

MEETING DATE: 2-8-18


PLANNING COMMISSION

Case No. P18-03

724 E. Smith



CITY of MEDINA
Planning Commission
February 8, 2018 Meeting

Case No: P18-03
Address: 724 E. Smith Road
Applicant: The Children's Center of Medina County
Subject: Site Plan and TCOV-Certificate of Appropriateness review for Building Addition
Zoning: R-2, Medium Density Residential District
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The property is located on the south side of the 700 block of E. Smith Road. The property is adjacent to R-2 residential zoning to the north, west, and east, and I-1 Industrial zoning is located to the south and east.

Project Background:

The applicant proposes expanding the existing 2,000 sqft building to 5,200 sqft with an addition to the rear (south) of the existing building. The addition will be consistent with the existing building in scale and finish materials. The new expanded building will provide professional office space for The Children's Center of Medina County. There are no substantive changes to the rest of the site.

This project will be reviewed for a use variance at the February 8, 2018 Board of Zoning Appeals meeting, because the property is zoned R-2 and professional office is not a permitted or conditionally permitted use in the R-2 district.

Please find attached to this report:

1. Proposed site improvement plans and building elevations dated January 17, 2018
2. Aerial photograph

Considerations:

District Regulations – Section 1123:

Proposed Use: The professional office is not a permitted use in the R-2 zoning district and a use variance will be reviewed by the BZA on February 8, 2018.

Lot and setback requirements: The proposed building setbacks adhere to the R-2 lot development requirements.

Site Plan Guidelines – Section 1109.04

Reviewing the applicant's proposed site plan and building elevations, the project meets the intent and objectives and specific design guidelines outlined in Section 1109.04. The building addition will be harmonious with the site, neighborhood and the existing building.

Parking and Circulation.

The building addition for professional office requires 1 parking space per 400 sqft of floor area. The proposed requires 13 spaces and the property has 25 spaces available for use. This leaves a 12 space surplus.

Transitional Corridor Overlay District (Section 1116)

This site is also within the Transitional Corridor Overlay District and subject to Section 1116.10(c)(2) requiring review and action by the Planning Commission for a Certificate of Appropriateness as well. The following outline general and specific guidelines for proposals within the TCOV:

- (1) *The Planning Commission shall determine whether the proposed change will be appropriate to the preservation of the environmental, architectural or historic character of the Overlay District pursuant to the criteria included in the Overlay District Development Guidelines. In determining the appropriateness of the change, the Planning Commission may solicit input from the Historic Preservation Board in areas with buildings of historical and/or architectural significance.*

Excerpts of TCOV Design Guidelines provide the following:

7. *Exterior renovation or alteration of existing structures:*
 - a. *The distinguishing original qualities of a building or structure should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
 - b. *Architectural elements should be sensitively designed to reflect detailing associated with the particular style of the building.*

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 at this time.

Engineering Department. No comment at this time.

Economic Development No comment at this time

Staff Comments:

The proposal complies with the Site Plan and TCOV design guidelines and the general site development standards of the R-2 district. This project should add value to the immediate vicinity and community in general.

Recommendation:

Staff recommends the Planning Commission **approve** the application subject to the following conditions:

1. Review and approval of permits by the City of Medina Building Department.
2. Review and approval of permits by the City of Medina Engineering Department.



200 Highland Drive, Medina, Ohio 44256

(330) 764-8891

(330) 764-8893 Fax

January 17, 2018

Zoning Variance Narrative for 724 E. Smith Rd., Medina, OH 44256

The Children's Center of Medina County is a non-profit organization that advocates for all children in Medina County to live free from abuse, heal, and experience happy childhoods. We are a nationally accredited Child Advocacy Center that provides a child-friendly centralized location to interview and offer medical evaluations to children, birth to 18 years of age, who are victims of abuse. We also provide Foster Care visits for children and their parents to reconnect during their time of separation. On a yearly basis, we see over 100 children for Child Sex Abuse cases and over 100 children for Foster Care visits. Yearly, The Center averages 700 or more combined visits.

On any given day, we expect no more than 14 vehicles with an average of six vehicles on site at any time from 8 am to 6 pm. Our normal business hours are Monday through Friday from 8 am to 6 pm, with some occasional weekend and evening hours. Services provided for children and families during business hours are on average in 1 to 3 hour increments. Families and children do not sleep or stay at The Center. We currently average at any given time during these hours 15 occupants, 5 of which are staff. The use of the building will be office/medical in nature, not a manufacturing or retail facility.

The addition and improvements will enhance the building and neighborhood. While we will be a professional facility, the look of the building will be consistent with the current look of the neighborhood. Because this building was previously a day care center, we feel that our intended use of the facility will be less impactful to the immediate neighbors and neighborhood. Our goal is to create a home like environment for families and their children.

Sincerely,

Rhonda Wurgler, MPA
Executive Director
Children's Center of Medina County
200 Highland Drive
Medina, Ohio 44256
330.764.8891 ext. 214

"healing families, changing lives"

Board of Directors

Allison Allen, Elizabeth Bux, Joseph Chubb, Brian Cullen,
Tonia Fisher, Terry Grice, Robin Massaro, Diane Meckes, Jill Michalski,
Michelle Reese, Heather Roberts, John Ross, Sarah Toman

ESMITH RD

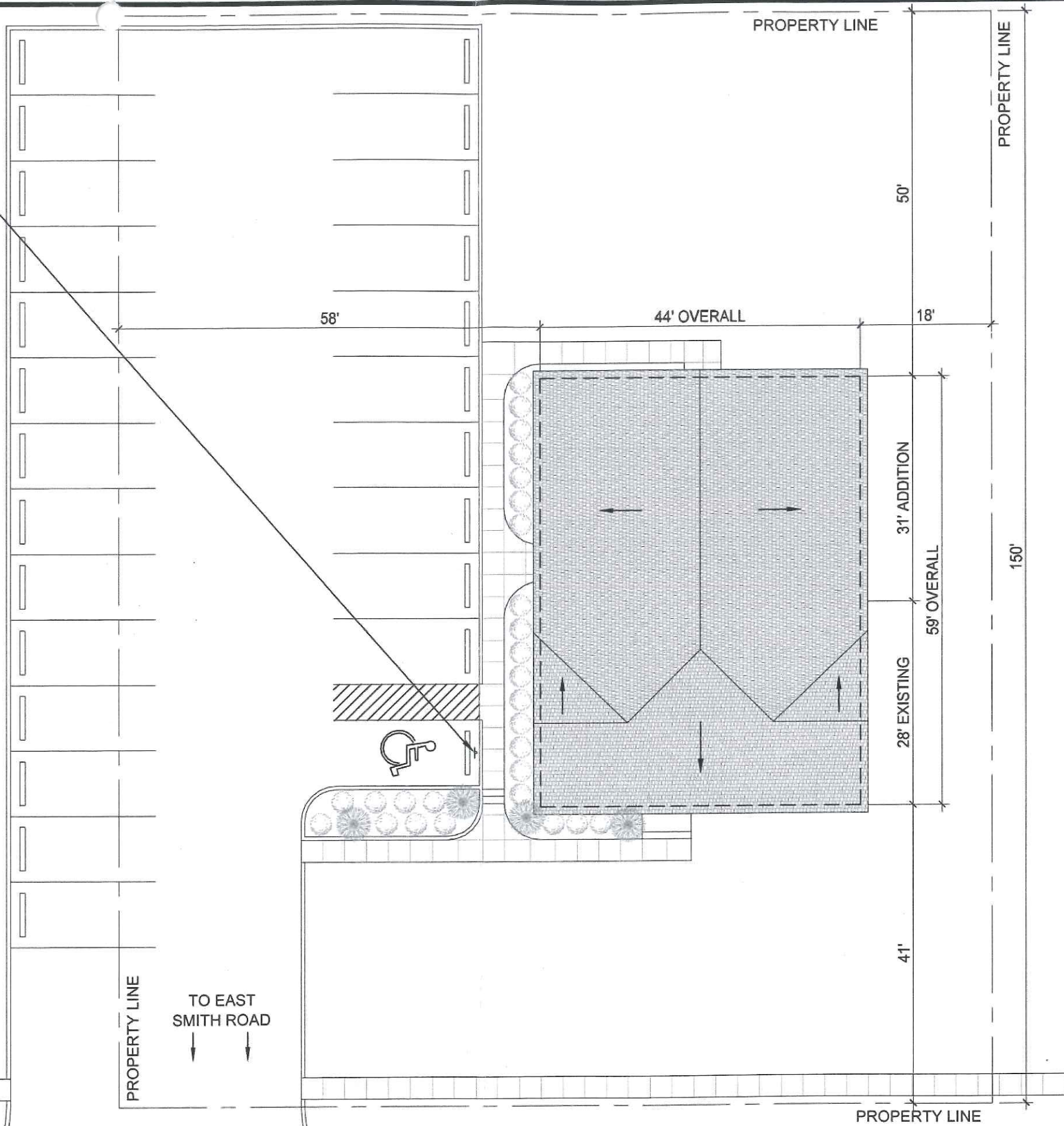
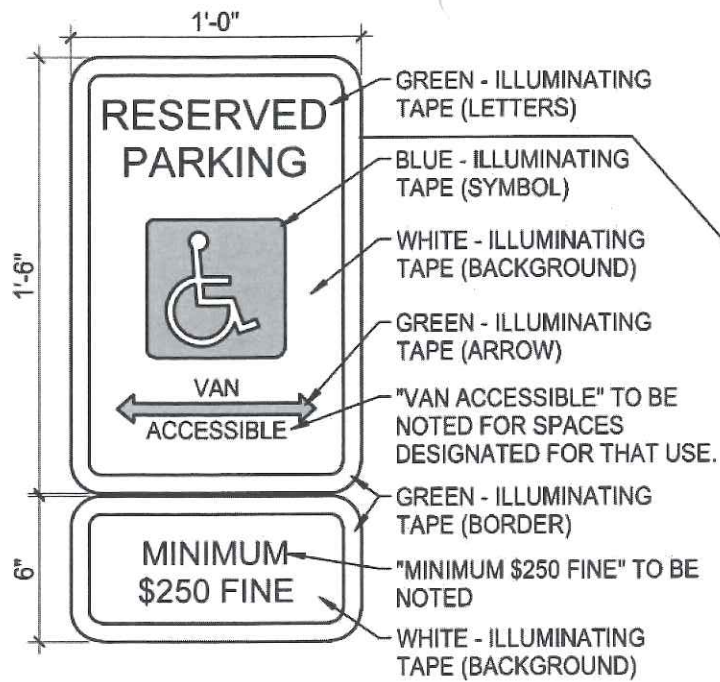


1 inch = 60 feet

Subject Site

**Z18-07 & P18-03
The Children's Center of
Medina County
Land Use Variance &
Site Plan Review
for a Professional Office
February 8, 2018**





PROJECT ADDRESS:
724 EAST SMITH ROAD
MEDINA, OHIO 44256

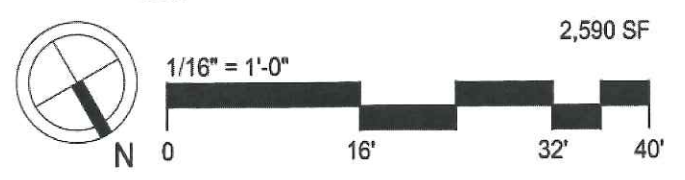
EXISTING BUILDING: 1,100 SF
NEW ADDITION: 1,490 SF

INDEX

- A1.1 OVERALL SITE PLAN
- A1.2 FLOOR PLANS
- A1.3 ELEVATIONS
- PH1.1 PHOTOMETRIC PLAN

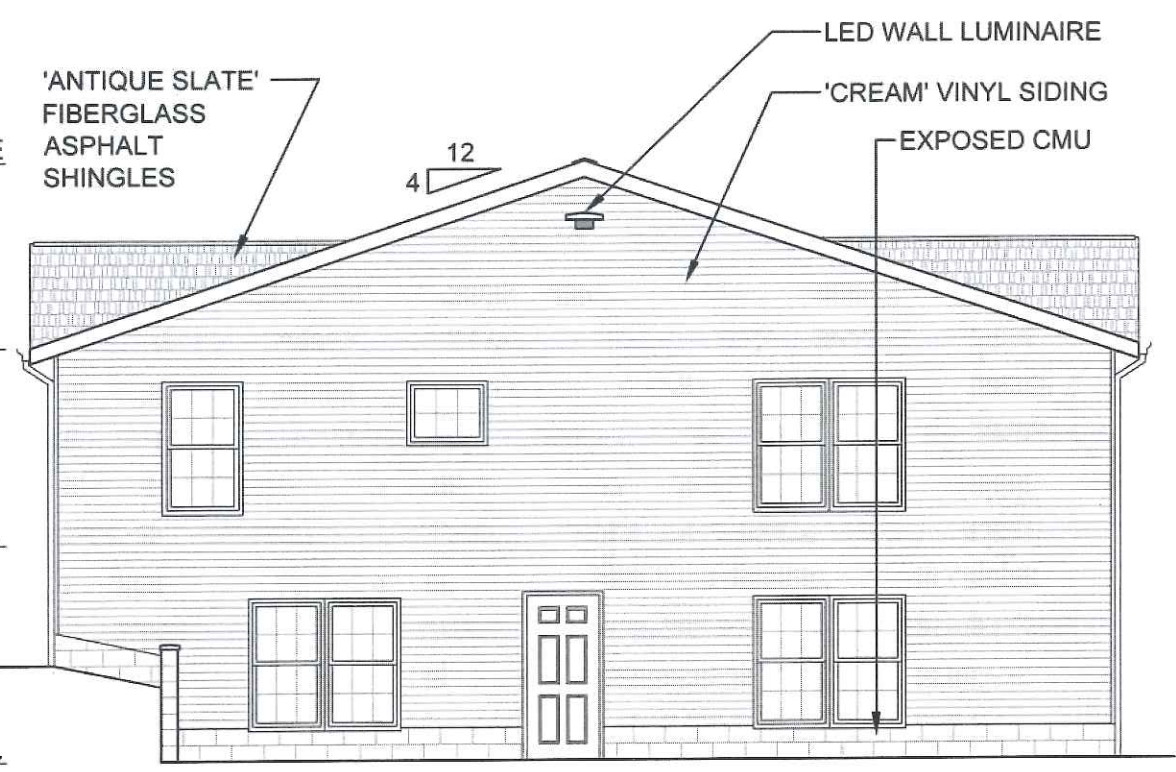


1 PLAN SITE
SCALE: 1/16" = 1'-0"

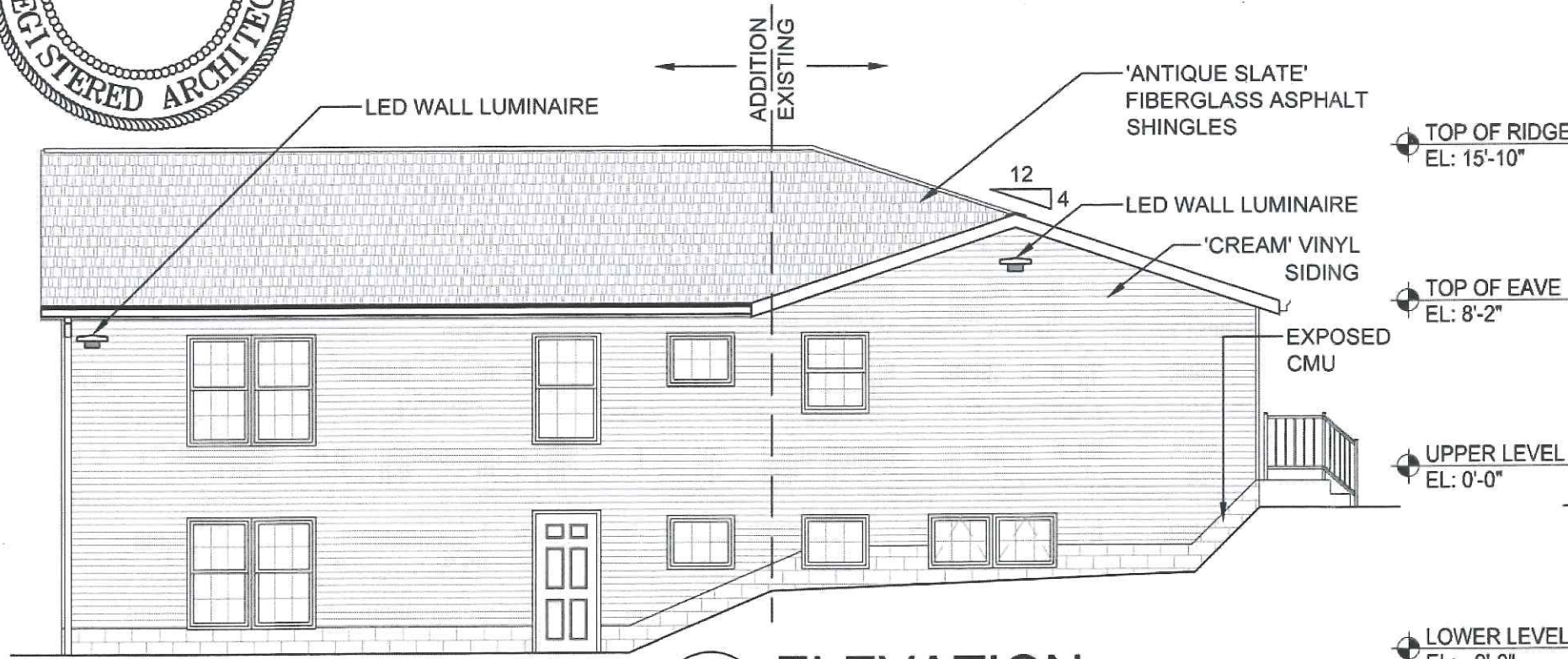
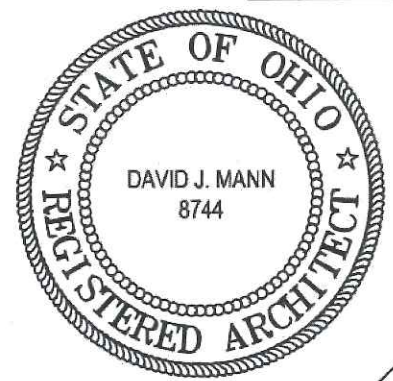




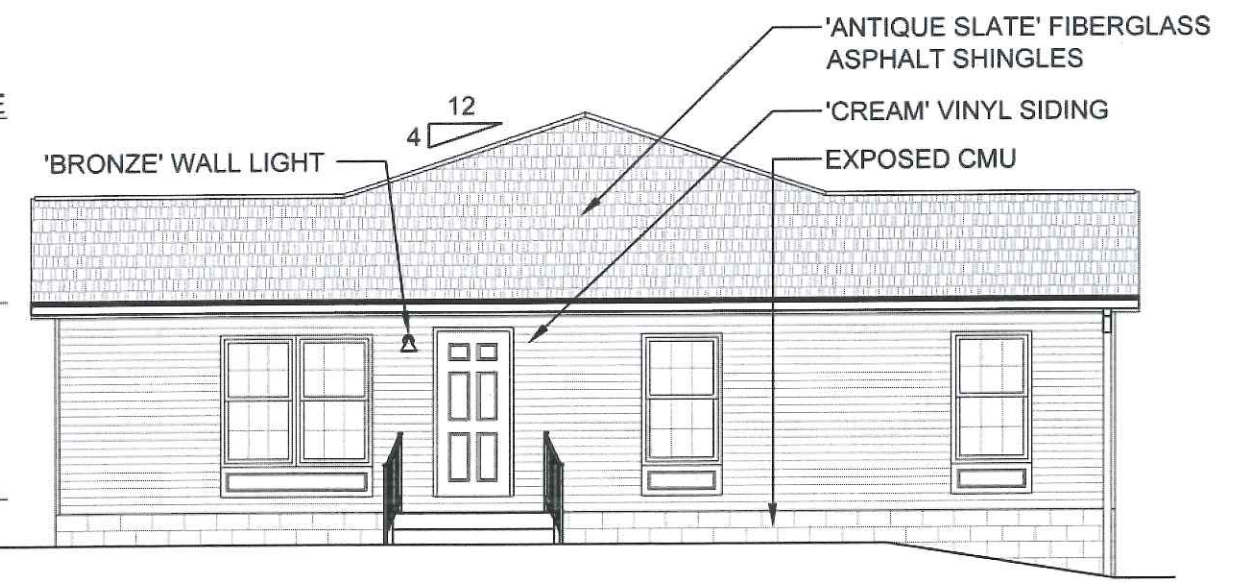
4 ELEVATION NORTHWEST
SCALE: 1/8" = 1'-0"



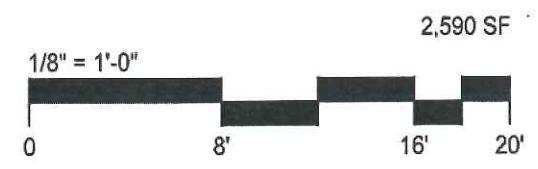
3 ELEVATION SOUTHWEST (BACK)
SCALE: 1/8" = 1'-0"



2 ELEVATION SOUTHEAST
SCALE: 1/8" = 1'-0"



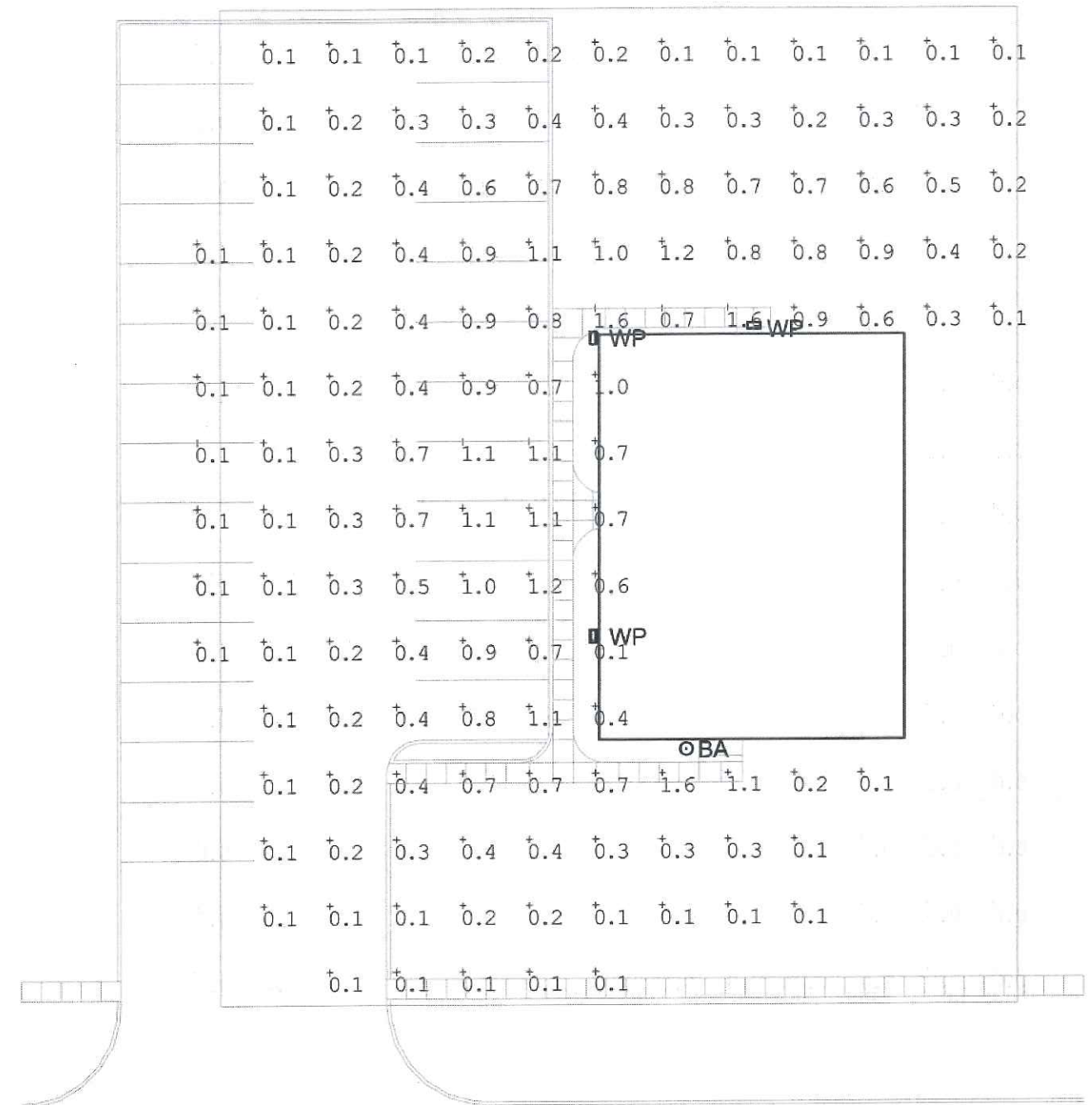
1 ELEVATION NORTHEAST (FRONT)
SCALE: 1/8" = 1'-0"





Luminaire Schedule								
Symbol	Tag	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Height
	WP	3	TRP1-12L30-4K7-4	SINGLE	N.A.	0.800	LED Wall Pack	16'
	BA	1	SA19-11027MDFD-12DE26-1_	SINGLE	N.A.	1.000	PORTFOLIO DOVRAY WALL MOUNT FIXTURE WITH 75W A19 LED DAYLIGHT BULB	7'

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.34	1.6	0.0	N.A.	N.A.



1 PHOTOMETRIC PLAN
SCALE: N.T.S.