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APR 24 2014

GC PLANNING COMMISSION

Project Name: Braden's Fitness / CrossFit 43123

Project Number: 201404080016

Date of Plan Submittal: 4/8/2014

Submitter Name: Timothy Braden

Zoning Narrative

My wife and I have always been big into fitness and just being healthy overall; and we were always trying to help our friends and family with their struggles as well. Last summer, after many people had questioned why we had not charged people to come and work out with us, we started a fitness "boot camp", as we called it, in our backyard. We quickly grew to almost 20 clients that were paying us on a monthly basis to come and have us train them in our backyard. Lindsey and I really enjoyed doing this, as I graduated from Otterbein College with a degree in sports medicine with a minor in coaching, as well as received certifications of all kinds to be a personal trainer, crossfit coach, etc. Lindsey has also worked really hard to achieve her certifications, and would love to continue to earn more. When we got closer to the winter months, a lot of our clients asked where we were going to move so we could continue with our Boot Camp, as they felt comfortable in our group of people, they enjoyed coming to work out with us, and most importantly, they were finally starting to see the results they were working so hard for. We refused to let them down so we began our search for a location to open up Braden's Fitness.

We finally got in touch with Ron Buckles and he was thrilled to have us move into his "red barn", as everyone calls it, and we took all the steps we were told we needed to take to move in and officially open. We had our "grand opening" the end of November of last year and not only did all of our clients from our backyard follow us, we started gaining members left and right and are now up to 53 members.

With our growth we have decided to become CrossFit Affiliates and move into a Warehouse type facility where we can train with higher ceilings which are required for our type of functional training. In CrossFit we do plyometrics, jumping rope, Wall Balls, flip tires, use bumper weight plates that can be dropped to the ground. Being in a Warehouse type facility is safer and more efficient to be in then a traditional retail environment. It also allows us to keep our membership very low while still maintaining a safe, functional, and well organized training facility. The sheer cost of a retail space large enough for our needs is 4 to 6 times more expensive. This type of space would require us to increase membership beyond what the space would safely hold for our type of training. CrossFit is a functional training program that many police, fire, and military personal use to prepare their bodies for their duties. The individuals that come to us want something different within their fitness goals and environment. So the old school gym feel with the new school training techniques is exactly what most individuals want this can only be accomplished within the warehouse environment. This has proven correct in thousands of CrossFit gyms

around the world as well as right here in Grove City. The success of Lexen Xtreme and Columbus MMA located at Garden Court, Grove City Ohio 43123 right off of Stringtown road as well as World of Bounce and the Cheer Center.

We will train small private groups of up to 10 people per class for either a 30 minute Cardio MMA or 45 Minute CrossFit Class. Our current schedule is a 6 am class Monday through Friday, 6 pm-8:45 pm Sunday through Thursday, and 9:30 am-12:30 pm on Saturday. So typically we will only be using the facility for about 3.5 hours per day outside of the typical hours of operation of the businesses in the area. We also wanted to stay within driving distance of our current member base so that we can continually provide services to them. Each class is supervised by a Certified Trainer to insure safety and quality of work. When it comes to parking we will only have Lindsey Braden, my wife, and I, Timothy Josh Braden, as the only instructors/employees with a maximum of 10 students per class. Lindsey and Timothy drive together to the gym so there is only one space taken up. Each class will have 15 minutes from end to beginning of the next class so clients will have time to leave before the next group of students show up. If down the road we decide to add classes we will be adding them in the same manner and there is only one class going on at any given time. With 13 dedicated Paved Parking spaces we will only have a Maximum of 11 cars parking onsite at any given time.

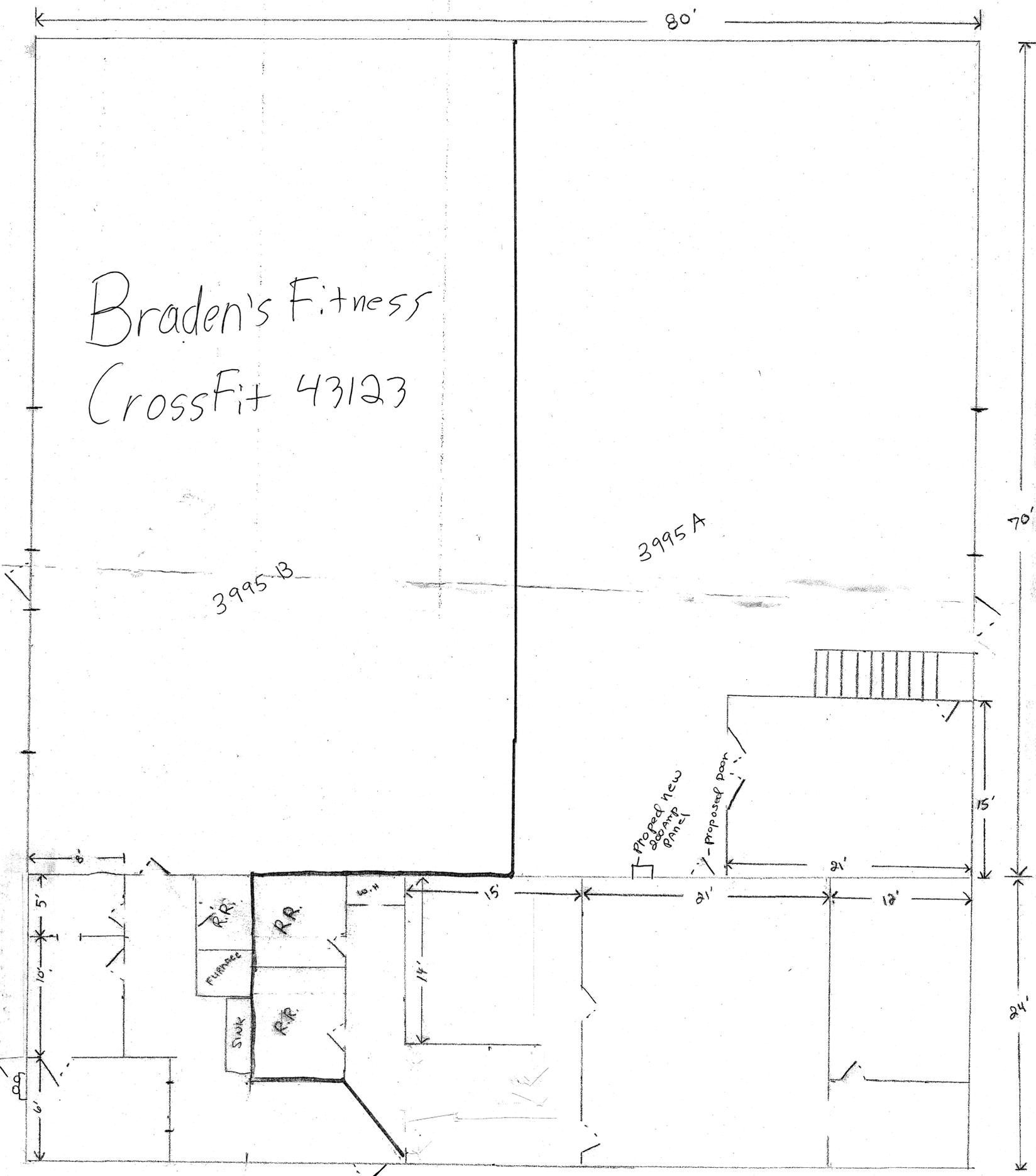
For safety reason the building has at least 2 Lights/Flood Lights on each side of the building and the parking lot has 2 + large light poles with Flood lights on them as well. The Location also has an On Site Security Guard that does routine grounds checks and lives onsite. His name is Ed Peters. Lockers will also be available for patrons, so items are not left in cars unattended.

Moving into this space will allow us to also branch out into the Grove City community to offer a low cost CrossFit Training Facility. We charge approximately 50% less than any other local CrossFit Facilities. We feel that everyone should have a chance to reach their fitness goals and live a healthy life so we do not want money to stand in their way. We also have several charity workouts that we participate in such as Barbells for Boobs (Breast Cancer Awareness), Wounded Warrior Project, and we are working on setting up a charity event for our local Schools. We want to help out kids schools in Grove City in any way we can.

With our facility we will have a dedicated changing room, Office, Check In Counter, bathroom, and training floor. The training floor will be commercial gym flooring, for safety, and will have Rogue Fitness equipment in the facility. We want to go with Rogue Fitness equipment because it is the strongest and safest commercial equipment out there. We hope we can save lives with our fitness programs and truly become a name in Grove City for wellness.

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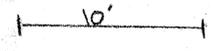


City Administrator _____
 Service Director _____
 Review for the City of _____
 Grove City _____
 Jackson _____
 Township Fire Department _____

THISTLEWOOD CENTER
 STRINGTOWN RD. GROVE CITY, OH
 OWNER: ROBARCO INC.

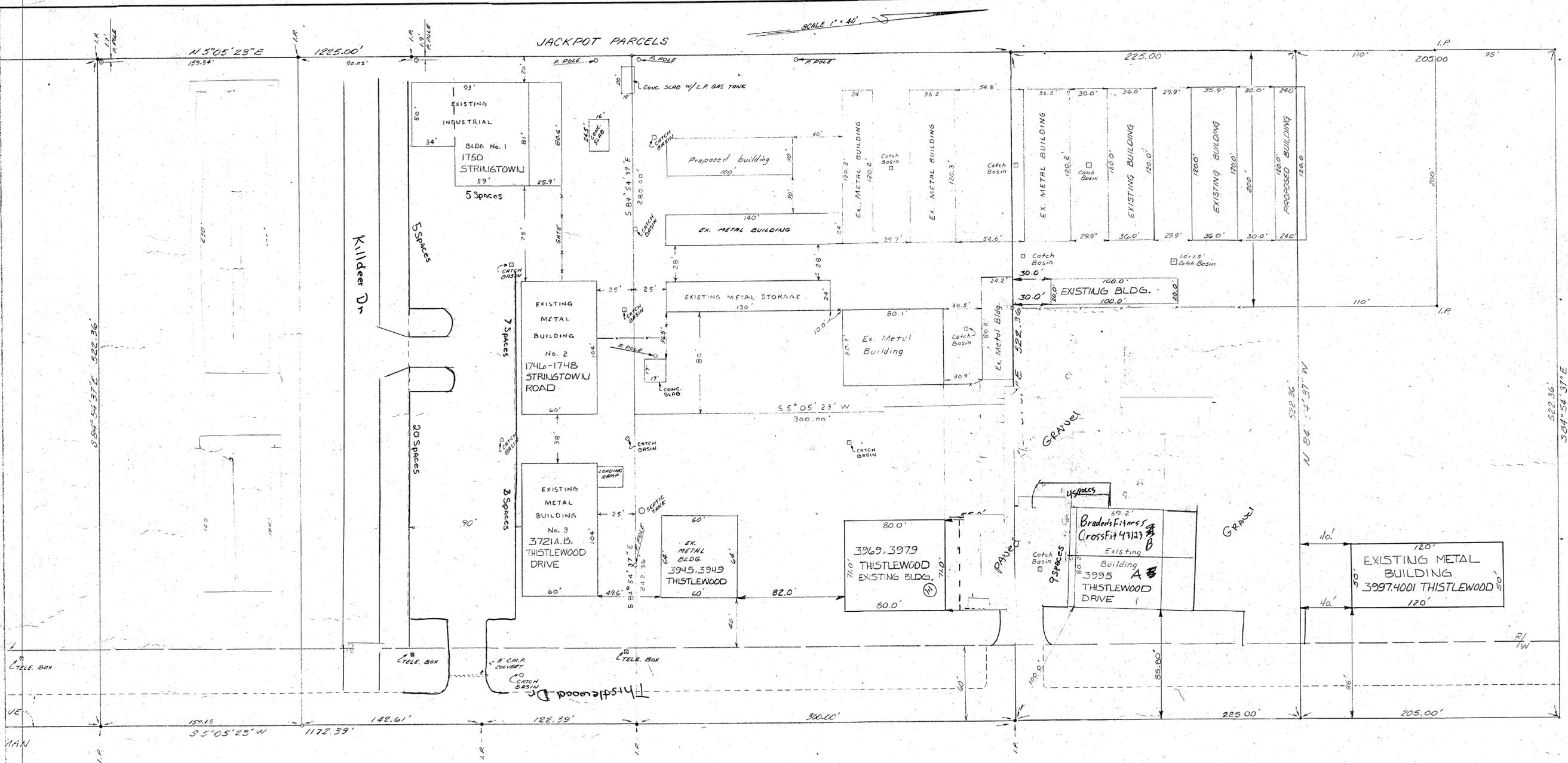
SCALE 1"=40' REVISED: 16 Aug 90
 REVISED 23 JULY 92

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TOLERANCES (EXCEPT AS NOTED)	REVISIONS			SCALE	DRAWN BY	SCALE	MATERIAL
	NO.	DATE	BY				
DECIMAL	1			SCALE	DRAWN BY	SCALE	MATERIAL
±	2						
FRACTIONAL	3			CHK'D	DATE	DRAWING NO.	
±	4			TRACED	APP'D		
ANGULAR	5						
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~ AS-BUILT SURVEY ~

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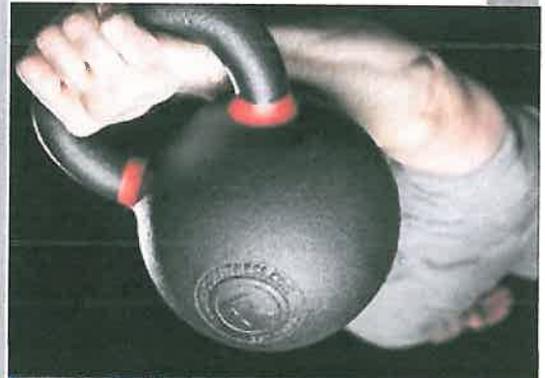
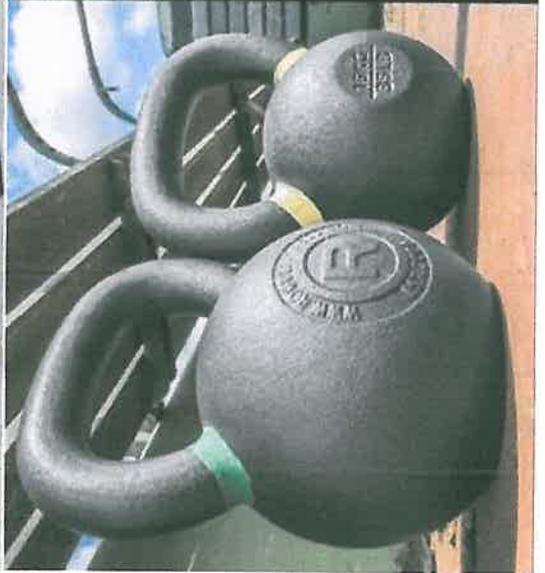
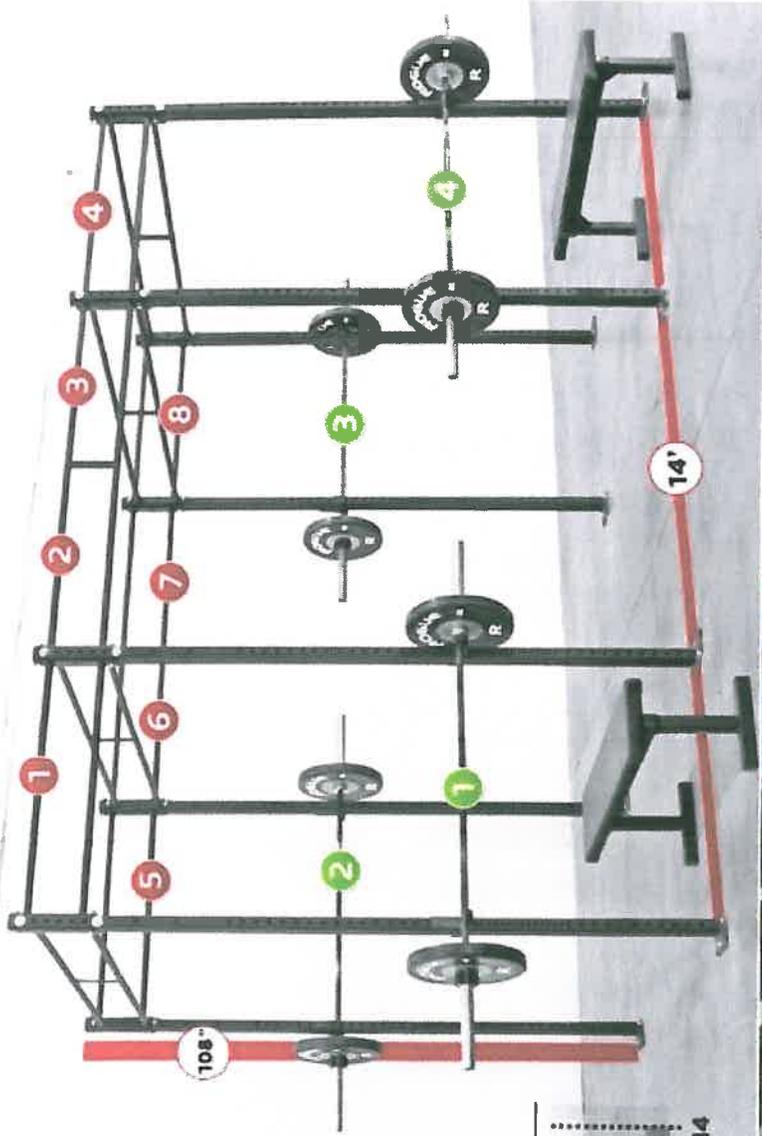


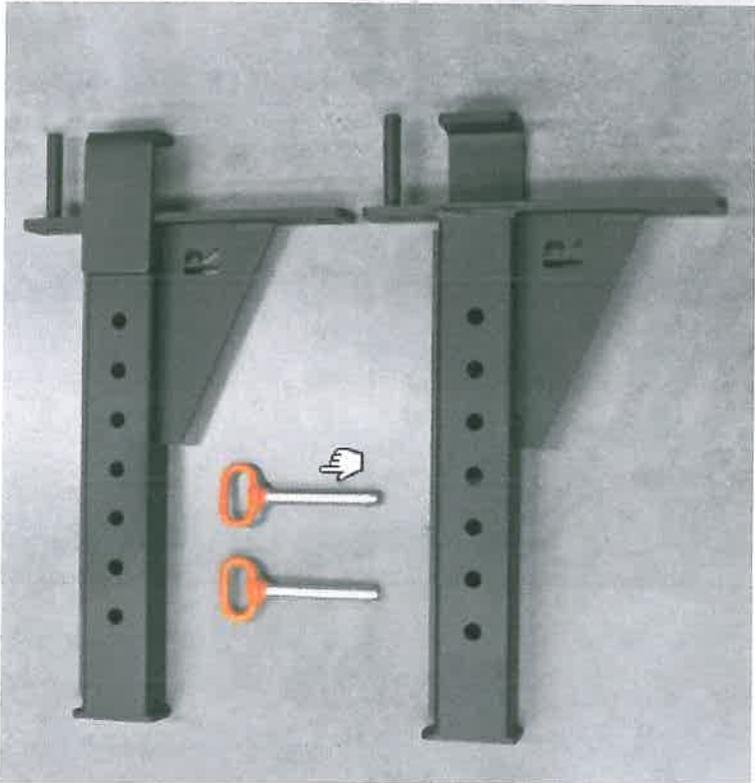
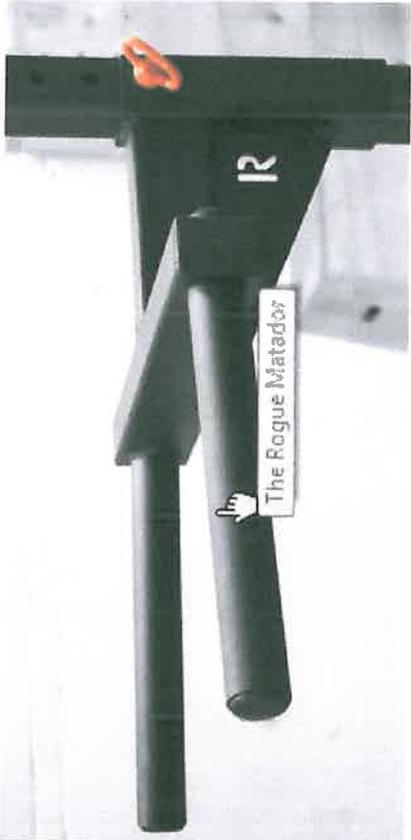




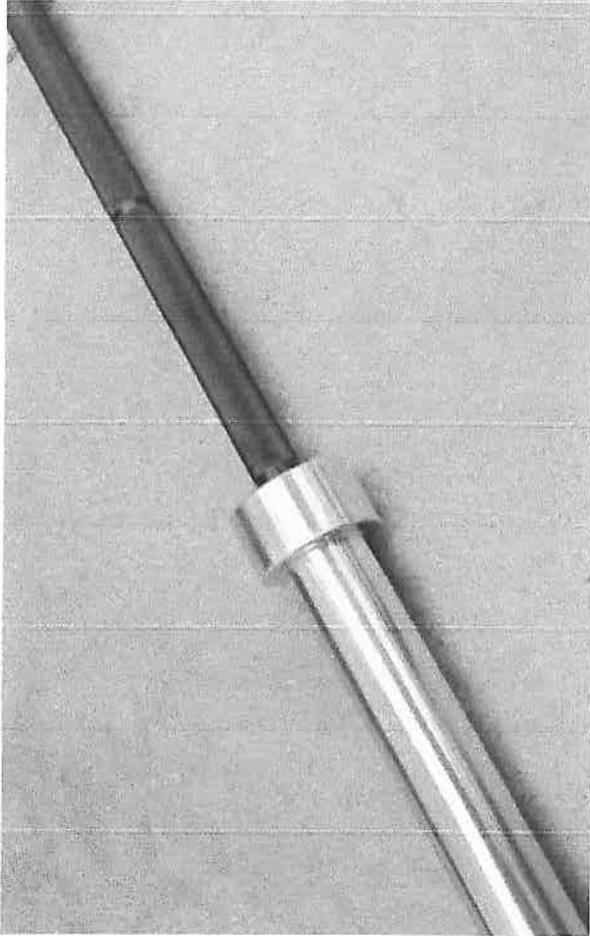
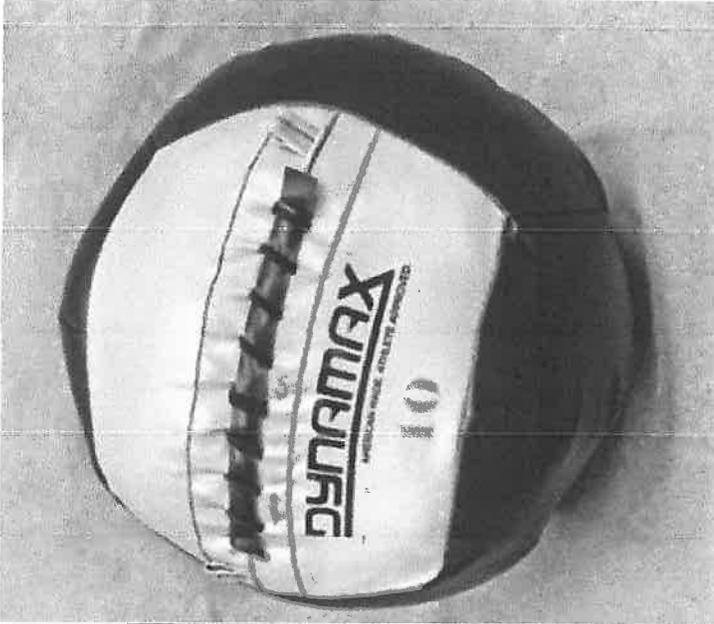












Response Letter to Issues Addressed

Development Department (Kimberly Shields, 614-277-3007)

1. The narrative should more specifically outline the nature of the proposed operation to clarify anticipated traffic on the site. Describe the number of employees, students per class, and any overlap in arrival of a class before the departure of a previous class, to display that adequate parking exists on the site.
 - a. Each class is supervised by a Certified Trainer to insure safety and quality of work. When it comes to parking we will only have Lindsey Braden, my wife, and I, Timothy Josh Braden, as the only instructors/employees with a maximum of 10 students per class. Lindsey and Timothy drive together to the gym so there is only one space taken up. Each class will have 15 minutes from end to beginning of the next class so clients will have time to leave before the next group of students show up. If down the road we decide to add classes we will be adding them in the same manner and there is only one class going on at any given time. With 13 dedicated Paved Parking spaces we will only have a Maximum of 11 cars parking onsite at any given time.
2. The submitted narrative should be revised to eliminate reference to parking in the Home Depot parking lot. All parking lots in the area are privately owned and would require a parking agreement be drafted between property owners if parking will be shared or utilized off site. Please be advised that gravel parking lots are not permitted in the city, therefore all parking for the proposed use will need to be located within the paved portions of the lot (adjacent to the structure or elsewhere on the site, as shown on the submitted site plan).
 - a. This information has been taken out of the narrative.
3. The submitted development plan's title block should be amended to reflect the project name (Braden's Fitness / CrossFit 43123), project number (201404080016), and date of plan submittal.
 - a. This has been added to the Title Block and reprinted
4. The site plan should clearly label the structure or tenant space in which the proposed use will be located.
 - a. The site plan has been labeled as Braden's Fitness/CrossFit 43123
5. Pictures of the structure should be submitted, with a description of any proposed modifications to the exterior of the facility.
 - a. Pictures have been taken and submitted. There will be no changes to the outside structure.

Grove City Division of Police (Jeff Pearson, 614-277-1709)

6. Staff has concerns regarding adequate lighting in the parking lot and the safety of patrons in the parking area. A site plan or pictures of the site should be submitted showing the location of lighting fixtures around the structure and parking lot.
 - a. Pictures have been submitted with Flood Lights circled. The building has at least 2 Lights/Flood Lights on each side of the building and the

- parking lot has 2 + large light poles with Flood lights on them as well (Pictures are attached).
 - b. The Location also has an On Site Security Guard that does routine grounds checks and lives onsite. His name is Ed Peters.
 - c. Lockers will also be available for patrons, so items are not left in cars unattended.
7. A note should be added to the narrative that lockers will be available for patrons, so items are not left in cars unattended.
- a. Note has been added to the narrative

Jackson Township Fire Department (Tammy Green, 614-945-5043)

8. Our records show this address as a S-1 occupancy; Applicant will need to request a change in occupancy.
- a. The occupancy application is being submitted to Mike Boso to obtain the letter of occupancy.
9. More information is needed: floor plan, square footage, etc...
- a. Floor plan with estimated location of the equipment has been provided.