

MEETING DATE: 7-14-16

PLANNING COMMISSION

Case No. P16-18

260 State St.



CITY of MEDINA
Planning Commission
July 14, 2016 Meeting

Case No: P16-18
Address: 260 State Road
Applicant: Standard Welding
Subject: Site Plan Review – Parking lot relocation
Zoning: I-1 (Industrial) District
Submitted by: Jonathan Mendel, Community Development Director

Site Location:

The subject property is located at the northeast corner of W. Smith Road and State Road.

Project Introduction:

The applicant proposes relocating 8 parking spaces and circulation drives from the west side of the existing building to the eastside of the building. This relocation is the result of right-of-way acquisition by the City of Medina for the road work and widening at the W. Smith/State Road intersection.

The widening along the east side of State Road will remove all the existing parking the applicant currently has. In compensation, the City of Medina assisted the applicant's acquisition of vacant land from the owner to the east (Root Candles) to move the impacted parking to the east side of the applicant's building.

Please find attached to this report:

1. Site plan dated 12/18/15
2. Aerial photo map

Site Plan and Improvement Plan Review:

Design Review Guidelines – Section 1109.04(C)(14)

Approaches, drives and parking areas shall be of appropriate size and scale in relation to the appearance of the proposed development from public rights-of-way, adjacent property and the internal portion of the site itself. Such appropriate scale shall be achieved by the width of approaches and drives, by having adequate but not excessive parking, and by using landscaping within large parking areas. Curbing and adequate landscaping shall be provided between driveway aprons.

The proposed parking lot expansion complies with the above guideline.

Parking area design and surfacing:

The proposed parking and circulation area complies with Section 1145.08 dimensional requirements for parking areas.

Additionally, the proposed parking area will have a gravel surface to the rear of the building as permitted by Section 1145.09(a)(3) of the zoning code.

Landscaping:

As an industrial use, parking lot curbing and buffer landscaping not required per Section 1145.09(a)(3).

Staff Comments:

Building Department. No comment at this time

Police Chief. No comment at this time

Service Department. No comments at this time

Fire Department No comments at this time

Engineering Department No further comments as the Engineering Department has been working closely with the applicant on the development of this project.

City Forester No comment at this time

Economic Development. No comment at this time

Staff comments: This project will provide the applicant use of their existing building in a manner similar to the use they have enjoyed for decades prior to impact resulting from the proposed road widening.

The property transfer from the adjacent property owner has not occurred as of the writing of this report, but it is intended to occur in the very near future. In light of the timing, staff would recommend an approval be conditioned on the applicant finalizing the property acquisition and consolidation.

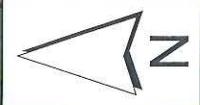
Recommendation:

In reviewing the proposed site plan and applicable code requirements, staff recommends the Planning Commission **approve** the Site Plan application with the following condition:

1. The applicant shall finalize the acquisition of the property from the adjacent property owner to the east before a zoning certificate can be issued.



Subject Site



1 inch = 100 feet

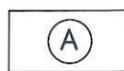
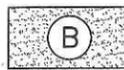
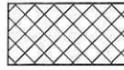
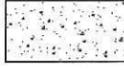
STATE RD

W SMITH RD

**P16-18
260 State Road
Site Plan Review
Parking Area Relocation
July 14, 2016**

OVERALL SITE PLAN FOR STANARD WELDING & STEEL PRODUCTS, INC.

PAVEMENT LEGEND

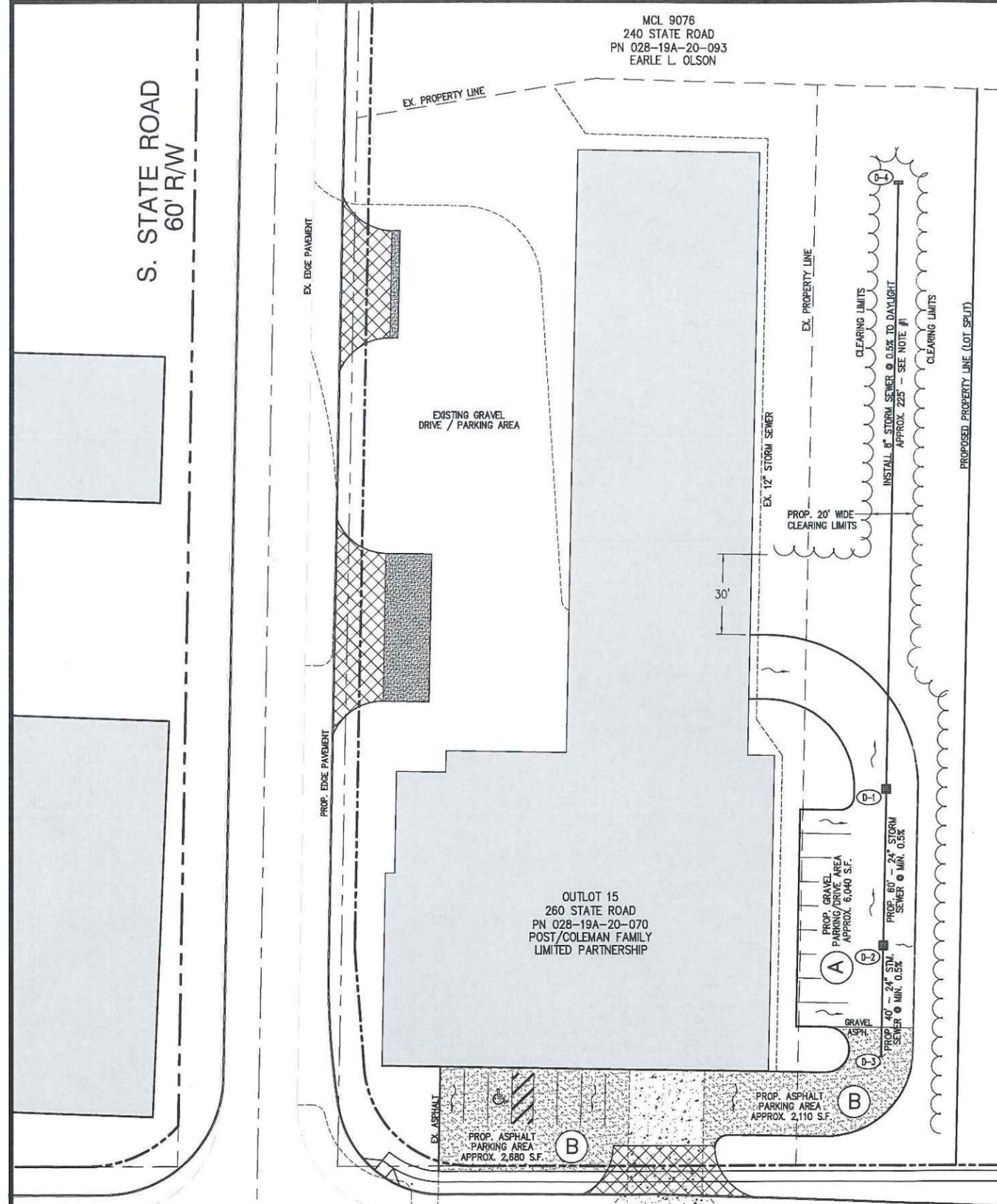
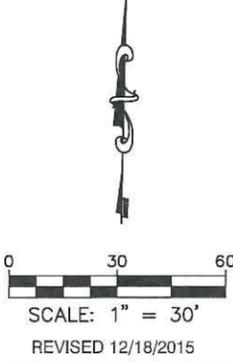
-  - PROPOSED GRAVEL PARKING / DRIVE AREA
APPROX. 6,040 S.F. - SEE DETAIL SHEET #2
-  - PROPOSED NEW ASPHALT PARKING AREA
APPROX. 4,790 S.F. - SEE DETAIL SHEET #2
-  - PROPOSED CONCRETE DRIVE APRON
INSTALLED WITH CITY ROADWAY PROJECT
-  - EXISTING CONCRETE PARKING / DRIVE AREA TO REMAIN
APPROX. 800 S.F.

STORM SEWER LEGEND

-  - PROPOSED DRAINAGE ARROW. INDICATES DIRECTION
OF SURFACE FLOW TO BE AT MIN. 1.0%.
-  - PROPOSED 2-2-B CATCH BASIN
T/C = SET 4" BELOW W. EDGE PAVEMENT
24"FL / 8"FL = 42" BELOW T/C
-  - PROPOSED 2-2-B CATCH BASIN
T/C = SET 4" BELOW W. EDGE PAVEMENT
24"FL = 42" BELOW T/C
-  - PROPOSED 24" SOLID CAP
24"FL = 42" BELOW FINISHED GRADE
-  - PROPOSED 8" HALF HEADWALL
8"FL = SEE NOTE #1 THIS SHEET

NOTES:

1. CONTRACTOR TO SHOOT ELEVATIONS TO DETERMINE EXACT LOCATION OF PROPOSED OUTLET FOR 8 INCH STORM SEWER. 8 INCH STORM SEWER TO BE LAID AT MINIMUM GRADE OF 0.5%.
2. PARKING LOTS SHALL BE GRADED TO DRAIN AS INDICATED BY THE DRAINAGE ARROWS SHOWN. MINIMUM SLOPE ON THE PARKING AND DRIVE AREAS SHALL BE 1.0%.
3. SEE SHEET 3 FOR ADDITIONAL DIMENSIONS AND DETAILS.



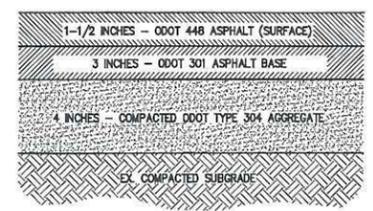
OUTLOT 15 / 16
640 W. LIBERTY STREET
PN 028-19A-20-091
THE AI ROOT COMPANY

W. SMITH ROAD 60' R/W

SPA
Standard
Welding

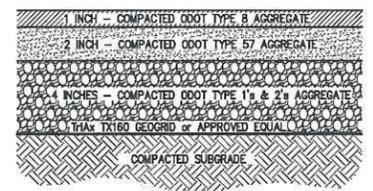
DETAILED SITE PLAN FOR STANARD WELDING & STEEL PRODUCTS, INC.

NOTE:
(City) - DENOTES WORK TO BE COMPLETED
AS PART OF CITY ROADWAY PROJECT.



PAVEMENT SECTION 'A'
ASPHALT PAVEMENT

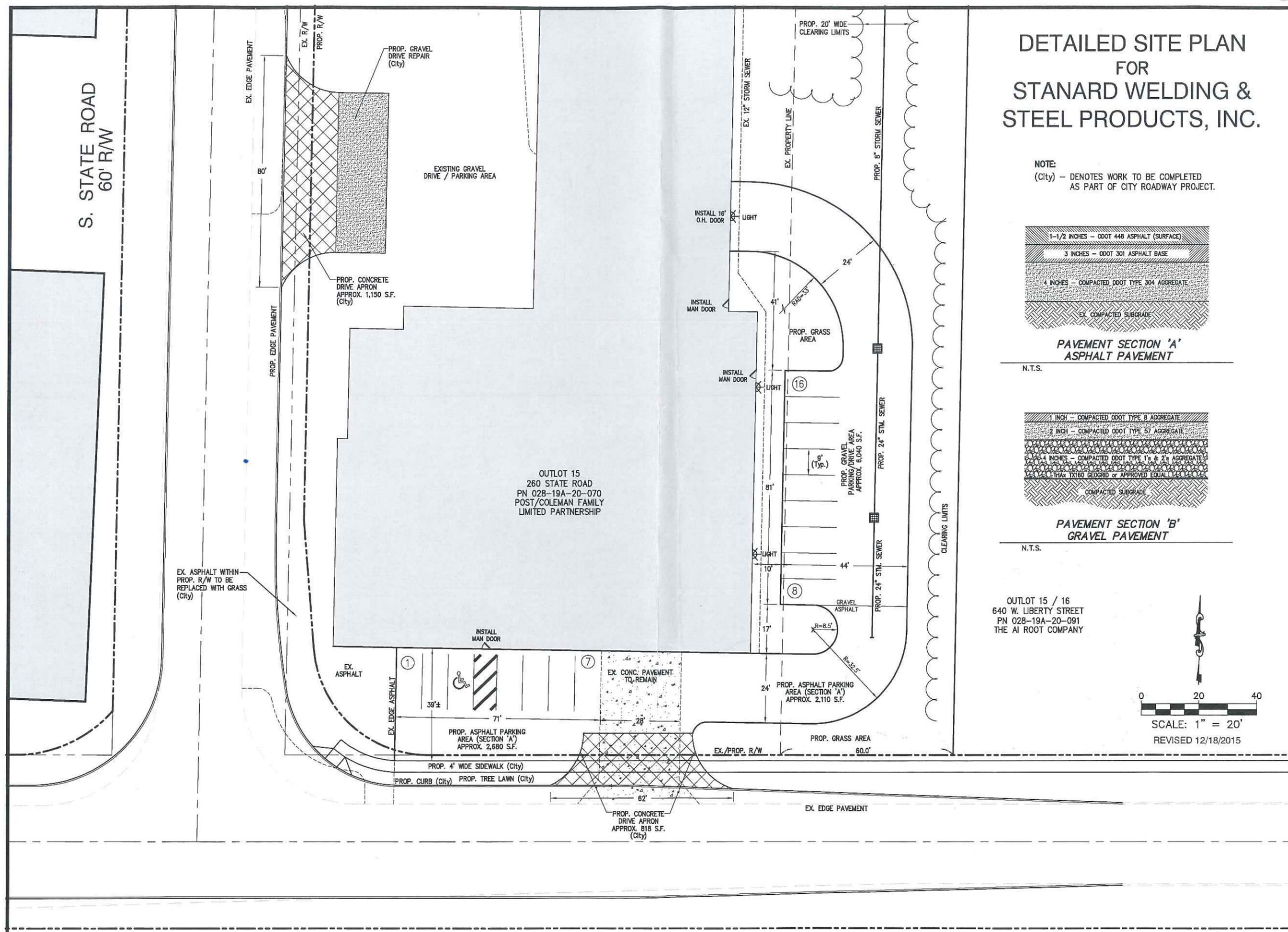
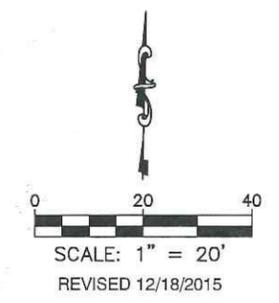
N.T.S.



PAVEMENT SECTION 'B'
GRAVEL PAVEMENT

N.T.S.

OUTLOT 15 / 16
640 W. LIBERTY STREET
PN 028-19A-20-091
THE AI ROOT COMPANY



W. SMITH ROAD 60' R/W