

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

# **PLANNING COMMISSION**

**Case No. P16-34**

**860 Progress Drive**



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

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**Case No:** P16-34

**Address:** 860 Progress Dr.

**Applicant:** Becker Custom Builders – representing Northern Ohio Equipment

**Subject:** Site Plan Review for Garage Addition

**Zoning:** I-1, Industrial District

**Submitted by:** Jonathan Mendel, Community Development Director 

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**Site Location:**

The site is located on the west end of the Progress Drive industrial neighborhood. The surrounding properties are a mix of industrial uses zoned I-1 to the north, east and south and single family residential zoned R-4 to the west.

**Project Background:**

The applicant has proposed 4,000 sqft garage addition to the existing 3,600 sqft building to provide additional indoor vehicle and equipment storage for the existing use. There is no indication that the overall use will be expanding (i.e. the outdoor storage lot, etc.), but simply just an addition to the building

Please find attached to this report:

1. Proposed site plans and building elevations dated November 23, 2016
2. Existing building photos
3. Aerial photograph

**District Regulations – Section 1141:**

Proposed Use: The existing use is Storage or Rental of Equipment Commonly Used By Contractors. There is no expansion of the use on more area of the site, just the expansion of the existing building, which encompasses land actively part of the existing land use.

Lot and setback requirements: The proposed building addition complies with all building setback requirements, lot coverage and building height requirements.

### **Site Plan Guidelines**

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

1. 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.
2. To integrate developments into the surrounding environment, as well as to ensure that each new development and redevelopment will be attractive.
3. To protect and improve property values.
4. To foster and encourage creative application of design principles.
5. 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.
6. 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.
7. To bring new buildings into an orderly arrangement with landscape and nature, other buildings, and open space areas.
8. To ensure that these objectives are achieved through an impartial review

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

1. 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
2. Additions and accessory structures should be designed to be compatible with the main structure.
3. 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 meets the intent and objectives outlined in the zoning code's site plan design guidelines. The roof and siding of the addition will match the existing building making the addition appear visually seamless upon completion (see attached existing building photo).

### **Parking and Circulation.**

Section 1145.04 details ratios for off-street parking for various use groups. Building Material Sales Yard and Contractor Equipment Sales is the applicable standard and requires 1 space per 400 sqft of net building area. The existing building and proposed addition equal 7,600 sqft and require 19 parking spaces. Currently the site has ample area to accommodate the required parking spaces, but there are no defined parking areas (i.e. specifically delineated through striping). Therefore, as part of any approval a condition should be added to require a parking lot striping plan compliant with Section 1145.08 (Minimum Parking Area Dimensions) with the site improvement plan.

**Landscaping and Screening**

The subject site is contiguous to residential properties within a residential district immediately to the west. Therefore, typically a landscaping and screening plan should be required under Chapter 1149 of the Planning and Zoning Code. But in this particular case, Section 1149.05(c)(2) permits foregoing a defined landscaping and screening plan if there is adequate existing/natural vegetation that comply with the intent of Chapter 1149. There is an existing 110 foot wide forested area between the west side of the subject property's storage yard and the residential to the west. This is determined to be adequate to meet the screening intent of Chapter 1149 and shall not be reduced in any manner in order to maintain compliance.

**City Department Comments:**

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

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

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

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

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

**Fire Department.** No comment.

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

**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. A minimum 19 space parking lot striping plan complying with Section 1145.08 of the Planning and Zoning Code shall be provided by the applicant and reviewed as part of the building and site improvement plans submitted to the City.
4. The 110 foot wide (east to west) existing natural vegetation buffer on the west side of the subject property shall not be reduced in any manner in order to maintain compliance with Section 1149.05(c)(2) of the Planning and Zoning Code.

## Existing Building Photo



ALDENGT

Subject Site

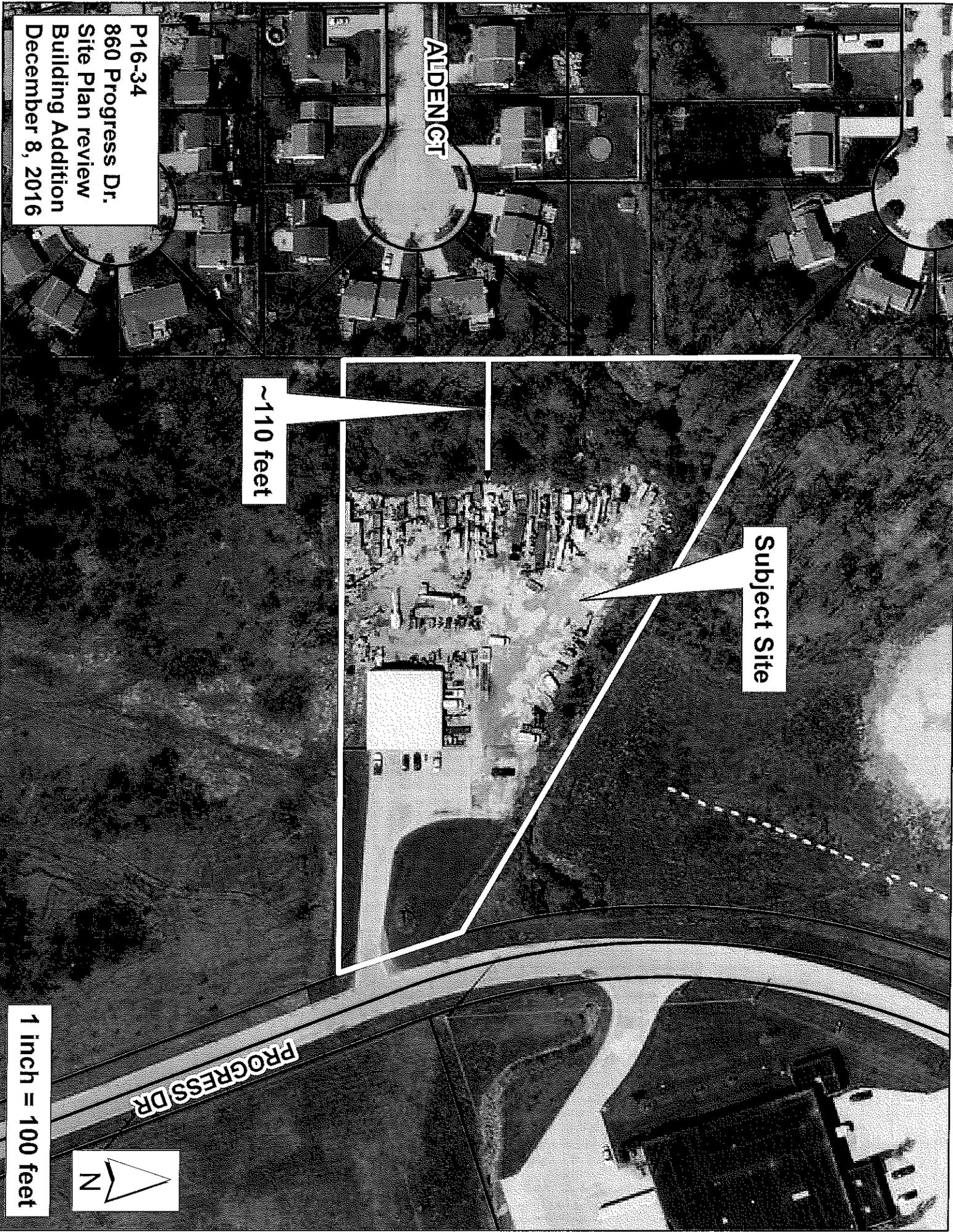
~110 feet

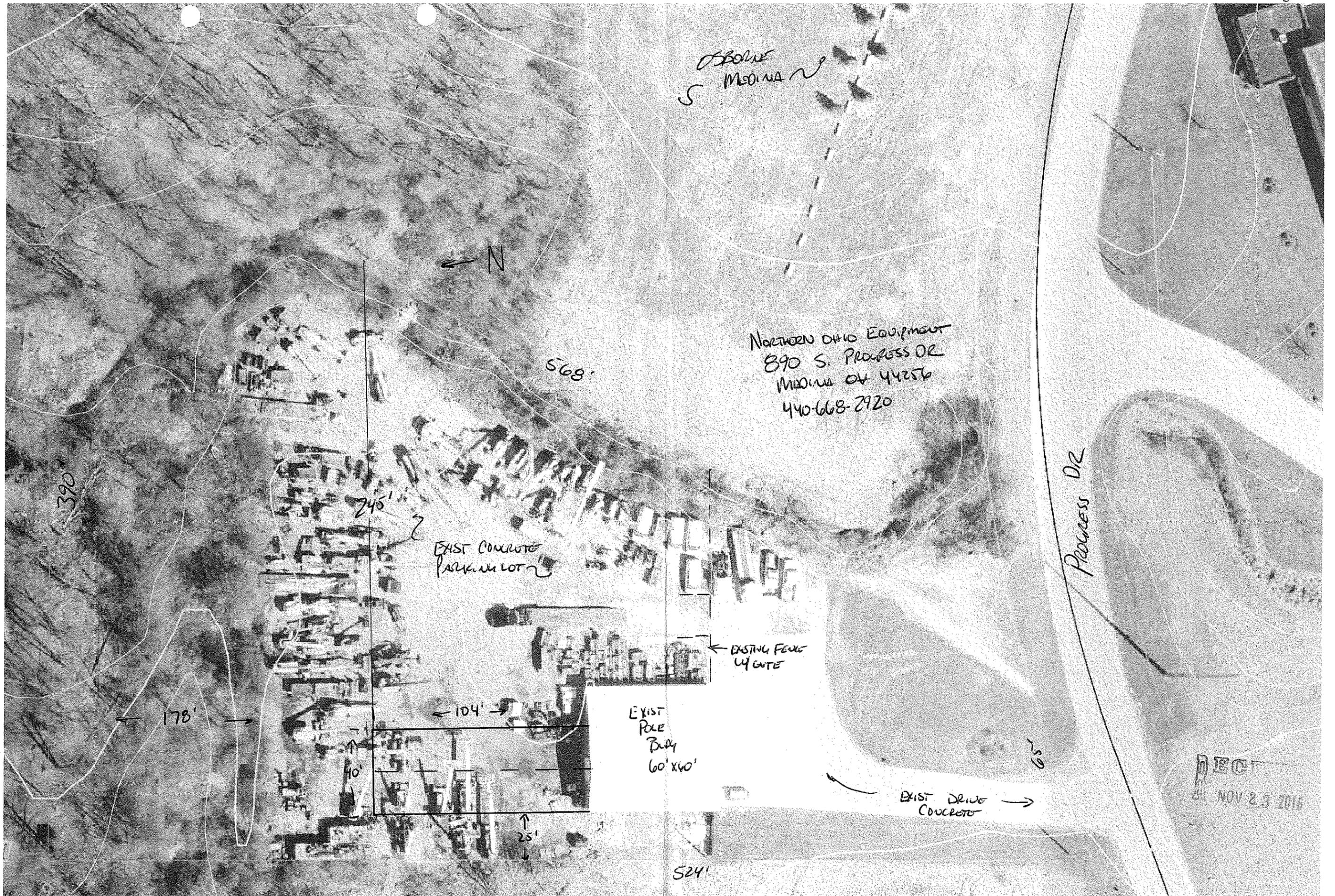
PROGRESS DR

P16-34  
860 Progress Dr.  
Site Plan review  
Building Addition  
December 8, 2016



1 inch = 100 feet





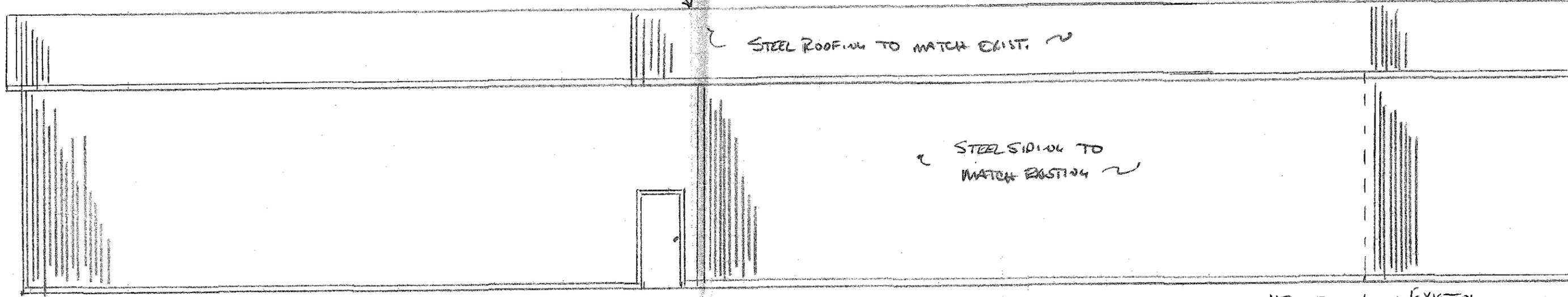


NORTHERN OHIO EQUIPMENT  
860 S. PROGRESS DR  
MEDINA

LEFT SIDE ELEVATION

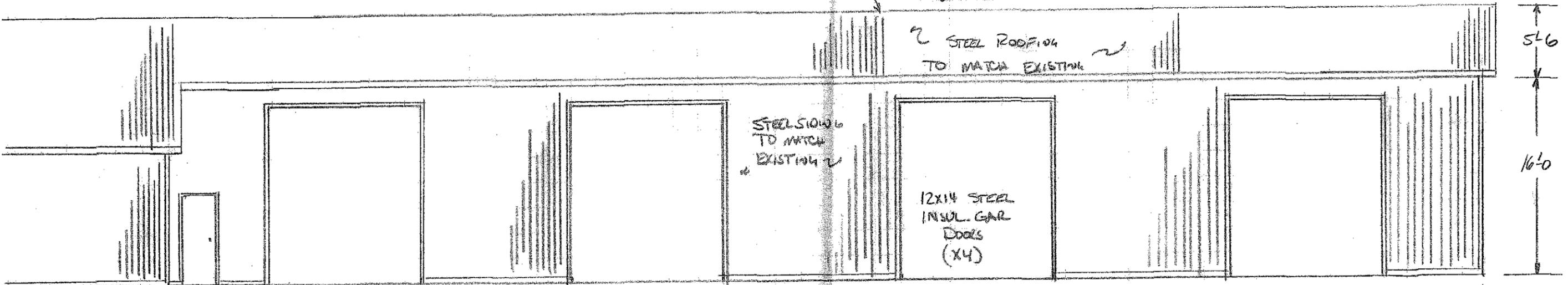
1/8" = 1'-0" ↘

↙ RIDGE VENTED



NEW ← | → EXISTING BLDG

↙ RIDGE VENTED



5'-6"

16'-0"

104'-0"

EXISTING BLDG. ← | → NEW

RIGHT SIDE ELEVATION

1/8" = 1'-0" ↘

RECEIVED  
NOV 23 2016

BY: .....

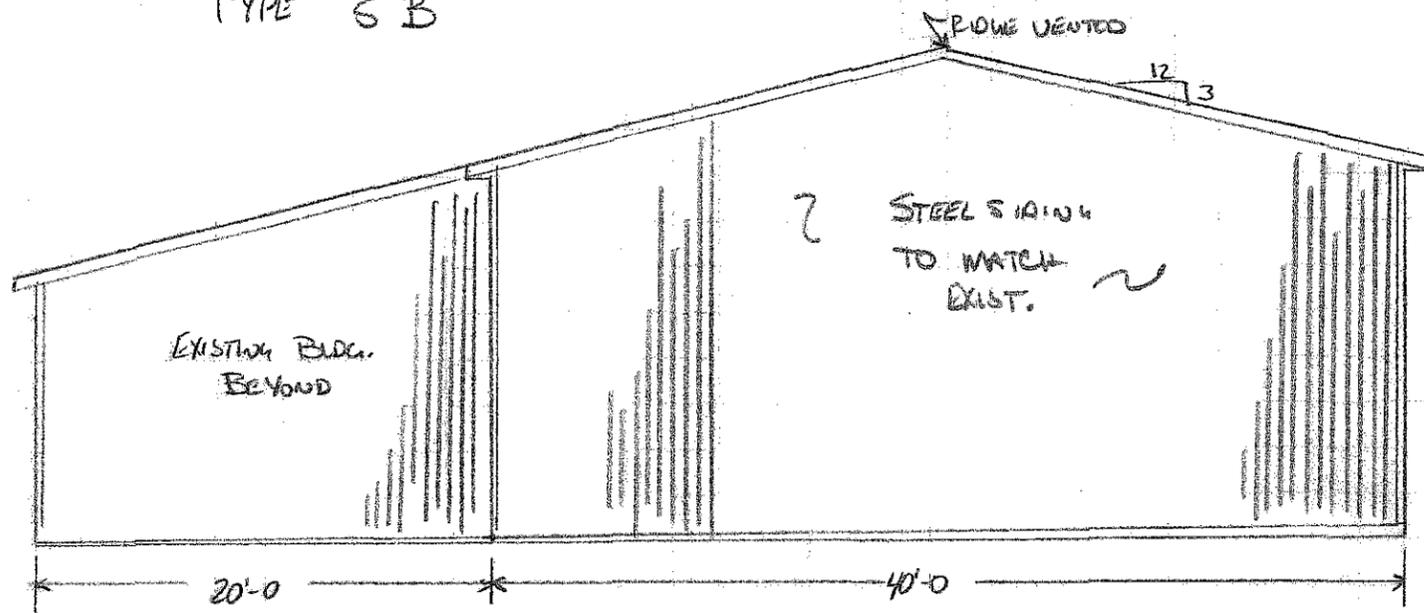
Pl. 3

NORTHERN OHIO EQUIPMENT  
860 S. PROGRESS DR  
MEDINA

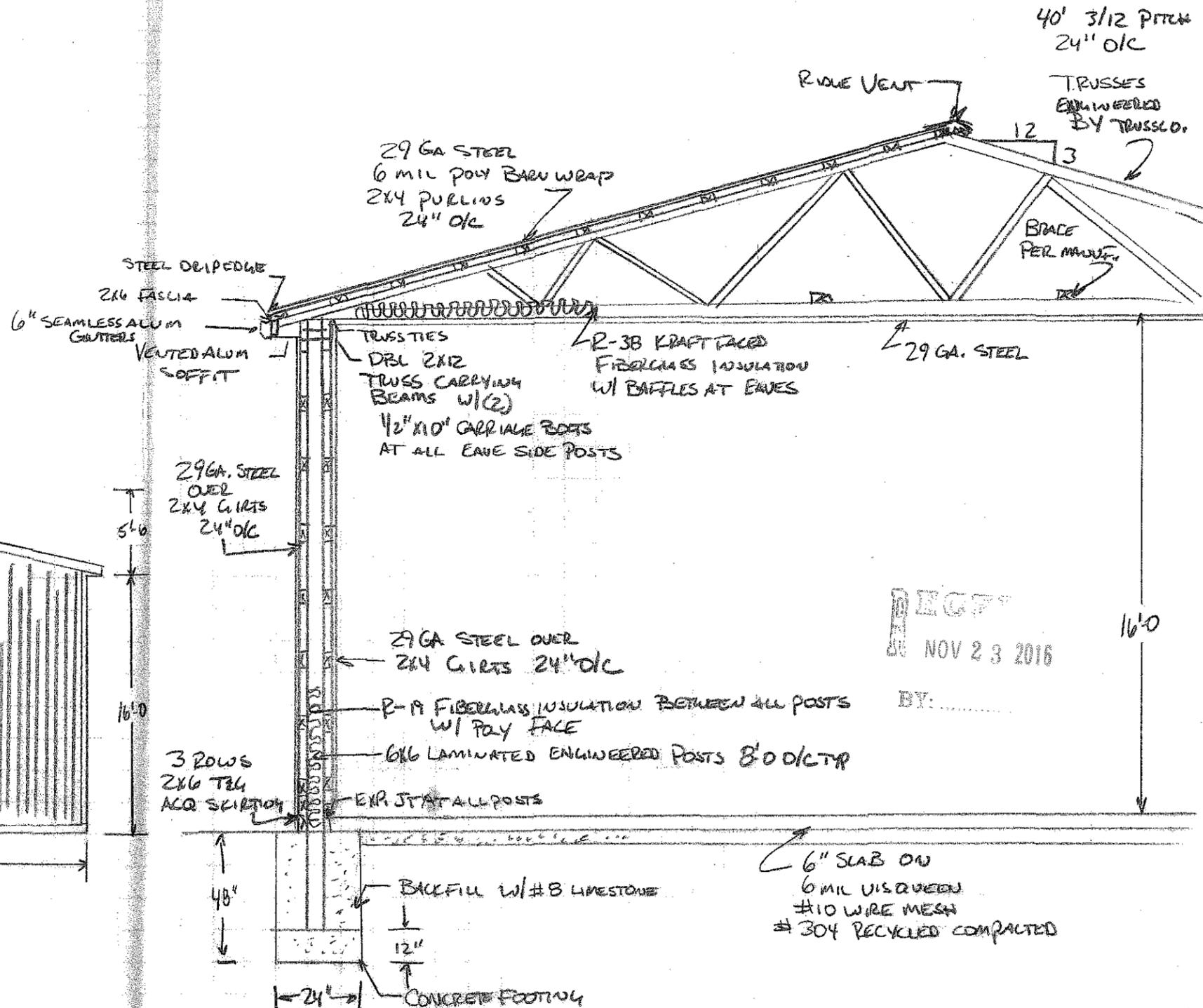
SECTION VIEW  
1/4" = 1'-0" ↘

\* NOTES:

- ① ALL ELECTRIC TO CODE TIED INTO EXIST PANEL
- ② EXIST CONCRETE SLAB TO BE CUT & REMOVED FOR NEW BLDG.
- ③ NO HVAC AT TIME OF CONSTRUCTION
- ④ BUILDING USE F1
- ⑤ BUILDING CONSTRUCTION TYPE 5B



REAR ELEVATION  
1/8" = 1'-0" ↘



NOV 23 2016

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