

MEETING DATE: 10-13-16

PLANNING COMMISSION

Case No. P16-29

699 W. Liberty Street



CITY of MEDINA

Planning Commission

October 13, 2016 Meeting

Case No: P16-29

Address: 699 W. Liberty Street

Applicant: David Mann for BPR/RICO

Subject: Site Plan & TCOV Certificate of Appropriateness – Building Alterations

Zoning: C-3, General Commercial - TCOV

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The property near the intersection of W. Liberty St and State Rd. It is zoned C-3 and used as business storage. It is surrounded by C-3 and I-1 zoning and a mix of commercial and industrial uses.

Project Introduction:

The applicant proposes façade changes to adapt the building for office occupancy for their business which is adjacent to the north of the subject site. These changes mainly involve the introduction of more windows, replacing two overhead doors with storefront windows and changing exterior wall siding and texture.

Please find attached to this report:

1. Proposed building alteration plans dated September 22, 2016
2. Aerial photograph of the subject parcel.

Considerations:

Transitional Corridor Overlay District (Section 1116)

Section 1116.10(c)(2) 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:

7. *Exterior renovation or alteration of existing structures:*
 - a. *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.*
 - b. *Architectural elements should be sensitively designed to reflect detailing associated with the particular style of the building.*

Additionally, the following Site Plan design guidelines (Section 1109.04(c)) are applicable:

(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,

Staff Comments:

The proposed alterations are generally acceptable, but the details are not necessarily consistent in relation to the TCOV and Site Plan design guidelines outlined above.

The proposed facades remove all the texture and detail from the existing façade by removing the vinyl shake siding, window/door frame and eave trim details from the façade and replacing with EIFS of an indeterminate color. This is a significant change from the detailing and aesthetics of the existing building façade design. Both the Site Plan and TCOV design guidelines discourage the removal of distinguishing architectural features. Additionally, the Site Plan design guidelines discourage the use of unbroken expanses of EIFS. The EIFS is proposed to replace the vinyl shake siding and window/door frame detailing, but not incorporate any color change or surface dimensionality through the use of reveals, pilasters, etc. Though, the proposal does retain the brick wainscoting along the facades, which does reduce the expanse of EIFS.

In order to better adhere to the TCOV and Site Plan design guidelines, staff recommends the applicant either provide more surface relief to the proposed expanses of EIFS or simply determine whether the proposed new windows and doors could be incorporated in to the building without requiring the removal of the existing vinyl shake siding and overall detailing.

Parking and parking lot lighting

The proposed professional office use requires 1 parking space for each 400 sqft of floor area. The subject building is 4,956 sqft which requires 12 parking spaces. The existing parking area on the southside of the subject building has 7 parking spaces. That is a 5 space deficit which will be accommodated on the existing company campus adjacent to the north and accessible by a new walkway between the subject site and the remainder of the company's property.

The subject site's parking area lighting complies with the standards of Section 1145.09(c) of the Planning & Zoning Code.

Recommendation:

Staff recommends the Planning Commission approve the Site Plan review and TCOV Certificate of Appropriateness for 699 W. Liberty St., subject to the following conditions:

1. In order to better adhere to the TCOV and Site Plan design guidelines, the applicant works with staff to either provide more surface relief to the proposed expanses of EIFS or simply determine whether the proposed new windows and doors could be incorporated to the building facades without requiring the removal of the existing vinyl shake siding and overall detailing.
2. Subject to review and approval of building permits from the City of Medina Building Department.

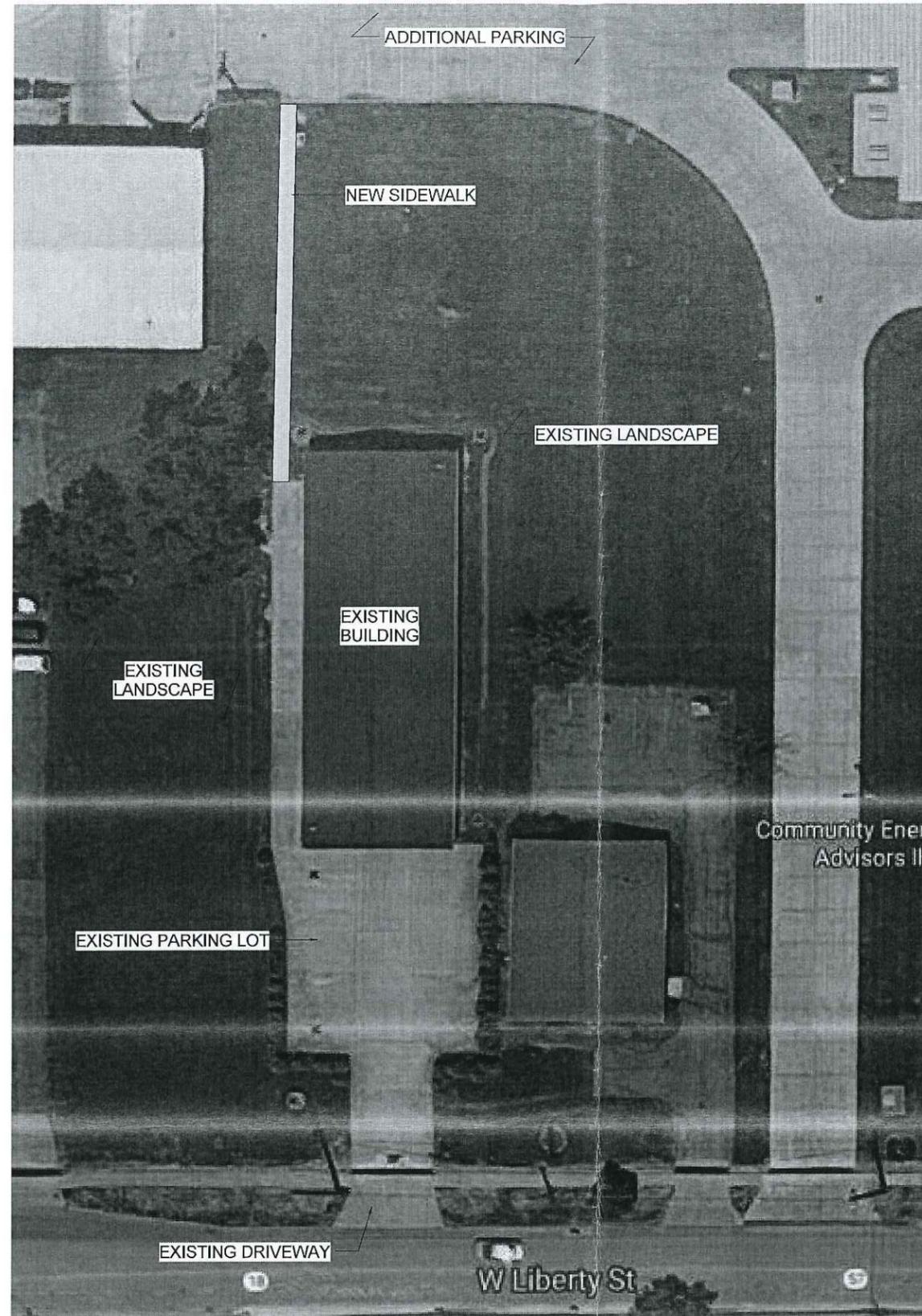
Existing Conditions



BPR / RICO BUILDING ADDITION (PLANNING & ZONING SUBMITTAL)

699 WEST LIBERTY STREET
MEDINA, OHIO 44256

SEPTEMBER 20, 2016



1 SITE PLAN
1" = 20'-0"

OWNER
BPR / RICO
699 WEST LIBERTY STREET
MEDINA, OHIO 44256

ARCHITECT
MANN PARSONS GRAY ARCHITECTS
3660 EMBASSY PARKWAY
FAIRLAWN, OHIO 44333
mpg-architects.com

DRAWING INDEX

GENERAL
G1.0 COVER SHEET

ARCHITECTURAL
A1.1 FLOOR PLAN
A2.1 EXTERIOR ELEVATIONS

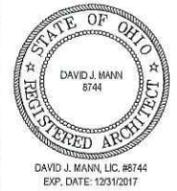
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SEP 22 2016

BY:



PROJECT LOCATION

VICINITY MAP
SCALE: N.T.S.



phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com

MPG
MANN • PARSONS • GRAY
ARCHITECTS

COVER SHEET AND SITE PLAN

PROJECT #: 10316 DATE: SEPTEMBER 20, 2016

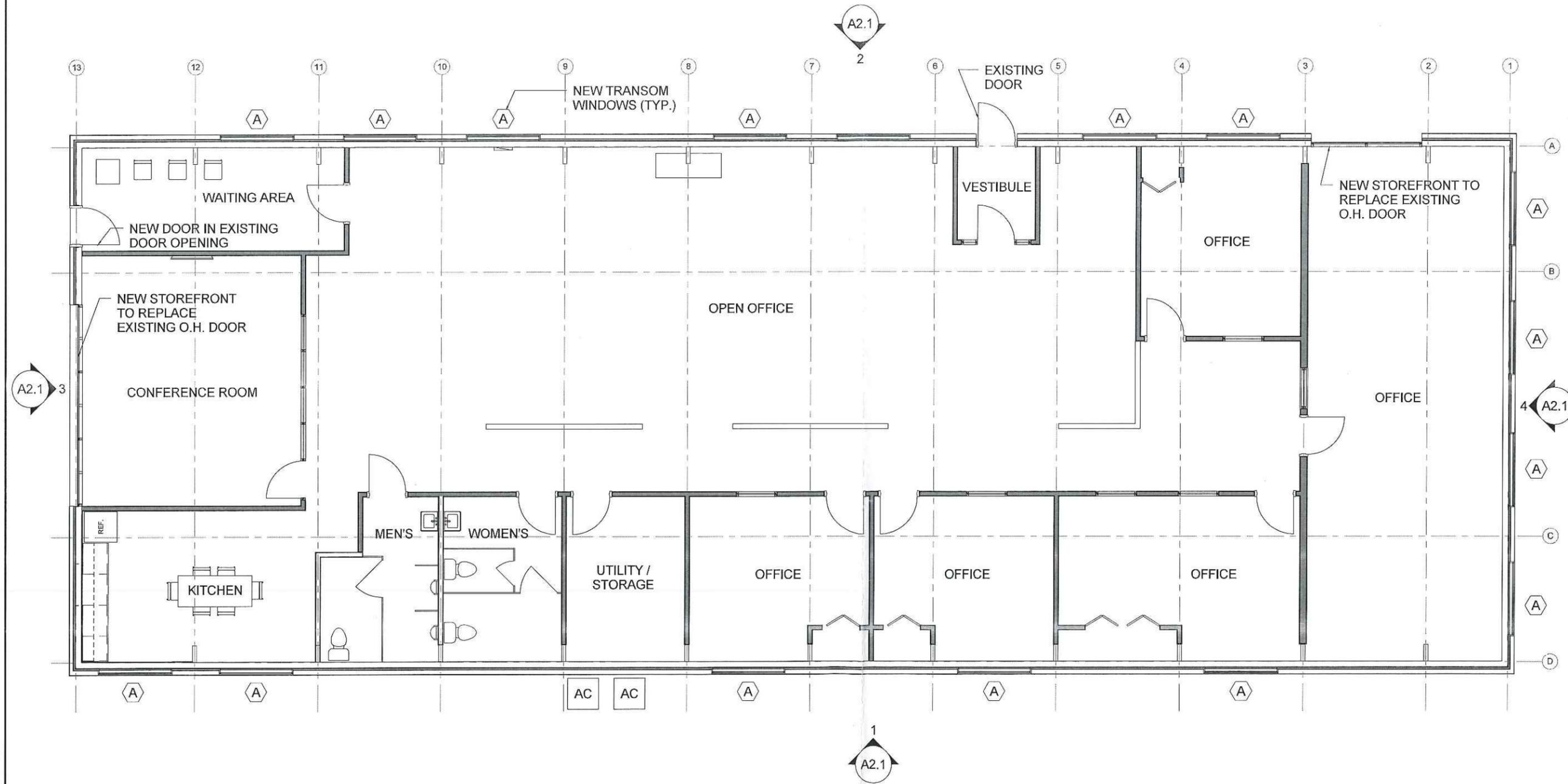
BPR / RICO BUILDING ADDITION
699 WEST LIBERTY STREET
MEDINA, OHIO 44256

G1.0



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BY:

REVISIONS



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ARCHITECTS
mpg-architects.com

FLOOR PLAN
PROJECT #: 10316
DATE: SEPTEMBER 20, 2016

BPR / RICO BUILDING ADDITION
699 WEST LIBERTY STREET
MEDINA, OHIO 44256

1 FLOOR PLAN
1/4" = 1'-0"





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SEP 22 2016

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EXTERIOR ELEVATIONS

PROJECT #: 10316
DATE: SEPTEMBER 20, 2016

BPR / RICO BUILDING ADDITION
699 WEST LIBERTY STREET
MEDINA, OHIO 44256

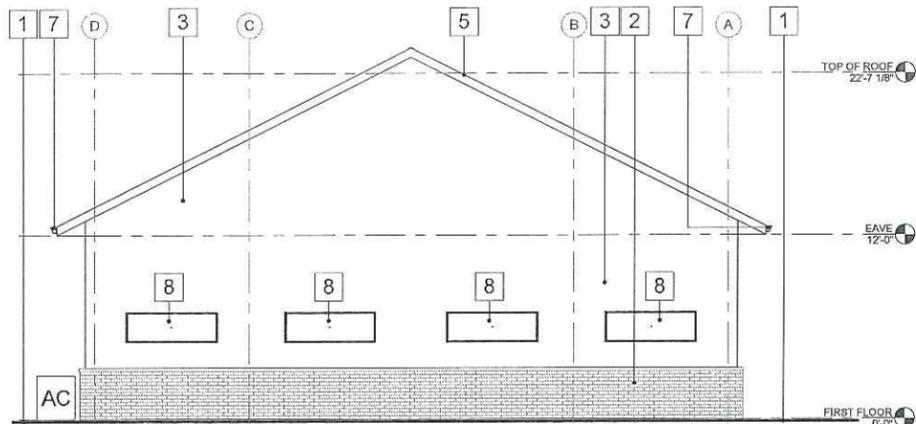
A2.1
2 OF 2

GENERAL NOTES - ELEVATIONS

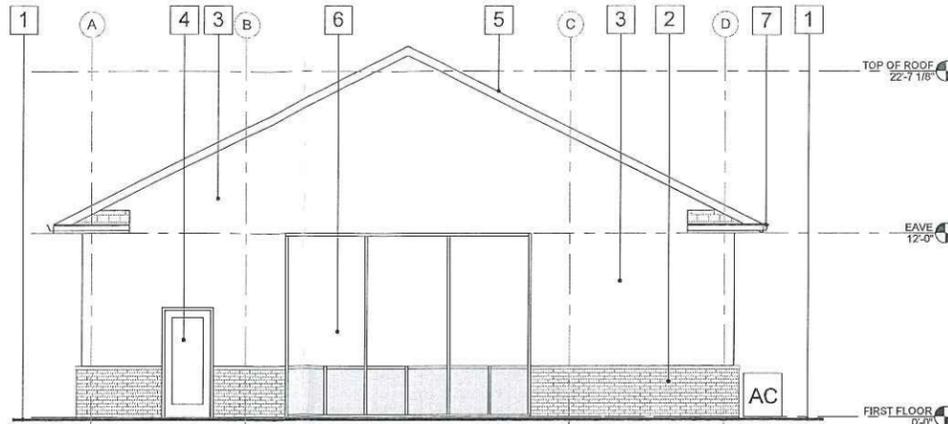
1. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
2. REFER TO STRUCTURAL DETAILS FOR PROPER REINFORCEMENT OF MASONRY AT ALL WINDOW AND DOOR OPENINGS, TYPICAL.
3. REFER TO STRUCTURAL DETAILS FOR TYPICAL EXPANSION AND CONTROL JOINT CONSTRUCTION.

FLAG NOTES - EXTERIOR ELEVATIONS

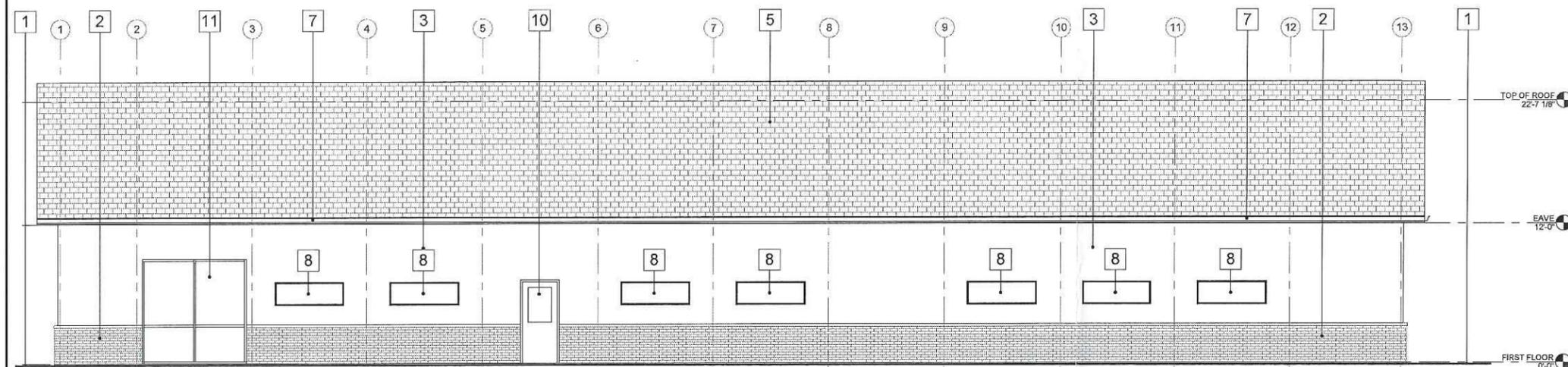
- 1 APPROXIMATE FINISHED GRADE.
- 2 EXISTING BRICK TO REMAIN.
- 3 EXISTING VINYL SHAKE SIDING TO BE REMOVED AND REPLACED WITH EIFS FINISH. COORDINATE FINAL COLOR SELECTION WITH OWNER.
- 4 EXISTING ENTRY DOOR TO BE REPLACED WITH STORE FRONT DOOR.
- 5 EXISTING SHINGLE ROOF TO REMAIN.
- 6 EXISTING OVER HEAD DOOR TO BE REMOVED AND THE OPENING TO INFILLED WITH NEW STORE FRONT SYSTEM. SPANDREL GLASS IN LOWER PANELS
- 7 EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN.
- 8 NEW 2'x6' TRANSOM WINDOW.
- 10 EXISTING DOOR TO REMAIN.
- 11 EXISTING OVER HEAD DOOR TO BE REMOVED AND THE OPENING TO BE INFILLED WITH NEW STORE FRONT SYSTEM.



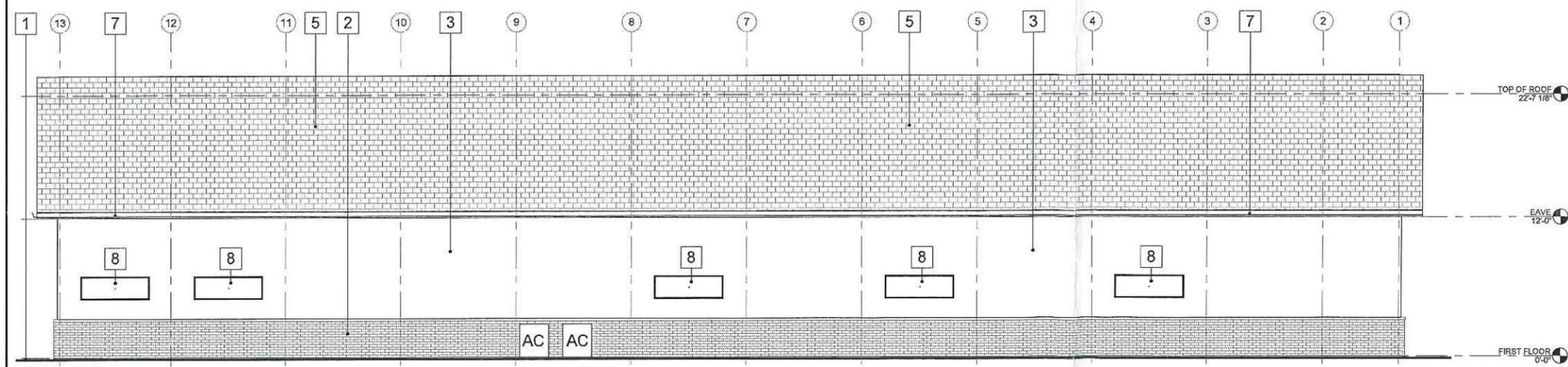
4 ELEVATION NORTH
3/16" = 1'-0"



3 ELEVATION SOUTH
3/16" = 1'-0"

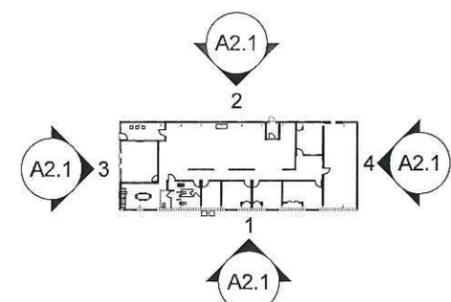


2 ELEVATION WEST
3/16" = 1'-0"

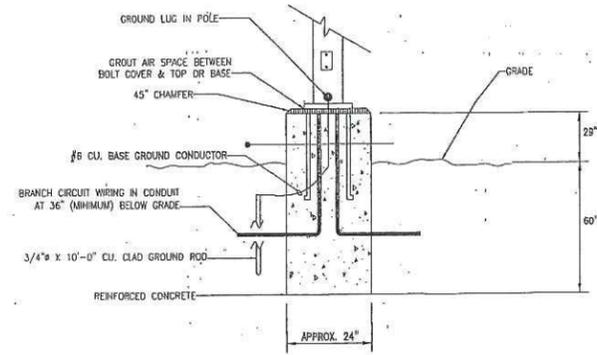
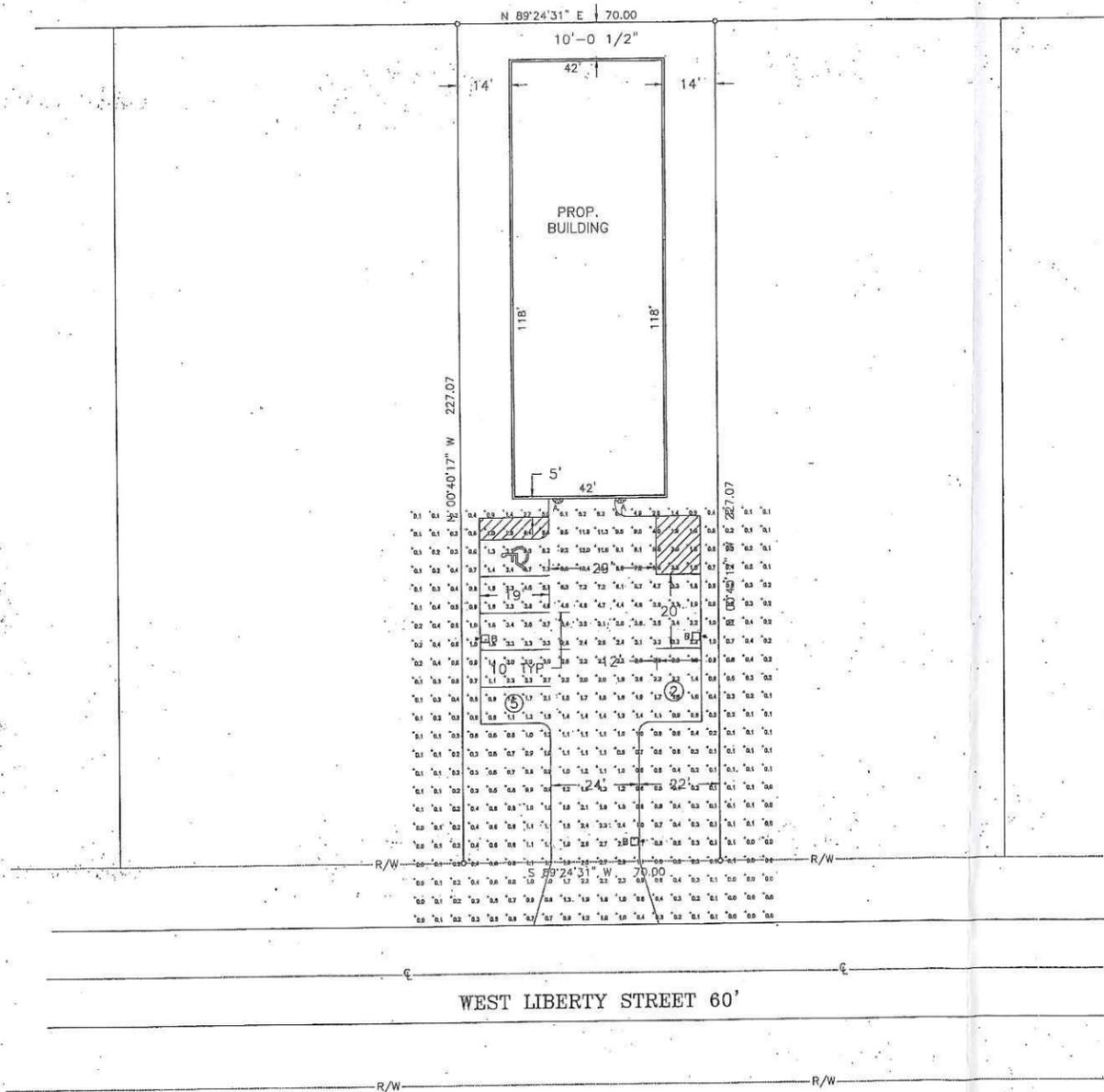


1 ELEVATION EAST
3/16" = 1'-0"

KEY PLAN



3/16" = 1'-0"
0 6 9 12 15



LIGHT POLE BASE DETAIL
SCALE: NONE

LIGHTING LEGEND
 A: FORTE DECORATIVE LIGHTING #1038-04-14 (12" X 17 1/2") ROYAL BRONZE, (4) 60 W, QTY 3
 B: LITHONIA LIGHTING SOFT SQUARE CUT OFF LIGHT, KAD 175M-R3-120-SFP04-SF-DDB-HHS, MOUNT ON 16'-0" HIGH SQUARE POLE, QTY 3
 ALL WIRING TO COMPLY WITH N.E.C. AND LOCAL CODE. WIRE SIZE TO BE VERIFIED WITH EXISTING CIRCUITS FOR WATTAGE AND LOCATIONS

RECEIVED
SEP 22 2016

BY:

APPROVED
CITY OF MEDINA
BUILDING DEPARTMENT

Jon H. Parker
Assistant Building Official
JUL 17 2006

PROPOSED NEW BUILDING
 PREPARED FOR
 SITEPLAN
 699 WEST LIBERTY STREET
 MEDINA, OHIO 44256

EXTERIOR SITE LIGHTING
 PROJECT No: 260332
 DATE: 04-04-06
 SCALE: 1" = 20'-0"
 DRAWN BY: LML
 SHEET No: E-4

REVISIONS		
NO.	DATE	NOTE
03.06		WALL LIGHT LEGEND
04.06		COND. POST REVISION
06.26.06		POST CANDLE REVISION
07.11.06		CITY REVISIONS



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 440-234-1221
 CLEVELAND

330-483-3171
 VALLEY CITY

JOHN 3.16

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JUL 12 2006

STATE RD

W LIBERTY ST

Subject Site

P16-29
BPR Rico 699 W. Liberty
Building Alternations
Site Plan & TCOV COA
October 13, 2016

1 inch = 80 feet

