

**MEETING DATE: 12-8-16**

# **PLANNING COMMISSION**

**Case No. P16-33**

**N. State Rd.  
PP#028-19A-16-050**



**CITY of MEDINA**  
**Planning Commission**  
**December 8, 2016 Meeting**

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**Case No:** P16-33  
**Address:** N. State Rd – PID#028-19A-16-050  
**Applicant:** Marissa McNulty  
**Subject:** Site Plan Review Self-Storage Warehouse Facility  
**Zoning:** I-1, Industrial District  
**Submitted by:** Jonathan Mendel, Community Development Director 

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**Site Location:**

The site is located on the 500 block of N. State Road between Birch Hill Drive and the railroad tracks. The surrounding zoning is I-1 with a variety of active industrial uses to the east, south and west and an R-4 zoned apartment complex to the north.

**Project Background:**

The applicant proposes a 63,250 square foot self-storage warehouse facility on the currently vacant 4.6 acre subject site. This project includes six individual storage buildings with an 800 square foot office incorporated into the westernmost building.

Please find attached to this report:

1. Proposed site plan and proposed building examples dated November 21 & 30, 2016
2. Aerial photograph

**District Regulations – Chapter 1141:**

Proposed Use: The proposed Self-Storage Warehouse facility is a permitted use within the I-1 zoning district.

Lot, setback and lot coverage requirements: The site plan complies with the requirements for building setbacks, minimum lot frontage and area, lot coverage and building height.

### **Site Plan Guidelines**

The following are the Site Plan review guidelines from the Planning and Zoning Code:

- Strengthen, protect, enhance and improve the existing visual and aesthetic character of the City, and to prevent the creation or perpetuation of nuisances or blight in the City.
- To integrate developments into the surrounding environment, as well as to ensure that each new development and redevelopment will be attractive.
- To protect and improve property values.
- To foster and encourage creative application of design principles.
- To ensure that the particular existing design features, which contribute to the unique character of Medina, are retained and re-created in a manner that retains and enhances the City's sense of community.
- To ensure that new development and redevelopment are compatible and harmonious with the existing overall character of the city, especially when development is proposed in areas where the existing structures do not have architectural features that warrant replication or enhancement.
- To bring new buildings into an orderly arrangement with landscape and nature, other buildings, and open space areas.
- To ensure that these objectives are achieved through an impartial review

Additionally, the following applying specifically to industrial uses in an industrial district:

- Architectural details and ornamentation on the street façade 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
- All exterior finished materials, including windows and doors, shall be of architectural grade with long term maintenance characteristics.

Reviewing the applicant's proposed site plan, the project's intent is to comply with the general and specific design guidelines outlined above, but at this time the applicant has only provided a site plan and color and black and white photos of similar facilities as examples of the intended architectural design and finish materials for the proposed buildings. The plans provided do provide some understanding of the conceptual intent for the project design, but without more detailed (showing exterior colors, finish materials, etc.) architectural building elevations/renderings the picture of the project is not entirely clear.

This could be remedied with a condition of approval requiring detailed architectural building elevations be provided with the building and site improvement permit applications to be reviewed for compliance with the Site Plan design guidelines by the Planning Director.

**Parking and Circulation.**

Section 1145.04 details ratios for off-street parking for various use groups. Warehouse uses require 1 space per 200 sqft of office space and 1 space per 2000 sqft of warehouse.

The proposed use has 800 sqft of office space and 62,450 sqft of warehouse, which requires 35 parking spaces. The proposed site plan has 28 spaces spread throughout the site. This results in a 7 space deficit which may be accommodated throughout the existing site plan or by reducing the total warehouse square footage proposed.

**Landscaping and Screening**

The subject site is contiguous with a residential property to the north (Huntington Woods Apartments). As required by Section 1149.05(c) & (d) of the Planning and Zoning Code, screening must be provided along the north property line on the applicant's property.

The proposed site plan does not comply with the screening requirements of the code. A condition of approval is recommended requiring the applicant amend the site plan to include a compliant screening plan per Chapter 1149 of the Planning and Zoning Code with the building and site improvement permit applications for review by the Planning Director.

**City Department Comments:**

**City Engineer Approval.** No comments at this time.

**Building Department.** No comments at this time

**Police Department.** No comment.

**Service Department.** No comment at this time.

**Water/Backflow.** No comment at this time.

**Fire Department.** No comment.

**Sanitation Department.** No comment.

**Economic Development.** No comment at this time.

**Recommendation:**

Based on review of applicable sections of the City of Medina Codified Ordinances and the findings detailed above, staff recommends the Planning Commission **approve** the application subject to the following conditions:

1. Subject to building permit review and approval by the City of Medina Building Department
2. Subject to the review and approval of the site improvement plan by the City of Medina Engineering Department
3. Amend the site plan to include a compliant screening plan per Chapter 1149 of the Planning and Zoning Code with the building and site improvement permit applications for review by the Planning Director.
4. Provide detailed architectural building elevations with the building and site improvement permit applications to be reviewed for compliance with the Chapter 1109 of the Planning and Zoning Code Site Plan design guidelines by the Planning Director.

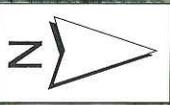
P16-33  
N. State Rd  
Site Plan review  
New Self-Storage Warehouse  
December 8, 2016

STATE RD

Subject Site



1 inch = 150 feet



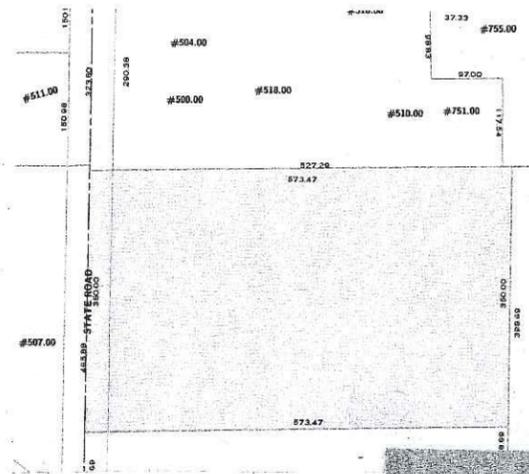
**PARCEL:**  
Parcel Number: 028-19a-16-050  
Location: Medina City  
School District: Medina City  
City Lot: 8740  
Acreage: 4.06098  
Transfer Date: 2014/07/17, 2018/07/13  
Road: STATE ROAD, CH22  
Latitude/Longitude (of map center): 41.146178-81.877213

**OWNER:**  
Name: FRANKLYN & CHERYL STARON  
Percentage: 100.00

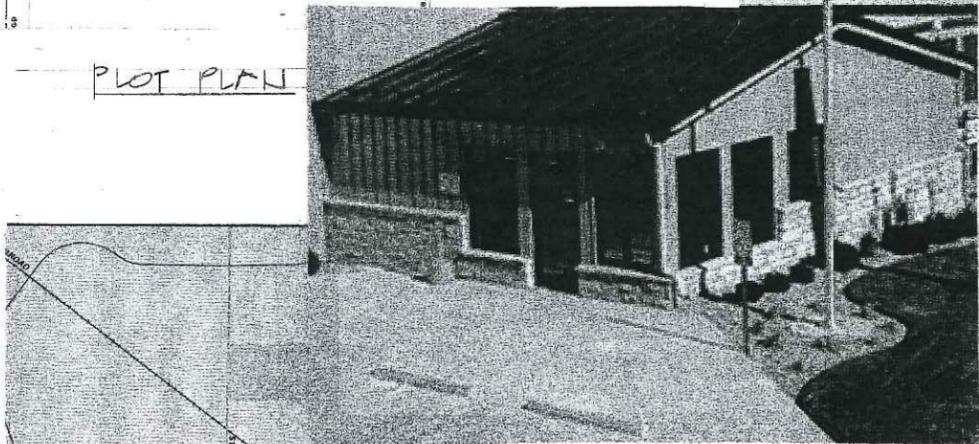
**MAIL:**  
Owner: STARON FRANKLYN  
Mailing: 4760 KINGSBURY RD, MEDINA, OH 44256, USA



DATE 11/2/16  
16-A7  
SP1  
MULTI-STORAGE COMPLEX FOR MARRIAGE MORTUARY - STATE ROAD MEDINA OH

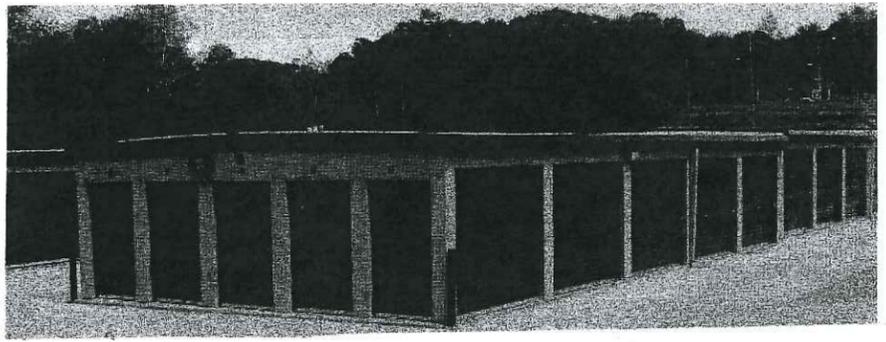


PLOT PLAN



TYPICAL TRACHTÉ OFFICE ELEVATOR  
N/S

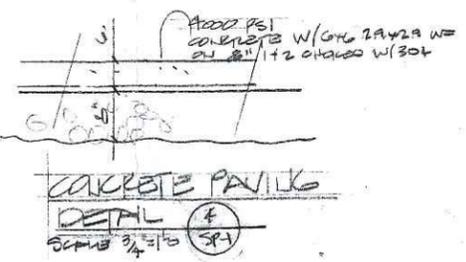
LOCATION PLAN



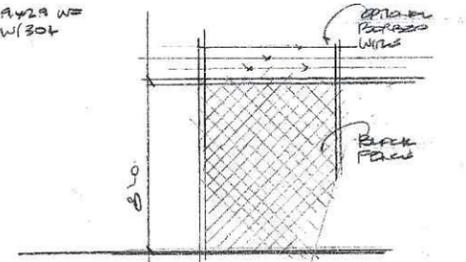
TYPICAL TRACHTÉ PRE-ENGINEERED BUILDING  
N/S



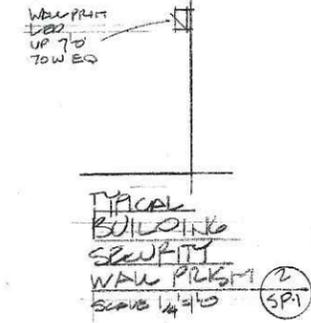
HANDICAPPED PARKING SIGN  
NO SCALE



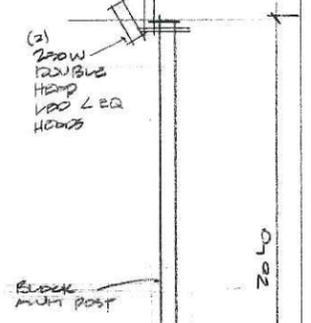
CONCRETE PAVING  
DETAIL #1  
SCALE 3/4\"/>



FENCE ENCLOSURE  
DETAIL #3  
SCALE 1/4\"/>

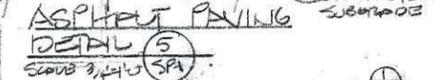


TYPICAL BUILDING SECURITY WALL DETAIL #2  
SCALE 1/4\"/>

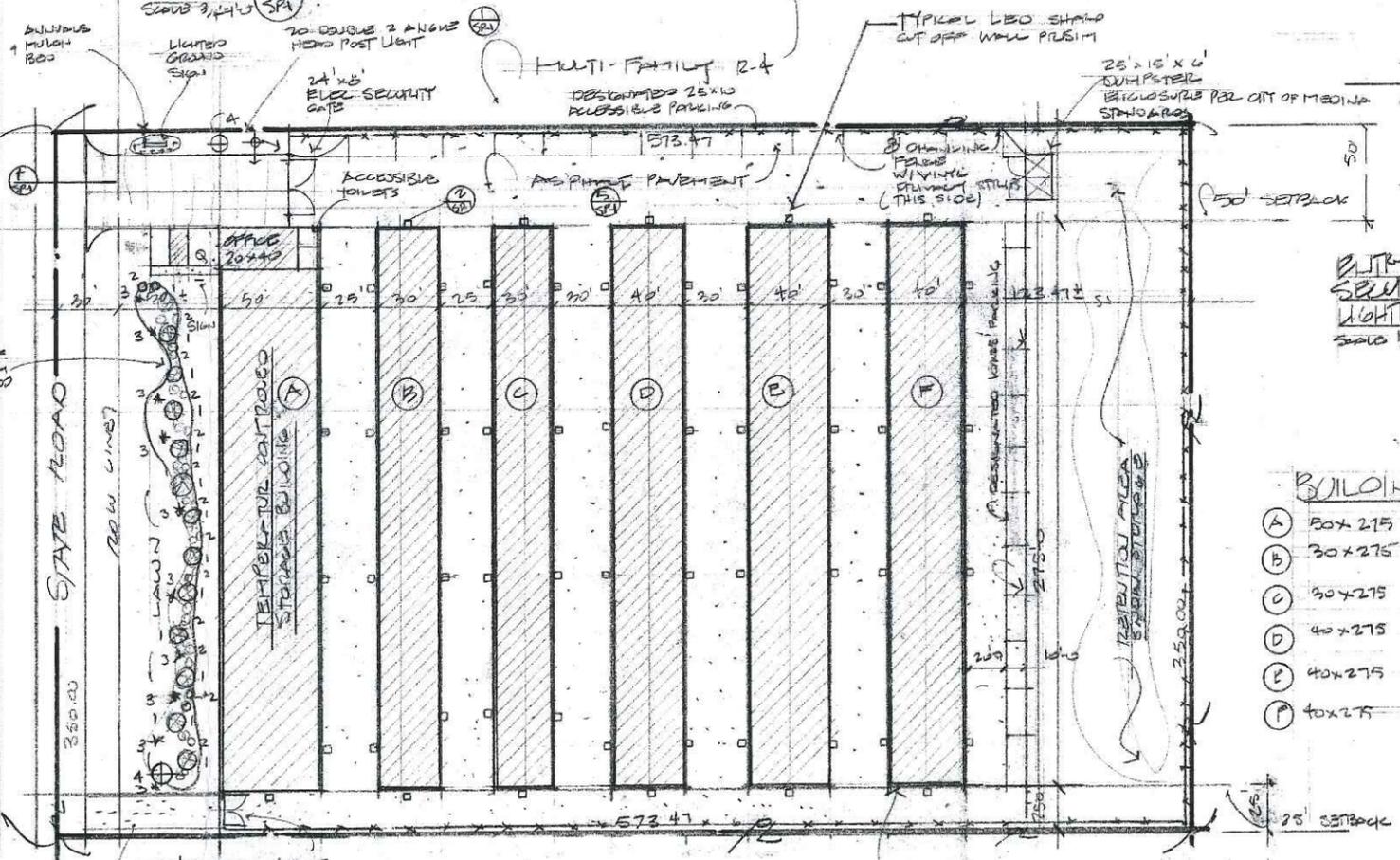


BLOCK MULTI POST

1/2\"/>



ASPHALT PAVING  
DETAIL #5  
SCALE 3/4\"/>



**BUILDING DATA**

A	50x275	13,750 SF
B	30x275	8,250 SF
C	30x275	8,250 SF
D	40x275	11,000 SF
E	40x275	11,000 SF
F	40x275	11,000 SF

NOV 2 1 2016

RECEIVED

- LANDSCAPE SCHEDULE**
- ① 0\"/>
  - ② 0\"/>
  - ③ 0\"/>
  - ④ 2\"/>

**INDUSTRIAL I**

**SITE PLAN**  
SCALE 1\"/>

**ACCESSIBLE PARKING UNITS**  
1 5% MIN 23 SPACES PROVIDED  
2 PARKING AVAILABLE IN FRONT OF STORAGE UNITS

**ILLES ARCHITECTS INC.**  
5000 GATEWAY DRIVE  
SUITE 105  
MEDINA, OHIO 44256

PH: 330.725.6262  
FX: 330.725.2590

RECEIVED  
NOV 30 2016  
By *Jm*

