

MEETING DATE: 11-10-16

PLANNING COMMISSION

Case No. P16-32

550 Miner Drive



CITY of MEDINA

Planning Commission

November 10, 2016 Meeting

Case No: P16-32

Location: 550 Miner Drive

Applicant: Walter Withers – Medina Meadows

Subject: Conditional Zoning Certificate and Site Plan review – Nursing Home expansion

Zoning: R-2, Medium Density Urban Residential

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The subject site is located in the 500 block of Miner Drive just north of Ray Mellert Park.

Proposal:

The applicant proposes an approximately 9,000 sqft addition to the existing approximately 17,000 sqft building. This expansion involves several one story additions to the existing one story building. It is currently a 50 room facility and the expansion will increase the room count to 60 and reconfigure and add more common and circulation areas to the facility.

The site is zoned R-2 and the use is a Nursing Home and requires a Conditional Zoning Certificate review since this use is a conditionally permitted use within the underlying zoning district.

Please find attached to this report:

1. Applicant's Project Description received October 30, 2016
2. Site development plans received October 20, 2016
3. Aerial photograph

District Regulations – Section 1123:

Nursing Homes are a conditionally permitted use in the R-2 district. Therefore, review and compliance is required by the conditional use standards of 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 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 in a manner to minimize disruption to the property and maximize the preservation of the 8.7 acres' existing features. The parking and on-site circulation is designed to minimize large contiguous paved parking areas. Most of the parking is located to the side of the building away from the Miner Drive frontage except for a small parking area at the main (west) entrance to building for some visitor parking.

To be consistent with the Fire Department comments, the site will have a paved drive only emergency vehicles at the northeast corner of the site connecting to such a drive in northwest corner of the proposed Echelon independent living project site immediately to the east. This emergency vehicle only drive will provide access from both properties to Huntington St. and Miner Dr.

As part of the Echelon project to the east, the applicant is selling approximately 1.3 acres resulting in a remaining 8.7 acre property, but the applicant will still be able to provide adequate space on the subject site to achieve the good balance of improvements to open space.

The building is proposed to be approximately 74 feet from the north and 50 feet from the proposed east property line instead of the suggested 100 feet (of conditional use regulation 1153.04(a)(1), but the 74 foot setback is adjacent to the large side yard of the Clover Senior Apartment development and the 50 foot setback to the east (rear) is adjacent to the proposed Echelon Independent Living project's rear (west) parking area.

Building Design

The proposed building exterior elevations include a good combination of brick on the primary building walls and nice detailing with quality materials using earth tones.

The other special feature of the proposed building is the use of internal open air courtyards visible from the interior, which provides for ample natural light to the building interior and good architectural emphasis of the primary building front/entry.

Parking

The proposed 60 rooms require 1 parking space for each 2 rooms (30 parking spaces) and 1 parking space for each 5 rooms for visitor parking (12 parking spaces). Therefore, 42 parking spaces are required and the applicant is providing 42 spaces to comply.

Landscaping and Site Lighting

The proposed landscape plan has not been provided with this application and must be provided with the building/site improvement permit application plans. This project is required to comply with the landscaping buffer requirements of Chapter 1149 of the Planning and Zoning Code. The outcome will be a minimum 10 foot horizontal green space with a hedge of at least 6 foot tall evergreens planted within it.

Additionally, the applicant has not provided a site lighting plan to show existing lighting to determine if expansion or installation of site lighting is required.

Staff Comments:

Building Department. No comment at this time

Police Department. No comment at this time

Service Department. No comment at this time

Fire Department

1. The front canopy/port-cochere must be high enough (13 ft. 6 inches) to accommodate an ambulance underneath it.

Engineering Department No comment at this time

Service 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, preserve much of the 10 acres in its current park-like condition.

Recommendation:

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

1. Subject to review and approval of building plans by the Medina Building Department
2. Subject to compliance with the Fire Department comments.
3. Subject to review and approval of site improvement plans by the Medina Engineering Department
4. Provide a landscape and site lighting plans as required by Chapters 1149 and 1147 for review and approval by the Planning and Zoning Department



withers design group

October 30, 2016

Jonathan Mendel, AICP
City of Medina
132 North Elmwood Ave.
Medina, Ohio 44258-0703



Subject: MEDINA MEADOWS NURSING FACILITY

Dear Jonathan,

The project narrative for the subject project follows:

Medina Meadows currently is an approximately 14,500 square foot fifty-bed nursing facility which has a high occupancy rate due to the high quality of care available in the facility. It is, however, very small in comparison with the typical new 50 bed facility. It has all semi-private rooms and is very much in need of modernizing to meet the current standards of the industry and to enable it to compete successfully in the marketplace going forward.

The project consists of two additions of approximately 22,000 Square feet which will add 10 new beds and create a newly revitalized facility which will have all private rooms, new recreation and resident activity spaces and a new in-patient out-patient therapy unit. All the resident rooms in the newly renovated facility will be large private rooms which will have private bathrooms with a shower in each. It is intended to provide a residential setting for the residents with open areas for the various functions and large windows to view the natural features of the open site and the landscaped patio. The existing portion of the facility will be totally refinished to a high level to match the level of the new spaces being built.

The proposed addition will be designed to be built of 1-hour protected wood frame construction, Type V (111), with concrete slab-on-grade floor construction. The foundations will be a combination of concrete block on concrete spread footings. The roof will be designed to be framed with wood trusses, which will accommodate some high ceilings in the floor plan below. The facility will meet the requirements of the current Ohio Building Code and the 2000 Life Safety Code. The facility will be equipped with an NFPA 13 fire suppression system throughout and will have the required fire alarm system, nurse call system, emergency power system, etc. The exterior finishes will include brick veneer siding, EIFS, metal wrapped wood trim, asphalt shingles, and metal wrapped wood facias and trim to provide a residential atmosphere and complement the existing building. The interior finishes will include wall fabrics and trim, paint, wood handrails, carpet, vinyl floor finishes, decorative lighting fixtures, etc. Detailed attention will be given to the appearance of the site and site amenities. Appropriate drives, landscaping, walks and other site appurtenances for outdoor activities will be included.

The front and side setbacks used should conform to the code and the rear setback of 50 feet is allowed, as I understood from our conversation, in the R-1 district in which the property is located. That setback was used when working out the new property line in the sale of a portion of property as an accommodation to the new facility to the east of Medina Meadows. The 50'-0" is acceptable for our site uses and since the new neighboring facility is similar in function and use to ours we have no objection.

Jonathan, hopefully this will be helpful in writing your staff report. Let me know if you need anything further for this narrative.

Sincerely,

Walter S. Withers, NCARB, AIA



P16-32
Medina Meadows
Conditional Zoning &
Site Plan
November 10, 2016

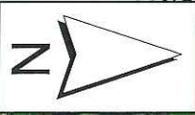
MINER DR

FOUNDRY ST

Subject Site

W UNION ST

1 inch = 200 feet



**WITHERS
DESIGN
GROUP
ARCHITECTS**

1250 Chambers Road
Columbus, Ohio 43212
Phone 614 488-3103
Fax 614 488-1635

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VIEW FROM STREET

ISSUE DATES

REVISIONS

PROJECT NO. xxxxx	DATE: 19 OCT 2016	DRAWN BY: BW
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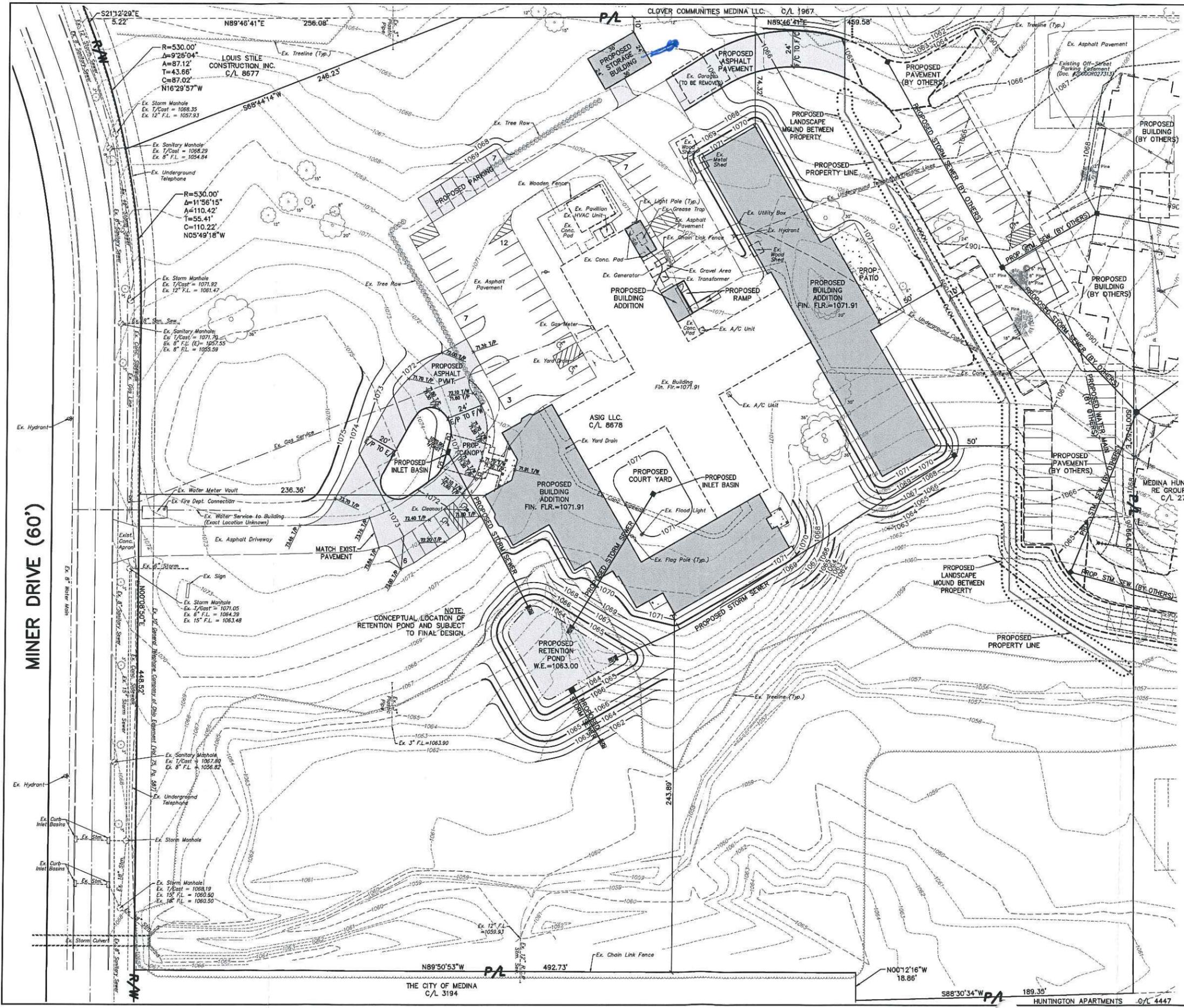
SHEET TITLE	VIEW FROM STREET
PROJECT	ADDITIONS AND IMPROVEMENTS TO: MEDINA MEADOWS 550 MINER DRIVE MEDINA, OHIO 44256

SHEET NO.	A2.1
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RECEIVED
OCT 20 2016

BY:

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MINER DRIVE (60')

LOUIS STILE CONSTRUCTION INC. C/L 8677
R=530.00'
A=9°26'04"
T=43.66'
C=87.02'
N16°29'57"W

R=530.00'
A=11°56'15"
T=55.41'
C=110.22'
N05°49'18"W

Ex. Storm Manhole
Ex. T/Cost = 1068.19
Ex. 15" F.L. = 1060.50
Ex. 18" F.L. = 1060.50

Ex. Storm Manhole
Ex. T/Cost = 1068.19
Ex. 15" F.L. = 1060.50
Ex. 18" F.L. = 1060.50

NOTE:
CONCEPTUAL LOCATION OF
RETENTION POND AND SUBJECT
TO FINAL DESIGN

THE CITY OF MEDINA
C/L 3194

CLOVER COMMUNITIES MEDINA LLC. C/L 1967

ASIG LLC. C/L 8678

MEDINA HUNTINGTON RE GROUP LLC. C/L 2776

HUNTINGTON APARTMENTS C/L 4447

SITE DATA

ZONING DISTRICT	(MEDIUM DENSITY URBAN RESIDENTIAL DISTRICT) R-2
MINIMUM BUILDING SETBACK	40 FT.
MINIMUM REAR YARD	50 FT.
MINIMUM SIDE YARD	10 FT.
MAXIMUM HEIGHT	35 FT.
SITE AREA	9.9959 ACRES
LAND TO BE SOLD TO ADJACENT PROPERTY	1.2416 ACRES
TOTAL SITE AREA	8.7543 ACRES
CONDITIONALLY PERMITTED USE:	
NURSING HOME/RESIDENT ROOMS	60 UNITS
PARKING REQUIREMENTS (NURSING HOME):	
ONE SPACE FOR EACH TWO RESIDENT ROOMS, AND ONE SPACE FOR EVERY FIVE RESIDENT ROOMS	
60 UNITS/2	30 SPACES
60 UNITS/5	12 SPACES
PARKING REQUIRED	42 SPACES
PROPOSED PARKING SPACES	42 SPACES
LOT COVERAGE:	
MAXIMUM ALLOWED	60%
PROPOSED	19%

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
- EX. CURB INLET BASIN
- EX. 2-2-B INLET BASIN
- PROP. 2-2-B INLET BASIN
- 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. GUY WIRE
- EX. OVERHEAD LINE
- EX. POWER/LIGHT POLE
- EX. SIGN
- EX. CONTOUR
- PROP. CONTOUR
- EX. CREEK
- EX. TREE LINE
- EX. TREE W/ CALIPER SIZE

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OCT 20 2016
BY: [Signature]

Scale: 1" = 30'

DATE	DESCRIPTION	INIT.

MEDINA MEADOWS
CITY OF MEDINA
LOCATED IN COUNTY OF MEDINA

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST., MEDINA, OHIO 44226 330-723-5980

PRELIMINARY SITE, GRADING AND UTILITY PLAN

DRAWN BY: TEM
DATE: 10/19/16
CHECKED BY:
DATE:
PROJECT No. 15-187
ACAD FILE No. M:\15187-ST.DWG

SCALE: PLAN- 1"=30'
PROFILE-Horiz. Vert.

SHEET NO.
1
1