

MEETING DATE: 9-8-16

PLANNING COMMISSION

Case No. P16-24

**Highpoint Dr.
028-19C-20-146**



CITY of MEDINA

Planning Commission

September 8, 2016 Meeting

Case No: P16-24

Applicant: Miller-Valentine

Subject: Special Planning District – 1: Design Guidelines amendment

Submitted by: Jonathan Mendel, Community Development Director 

Project Outline:

Applicant plans to develop a rental 48 unit affordable senior housing residential project. The project is planned for the southwest corner (~8 acres) of the 40 acre South Court Village (Special Planning District 1).

The proposed project will consist of three 8-unit ranch townhouses builds and one 24-unit two story apartment style building and two access points to Highpoint Dr. The project is in the concept stage at the moment.

Attached to this report:

- Current SPD-1 conceptual development plan and design guidelines (Ord. 207-06)
- Applicant's proposed amendments to the conceptual development plan and design guidelines received August 24, 2016
- Site Aerial Photo Map

Request Details:

The SPD-1 has development specific conceptual plan and design guidelines that act as the 'zoning code' for the area encompassed by the SPD. The applicant wishes to amend two portions of the guidelines to accommodate the development.

Section C.2(C)(1)(a) of the current development guidelines outline the specific types of building forms permitted within the residential area of SPD-1 (Subdistrict C). This includes row houses, townhouses, duplexes and single family homes.

The applicant's project has townhouse buildings and an apartment building. The apartment building is not a permitted building form within SPD-1, therefore they request amending Section C.2(C)(1)(a) to allow apartment buildings (see attached

Applicant's proposed amendment). Additionally, the development will have two access points (i.e. driveways) to Highpoint Dr. Section C.5(6) of the development guidelines limit the residential Subdistrict to one access point to Highpoint Dr. Therefore the applicant requests amending the development guidelines to allow two access points to account for unique land features such as existing wetlands and topography.

Staff Analysis:

Upon reviewing the proposed amendments to the SPD development guidelines, the proposed changes are relatively minor within the context of the overall SPD-1 conceptual development plan and design guidelines.

Allowing apartment style buildings within the residential Subdistrict will have the same potential of building bulk as could be built with townhouses. The proposed apartment building will be two-story and approximately 25-30 feet tall. This is similar to the design of many townhouse developments that are 2-story over a ground floor garage, which effectively can become a three-story building. Such townhouse design would be allowed by the current SPD development guidelines.

The request to allow two access points to Highpoint Dr. is reasonable because wetlands and topography of the site necessitate the two drive looped site circulation. The intent behind the single access to Highpoint Dr. was originally to limit curbcuts and excess traffic enter/exiting to Highpoint Dr. The applicant's proposed plan should maintain appropriate management of traffic from the development and also provides sufficient distance between the drives (~200 feet).

Recommendation:

Upon reviewing the applicant's request and evaluating the applicant's conceptual plan against the intent and guidelines of SPD-1, staff recommends the Planning Commission approve the amendments to the Special Planning District No.1 Development Guidelines under Ordinance 207-06 as outlined in this report and attachments.

Next Steps:

If recommended by the Planning Commission, the development guidelines amendment must then be reviewed and approved by the City Council through the normal legislative process required for zoning code text amendments.

Current SPD-1
conceptual
development plan &
design guidelines
(Ord. 207-06)

SPECIAL PLANNING DISTRICT NO. 1

"SPD-1"

DEVELOPMENT GUIDELINES

C.1 PURPOSE

The purpose of this District is to implement the South Court Village Concept Plan as outlined in the Comprehensive Plan Update (1996) for the City of Medina. In the Comprehensive Plan the South Court Village area was identified as needing special zoning in order to protect the integrity of South Court Street and residential neighborhoods while still providing an appropriate neighborhood scale of commercial development to meet the needs of the residents in this area.

C.2 STATUS OF USES

Uses within each of the SPD-1 Subdistricts as depicted on the South Court Village Conceptual Development Plan (Exhibit "C-1") shall be governed by this section. The location of these uses shall be based on the South Court Village Conceptual Development Plan, see Figure 1.

- (A) SPD-1 Subdistrict "A". No building, structure or land shall be used for any purpose except as indicated below.
- (1) Principal Permitted Uses
- (a) Neighborhood Scale Retail: General retail uses including but not limited to: retail clothing stores, barber/beauty salons, drug stores, dry cleaners, non-fast food restaurants, video stores, card shops, book stores, florists, butchers, grocery stores and banks.
- (2) Lot and Yard Requirements
- (a) None: However, spacing of proposed buildings will be reviewed during site plan review based on standards found in Chapter 1109 (Site Plan Review), Chapter 1114 (Special Planning Districts) and Appendix C.
- (3) Building Requirements
- (a) Building height shall not exceed 35 feet.
- (b) The building footprint shall not exceed 78,000 square feet for the one large "Grocery Anchor" retail building. The rest of the buildings will have smaller building footprints and should consist of compact, small scale retail buildings.
- (c) The total square footage in Subdistrict "A" shall not exceed a floor area ratio (FAR) of .25.
- (d) The impervious surface ratio in Subdistrict "A" shall not exceed .75 ISR.
- (B) SPD-1 Subdistrict "B". No building, structure or land shall be used for any purpose except as indicated below.
- (1) Principal Permitted Uses
- (a) Offices and Services: General office uses including but not limited to: dentists, doctors, architects, lawyers, accountants, real estate, insurance, travel agents, copy centers.
- (2) Lot and Yard Requirements

- (a) None: However, spacing of proposed buildings will be reviewed during plan review based on standards found in Chapter 1109 (Site Plan Review), Chapter 1114 (Special Planning Districts) and Appendix C.
- (3) Building Requirements
 - (a) Building height shall not exceed 35 feet.
 - (b) Buildings shall be compact and small scale.
 - (c) Each building footprint shall not exceed 20,000 square feet.
 - (d) The total square footage in Subdistrict "B" shall not exceed a floor area ratio (FAR) of .20.
 - (e) The impervious surface ratio in Subdistrict "B" shall not exceed .60 ISR.
- (C) SPD-1 Subdistrict "C". No building, structure or land shall be used for any purpose except as indicated below.
- (1) Principal Permitted Uses
 - (a) Medium Density Residential: row houses, townhouses, duplexes, single family homes.
- (2) Accessory Uses
 - (a) Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses on the same lot therewith.
- (3) Lot Requirements
 - (a) Minimum lot width (feet) at building line per dwelling shall be 40 feet.
- (4) Yard Requirements
 - (a) Minimum front yard depth: twenty-five feet.
 - (b) Minimum rear yard depth: thirty feet.
 - (c) Minimum side yard width: five feet.
- (5) Building Height
 - (a) Maximum building height shall be thirty-five feet.
- (6) Land Use Intensity
 - (a) The number of dwelling units per acre shall not exceed 6.

C.3 LANDSCAPING STANDARDS

- (1) Each landscape plan shall address the functional aspects of landscaping such as drainage, provisions for shade, energy conservation, sound absorption, dust abatement, reduction of glare and screening.
- (2) Landscaping shall be used to screen Subdistricts "A" and "B" site from adjacent properties to the sides and rear of the property. At least a seventy-five (75) foot minimum is required for the sides of the property and a seventy-five (75) foot buffer minimum is required for the rear of Subdistricts "A" and "B", that will be adjacent to Subdistrict "C".
- (3) Large, unbroken parking areas shall be avoided. Traffic or directional islands in combination with trees and plantings shall be used to divide large parking areas into smaller segments, (i.e.) 16 to 18 parking spaces between planting areas. The foregoing shall apply except for the Grocery Anchor parking area where traffic or directional islands in combination with trees and planting shall be used to divide large parking areas into smaller segments, (i.e.) 25 to 30 parking spaces between planting area.
- (4) In locations where plants will be susceptible to injury by pedestrians or motor traffic, they shall be protected by appropriate curbs, parking blocks or other devices.

- (5) Where landscaping is used as screening it shall be opaque year round.
- (6) Landscape screening shall be of a height and density so that it provides the full desired effect within three years growing time.
- (7) All plants are to be living. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first.
- (8) The Owner of the property shall be responsible for the continued property maintenance of all landscaping materials, and shall keep them in a proper, neat and orderly appearance, free from refuse and debris at all times.
- (9) Once the open space buffer area between the residential and commercial/ office areas has been approved and established as indicated on the Final Site Development Plan, it may not be used, disturbed or altered for any other purpose.

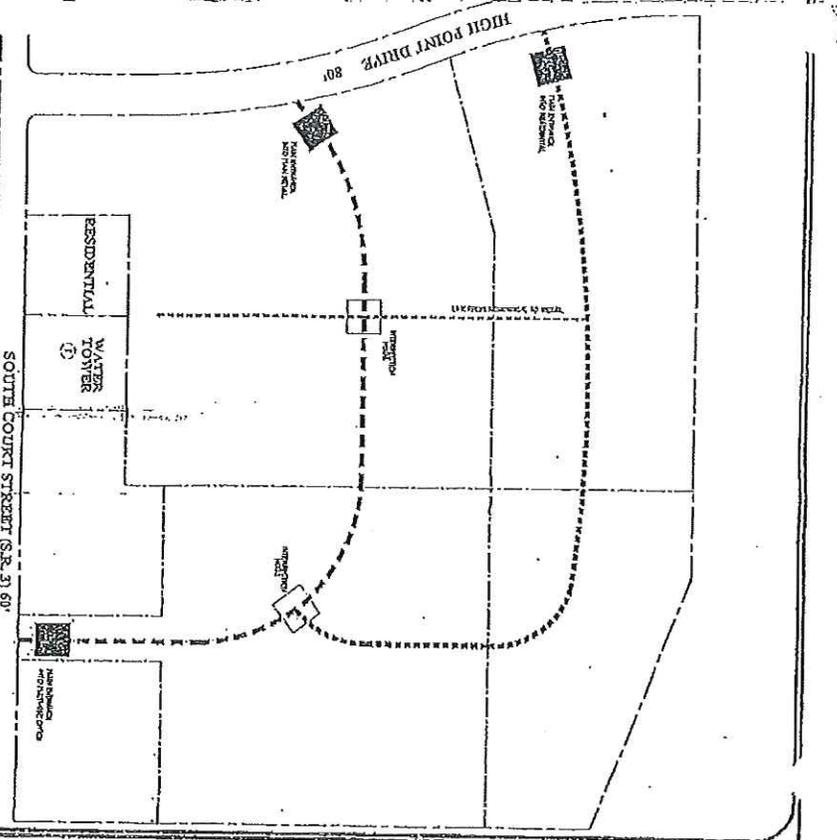
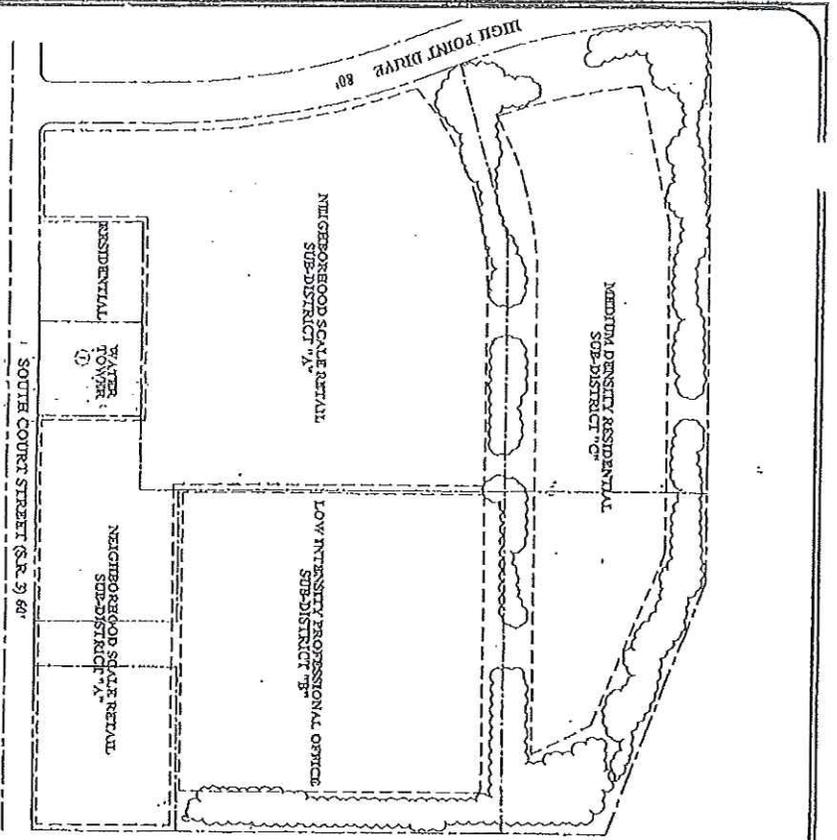
C.4 SIGNAGE

- (1) Signage in SPD-1 Subdistrict "C" shall conform to the Sign Code of Medina Section 1147.11 Residential and Public Facility Districts.
- (2) Signage in SPD-1 Subdistricts "A" and "B" shall conform to general and administrative requirements found in Chapter 1147, and all signs in Subdistricts "A" and "B" shall conform to the following requirements:
 - (a) That all signs be externally illuminated.
 - (b) That one exterior wall sign may be erected which advertises a business or service conducted upon the premises, with sign area determined by §1147.17.
 - (c) That all internal streets shall be considered streets for the purposes of determining frontage and eligibility for additional sign area, in accordance with § 1147.17(b).
 - (d) That one sign be permitted at the primary entrance to the development on S. Court Street, with a sign area not to exceed 60 SF per side, a height not to exceed 8 F, and a setback from the right-of-way not less than 20 F.
 - (e) That one sign be permitted at the primary entrance to Subdistrict "A" on High Point Drive, with a sign area not to exceed 60 SF per side, a height not to exceed 8 F, and a setback from the right-of-way not less than 20 F.
 - (f) That one sign be permitted near the intersection of S. Court Street and High Point Drive, with a sign area not to exceed 150 SF per side, a height not to exceed 20 F, and a setback from S. Court Street and High Point Drive rights-of-way not less than 20 F.
 - (g) That no additional ground signs shall be permitted in Subdistrict "A".

C.5 GENERAL DESIGN STANDARDS

- (1) Consistency with the goals, policies and recommendations as set forth in the City of Medina Comprehensive Plan for the South Court Village.
- (2) Pedestrian access is important and sidewalks must be provided along streets. Walkways and bike paths are also encouraged.
- (3) The site should be developed with a compact combination of land uses, to maximize the amount of open space on the site.
- (4) Curb cuts, internal drives, parking areas and pedestrian walkways shall be arranged to promote safe and efficient movement within the site, between adjacent sites, and between the site and the adjacent thoroughfare system.

- (5) The interior circulation pattern and entrance onto S. Court Street should be designed to minimize impact on the S. Court St. traffic flow. There shall be one primary access point onto S. Court Street, for Subdistrict "B" Office and Services.
- (6) There shall be one primary access point onto High Point Drive, for the Subdistrict "A" Neighborhood Scale Retail and on primary access point onto High Point Drive for Subdistrict "C" Medium Density Residential.
- (7) Large parking lots highly visible from the street are discouraged. Customer parking areas shall be conveniently accessible to building entrances and well screened and landscaped from the street and include islands and planting areas.
- (8) Service areas, refuse storage areas and other such areas shall be fully screened from view within the commercial/office developments and from adjacent development. Development plans shall indicate a separation of service traffic from customer traffic.
- (9) Refuse storage areas shall be screened from public view by at least a six foot high solid fence/ wall.
- (10) The scale of new development should be compatible with surrounding architecture in relation to building materials and scale of buildings.
- (11) Once an architectural theme is initially established for the South Court Village site, later phases of buildings constructed should reflect the same architectural theme.
- (12) Roof pitch should appear to be slanted through the use of architecturally acceptable façade treatments.
- (13) All on-site utilities shall be located underground unless required by the utility to be otherwise located.
- (14) A front facade shall be architecturally emphasized, although all sides of a building should be architecturally consistent with the front facade.
- (15) For commercial or office uses, a single or multiple building project must provide a design that emphasizes an activity level from the street. Blank walls are discouraged, walls with doors and windows are encouraged.
- (16) Windows with multiple window panes are preferred, total shutter size should be equal to window size.



KEURBOY-GOZAD CONSTRUCTION CORPORATION
 A DESIGN & CONSTRUCTION MANAGEMENT ORGANIZATION

CONCEPT PLAN
 SOUTH COURT VILLAGE / MEDINA, OHIO

ALBRECHT INCORPORATED
 7 South Main St.
 Akron, Ohio 44308
 330-576-6871

Robert S. White Architect

DATE: 7-26-08
 PROJECT NUMBER: C101



Applicant's
proposed conceptual
development plan &
design guidelines

"SPD-1" Design Guidelines Amendment: Narrative

Parcel #: 028-19C-20-146

Project Name: South Court Senior Villas

Date: August 24, 2016

Applicant: MV Residential Development, LLC



MV Residential Development, with owner acceptance and approval, proposes the following changes to SPD-1 Development Guidelines:

Section C.2(C)(1): Request to add "Apartment Building" to Principal Permitted uses.

MV Residential Development is proposing a 24 unit, 2-story, senior independent living building. This additional product type allows the opportunity for our future senior residents to choose between a 1-story cottage style building or 2-story building with conditioned corridors serviced by an elevator. Varied elevation design features mimic the visual look and scale of a townhome while still allowing residents easy access to on-site management & additional amenities integral to the 2-story building.

Section C.5(6): Request to allow two access points from High Point Drive for Subdistrict "C" Medium Density Residential.

Site constraints, that include existing wetlands & topography, have led us to an ideal layout that is designed for the 2-story building to provide frontage along High Point Drive creating a smooth transition of scale between the single family residential to the west and future commercial development to the east, as well as the opportunity to preserve the wetland as a feature for future residents. For ease of travel through the community as well as emergency service access, we are proposing a loop access configuration. By providing sufficient distance between the two access points, we avoid any visual impediments or road congestion at either access point.



SPECIAL PLANNING DISTRICT NO. 1

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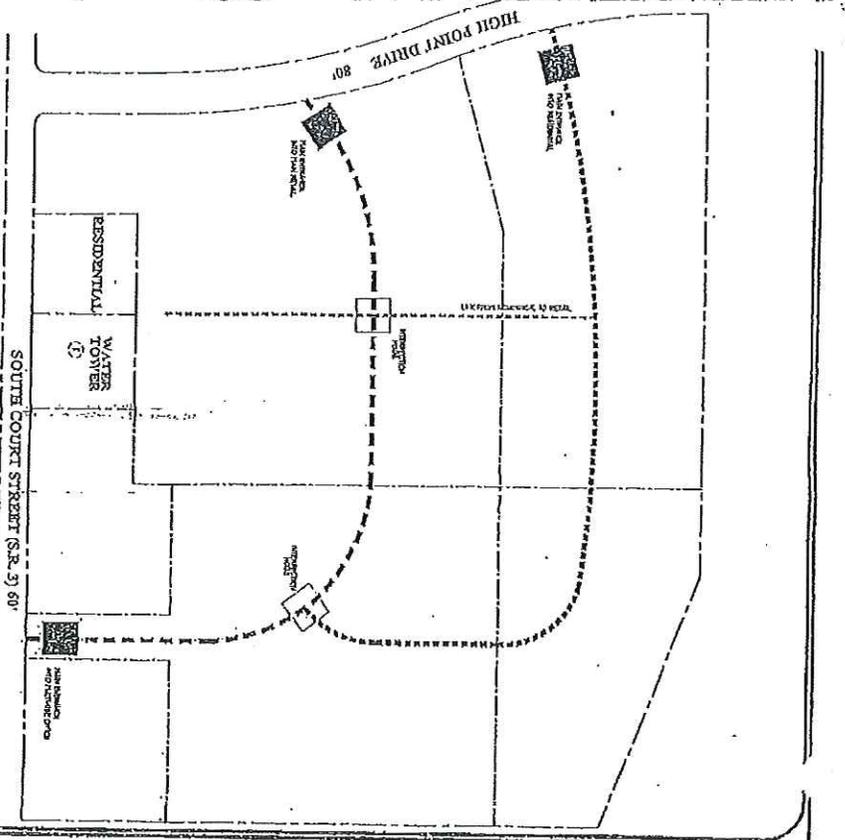
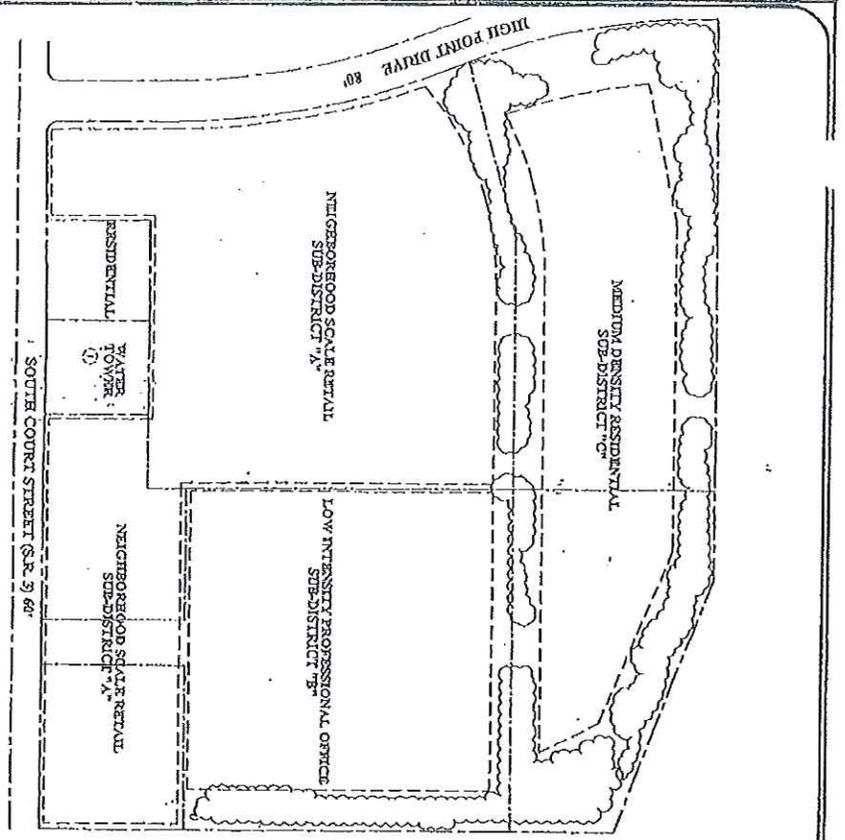
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 - (e) That one sign be permitted at the primary entrance to Subdistrict "A" on High Point Drive, with a sign area not to exceed 60 SF per side, a height not to exceed 8 F, and a setback from the right-of-way not less than 20 F.
 - (f) That one sign be permitted near the intersection of S. Court Street and High Point Drive, with a sign area not to exceed 150 SF per side, a height not to exceed 20 F, and a setback from S. Court Street and High Point Drive rights-of-way not less than 20 F.
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- (7) Large parking lots highly visible from the street are discouraged. Customer parking areas shall be conveniently accessible to building entrances and well screened and landscaped from the street and include islands and planting areas.
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Robert S. White Architect
 380 West Exchange Street, Akron, OH 44302

AIRBRECHT INCORPORATED
 7 South Main St
 Akron, Ohio 44308
 330-576-6911

C101



DR. 207-06
 EXHIBIT 2

Site Aerial Photo

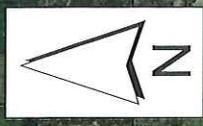


Special Planning District No. 1

Proposed Development

P16-24
Miller Valentine
SPD-1 guidelines amendment
September 8, 2016

1 inch = 300 feet



BRISTOL LN

FOXBOROUGH DR

GLOUCESTER DR

WATERBURY DR

ROCKPORT DR

HIGH POINT DR

WOSTER PLACE

LEXINGTON RIDGE DR

BAR HARBOR COVE

NANTUCKET COLONY CIR