

**MEETING DATE: 1-11-18**

**PLANNING COMMISSION**

**Case No. P18-02**

**1011 Wadsworth Road**



**CITY of MEDINA**  
**Planning Commission**  
**January 11, 2018 Meeting**

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**Case No:** P18-02

**Location:** 1011 Wadsworth Road

**Applicant:** Stanley Scheetz representing 57 South Storage LLC

**Subject:** Rezoning – Special Planning District – 3 (SPD-3)

**Current Zoning:** R-4, Multi-Family Residential

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

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**Site Location:**

The subject property is 3.35 acres on the west side of Wadsworth Road just north of the intersection of Wadsworth Road and Sturbridge Drive. The site is occupied by an approximately 3,000 sqft one story building and an accessory parking lot.

**Proposal:**

The applicant proposes a Special Planning District (SPD) for the subject 3.35 acres. The proposed land use is a six building self-storage facility. The development has:

- Five cold storage buildings and one heated storage building
- Full vehicular entry/exit to Wadsworth Road
- Full vehicular and emergency vehicle access around the buildings and site
- Setbacks
  - Front setback – 50 feet to Wadsworth Road
  - Side setbacks – 50 feet from the north property line and 30 feet from the south property line
  - Rear yard – 55 feet from west rear property line
- Building exterior detailing – vinyl siding and brick accents
- Building height – 12 feet
- Extensive site perimeter and buffer/screening landscaping

**Background:****Purpose of a Special Planning District****Section 1114.01 of the Planning and Zoning Code:**

The purpose of the Special Planning District is to regulate the development and use of property in areas of the City that contain sensitive or unique environmental, historic, architectural, or other features which require additional protections and flexibility not provided through the application of the standard zoning district regulations, and to promote creative and sensitive site planning. It is the intent of this chapter to provide for a district which will permit a greater range or mixture of compatible uses in areas than would be allowable in the standard zoning classifications of this Zoning Ordinance while also requiring features that protect against negative impacts of incompatible land uses or harm to the environment. It is the purpose of these regulations to provide an effective method for the City to guide the development of such areas so as to preserve such unique characteristics or to provide for the greater range or mixture of land uses when appropriate.

The applicant proposes the development as a Special Planning District (SPD) in order to address the above purpose for this particular site given the existing context.

Please find attached to this report:

1. Introduction to Clover Construction, project description and Conceptual Development plans and guidelines received December 21, 2017 and January 4, 2018.
2. Aerial photograph

**Requirements for Establishing a SPD**

Section 1114.04 of the Planning and Zoning Code requires that in a proposed SPD one or more of the five conditions outlined in 1114.04 must or will exist. The five conditions are outlined as follows:

- (a) A concentration of retail and service oriented commercial establishments serving as a principal business activity center for the community.*
- (b) An area recommended in the Comprehensive Plan for special zoning regulations.*
- (c) A property located in a transition area where there is a need to provide for a greater mixture of uses than would be permitted in standard zones of this Ordinance.*
- (d) Lands which permit for ingenuity, imagination and design efforts on the part of builders, architects, site planners, and developers that can produce residential developments which are in keeping with overall land use intensity and open space objectives while departing from the strict application of use setback, height and minimum lot size requirements contained in this Ordinance.*
- (e) Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities which help residents relate to their communities and to relate the social organization of communities to their physical environments.*

The proposed SPD does not meet the above conditions for the establishment of a SPD as a single use self-storage facility.



**Conceptual Development Plan and Guidelines – Section 1114.05**

- A. Circulation Plan – The conceptual site plan provides ample site circulation and entry/exit for vehicles and emergency access.
- B. Land Use Plan – Provides sufficient detail for the proposed use of the land and surrounding existing built environment
- C. Density – Not applicable as there is no residential component.
- D. Transitions – A conceptual site plan is provided showing how the applicant will treat the transition from this proposed development to the existing adjacent land uses, especially to the residential properties immediately adjacent to the west, north and south.
- E. Development Guidelines – The conceptual development guidelines are included with the plans received December 21, 2017 and January 4, 2018.

**Public Hearing - Process to Create a SPD:**

A SPD has Conceptual, Preliminary and Final review process stages. The conceptual review process involves Planning Commission and City Council review of a rezoning of the subject site to SPD-3. The SPD-3, if approved by the City Council, will rezone and create its own zoning code for the subject site. This requires a public hearing at both the Planning Commission and City Council stages.

Once the SPD and conceptual development plan and guidelines are approved and established on the zoning map, the developer returns to the Planning Commission for review of preliminary and final site plan approvals at a Planning Commission public meeting. Further detailed site development plans will be provided and delineated during these stages of development review.

**City Department Comments:**

Not applicable at the Conceptual Plan review stage. Department comments will be necessary at the Preliminary and Final Site Plan review stage, if the SPD-3 rezoning is approved by the City Council and takes effect.

**General Discussion:**

The proposed SPD-3 does not adhere to the five conditions required to establish a SPD under Section 1114.04 of the Planning and Zoning Code. The proposed single use self-storage facility is not a concentration of retail and service oriented commercial uses as a principal business area for the community. The proposed SPD-3 is not a designated SPD area on in the current City of Medina Comprehensive Plan and is not a transition area of the City of Medina. Lastly, there is no residential component and the subject land does not have substantial natural characteristics to preserve which aid the residents in relating to their community and physical environments.

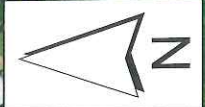
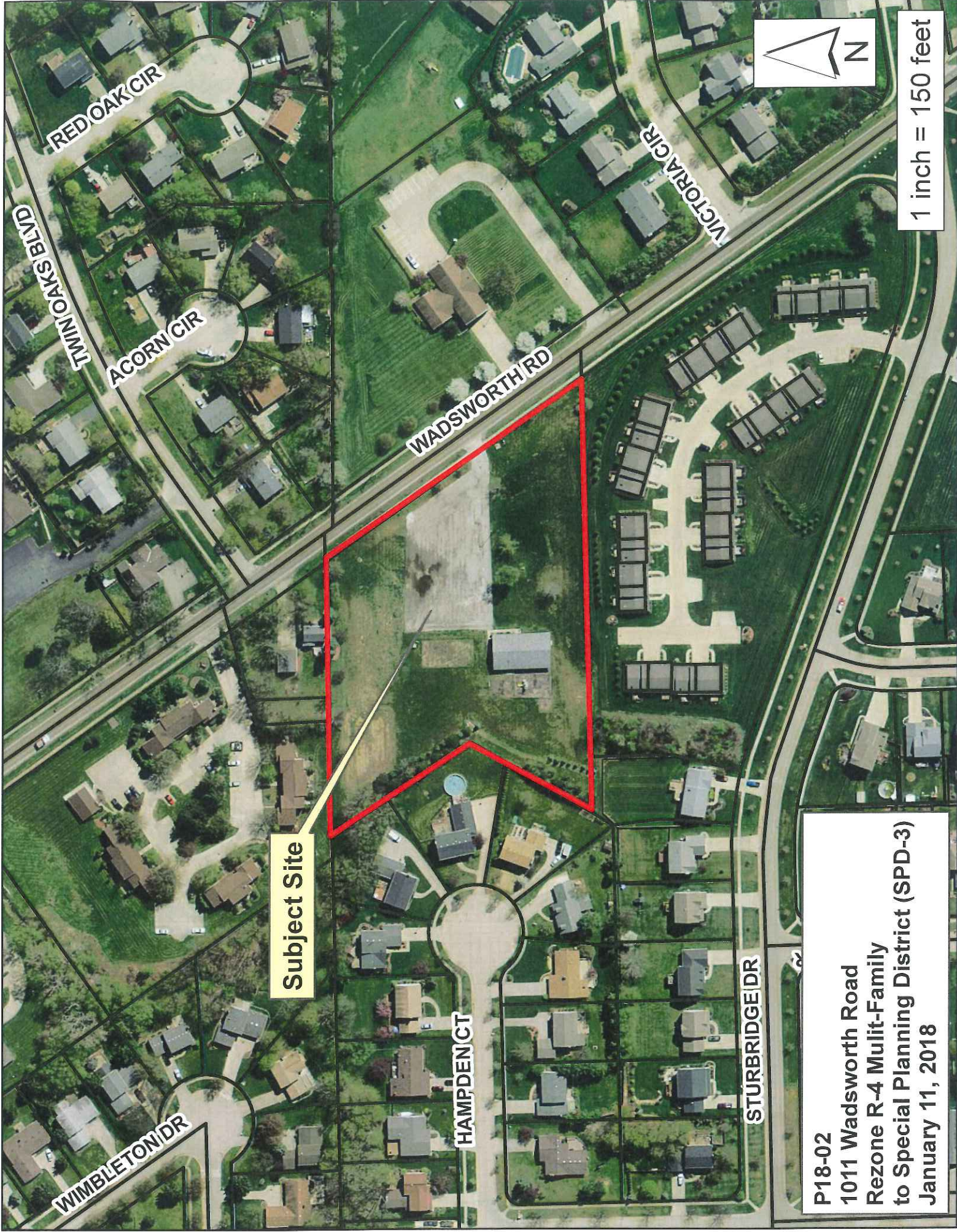


**Recommendation:**

Based on review of applicable sections of the City of Medina Codified Ordinances and the findings detailed above, staff **does not recommend rezoning** the subject property from R-4 Multi-Family Residential to Special Planning District-3 due the following reason:

1. The SPD-3 does not adhere to or include any of the five conditions for the establishment of an SPD District outlined in Section 1114.04(a) through (e) of the City of Medina Planning and Zoning Code.





1 inch = 150 feet

Subject Site

P18-02  
1011 Wadsworth Road  
Rezone R-4 Multi-Family  
to Special Planning District (SPD-3)  
January 11, 2018

RED OAK CIR

TWIN OAKS BLVD

ACORN CIR

VICTORIA CIR

WADSWORTH RD

WIMBLETON DR

HAMPDEN CT

STURBRIDGE DR



**STANLEY D. SCHEETZ CO., L.P.A.**  
**ATTORNEY AT LAW**  
**225 EAST LIBERTY STREET**  
**MEDINA, OHIO 44256**

Email:

TEL. 330-722-2636

FAX: 330-723-2414

December 20, 2017

City of Medina  
Jonathan Mendel, Zoning and Planning Director  
132 N. Elmwood  
Medina, Ohio 44256

Re: Application for Zoning Text and Map Amendment/S.P.D.  
Russell/57 Storage South LLC

Dear Mr. Mendel:

Per our previous conversations, enclosed is the Application for Text Amendment and Map Amendment to create a Special Planning District (SPD) on Medina City Lot 5019, also known as 1011 Wadsworth Road, Medina, Ohio 44256, containing 3.3491 acres, with Exhibits A-1 through A-14, attached thereto.

In addition, also enclosed is a check in the amount of \$200.00 as payment for the Application and processing fees.

If I can be of additional assistance, or further information is required, please do not hesitate to contact me.

We look forward to the processing of this SPD, with the Zoning and Planning Commission at your earliest convenience.

Please provide me an agenda at your convenience, as well as a copy of your staff report so that we may prepare for the upcoming meeting in January, 2018, to begin the process. I look forward to making my formal presentation relating to the merits of allowing this SPD for the sole "limited impact use" of Residential, garage style, self storage units, adjacent to the cluster homes built by Ken Cleveland to the South, adjacent to three (3) single family homes backing up to the property that will be more than adequately screened, as well as one (1) single family home to the north, which again will be adequately screened, and directly across from the Medina City Fire

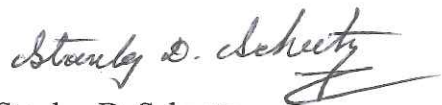
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DEC 21 2017

FD: .....



Station, with the understanding that the 3.47 acre parcel is currently zoned R-4, allowing 24 to 27 apartments with up to 54 attached or detached garages for storage in the future. This S.P.D. Use would be in lieu of the apartments, as my client specifically wishes to develop this land as a Site Specific Development within the S.P.D.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Stanley D. Scheetz". The signature is written in dark ink and includes a stylized flourish at the end.

Stanley D. Scheetz

Attorney at Law

Attorney for Brian Russell/

57 South LLC, Current Owner

Enclosures



# Medina County Tax Map

- JULY 2016 -

User: scheetz-goofy #2 Date: Tuesday, August 02, 2016, 4:20 PM

Map Scale: 1 Inch = 93 Feet North: North is Left Side Disclaimer Printed: None

Selected Parcel Numbers:

028-19D-09-087

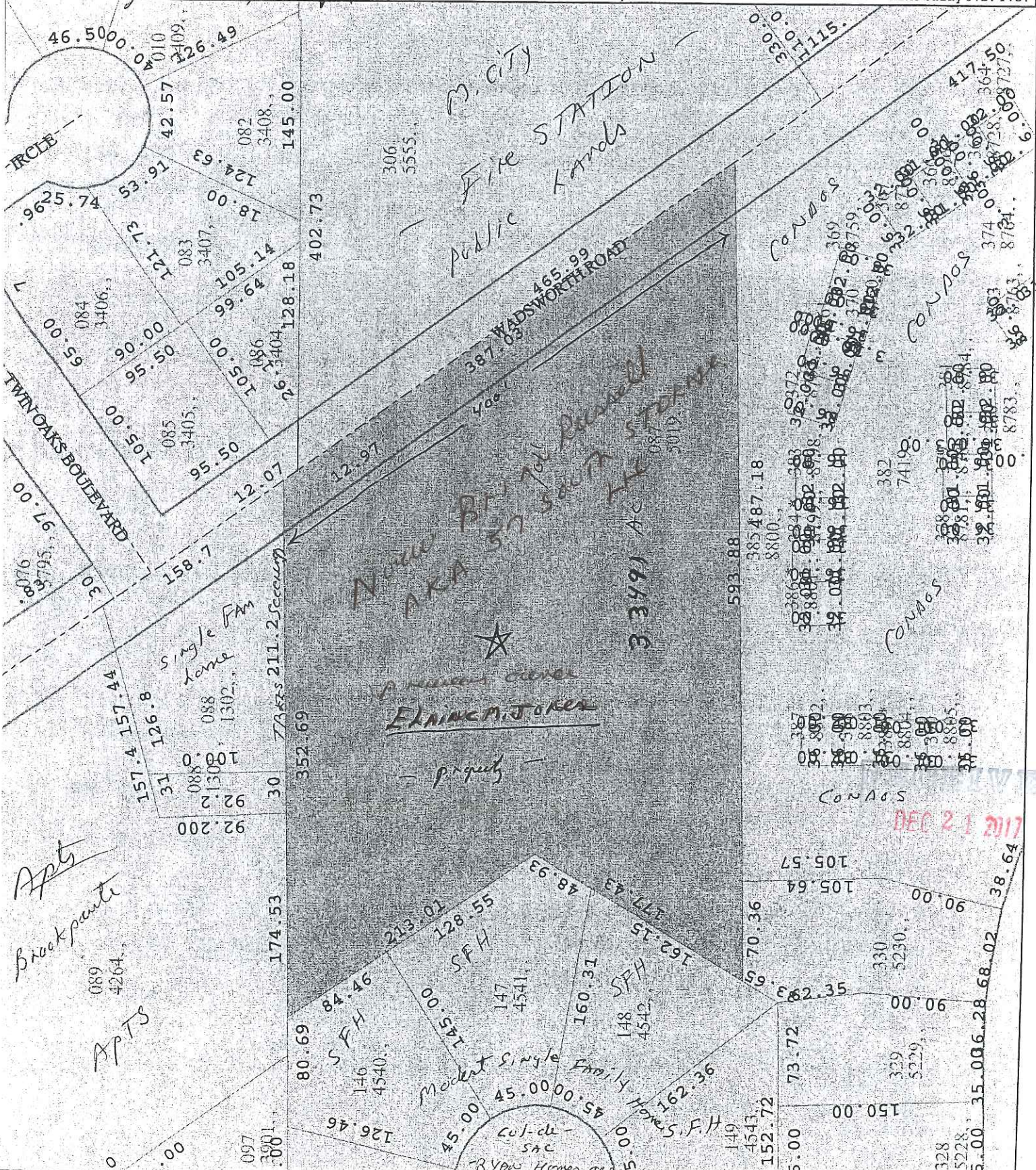
*Request to Amend Application placed to Spirt MTG*

CASE No. P16-17  
1011 WADS with Rd

MOTION FOR  
Reconsideration  
- C-5 and/or R-4

Medina  
County  
Highway  
Engineer

Mike Salay P.E. P.S.





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EXHIBIT A-3

8-2-16

# Medina County Tax Map

User: scheetz-goofy #1 Date: Tuesday, August 02, 2016, 4:28 PM

Map Scale: 1 Inch = 93 Feet North: North is Top Disclaimer Printed: Declined

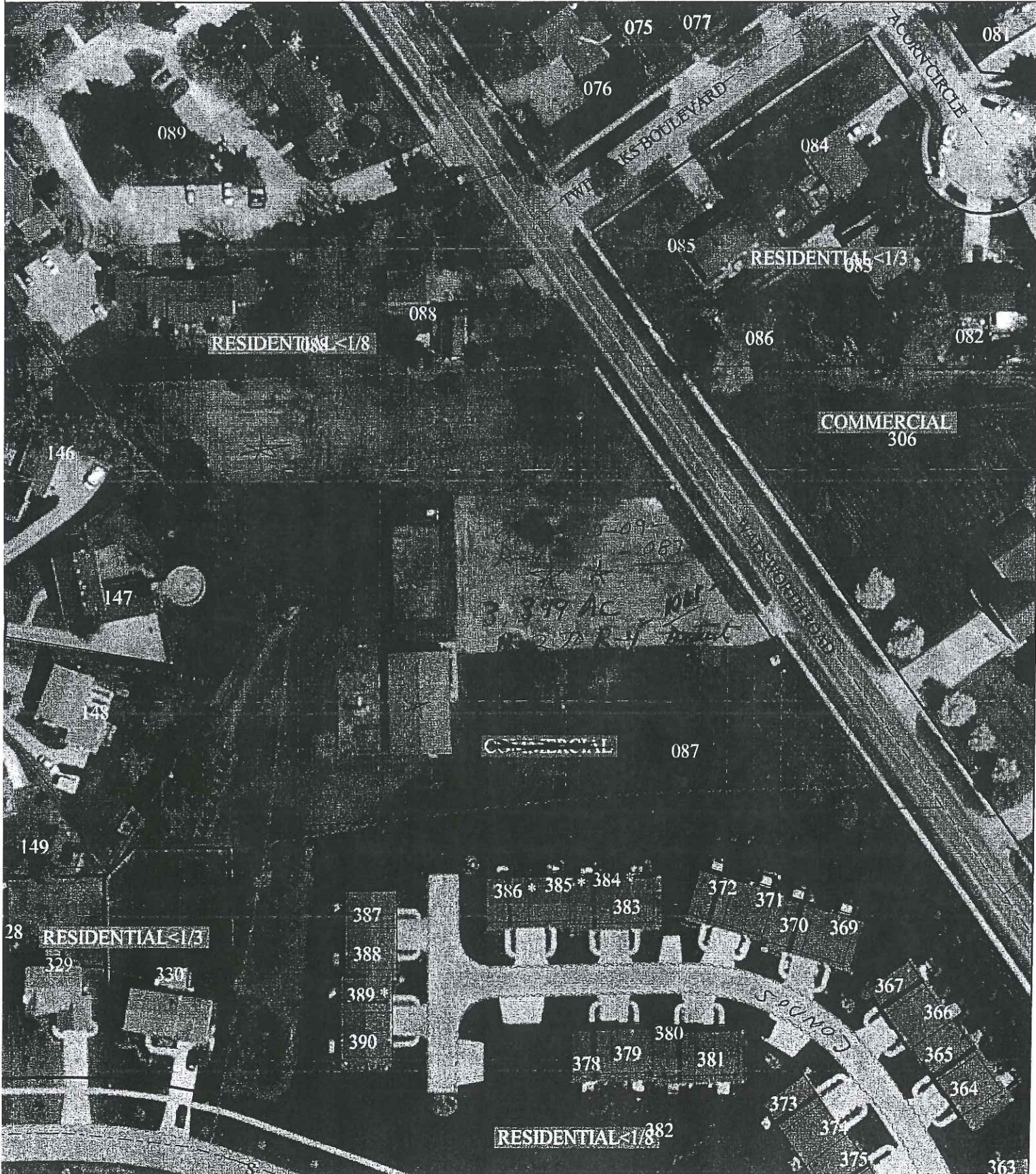
Selected Parcel Numbers:

028-19D-09-087

*INFO TO PUBLIC  
Medina Co TAX  
MAPS*

*\* COUNTY MAP  
Reps to Public \**

Medina  
County  
Highway  
Engineer  
Mike Salay P.E. P.S.









Hampden Court Unit LAY OUT

EXHIBIT A-5

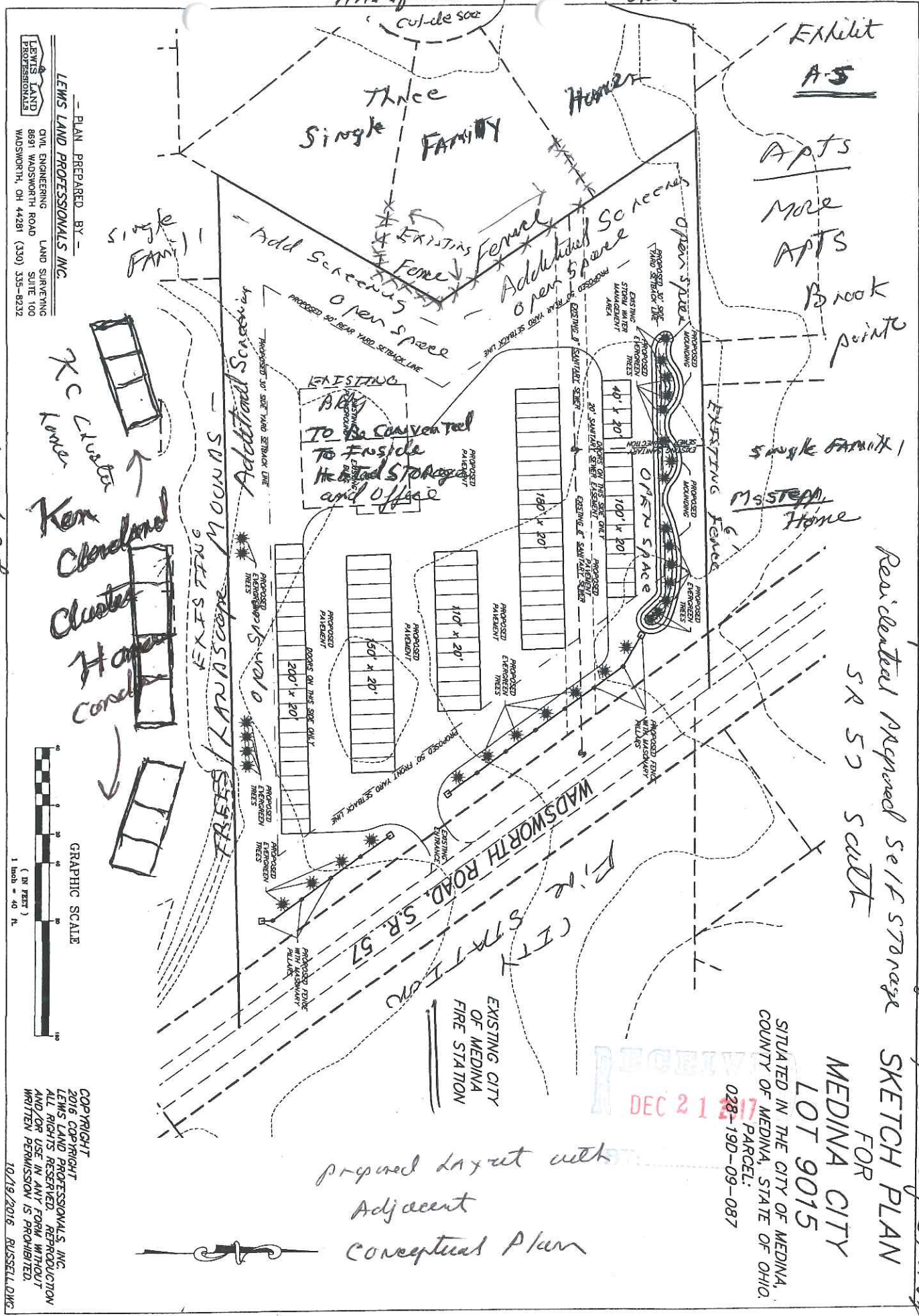
Apts  
More APTS  
Back points

A 40' cut - prepared low rise Garage Style Self Storage

Residential prepared self storage SKETCH PLAN  
SR 57 SULT

FOR MEDINA CITY LOT 9015  
SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA, STATE OF OHIO.  
PARCEL: 028-19D-09-087

prepared layout with adjacent Conceptual Plan



LEWIS LAND PROFESSIONALS INC.  
 CIVIL ENGINEERING  
 8691 WADSWORTH ROAD  
 WADSWORTH, OH 44281 (330) 335-8232

PLAN PREPARED BY -  
 LEWIS LAND PROFESSIONALS INC.



STABridge Drive



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 2016 COPYRIGHT  
 LEWIS LAND PROFESSIONALS INC.  
 ALL RIGHTS RESERVED. REPRODUCTION  
 AND/OR USE IN ANY FORM WITHOUT  
 WRITTEN PERMISSION IS PROHIBITED.  
 10/19/2016 RUSSELL DMC

**57 SOUTH LLC**  
**Brian Russell, Managing Members**  
**ADJOINING NEIGHBORS**

Hendrickson-Williams Properties LLC (Dave Sheppard Apartments)  
983, 985, 987, 989 Wadsworth Road ✓  
Medina, Ohio 44256

1. Samuel M + Anne H. Zeno  
991 Wadsworth RD.

Jerry and Melissa Spatny ✓  
429 Hampden Court  
Medina, Ohio 44256

Michael and Amanda Emerson ✓  
431 Hampden Court  
Medina, Ohio 44256

Edward March ✓  
430 Hampden Court  
Medina, Ohio 44256

The City of Medina ✓  
1000 Wadsworth Road  
Medina, Ohio 44256

Johnny and Terri Baisden ✓  
451 Sturbridge Drive  
Medina, Ohio 44256

The Sturbridge Commons Cluster ✓  
Homes Association  
651 Sturbridge Drive  
Medina, Ohio 44256

Jacqueline Talley ✓  
651 Sturbridge Drive, #9  
Medina, Ohio 44256

Kathy Fischer ✓  
651 Sturbridge Drive, #10  
Medina, Ohio 44256

Patricia Pfeiler ✓  
651 Sturbridge Drive, #11  
Medina, Ohio 44256

REC  
DEC 21 2017

BY: .....



Allen  
A-7

(EXhibit A-7

~~Daniel Shingledecker~~ Matthew Busch  
651 Sturbridge Drive, #12  
Medina, Ohio 44256

Keri Pavick ✓  
651 Sturbridge Drive, #13  
Medina, Ohio 44256

Richard Allen +  
Emily Elizabeth Smith  
700 Twin Oaks Blvd

Jeffrey Harrison ✓  
651 Sturbridge Drive, #14  
Medina, Ohio 44256

Grace Muich ✓  
651 Sturbridge Drive, #15  
Medina, Ohio 44256

Robert and Ryan Schuck ✓  
651 Sturbridge Drive, #16  
Medina, Ohio 44256

Michael and Cynthia Culp ✓  
651 Sturbridge Drive, #17  
Medina, Ohio 44256

Jeanie Pipher  
651 Sturbridge Drive, #18  
Medina, Ohio 44256

Michael Chrisopulos  
651 Sturbridge Drive, #19  
Medina, Ohio 44256

Amanda Gardner  
651 Sturbridge Drive, #20  
Medina, Ohio 44256

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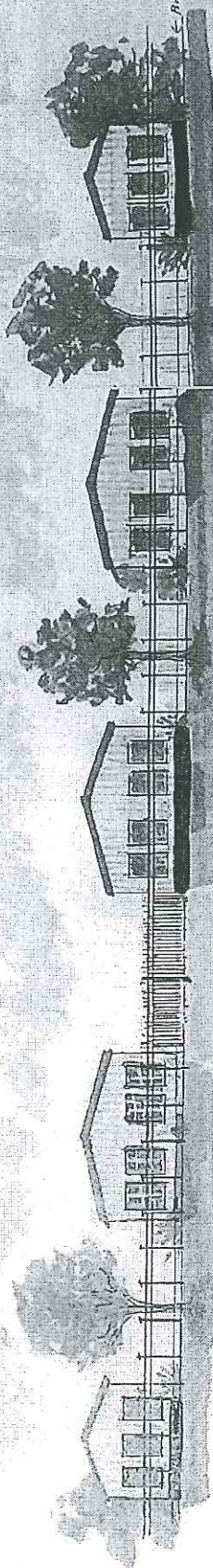
TINA STEPP  
991 WASSAETH RD (2)  
Medina, Ohio 44256







Exhibit A-9  
Covered Area - Front facade



FASCADA  
- Brick borders  
up from flower beds

### 57 SOUTH SELF STORAGE

- Residential Storage Units -

Example - Front Fascada

Low Rise Garage Style Storage Units

Brick Below Window - Vinyl Siding

MAXIMUM HEIGHT 12' FEET

Flower Beds  
Border  
Adjacent TO  
FRONT FENCE

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DEC 21 2017

will earth finish FRONT  
ARCHITECTURAL DESIGN

ALL DOORS OPEN TO INTERIOR OF BUILDING  
NO DOORS OPEN TO EXTERIOR - BRICK SIBL ON BUILDING  
ADJACENT TO 100'S FRONT, NEEDED TO BE OPEN TO  
NO PERIMETER LIGHTING TO SPREAD UPON NEIGHBORS

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FEB 16 2017  
DEC 21 2017



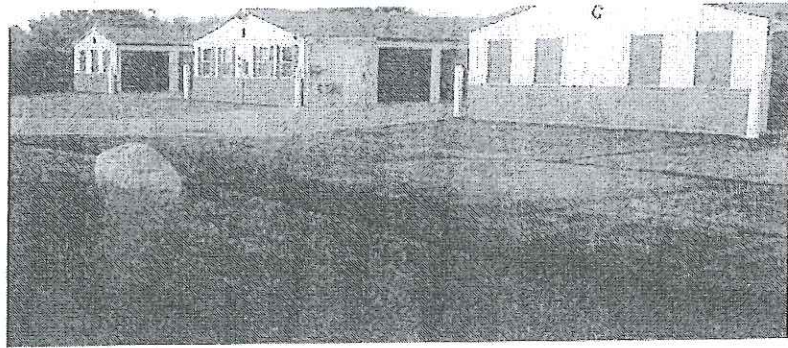
Home - 3 South Self Storage

Example - Residential Low-Rise  
STORAGE Units SR3  
EXISTING SITE

EXHIBIT  
A-10

### 3 South Self Storage

Contact Us Today »



### 3 South Self Storage

Serving Medina, Montville, Cloverleaf, Lodi, Westfield and Chippewa Lake.

#### Security

- Equipped with video cameras
- Computerized access control with individual codes
- Fully fenced
- Well-lit
- Gate with keypad access

#### Convenience & Accessibility

- Convenient location: Easy to find
- Easy drive up access
- Extra wide driveways large vehicle access
- All interior units have wide aisles for easy access to your unit

#### Brand New Construction

- Industry-leading steel construction buildings
- Smooth roll-up doors for easy use
- Attractive, well-maintained landscape

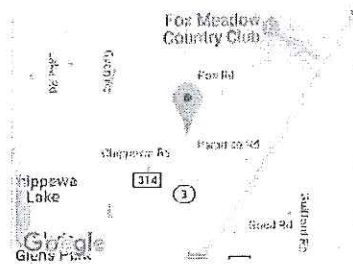
#### Best Value

- Competitive pricing
- Refundable security deposit
- Accepts major credit cards, auto billing available

#### New Units

Additional units just built in 2014

#### Our Facilities



#### View Unit Sizes & Pricing

Find a storage unit to suit your needs. Learn More »

#### Packing & Storage Tips

Efficiently pack your belongings and maximize your storage space. Learn more »

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EXAMPLE - SR 3 SITE

SR 57 would be similar in design and construction

SR 57 Proposed site would be similar

EXAMPLE

D. D. Schuy  
ATTORNEY AT LAW

Brian Russell

- Example Restrictions - Covenants

To:  
Subject:

City of Medina  
57 South Self Storage

in Lease for SR 57  
South Self STORAGE

The proposed facility's interior aisle will be well lighted with 24 hour surveillance.

The aisles will run perpendicular to Wadsworth road to allow clear visibility at night.

Operating hours are limited from 7a.m. to 7p.m., tenants must have their own code to enter the facility.

The website will clearly define prohibited storage of flammables, chemicals and explosives.

Please let me know if you have any additional concerns or questions.

Sincerely,

Brian Russell

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EXHIBIT A12

A-12

August 23, 2017

Subject: Self-Storage Facility

RECEIVED ePub  
Hrg.

AUG 28 2017

BY: EP

Dear Medina City Council members,

We, the land owners who have property adjacent to 1011 Wadsworth Road, do not oppose the building of self-storage units at this address. We prefer these units over the current zoning allowing up to 27 apartments and 54 garages.

Thank you for your consideration.

Name JOAN BAISEN Date 8-28-17  
Address 451 STURBRIDGE DR. John Baisa

Name Amanda Emerson Date 8-24-17  
Address 431 Hampden Ct Amanda Emerson

Name Ryan Schuck Date 8/24/17  
Address 651 Sturbridge Drive Medina, Ohio Unit 16

Name Tina Z Stepp Date 8/24/17  
Address 991 Wadsworth Rd Medina, OH

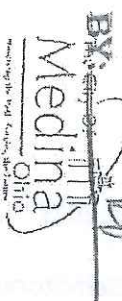
Name \_\_\_\_\_ Date \_\_\_\_\_  
Address \_\_\_\_\_

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Public Hearing  
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AUG 28 2017



**Zoning**

# District Map

Effective December 10, 2014 (Ord. 177-14)

## Legend

- City Boundary
- O-C Open Space Conservation
- R-1 Low Density Urban Residential
- R-2 Medium Density Urban Residential
- R-3 High Density Urban Residential
- R-4 Multi-Family Residential
- M-U Multi-Use
- P-F Public Facilities
- C-S Commercial Service
- C-1 Local Commercial
- C-2 Central Business
- C-3 General Commercial
- I-1 Industrial

### Note:

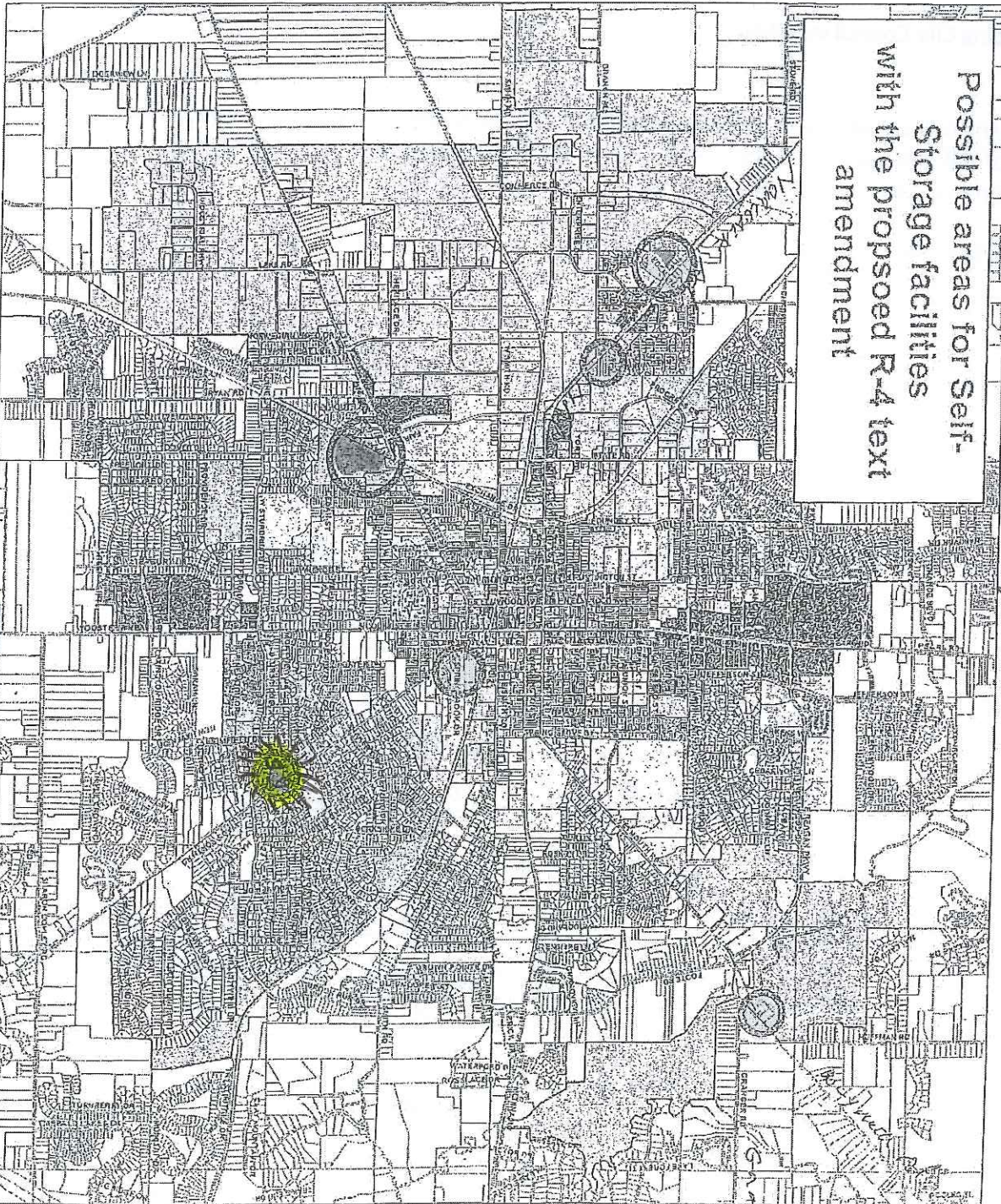
The map is updated frequently and may not represent the most current information. To ensure accurate information contact the City of Medina at 390-764-4532.

The lot lines of this map are representative of the actual lot lines and are not intended to be substituted for an official survey or used to resolve boundary or area issues. Secure a survey, consult County records or the City Clerk, or Council records for dimensions and areas of lots and boundaries.

Prepared by City of Medina  
Community Development Department



Possible areas for Self-Storage facilities with the proposed R-4 text amendment



*Yellow - 51 new city properties in 10/11/12/13/14 ONLY*  
*CPU - ONLY Available Possible Self Storage Sites*  
*MAN/TEXT Merchant updated 5-0 21/10/2017*

*CPU + S sites could have been available if CPU in R-4 district*  
*New*  
*9/14/17*  
*SR 57*



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AUG 28 2017

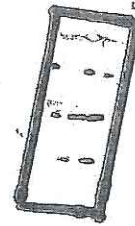
EY: 140

WADSWORTH ROAD

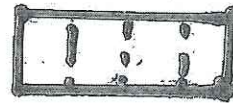
PROPOSED SITE

991 WADSWORTH RD

"STEPP"

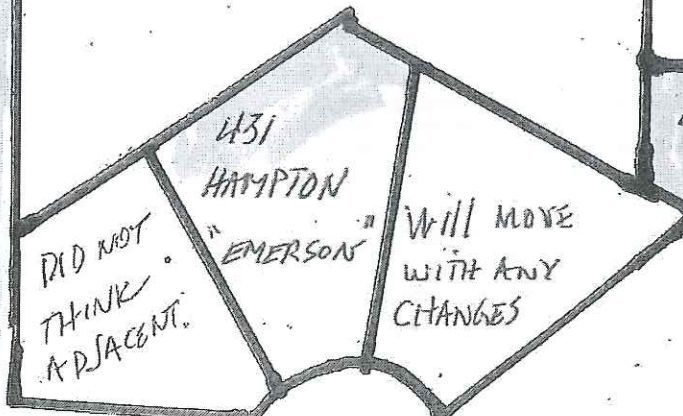


651 STURBRIDGE "SCHUCK"



451 STURBRIDGE

"BAIDEN"



Will MOVE WITH ANY CHANGES

DEC 21 2017



SUPPORTING RATIONALE TO APPROVE LOW RISE GARAGE  
STYLE RESIDENTIAL STORAGE UNITS ON R-4  
HIGH DENSITY - FAMILY DISTRICT  
(40 Reasons to Approve)

- COPY
1. 3.47 Acre parcel already approved for R-4 High Density Multi-Family Apartments/Condos/Cluster Homes with 24-27 apt. units with 48 to 54 low rise storage garages by current zoning.
  2. Garages for storage are "Compatible Uses" in all areas of Medina.
  3. Garages for storage Compatible/Reasonable Uses in all Residential Districts R-1, R-2, R-3, R-4.
  4. Self storage units came into being in the 80's in almost all Zoning Codes as "Industrial" because no one/commission, knew what to do with new use; however storage units by definition of Industrial Areas/Districts, do not fit Industrial District definition in Zoning Code.
  5. Jurisdictions throughout Medina County and State of Ohio have expanded Districts that allow residential low rise storage units in Commercial and Residential Districts -- Wadsworth - Seville - Lodi - Brunswick.
  6. Jonathan Mendel's statement that storage units should only be allowed per Code and outdated Comp. Plan, is NOT compatible with Industrial District Definition "For Fields of Repair, Manufacturing, Processing, Wholesale and Retail Distribution, free from any encroaching on residential, retail, or institutional uses, whatever that means!!"
  7. Industrial areas not best suited for Residential Low-Rise Storage Units for storing family's seasonal stuff.
  8. Residential Low Rise Garage Style Storage Units should be near neighborhoods, easily accessible by families on SR 3, SR 18, SR 42, and/or SR 57, adjacent to high density multi-family areas of apartments, condos, cluster homes, small and moderately sized homes, with little or no extra storage areas.
  9. Most family units would prefer to have residential storage units for extra stuff, seasonal stuff, near to their homes, not having to travel into Industrial Areas.
  10. Comprehensive Plans are to be guidelines for Zoning, not policies "etched in stone," as done by small committee of "concerned Citizens," 10-15-20 people that Rarely reflect a consensus or majority of City Residents' opinions, but rather made up of good intended residents, with pre- established agenda to keep the "STATUS QUO," with little or NO vision toward future needs or desire of citizens at large.
  11. Comprehensive plans don't actually reflect majority of Citizens views, as passed by recommendation to Zoning and Planning Commission to Council for approval by less than 25 to 35 people, and need to be updated at least every five (5) years, as many plans obsolete by the time they are passed, based upon the rate of change in trends in our county, cities, villages and state in today's modern world.
  12. Comprehensive Plans rarely take into consideration trends in land uses throughout City, County, State, and or nation, but rather are primarily used as "Defense Mechanisms" to impede change and throw up "barriers" to reasonable requests for changes to adapt to trends, as rarely used as "planning tool," to accommodate the future.
  13. Our request is both "Reasonable and Responsible for Low Rise Garage Style Residential Storage Units to be a Conditionally Permitted Use in R-4 High Density Multi-Family District," as much "safer" area for families to store personal goods and access their personal goods, than being required to travel into an Industrial Area, frequented by 18 wheeler truck traffic, heavy duty machinery, and constant in/out traffic to plants like PlastiPak/Owens Corning Roofing/Trumble Asphalt Plant and more and our CPU would actually effect 4 to 8 currently zoned sites/most of which are fully developed with apartments/condos, i.e. Springbrook, SR 57/Blue Fox, SR 3/apartments, Westwood Apts. SR 42, Westview Apts. on SR 18 West.
  14. Our 3.47 acre parcel on SR 57, directly across street from Medina City Fire Station, bordered on the south by Ken Cleveland Cluster Homes/North by Dave Shepard Apartments and one single family home, to the West by three older, single family homes on Hampden Court cul-de-sac, that backs up to property with high fencing and with full knowledge that we will screen properties to south/north/west by landscape mounds and decorative pine trees, and east with decorative fence and landscaping on SR 57.
  15. Our C.P.U. in R-4-District High Density Multi-Family Area further restricted solely to RT 3, RT 18, RT 42, RT 57, Ohio State Routes - none to be allowed within existing subdivision or any "City Streets" other than State Routes.
  16. All Residential Districts, All Garages, R-1, R-2, R-3, R-4 for storage of vehicles and personal belongings.
  17. Argument made by Alternate Member of Zoning Commission that "No such request for C.P.U. in R-4 District should be allowed," as last year C-S Commercial Service District Turned down on same parcel; However C-S District uses EXTREMELY BROAD Business Uses - convenience stores/offices, etc., that would have much greater traffic impact on infrastructure and impact on surrounding area, than low rise garage style residential storage units.

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AUG 28 2017

BY: Kp



Development  
Guidelines

RATIONALE TO APPROVE LOW RISE GARAGE  
RESIDENTIAL STORAGE UNITS ON R-4  
DENSITY – FAMILY DISTRICT – AS A  
LOCAL PLANNING DISTRICT (SPD) –  
THE SPECIFIC DEVELOPMENT

(Reasons to Approve)  
Additional for Z/P Consideration

Currently approved for R-4 High Density Multi-Family  
Cluster Homes with 24-27 apt. units with 48 to 54 low rise  
attached garages by existing zoning.

“Compatible Uses” in all areas of Medina.

3. Garages for storage “Compatible/Reasonable Uses” in all Residential Districts R-1, R-2, R-3, R-4.
4. Self-storage units came into being in the 80’s in almost all Zoning Codes as “Industrial” because no one/commission, knew what to do with new use; however, storage units by definition of Industrial Areas/Districts, do not fit Industrial District definition in Zoning Code.
5. Jurisdictions throughout Medina County and State of Ohio have expanded the Districts that allow Residential Low Rise, garage style, Self Storage units in Commercial and Residential Districts – Wadsworth – Seville – Lodi – Brunswick.
6. Jonathan Mendel’s statement that storage units should only be allowed per current Code and outdated Comprehensive Plan, as are NOT compatible with Industrial District Definition “For Fields of Repair, Manufacturing, Processing, Wholesale and Retail Distribution, free from any encroaching on residential, retail, or institutional uses, whatever that means!!
7. Industrial areas not best suited for Residential Low-Rise, garage style, Self-Storage Units for storing family’s seasonal belongings.
8. Residential Low Rise “Garage Style” Self-Storage Units should be near neighborhoods, easily accessible by families on SR 57, adjacent to high density multi-family areas of apartments, condos, cluster homes, small and moderately sized homes, with little or no extra storage areas.
9. Most families would prefer to have residential self-storage units for extra belongings, and seasonal items near to their homes, not having to travel into any Industrial Areas.

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10. Our 3.47 acre parcel on SR 57, directly across street from Medina City Fire Station, bordered on the south by Ken Cleveland Cluster Homes/North by Dave Sheppard, Brookpoint Apartments and one single family home,/to the West by three older, single family homes on Hampden Court cul-de-sac, that backs up to property with existing high fencing and with full knowledge that we will screen properties to South/North/West by landscape mounds and decorative pine trees, and east with decorative fence and landscaping on SR 57.
11. Our S.P.D. in R-4 District High Density Multi-Family Area is further restricted solely to State Route 57 – not to be allowed within any existing subdivision or any “City Streets” other than the State Highway Route (SR 57).
12. All Residential Districts, Allow Garages, R-1, R-2, R-3, R-4 for storage of vehicles and personal belongings.
13. S.P.D. for residential low rise, garage style self-storage units will have, NO MAJOR impact on surrounding neighbors, as no request for placement within neighborhoods, and self storage units visited very infrequently by tenants, once or twice a month, thus, minimum traffic impact, only place visited less in Medina City would be cemeteries, very little traffic.
14. Self imposed set back restriction on all four sides, i.e. 50’ set backs, front and rear and 30’ set backs on sides, with landscape and trees on mounds to insure blends in with surrounding community, and to be designated as “open space” on three perimeter sides.
15. Traffic Count Variations/Comparison

<b><u>24-27/ 2 BR Apts.</u></b>	<b><u>85 to 95 Residential Self-Storage Units</u></b>
<b>2,500 to 4,500</b>	<b>150 to 300</b>
<b>trips per month</b>	<b>trips per month</b>

Significantly less traffic generated by low rise residential garage style storage units.
16. No impact on school population, student count or capacity.
17. No water supply issues/no capacity issues.
18. No sanitary sewer capacity issues – single tap for office.
19. No major crime generator.
20. No major strain on EMS.
21. No major strain on Fire Department.

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22. No major infrastructure demand on any services – i.e. trash, police
23. Will pay fair share on all real estate tax levies - no abatement requests – will pay to City, County, Schools and State – all tax levies.
24. Will invest additional \$750,000 to \$800,000 into site, that already has value over \$300,000 with 2800 square foot building to be converted to “indoor heated storage” and build in phases 24 to 48 to 95-98 low rise residential self- storage units all with paved surfaces and fenced/gated/security access points and all lighting inward on building, “as built,” with landscaping/trees to create site beyond expectation of City of Medina and Neighbors, to enhance quality of life in Medina, with 20% open space on all four sides/perimeter of property.
25. Target Market – “residents,” personal belongings, not business, trades or industry.
26. More “User,” friendly to families/moms, dads, children, to access than Industrial District storage areas.
27. Somewhat similar to storage on SR 42 in front of Brookdale Mobile Home Community, as enter Medina City from S.W., however our unit height restricted to maximum 12 feet/most 10 feet and built to look like “Residential Low Profile Detached and Attached Garages,” and beautifully landscaped on all four (4) sides.
28. Much more easily accessible from homes, apts., condos, cluster homes, near high density multi-unit areas, than traversing city on Smith Road to highly industrial areas or Lake Road, highly industrial areas.
29. Low rise garage style, residential storage units are more like landlord/tenant; uses, in a Residential District, NO INDUSTRIAL OR COMMERCIAL ACTIVITY WILL BE ALLOWED by private covenants, restrictions, and structure in leases and time frame for access shall be limited by 7AM to 7PM daily by digital access code panel and gated community and property maintained to Medina City Zoning and Building Standards, and by strict enforcement of our private restrictive covenants, with NO Outside storage allowed.
30. S.P.D. are separate zoning areas that may be controlled by additional conditions, imposed by Zoning Commission and/or Council, although we feel our request and concept plan will have covered every area of concern.
31. Mr. Mendel said “CPU” would effect originally 3-4 sites, at later meetings, 4-6 sites, now 6-8 sites, at turn down! So we eliminate the possibility of multiple locations, by creating S.P.D. for a site specific use.
32. Prior Zoning member statements (2017):





Mr. Lash comment – SR 3 Self Storage looks wonderful “fits nicely into area.”  
Mr. Gold Comment – SR 3 Self Storage – well maintained  
Montville Twp. - SR 3 Self Storage – well maintained, no complaints, no crime

33. When I rezoned for Elaine Jones in 2016, R-2 to R-4 multi – had no idea of number of apartments that were being approved by the City to be built in next 2 years. These factors lead to sale to Brian Russell from Mrs. Jones, and Russell’s request for CPU for Residential Low-Rise Storage Units in lieu of more apartments, when appears apartment market being flooded with over 500 apartments, condos, and cluster homes off SR 57, over 500 apts, condos/cluster homes off SR 3, over 750 to 900 apts/condos/cluster homes off SR 42/Jefferson Street, Regan Parkway, and now 275 plus more to be build 2017-2018 in NW/SW Sections of Medina City. This is not a bait and switch scenario - different owner/lesser use requested, with changed circumstances in City where over 275 apartments being built now, 2017-2018.
34. Compare and view- Brian Russell’s beautiful low rise garage style units off SR 3, South of Medina, just 1/4 mile north of Chippewa Road – gated self-storage community – with digital pad entrance, beautiful black iron fence and landscaping/flowers adjacent to single family homes on SR 3, Wooster Pike South, that has been asset to Montville Township with “0” police incidents of theft or safety concerns, great curb appeal/looks much better than much of our City’s older housing stock in NW/NE quadrants.
35. Our site/ 3.47 acres, SR 57 perfect site for target market, i.e., residential self-storage of personal belongings, directly adjacent to over 500 apartments/condos/cluster homes and over 600 moderate sized single family homes with limited extra storage space, requiring many to have individual storage units in back yards or to store offsite – far away from easy access.
36. Comprehensive Plans are to be guidelines for Zoning, not policies “etched in stone,” as done by small committee of “concerned Citizens,” 10-15-20 people that Rarely reflect a consensus or majority of City Residents’ opinions, but rather made up of good intended residents, with pre- established agenda to keep the “STATUS QUO,” with little or NO vision toward future needs or desire of citizens at large, or trends that occur over time.
37. Comprehensive plans don’t actually reflect majority of Citizens views, as passed by recommendation to Zoning and Planning Commission, then Council for approval by less than 25 to 35 people, and need to be updated at least every five (5) years, as many plans obsolete by the time they are passed, based upon the rate of change in trends in our county, cities, villages and state in today’s modern world.
38. Comprehensive Plans rarely take into consideration trends in land uses throughout City, County, State, and or nation, but rather are primarily used as “Defense Mechanisms” to impede change and throw up “barriers” to reasonable requests for



changes to adapt to trends, as rarely used as “planning tool,” to accommodate the future.

39. Our request is both “Reasonable and Responsible for Low Rise Residential Garage Style Self-Storage Units to within this Special Planning District (SPD), and a much “safer” area for families to store personal goods and access their personal goods, than being required to travel into an Industrial Area, frequented by 18 wheeler truck traffic, heavy duty machinery, and constant in/out traffic to plants like PlastiPak/Owens Corning Roofing/Trumble Asphalt Plant.
40. 2007 Comprehensive Plan, is solely a planning tool by definition, to use to evaluate proposed Zoning Changes, a guideline that is over 10 years old – OUTDATED – Need updated to incorporate trends – should not be sole deciding factor in determining Zoning changes/historical perspective is good/ however, the FUTURE IS NOW! It is time to adopt to 21<sup>st</sup> century changes and approve our reasonable and responsible amendment for a single lot, S.P.D., in R-4 High Density Multi-Family District.
41. Comprehensive Plans are living, evolving documents for adapting to change in the future. One factor to be viewed by Zoning and Planning Commission and Council. However, not the law, never intended to be etched in stone as sole factor for decision making by governmental bodies, rather, to be future planning tool, like business plan in private sector, subject to change in conformity to trends likely, through out the City, State and Nation.

Furthermore, Comprehensive Plans to be used as planning tools for future, not to be used as detriment/deterrent to inevitable changes in trends, not to solely be used as defense mechanism to stop/impede change.

42. We, SDS and Brian Russell, provided written notice to all surrounding property owners contiguous to site to attend Zoning and Planning Commission Meeting – “NO OBJECTIONS” raised by any adjoining neighbors as long as site appropriately screened, landscaped and maintained by owners. We personally delivered and sent notice about each meeting.
43. Alternatives if S.P.D. not allowed. Will market to Medina Creative Housing, Medina Metropolitan Housing Authority, Miller Valentine Development Group, Echelon or Clover Development/ Tober Development Group or other multi-family developer for 24-27 apartments with 1 and 2 car garages, with 2-3 bedrooms on parcel. Brian Russell, owner, cannot compete with over 275 apartment units approved 2016-2017 built or under construction by above companies – 139 Unit Huntington Square; 90 Units, Echelon; 48 units, MMHA – Miller Valentine; 6-8 – DR Raymond. All of these to be built 2017-2018 in City of Medina, and all under construction.

CAVEAT: The reasons given for denial by Zoning Commission were as follows: “C.P.D.”



1. Comprehensive Plan depicts high density multi-family area for future development;
2. C-S Commercial Service District turned down in 2016/ No commercial activity to be on site requested by Elaine Jones/former owner, much broader use request. (that was DENIED in 2016).
3. Re-zoned last year from R-2 to R-4 at request of former owner Elaine Jones, during pendency of sale to Russell. After acquisition by Brian Russell, we discovered over 275 new apartments approved by Z/C 2016-2017/flooding market. To be built 2016-2017-2018 (under construction. This is not a "bait and switch" request, this is a "change in circumstances" request to a "Lesser Use," based upon current construction plans and approvals by multiple developers of apartments in the city of Medina currently under construction, unbeknownst to current owner at point of acquisition.
4. Argument made by Alternate Member of Zoning Commission that "No such requests for C.P.U. or S.P.D. in R-4 District should be allowed," as last year C-S Commercial Service District Turned down on same parcel; However C-S and C.P.U. Districts "uses" were BROADER Business Uses – convenience stores/offices, etc., that would have much greater traffic impact on infrastructure and impact on surrounding area, than low rise residential garage style self-storage units, as proposed in S.P.D. as site specific development.

These are the 43 reasons we respectfully request approval of our S.P.D. to allow a Site Specific Development, of residential low rise garage style self storage units within existing R-4 District, solely on SR 57. a State Route within the City of Medina, outside of our City's Historic District, on our 3.47 acre parcel on SR 57, as a Special Planning District (S.P.D.), solely on Medina City Lot 5019, a/k/a 1011 Wadsworth Road, Medina, Ohio 44256.

Respectfully submitted,



Stanley D. Scheetz  
Attorney for Brian Russell

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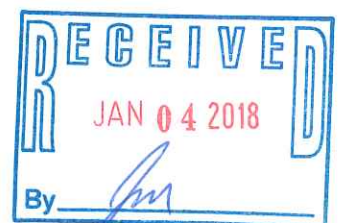
*concept*  
**REZONING 12/1P**  
**SITE PLAN**  
 FOR  
**RUSSELL STORAGE**  
 MEDINA CITY LOT 5019  
 CITY OF MEDINA, COUNTY OF MEDINA  
 AND STATE OF OHIO

**SITE DATA**

PARCEL NUMBER: 028-19D-09-087  
 CITY LOT: 5019  
 PARCEL AREA:  
 -GROSS: 3.34 AC  
 -NET: 3.05 AC  
 EXISTING USE: NO CURRENT USE  
 PROPOSED USE: SELF-STORAGE FACILITY

EXISTING ZONING: R-4 MULTI-FAMILY URBAN RESIDENTIAL  
 -MIN. LOT SIZE: 14,000 SF  
 -MIN. LOT WIDTH AT BUILDING LINE: 100'  
 -MIN. LOT FRONTAGE: 40'  
 -MIN. OPEN SPACE: 25%  
 -MAX. LOT COVERAGE: 60%  
 -MIN. YARDS: FRONT: 40'  
                   REAR: 30'  
                   SIDE: 5'  
 -MAX. BUILDING HEIGHT: 35'

PROPOSED ZONING: SPD SPECIAL PLANNING DISTRICT  
 -MIN. OPEN SPACE: 20% OF NET AREA, 0.61 AC  
 -PROPOSED OPEN SPACE: 56%, 1.72 AC  
 -PROPOSED YARDS:  
   FRONT: 50'  
   REAR: 50'  
   SIDE: 30'



VICINITY MAP  
NO SCALE

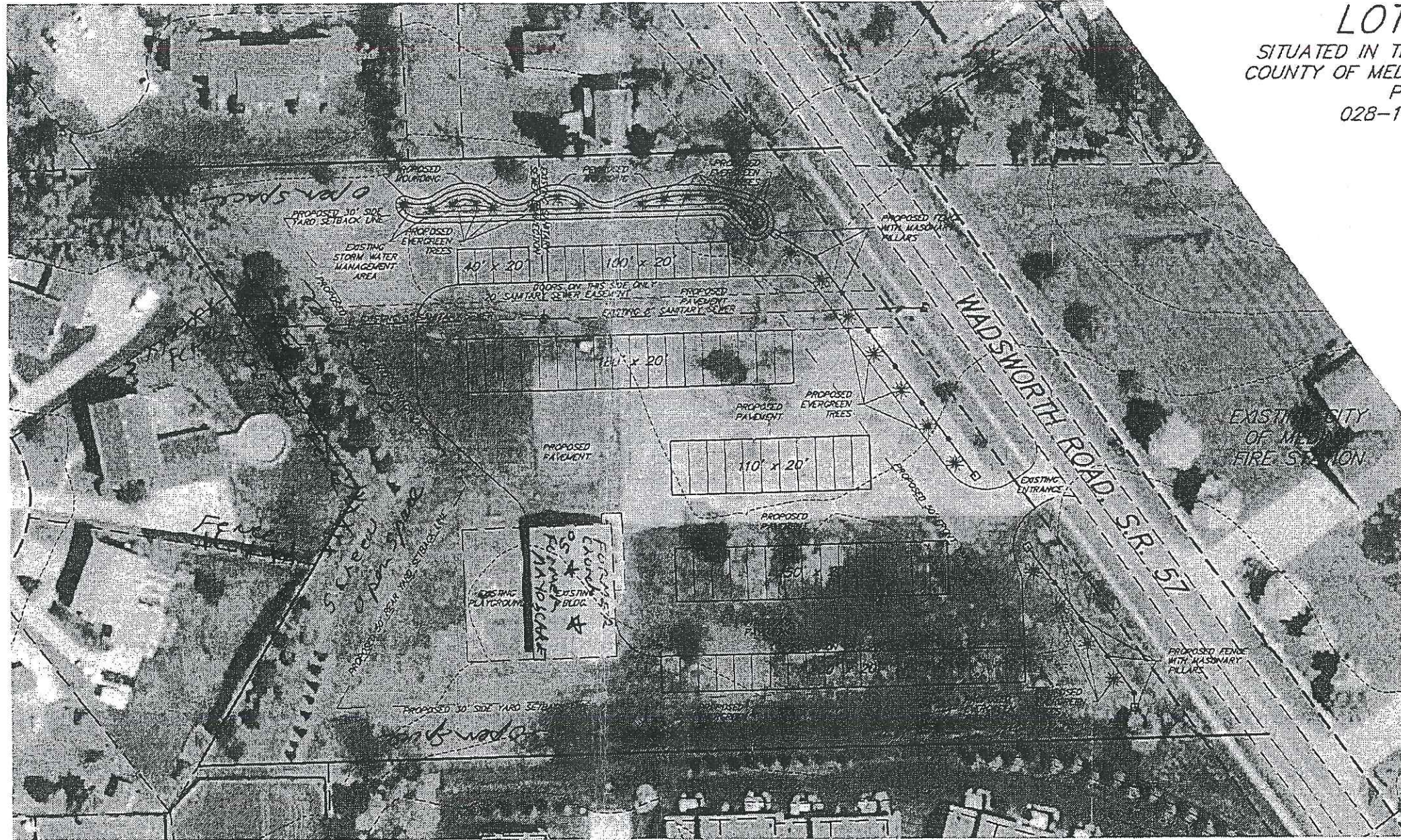




2018 Conceptual Plan 2018

SKETCH PLAN  
FOR  
MEDINA CITY  
LOT 9015

SITUATED IN THE CITY OF MEDINA,  
COUNTY OF MEDINA, STATE OF OHIO.  
PARCEL:  
028-19D-09-087



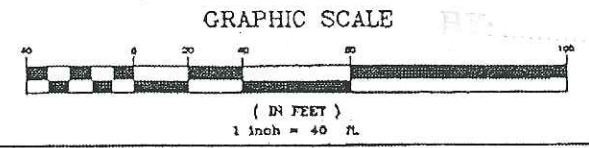
ALL Buildings Perpendicular to SR 57  
 ALL Garage Doors open INWARD  
 ALL Lighting - low Intensity on Garage Buildings

- proposed layout -

Exhibit A-4

- PLAN PREPARED BY -  
LEWIS LAND PROFESSIONALS INC.

LEWIS LAND PROFESSIONALS  
 CIVIL ENGINEERING LAND SURVEYING  
 8691 WADSWORTH ROAD SUITE 100  
 WADSWORTH, OH 44281 (330) 335-8232



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