

MEETING DATE: 2-13-20

PLANNING COMMISSION

**Case No. P19-19
1088 S Court Street**



CITY of MEDINA

Planning Commission

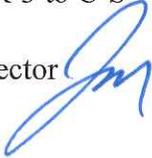
February 13, 2020 Meeting

Case No: P19-19

Address: 1088 S. Court St.

Applicant: Tucker Ellis, LLP representing Trillium Creek, LLC

Subject: Revised request: rezone 1088 S. Court St. from R-3 to C-S

Submitted by: Jonathan Mendel, Community Development Director 

Subject Site:

The subject property is 0.92 acres on the east side of S. Court Street at the City of Medina corporation boundary. The site is occupied by a 2,369 sqft one-story principal building, a 2,029 sqft accessory building and accessory vehicle circulation areas.

Background:

On October 10, 2019, the applicant came before the Planning Commission with a request to rezone 1088 S. Court St. from R-3 to C-1. The Planning Commission heard the applicant's position and City staff's information regarding the proposed rezoning and did not recommend the request to the City Council as a motion to recommend approval failed by a 1-4 vote.

The Planning Commission's decision then proceeded into the City Council's legislative review process. The City Council public hearing was held on December 9, 2019 and there was extended discussion regarding the request.

After the December 9, 2019 meeting, the applicant reevaluated their request and under the procedural provisions of Section 1107.06 of the Planning and Zoning Code, the applicant has requested remanding themselves back to the Planning Commission with a revised rezoning request. The revised request is now to rezone the subject property from R-3, High Density Urban Residential to C-S, Commercial Service.

Project Introduction:

The applicant requests rezoning the property from R-3, High Density Urban Residential to C-S, Commercial Service. At the moment, the applicant wishes to develop the property with a bank ATM drive-thru, but this is not a permitted use within the R-3 district and is a conditionally permitted use within the C-S district.

Please find attached to this report:

1. Applicant's narrative for the rezoning and development plans received January 27, 2020 (narrative) and September 19, 2019 (property plans)
2. Current City of Medina Zoning Map
3. Future Land Use map from the City of Medina 2007 Comprehensive Plan Update and a detail of the subject property's immediate vicinity on the map
4. Chapter 1131 C-S, Commercial Service District regulations
5. Aerial photograph with City of Medina Zoning Districts overlay.

Present Zoning:

The subject property is presently zoned R-3, High Density Urban Residential. The permitted uses include single-family detached dwellings. The conditionally permitted uses include two-family dwellings, group homes, schools, churches, etc. Commercial uses are not permitted in the R-3 zoning district.

Proposed Zoning:

The applicant proposes rezoning the subject property to C-S, Commercial Service. This zoning district permits a limited range of commercial uses such as office and personal/professional services. The conditionally permitted uses are a range of uses such as bed and breakfasts, churches, and personal/professional services with drive through. The applicant provides discussion points to support their request to rezone from R-3 to C-S, which are attached in the packet.

2007 City of Medina Comprehensive Plan Update – Future Land Use Map:

The Future Land Use map in the Comprehensive Plan Update is a visual guide to future municipal planning and land use within the city. The map currently designates the subject property 'Residential High Density' as part of a specific area of the same designation to the north and east encompassing properties on the eastside of the S. Court and Sturbridge Dr.

Staff Comment:

The City's 2007 Comprehensive Plan Update designates the subject property as 'Residential High Density', which is equivalent with the existing multi-family development patterns on many of the neighboring properties to the north and east along the eastside of S. Court St.

The C-S, Commercial Service zoning district is specifically designed to be a low intensity commercial district typically used elsewhere in the city on sites closely situated near less intensive land uses and/or zoning districts, such as the 800 block of E. Washington St.

If the proposed rezoning is approved by City Council and becomes effective, the applicant's proposed and intended land use for the subject property will require, at a minimum, Conditional Zoning Certificate review and approval by the Planning Commission. This zoning process requires a public hearing by the Planning Commission.

Next Step:

The Planning Commission should weigh the information provided and forward a recommendation to City Council on the rezoning request from R-3, High Density Urban Residential to C-S, Commercial Service.

Applicant's narrative for the rezoning and development plans received January 27, 2020 (narrative) and September 19, 2019 (property plans)

Tucker Ellis | LLP

Addendum to Rezoning Application (Map Amendment)

City of Medina
Planning Director and Planning Commission

1088 S. Court Street, Medina Ohio (the "Property")

Trillium Creek, LLC (the "Applicant")

January 22, 2020



To the Planning Director and Planning Commission:

This Addendum to Rezoning Application (this "Addendum") is hereby incorporated into the Boards and Commissions Application for Zoning Approval (the "Application") of the referenced Applicant filed in connection herewith. This Addendum is intended to provide, in addition to the copies of all plan submittals, the information required in connection with the Application, including a statement supporting the proposed amendment to the zoning map.

Request

The Applicant hereby respectfully requests an amendment to the zoning map reclassifying the Property from the R-3 High Density Urban Residential zoning classification as contained within the provisions of the Codified Ordinances of Medina, Ohio (the "Code"), Chapter 1125, to the C-S Commercial Service District zoning classification as contained within the provisions of Code Chapter 1131.

Description of Proposed Work

The Applicant proposes the development of the vacant portion of the Property abutting S. Court Street for the installation of a KeyBank ATM kiosk (the "Work") in accordance with the plans and specifications included herewith (the "Plans"). The Work will include the installation of a thirty-six foot (36') concrete apron on S. Court Street at the southern boundary of the Property, with a circular access drive as depicted on the "Site Plan" included with Plans. The access drive will incorporate a passing lane to allow customers to bypass the ATM kiosk.

The existing landscaping mound along the northern boundary of the Property, and the existing buildings and vegetation along the eastern boundary of the Property, will remain as indicated on the Landscape Plan included with the Plans. It is anticipated that approximately three (3) existing trees will be removed.¹

Statement in Support of Rezoning

The intent of the Applicant's requested rezoning is to bring the zoning classification of the Property into conformance with the character of the surrounding area. The current R-3 zoning classification has been rendered obsolete and economically infeasible due to the substantial and ongoing commercial development of the properties along South Court Street. The City's Comprehensive Plan Update and Future Land Use Map (the "Plan") indicate the zoning relative to the Property should change. Therefore, even the City's own Plan says that, at minimum, the current R-3 zoning classification is inappropriate. The question becomes, what is

¹ The Applicant received Site Plan approval from the Planning Commission on April 11, 2019, subject to the condition that the existing driveway located on the northern boundary of the Property be removed and all ingress and egress be directed through the southern driveway depicted on the Site Plan. Site Plan approval was also conditioned upon approval of all building permits, site development approval, and the rezoning of the Property as requested in this application.

the property zoning? The Applicant submits that a map amendment to the C-S zoning classification is appropriate.

The requested rezoning is not only proper in light of the substantial commercial development in the area, but is required by Ohio law. *City of Norwood v. Horney*, 110 Ohio State 3d, 353, 853 N.E.2d 1115 (2006) provides:

Ohio has always considered the right of property to be a fundamental right. There can be no doubt that the bundle of venerable rights associated with property is strongly protected in the Ohio Constitution and must be trod upon lightly, no matter how great the weight of other forces.

Id. at 363. The requested rezoning will protect the Applicant's fundamental property rights, as well as advance legitimate governmental purposes as required by Ohio law. One of the primary factors to be considered in this regard is whether the R-3 zoning classification arbitrarily imposes regulations that are inconsistent with the character of the surrounding area or substantially similar properties. *Shemo v. Mayfield Heights*, 88 Ohio St. 3d 7 (2000).

Currently, the Property is zoned R-3 High Density Urban Residential², which permits a Single-Family Detached Dwelling as a principally permitted use, and conditionally permits the following:

Residential	Public/Semi-Public	Commercial
• Group Home up to 8 Individuals	• Cemetery ^{3,7,20}	• None
• In-Law Suite	• Conservation Use	
• Two Family Dwelling	• Public or Quasi-Public Owned Park or Recreation Facility ^{1, 2, 3, 4, 5, 9, 11, 14, 22, 24, 25}	
• Nursing Home, Assisted Living Facility, Independent Living Facility ^{1,2,3,5,7,9,11,14}	• Public and Parochial Educational Institution for Primary Education ^{1,2,3,5,6,11}	
• Mobile Home Park ^{3,5,8,9,10,11,14,24,26,27, 28,30}	• Public and Parochial Educational Institution for Secondary Education ^{1,2,3,4,5,7,11}	
	• Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	
	• Religious Place of Worship ^{1,3, 7,11,12,14}	

(See Code Sections 1125.02 and .04).

However, these uses are wholly inconsistent with the commercial nature of the South Court Street corridor, as it has developed over the years. The permitted and conditionally permitted

² All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Code.

uses under the R-3 zoning classification have been rendered infeasible, both in terms of the economic realities associated with such developments and the Applicant's ability to put the Property to a productive use under the R-3 zoning classification, and the site development requirements imposed under the Code.

Accordingly, the R-3 zoning classification does not substantially advance a legitimate government purpose, and the character of the Property and its location in a major commercial corridor supports a change to the C-S zoning classification. The Property's location in a commercial corridor renders any of the uses permitted under the current zoning classification economically infeasible. It is not simply that Property is more valuable with a C-S zoning classification, or less valuable without it. Rather, the Property is unsuitable to any of the permitted or conditionally permitted uses as currently zoned.

Moreover, the properties along the west side of South Court Street all maintain a C-3 zoning classification. The properties to the north of the Property, while all maintaining an R-3 classification, are all commercially developed. The property immediately to the south of the Property (located in Montville Township), which previously contained single-family residences until it was determined that such uses were economically infeasible, is slated to be developed as an assisted living facility. There is an existing legally, non-conforming commercial use located on the Property.

In short, this is an ideal location for uses associated with the C-S zoning classification. This is supported by Code Section 1133.01, which states:

The C-S Commercial Service District is established to create an environment conducive to . . . limited business service activities.

There are a substantial amount of similar properties in the immediate area that are either zoned C-3 General Commercial or currently used for purposes consistent with a commercial zoning classification. Based on the location of the Property within an existing commercial corridor, the requested zoning amendment is insubstantial and in conformance with the general character of the neighborhood. The proposed use will provide "limited business service activities" and is located on a major thoroughfare in an outlying location. In other words, the requested rezoning will conform the Property to the surrounding commercial uses, consistent with the general intent of the Code with respect to the ongoing development in this particular corridor.

The requested rezoning is further supported by Code Section 1125.01, which states the purpose of the R-3 zoning classification is "to encourage relatively high density residential development in areas generally adjacent to built up sections of the community or in areas of existing development of such density The development is to consist of single-family and two-family dwellings in areas served with centralized sewer and water facilities." None of the properties which maintain the R-3 zoning classification along this portion of South Court Street have developed in this fashion, nor in conformance with the R-4 zoning classification, which is the most closely related land use to that identified in the Plan.

With respect to the Pinewood condominium development, it is located to the northeast of the Property and will not experience any nuisance conditions resulting from the proposed

development. This is due to the existence of substantial vegetation and buffering, as well as the design of the site lighting, which will minimize any light or noise pollution into the Pinewood development.

Regarding potential traffic concerns that have been raised by Pinewood residents, during site plan approval the Applicant committed to removing the existing driveway located on the north side of the Property, consolidating all traffic into the south drive as approved. Further, while local governments may legitimately weigh traffic generation from proposed land uses in deciding whether or not to authorize them, controlling traffic is not a primary purpose of zoning (at least as it applies to commercial areas). Where, as here, a proposed use is lawful given the context of the surrounding area, the question of additional (or existing) traffic becomes a secondary consideration. *State ex rel. Killeen Realty Co. v. City of East Cleveland*, 169 Ohio St. 375, 386, 8 Ohio Op. 2d 409, 160 N.E.2d 1, 8 (1959). While “taking into account the rights of others and the needs of the community,” zoning regulations must operate “to insure the greatest enjoyment and maximum use of one’s land.” *Ederer v. Board of Zoning Appeals*, 18 Ohio Misc. 143, 149, 47 Ohio Op. 2d 340, 248 N.E.2d 234 (C.P. 1969).

Here, the proposed use is designed to capture existing traffic and will generate very little traffic in the area. The anticipated amount of traffic to and from the Property (approximately 60-80 trips per day) does not add significant traffic safety concerns relative to the existing traffic in the corridor. In fact, this development will mix appropriately with the existing commercial uses, and replace the loss of services due to the closure of the Huntington Bank branch. This marginal increase in traffic is not sufficient to justify the Applicant’s request, given the secondary status of such considerations under Ohio case law.

Conclusion

The current R-3 zoning classification applicable to the Property is unsuitable based on the various commercial uses surrounding the Property. Development of the Property under the R-3 zoning classification is economically infeasible, and the requested rezoning will bring the Property into conformance with the general character of this commercial corridor. In sum, there is no rational basis to continue to apply the restrictive R-3 zoning classification on the Property. Accordingly, the Applicant respectfully requests that the Property be rezoned under the C-S zoning classification.

LEGAL DESCRIPTION -
PER AMROCK INC. ORDER NO. 65107657 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2018, AND AS SURVEYED.

LAND SITUATED IN THE CITY OF MEDINA IN THE COUNTY OF MEDINA IN THE STATE OF OHIO
SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO, AND KNOWN AS BEING THE WHOLE OF MEDINA CITY LOT 4640,
CONTAINING 1.1778 ACRES TO BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

SCHEDULE BII -
PER AMROCK INC. ORDER NO. 65107657 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2018.

- ITEMS 1-6 ARE NOT SURVEY RELATED
7. Non-drilling oil and gas agreement by and between John R. Swingle and Barbara Swingle, husband and wife, and Paul W. Swingle, Sr., and Evelyn G. Swingle, husband and wife, dated September 10, 1992 and recorded November 2, 1992 in OR 125, Page 618. Extension of lease dated October 10, 1994 and recorded October 31, 1994 in OR 224, Page 767. Extension of lease dated May 10, 1995 and recorded July 10, 1995 in OR 260, page 531. (LEGAL DESCRIPTION DESCRIBES CITY LOT 4640 WHICH CONSISTED OF CITY LOTS 4640, 5366, & 5372 AS SHOWN HEREON)
 8. Petition for annexation recorded September 2, 1977 in Volume 507, Page 457. (PLAT IN DOCUMENT SHOWS SUBJECT PARCEL AND MORE LAND)
 9. Right of way in favor of Columbia Gas of Ohio, Inc., recorded April 26, 1991 in OR 609, Page 761. (EASEMENT IS LOCATED OFFSITE AND SHOWN HEREON)
 10. Plat of Annexation recorded May 23, 1978 in Volume 19, Page 79. (PLAT SHOWS SUBJECT PARCEL AND MORE LAND)
 11. Plat of survey recorded May 19, 1982 in Volume 20, Page 222. (PLAT SHOWS SUBJECT PARCEL AND MORE LAND)
 12. Plat of survey recorded August 5, 1987 in Volume 22, Page 13. (PLAT SHOWS SUBJECT PARCEL AND MORE LAND)
- ITEMS 13-16 ARE NOT SURVEY RELATED.

NOTES

1. THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
A. PER AMROCK INC. TITLE REPORT ORDER NO. 65107657 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2018.
B. PINWOOD CONDOMINIUMS PHASE 1 PLAT, RECORDED IN PLAT VOLUME 22, PAGE 96 OF THE MEDINA COUNTY RECORDS.
C. SURVEY PLAT BY CUNNINGHAM & ASSOCIATES, DATED JUNE, 2002, RECORDED IN PLAT VOLUME 39 PAGE 117 OF THE MEDINA COUNTY RECORDS.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTHS OF NOVEMBER AND DECEMBER, 2018.
3. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES, CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
4. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXHAUSTED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
5. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
6. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.



ZONING

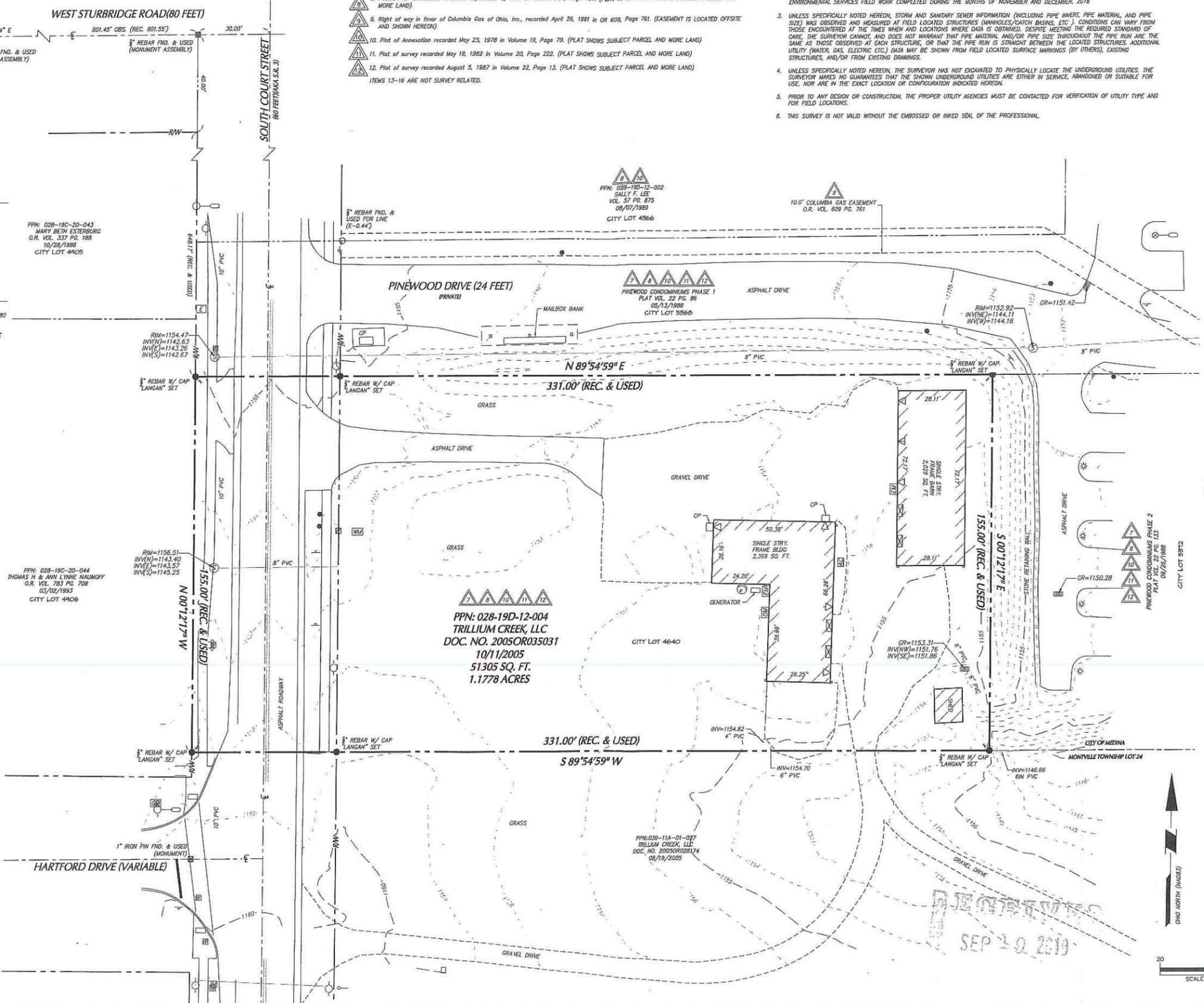
AS PER THE CITY OF MEDINA ZONING MAP, DATED FEBRUARY 21, 2018, THE SUBJECT PARCEL IS ZONED R-3, HIGH DENSITY URBAN RESIDENTIAL.

FLOOD CERTIFICATION

AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAP TITLES "MEDINA COUNTY, OHIO AND INCORPORATED AREAS, PANEL 280 OF 450" MAP NUMBER 391030280, AND AN EFFECTIVE DATE OF AUGUST 19, 2013, THE SUBJECT PARCEL IS LOCATED IN ZONE X, WHICH IS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND (NOT SHOWN TO SCALE)

- MONUMENTATION FOUND (TYPE AS NOTED)
- SET 5" X 30" STEEL PIN WITH CAP "LANGAN"
- SET DRILL HOLE
- HYDRANT
- STAND PIPE
- ROOF DRAIN
- BOLLARD
- STREET LIGHT
- AREA LIGHT
- SIGNAL POLE
- POWER POLE
- UTILITY POLE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNION VALVE
- CATCH BASIN
- CLEAN OUT
- SIKH
- BOLLARD
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- WATER METER
- TELEPHONE BOX
- TRAFFIC SIGNAL POLE
- DOOR
- DOUBLE DOOR
- GARAGE DOOR
- DEED OF RECORD
- AC.
- CALC.
- OBS.
- SO. FT.
- PN
- VOL.
- PG.
- LSA
- CP
- CC
- EP
- FENCE (TYPE AS NOTED)
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- TREE LINE
- GUIDE RAIL (TYPE AS NOTED)
- STEAM LINE
- OVERHEAD WIRE
- COMBINED SEWER LINE
- GAS LINE
- W
- E
- T
- S
- D
- X
- REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING



DATUM
VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS IN NOVEMBER, 2018.

BASIS OF BEARINGS
MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, MAD 83 PER GPS OBSERVATIONS IN NOVEMBER, 2018.

UTILITY ONE CALL
OUPS TICKET NO. 8833901263 (DIG)
OUPS TICKET NO. 8833901264 (DESIGN)

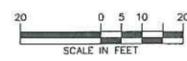
CERTIFICATION

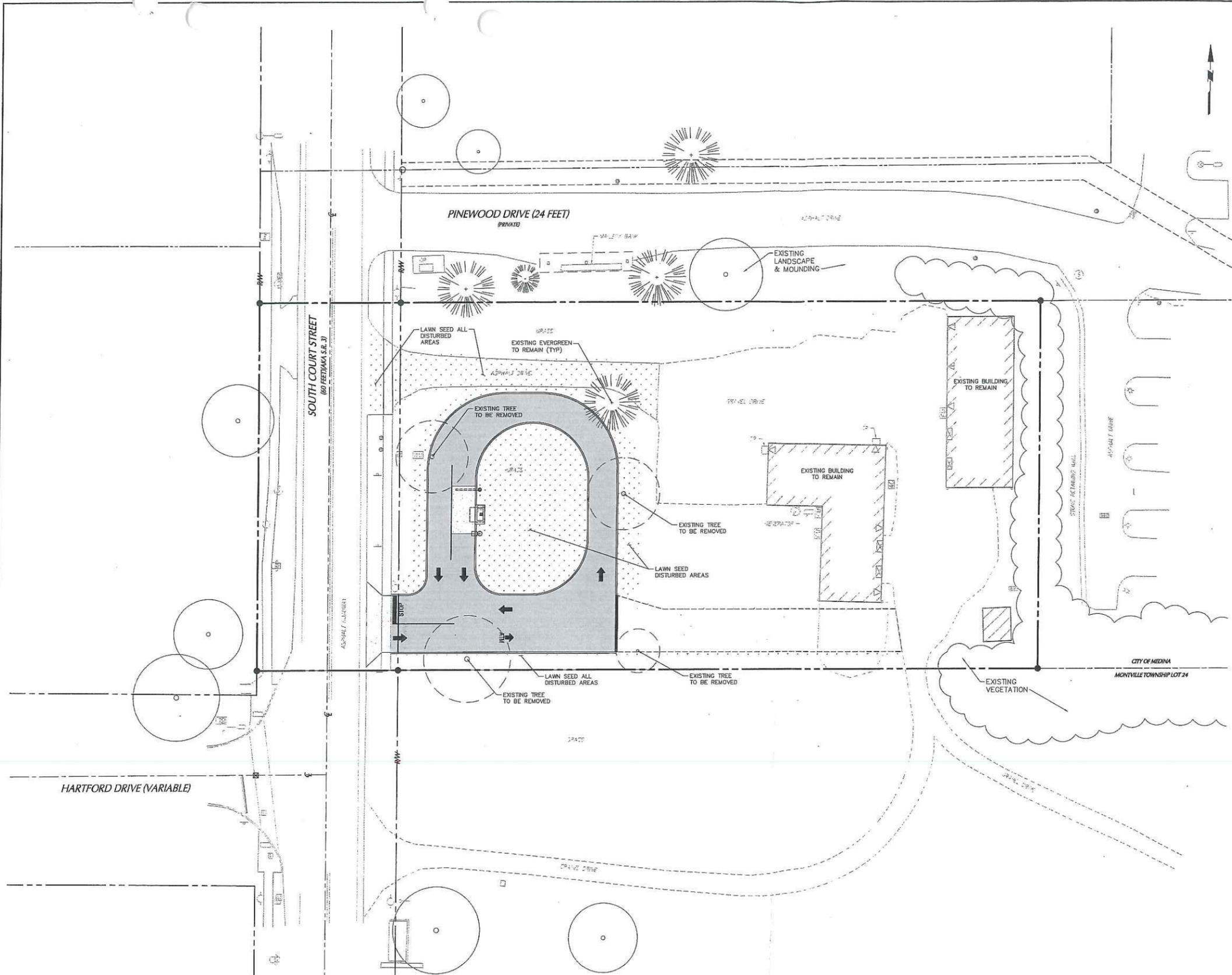
1. AMROCK INC.
2. TRILLIUM CREEK, LLC.
3. KEY BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(B-1), 8, 9, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN DECEMBER, 2018.

Anthony L. Maione
ANTHONY L. MAIONE, P.S.
PROFESSIONAL LAND SURVEYOR,
OH LIC. NO. 8544

Date	Description	No.
REVISIONS		
LANGAN		
Langan Engineering and Environmental Services, Inc. 6000 Lombardo Center, Suite 210 Cleveland, OH 44131 T: 216.328.3300 F: 216.328.3301 www.langan.com		
Project		
MEDINA SOUTH ATM		
MEDINA CITY LOT 4640 CITY OF MEDINA		
MEDINA COUNTY OHIO		
Drawing Title		
ALTA/NSPS LAND TITLE SURVEY		
Project No.	Drawing No.	
400051201	VL101	
Date	12/06/2018	
Drawn By	MAH	
Checked By	ALM	
Sheet 1 of 1		





REGISTERED
SEP 19 2010

BY: _____

LAWN SEED NOTE

LAWN SEED MIX

- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 1" DIAMETER.
- THE FOLLOWING SEED MIX SHALL BE SOWN AT THE RATES AS DEPICTED:
 RED FESCUE 1 1/2 LBS./1,000 SF
 PERENNIAL RYEGRASS 1 LB./1,000 SF
 KENTUCKY BLUEGRASS 1 1/2 LBS./1,000 SF
 SPREADING FESCUE 1 LB./1,000 SF
- SEED MIX SHALL BE MULCHED WITH SALT HAY OR UNROTTED SMALL GRAIN STRAW AT A RATE OF 2 TONS/AC OR 90 LBS/1,000 SF
- SEEDING DATES FOR THIS MIXTURE SHALL BE AS FOLLOWS:
 SPRING: APRIL 1 - MAY 31
 FALL: AUGUST 16 - OCTOBER 31
- GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL A STAND OF COVER IS ESTABLISHED AND ACCEPTED BY THE OWNER.



Date	Description	No.
04/18/19	CITY COMMENTS	1
REVISIONS		

SIGNATURE
 WILLIAM P. BORON
 REGISTERED LANDSCAPE ARCHITECT OH Lic. #841

LANGAN
 Langan Engineering and
 Environmental Services, Inc.
 8000 Lombardo Center, Suite 210
 Cleveland, OH 44131
 T: 216.328.3300 F: 216.328.3301 www.langan.com

Project
**KEYBANK
 MEDINA SOUTH ATM**
 CITY OF MEDINA
 OHIO
 MEDINA COUNTY

Drawing Title
LANDSCAPE PLAN

Project No.
 400051201
 Date
 02/22/2019
 Drawn By
 HMG
 Checked By
 CJW

Drawing No.
LP101

Current City of Medina Zoning Map



Zoning District Map

Effective November 27, 2018 (Ord. 174-18)

Legend

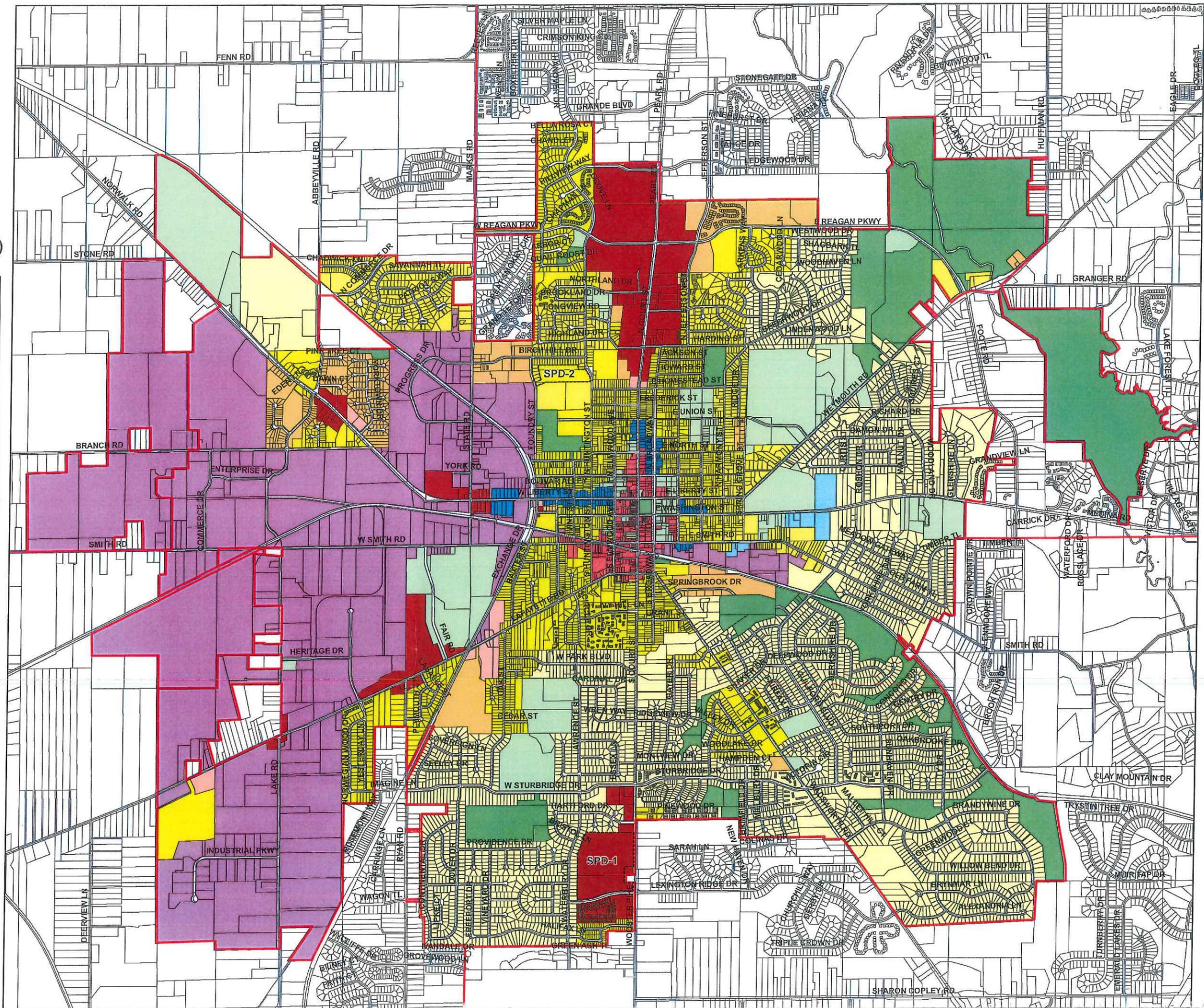
- City Boundary
- O-C Open Space Conservation
- R-1 Low Density Urban Residential
- R-2 Medium Density Urban Residential
- R-3 High Density Urban Residential
- R-4 Multi-Family Residential
- M-U Multi-Use
- P-F Public Facilities
- C-S Commercial Service
- C-1 Local Commercial
- C-2 Central Business
- C-3 General Commercial
- I-1 Industrial

Note:

This map is updated frequently and may not represent the most current information. To ensure accurate information contact the City of Medina at 330-764-4652.

The lot lines of this map are representative of the actual lot lines and are not intended to be substituted for an official survey or used to resolve boundary or area issues. Secure a survey, consult County records or the City Clerk of Council records for dimensions and areas of lots and boundaries.

Prepared by City of Medina
Community Development Department
July 22, 2019

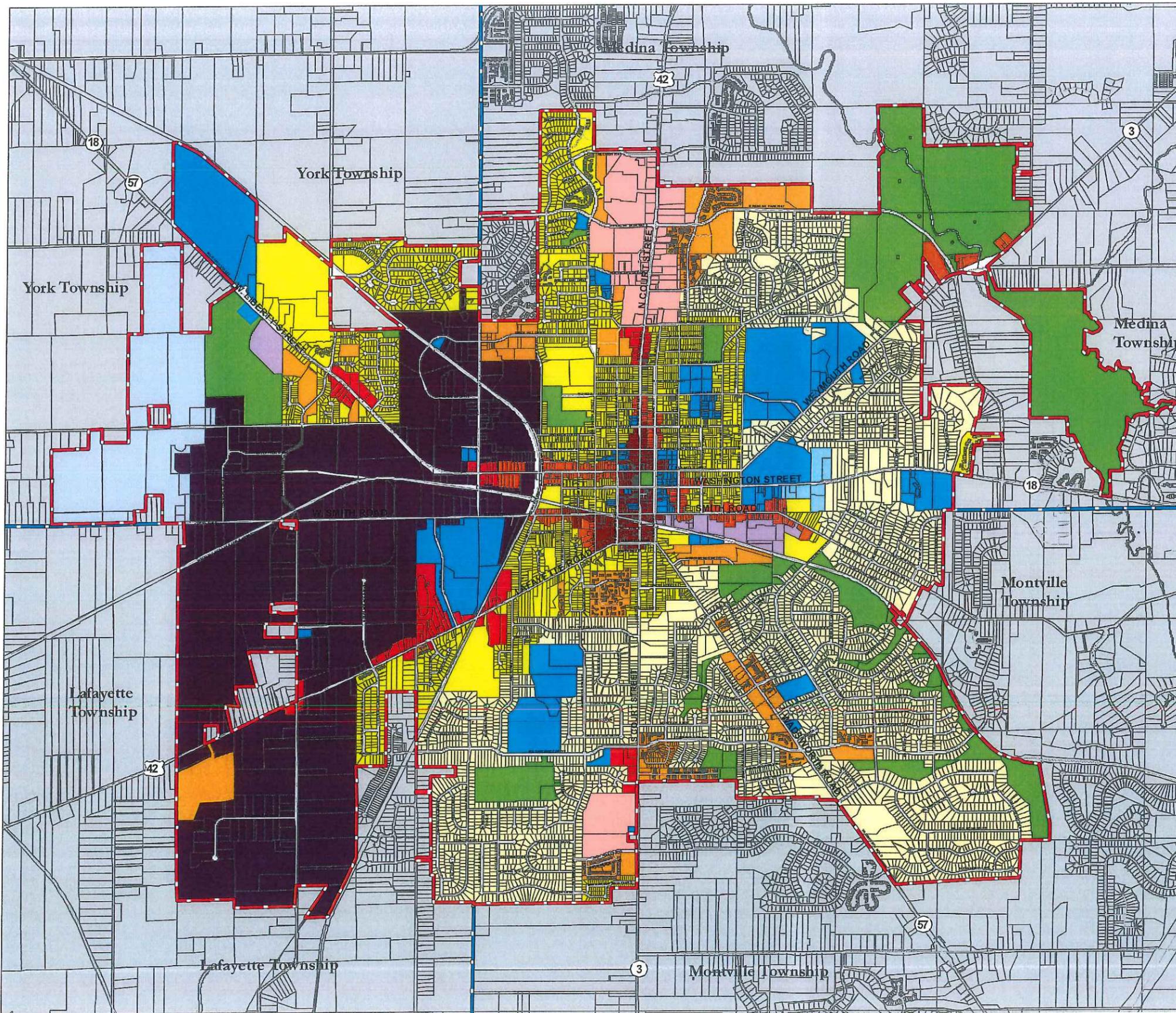


Future Land Use map
from the City of Medina
2007 Comprehensive Plan
Update and a detail of the
subject property's
immediate vicinity on the
map

Map 8 Future Land Use

11/13/2006

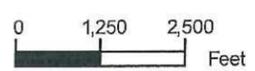
City of Medina, Ohio



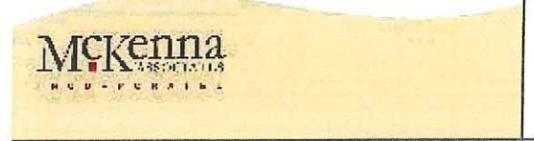
Future Land Use

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Mixed Use
- Central Business District
- Thoroughfare Commercial
- Planned Commercial
- Restricted Office
- Office/ Technology
- Light Industrial
- General Industrial
- Public Facilities
- Conservation/ Recreation

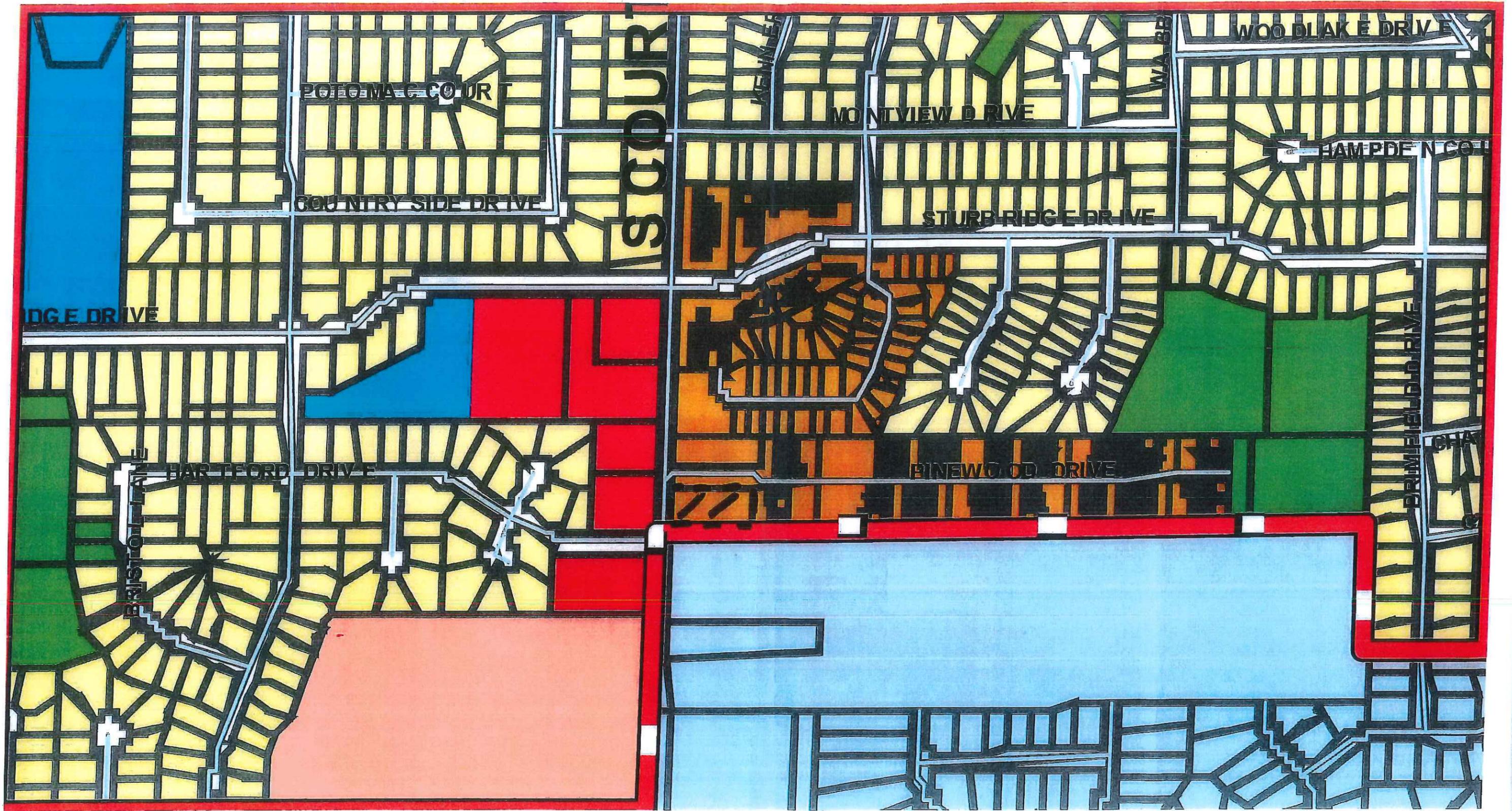
- Municipal Boundary
- Township Boundary
- Surrounding Area



Base Map Source: Medina County GIS, 2005
Data Source: McKenna Associates, Incorporated, 2006.



Print date: 6/19/2007 E:\Projects\Ohio\Medina\Map8_Medina_HU_Unad



POTOMAC COURT

COUNTRY SIDE DRIVE

DGE DRIVE

HARTFORD DRIVE

SCOUR

MONTVIEW DRIVE

STURB RIDGE DRIVE

BINEWOOD DRIVE

WOODLAKE DRIVE

HAMPDEN COURT

PRIMFIELD DRIVE

CHA

Chapter 1131
C-S, Commercial
Service District
regulations

**CHAPTER 1131
C-S Commercial Service District**

- 1131.01 Purpose.**
- 1131.02 Principally permitted uses.**
- 1131.03 Accessory uses.**
- 1131.04 Conditionally permitted uses.**
- 1131.05 Lot development standards.**
- 1131.06 Off-street parking and loading.**
- 1131.07 Signage.**
- 1131.08 Landscape and buffering.**
- 1131.09 Site plan review.**
- 1131.10 Pedestrian connection.**

CROSS REFERENCES

- Definitions - see P. & Z. Ch. 1105
- District established - see P. & Z. 1113.01
- Minimum number of parking and loading spaces required - see P. & Z. 1145.04

1131.01 PURPOSE.

The C-S Commercial Service District is established to create an environment conducive to well-located and designed office building sites to accommodate professional offices, nonprofit organizations and limited business service activities. (Ord. 109-14. Passed 6-23-14.)

1131.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the C-S Commercial Service District:

Residential	Public/Semi-Public	Commercial
. None	. None	. Office - Professional, Medical and Administrative
		. Personal and Professional Services
		. Other Similar Uses as Determined by the Planning Commission

(Ord. 109-14. Passed 6-23-14.)

1131.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the C-S Commercial Service District:

- (a) Accessory buildings and uses.

(Ord. 109-14. Passed 6-23-14.)

1131.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the C-S Commercial Service District subject to the requirements of Chapter 1153 , Conditional Uses. Numerical identification after each item corresponds to specific standards in Section 1153.04 , Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
. Bed and Breakfast Inn ^{11,14}	. Cemetery ^{3,7,17,21}	. Child Day Care Center and Nursery ^{2,5,9,11,14}

	. Conservation Use	. Conference Center, Banquet Facility or Meeting Hall
	. Educational Institution for Higher Education 1,2,3,4,5,7,11	. Hospital 1,2,3,5,7,9,11,14
	. Publicly Owned or Operated Governmental Facility 3,7,8,11	. Personal and Professional Services with Drive-Thru 7,17
	. Public or Quasi Publicly Owned Park or Recreation Facility 1,2,3,4,5,9,11,14,22,24,25	. Research and Development Laboratory and Processing with No External Hazardous, Noxious or Offensive Conditions
	. Public and Parochial Educational Institution for Primary Education 1,2,3,5,6,11	
	. Public and Parochial Educational Institution for Secondary Education 1,2,3,4,5,7,11	
	. Public Utility 1,10,11	
	. Religious Place of Worship 1,3,7,11,12,14	
	. Urban Garden	

(Ord. 109-14. Passed 6-23-14.)

1131.05 LOT DEVELOPMENT STANDARDS.

Lots in the C-S Commercial Service District shall adhere to the following standards:

Minimum Lot Size	. None
Minimum Lot Width at Building Line	. 100 Feet
Minimum Lot Frontage	. 100 Feet
Maximum Lot Depth	. None
Minimum Usable Open	

Space	. None
Maximum Lot Coverage	. 60%
Maximum Building Size	. None
Maximum Building Width	. None

Minimum Front Yard	. 50 Feet
Minimum Rear Yard	. 50 Feet for Principal Use or Structure . 25 Feet of Yard Must be Landscaped when Adjacent to a Residential District . 20 Feet for Accessory Use or Structure
Minimum Side Yard	. 50 Feet for Principal Use or Structure . 25 Feet of Yard Must be Landscaped when Adjacent to a Residential District . 20 Feet for Accessory Use or Structure
Maximum Height	. 40 Feet for Principal Use or Structure . 20 Feet for Accessory Use or Structure
Minimum District Size	. n/a

(Ord. 58-17. Passed 4-24-17.)

1131.06 OFF-STREET PARKING AND LOADING.

Off-street parking and loading shall be regulated pursuant to Chapter 1145, Off-Street Parking and Loading.

(Ord. 109-14. Passed 6-23-14.)

1131.07 SIGNAGE.

Signage shall be regulated pursuant to Chapter 1147, Signs.

1131.08 LANDSCAPE AND BUFFERING.

Landscape and buffering shall be regulated pursuant to Chapter 1149, Screening and Landscaping.

(Ord. 109-14. Passed 6-23-14.)

1131.09 SITE PLAN REVIEW.

All uses permitted under Section 1131.02 and 1131.04 shall be permitted only after the review and approval of the site plans by the Planning Commission according to the standards, criteria and regulations of Chapter 1109.

(Ord. 109-14. Passed 6-23-14.)

1131.10 PEDESTRIAN CONNECTION.

Where a sidewalk exists in a public right-of-way adjacent to a site, or when a sidewalk is required to be constructed as part of development approval, a pedestrian connection shall be constructed from the building to the public sidewalk.

(Ord. 109-14. Passed 6-23-14.)

Aerial photograph with
City of Medina Zoning
Districts overlay.

W STURBRIDGE DR

STURBRIDGE DR



C-3

C-3

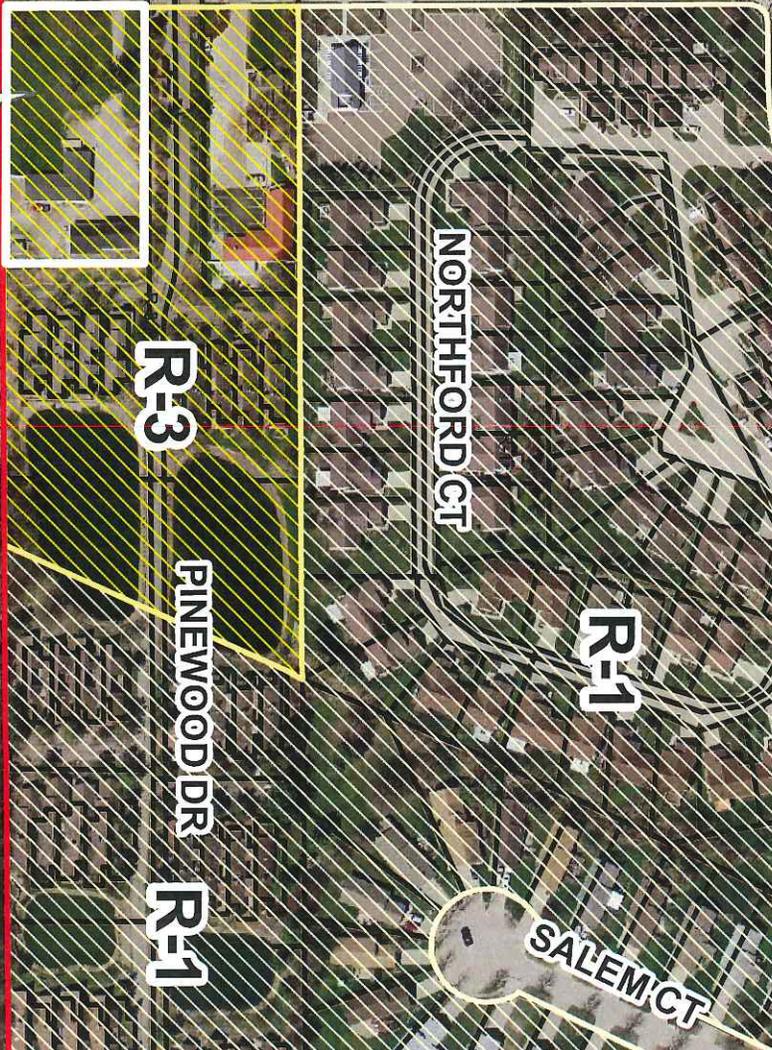
HARTFORD DR

COURT ST

WOOSTER PIKE

SPD-1

P19-19
1088 S. Court St.
Rezone (rev. request)
R-3 to C-S
February 13, 2020



R-3

Subject Site

NORTHFORD CT

PINEWOOD DR

R-1

R-1

SALEM CT

1 inch = 200 feet

