

# **Multi-Sound Studios**

6463 Maxtown Road

## **Preliminary Development Plan Text**

### **Background and Introduction**

Mr. Daniel Bino (Applicant) is the owner/ operator of Multi-Sound Studios, currently located in the borough of Queens, New York City. Daniel is proposing to open a second studio in Genoa Township.

Multi-Sound Studios is a rehearsal space for musicians. Individuals or groups of musicians rent out rehearsal space on a monthly basis. Each room is sound-isolated from the exterior and as well as the other internal rooms. By necessity of the business model, sound transference to the surrounding properties is not a concern.

The proposed location is an existing residence located on 1.209 acres on Maxtown Road. The parcel is currently zoned Rural Residential (RR) and the proposed business requires rezoning to Planned Commercial District (PCD). Parcels to the north are zoned for residential use. The adjacent parcel to the west has been rezoned PCD and the parcel to the east is anticipated to also be approved for rezoning to PCD at the time of this application.

Rezoning this property is consistent with the Genoa Township Comprehensive Land Use Plan adopted in 2016. Recommended future land use for this property on that map is listed as Commercial Office (Planned).

The proposed project includes an existing residential structure and a proposed addition. The existing structure of 2,466 s.f. will be renovated and converted to studio spaces. The applicant is proposing that the existing house be enlarged with the addition of a second floor above single height spaces—these spaces will be extruded within the existing footprint of the house. The resultant structure is 3,381 s.f.

A second addition to the property will be made by an additional structure connected to the existing one via an enclosed walkway. The second building will be three stories and 4,452 s.f. The connecting breezeway will be an additional 383 s.f.

In total, the proposed project is 8,216 s.f. of enclosed space. This equates to 25 individual music rehearsal spaces. The site includes 25 parking spots and a loading zone to accommodate instrument pickup and dropoff. No 18-wheel deliveries or commercial dumpsters are necessary for their operation.

Pursuant to Article 27 of the Genoa Township Zoning Resolution, the applicant is submitting an application for approval of a Zoning Map Amendment including the required Preliminary Development Plan and the Development Plan Text.

## **Applicant Information**

A) Address / parcel identification number:	6463 Maxtown Road / 31734105002000
B) Property Owner Contact Information:	Multi-Sound Studios Mr. Daniel Bino 6463 Maxtown Road Westerville, OH 43081
C) Applicant:	Same as Owner
D) Architect:	Keiser Design Group 800 Cross Pointe Rd. Gahanna, OH 43230
E) Acreage:	1.209
F) Present Use:	Residential
G) Present Zoning:	Rural Residential (RR)
H) Proposed Use:	General Office
I) Proposed Zoning:	Planned Commercial District (PCD)
J) Proposed Density:	Two Units

### **Relationship and Compatibility to Existing and Probable Uses:**

West and East of development is a Planned Commercial District (PCD). Next lot west of this PCD is zoned Light Industrial. South of proposed development on Maxtown Road is City of Westerville zoning Planned Industrial. North and east of the parcel is zoned Planned Residential District (PRD).

### **Time Schedule**

The proposed development will be constructed in one (1) phase with construction completed within one year of final development plan approval.

### **Review of Applicable Zoning Articles:**

#### Article 12 – Planned Commercial District:

#### Article 16 - General Development Standards:

Proposed plan is compliant with all the provisions of Article 16.

#### Article 18 – Sign Standards:

Proposed plan is compliant with all the provisions of Article 18.

#### Article 19 – Parking Standards:

Proposed plan is compliant with all the provisions of Article 19. Minimum parking is per Section 1904.25 3 parking spaces per 1,000 SF of building.

#### Article 20 – Landscaping Standards:

#### Article 21 – Lighting Standards:

Proposed plan is compliant with all the provisions of Article 21

#### Genoa Township Comprehensive Plan:

The 2019 Comprehensive Plan recommends this parcel for planned commercial development (See Chapter 4, Planning Area 6 recommendations and Comprehensive Plan Map).

**Requested Divergences:**

1. **Section 1203.01** Only parcels of at least five (5) acres in size or adjacent to other parcels zoned PCD or under application for Rezoning to PCD that collectively sum five (5) acres or more shall be considered for PCD zoning.

**REQUEST:** As the parcel is only 1.206 acres and NOT part of a larger Planned Commercial District, the divergence will be required.

2. **Section 1203.03** Where the Lot Lines separate a Planned Commercial District from a Residential or Planned residential District:

- A) There shall be created, at a minimum, an undeveloped green strip of seventy-five (75) feet planted with grass and/or landscaped with the purpose of providing year-round combination of shrubs and trees and;

**REQUEST:** The existing house and accessory storage shed are both within the seventy-five (75) foot greenspace setback. Waive the requirement for these existing structures. Establish the following green space setbacks:

- Rear (North) green space setback: 63'-0"
- Side (West) green space setback: 6'-0" from the adjacent PCD property
- Side (East) green space setback: 6'-0" from the adjacent PCD property, 75'-0" from the adjacent residential parcels
- Front (south) green space setback: 25'-0" from the property line
- Create a boundary around the existing house exempted from the green space requirements to allow for future site improvements, such as walkways and ramps needed for circulation. This boundary is established as follows:
  - 10'-0" from the southern-most extent of the existing roof,
  - 5'-0" from the extent of the existing roof on either side of the house,
  - 5'-0" from the rear edge of the existing deck

- B) A visual and mechanical barrier, in accordance with Section 2003, shall be provided seventy-five (75) or more feet from said Lot Lines.

**REQUEST:** Waive the requirement of a visual and mechanical barrier at seventy-five (75) feet or more from the lot line, a fence is proposed according to 1204.05 along said lot lines and the existing trees already provide a visual barrier.

3. **Section 1208.01** Minimum Yard requirements: Front, Side, and Rear Yards shall be designed so that no building is closer than fifty (50) feet to any other Building. No Buildings shall be closer than one-hundred (100) feet to any District boundary line or one-hundred (100) feet from and Street Right-of-Way.

**REQUEST:** Waive the fifty (50) foot separation between buildings requirement.

The existing house and accessory storage shed are both within the one-hundred (100) foot setback, waive the setback requirements for these existing buildings and establish the following building setbacks:

- Rear (North) building setback: 78'-3", the line established by the extent of the existing roof

- Side (West) building setback: 8'-0" from the adjacent PCD property
- Side (East) building setback: 85'-0" from the adjacent residential parcels, the line established by the west face of the existing garage. 8'-0" from the adjacent PCD property
- Front (south) building setback: 100'-0" from the property line

**The Preliminary Development Plan submitted shall support the following requirements:**

**1201 Intent and Purpose:**

The proposed development comports with all of the standards and intents and purposes of the approved Planned Commercial District (PCD).

1201.01 Proposed development:

- A) Will preserve and extend the charm and beauty existent in and inherit to the rural residential character of Genoa Township by designing a building with a residential look and providing as much green space as feasible.
- B) Will provide economic and social advantages.
- C) Will have no adverse impact to patterns of Open Space and recreation areas.
- D) Will preserve and utilize natural topography and geological features, trees and prevent the disruption of natural drainage patterns by designing storm management compliant with Delaware County standards.
- E) Will promote an efficient use of land that does not require any substantial utilities or street extensions.
- F) Will promote development patterns in harmony with land use Density, transportation facilities and community facilities.

1201.02 Proposed development has existing access to public water (Delco) and an existing septic system on site.

**1202 Contiguity of Land and Project Ownership:**

1202.01 The parcel is a single lot and is not divided by a state or federal highway or railroad right-of-way.

1202.02 The planned development is currently owned by a single entity (the applicant).

**1203 General Requirements:**

1203.01 Applicant is requesting a divergence as the parcel is under 5 acres.

1203.02

- A) Development is less than 20 acres and has direct access to Maxtown Road
- B) Does not apply as the development is a single parcel less than 20 acres.

1203.03

- A) The existing house and accessory storage structure are both within the 75 foot green space requirement. Applicant is requesting a divergence from this provision.
- B) A fence is proposed along the lot line separating this property from the residential areas. Applicant is requesting a divergence from providing a second visual and mechanical barrier 75 feet from the lot lines.

1203.04 RESERVED

1203.05 RESERVED

1203.06 Total land occupancy including parking and building are 19%, less than the maximum 75%.

1203.07 Total floor area is 3,381 square feet, less than the allowable of 65,000 SF.

1203.08 Stormwater management will be designed per Delaware County standards and will be submitted, reviewed, and approved prior to construction.

1203.09

A) Reserved

B) All parking lots are screened from adjoining street (Maxtown Road).

C) Parking setback along Maxtown Road is compliant at 25 feet.

1203.10 No streets are proposed.

1203.11 All sidewalks are private and will be standard concrete, no public sidewalks are proposed.

1203.12

A) Land clearing will be only those areas required for the building, parking, and detention.

B) Only trees within 15 feet of the area reserved for a future building will be cleared. Dead trees that are currently on the site will be cleared.

C) Only trees within five feet of the proposed parking area will be cleared. Dead trees that are currently on the site will be cleared.

1203.13 Landscape plan is proposed that meets Article 20 of the Genoa Township Zoning Resolution.

#### **1204 Required Conditions for Businesses:**

Applicant is prepared to certify compliance with the items in Section 1204 in the Final Development Plan.

All activities related to the use of the development will be conducted in the buildings.

Proposed development will create no noises that will disturb adjacent property owners.

No emissions of toxic or noxious matter will be permitted.

No emissions of odors or vibrations which can be detected without the use of an instrument is proposed.

All exterior lighting is down cast and wall mounted on the exterior of building. No parking lot site lighting is proposed.

No residential uses are proposed.

No raw materials are proposed for processing.

All exterior hard surfaces are either concrete or paved asphalt.

The storage and utilization of solid, liquid and gaseous chemicals and other materials will comply with Article 1306.12.

No radioactive material use or handling is proposed.

**1205 Permitted Principal Uses:**

Proposed development will be general office.

**1206 Permitted Accessory Uses:**

1206.01: The existing accessory storage building on the site will remain unchanged.

**1207 Prohibited Uses:**

Applicant is not proposing any of the prohibited uses in Article 1207.

**1208 Dimensional Requirements:**

1208.01 No building is closer than 50 feet to any other building. The existing building and accessory storage shed are both located within the 100 foot building setback requirement. A divergence will be requested for this provision.

1208.02 Building height is less than the maximum of 35 feet. No antennas or towers are proposed.

**1209 Administration and Enforcement:**

The applicant is prepared to submit a Final Development Plan as required after approval of the Zoning Map Amendment.