

MEETING DATE: 11-10-16

PLANNING COMMISSION

Case No. P16-31

635 N. Huntington



CITY of MEDINA

Planning Commission

November 10, 2016 Meeting

Case No: P16-31

Location: 635 N. Huntington Drive

Applicant: Echelon Senior Living Group, LLC

Subject: Conditional Zoning Certificate and Site Plan – Independent Living Facility

Zoning: R-2, Medium Density Urban Residential

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The subject site is located in the 600 block of North Huntington Street and the plan comprises 10.3 acres with frontage on N. Huntington St.

Proposal:

The applicant proposes an 111,000 sqft three story 90 unit Independent Living Facility for the western half of the subject property. The eastern half of the property was approved in 2015 for an 83,000 sqft Assisted Living/Memory Care facility.

The proposed Independent Living Facility is intended to provide an integrated senior living campus and provide multiple levels of supportive services. The proposed facility will function like an apartment building (full housekeeping amenities in the units), but provide the residents with more extensive services than a normal apartment building, such as a main dining room, social activities, laundry, housekeeping, multi-purpose rooms, etc.

Please find attached to this report:

1. Applicant's Project Description received October 20, 2016
2. Aerial photograph
3. Proposed Site Development Plans received October 20, 2016

District Regulations – Section 1123:

Independent Living Facilities are a conditionally permitted use in the R-2 district. Therefore, review and compliance is required by the conditional use process in Chapter 1153 of the Planning & Zoning Code.

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 November 10, 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.

General and Specific Standards of Section 1153.03(B) and 1153.04(A):General conditional use standards

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use on the proposed location:

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.*

The following are additional conditional use standards, per Section 1153.04(a), are applicable to a nursing home/assisted living use in the R-2 District:

1. *All structures and activity areas should be located at least 100 feet from all property lines.*
2. *Loudspeakers which cause a hazard or annoyance shall not be permitted.*
3. *All points of entrance or exit should be located no closer than 200 feet from the intersection of two major thoroughfares, or no closer than 100 feet from the intersection of a major thoroughfare and a local or collector thoroughfare.*
5. *No lighting shall constitute a nuisance or shall in any way impair safe movement of traffic on any street or highway. No lighting shall shine directly on adjacent properties.*
6. *Elementary school structures should be located on a collector thoroughfare.*

9. Such uses shall not require uneconomical extensions of utility services at the expense of the community.

11. Such uses should be properly landscaped to be harmonious with surrounding uses, especially if residential uses.

14. All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to any single property, any individual or to the community in general. A bond may be required to insure that this provision will be met.

Staff Comment: The proposed development complies with all the general conditional use standards of Section 1153.03(B). Regarding the specific use standards, the only one that isn't met to the letter is the desire to have all buildings and activity areas setback at least 100 feet from all property lines. This is not a mandatory standard and therefore permits the Planning Commission leeway to approve a setback for a specific plan on an individual basis. The setbacks shown on the site plan for the principal building, accessory structures and parking areas meet mandatory requirements of their discrete sections of the Planning and Zoning Code (i.e. R-2 District principal and accessory building setbacks, parking and circulation facilities, etc.). Additionally, the applicant provides their argument in the project description provided in the packet.

Site Plan and Improvement Plan Review:

Site Plan Standards:

The following comments and considerations are based on the Site Plan requirements of Chapter 1109, R-2 District regulations of Chapter 1123 and the Off-Street Parking and Circulation Requirements of Chapter 1145.

Site Layout

The site is arranged to comfortably fit within the remainder of the site left to the west of the approved assisted living/memory care facility, which fronts on N. Huntington St. The proposed site plan for the building and the parking areas are broken up and nicely spread throughout the site to prevent large expanses of paving and create a good balance of site improvements and open space throughout. As part of this project, the applicant is purchasing approximately 1.3 acres from the neighboring property to the west (Medina Meadows) to provide adequate space on the subject site to achieve a good balance of improvements to open space.

Building Design

The proposed building is a three story building composed of a good mix of building materials and colors which comply with the direction of the Site Plan guidelines in Chapter 1109. The applicant proposes a significant amount of quality finish materials on the facades that will be a benefit to the site itself and the surrounding neighborhood.

Parking

The proposed 90 unit independent living facility requires a minimum 153 parking spaces. This is addition to the 70 required for the assisted living portion of the development. That equals 223 parking spaces total needed for the entire development. The applicant proposes constructing 149 spaces and landbanking 74 spaces for future construction, if needed. Due to the nature of the typical low turnover of parking for such facilities, staff

agrees that landbanking the 74 spaces is appropriate at this time. If parking becomes a concern, staff will require construction of the landbanked parking to the extent necessary at the time.

Landscaping

The proposed landscape plan complies with the site and perimeter landscaping requirements while also preserving many existing mature trees on the site. The landscaping should be a visual benefit to the community and neighboring properties.

Staff Comments:

Building Department. No comment at this time

Police Department. No comment at this time

Service Department. Sanitation – only one dumpster area for entire facility is underspec. Recommend more area be provided. Designated Dumpster area is undersized – Standard dumpster enclosure specs are available from the Engineering Department

Fire Department

1. Provide an emergency access driveway between the subject property and the property to the west (Medina Meadows) to provide a second means of ingress and egress in an emergency situation.

Forestry Department

1. Suggest an increase to the buffer (landscape plan note #1) to seven feet tall for more screening at the beginning.
2. Pyrus Calleryana ‘Cleveland Select’ is on the invasive plants of concern list for Ohio. Consider alternate noninvasive species

Engineering Department No comment at this time

Economic Development No comment at this time.

General Discussion:

The proposed use and site development plan complies with the various requirements of the Planning and Zoning Code. The project will fit in the existing neighborhood well, and maintain sizable areas of developed and existing open space on the proposed 10.3 acres. This will complete the development of the site and provide greater diversity to the housing mix in the City of Medina.

Recommendation:

Based on the above reports, staff recommends the Planning Commission **approve** the application on the following condition:

1. Subject to building permits from the Medina Building Department
2. Subject to compliance with the Forestry, Service and Fire Departments’ comments.

Project Narrative for Independent Living Facility at 634⁵ N. Huntington St.

Enclosed is our application requesting approval of a 90 unit Independent Living Senior Facility. It will be constructed behind the previously approved Assisted Living & Memory Care residence located at 635 N. Huntington St. This will create an integrated senior living campus, along with North Medina Meadows to the west, which will provide multiple levels of supportive living environments for the residents of Medina and surrounding areas.

The proposed Independent Living Facility provides living suites for seniors combined with amenities for health, wellness and entertainment. It will consist of 90 suites in a mix of studios, one bedroom and two bedrooms ranging in size from 450 to 960 square feet. All of the suites will have kitchens and the larger two bedroom units will have two full baths. Amenities will include; a multi-purpose room, bistro, craft areas, wellness and exercise rooms, beauty salon and visiting health professional spaces. The main dining room will serve chef prepared "farm to table" meals. Other available services will include; housekeeping, laundry, transportation and scheduled social activities. The grounds will provide gardening and walking opportunities. This facility will serve the private pay senior market by offering upscale, yet affordable, supportive housing.

The total site, including the previously approved assisted living facility, is approximately 10.3 acres and is zoned R-2 (Medium Density Urban Residential District). This facility is a conditionally permitted use in that district. The property will be split for financing and ownership purposes however, the same management company will operate both facilities.

We are requesting two variances for the project as follows:

1. Building Height – In order to maximize the efficiency of the building and reduce walking distances for residents, we have designed a three story building. The zoning allows a maximum height of 35 feet from the grade to the mid-point of a sloped roof. We are requesting a variance of 8 feet 4 inches for a total height of 43 feet four inches. This will allow a roof pitch to create an appealing residential design to compliment the assisted living facility and the West Clover Senior Apartments to the north.
2. Total Area of Accessory Uses – The design includes 30 covered parking spaces in three unheated carports for a total of 6,000 square feet. Chapter 1113.05 (L) limits accessory uses to 744 square feet per lot, or a maximum of 1,032 square feet (not to exceed 10% of the total area of the rear yard.) We are asking for a variance from the minimum square feet per lot in recognition that the R-2 district would otherwise allow for approximately 34 single family lots on the buildable area of this lot, which would allow for up to 25,296 square feet of accessory use. In addition, marketing indicates that many prospective residents will require covered parking. The carports are located to the rear of the site (with one located at the rear of the A.L. building), and include a 10 foot setback to accommodate landscape screening. The design of the carports are intended to compliment the design of the 3-story building.

Setback Considerations

The setback to the northern property line is proposed at 40 feet for the closest corner of the Independent Living Building and one carport. The West Clover Senior Apartments to the north are

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BY:

located approximately 100 feet beyond the north property line. Landscaping will be provided along this north property line. This 40 foot setback is in keeping with the previously approved setback for the assisted living building. The setbacks for the carport garages along the western property line are proposed at 10 feet to allow for landscape screening. The proposed Medina Meadows addition will be setback an additional 50 feet from this western property line.

Building Design

The exterior materials will be similar to those of the assisted living building to create a unified appearance. The First Floor will have mostly stone veneer with the upper levels consisting of a mix of premium shake textured vinyl siding and standard lap siding. Windows will be vinyl in a tall proportion with divided lites. Trims will be a composite material to match the siding. The roof will have textured architectural fiberglass shingles. The architectural style is generally "French Provincial" to compliment the assisted living building.

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ST.

FOUNDRY ST

P16-31 & Z16-26
Echelon Independent Living
Variances, Conditional Zoning &
Site Plan
November 10, 2016



Subject Site

W UNION ST

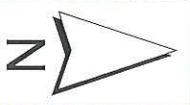
N HUNTINGTON ST

NOTTINGHAM DR

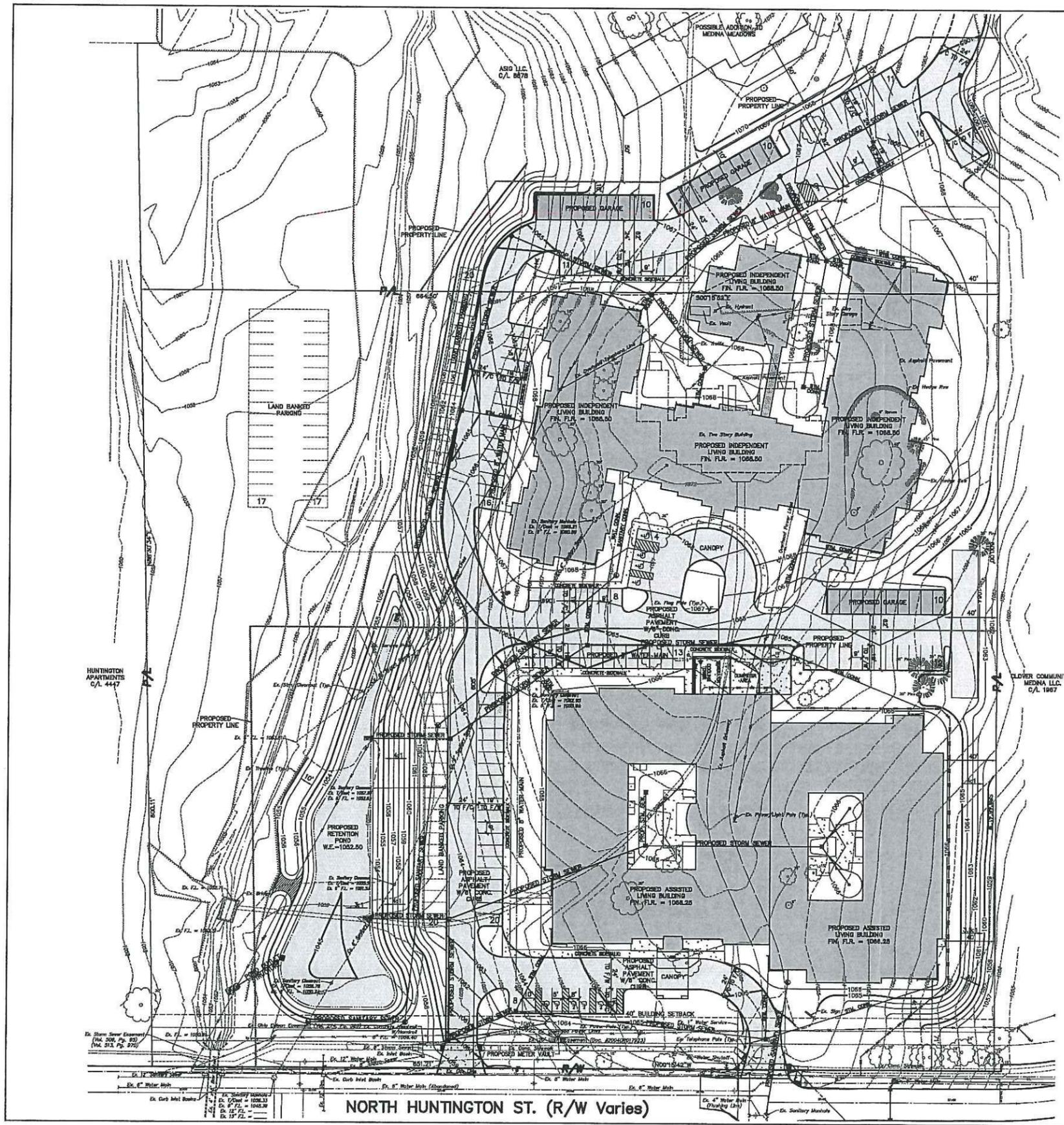
W HOMESTEAD ST

BRADWAY ST

ELMWOOD AVE



1 inch = 200 feet



SITE DATA

ZONING DISTRICT	.....	MEDIUM DENSITY URBAN RESIDENTIAL DISTRICT R-2
MINIMUM BUILDING SETBACK	.....	40 FT.
MINIMUM REAR YARD	.....	20 FT.
MINIMUM SIDE YARD	.....	10 FT.
MAXIMUM HEIGHT	.....	35 FT.
SITE AREA	.....	4.0812 ACRES
LAND TO BE ACQUIRED	.....	1.2418 ACRES
TOTAL SITE AREA	.....	10.3028 ACRES

CONDITIONALLY PERMITTED USE:
 NURSING HOME, ASSISTED LIVING FACILITY, AND INDEPENDENT LIVING FACILITY.

PROPOSED ASSISTED LIVING FACILITY..... (RESIDENT ROOMS) 100 UNITS
 PROPOSED INDEPENDENT LIVING FACILITY..... (RESIDENT ROOMS) 80 UNITS

PARKING REQUIREMENTS (ASSISTED LIVING):
 ONE SPACE FOR EACH TWO RESIDENT ROOMS, AND ONE SPACE FOR EVERY FIVE RESIDENT ROOMS.
 100 UNITS/2.....50 SPACES
 100 UNITS/5.....20 SPACES
 ASSISTED LIVING PARKING REQUIRED.....70 SPACES

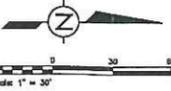
PARKING REQUIREMENTS (INDEPENDENT LIVING):
 ONE AND ONE HALF SPACES FOR EACH DWELLING UNIT, AND ONE SPACE FOR EVERY FIVE DWELLING UNITS.
 80 UNITS X 1.5.....135 SPACES
 80 UNITS/5.....16 SPACES
 INDEPENDENT LIVING PARKING REQUIRED.....151 SPACES

TOTAL PARKING REQUIRED.....223 SPACES
 PROPOSED PARKING SPACES.....148 SPACES
 LANDMARKED SPACES.....74 SPACES
 TOTAL PARKING PROVIDED.....223 SPACES

LOT COVERAGE:
 MAXIMUM ALLOWED.....80%
 PROPOSED.....41%

LEGEND

- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- EX. SANITARY MANHOLE
- PROP. SANITARY MANHOLE
- EX. STORM SEWER
- PROP. STORM SEWER
- EX. STORM MANHOLE
- PROP. STORM MANHOLE
- EX. STORM INLET MANHOLE
- PROP. STORM INLET MANHOLE
- EX. CURB INLET BASH
- PROP. 2-2-8 INLET BASH
- EX. WATER MAIN
- PROP. WATER MAIN
- EX. HYDRANT ASSEMBLY
- PROP. HYDRANT ASSEMBLY
- EX. LINE VALVE
- EX. WATER SHUTOFF
- EX. WATER METER
- EX. GAS LINE
- EX. GAS LINE MARKER
- EX. GAS LINE VALVE
- EX. TELEPHONE POLE
- EX. POWER POLE
- EX. FIBER OPTIC LINE
- EX. POWER/LIGHT POLE
- EX. SIGN
- EX. CONTOUR
- PROP. CONTOUR
- EX. CHECK
- EX. TREE LINE
- EX. TREE W/ CALIPER SIZE



REVISIONS	DATE	BY

634 NORTH HUNTINGTON STREET
 CITY OF MEDINA
 LOCATED IN THE COUNTY OF MEDINA

CUNNINGHAM & A'ALATES, INC.
 CIVIL ENGINEERING
 301 W. LIBERTY ST., MEDINA, OH.
 513-762-2960

PRELIMINARY SITE, GRADING AND UTILITY PLAN

DRAWN BY: TEH
 DATE: 10/18/16

CHECKED BY: _____
 DATE: _____

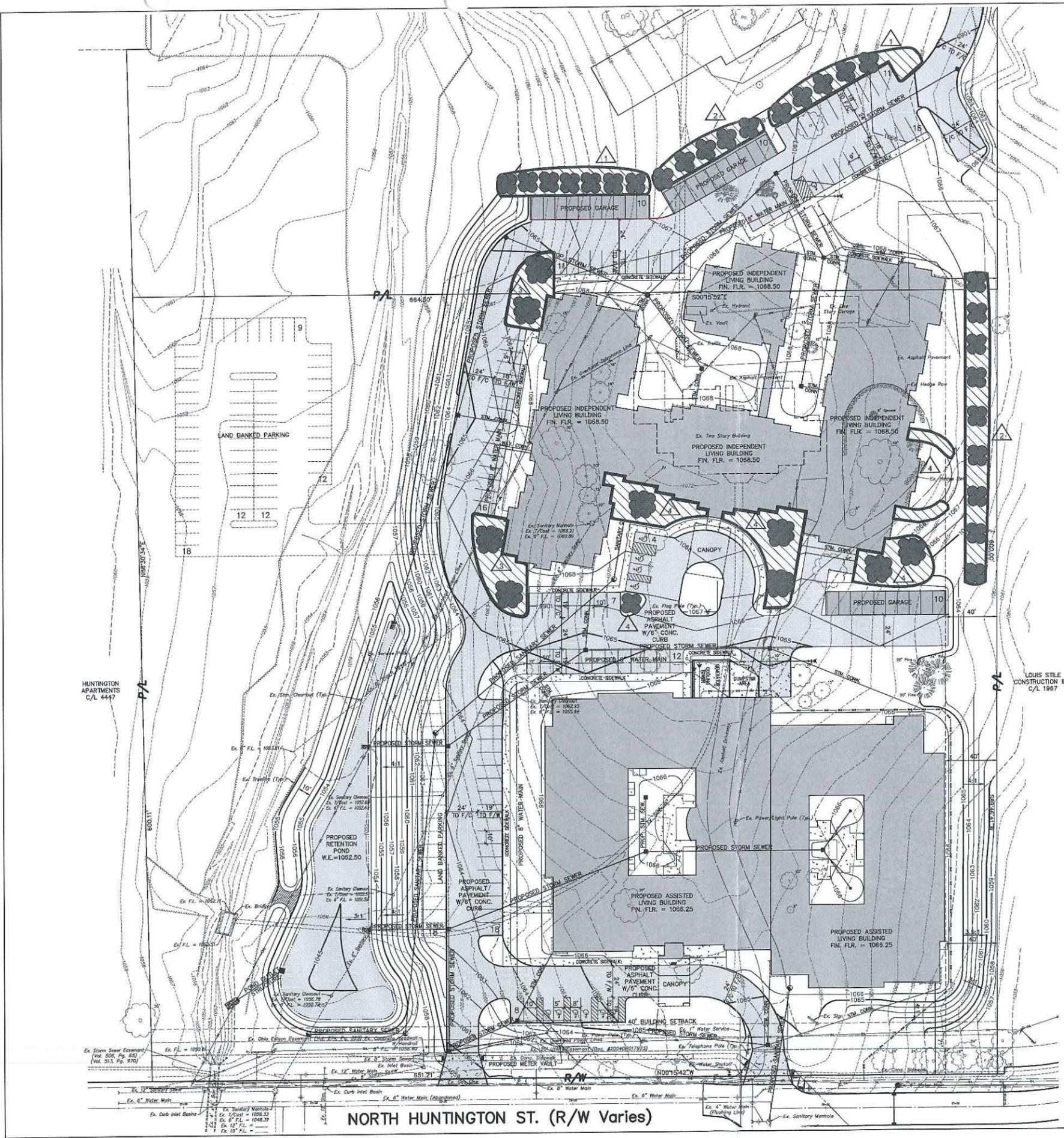
PROJECT No. 15-129

ACAD FILE No. M:\15129-ST.dwg

SCALE: PLAN: 1"=30'
 PROFILE: 1"=10'

SHEET NO. **1/1**

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Proposed Landscape Plan

-Grass in all areas not designated as landscape beds.
 -Key notes 1&2 to be white pine, spruce or equivalent salt tolerant variety.

Sheet Key Notes	
1	Norway Spruce - 6 ft - Picea abies Or Blue Spruce - Picea pungens
2	White Pine - 6 ft - Pinus strobus
3	Dwarf Korean Lilac - 24 in - Syringa meyeri Sea Green Juniper - 18 in - Juniperus ch. 'Sea Green' Grow Low Sumac - 18 in - Rhus a. 'Grow Low' Myrtle - ground cover 2.25 in - Vinca minor Tree - Cleveland Select Pear - 2 in - Pyrus c. 'Cleveland Select'
4	Perennials: Walker's Low Catmint - #1 - Nepeta x f. 'Walker's Low' Rudbeckia f. 'Goldsturm' - #1 - Goldsturm Black Eyed Susan Mixed colors daylily - #1 - Hemerocallis Becky Shasta Daisy - #1 - Leucanthum x s. 'Becky' May Night Salvia - #1 - Salvia n. 'May Night' Caesar's Brother Siberian Iris - #1 - Iris s. 'Caesar's Brother' Tree - Cleveland Select Pear - 2 in - Pyrus c. 'Cleveland Select'

REV.	DATE	DESCRIPTION

634 NORTH HUNTINGTON STREET
 LOCATED IN THE COUNTY OF MEDINA
 CITY OF MEDINA

Proposed Landscape Plan

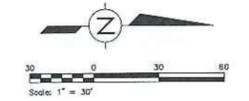
PRELIMINARY GRADING AND UTILITY PLAN

DRAWN BY: **SSG**
 DATE: **10/19/2016**
 CHECKED BY: _____
 DATE: _____
 PROJECT No. **15-129**
 ACAD FILE No. **ME...15129-ST.dwg**

SCALE: PLAN: **1"=30'**
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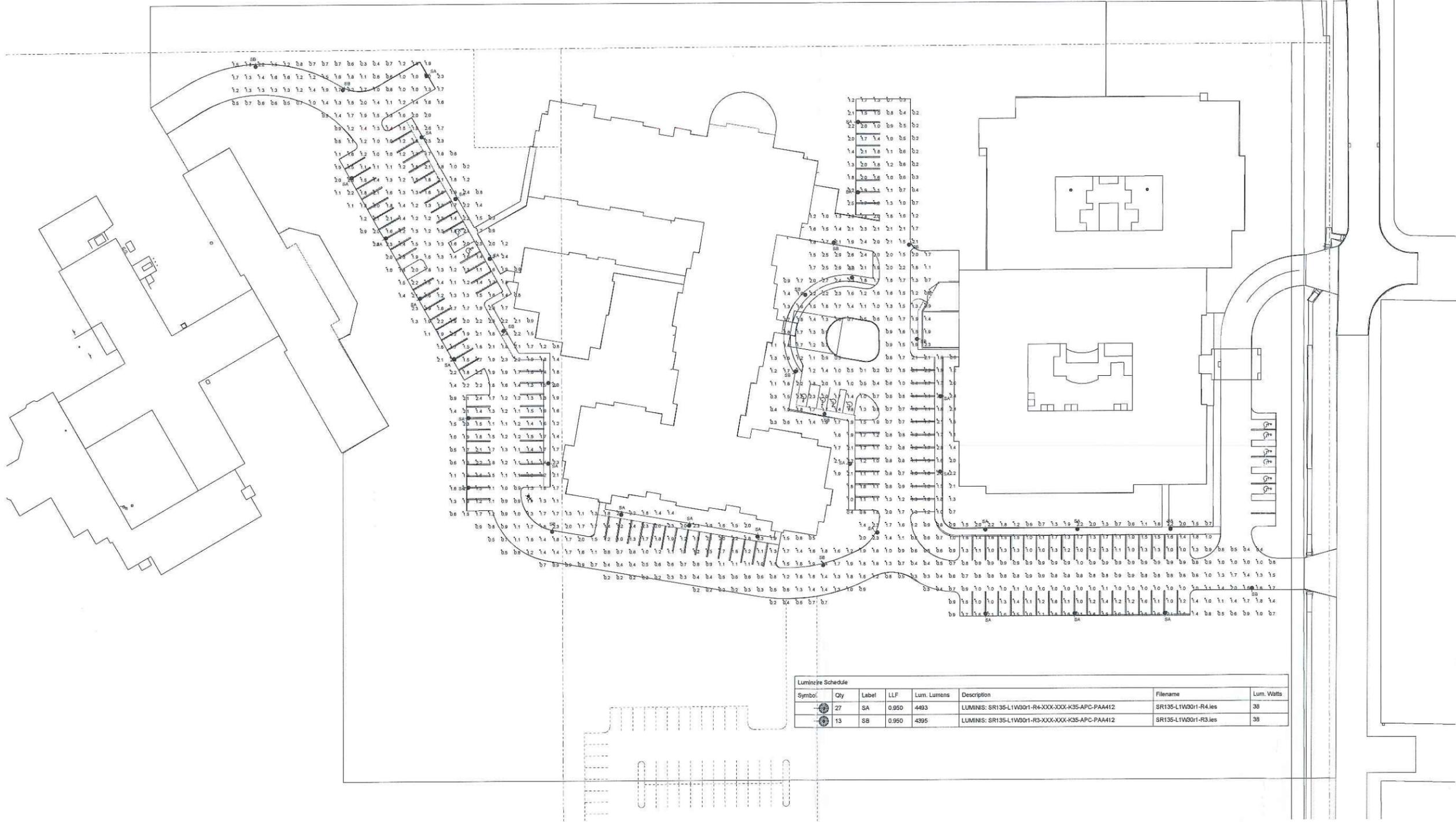
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NORTH HUNTINGTON ST. (R/W Varies)



Symbol	Qty	Label	LLF	Lum. Lumens	Description	Filename	Lum. Watts
SA	27	SA	0.950	4493	LUMINS: SR135-L1W001-R4-XXX-XXX-K35-APC-PAA412	SR135-L1W001-R4.ies	38
SB	13	SB	0.950	4395	LUMINS: SR135-L1W001-R3-XXX-XXX-K35-APC-PAA412	SR135-L1W001-R3.ies	38

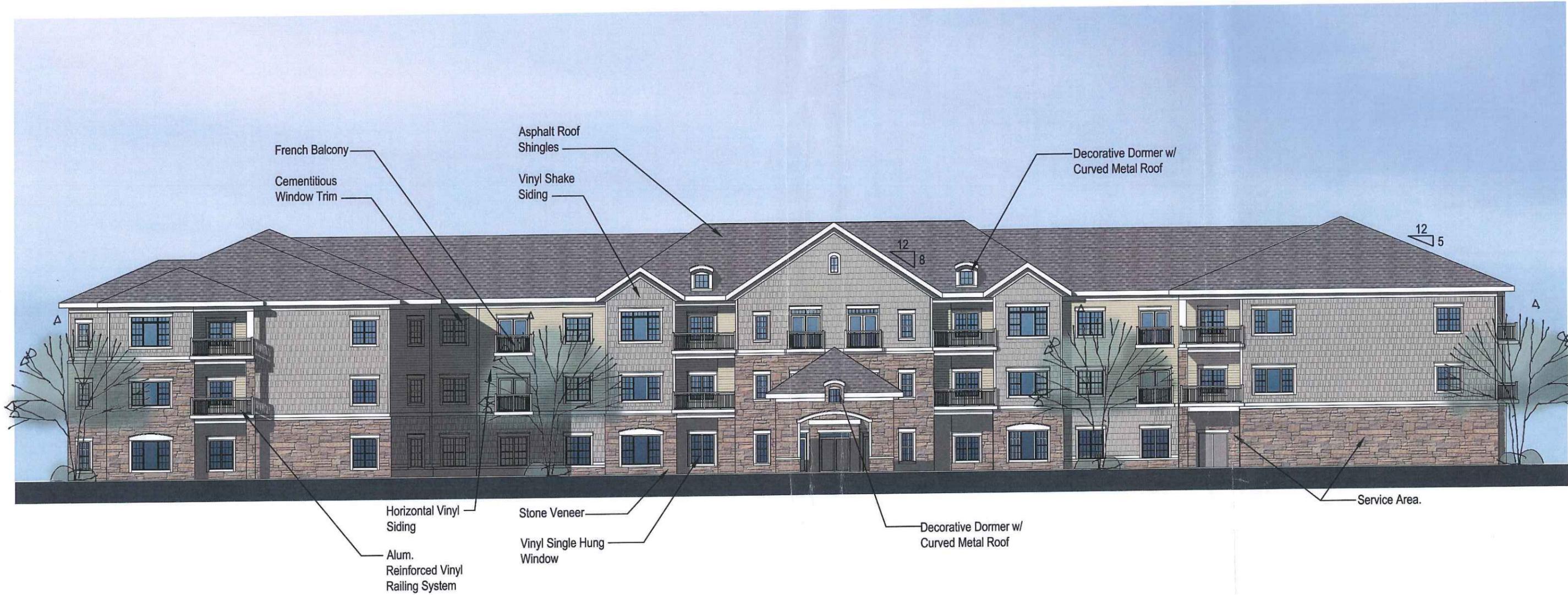
PHOTOMETRIC STUDY
Scale: 1" = 40' - 0"



#	Date	Comments

Drawn By:	Checked By:	Date: 10/13/2016	Scale:
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Medina Project
Site Lighting Study



**MAIN ENTRY ELEVATION
MEDINA SENIOR LIVING BUILDING**

RLBA # 16100 October 7, 2016