

MEETING DATE: 6-9-16

PLANNING COMMISSION

Case No. P16-14

563 Bronson St.

Foundry Holdings



CITY of MEDINA
Planning Commission
June 9, 2016 Meeting

Case No: P16-14
Address: 563 Bronson St
Applicant: Architectural Design Studios for Foundry Holdings, LLC
Subject: Conditional Zoning Certificate and Site Plan Review – Commercial Recreation in the I-1 District
Zoning: I-1, Industrial
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The site is located at the northwest corner of the intersection of Bronson St and Foundry St. R-3 zoning is adjacent to the south and east, and I-1 zoning is adjacent to the west and north.

Project Introduction:

The applicant requests a Conditional Zoning Certificate for an existing commercial recreation use (indoor karting) and Site Plan for an expansion of the site and use with a proposed outdoor track.

This use was granted a Land Use Variance and Site Plan approval in December 2013. The land use variance was required because a commercial recreation use (indoor karting) was not a permitted or conditionally permitted use under the I-1 zoning district in effect at that time. It was to become a conditionally permitted use with the impending Zoning Code update which took effect in July 2014. The intent at that time was that the applicant's use would proceed with the conditional zoning certificate review process once there was an expansion of the karting use or additional commercial recreation uses proposed for the site.

Additionally, Site Plan review is required for the proposed outdoor karting track expansion.

Please find attached to this report:

1. Site development plans dated May 18, 2016
2. Aerial photograph

Conditional Zoning Certificate Review

Public Hearing: The Zoning Code requires the Planning Commission to conduct a Public Hearing for the proposed Conditional Use. The legal notices have been issued to permit the Public Hearing at the June 9, 2016 meeting. Based on the review of the case and the public hearing the Planning Commission may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

Section 1153 Conditional Use Standards:

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards:

- (1) Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;*
- (2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;*
- (3) Will not be hazardous or disturbing to existing or future neighboring uses;*
- (4) Will not be detrimental to property in the immediate vicinity or to the community as a whole;*
- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;*
- (6) Will be in compliance with State, County and City regulations;*
- (7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.*

Staff Comment: The existing indoor commercial recreation use (karting) has been operating at this site under the 2013 land use variance since mid-2014 and there have been no known complaints from the surrounding neighborhood and has generally been described as a net benefit.

The proposed expansion with the outdoor track will change the potential interaction with the surrounding neighborhood. With the outdoor track, conditional use standards 2, 3 & 4 above must be considered more closely.

The primary possible concern is sound/noise emission from the karts using the outdoor track within close proximity to occupied residences across Foundry St. to the east. The sound/noise could be perceived as disturbing or detrimental being produced by the kart

engines and/or wheels using on the proposed outdoor track and/or emanating out from the indoor track.

To address this potentiality, the applicant conducted a simulation test at the site on June 2, 2016. Witnessed by High Voltage and City staff, High Voltage staff simulated the driving movements similar to the proposed outdoor track on the existing paved area on the north side of the site approximately where the proposed outdoor track is planned. Then High Voltage and City staff witnessed the sound produced to determine whether or not there may be possible disturbing or detrimental impacts.

After conducting the outdoor kart operation, staff does not think the sound levels coming from the karts should be disturbing or detrimental to the closest residential properties immediately across the street on the east side of Foundry St. One resident at 325 Foundry St. did witness the karting operation at the same location and time as City staff and Steve Madden with High Voltage and said there was no concern after witnessing the test. Additionally, as one moves south on Foundry St, the existing building on the subject site blocks much of the sound emission, so the proposed landscape screening may add more sound blocking.

Therefore, staff recommends the conditional zoning certificate request. But in light of the relative subjectivity of sound/noise perception, staff recommends a condition of approval requiring investigating complaints in the future, since the continued operation of the outdoor track will likely be different than the limited test run performed June 2, 2016. If staff determines it to be excessive, than mutually beneficial mitigation improvements will be evaluated.

Site Plan Review

General

The proposed outdoor track will be an asphalt surface and an extension of the indoor track to be used only during normal daytime hours and weather/season permitting. The track will be screened from Foundry St. with a double row of evergreen shrubs spaced 8' on-center and staggered so the effect is spacing the plants 4' apart. The applicant explains that proposed 4' shrubs which should grow to 10' and completely fill in within 5 years.

Design Review Guidelines

Section 1109.04(a) outline eight general provisions for the development in the City. The proposed project site plan adheres to these provisions given the proposed site plan and the greater context within the primarily residential surrounding neighborhood.

Site Lighting Plan:

There is no proposed or required lighting for the proposed outdoor track.

Landscaping

The proposed outdoor track landscape screening will be sufficient and beneficial for the use and the neighborhood context.

Parking Standards:

Section 1145.04(A) of the Zoning Code outlines parking requirements for commercial recreation uses and closest analog parking requirement is 4 spaces per bowling lane although this is a race track. As described by the staff at High Voltage, the maximum race occupancy on the track is 10 racers and with usually 10 racers waiting. If we assume 4 racers equals one bowling lane, then the active racers plus the waiting racers (20 racers total) would be the equivalent of 10 bowling lanes, which requires 40 parking spaces.

The existing parking lot on the southside of the site has 54 parking spaces, which provides a 14 space surplus.

The applicant has shown a future parking lot on the north side of the site for parking expansion as the applicant's site expands with additional uses, then this landbanked parking may need to be implemented, if required. But for the existing and proposed High Voltage business, there is no need for landbanked parking.

Staff Comments:

Building Department. Must submit for building permits

Police Chief. No comment at this time

Service Department. No comments at this time

Fire Department No comments at this time

Engineering Department No comment at this time

City Forester No comment at this time

Economic Development. No comment at this time

Recommendation:

Staff recommends approval of the proposed conditional use certificate for the indoor and outdoor karting commercial recreation use and site plan approval subject to the following conditions:

1. Subject to review and approval of building permits from the City of Medina Building Department.
2. Subject to review and approval of site improvement plans by the City of Medina Engineering Department.
3. If there are complaints regarding operation of the outdoor track, City of Medina staff will investigate the complaint. If staff determines mitigation improvements are required, then staff and the business owner/operator will work together to develop mutually beneficial mitigation measures.



May 18, 2016

Planning Commission
% Jonathan Mendel, Community Development Director
City of Medina
132 North Elmwood Street
Medina, Ohio 44256

Re: Facility Expansion
High Voltage Indoor Karting
333 Foundry Street
Medina, Ohio 44256

Dear Board Members,

Architecture
Preservation
Graphics
Planning
Interior Design

We are requesting conditional site plan approval for the construction of an exterior section of kart racing track for High Voltage. We have included a site plan showing the proposed track layout on the north side of the existing facility. This project does not represent a second track or an expansion of the level of activity, only the option to allow the racers to travel from the interior track to the exterior section during appropriate weather conditions.

The intention is to install large sectional overhead doors at the north end of the existing indoor track facility. When exterior conditions are favorable, these doors can be opened and the track adjusted to increase the lap length. The operation of the exterior section of the track will be limited to day time hours and when weather conditions permit. No exterior lighting is proposed for the exterior track.

The exterior track will be enclosed by a fence for security and will only be accessible from the High Voltage facility. Along Foundry Street, we have incorporated buffer landscaping for the residential across the street. We are also showing proposed future parking for the facility. Long term goal is to continue to attract recreational uses. In the future, an additional entrance will be created on the north to service potential multiple tenants for the facility.

Thank you for your consideration in this matter. We look forward to favorable review so this project may proceed in a timely manner.

Respectfully Submitted,

Anthony J. Cerny
11:03:57 AM 05-18-2016 (-04'00' GMT)
I am signing to certify the authenticity of this document.

Anthony J. Cerny
Architectural Design Studios, Inc.

J:\0STUDIOS\0JOBS\16020_Foundry\Zoning\160518a_PC_Submission.wpd

620 East Smith Rd
Medina, Ohio
44256

330.723.6975
(phone)

330.723.7129
(fax)

RECEIVED
MAY 18 2016

BY:

Landbanked
Parking

Subject Site

Outdoor Track

Indoor Track

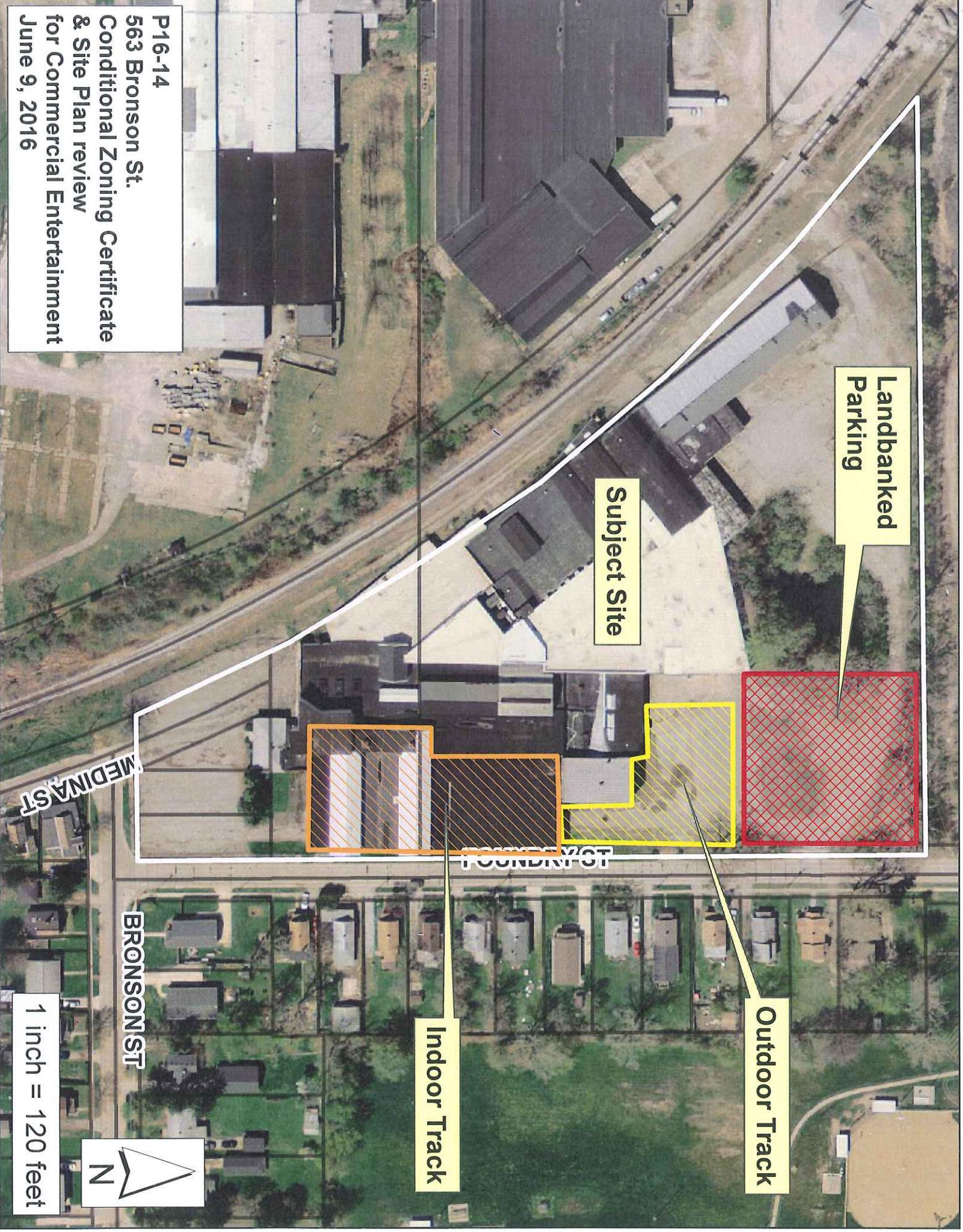
P16-14
563 Bronson St.
Conditional Zoning Certificate
& Site Plan review
for Commercial Entertainment
June 9, 2016

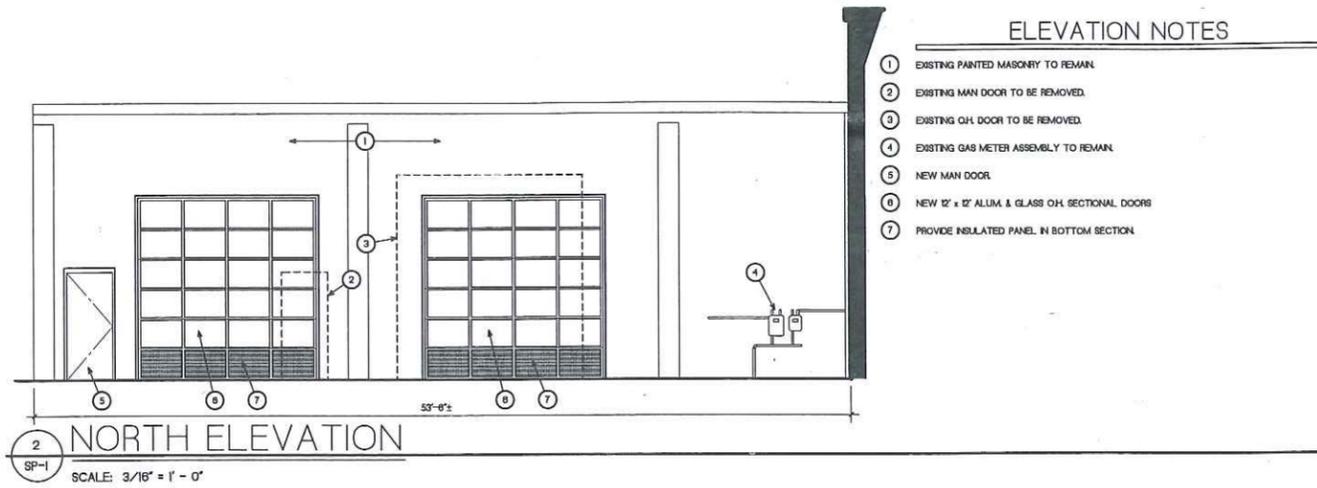
MEDINA ST

FOUNDRY ST

BRONSON ST

1 inch = 120 feet





- ### SITE PLAN NOTES
- 1 EXISTING HIGH VOLTAGE INDOOR KARTING TENANT SPACE
 - 2 EXISTING 'FOUNDRY' BUILDING
 - 3 PROPOSED OUTDOOR KARTING RACE TRACK EXTENSION OVER ASPHALT PAVING
 - 4 NEW ALUM. & GLASS OVERHEAD SECTIONAL DOORS
 - 5 RELOCATED EXIT DOOR WITH CONCRETE PAD
 - 6 NEW 8' CHAINLINK FENCED AREA
 - 7 LANDSCAPE BUFFER AREA, 149' ARCHIVITAE (THUJA), 4' S&B, DOUBLE ROW SPACED AT 8' O.C.
 - 8 FUTURE NORTH BUILDING ENTRANCE
 - 9 FUTURE NORTH PARKING LOT
 - 10 EXISTING PAVED PARKING LOT
 - 11 EXISTING HIGH VOLTAGE BUILDING ENTRANCE
 - 12 EXISTING POND
 - 13 EXISTING DRIVEWAY TO EXISTING TRUCK DOCKS
 - 14 EXISTING BACK DRIVE ENTRANCE
 - 15 EXISTING TREE AREA
 - 16 EXIT GATE
 - 17 20' ROLLING GATE
 - 18 FUTURE DRIVE APRON
 - 19 SIDEWALK AND ROADWAY IMPROVEMENTS CURRENTLY.

PLOTTED 5/18/2016

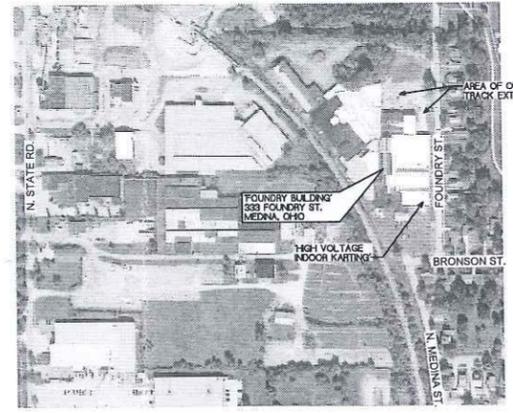
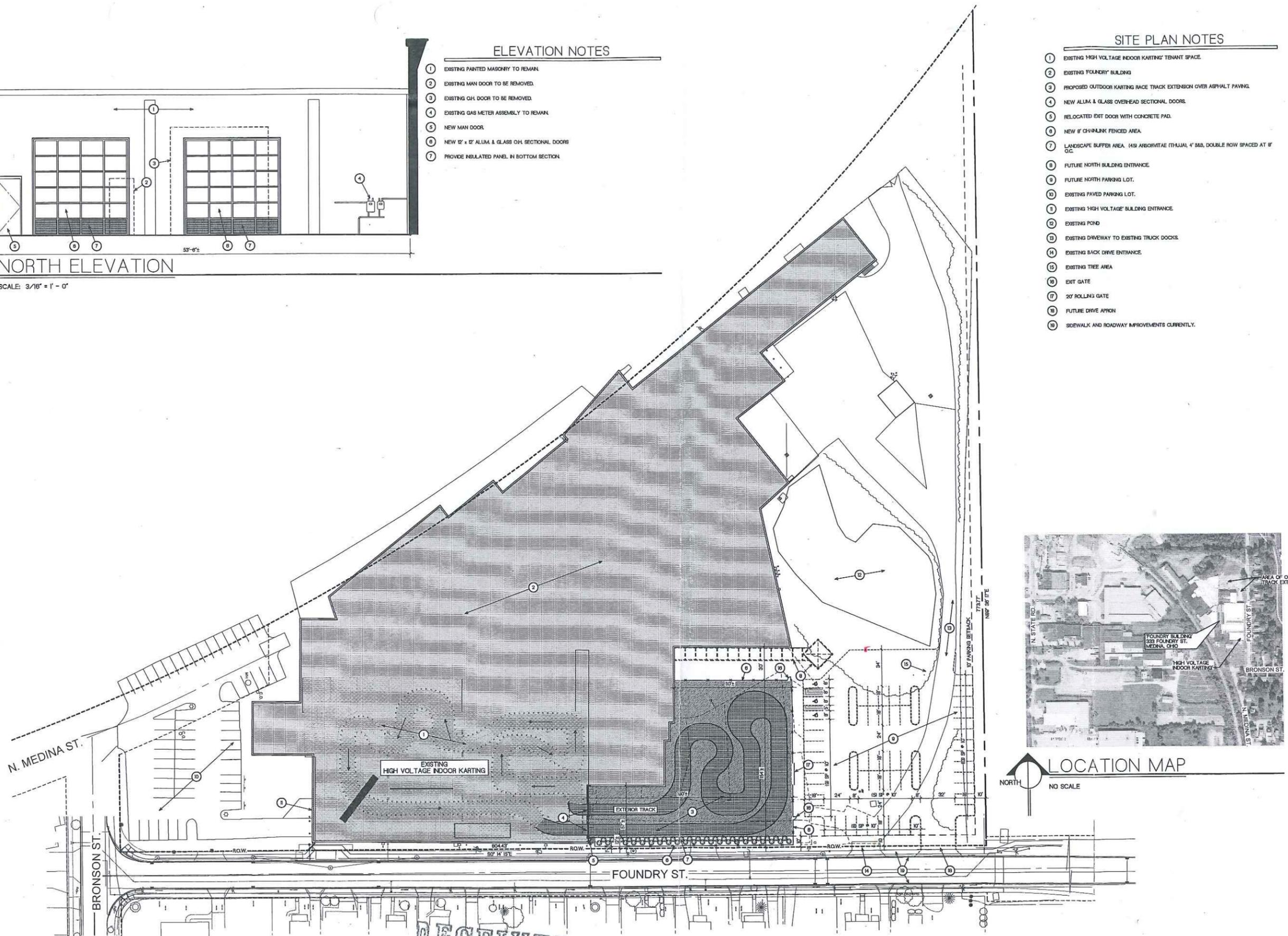
ARCHITECTURAL DESIGN STUDIOS INCORPORATED

Architecture
 Preservation
 Graphics
 Planning
 Interior Design

820 E. Smith Road
 Medina, Ohio 44256
 330 6723 6675

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05/18/2016
 ISSUED FOR
 COND. ZONING



LOCATION MAP
 NORTH
 NO SCALE

RECEIVED

MAY 18 2016

BY:

PROPOSED SITE PLAN
 NORTH
 SP-1
 SCALE: 1" = 40' - 0"

DRAWING INDEX	
SP-1 PROPOSED SITE PLAN, NORTH BLDG. ELEV.	C-1 EXISTING CONDITIONS TOPOGRAPHIC SURVEY ROLLING & HOCEVAR

DRAWINGS FOR:

HIGH VOLTAGE INDOOR KARTING

333 FOUNDRY ST.
 MEDINA, OHIO 44256

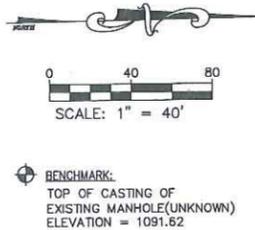
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MAY 2016
 416020

SP-1

SYMBOL LEGEND & ABBREVIATIONS:

- ① STORM MANHOLE
- STORM CATCH BASIN
- ⊙ SANITARY MANHOLE
- ⊥ CURB INLET BASIN
- ⊥ FIRE HYDRANT
- ⊥ WATER LINE VALVE
- ⊥ POLE WITH GUY WIRE
- C.O. CLEAN-OUT
- ⊥ GAS FLAG
- ⊥ CURB STOP
- MH MANHOLE (TYPE UNKNOWN)
- D.S. DOWN SPOUT
- ⊥ TELEPHONE PED.
- ⊥ HOSE SPOUT
- ⊥ ELECTRIC TRANSFORMER
- ⊥ EXISTING TREE
- ⊥ EXISTING PINE TREE
- ⊥ ELECTRIC HAND HOLE
- ⊥ GAS METER
- ⊥ STREET SIGN
- ⊥ GAS VALVE
- ⊥ UTILITY PED./BOX
- ⊥ UTILITY POLE
- ⊥ POWER POLE
- ⊥ IRRIGATION CONTROL VALVE
- OHE - OVERHEAD ELECTRIC
- OHT - OVERHEAD TELEPHONE
- UGE - UNDERGROUND ELECTRIC
- UGT - UNDERGROUND TELEPHONE
- ⊙ 1/2" IRON PIN FOUND W/CAP
- ⊙ 5/8" IRON PIN SET W/CAP
- ⊙ MONUMENT BOX W/ IRON PIN FOUND
- ⊙ 5/8" IRON PIN FOUND (NO CAP)
- ⊙ IRON PIPE FOUND
- ⊙ STONE FOUND
- ⊙ RAILROAD SPIKE FOUND
- ⊙ PK NAIL SET
- ⊙ LIGHT POLE
- ⊙ GROUND LIGHT
- ⊙ BOLLARDS
- ⊙ WATER METER
- ⊙ FINISHED FLOOR POINT



FLOOD ZONE INFORMATION
 PER 39103CND08 EFFECTIVE DATE AUGUST 19, 2013 THE PARENT PARCEL IS LOCATED IN UN-PRINTED PANEL NO. 39103C0163D. UN-PRINTED PANELS CONTAIN NO SPECIAL FLOOD HAZARD AREAS.

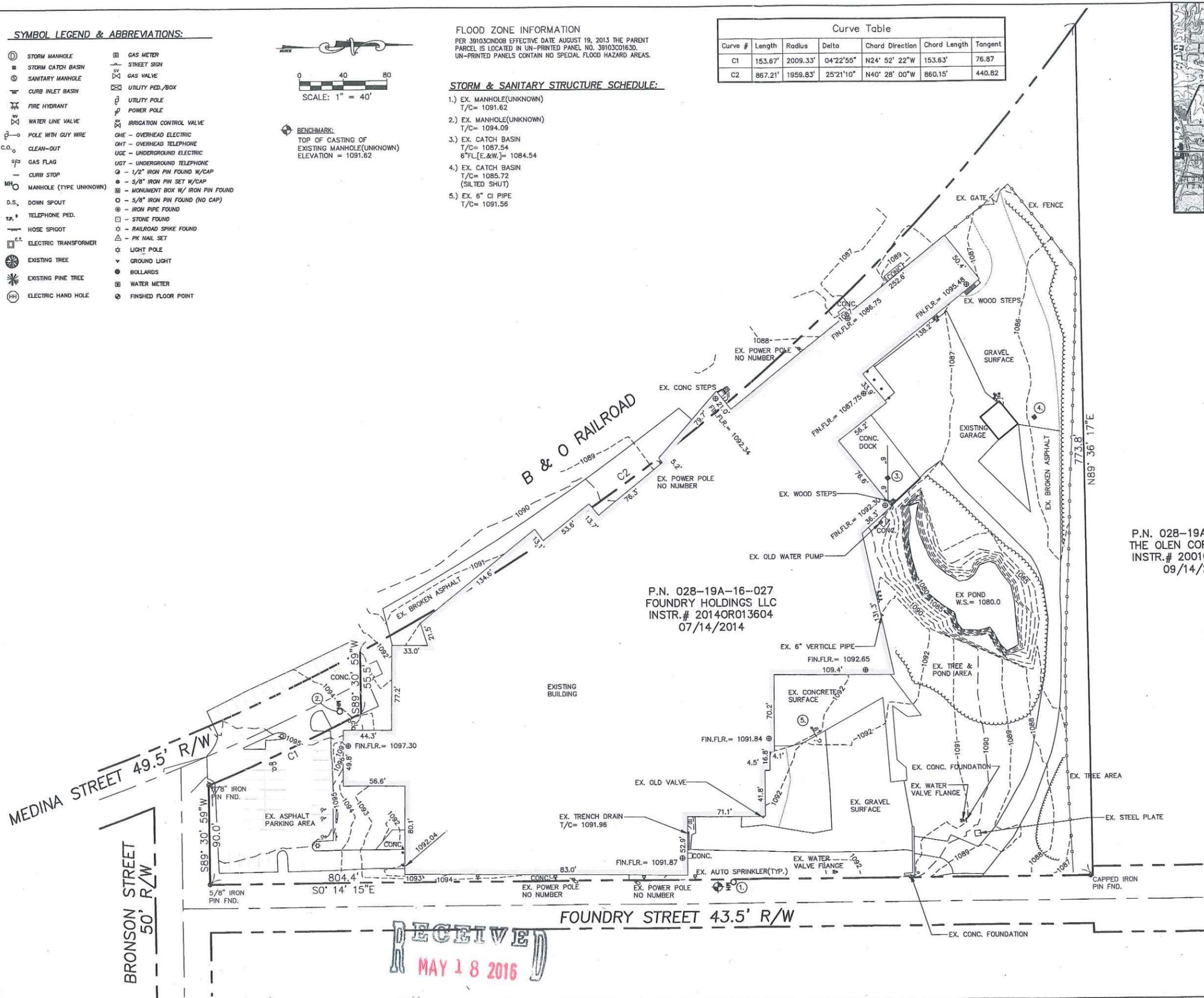
STORM & SANITARY STRUCTURE SCHEDULE:

- 1.) EX. MANHOLE(UNKNOWN)
T/C= 1091.62
- 2.) EX. MANHOLE(UNKNOWN)
T/C= 1094.09
- 3.) EX. CATCH BASIN
T/C= 1087.54
6" FL.[E.&W.] = 1084.54
- 4.) EX. CATCH BASIN
T/C= 1085.72
(SILTED SHUT)
- 5.) EX. 6" CI PIPE
T/C= 1091.56

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	153.67'	2009.33'	04°22'55"	N24° 52' 22"W	153.63'	76.87
C2	867.21'	1959.83'	25°21'10"	N40° 28' 00"W	860.15'	440.82



VICINITY MAP



P.N. 028-19A-16-027
 FOUNDRY HOLDINGS LLC
 INSTR.# 2014OR013604
 07/14/2014

P.N. 028-19A-16-052
 THE OLEN CORPORATION
 INSTR.# 2001OR032909
 09/14/2001

REVISIONS:	
PROJECT TITLE:	FOUNDRY HOLDINGS LLC 563 BRONSON STREET- CITY OF MEDINA
SHEET TITLE:	EXISTING CONDITIONS TOPOGRAPHIC SURVEY
SURVEYOR SEAL:	
PLAN PREPARED BY:	ROLLING & HOCKEY, INC. A One Stop Survey Group, Atlanta
DATE:	05/13/16
JOB No.:	31,658
DWG. FILE:	31658_Topo.dwg
SCALE:	AS NOTED
SHT. No.:	C-1