



CITY of MEDINA Planning Commission

Planning Commission Meeting

Meeting Date: November 10, 2016

Meeting Time: 7:00 pm

Present: Rick Grice, Jerry Lash, Bruce Gold, Paul Rose, Monica Russell (alternate), Justin Benko (Associate Planner) Sandy Davis, Administrative Assistant, Jonathan Mendel (Community Development Director)

Absent: Paul Becks

The Court Reporter swore in all attendees, board members, and staff.

Minutes: Mr. Gold made a motion to approve the October 13, 2016 minutes as submitted. Mrs. Russell seconded the motion.

Vote:	
Grice	<u>Y</u>
Russell	<u>Y</u>
Lash	<u>Y</u>
Gold	<u>abstain</u>
Rose	<u>abstain</u>
Approved	3-2

Announcements: Mr. Rose stated the public hearings are coming up on Monday, November 14th regarding the Special Planning District for the South Court Village development and also the 1011 Wadsworth Rd. rezoning at 7:30pm.

Mr. Mendel stated the Transitional Housing Use Definition and regulatory framework will also be going to the Finance Committee on November 14th for review.

New Business:

1. P16-30 Highpoint Dr Miller-Valentine SPD-1 Preliminary Site Plan Review

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated the underlying SPD-1 was enacted in 1999, but no development has occurred in the interim between then and the present. Mr. Mendel stated on September 8, 2016, the

applicant was before the Planning Commission requesting an amendment to the SPD-1 has development specific conceptual plan and design guidelines that act as the 'zoning code' for the area encompassed by the SPD. Section C.2(C)(1)(a) limits the types of building forms allowed and C.5(6) limited the number of access points to Highpoint Drive. Mr. Mendel stated the applicant requested adding 'apartment building' to the permitted building types and allow a second access point to Highpoint Drive.

Mr. Mendel stated the Planning Commission recommended the proposed amendments to the design guidelines and conceptual plan. Mr. Mendel stated this recommendation will be reviewed by the City Council at a public hearing on November 14, 2016.

Mr. Mendel stated since the SPD is currently in effect, the next step is a Preliminary Site Plan Review by the Planning Commission as required by Section 1114.08 of the Planning and Zoning Code.

Mr. Mendel stated for the preliminary site plan review, the applicant plans to develop a rental 48 unit affordable senior housing residential project. Mr. Mendel stated the project is planned for the southwest corner (~8 acres) of the 40 acre South Court Village (Special Planning District 1).

Mr. Mendel stated the proposed project will consist of three 8-unit ranch townhouses buildings and one 24-unit two story apartment style building and two access points to Highpoint Dr.

Mr. Mendel stated the SPD process requires the Planning Commission review the Preliminary Site Plan to verify conformance with the approved Conceptual Development Plan and Guidelines (see Section 1114.08). Mr. Mendel stated a copy of the proposed amended Conceptual Development Plan and Guidelines are provided in the Planning Commission packet to determine if the Preliminary Site Plan conforms to the Conceptual Development Plan and Guidelines as recommended for approval at the September 8, 2016 Planning Commission meeting.

Mr. Mendel stated in addition the following is a summary of the items that must be submitted as part of the Preliminary Site Plan (see Section 1114.09):

- a) **Area.** The total area in the project;
- b) **Zones.** The present zoning of the subject and all adjacent properties;
- c) **Rights-of-way and easements.** Shall include all existing and proposed public and private rights of way and easements located on or adjacent to the subject property;
- d) **Topography.** Existing and proposed topographical changes;

- e) **Utilities on and adjacent to the site.** Location, size and invert elevations of sanitary and storm sewers; location and size of water mains and fire hydrants;
- f) **Streets.** Location of existing and proposed streets, identifying approximate dimensions of pavement, right-of-way width and grades sufficient enough to show both internal and external connections to the existing street system. Furthermore, an estimate of the number of vehicle trips generated shall be required;
- g) **Pedestrian circulation.** Location of existing and proposed pedestrian sidewalks, walkways, bikeways;
- h) **Buildings.** Location of existing and proposed buildings and intended uses;
- i) **Lot coverage.** Identify the percent coverage of lots in the SPD.
- j) **Open space and recreation.** The approximate amount of areas proposed for common open space;
- k) **Uses.** Location and type of all existing and proposed uses;
- l) **Soil types.** Identification of the soil types and geologic formation on the subject property;
- m) **Parking and loading.** General size and location of existing and proposed parking and loading facilities;
- n) **Landscaping Plan.** Preliminary landscaping and buffering outline plan;

Mr. Mendel stated Staff has reviewed the submittal and the applicant provided the above items, except (b) and (f). Mr. Mendel stated these two categories are simply require listing of adjacent property's zoning districts on the plans and a general estimate of the vehicle trip generation the proposed site may create. Mr. Mendel stated this information can be provided with the final site plans during the Final Site Plan review process, which is the next and final step of development review within an SPD.

Mr. Mendel reviewed the following Department reviews:

City Engineer Approval: No comment at this time.

Building Department: No comment at this time

Police Department: No comments

Service Department: No comment at this time.

Water/Backflow: No comment at this time.

Fire Department:

- The East Side of the East leg of the driveway will need to be posted as "No Parking Fire Lane"
- The West Side of the West leg of the driveway will need to be posted as "No Parking Fire Lane"
- Starting at the curve and going to the next curve both sides of the driveway on the North Leg will need to be posted "No Parking Fire Lane"

Engineering Department: No comment at this time.

Streets/Sanitation Department: Provide full details of the proposed dumpster enclosures – Engineering Department can provide a detail for the appropriate design for the dumpster enclosure.

Economic Development: No comments

City Forester: No comment at this time.

Mr. Mendel stated in reviewing the approved and recommended Conceptual Development Plan and Guidelines and the proposed Preliminary Site Plan, staff believes the site plan conforms to the conceptual plan and guidelines. Mr. Mendel stated the site layout, building design, landscaping, etc are consistent with the conceptual plans.

Mr. Mendel stated if the Planning Commission approves the proposed Preliminary Site Plan, the applicant's next step is to submit for Final Site Plan review under the procedures and requirements set forth in Section 1114.10 of the Planning and Zoning Code.

Mr. Mendel stated since amendments to the SPD-1 Design Guidelines and Conceptual Development Plan are still proceeding through the City Council legislative process, the Preliminary and Final Site Plan approvals should be granted conditioned on the City Council approving the amendments and an ordinance becoming effective for the amendments to the design guidelines and conceptual development plan.

Mr. Mendel stated based on review of the SPD-1 approved and recommended Conceptual Development Plan and Guidelines, staff recommends the Planning Commission **approve** the proposed Preliminary Site Plan with the following conditions:

1. The preliminary site plan shall not be effective until the SPD-1 Design Guidelines and Conceptual Development Plan are approved by the City Council by ordinance and the ordinance takes effect.
2. Provide the information and data required by Section 1114.09(b) and (f) with the Final Site Plan submittal.

Present for the case was Pete Schwiegeraht from Miller-Valentine Group. Mr. Schwiegeraht stated the development will be 55+ age restricted. Mr. Schwiegeraht stated there will be senior oriented amenities and on-site management as well as a fitness center, a business center, banquet room, theater room, and all the programming for activities for the residents.

Mr. Gold asked if there will be a cut-through off the circular drive to the other parts of the development. Mr. Schwiegeraht stated there will be no other access. Mr. Gold asked if they anticipate any additional traffic flow based on two curb cuts. Mr. Schwiegeraht stated there is additional multi-family ground in the master plan but there will not be any current or future connections or additions onto the plan. Mr. Schwiegeraht stated this will become one independent phase on its own. Mr. Schwiegeraht stated when the other parts of the master plan develop, they will develop separately with their own access point.

Mr. Lash asked if the items in the staff report will be addressed in the final site plan approval. Mr. Schwiegeraht stated they are fine with the additional requirements from the Fire Department. Mr. Schwiegeraht stated with senior housing, they average about 1.1 residents per unit so it is very low intensity. Mr. Schwiegeraht stated about 90% of those residents have vehicles. Mr. Schwiegeraht stated there is room for one car in the driveway and one car in the garage.

Mr. Lash asked if the approval needs to include a condition that the building remain a 55+ housing building. Mr. Mendel stated under the Tax Credits guidelines which will be financing this project, they are restricted to the 55+ housing for an extended period of time. Mr. Schwiegeraht stated there is a 30 year deed restriction to keep this 55+.

Mr. Schwiegeraht stated the deed restriction will remain if the development is sold. Mr. Mendel stated the site with the developed parking and the land banked parking meets the underlying multi-family parking requirement. Mr. Mendel stated there are no special approvals being granted to the development due to the senior housing. Mr. Mendel stated it is not appropriate or necessary to make the 55+ a requirement for the approval.

Mr. Gold made a motion to approve the SPD-1 Preliminary Site Plan review as submitted subject to the condition that the additional curb cuts will not encumber residents or obstruct traffic flow and also the following:

1. The preliminary site plan shall not be effective until the SPD-1 Design Guidelines and conceptual Development Plan are approved by the City Council by ordinance and the ordinance takes effect.
2. Provide the information and data require by Section 1114.09(b) and (f) with the Final Site Plan submittal.

The motion was seconded by Mr. Lash.

Vote:

Grice	<u>Y</u>
Gold	<u>Y</u>
Rose	<u>Y</u>
Lash	<u>Y</u>
Russell	<u>Y</u>
Approved	5-0

2. P16-31 635 N. Huntington Echelon Senior Living Group SPA/CZC

Mr. Mendel gave a brief orientation of the case. Mr. Mendel stated the subject site is located in the 600 block of North Huntington Street and the plan comprises 10.3 acres with frontage on N. Huntington St.

Mr. Mendel stated the applicant proposes an 111,000 sqft three story 90 unit Independent Living Facility for the western half of the subject property. The eastern half of the property was approved in 2015 for an 83,000 sqft Assisted Living/Memory Care facility.

Mr. Mendel stated the proposed Independent Living Facility is intended to provide an integrated senior living campus and provide multiple levels of supportive services. Mr. Mendel stated the proposed facility will function like an apartment building (full housekeeping amenities in the units), but provide the residents with more extensive services than a normal apartment building, such as a main dining room, social activities, laundry, housekeeping, multi-purpose rooms, etc.

Mr. Mendel stated the proposed development complies with all the general conditional use standards of Section 1153.03(B). Mr. Mendel stated regarding the specific use standards, the only one that isn't met to the letter is the desire to have all buildings and activity areas setback at least 100 feet from all property lines. Mr. Mendel stated this is not a mandatory standard and therefore permits the Planning Commission leeway to approve a setback for a specific plan on an individual basis. Mr. Mendel stated the setbacks shown on the site plan for the principal building, accessory structures and parking areas meet mandatory requirements of their discrete sections of the Planning and Zoning Code (i.e. R-2 District principal and accessory building setbacks, parking and circulation facilities, etc.). Mr. Mendel stated the applicant provides their argument in the project description provided in the packet.

Mr. Mendel stated the following comments and considerations are based on the Site Plan requirements of Chapter 1109, R-2 District regulations of Chapter 1123 and the Off-Street Parking and Circulation Requirements of Chapter 1145.

Site Layout

Mr. Mendel stated the site is arranged to comfortably fit within the remainder of the site left to the west of the approved assisted living/memory care facility, which fronts on N. Huntington St. Mr. Mendel stated the proposed site plan for the building and the parking areas are broken up and nicely spread throughout the site to prevent large expanses of paving and create a good balance of site improvements and open space throughout. Mr. Mendel stated as part of this project, the applicant is purchasing approximately 1.3 acres from the neighboring property to the west (Medina Meadows) to provide adequate space on the subject site to achieve a good balance of improvements to open space.

Building Design

Mr. Mendel stated the proposed building is a three story building composed of a good mix of building materials and colors which comply with the direction of the Site Plan guidelines in Chapter 1109. Mr. Mendel stated the applicant proposes a significant amount of quality finish materials on the facades that will be a benefit to the site itself and the surrounding neighborhood.

Parking

Mr. Mendel stated the proposed 90 unit independent living facility requires a minimum 153 parking spaces. Mr. Mendel stated this is addition to the 70 required for the assisted living portion of the development. Mr. Mendel stated that equals 223 parking spaces total needed for the entire development. Mr. Mendel stated the applicant proposes constructing 149 spaces and landbanking 74 spaces for future construction, if needed. Mr. Mendel stated due to the nature of the typical low turnover of parking for such facilities, staff agrees that landbanking the 74 spaces is appropriate at this time. Mr. Mendel stated if parking becomes a concern, staff will require construction of the landbanked parking to the extent necessary at the time.

Landscaping

Mr. Mendel stated the proposed landscape plan complies with the site and perimeter landscaping requirements while also preserving many existing mature trees on the site. Mr. Mendel stated the landscaping should be a visual benefit to the community and neighboring properties.

Mr. Mendel reviewed the following comments from staff:

Building Department. No comment at this time

Police Department. No comment at this time

Service Department. Sanitation – only one dumpster area for entire facility is underspec. Recommend more area be provided. Designated Dumpster area is undersized – Standard dumpster enclosure specs are available from the Engineering Department

Fire Department

1. Provide an emergency access driveway between the subject property and the property to the west (Medina Meadows) to provide a second means of ingress and egress in an emergency situation.

Forestry Department

1. Suggest an increase to the buffer (landscape plan note #1) to seven feet tall for more screening at the beginning.
2. Pyrus Calleryana ‘Cleveland Select’ is on the invasive plants of concern list for Ohio. Consider alternate noninvasive species

Engineering Department No comment at this time

Economic Development No comment at this time.

Mr. Mendel stated the proposed use and site development plan complies with the various requirements of the Planning and Zoning Code. Mr. Mendel stated the project will fit in the existing neighborhood well, and maintain sizable areas of developed and existing open space on the proposed 10.3 acres. Mr. Mendel stated this will complete the development of the site and provide greater diversity to the housing mix in the City of Medina.

Mr. Mendel stated based on the above reports, staff recommends the Planning Commission **approve** the application on the following condition:

1. Subject to building permits from the Medina Building Department

currently a 50 room facility and the expansion will increase the room count to 60 and reconfigure and add more common and circulation areas to the facility.

Mr. Mendel stated the site is zoned R-2 and the use is a Nursing Home and requires a Conditional Zoning Certificate review since this use is a conditionally permitted use within the underlying zoning district.

Mr. Mendel stated Nursing Homes are a conditionally permitted use in the R-2 district. Mr. Mendel stated therefore, review and compliance is required by the conditional use standards of Chapter 1153 of the Planning & Zoning Code.

Mr. Mendel stated the proposed development complies with all the general conditional use standards of Section 1153.03(B). Mr. Mendel stated regarding the specific use standards, the only one that isn't met to the letter is the desire to have all buildings and activity areas setback at least 100 feet from all property lines. Mr. Mendel stated this is not a mandatory standard and therefore permits the Planning Commission leeway to approve a setback for a specific plan on an individual basis. Mr. Mendel stated the setbacks shown on the site plan for the principal building, accessory structures and parking areas meet mandatory requirements of their discrete sections of the Planning and Zoning Code (i.e. R-2 District principal and accessory building setbacks, parking and circulation facilities, etc.). Additionally, the applicant provides their argument in the project description provided in the packet.

Mr. Mendel stated the site is arranged in a manner to minimize disruption to the property and maximize the preservation of the 8.7 acres' existing features. Mr. Mendel stated the parking and on-site circulation is designed to minimize large contiguous paved parking areas. Mr. Mendel stated most of the parking is located to the side of the building away from the Miner Drive frontage except for a small parking area at the main (west) entrance to building for some visitor parking.

Mr. Mendel stated to be consistent with the Fire Department comments, the site will have a paved drive only emergency vehicles at the northeast corner of the site connecting to such a drive in northwest corner of the proposed Echelon independent living project site immediately to the east. Mr. Mendel stated this emergency vehicle only drive will provide access from both properties to Huntington St. and Miner Dr.

Mr. Mendel stated as part of the Echelon project to the east, the applicant is selling approximately 1.3 acres resulting in a remaining 8.7 acre property, but the applicant will still be able to provide adequate space on the subject site to achieve the good balance of improvements to open space.

Mr. Mendel stated the building is proposed to be approximately 74 feet from the north and 50 feet from the proposed east property line instead of the suggested 100 feet (of conditional use regulation 1153.04(a)(1), but the 74 foot setback is adjacent to the large side yard of the Clover Senior Apartment development and the 50 foot setback to the east

(rear) is adjacent to the proposed Echelon Independent Living project's rear (west) parking area.

Mr. Mendel stated the proposed building exterior elevations include a good combination of brick on the primary building walls and nice detailing with quality materials using earth tones.

Mr. Mendel stated the other special feature of the proposed building is the use of internal open air courtyards visible from the interior, which provides for ample natural light to the building interior and good architectural emphasis of the primary building front/entry.

Mr. Mendel stated the proposed 60 rooms require 1 parking space for each 2 rooms (30 parking spaces) and 1 parking space for each 5 rooms for visitor parking (12 parking spaces). Mr. Mendel stated therefore, 42 parking spaces are required and the applicant is providing 42 spaces to comply.

Mr. Mendel stated the proposed landscape plan has not been provided with this application and must be provided with the building/site improvement permit application plans. Mr. Mendel stated this project is required to comply with the landscaping buffer requirements of Chapter 1149 of the Planning and Zoning Code. Mr. Mendel stated the outcome will be a minimum 10 foot horizontal green space with a hedge of at least 6 foot tall evergreens planted within it.

Mr. Mendel stated the applicant has not provided a site lighting plan to show existing lighting to determine if expansion or installation of site lighting is required.

Mr. Mendel reviewed the following staff comments:

Building Department. No comment at this time

Police Department. No comment at this time

Service Department. No comment at this time

Fire Department

2. The front canopy/port-cochere must be high enough (13 ft. 6 inches) to accommodate an ambulance underneath it.

Engineering Department No comment at this time

Service Department No comment at this time

Economic Development No comment at this time.

Mr. Mendel stated the proposed use and site development plan complies with the various requirements of the Planning and Zoning Code. Mr. Mendel stated the project will fit in the existing neighborhood well, preserve much of the 10 acres in its current park-like condition.

Mr. Mendel stated based on the above reports, staff recommends the Planning Commission **approve** the application on the following condition:

3. Subject to review and approval of building plans by the Medina Building Department
4. Subject to compliance with the Fire Department comments.
5. Subject to review and approval of site improvement plans by the Medina Engineering Department

Present for the case was Eric Simon, Attorney for the applicant. Also present was Walter Withers, project Architect and owner/principal Sharona Grunspan.

Mr. Simon stated Medina Meadows is a highly rated nursing home and is highly respected in the community. Mr. Simon stated it is almost always full and they cannot accept new residents. Mr. Simon stated it is an older facility with very few private rooms. Mr. Simon stated the standard for the best care today is to have private resident rooms. Mr. Simon stated the primary feature of the project is to convert all the existing resident rooms to single occupancy rooms. Mr. Simon stated this will greatly improve the quality of life for the residents. Mr. Simon stated the project also includes an expanded therapy area which will help the recovery of the more acute residents and allow us to accept some sicker residents and turn them around to return home more quickly. Mr. Simon stated the plan includes a drive-up canopy to allow residents to be dropped off under cover and not be exposed to the weather.

Mr. Withers stated this nursing home is very small and was built in early 60's or 70's. Mr. Withers stated the current practice in nursing home facilities is to have private rooms. Mr. Withers stated the owner has decided to convert all the semi-private rooms to private rooms. Mr. Withers stated in order to do this, they needed to add square footage. Mr. Withers stated in addition to doubling the number of beds, it will double the number of private rooms, adding 10 new beds for a total of 60 beds. Mr. Withers stated there will be a therapy department in the front of the building for mobility, speech, and PT. Mr. Withers stated the existing facility finishes will be upgraded.

Mr. Withers stated they will match the brick and siding so it looks like the existing building. Mr. Withers stated the canopy will be raised per city code requirements.

Mr. Grice opened the public hearing at 8:05pm. Having no comments from the public, Mr. Grice closed the public hearing at 8:05pm.

Mr. Lash asked why this building does not have a round-robin driveway for the fire department access. Mr. Mendel stated the fire department needed to get clarification from the architect and that the building will be fully sprinkled with permits them to not have an access drive around the building. Mr. Mendel stated the building will be sufficiently fire suppressed to provide the escape and access.

Mr. Gold made a motion to approve a Conditional Zoning Certificate and Site Plan for a nursing home expansion at 550 Miner Drive, Medina Meadows, as submitted subject to the following:

1. Raising the height of the canopy/port-cochere to 13 ft. 6 inches per Fire Department comments
2. Provide a landscape and site lighting plans as required by Chapters 1149 and 1147 for review and approval by the Planning and Zoning Department
3. Subject to review and approval of building plans by the Medina Building Department

Mr. Lash seconded the motion.

Mrs. Russell asked if the approval should be subject to the Engineering Department review. Mr. Gold amended his motion to add the following:

4. Subject to review and approval of site improvement plans by the Medina Engineering Department

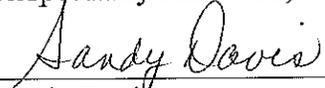
Mr. Lash seconded the amended motion.

Vote:

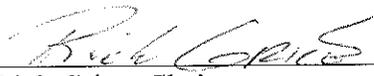
Russell	<u>Y</u>
Grice	<u>Y</u>
Lash	<u>Y</u>
Rose	<u>Y</u>
Gold	<u>Y</u>
Approved	5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



 Sandy Davis



 Rick Grice, Chairman