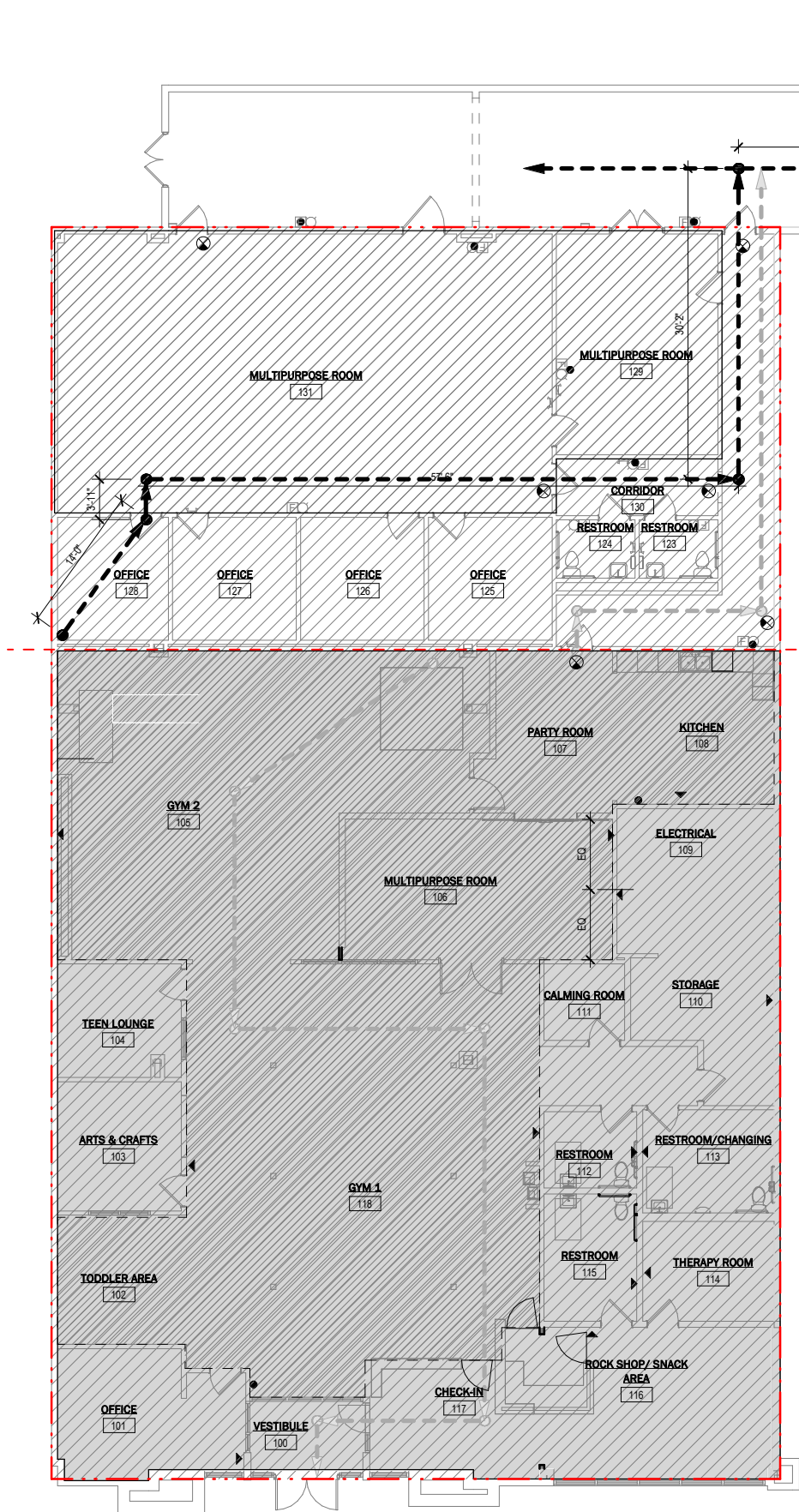
We Rock the Spectrum Kids Gyms was founded to provide a safe place for children of all ability levels to “play with a purpose” while growing, developing and having fun. As the only kids gym that offers an inclusive philosophy we have found all children can benefit from our uniquely designed sensory equipment that is specifically designed to aid children with sensory processing disorders.

Principal Members

Alexandra Schriefer, owner

Legal Structure

As of July 13, 2022, We Rock the Spectrum Kid's Gym - Cleveland has been established as Alexandra Rhea, LLC, an Ohio limited liability company. Our Tax ID# is 4895271. Percentage share of Membership Interests: Alexandra Schriefer 100%.



ADDITIONAL SPACE

EXISTING CONDITIONAL USE PERMIT

I-4 INSTITUTIONAL
 EXISTING FLOOR AREA = 5,630 SQUARE FEET
 NEW FLOOR AREA = 2,830 SQUARE FEET
TOTAL FLOOR AREA = 8,460 SQUARE FEET

EXISTING OCCUPANT LOAD = 86 OCCUPANTS
 NEW OCCUPANT LOAD = 42 OCCUPANTS
TOTAL OCCUPANT LOAD = 126 OCCUPANTS

EXISTING

INSTITUTIONAL (1,348 SF): OUTPATIENT = 100 GROSS
 14 OCCUPANTS

ASSEMBLY (3,385 SF): EXERCISE ROOMS = 50 GROSS
 68 OCCUPANTS

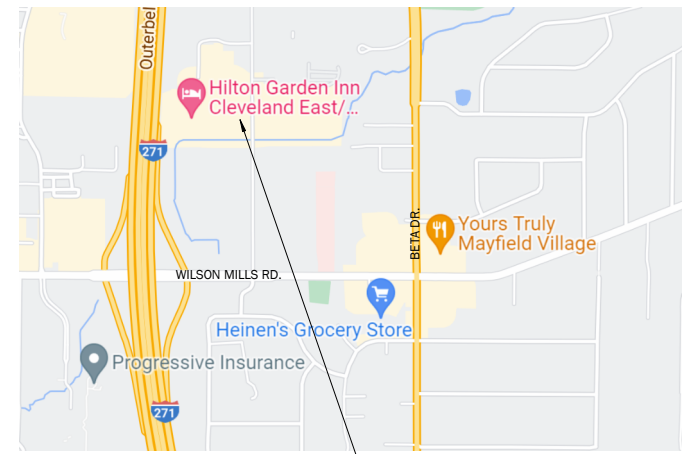
STORAGE AREAS (900 SF) = 300 GROSS
 4 OCCUPANTS

NEW

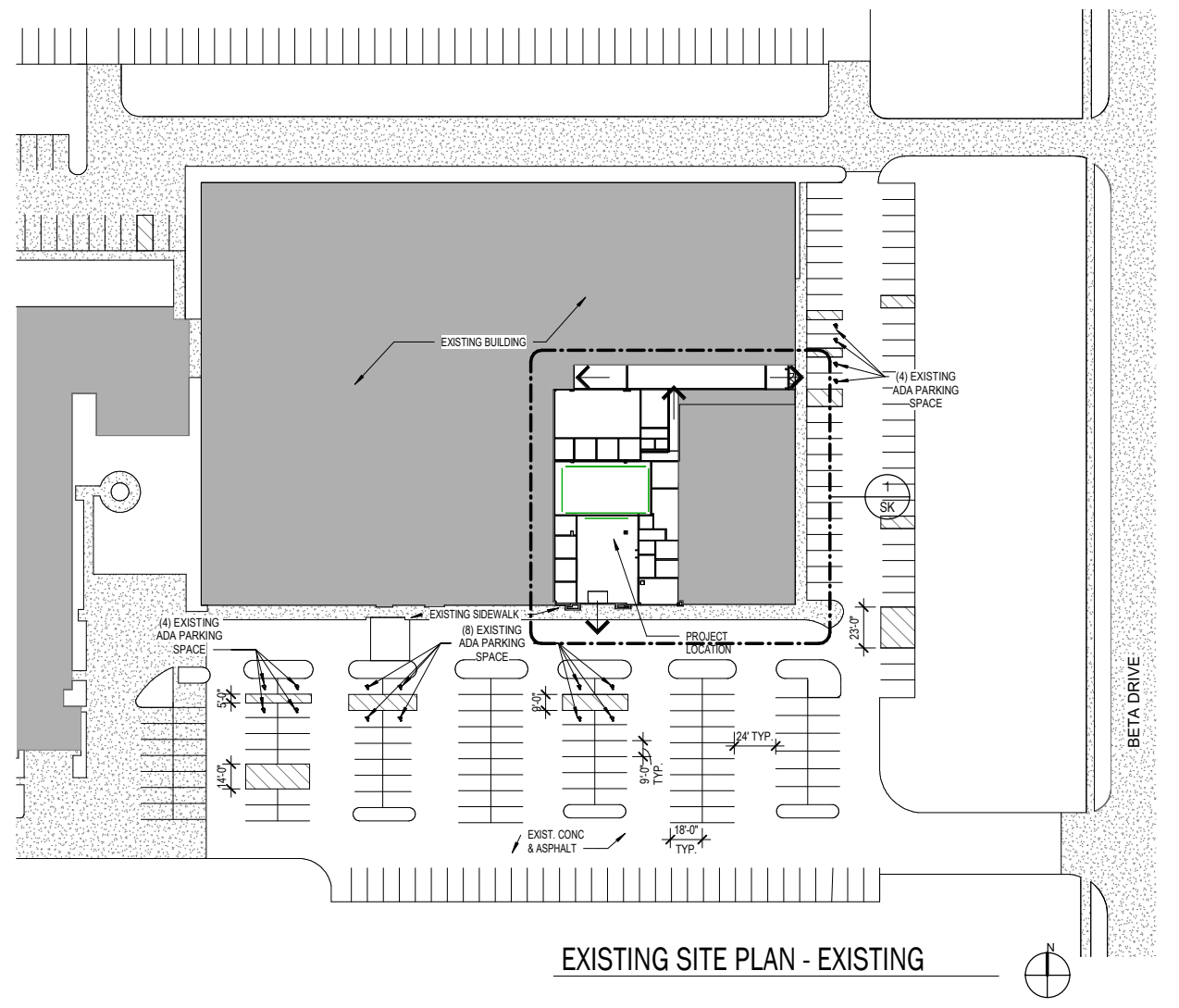
NEW ASSEMBLY (1,692): MULTIPURPOSE ROOMS = 50 GROSS
 34 OCCUPANTS

NEW INSTITUTIONAL (625): OUTPATIENT = 100 GROSS
 8 OCCUPANTS
 CLASSROOM

LOCATION MAP



PROJECT LOCATION



EXISTING SITE PLAN - EXISTING



ADDITION TO EXISTING CONDITIONAL USE PERMIT

We Rock The Spectrum
 700 Beta Dr. #300, Mayfield Village, OH 44143

