

MEETING DATE: 05-9-19

PLANNING COMMISSION

**Case No. P19-13
1088 S Court**



CITY of MEDINA
Planning Commission
May 9, 2019 Meeting

Case No: P19-13
Address: 1088 S. Court St.
Applicant: Tucker Ellis, LLP representing Trillium Creek, LLC
Subject: Request to rezone 1088 S. Court St. from R-3 to C-3
Submitted by: Jonathan Mendel, Community Development Director 

Subject Site:

The subject property is 0.92 acres on the west side of S. Court Street at the City of Medina corporation boundary. The site is occupied by a 2,369 sqft one-story principal building, a 2,029 sqft accessory building and accessory vehicle circulation areas.

Project Introduction:

The applicant requests rezoning the property from R-3, High Density Urban Residential to C-3, General Commercial. At the moment, applicant wishes to develop the property with a bank ATM drive-thru, but this is not a permitted use within the R-3 district and is a conditionally permitted use within the C-3 district.

The applicant went before the Board of Zoning Appeals on April 11, 2019 requesting a Land Use Variance to develop the subject site with the bank ATM drive-thru and was denied the Land Use Variance. The applicant also went before the Planning Commission for Site Plan Approval, which was approved with the condition that the subject property be rezoned to C-3.

Please find attached to this report:

1. Applicant's narrative in support of the rezoning and site plans received April 17, 2019
2. Current City of Medina Zoning Map
3. Future Land Use map from the City of Medina 2007 Comprehensive Plan Update and a detail of the subject property's immediate vicinity on the map
4. C-3, General Commercial Principally Permitted and Conditionally Permitted use tables
5. Aerial photograph with City of Medina Zoning Districts overlay.

Present Zoning:

The subject property is presently zoned R-3, High Density Urban Residential. The permitted uses include single-family detached dwellings. The conditionally permitted uses include two-family dwellings, group homes, schools, churches, etc. Commercial uses are not permitted in the R-3 zoning district.

Proposed Zoning:

The applicant proposes rezoning the subject properties to C-3 General Commercial. This zoning district permits a wide range of commercial uses such as office, retail, commercial entertainment and auto sales. The conditionally permitted uses are a range of uses such as multi-family dwellings, churches, gas stations and restaurants with drive through.

The applicant provides discussion points to support the request to rezone from R-3 to C-3, which are attached in the packet.

2007 City of Medina Comprehensive Plan Update – Future Land Use Map:

The Future Land Use map in the Comprehensive Plan Update is a visual guide to future municipal planning and land use within the city. The map currently designates the subject property ‘Residential High Density’ as part of a specific area of the same designation to the north encompassing properties on the eastside of the S. Court and Sturbridge Dr.

Staff Comment:

In evaluating the proposed rezoning, the following items must be considered:

- Consistency with the 2007 City of Medina Comprehensive Plan Update – Future Land Use Map
- Consider all possible permitted and conditionally permitted uses in the proposed zoning district.
- Intrusion of commercial development and change of neighborhood land use character

The City’s 2007 Comprehensive Plan Update designates the subject property as ‘Residential High Density’, which is consistent with the multi-family development patterns on neighboring properties to the north along the eastside of S. Court St. The future land use map designation represents the community’s wishes that the subject property’s future development be consistent with the designation and predominant land use and development pattern on the greater southeast corner of S. Court St. and Sturbridge Dr.

To be consistent with the Future Land Use Map designation, the more appropriate zoning district for the subject property would be the R-4, Multi-Family Residential.

The applicant does outline the potential limited impact of the proposed development for the subject property (drive-thru bank ATM), but best practice when considering a rezoning is to also consider the appropriateness of all the permitted and conditionally permitted uses (attached). The principally permitted uses in the C-3 includes a wide

range of land uses such as restaurant, retail store, professional office, hotel/motel, car sales, motor vehicle repair, etc. The conditionally permitted use range from multi-family, place of worship, gas station, child day care center, etc.

The permitted and conditionally permitted uses similar to those in the C-3 district may have been considered too intensive for the east side of the 1000 block of S. Court St. during the 2007 Comprehensive Plan creation process. During the creation process, it may have been determined the multi-family/high density residential development pattern that had occurred on the adjacent properties to the immediate north and east should continue to be a future development pattern for the immediate vicinity including the subject property.

Recommendation:

Staff **does not recommend rezoning** the subject property from R-3, High Density Urban Residential to C-3, General Commercial because of the following reasons:

1. The C-3 district is not consistent with the 2007 City of Medina Comprehensive Update - Future Land Use Map designation of 'Residential High Density'.
2. The C-3 district full range of permitted and conditionally permitted uses have greater potential for negative impacts on the surrounding residential land uses.

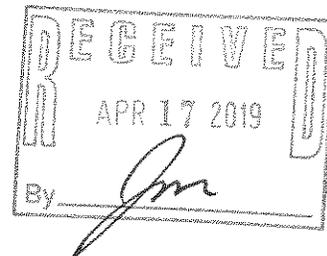
Applicant's narrative
in support of the
rezoning and site
plans received April
17, 2019

Tucker Ellis | LLP

Addendum to Rezoning Application (Map Amendment)

City of Medina
Planning Director and Planning Commission
1088 S. Court Street, Medina Ohio (the “Property”)
Trillium Creek, LLC (the “Applicant”)

April 17, 2019



To the Planning Director and Planning Commission:

This Addendum to Rezoning Application (this "Addendum") is hereby incorporated into the Boards and Commissions Application for Zoning Approval (the "Application") of the referenced Applicant filed in connection herewith. This Addendum is intended to provide, in addition to the copies of all plan submittals, the information required in connection with the Application, including a statement supporting the proposed amendment to the zoning map.

Request

The Applicant hereby respectfully requests an amendment to the zoning map reclassifying the Property from the R-3 High Density Urban Residential zoning classification as contained within the provisions of the Codified Ordinances of Medina, Ohio (the "Code"), Chapter 1125, to the C-3 General Commercial District zoning classification as contained within the provisions of Code Chapter 1137.

Description of Proposed Work

The Applicant proposes the development of the vacant portion of the Property abutting S. Court Street for the installation of a KeyBank ATM kiosk (the "Work") in accordance with the plans and specifications included herewith (the "Plans"). The Work will include the installation of a thirty-six foot (36') concrete apron on S. Court Street at the southern boundary of the Property, with a circular access drive as depicted on the "Site Plan" included with Plans. The access drive will incorporate a passing lane to allow customers to bypass the ATM kiosk.

The existing landscaping mound along the northern boundary of the Property, and the existing buildings and vegetation along the eastern boundary of the Property, will remain as indicated on the Landscape Plan included with the Plans. It is anticipated that approximately three (3) existing trees will be removed.¹

Statement in Support of Rezoning

The intent of the Applicant's requested rezoning is to bring the zoning classification of the Property into conformance with the character of the surrounding area. The current R-3 zoning classification has been rendered obsolete and economically infeasible due to the substantial and ongoing commercial development of the properties along South Court Street. The City's Comprehensive Plan Update and Future Land Use Map (the "Plan") indicate the zoning relative to the Property should change. Therefore, even the City's own Plan says that, at minimum, the current R-3 zoning classification is inappropriate. The question becomes, what is

¹ The Applicant received Site Plan approval from the Planning Commission on April 11, 2019, subject to the condition that the existing driveway located on the northern boundary of the Property be removed and all ingress and egress be directed through the southern driveway depicted on the Site Plan. Site Plan approval was also conditioned upon approval of all building permits, site development approval, and the rezoning of the Property as requested in this application.

the property zoning? The Applicant submits that a map amendment to the C-3 zoning classification is appropriate.

The requested rezoning is not only proper in light of the substantial commercial development in the area, but is required by Ohio law. *City of Norwood v. Horney*, 110 Ohio State 3d, 353, 853 N.E.2d 1115 (2006) provides:

Ohio has always considered the right of property to be a fundamental right. There can be no doubt that the bundle of venerable rights associated with property is strongly protected in the Ohio Constitution and must be trod upon lightly, no matter how great the weight of other forces.

Id. at 363. The requested rezoning will protect the Applicant's fundamental property rights, as well as advance legitimate governmental purposes as required by Ohio law. One of the primary factors to be considered in this regard is whether the R-3 zoning classification arbitrarily imposes regulations that are inconsistent with the character of the surrounding area or substantially similar properties. *Shemo v. Mayfield Heights*, 88 Ohio St. 3d 7 (2000).

Currently, the Property is zoned R-3 High Density Urban Residential², which permits a Single-Family Detached Dwelling as a principally permitted use, and conditionally permits the following:

| Residential | Public/Semi-Public | Commercial |
|---|---|------------|
| • Group Home up to 8 Individuals | • Cemetery 3,7,20 | • None |
| • In-Law Suite | • Conservation Use | |
| • Two Family Dwelling | • Public or Quasi-Public Owned Park or Recreation Facility 1, 2, 3, 4, 5, 9, 11, 14, 22, 24, 25 | |
| • Nursing Home, Assisted Living Facility, Independent Living Facility 1,2,3,5,7,9,11,14 | • Public and Parochial Educational Institution for Primary Education 1,2,3,5,6,11 | |
| • Mobile Home Park 3,5,8,9,10,11,14,24,26,27, 28,30 | • Public and Parochial Educational Institution for Secondary Education 1,2,3,4,5,7,11 | |
| | • Publicly Owned or Operated Governmental Facility 3, 7, 8, 11 | |
| | • Religious Place of Worship 1,3, 7,11,12,14 | |

(See Code Sections 1125.02 and .04).

However, these uses are wholly inconsistent with the commercial nature of the South Court Street corridor, as it has developed over the years. The permitted and conditionally permitted

² All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Code.

uses under the R-3 zoning classification have been rendered infeasible, both in terms of the economic realities associated with such developments and the Applicant's ability to put the Property to a productive use under the R-3 zoning classification, and the site development requirements imposed under the Code.

Accordingly, the R-3 zoning classification does not substantially advance a legitimate government purpose, and the character of the Property and its location in a major commercial corridor supports a change to the C-3 zoning classification. The Property's location in a commercial corridor renders any of the uses permitted under the current zoning classification economically infeasible. It is not simply that Property is more valuable with a C-3 zoning classification, or less valuable without it. Rather, the Property is unsuitable to any of the permitted or conditionally permitted uses as currently zoned.

Moreover, the properties along the west side of South Court Street all maintain a C-3 zoning classification. The properties to the north of the Property, while all maintaining an R-3 classification, are all commercially developed. The property immediately to the south of the Property (located in Montville Township), which previously contained single-family residences until it was determined that such uses were economically infeasible, is slated to be developed as an assisted living facility. There is an existing legally, non-conforming commercial use located on the Property.

In short, this is an ideal location for uses associated with the C-3 zoning classification. This is supported by Code Section 1137.01, which states:

The C-3 General Commercial District is established to provide for uses in addition to those specified for the local and commercial Retail Office District, and thereby provide service and sales in support of the primary business activities in the community. *** Their location is advantageous at specified points on major thoroughfares at outlying locations in the community.

There are a substantial amount of similar properties in the immediate area that are either zoned C-3 or currently used for purposes consistent with the C-3 zoning classification. Based on the location of the Property within an existing commercial corridor, the requested zoning amendment is insubstantial and in conformance with the general character of the neighborhood. The proposed use will "provide service and sales in support of the primary business activities in the community" and is located on a major thoroughfare in an outlying location. In other words, the requested rezoning will conform the Property to the surrounding commercial uses, consistent with the general intent of the Code with respect to the ongoing development in this particular corridor.

The requested rezoning is further supported by Code Section 1125.01, which states the purpose of the R-3 zoning classification is "to encourage relatively high density residential development in areas generally adjacent to built up sections of the community or in areas of existing development of such density The development is to consist of single-family and two-family dwellings in areas served with centralized sewer and water facilities." None of the properties which maintain the R-3 zoning classification along this portion of South Court Street

have developed in this fashion, nor in conformance with the R-4 zoning classification, which is the most closely related land use to that identified in the Plan.

With respect to the Pinewood condominium development, it is located to the northeast of the Property and will not experience any nuisance conditions resulting from the proposed development. This is due to the existence of substantial vegetation and buffering, as well as the design of the site lighting, which will minimalize any light or noise pollution into the Pinewood development.

Regarding potential traffic concerns that have been raised by Pinewood residents, during site plan approval the Applicant committed to removing the existing driveway located on the north side of the Property, consolidating all traffic into the south drive as approved. Further, while local governments may legitimately weigh traffic generation from proposed land uses in deciding whether or not to authorize them, controlling traffic is not a primary purpose of zoning (at least as it applies to commercial areas). Where, as here, a proposed use is lawful given the context of the surrounding area, the question of additional (or existing) traffic becomes a secondary consideration. *State ex rel. Killeen Realty Co. v. City of East Cleveland*, 169 Ohio St. 375, 386, 8 Ohio Op. 2d 409, 160 N.E.2d 1, 8 (1959). While “taking into account the rights of others and the needs of the community,” zoning regulations must operate “to insure the greatest enjoyment and maximum use of one’s land.” *Ederer v. Board of Zoning Appeals*, 18 Ohio Misc. 143, 149, 47 Ohio Op. 2d 340, 248 N.E.2d 234 (C.P. 1969).

Here, the proposed use is designed to capture existing traffic and will generate very little traffic in the area. The anticipated amount of traffic to and from the Property (approximately 60-80 trips per day) does not add significant traffic safety concerns relative to the existing traffic in the corridor. In fact, this development will mix appropriately with the existing commercial uses, and replace the loss of services due to the closure of the Huntington Bank branch. This marginal increase in traffic is not sufficient to justify the Applicant’s request, given the secondary status of such considerations under Ohio case law.

Conclusion

The current R-3 zoning classification applicable to the Property is unsuitable based on the various commercial uses surrounding the Property. Development of the Property under the R-3 zoning classification is economically infeasible, and the requested rezoning will bring the Property into conformance with the general character of this commercial corridor. In sum, there is no rational basis to continue to apply the restrictive R-3 zoning classification on the Property. Accordingly, the Applicant respectfully requests that the Property be rezoned under the C-3 zoning classification.

Trillium Creek LLC – 1088 S. Court Street, Medina, Ohio 44256

Adjoining Parcels List

| Permanent Parcel No. | Address | Owner |
|----------------------|--|--|
| PPN: 028-19C-20-043 | 1063 S Court St, Medina, Ohio 44256 | Mary Beth Esterburg |
| PPN: 028-19D-12-002 | 1060 S. Court St, Medina, Ohio 44256 | Sally F. Lee |
| PPN: 028-19D-12-011 | 7 Pinewood Drive, Medina, Ohio 44256 | Bruce & Barbara Fisher |
| PPN: 028-19D-12-010 | 5 Pinewood Drive, Medina, Ohio 44256 | Deborah L. Teper, Co-Trustee & Pamela Webber, Co-Trustee |
| PPN: 028-19D-12-009 | 3 Pinewood Drive, Medina, Ohio 44256 | Susan L. Funk, Trustee |
| PPN: 028-19D-12-008 | 1 Pinewood Drive, Medina, Ohio 44256 | Sally Ann Finefrock |
| PPN: 028-19C-20-044 | 1075 S Court St, Medina, Ohio 44256 | Thomas H & Ann Lynne Naumoff |
| PPN: 028-19D-12-014 | 2 Pinewood Drive, Medina, Ohio 44256 | Gerard A & Kathleen M Seman |
| PPN: 028-19D-12-015 | 4 Pinewood Drive, Medina, Ohio 44256 | Jacob Lambert |
| PPN: 028-19D-12-016 | 6 Pinewood Drive, Medina, Ohio 44256 | Benjamin T. Wagner |
| PPN: 028-19D-12-017 | 8 Pinewood Drive, Medina, Ohio 44256 | Michael A. Steffen |
| PPN: 030-11A-01-027 | 5779/5783 Wooster Pike, Medina, Ohio 44256 | Trillium Creek LLC |
| PPN: 028-19C-20-045 | 1105 S Court St, Medina, Ohio 44256 | Old Pheonix National Bank |

Legal Description

Land situated in the City of Medina, County of Medina, and State of Ohio: and being known as the whole of Medina City Lot 4640, containing 1.1778 acres to be the same more or less, but subject to all legal highways.

PPN: 028-19D-12-004

LEGAL DESCRIPTION -

PER AMROCK INC. ORDER NO. 65107657 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2018, AND AS SURVEYED.

LAND SITUATED IN THE CITY OF MEDINA IN THE COUNTY OF MEDINA IN THE STATE OF OHIO

SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO, AND KNOWN AS BEING THE WHOLE OF MEDINA CITY LOT 4640, CONTAINING 1.1778 ACRES TO BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

SCHEDULE B11 -

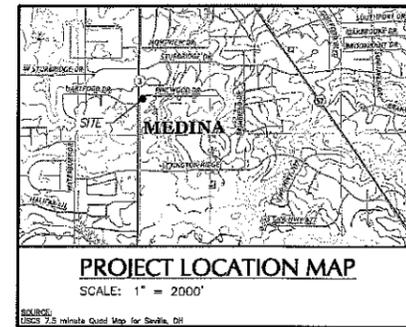
PER AMROCK INC. ORDER NO. 65107657 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2018.

ITEMS 1-6 ARE NOT SURVEY RELATED

7. Non-drilling oil and gas agreement by and between John R. Swingle and Barbara Swingle, husband and wife, and Paul W. Swingle, Sr. and Evelyn G. Swingle, husband and wife, dated September 10, 1982 and recorded November 2, 1982 in OR 133, Page 819. Extension of lease dated October 10, 1984 and recorded October 31, 1984 in OR 224, Page 787. Extension of lease dated May 10, 1986 and recorded July 10, 1985 in OR 290, page 531. (LEGAL DESCRIPTION DESCRIBES CITY LOT 4640 WHICH CONSISTED OF CITY LOTS 4640, 5368, & 5372 AS SHOWN HEREON)
 8. Petition for annexation recorded September 2, 1977 in Volume 507, Page 457. (PLAT IN DOCUMENT SHOWS SUBJECT PARCEL AND MORE LAND)
 9. Right of way in favor of Columbia Gas of Ohio, Inc., recorded April 26, 1991 in OR 609, Page 761. (EASEMENT IS LOCATED OFFSITE AND SHOWN HEREON)
 10. Plat of Annexation recorded May 25, 1978 in Volume 19, Page 79. (PLAT SHOWS SUBJECT PARCEL AND MORE LAND)
 11. Plat of survey recorded May 19, 1982 in Volume 20, Page 222. (PLAT SHOWS SUBJECT PARCEL AND MORE LAND)
 12. Plat of survey recorded August 5, 1987 in Volume 22, Page 13. (PLAT SHOWS SUBJECT PARCEL AND MORE LAND)
- ITEMS 13-16 ARE NOT SURVEY RELATED.

NOTES

1. THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
 - A. PER AMROCK INC. TITLE REPORT ORDER NO. 65107657 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2018.
 - B. PINWOOD CONDOMINIUMS PHASE 1 PLAT, RECORDED IN PLAT VOLUME 22, PAGE 133 OF THE MEDINA COUNTY RECORDS.
 - C. SURVEY PLAT BY CUNNINGHAM & ASSOCIATES, DATED JUNE, 2002, RECORDED IN PLAT VOLUME 39 PAGE 117 OF THE MEDINA COUNTY RECORDS.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GRAUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTHS OF NOVEMBER AND DECEMBER, 2018.
3. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/GUTTER BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE. THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
4. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXPEDITED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
5. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
6. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.



DATUM

VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS IN NOVEMBER, 2018.

BASIS OF BEARINGS

MEDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 PER GPS OBSERVATIONS IN NOVEMBER, 2018.

UTILITY ONE CALL

OHPS TICKET NO. 8833801263 (DIG)
OHPS TICKET NO. 8833801264 (DESIGN)

CERTIFICATION

1. AMROCK INC.
2. TRILLIUM CREEK, LLC
3. KEY BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2010 ANNUAL STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(B-1), 8, 9, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN DECEMBER, 2018.

Anthony L. Maione
ANTHONY L. MAIONE, P.S.
PROFESSIONAL LAND SURVEYOR,
OH LIC. NO. 8544



ZONING

AS PER THE CITY OF MEDINA ZONING MAP, DATED FEBRUARY 21, 2018, THE SUBJECT PARCEL IS ZONED R-3, HIGH DENSITY URBAN RESIDENTIAL.

NO ZONING INFORMATION WAS PROVIDED BY INSURER, FOR MORE INFORMATION REFER TO THE CITY OF MEDINA ZONING CODE.

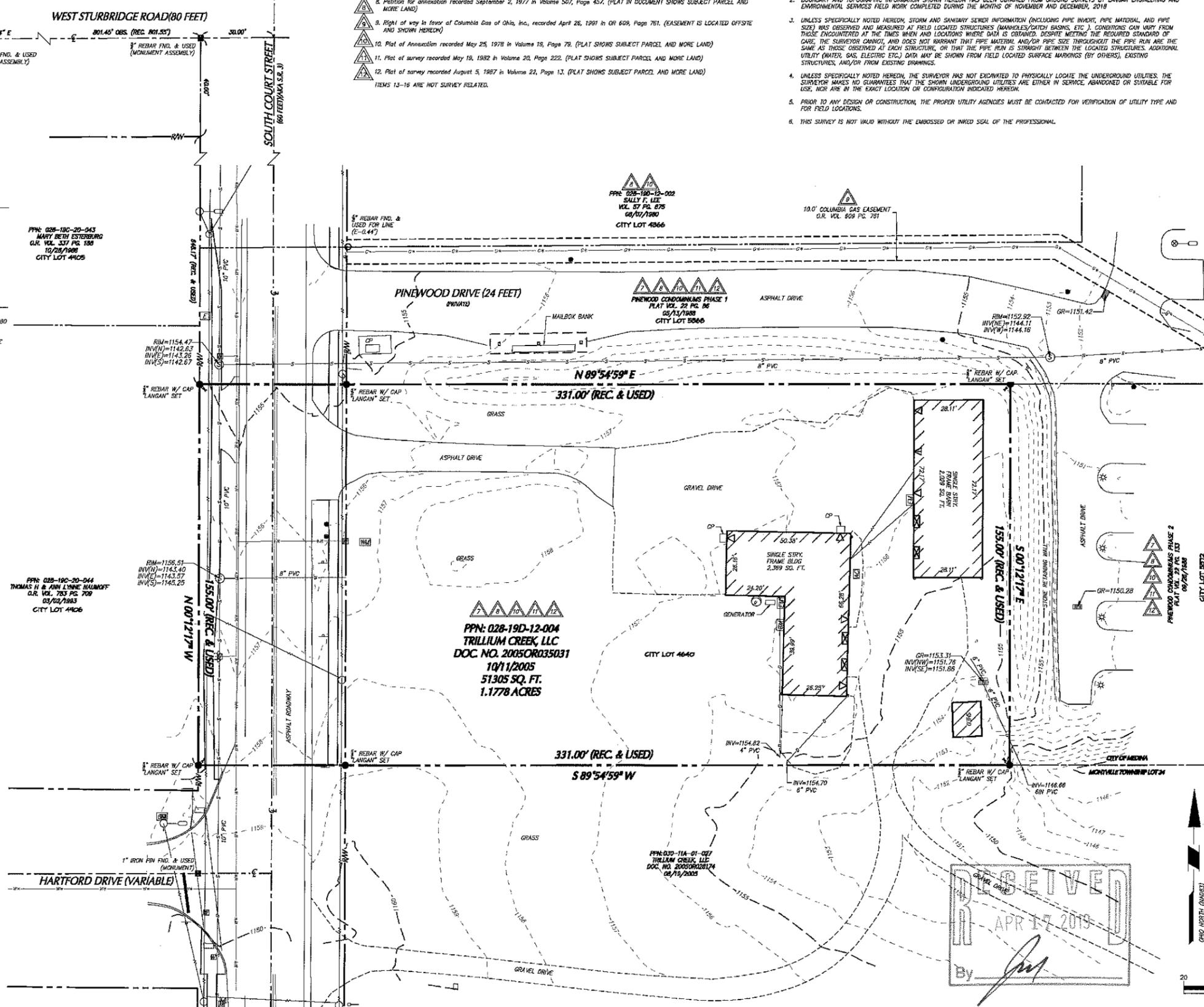
FLOOD CERTIFICATION

AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAP TITLES "MEDINA COUNTY, OHIO AND INCORPORATED AREAS, PANEL 200 OF 450" MAP NUMBER 39103C0280, AND AN EFFECTIVE DATE OF AUGUST 19, 2013, THE SUBJECT PARCEL IS LOCATED IN ZONE X, WHICH IS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

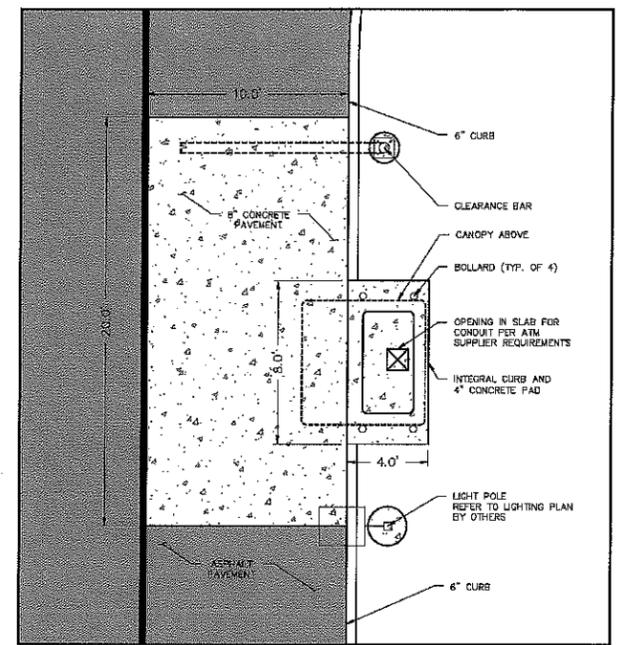
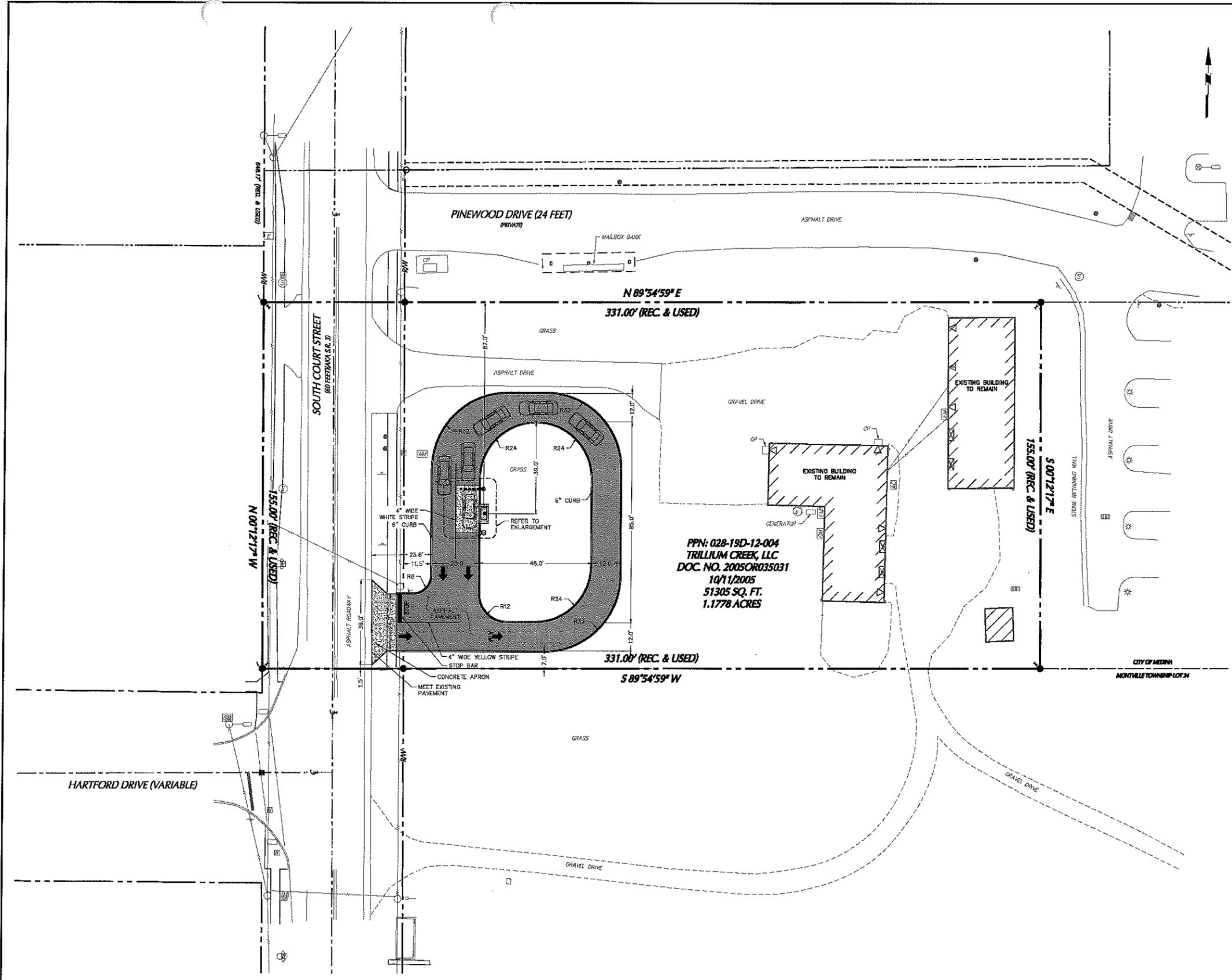
NO FIELD SURVEY OF ELEVATIONS WAS PERFORMED TO DETERMINE THIS ZONE AND ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

LEGEND (NOT SHOWN TO SCALE)

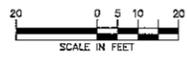
- MONUMENTATION FOUND (TYPE AS NOTED)
- SET "X" "X" STEEL PIN WITH CAP "LANGAN"
- SET DRILL HOLE
- HYDRANT
- STAND PIPE
- ROOF DRAIN
- BECKLAND
- STREET LIGHT
- AREA LIGHT
- SIGNAL POLE
- POWER POLE
- UTILITY WIRE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOW VALVE
- CATCH BASIN
- CLEAN OUT
- SIGN
- ROLLARD
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- WATER METER
- TELEPHONE BOX
- TRAFFIC SIGNAL POLE
- DOOR
- DOUBLE DOOR
- GARAGE DOOR
- DEED OF RECORD
- ACRES
- CALC. CALCULATED
- OBS. OBSERVED
- SQ. FT. SQUARE FEET
- PN PARCEL NUMBER
- YOL DEST VOLUME
- PL PLAT
- LSA LANDSCAPE AREA
- CP CONCRETE PAD
- CC CONCRETE CURB
- EP EDGE OF PAVEMENT
- FENCE (TYPE AS NOTED)
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- TREE LINE
- GUIDE RAIL (TYPE AS NOTED)
- STREAM LINE
- OVERHEAD WIRE
- COMB COMBINED SEWER LINE
- G GAS LINE
- W WATER LINE
- E ELECTRIC LINE
- T TELECOMMUNICATION LINE
- S SANITARY LINE
- D DRAINAGE LINE
- REFERENCE UTILITY LINE (TYPE AS NOTED) - ADJUSTED FROM EXISTING MAPPING



| Date | Description | No. |
|---|-------------|--------------|
| REVISIONS | | |
| LANGAN | | |
| Langan Engineering and Environmental Services, Inc. 6000 Lombardo Center, Suite 210 Cleveland, OH 44131 T: 216.328.3300 F: 216.328.3301 www.langan.com | | |
| Project | | |
| MEDINA SOUTH ATM | | |
| MEDINA CITY LOT 4640 CITY OF MEDINA | | |
| MEDINA COUNTY OHIO | | |
| Drawing Title | | |
| ALTA/NSPS LAND TITLE SURVEY | | |
| Project No. | 400051201 | Drawing No. |
| Date | 12/06/2018 | VL101 |
| Drawn By | MAH | |
| Checked By | ALM | Sheet 1 of 1 |



ATM KIOSK PLAN ENLARGEMENT
SCALE: 1/4" = 1'-0"




 SIGNATURE: CHRISTOPHER WESTBROOK
 PROFESSIONAL ENGINEER OH Lic. No. 73221

LANGAN
 Langan Engineering and Environmental Services, Inc.
 6000 Lombardo Center, Suite 210
 Cleveland, OH 44131
 T: 216.328.3300 F: 216.328.3301 www.langan.com

Project: **KEYBANK MEDINA SOUTH ATM**
 CITY OF MEDINA
 OHIO

Drawing Title: **SITE PLAN**

Project No.: 400051201
 Date: 02/22/2019
 Drawn By: HMG
 Checked By: CJW

Drawing No.: **CS101**

PROJECT NO. 400051201
 Langan

Current City of Medina Zoning Map



Zoning District Map

Effective February 21, 2018 (Ord. 15-18)

Legend

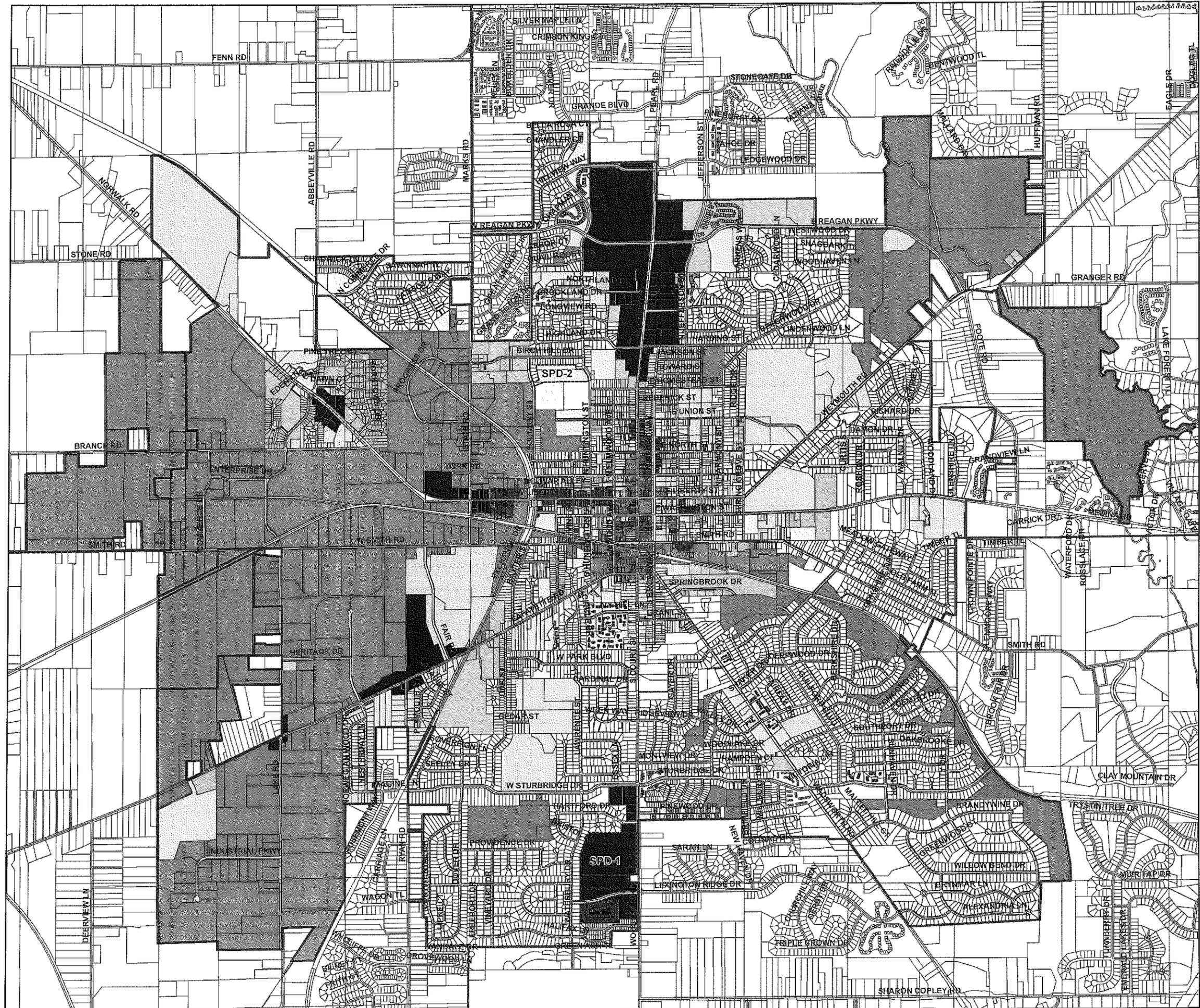
-  City Boundary
-  O-C Open Space Conservation
-  R-1 Low Density Urban Residential
-  R-2 Medium Density Urban Residential
-  R-3 High Density Urban Residential
-  R-4 Multi-Family Residential
-  M-U Multi-Use
-  P-F Public Facilities
-  C-S Commercial Service
-  C-1 Local Commercial
-  C-2 Central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

Note:

This map is updated frequently and may not represent the most current information. To ensure accurate information contact the City of Medina at 330-764-4652.

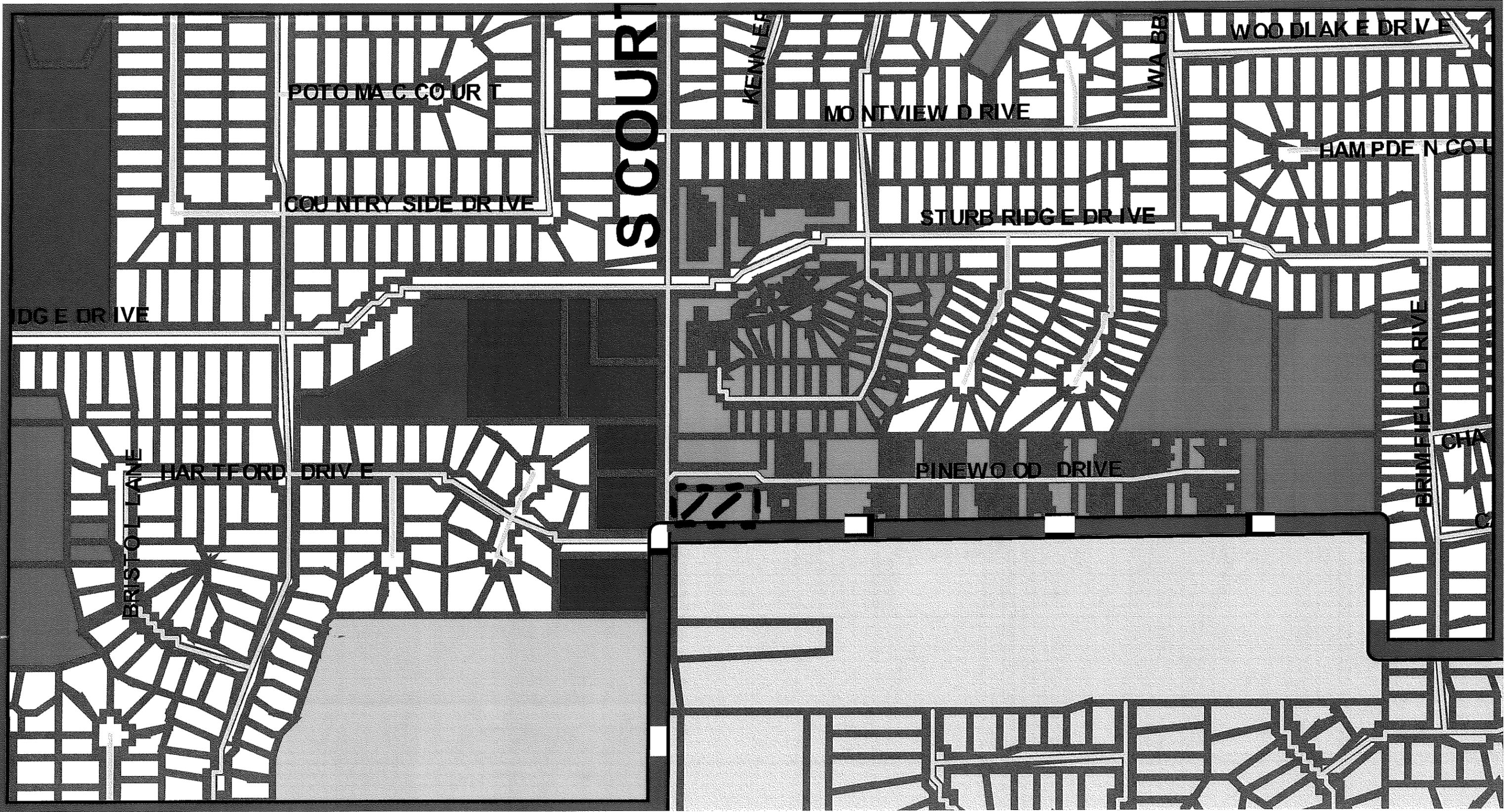
The lot lines of this map are representative of the actual lot lines and are not intended to be substituted for an official survey or used to resolve boundary or area issues. Secure a survey, consult County records or the City Clerk of Council records for dimensions and areas of lots and boundaries.

Prepared by City of Medina
Community Development Department
February 22, 2018



Future Land Use map
from the City of
Medina 2007

Comprehensive Plan
Update and a detail of
the subject property's
immediate vicinity on
the map



SCOUR

POTOMAC COURT

COUNTRY SIDE DRIVE

RIDGE DRIVE

HARTFORD DRIVE

BRISTOLIANE

MONTVIEW DRIVE

STURBRIDGE DRIVE

PINEWOOD DRIVE

WOODLAKE DRIVE

HAMPDEN COLLEGE

BRIMFIELD DRIVE

CHAMBERS

KENNER

WALDEN

C-3, General
Commercial
Principally Permitted
and Conditionally
Permitted use tables

1137.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the C-3 General Commercial District:

| Residential | Public/Semi-Public | Commercial |
|--------------------|--|--|
| • None | • Club, Lodge or Fraternal Organization | • Bar or Tavern |
| | • Passenger Transportation Agency and Terminal | • Commercial Entertainment |
| | | • Commercial Recreation |
| | | • Convenience Retail |
| | | • Drive-In Establishments including Restaurants and Theaters |
| | | • Heavy Duty Repair Services for Machinery and Equipment Including Repair Garages and Specialty Establishments including Motor, Body, Fender, Radiator Work. |
| | | • Hotel or Motel |
| | | • Mixed Use Building - Residential Excluded from Ground Level Floor |
| | | • Motor Vehicle Truck, Trailer and Farm Implement Sales, Rental or Leasing - New or Used |
| | | • Motor Vehicle, Truck, Trailer and Farm Implements Repair, Service and Storage (Excluding Body Work, Painting and Engine Work) |
| | | • Off-Street Parking Lot, Garage or Deck |
| | | • Office - Professional, Medical and Administrative |
| | | • Other Similar Uses as Determined by the Planning Commission |
| | | • Personal and Professional Services |
| | | • Plant Greenhouse |
| | | • Restaurant |
| | | • Retail less than 80,000 square feet in size |
| | | • Veterinary Office or Hospital in Enclosed Building |
| | | • Wholesale Establishments |

(Ord. 109-14. Passed 6-23-14.)

1137.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the C-3 General Commercial District subject to the requirements of Chapter 1153, Conditional Uses. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

| Residential | Public/Semi-Public | Commercial |
|---------------------------------------|---|--|
| •Multi-Family Dwelling | • Conservation Use | • Car Wash |
| •Transitional Housing ^{7,24} | • Educational Institution for Higher Education | • Child Day Care Center and Nursery 2,5,9,11,14 |
| | • Publicly Owned or Operated Governmental Facility 3,7,8,11 | • Conference Center, Banquet Facility or Meeting Hall 1,3,7,11,12,14 |
| | • Public Utility 1,10,11 | • Cremation Facility |
| | • Religious Place of Worship 1,3,7,11,12,14 | • Hospital 1,2,3,5,7,9,11,14 |
| | • Wireless Telecommunications Facility | |
| | | • Motor Vehicle Filling Station with or without Convenience Retail 5,7,17,29,31 |
| | | • Open Air Building materials Sales and Lumber Yard |
| | | • Outdoor Dining |
| | | • Personal and Professional Services with Drive-Thru |
| | | • Research and Development Laboratory and Processing with No External Hazardous, Noxious or Offensive Conditions |
| | | • Restaurant with Drive-Thru or Drive In |
| | | • Retail larger than 80,000 square feet in size |
| | | • Sexually Oriented Business 36 |

(Ord. 009-17. Passed 1-23-17.)

Aerial photograph
with City of Medina
Zoning Districts
overlay.

W STURBRIDGE DR

STURBRIDGE DR

HARTFORD DR

NORTHFORD CT

SALEM CT

R-3

PINEWOOD DR

R-1

R-1

C-3

C-3

SPD-1

WOOSTER PIKE

Subject Site

P19-13
1088 S. Court St.
Rezone
R-3 to C-3
May 9, 2019

1 inch = 200 feet

