

MEETING DATE: 5-12-16

PLANNING COMMISSION

Case No. P16-12

**421 N. Court
Buckeye Super Wash**



CITY of MEDINA

Planning Commission

May 12, 2016 Meeting

Case No: P16-12

Address: 421 N. Court Street

Applicant: Chad Frazier and Shawn Fugarino

Subject: Certificate of Appropriateness and Site Plan Approval – for façade renovations for Buckeye Super Wash

Zoning: M-U Multi-Use District
Transitional Corridor Overlay District (TCOV)

Submitted by: Justin Benko – Associate Planner JB

Site Location:

The building is located on the west side of N. Court Street, south of West Union Street and North of Bishop Alley within the TCOV.

Project introduction:

The applicant is seeking site plan approval for proposed façade renovations for Buckeye Super Wash. The renovations will include “Dimensional Metals Inc” aluminum panels in red and “musket grey.” Additionally, a new overhead door will be installed. As this site is located within the Transitional Corridor Overlay District, design review and approval of a Certificate of Appropriateness is required by the Planning Commission. Material samples will be available at the meeting.

Please find attached to this report:

1. Building elevations
2. Aerial photograph
3. Letter from Applicant
4. Existing Condition Photograph

Transitional Corridor Overlay District (Section 1116)

Section 1116.10(c) Review and action by the Planning commission states:

- (1) The criteria contained in the Overlay District Development Guidelines shall be used by the Planning Commission to guide their decision...*
- (2) The Planning Commission shall determine whether the proposed change will be appropriate to the preservation of the environmental, architectural or historic character of the Overlay District pursuant to the criteria included in the Overlay District Development Guidelines. In determining the appropriateness of the change, the Planning Commission may solicit input from the Historic Preservation Board in areas with buildings of historical and/or architectural significance.*

Excerpts of TCOV Design Guidelines provide the following:

Exterior renovation or alteration of existing structures:

- The distinguishing original qualities of a building or structure should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- Architectural elements should be sensitively designed to reflect detailing associated with the particular style of the building.*
- The design elements of a building addition shall match the design elements of the principal structure, in particular, building materials and color, roof lines and shape, and window proportions and alignment.*

Building Materials and Appurtenances.

- The architectural character and exterior building materials of new and remodeled buildings should be harmonious with surrounding buildings in color and texture, proportion, scale, patterns and opening sizes and shapes.*
- Construction materials and colors for walls and fences that are visible from the street should be uniform and compatible with the architectural style, color and building material of the building and its surroundings.*
- The original pattern of window and door openings and their shape and configuration should not be altered. Window and door openings should not be reduced, enlarged, or filled-in on street facade. Replacement windows and doors should match the original in size, shape and design.*
- Original materials should be repaired, restored, and reused whenever possible. Where necessary missing or deteriorated materials should be replaced with appropriate recycled or new materials which match the original as closely as possible.*

Site Plan Design Review Guidelines.

The following standards shall apply to the design and appearance of all new construction or building renovation (other than for single family residential structures). As a consideration, during any plan review, the Planning Commission shall determine if the proposal complies with the following standards:

- *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.*
- *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.*
- *The following styles and materials are inappropriate and shall be discouraged from use:*
 - *Sheet metal siding, except as rain gutter/downspouts; exposed unstained wood; exposed steel nails; vinyl siding; and flimsy vertical wood siding (e.g., T-111),*
 - *Bright or primary colors, and/or awnings which are in stark contrast to other structures in the surrounding area and/or the design of the proposed structure.*

Staff Comments:

Although sheet metal siding is discouraged in the site plan guidelines, the applicant has proposed a high quality metal siding system. Additionally, the red that is proposed, albeit bright, is an accent that should provide a contrast to the “musket grey” siding.

The TCOV guidelines state that the “*The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*” The building is a nondescript 1960’s former gas station site that is adjacent to an existing gas station and a remodeled doctor’s office. The façade renovations actually create distinctive architectural features for the building and the renovations should have a positive impact on neighboring properties. Furthermore, the project constitute a sizable investment in the property.

Recommendation:

Staff recommends the Planning Commission approve the Site Plan application and grant a Certificate of Appropriateness for the above application on the following condition:

1. Subject to all necessary permits from the Medina Building Department.

Existing Condition Photograph



April 25, 2016

City of Medina, Ohio
132 North Elmwood Ave
Medina, Ohio 44256

Attn: Jonathon Mendel
Community Development Director

Re: Buckeye Super Wash
421 North Court Street
Medina OH 44256

Mr. Mendel,

Please find attached our site and building plans which we seek your approval to renovate the exterior of our existing facility at 421 North Court Street. Our plans include the installation of commercial grade exterior wall components with lighting, and signage.

- The front will include Dimensional Metals Inc (DMI) red .032 thick 16" wide aluminum panels with 4" ribs as a wainscot with Citadel Envelope 2000 aluminum composite material panels (ACM) above. This feature will wrap around the south and north sides as shown.
- The balance of the building will be Dimensional Metals Inc (DMI) Musket Grey .032 thick 16" wide aluminum panels with (1) 4" rib and (1) 12" rib to provide a slight contrast in profile as well as color.
- The sectional overhead door facing the street area will be replaced.
- The north exterior door and frame and window will be replaced.
- New metal coping with gutters and downspouts will be installed along the north side of building.
- New LED light fixtures will be installed on the north side to provide adequate night light.
- In addition to the above, new signage will be installed including signage lighting

We respectfully request approval for the renovation and signage as indicated above.

Sincerely,



Shawn Fugarino and Chad Frazier
Co-Owners

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BY:



1 inch = 50 feet

E UNION ST

N COURT ST

W UNION ST

BISHOP ST

Subject Site

Z16-14 & P16-12
Buckeye Carwash
421 N. Court St.
Site Plan & Sign Variance
May 12, 2016