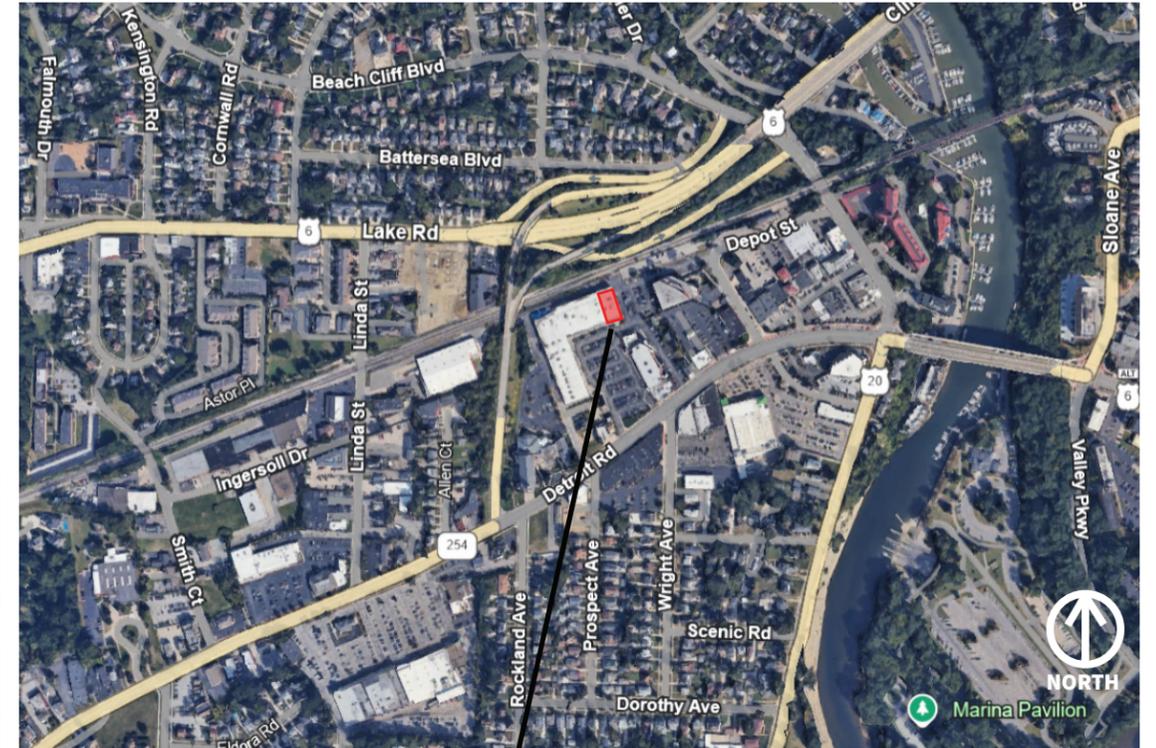


OG STRENGTH & CONDITIONING - ROCKY RIVER

19300 Detroit Rd, Suite C-112, Rocky River, OH 44116



PROJECT LOCATION

PROJECT DESCRIPTION:

The proposed project is for an interior alteration to an existing vacant suite within the Rocky River Beachcliff Market Square shopping plaza, previously occupied by Re/Max, to build out a new fitness facility business.

The existing parking lot and parking garage for the plaza would be utilized by customers and employees during hours of operation.

CATEGORIZATION OF FITNESS FACILITIES IN THE ZONING CODE:

- Fitness Facility is not specifically listed as a use type in the Rocky River Zoning Code.
- *1167.01 Intent - Section (E) GB - General Business District.*

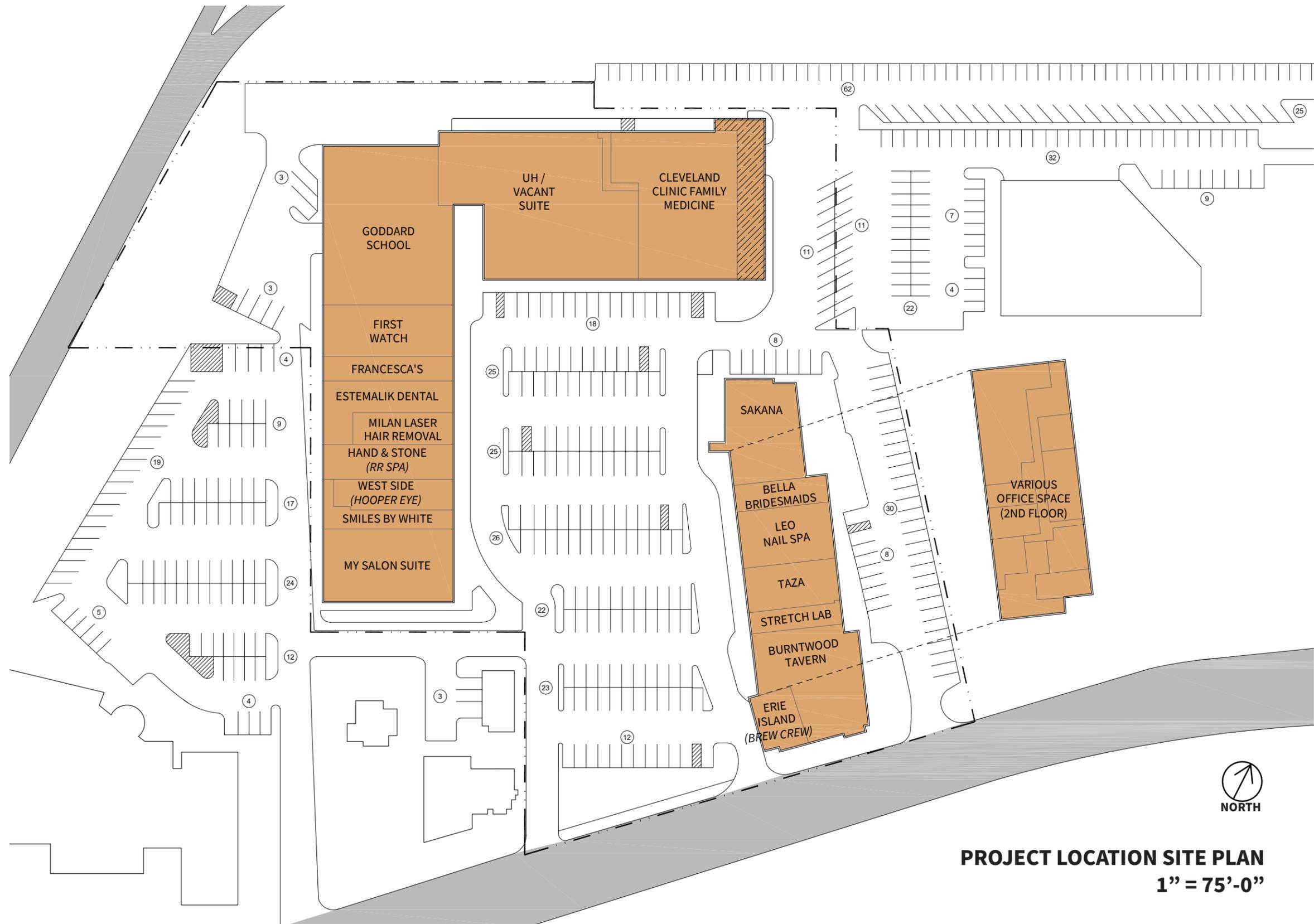
To accommodate a broad range of commercial services and activities in locations adequately served by major streets and other facilities and to provide a wide range of goods and services to a large consumer population coming from an extensive area..

- *Schedule 1167.03 - Permitted Uses - Section 5) Entertainment - Recreation.*

Indoor Commercial Recreation Establishments are permitted as principal uses in the GB - General Business zoning district.

- Per the definition and descriptions of the intended character of the GB-General Business District, we believe a small Fitness Facility aligns with the intent of the General Business district to offer a broad range of commercial services in areas easily accessible by major roads. The surrounding plaza offers a variety of other services including schools, clinics, restaurants and retail. These various services create a wide range in the plaza that can meet the many needs of local residents.





PROJECT LOCATION SITE PLAN
1" = 75'-0"



FRONT PARKING LOT



VIEW FROM FRONT ENTRANCE



VIEW FROM BACK ENTRANCE



BACK ENTRANCE



GARAGE ENTRANCE



VIEW FROM SIDE PARKING



VIEW FROM BACK PARKING



SHARED DUMPSTER

PARKING CALCULATIONS

TENANT	HOURS OF OPERATION	BUSINESS CLASSIFICATION	PARKING RATIO	SQUARE FOOTAGE	CALCULATION	MINIMUM REQUIRED PARKING SPACES
MY SALON SUITES	10AM-7PM DAILY	BEAUTY SALON 5 CHAIRS	2 SPACES/SALON CHAIR	6,000SF	5 CHAIRSx2 = 10	10 SPACES
HOOPER PREVENTATIVE EYE	MON, TUES, THURS: 9AM - 5:30PM, WED: 10AM - 6:30PM, SAT-SUN: CLOSED	MEDICAL / DENTAL OFFICE	4 SPACES/1000sf	2,256	2256/1000=2.3x4=9.1	10 SPACES
SMILES BY WHITE	MON-THURS: 9AM - 6PM, FRI: 9AM - 5PM, SAT-SUN: CLOSED	MEDICAL / DENTAL OFFICE	4 SPACES/1000sf	1,944sf	1944/1000=1.94x4=7.76	8 SPACES
ROCKY RIVER SPA	MON-FRI: 9AM - 9PM, SAT: 9AM - 8PM, SUN: 10AM - 6PM	PERSONAL SERVICE	4 SPACES/1000sf	3,000sf	300/1000=3.0x4=12	12 SPACES
MILAN LASER	MON-THURS: 9AM - 6PM, FRI-SAT: 9AM - 5PM, SUN: CLOSED	PERSONAL SERVICE	4 SPACES/1000sf	2,120sf	2120/1000=2.05x4=8.5	9 SPACES
ESTEMALIK DENTAL	MON-FRI: 8:30AM - 4:30PM, SAT-SUN: CLOSED	MEDICAL / DENTAL OFFICE	4 SPACES/1000sf	3,147sf	3147/1000=3.15x4=12.6	13 SPACES
FRANCESCA'S	MON-SAT: 10AM - 7PM, SUN: 10AM - 5PM	RETAIL	4 SPACES/1000sf	2,100sf	2100/1000=2.1x4=8.4	9 SPACES
FIRST WATCH	7AM - 2:30PM DAILY	RESTAURANT	1 SPACE/50sf	4,200sf	4200/50=84	84 SPACES
GODDARD SCHOOL	MON-FRI: 7AM - 6PM, SAT-SUN: CLOSED	KINDERGARTEN, NURSERY, CHILD DAY CARE CENTER	2 SPACES/CLASSROOM	12,861sf	12 CLASSROOMSx2=24	24 SPACES
UNIVERSITY HOSPITALS	7AM - 7PM DAILY	MEDICAL / DENTAL OFFICE	4 SPACES/1000sf	15,330sf	15330/1000=15.3x4=61	61 SPACES
CLEVELAND CLINIC	MON-THURS: 7AM - 7PM, FRI: 8AM-4PM, SAT-SUN: CLOSED	MEDICAL / DENTAL OFFICE	4 SPACES/1000sf	10,005sf	10005/1000=10.01x4=41	41 SPACES
OG FITNESS (GYM)	6-9A & 5-9P	COMMERCIAL RECREATION, INDOOR	4 SPACES/1000sf	2,900sf	2900/1000=2.9x4=11.6	12 SPACES
THE BREW CREW OF RR	MON-FRI: 7AM - 3PM, SAT-SUN: 8AM - 3PM	RESTAURANT	1 SPACE/50sf	2,192sf	2192/50=43.9	44 SPACES
BURNTWOOD TAVERN	MON-THURS: 11AM - 9PM, FRI-SAT: 11AM - 10PM, SUN: 10PM - 9PM	RESTAURANT	1 SPACE/50sf	5,585sf	5585/50=112	112 SPACES
STRETCH LAB	MON-THURS: 8AM - 8PM, FRI: 8AM - 6PM, SAT: 8AM - 2PM SUN: CLOSED	COMMERCIAL RECREATION, INDOOR	4 SPACES/1000sf	1,175sf	1175/1000=1.2x4=4.8	5 SPACES
TAZA III / AL PITA	11AM - 9:30PM DAILY	RESTAURANT	1 SPACE/50sf	2,675sf	2675/50=53.5	54 SPACES
LEO NAIL SPA	MON-SAT: 10AM - 7PM, SUN: 11:30AM - 5PM	PERSONAL SERVICE	4 SPACES/1000sf	3,270sf	3270/1000=3.27x4=13.1	14 SPACES
BELLA BRIDESMAID	TUES-FRI: 11AM - 6PM, SAT: 9AM - 4PM, SUN-MON: CLOSED	RETAIL	4 SPACES/1000sf	1,740sf	1740/1000=1.7x4=6.8	7 SPACES
SAKANA SUSHI	MON-THURS: 11:30AM - 10PM, FRI-SAT: 11:30AM - 11PM, SUN: 12PM - 9PM	RESTAURANT	1 SPACE/50sf	4,748sf	4748/50=94.96	95 SPACES
VACANT	-	-	-	3,441sf	-	-
2ND FLOOR BUSINESSES:						
JESSICA BECKA LLC	9A-5P M-F	BUSINESS	3 SPACE / 1000sf	1,165sf	1165/1000=1.2x3=3.5	4 SPACES
CMT CONSULTING	9A-5P M-F	BUSINESS	3 SPACE / 1000sf	927sf	900/1000=0.9x3=2.7	3 SPACES
TDS COMPUTERS LLC	9A-5P M-F	BUSINESS	3 SPACE / 1000sf	745sf	745/1000=0.8x3=2.4	3 SPACES
MANAGEMENT OFFICES	9A-5P M-F	BUSINESS	3 SPACE / 1000sf	527sf	527/1000=0.6x3=1.8	2 SPACES
EDWARD JONES	9A-5P M-F	BUSINESS	3 SPACE / 1000sf	1,254sf	1254/1000=1.3x3=3.8	4 SPACES
BEACHCLIFF DENTAL GROUP	9A-5P M-F	MEDICAL / DENTAL OFFICE	4 SPACES/1000sf	1,414sf	1414/1000=1.4x4=5.7	6 SPACES
COTTON INK LLC	9A-5P M-F	BUSINESS	3 SPACE / 1000sf	700sf	700/1000=0.7x3=2.1	3 SPACES
					TOTAL REQUIRED SPACES	649
				ALLOWANCE FOR SHARED PARKING	20%	639x0.8 = 511.2
				PROVIDED SPACES	331 ON-SITE 31 SHARED EASEMENT	362 SPACES PROVIDED

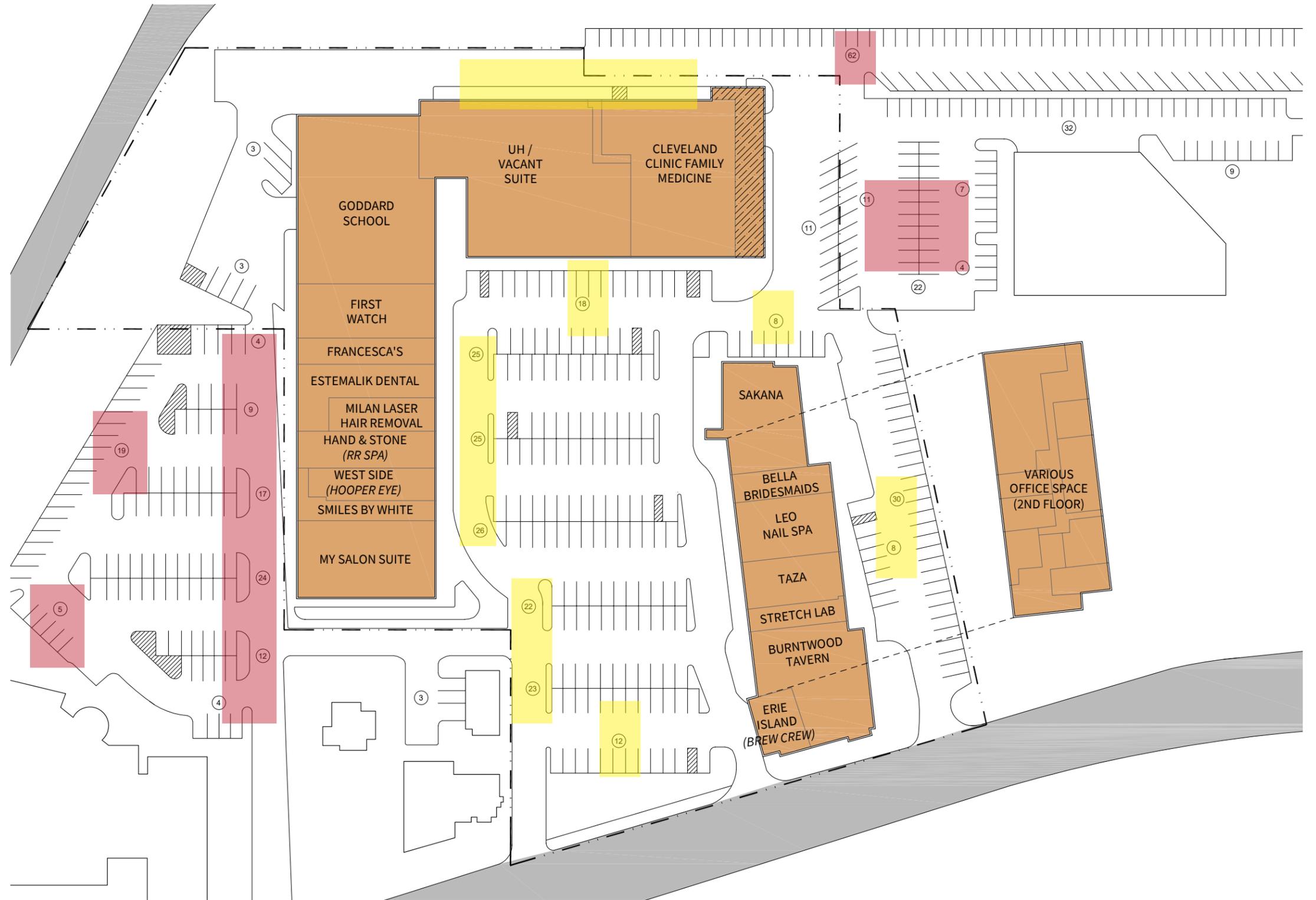


SITE/ZONING SUMMARY:

- Parking Supply & Easements
- On-site supply: 331 marked spaces (Beachcliff lot and garage, highlighted in yellow on attached plan)
- Rocky River United Methodist Church Easement: Monday–Saturday until 6:00 p.m. (highlighted in red)
- Historic Overflow Options: Past shared use of the CSX Easement (north lot) and World Group (east lot) has been available in the past (also shown in red).

3. Variance History & Current Reassessment

- On August 12, 2004, the Board approved a variance allowing 330 spaces versus 508 required spaces, recognizing Beachcliff’s staggered demand patterns.
- That same operating pattern remains valid today.
- The updated 2025 audit included direct consultation with each tenant to confirm: See Tenant Parking Summary for exact projections directly from Tenants/ Owners on parking trends and max capacity)
 - peak operating hours,
 - parking utilization patterns, and
 - business-specific scheduling practices.
- The below hourly parking chart reflects that code requirements significantly overstate actual usage due to:
 - staggered operating hours,
 - medical appointment scheduling, and
 - offset peak times (e.g., Goddard School’s drop-off/pick-up, First Watch turnover at 2:30 p.m., OG Gym outside traditional business hours) As well as Erie Island Coffee drivethru.
- Also noted by Restuarants that a large number of their guests are ordering via Food Delivery Services, with short parking times.



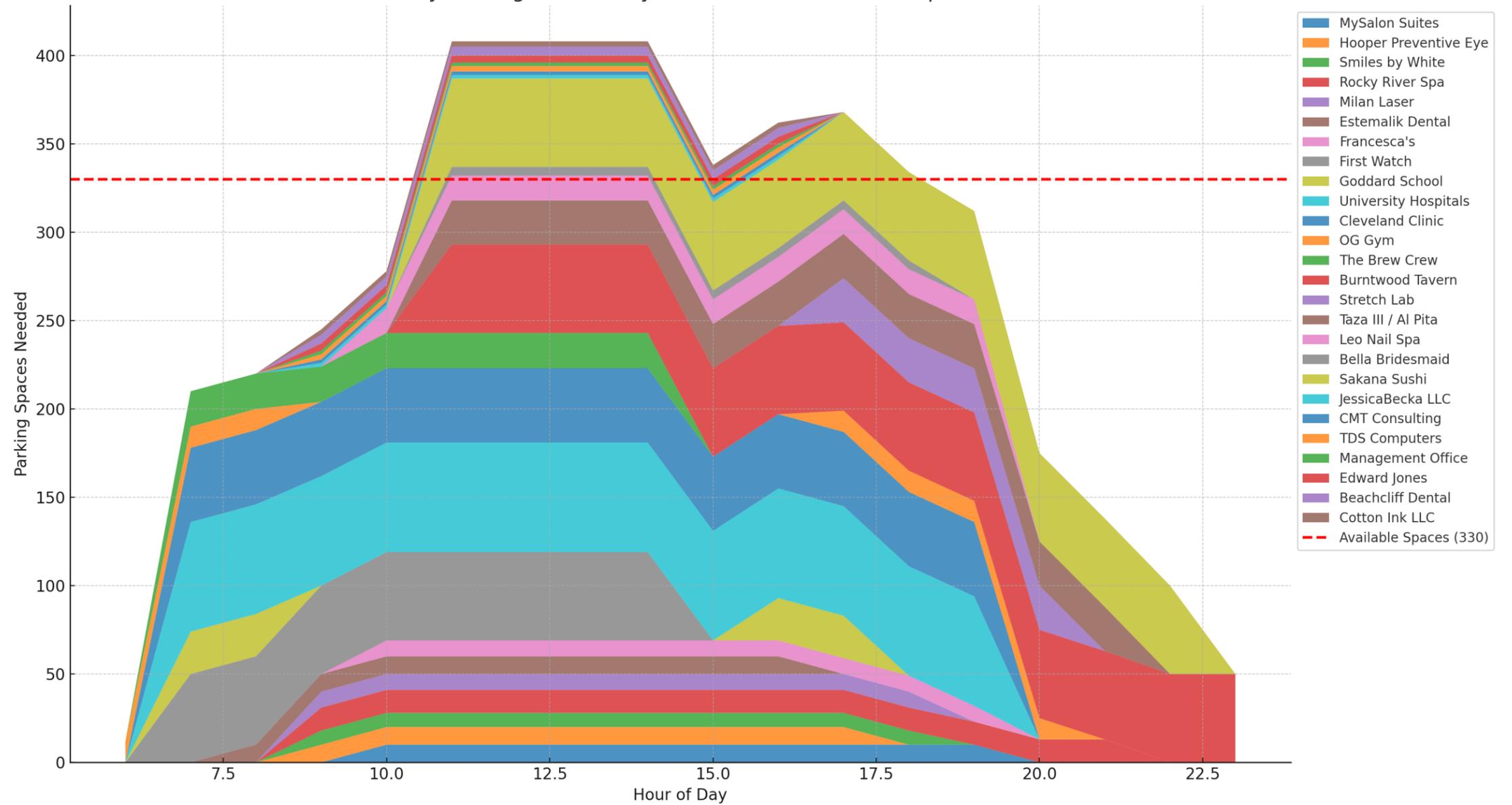
SITE/ZONING SUMMARY:

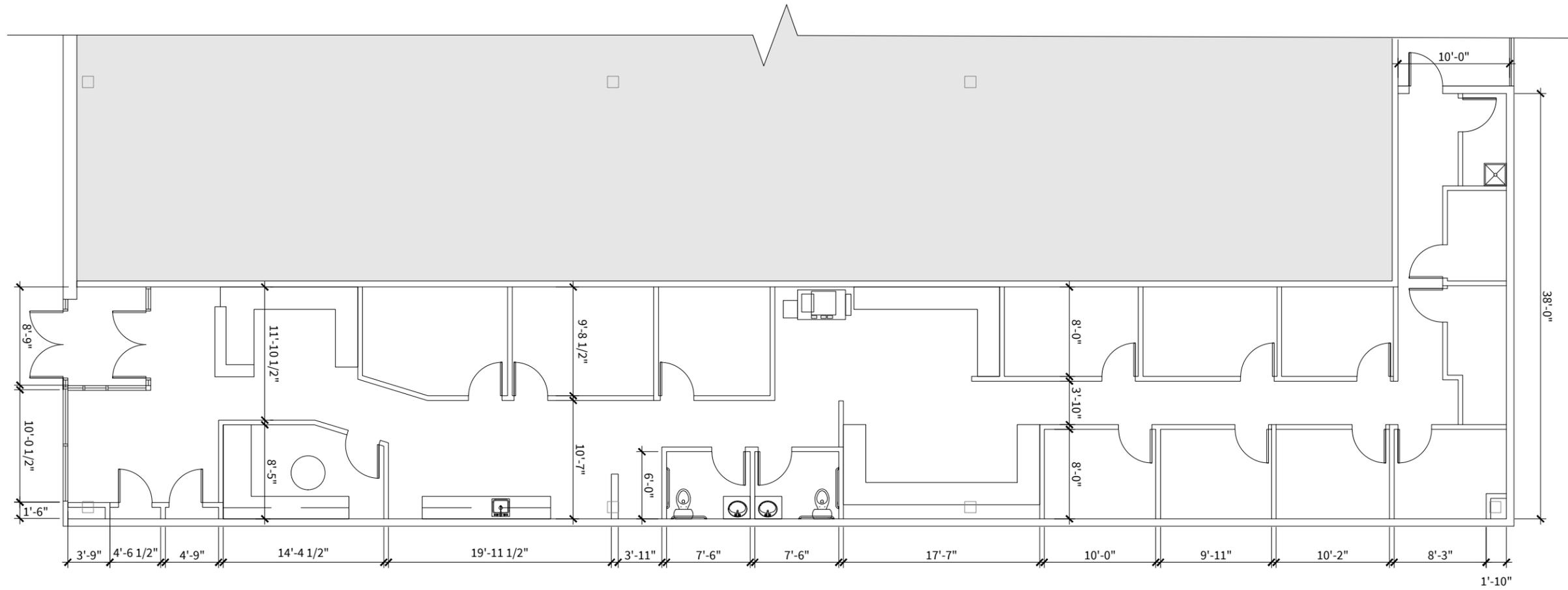
- 4. Hourly Parking Utilization Analysis (See Below chart)
- • Peak Demand: 408 spaces at 11:00 a.m.
- • Exceedance: ~78 cars over available capacity
- • Drivers of overlap: Vacant projected Medical space, Cleveland Clinic, First Watch lunch turnover, Sakana prep, and restaurant openings
- Mitigating Factors:
 - • First Watch vacates 50+ spaces by 2:30 p.m.
 - • Goddard School's spaces are used only during morning/evening drop-off periods.
 - • Medical and spa tenants are appointment-based, preventing full simultaneous occupancy.
 - • Evening restaurant and gym traffic occurs after most office, daycare, and medical tenants have closed.
- Conclusion:
 - While a brief midday overlap exists, it is operationally mitigated. The attached chart confirms Beachcliff's staggered utilization provides sufficient functional capacity to serve tenants without adverse impact.

UPDATES TO PREVIOUS DECK:

- • TIA referenced the original parking ratios from initial tenant deck (square footage, business type, salon chairs, etc.) and cross-checked them against online city requirements.
- • TIA then spoke directly with the larger tenants (25+ spaces up to 100+) and asked about their actual max capacity/parking needs.
- • The tenants confirmed the earlier ratios were basically double what they're really seeing in practice, so TIA adjusted the figures to reflect more accurate, real-world usage.

Hourly Parking Demand by Tenant vs Available 330 Spaces





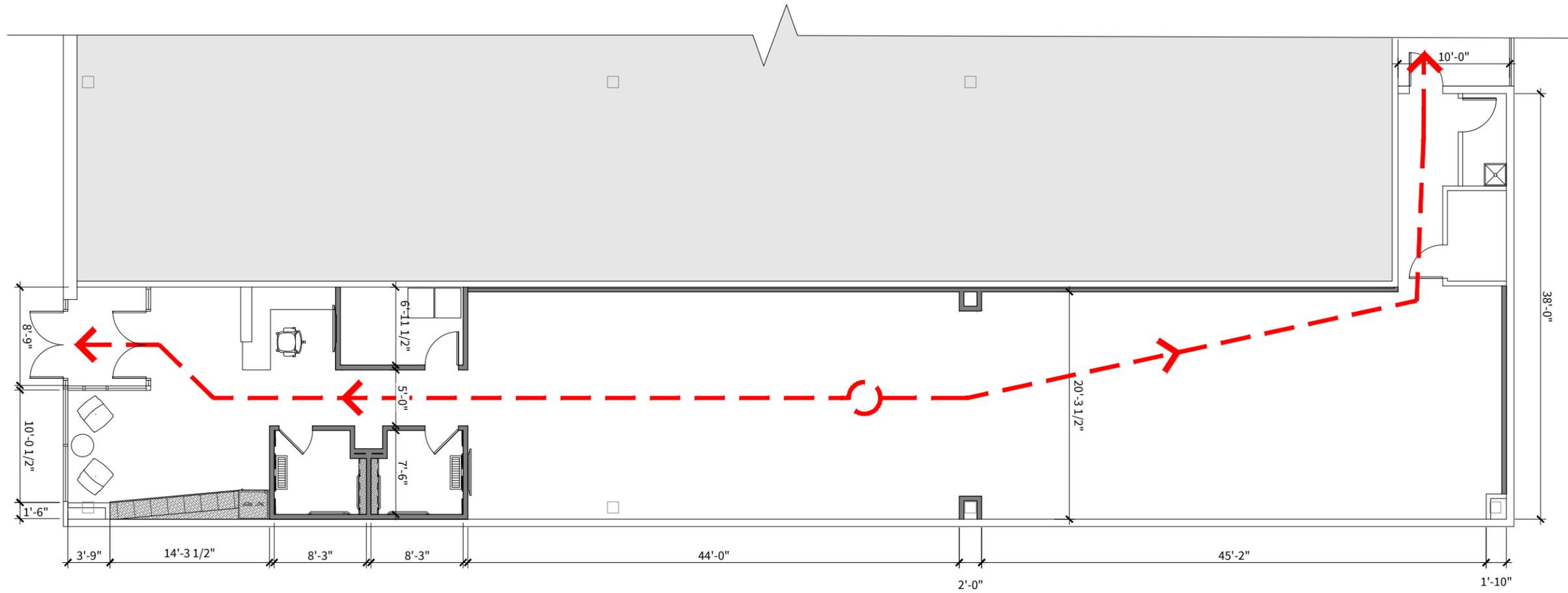
08/27/2025



ARCHITECTS
+ ENGINEERS



EXISTING FLOOR PLAN - SCALE: 3/32" = 1'-0"



08/27/2025



ARCHITECTS
+ ENGINEERS



PROPOSED FLOOR PLAN - SCALE: 3/32" = 1'-0"