

**MEETING DATE: 3-10-16**

# **PLANNING COMMISSION**

**Case No. P16-02**

**1004 N. Court**



# CITY of MEDINA

## Planning Commission

March 10, 2016 Meeting

---

**Case No:** P16-02

**Address:** 1004 N. Court Street

**Applicant:** Bob Acciarri – ABC Development LLC

**Subject:** Site Plan Review – New 4000 Sq. Ft. Single Tenant Retail Building

**Zoning:** C-3 Commercial

**Submitted by:** Justin Benko – Associate Planner

JB

---

**Site Location:**

The property is located on the east side of North Court Street in the North Pointe Plaza parking lot. The property is adjacent to C-3 zoning on all sides.

**Project Introduction:**

The applicant has proposed the demolition of the vacant Pennzoil building and is seeking site plan approval for a new 4000 sq. ft. single tenant retail building. The building façade will be a combination of EIFS siding and masonry. The applicant has proposed 13 parking spaces along with perimeter landscaping at the site.

Please find attached to this report:

1. Site improvement plans
2. Aerial photograph
3. Building Elevations

**District Regulations – Section 1137:**

A retail building is a permitted use in C-3 General Commercial Zoning.

### **Site Plan and Improvement Plan Review:**

#### Applicable Design Review Guidelines – Section 1109.04(C)

- 1. The height, width and general proportions of the structure shall complement adjacent buildings so that an overall harmonious appearance is created and maintained.*
- 3. Architectural details and ornamentation shall be meaningful to the overall design and appropriate for the size and scale of proposed structures, and harmonious with other architectural details and ornamentation on adjacent structures.*
- 7. Materials shall be appropriate for the structure and the use therein. Materials shall be weather-resistant. The materials shall be compatible with and not in stark contrast to the materials used on adjacent structures.*
- 8. Colors and textures shall be appropriate for the size and scale of the proposed structure and shall be harmonious with adjacent structures. Building colors shall consist of earth-tones. Bright, chromatic, colors are discouraged.*
- 10. The following styles and materials are inappropriate and shall be discouraged from use:  
D. EIFS or stucco appearance, unless it is utilized with bands of accent color, recessed or protruding belt courses, wide reveals, or combinations thereof,*

In reviewing the proposed retail building in relation to the above guidelines the proposed building is consistent with the guidelines and should appear harmonious to the surrounding businesses. Although the applicant has proposed EIFS siding for much of the exterior of the building, the applicant has incorporated sufficient masonry accents to the exterior as well as decorative canopies.

**Parking and Circulation.** Code Section 1145.04 details ratios for off-street parking for various use groups. Retail buildings require one space for each 400 sq. ft. of floor area. The site requires 10 parking spaces and the applicant has proposed 13 spaces. The applicant has proposed compliant circulation at the site as well.

The applicant has proposed the parking space length at 18 feet. Code section 1145.08 requires 90 degree parking spaces to be 19 feet in length. The applicant has been notified.

**Lighting:** Planning and Zoning Code section 1145.09(C) requires exterior lighting for parking areas. The applicant has not submitted a photometric lighting plan consistent with code section 1145.09(C) to date.

**Landscaping:** Code section 1145.09(B) requires landscape features for parking areas. For sites less than 6000 sq. ft. or 20 parking spaces only peninsular and perimeter landscaping is required. The applicant has proposed landscaping that is compliant with code section 1145.09(B).

#### **City Department Comments:**

**City Engineer Approval.** No comment at this time.

**Building Department.** No comment at this time

**Police Department.** No comment at this time.

**Service Department.** "Please advise for dumpster enclosure per attached detail."  
Staff forwarded a copy of the dumpster enclosure information to applicant.

**Water/Backflow.** No comment at this time.

**Fire Department.** No comment at this time. /

**Engineering Department.** No comment at this time.

**Service Department.** No comment at this time.

**Economic Development.** No comment at this time.

**City Forester.** No comment at this time.

**Staff Comments:**

Upon completion, the proposed retail building will be a considerable improvement over the existing conditions and should be harmonious with the retail environment on N. Court Street.

**Recommendation:**

Staff recommends the Planning Commission approve the site plan for the proposed 4000 sq. ft. retail building with the following conditions.

1. Subject to building permits from the Medina Building Department.
2. Subject to site development approval by the Medina Engineering Department.
3. Subject to performance bond or other financial guarantee in an appropriate amount to ensure that hard surfacing of parking areas and landscaping, is installed in conformance with approved plans.
4. Subject to the parking spot length increased to 19 feet.
5. Subject to providing a site lighting plan with Building permits.

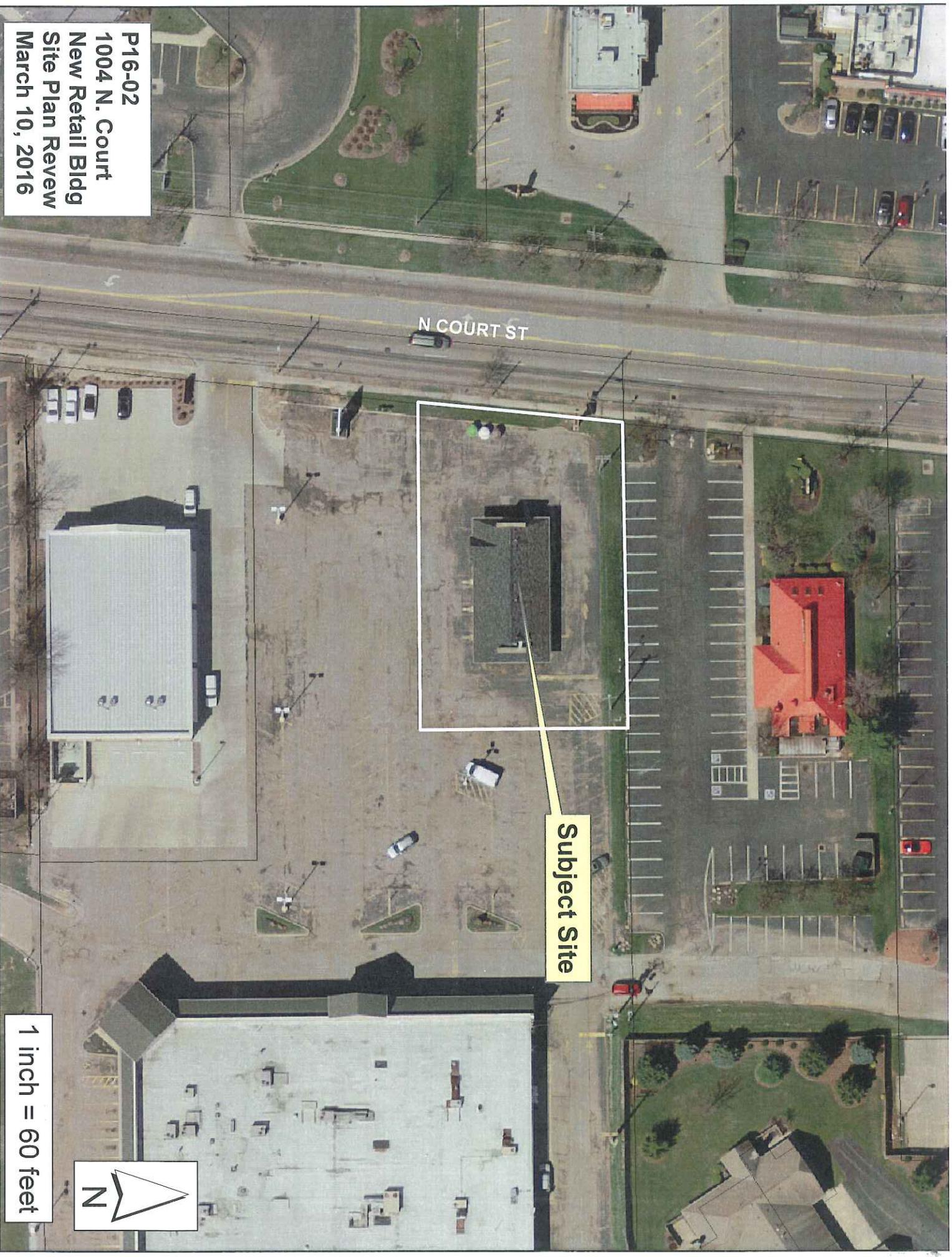
P16-02  
1004 N. Court  
New Retail Bldg  
Site Plan Review  
March 10, 2016

N COURT ST



Subject Site

1 inch = 60 feet





View Looking East from West Side of N. Court St.



View Looking East @ West Elevation of Existing Building



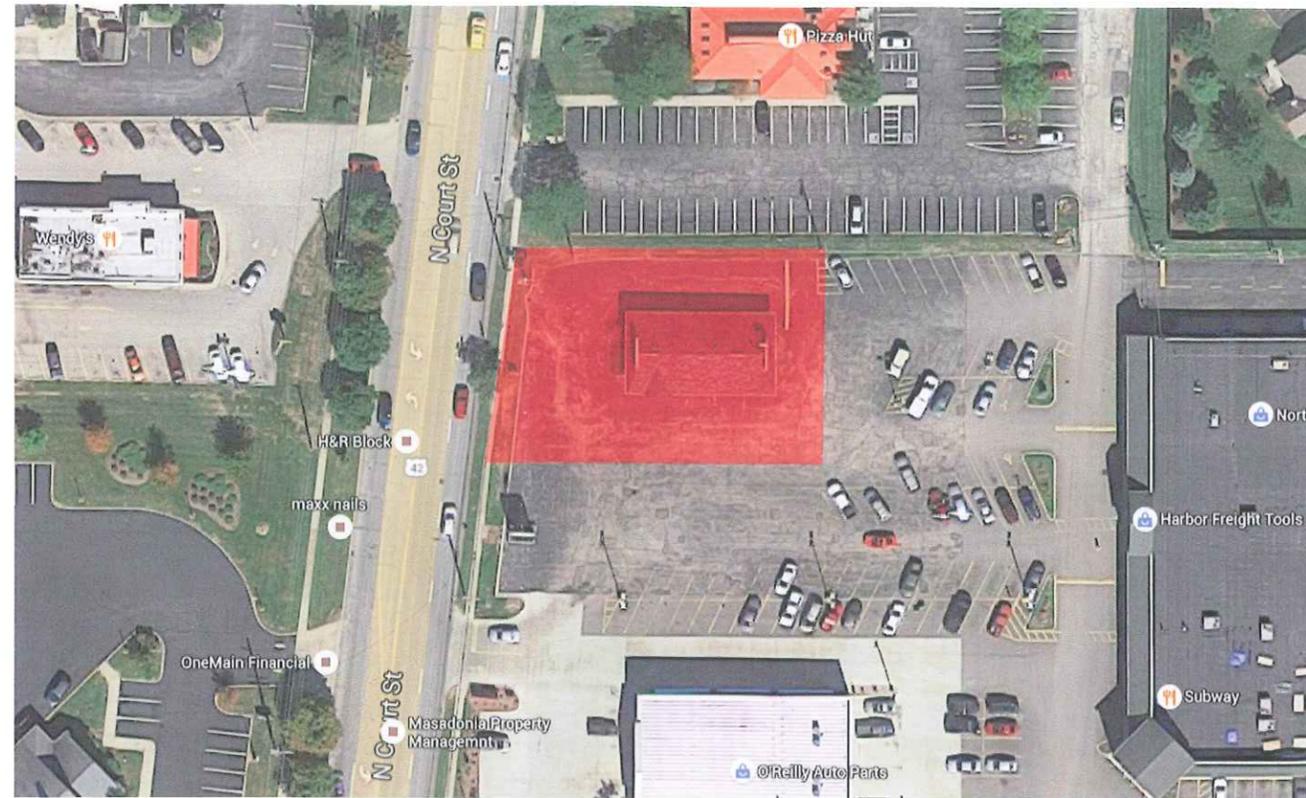
View Looking East @ Existing Building



View Looking North from Plaza Entrance



Looking Southeast @ Existing Plaza



Existing Structure... Looking Southwest toward N. Court St.



Existing Structure... Looking North toward Pizza Hut



North Adjacent Property



North Adjacent Property (Looking Northeast from N. Court St)



Looking West across N. Court St.



Looking West across N. Court St.



View Looking East



O'Reilly's Auto Part @ South

## Existing Conditions

**ABC DEVELOPMENT LLC**  
MEDINA, OHIO

**RDS #2016003**

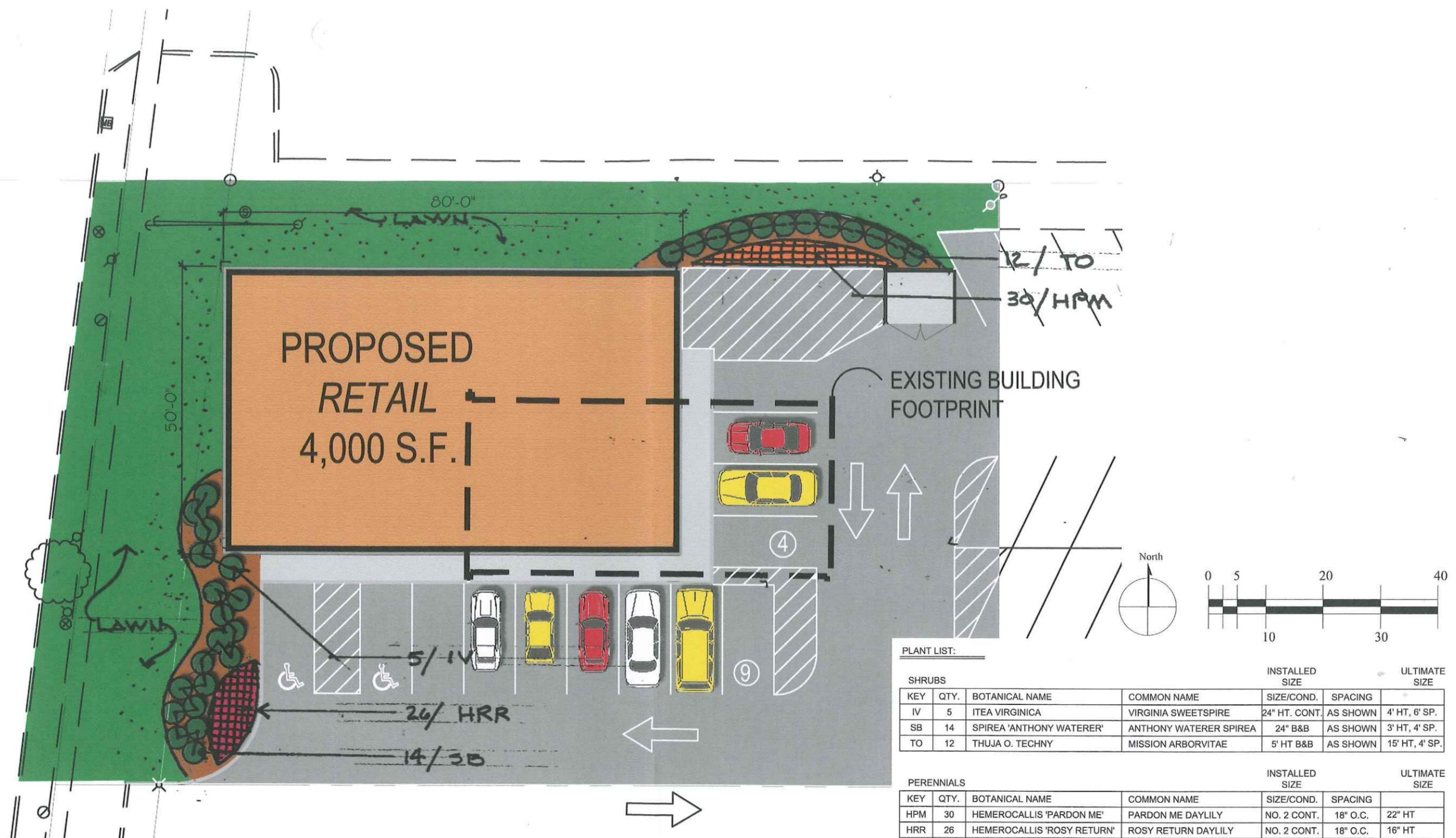
**4,000 S.F. RETAIL OUTPARCEL**  
MEDINA, OHIO

**RARE DESIGN STUDIO**  
RESPONSIVE • ACCOUNTABLE • RELIABLE • EXPERIENCED

FEBRUARY 18, 2016

RECEIVED  
FEB 18 2016

BY: .....



PLANT LIST:

SHRUBS				INSTALLED SIZE	ULTIMATE SIZE
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/COND.	SPACING
IV	5	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	24" HT. CONT.	AS SHOWN
SB	14	SPIREA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	24" B&B	AS SHOWN
TO	12	THUJA O. TECHNY	MISSION ARBORVITAE	5' HT B&B	AS SHOWN
				INSTALLED SIZE	ULTIMATE SIZE
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/COND.	SPACING
HPM	30	HEMEROCALLIS 'PARDON ME'	PARDON ME DAYLILY	NO. 2 CONT.	18" O.C.
HRR	26	HEMEROCALLIS 'ROSY RETURN'	ROSY RETURN DAYLILY	NO. 2 CONT.	18" O.C.

*Landscape Plan*

**ABC DEVELOPMENT LLC**  
MEDINA, OHIO

**4,000 S.F. RETAIL OUTPARCEL**  
MEDINA, OHIO

**RARE DESIGN STUDIO**  
RESPONSIVE • ACCOUNTABLE • RELIABLE • EXPERIENCED

*RDS #2016003*

FEBRUARY 18, 2016

RECEIVED  
FEB 18 2016

BY: .....



SOUTH ELEVATION

WEST ELEVATION



NORTH ELEVATION

EAST ELEVATION

**ABC DEVELOPMENT LLC**  
**MEDINA, OHIO**

**4,000 S.F. RETAIL OUTPARCEL**  
**MEDINA, OHIO**

**RARE DESIGN STUDIO**  
 RESPONSIVE • ACCOUNTABLE • RELIABLE • EXPERIENCED

**RDS #2016003**

**FEBRUARY 18, 2016**

**RECEIVED**  
**FEB 18 2016**

BY: \_\_\_\_\_

**SITE BENCH MARK**  
 BENCH MARK #1  
 TOP NUT ON HYDRANT  
 ELEVATION = 978.60

**WEBER ENGINEERING SERVICES**  
 #Make Strong Relationships & Superior Service Guide Your Project  
 2555 Hartsville Rd., Suite B  
 Kirtland, OH 44127  
 www.WeberEngineeringServices.com  
 330-329-2037  
 matt@webercivil.com



Reg. No.: 61709

**CLIENT:**  
 ABC DEVELOPMENT LLC.  
 1247 MEDINA RD.  
 MEDINA, OHIO 44256  
 BOB ACCIARRI  
 PHONE: (216) 244-0380  
 BACCIARRI@ABCDEVEL.COM

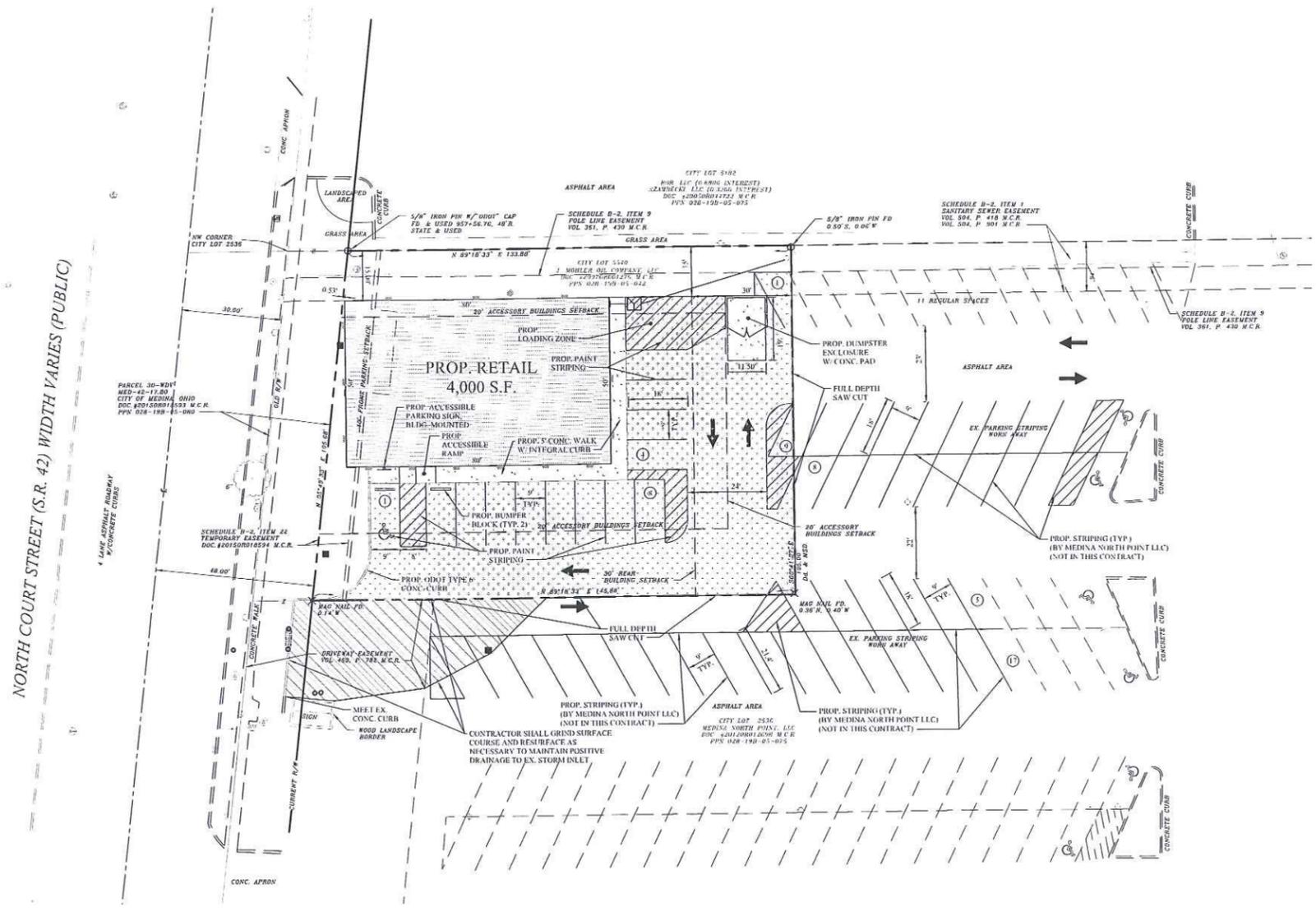
**OWNER:**  
 ABC DEVELOPMENT LLC.  
 1247 MEDINA RD.  
 MEDINA, OHIO 44256  
 BOB ACCIARRI  
 PHONE: (216) 244-0380  
 BACCIARRI@ABCDEVEL.COM

**MEDINA RETAIL**  
 1004 NORTH COURT STREET (S.R. 42)  
 CITY OF MEDINA, MEDINA COUNTY, OHIO

Issue Date  
 02-16-2016

**SITE PLAN**

**C102**  
 Project No. 2015-241



**SITE DATA**

USE DISTRICT	= C-3 (GENERAL COMMERCIAL)
SITE AREA	= 14,687 S.F. (0.337 AC.)
PROP. BUILDING AREA	= 4,000 S.F. (FOOTPRINT)
<b>BUILDING SETBACKS:</b>	
FRONT YARD	= 0'
SIDE YARD	= 0'
REAR YARD	= 30'
<b>PARKING SETBACKS:</b>	
FRONT YARD	= 10'
SIDE YARD	= 0'
REAR YARD	= 0'
<b>PARKING TABULATION:</b>	
1 SPACE PER 400 SQ. FT. OF BUILDING AREA	
4,000 / 400 = 10 PARKING SPACES REQUIRED	
REGULAR PARKING SPACES PROVIDED =	12
HANDICAP PARKING SPACES PROVIDED =	1
TOTAL PARKING SPACES PROVIDED =	13

**FLOOD ZONE**

FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 39103C0163D EFFECTIVE DATE AUGUST 04, 2008

**LEGEND**

	AREA OF SURFACE COURSE GRINDING AND RESURFACING
	PROPOSED REGULAR DUTY ASPHALT
	CONCRETE PAVING

ITALICS TEXT REPRESENTS EXISTING CONDITION  
 NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

ALL PAINT STRIPING WITHIN THE PROJECT BOUNDARY LIMITS SHALL BE PART OF THIS CONTRACT. ALL PAINT STRIPING OUTSIDE THE PROJECT BOUNDARY LIMITS SHALL BE BY OTHERS.

**RECEIVED**  
 FEB 18 2016

N

Scale: 1" = 20'

**OHIO Utilities Protection SERVICE**  
 Call Before You Dig  
 800-362-2764 or 8-1-1  
 www.oups.org

**OGPUPS**  
 800-925-0988 or 8-1-1  
 www.ogpups.org



**ABC DEVELOPMENT LLC**  
**MEDINA, OHIO**

**4,000 S.F. RETAIL OUTPARCEL**  
**MEDINA, OHIO**

**RARE DESIGN STUDIO**  
 RESPONSIVE • ACCOUNTABLE • RELIABLE • EXPERIENCED

*RDS #2016003*

FEBRUARY 18, 2016

RECEIVED  
 FEB 18 2016

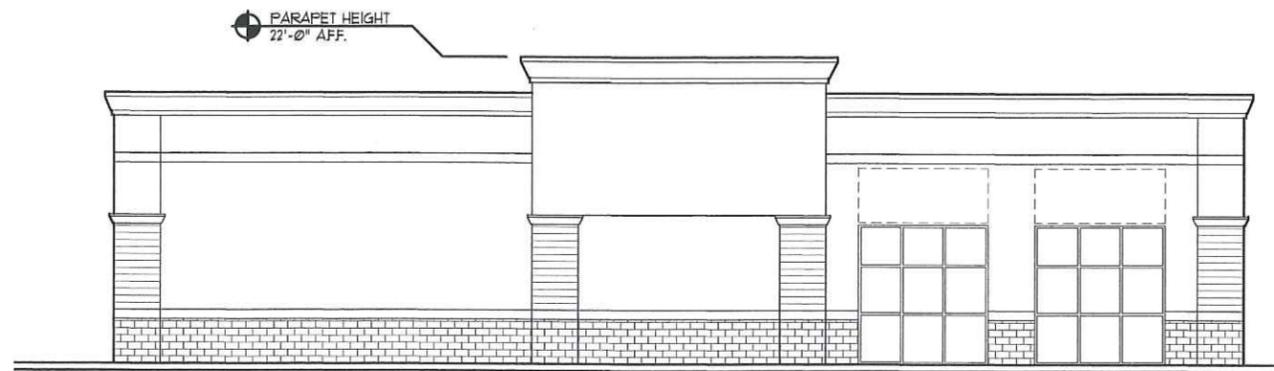
BY: .....



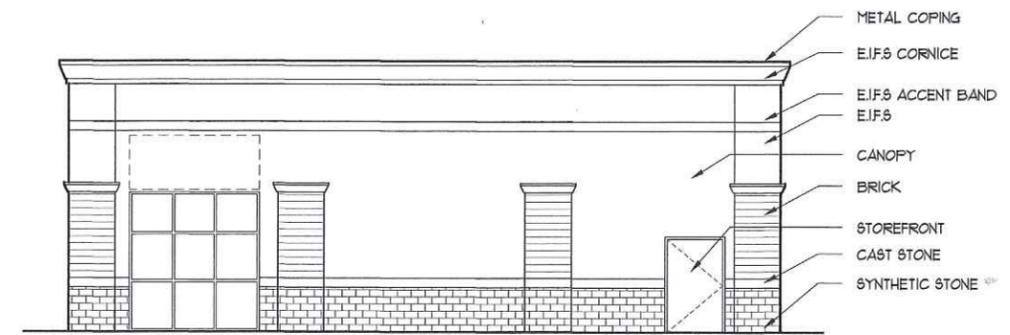
South Elevation



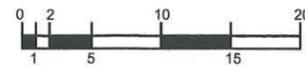
West Elevation



North Elevation



East Elevation



## Proposed Elevations

**ABC DEVELOPMENT LLC**  
MEDINA, OHIO

**4,000 S.F. RETAIL OUTPARCEL**  
MEDINA, OHIO

**RARE DESIGN STUDIO**  
RESPONSIVE • ACCOUNTABLE • RELIABLE • EXPERIENCED

**RDS #2016003**

FEBRUARY 18, 2016

RECEIVED  
FEB 18 2016

BY: .....