

MEETING DATE: 06-13-19

PLANNING COMMISSION

**Case No. P19-14
1008 N. Court Street**



CITY of MEDINA
Planning Commission
June 13, 2019 Meeting

Case No: P19-14

Address: 1008 N. Court Street

Applicant: RA Smith Inc.

Subject: Site Plan Review – New 8,192 sqft Retail Building

Zoning: C-3 General Commercial

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The property is located on the east side of 1000 block of North Court Street. The property is adjacent to C-3 zoning on all sides developed with commercial and multi-family uses.

Project Introduction:

The applicant proposes demolishing the restaurant building and requests site plan approval for a new 8,192 sq. ft. single tenant retail building and reconfigured associated parking area. The building façade will be a combination of masonry and EIFS detailing. The reconfigured parking area will have 33 parking spaces.

The proposed business is Discount Tire which sells new tires and does tire installation.

Please find attached to this report:

1. Site improvement and building elevation plans received May 23, 2019
2. Aerial photograph

District Regulations – Section 1137:

A retail and motor vehicle service are permitted uses in C-3 General Commercial district.

Site Plan and Improvement Plan Review:

Design Review Guidelines – Section 1109.04(c):

In reviewing the proposed retail building in relation to the applicable site plan design guidelines, the proposed building is consistent with the applicable guidelines and should appear harmonious to the surrounding built environment.

Parking and Circulation. Retail buildings require 1 space for each 400 sq. ft. of floor area and 2 spaces for each service bay. The project requires 15 parking spaces and the applicant proposes 33 spaces, which is an 18 space surplus. The proposed number of spaces is a 49% reduction from the number currently on the site, which is 65 spaces.

Lighting: Planning and Zoning Code section 1145.09(C) requires exterior lighting for parking areas. The applicant submitted a compliant site lighting plan.

Landscaping: The buffering and screening requirements of Chapter 1149 do not apply as the adjacent properties are within the R-4 and C-3 zoning districts. Regardless, the applicant has provided a landscape plan consistent with the typical intent of the landscaping requirements of Chapter 1149.

City Department Comments:

Police Department. No comment at this time.

Water/Backflow. No comment at this time.

Fire Department. On page C400 under Specifications for Private Utilities, item 7 states that proposed water main is to terminate at a point 5 feet from the exterior building wall. Since the license required for fire main and automatic sprinkler systems are two different license and most contractors are not licensed for both it would be best to have the fire main terminate within the building.

Engineering Department. No comment at this time.

Economic Development. No comment at this time.

City Forester. No comment at this time.

Staff Comments:

Upon completion, the proposed retail building will continue the positive reinvestment occurring recently and will be harmonious with the retail environment on N. Court Street.

Recommendation:

Staff recommends the Planning Commission **approve** the site plan for the proposed 8,192 sq. ft. retail building with the following conditions.

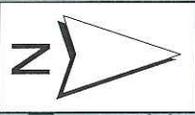
1. Subject to review and approval of building permits by the City of Medina Building Department.
2. Subject to review and approval of site development plan by the City of Medina Engineering Department.

N COURT ST



Subject property

Z19-13 & P19-14
1008 N. Court
SPA - new retail bldg
Sign Variances
June 13, 2019



1 inch = 60 feet

DISCOUNT TIRE

DISCOUNT TIRE - OHN 11349

1008 NORTH COURT STREET MEDINA, OH

LAND DEVELOPMENT PLANS



VICINITY MAP
SCALE: 1" = 800'

PLAN	INDEX
SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	EXISTING CONDITIONS PLAN
C101	DEMOLITION PLAN
C200	GRADING PLAN
C300	DRAINAGE PLAN
C400	UTILITY PLAN
C500	SITE PLAN
C501	TRUCK TURN PLAN
LP100	LIGHTING PLAN
LS100	LANDSCAPE PLAN

REVIEWING/PERMITTING AUTHORITIES:

PLANNER
CITY OF MEDINA PLANNING & ZONING
JONATHAN MENDEL - COMMUNITY DEVELOPMENT DIRECTOR
132 NORTH ELMWOOD AVE.
MEDINA, OH 44256
330-722-9023

BUILDING SAFETY & PERMITTING
CITY OF MEDINA BUILDING DEPARTMENT
DAN GLADISH, BUILDING OFFICIAL
132 NORTH ELMWOOD AVE.
MEDINA, OH 44256

ENGINEERING
CITY OF MEDINA ENGINEERING
PATRICK PATTON - CITY ENGINEER
132 NORTH ELMWOOD AVE.
MEDINA, OH 44256

ESTIMATED CONSTRUCTION DATES:

ESTIMATED START OF CONSTRUCTION: SPRING 2020
ESTIMATED COMPLETION OF CONSTRUCTION: FALL 2020

UTILITY COMPANIES:

WATER
CITY OF MEDINA
SUE PAWLOWSKI, CONSTRUCTION COORDINATOR
8644 STATION STREET
440-255-3984 X 50613

SEWER
MEDINA COUNTY SANITARY ENGINEERS
JENNIFER MARTIN - ENGINEER
791 WEST SMITH ROAD
MEDINA, OH 44256
330-723-9581

ELECTRIC
FIRST ENERGY - EDISON OF OHIO
BUILDERS LINE
800-633-4766

GAS
COLUMBIA GAS OF OHIO
TYLER CRISPIN - NEW BUSINESS SENIOR REPRESENTATIVE
260 WEST NATIONWIDE BLVD.
COLUMBUS, OH 43215
614-460-5400

TELEPHONE/CABLE
ARMSTRONG
MIKE BRICKER - GENERAL MANAGER
1141 WEST LAFAYETTE RD.
MEDINA, OH 44256
330-723-3533

DEVELOPER/OWNER:

HALLE PROPERTIES, LLC
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85255
PH.: (480) 606-8000
FAX: (480) 606-4370

ARCHITECT

EI DESIGN
1260 CORONA POINTE
CT., SUITE 301
CORONA, CA 92879
PH.: (951) 251-0136

CIVIL ENGINEER/LANDSCAPE ARCHITECT

raSmith
CREATIVITY BEYOND ENGINEERING

333 Allegheny Avenue, Suite 202
Oakmont, PA 15139-2072
(412) 828-7604
rasmith.com

PLAN PREPARED BY:

JOHN J. FRYDRYCH, P.E.
R.A. SMITH, INC.
(412)-828-7604
John.Frydrych@rasmith.com

John J. Frydrych, P.E. 63639 XX/XX/2019
REGISTERED ENGINEER NUMBER DATE

LEGEND (PROPOSED FEATURES)

	TREE REMOVAL
	EXISTING WOODED AREA TO BE REMOVED
	PAVEMENT REMOVAL
	FEATURE TO BE REMOVED
	PROPOSED FENCE
	SAWCUT LINE
	PROPOSED PROPERTY LINE
	PROPOSED ACCESSIBLE PAVEMENT
	SIGN
	HEAVY-DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	HEAVY-DUTY ASPHALT PAVEMENT
	STANDARD-DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE CURB
	STRUCTURAL RETAINING WALL - (DESIGNED BY OTHERS)
	PROPOSED 0.5-FOOT CONTOUR (ONLY USED WHEN CRITICAL)
	PROPOSED 1-FOOT CONTOUR
	PROPOSED 5-FOOT CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF CURB
	PROPOSED BOTTOM OF CURB
	NPDES PERMIT BOUNDARY
	LIMIT OF DISTURBANCE
	HYDROLOGIC SOIL GROUP
	SOIL BOUNDARY
	PROPOSED INLET PROTECTION
	PROPOSED SILT FENCE
	PROPOSED SUPER SILT FENCE
	PROPOSED COMPOST FILTER SOCK
	PROPOSED ROCK CONSTRUCTION ENTRANCE
	PROPOSED EROSION CONTROL BLANKET
	PROPOSED RIPRAP
	PROPOSED SOIL AMENDMENTS
	PROPOSED CONCRETE WASHOUT
	PROPOSED DITCH
	PROPOSED GAS LINE
	PROPOSED ELECTRIC LINE
	PROPOSED TELEPHONE LINE
	PROPOSED ELECTRIC/TELEPHONE LINE
	PROPOSED ELECTRIC/TELEPHONE/CABLE
	PROPOSED OVERHEAD ELECTRIC/TELEPHONE/CABLE
	PROPOSED WATER MAIN
	PROPOSED STORM ROOF COLLECTION
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED UTILITY POLE
	PROPOSED FIRE DEPT. CONNECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TYPE C INLET
	PROPOSED TYPE M INLET
	PROPOSED STORM MANHOLE
	PROPOSED AREA DRAIN
	PROPOSED SANITARY MANHOLE
	PROPOSED PARKING COUNT
	PROPOSED DETAIL NUMBER
	PROPOSED SHEET NUMBER

LEGEND (EXISTING FEATURES)

	() INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
	OR 1/4 SECTION CORNER AS DESCRIBED
	1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
	1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
	BOLLARD
	SOIL BORING/MONITORING WELL
	FLAGPOLE
	MAILBOX
	SIGN
	BILLBOARD
	AIR CONDITIONER
	CONTROL BOX
	TRAFFIC SIGNAL
	RAILROAD CROSSING SIGNAL
	CABLE PEDESTAL
	POWER POLE
	GUY POLE
	LIGHT POLE
	SPOT/YARD/PEDESTAL LIGHT
	HANDICAPPED PARKING
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	MARKED FIBER OPTIC
	GAS VALVE
	GAS METER
	GAS WARNING SIGN
	STORM MANHOLE
	ROUND INLET
	SQUARE INLET
	STORM SEWER END SECTION
	SANITARY MANHOLE
	SANITARY CLEANOUT OR SEPTIC VENT
	SANITARY INTERCEPTOR MANHOLE
	MISCELLANEOUS MANHOLE
	WATER VALVE
	HYDRANT
	WATER SERVICE CURB STOP
	WATER MANHOLE
	WELL
	WATER SURFACE
	WETLANDS FLAG
	MARSH
	CONIFEROUS TREE
	DECIDUOUS TREE
	SHRUB
	EDGE OF TREES
	SANITARY SEWER
	STORM SEWER
	WATERMAIN
	MARKED GAS MAIN
	MARKED ELECTRIC
	OVERHEAD WIRES
	BUREAU ELEC. SERV. / MARKED TELEPHONE
	MARKED CABLE TV LINE
	MARKED FIBER OPTIC
	INDICATES EXISTING CONTOUR ELEVATION
	INDICATES EXISTING SPOT ELEVATION
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND



CALL 811 OR 1-800-362-2764
BEFORE DIGGING OPERATIONS

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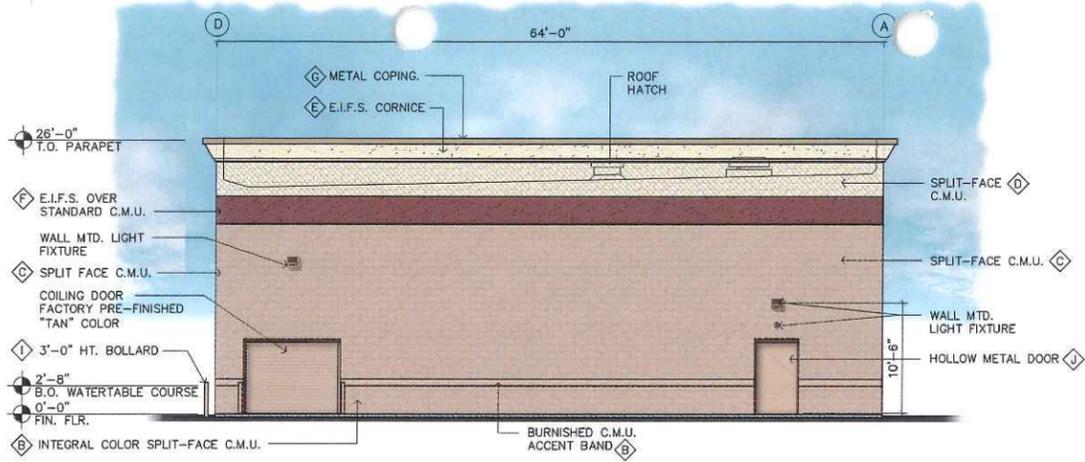
DESCRIPTION	
DATE	
DISCOUNT TIRE - OHN 11349 MEDINA, OH	
TITLE SHEET	
© COPYRIGHT 2019 R.A. Smith National, Inc. DATE: 05/23/2019 SCALE: AS SHOWN JOB NO. 3190099 PROJECT MANAGER: TODD MOSHER DESIGNED BY: JCB CHECKED BY: JJF SHEET NUMBER C000	

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Naperville, IL | Pitsburgh, PA | Irvine, CA

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EAST ELEVATION

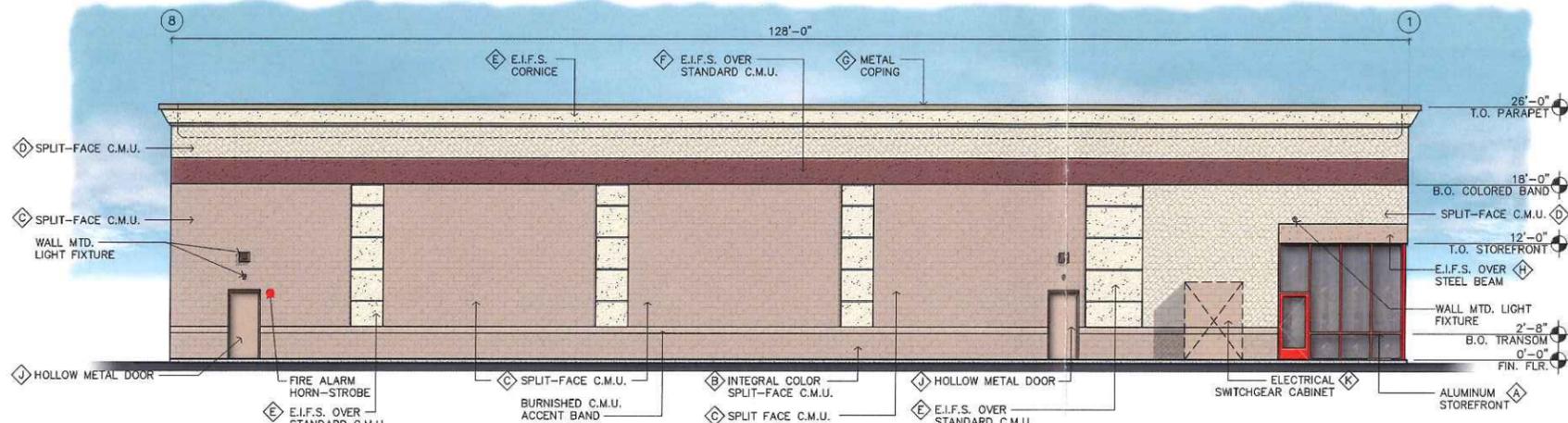
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WEST ELEVATION (N. COURT ST.)

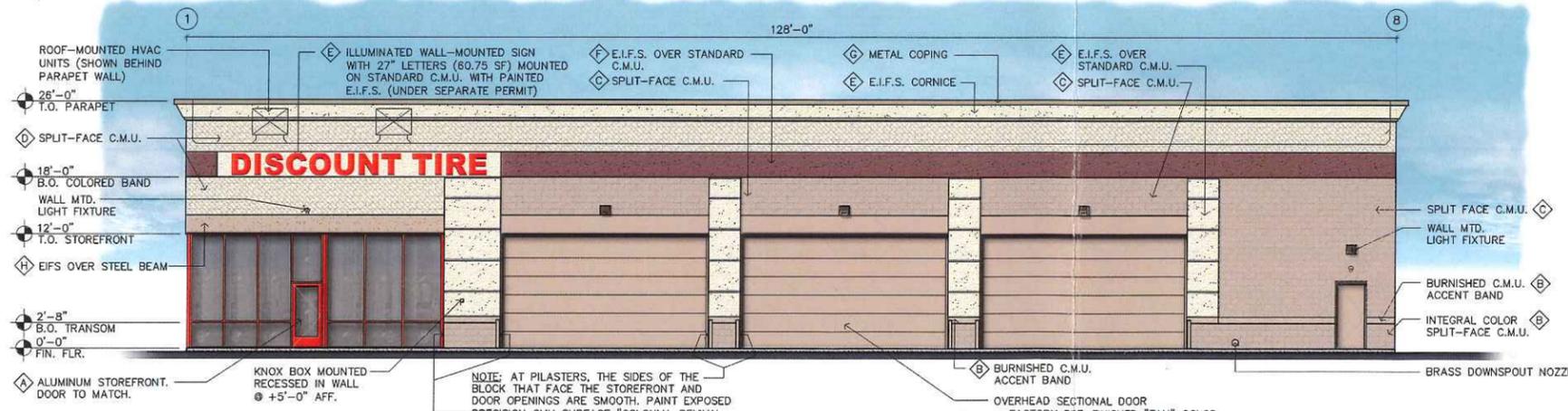
SCALE: 1/8" = 1'-0"

FINISH LEGEND	
ⓐ	MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
ⓑ	INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH "COLONIAL REVIVAL STONE"
ⓒ	GRAY SPLIT-FACE CMU - PAINTED SHERWIN WILLIAMS SW#2827 "COLONIAL REVIVAL STONE"
ⓓ	GRAY SPLIT-FACE CMU - PAINT SHERWIN WILLIAMS SW#6119 "ANTIQUE WHITE"
ⓔ	E.I.F.S. - PAINTED TO MATCH SHERWIN WILLIAMS SW#6119 "ANTIQUE WHITE"
ⓕ	E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7585 "SUNDRIED TOMATO"
ⓖ	METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH BERRIDGE "SIERRA TAN" COLOR
ⓗ	STEEL/ E.I.F.S. - PAINTED TO MATCH SHERWIN WILLIAMS SW#2827 "COLONIAL REVIVAL STONE"
ⓓ	STEEL BOLLARDS - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
ⓙ	HOLLOW METAL DOORS - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
ⓚ	ELECTRICAL SWITCHGEAR CABINET - PAINTED TO MATCH "COLONIAL REVIVAL STONE"



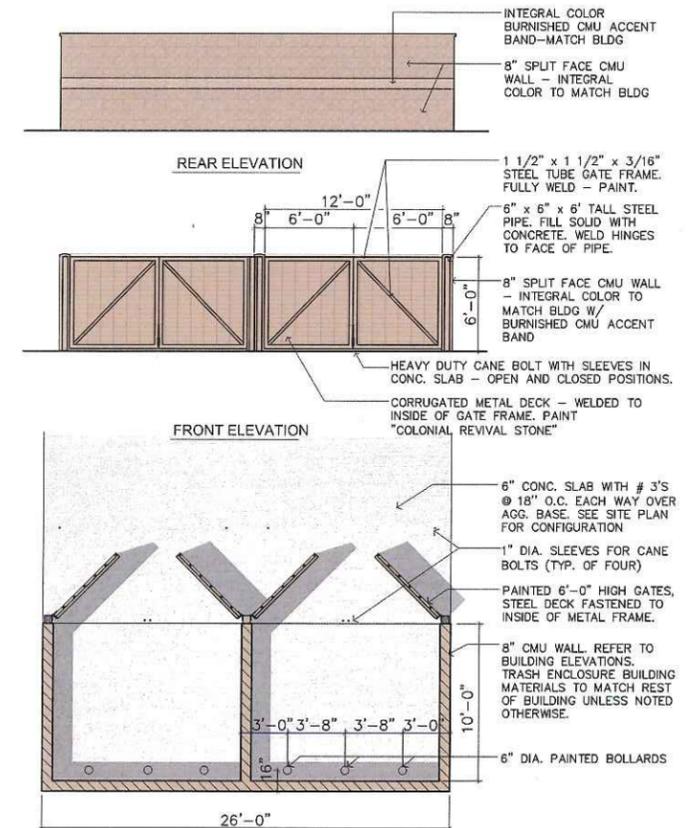
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE PLAN / ELEVATIONS

3/16" = 1'-0"

REV:
DATE: 05.15.19
JOB # A.1903066

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CONCEPTUAL COLORED ELEVATIONS

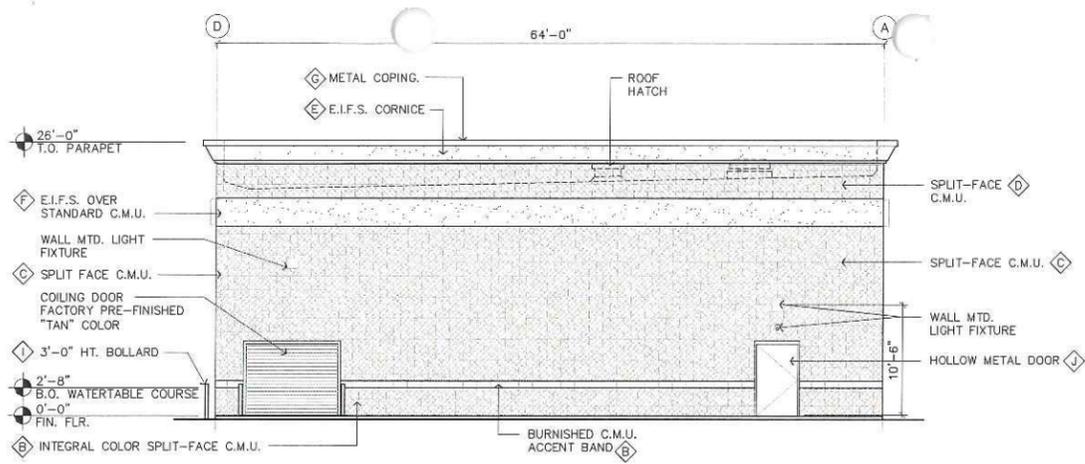
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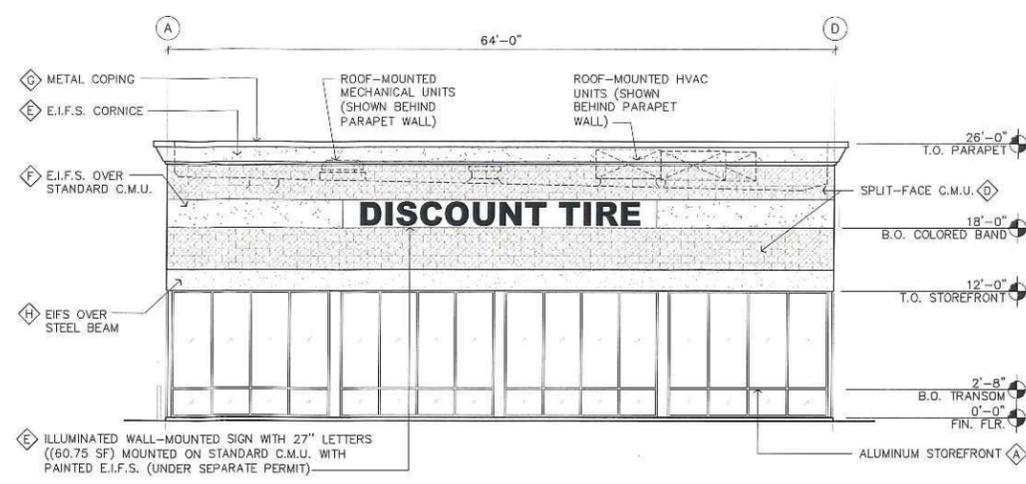
Sheet No.

A.3



EAST ELEVATION

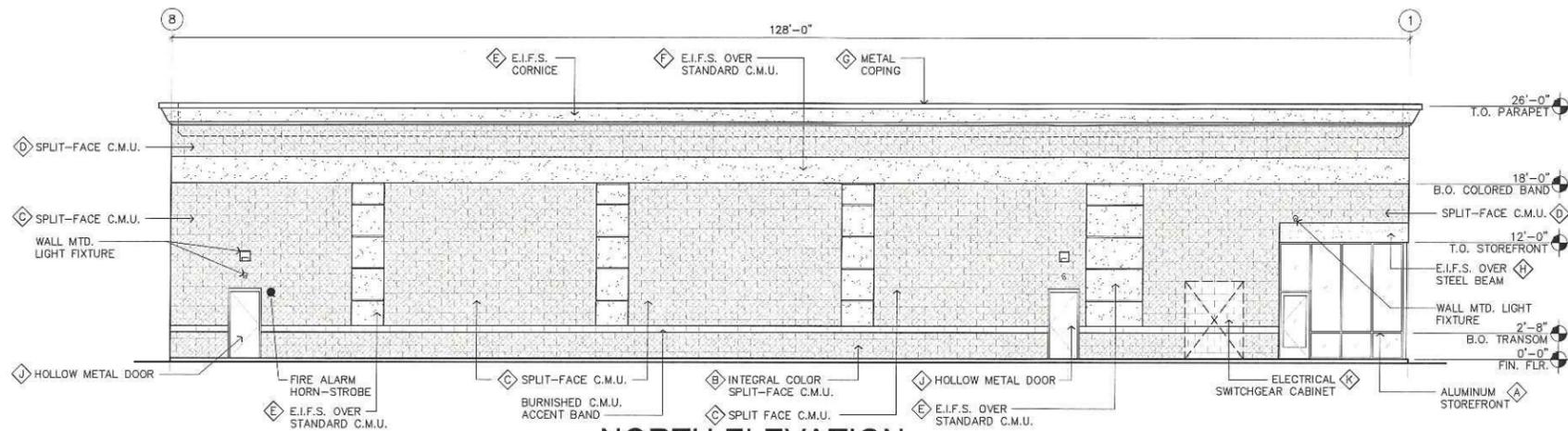
SCALE: 1/8" = 1'-0"



WEST ELEVATION (N. COURT ST.)

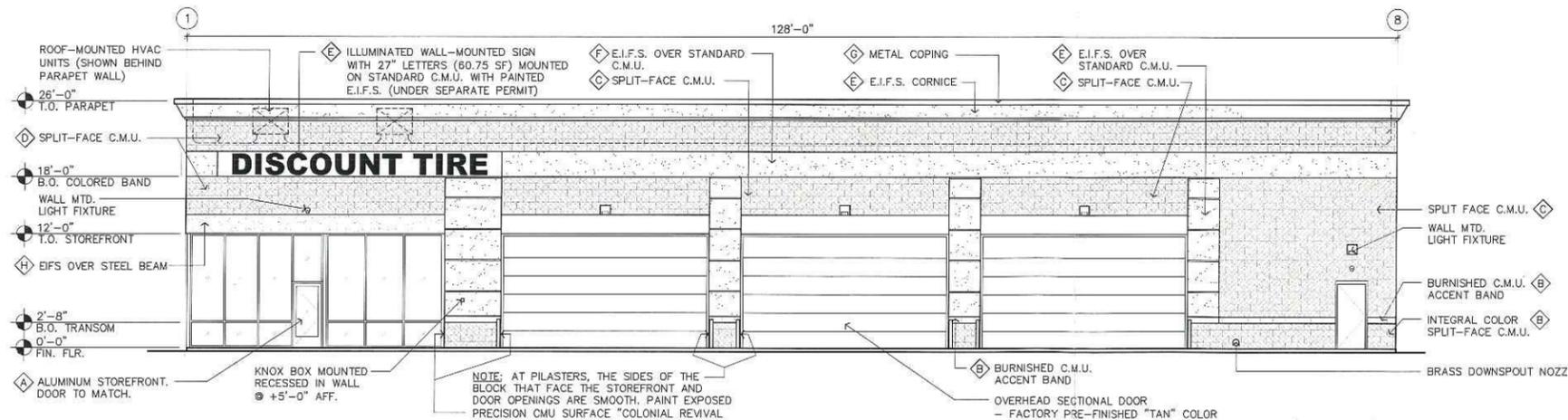
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FINISH LEGEND	
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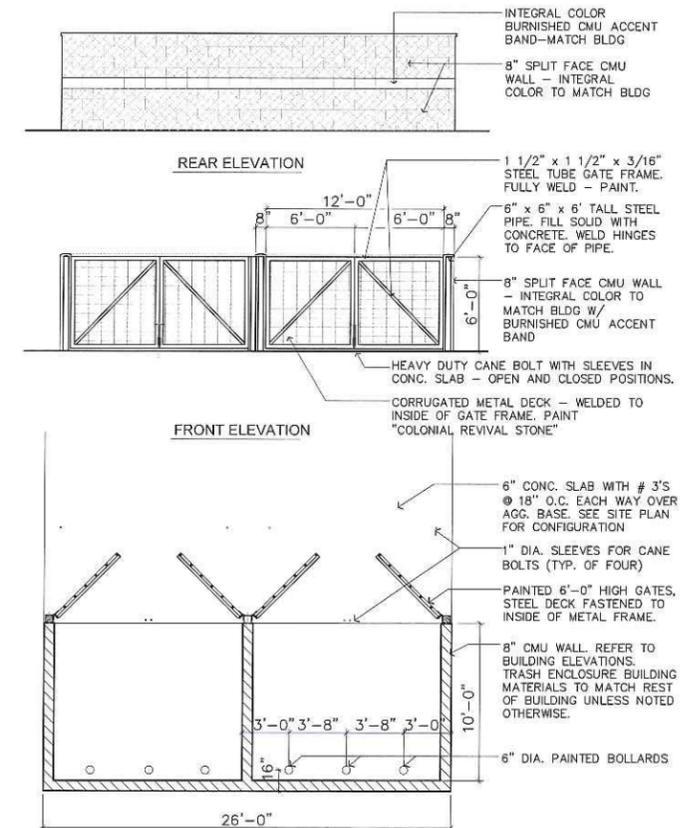
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE PLAN / ELEVATIONS

3/16" = 1'-0"

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CONCEPTUAL ELEVATIONS

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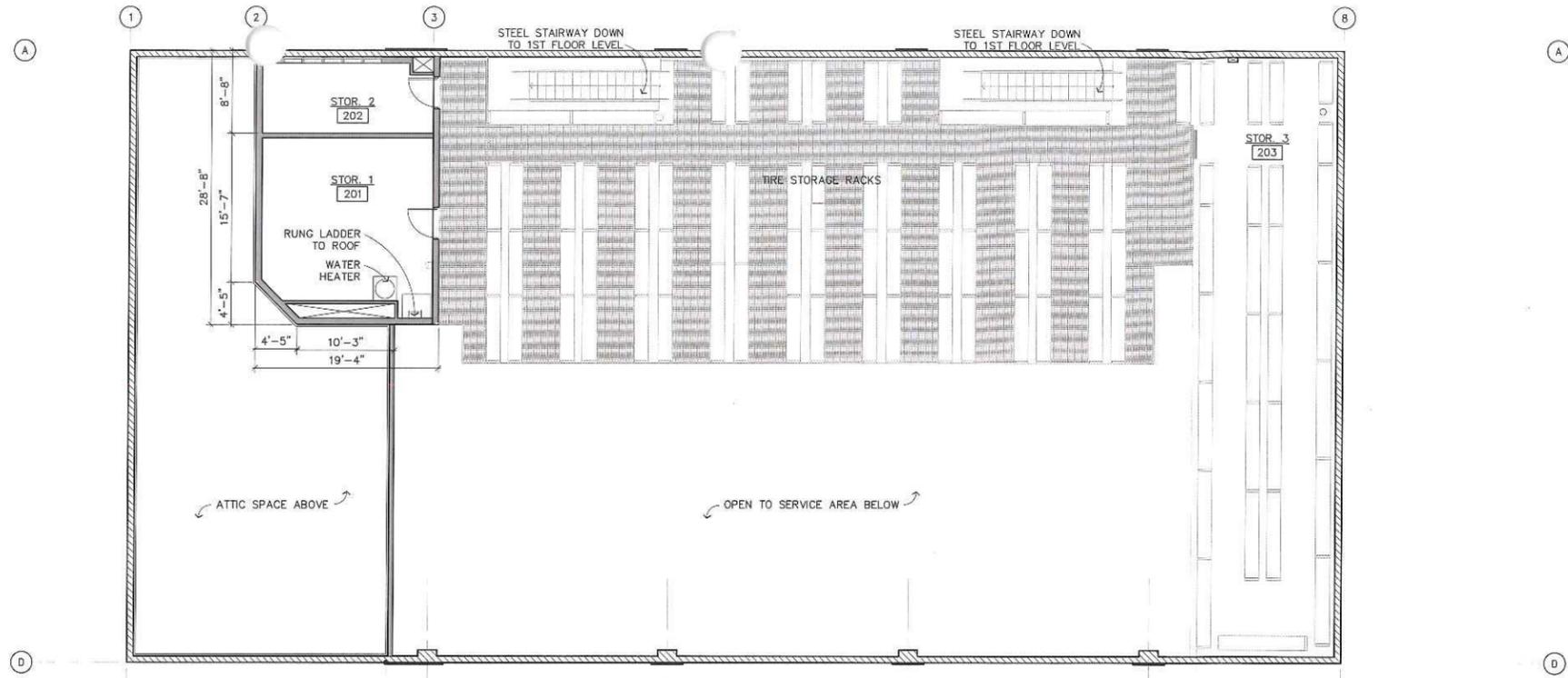


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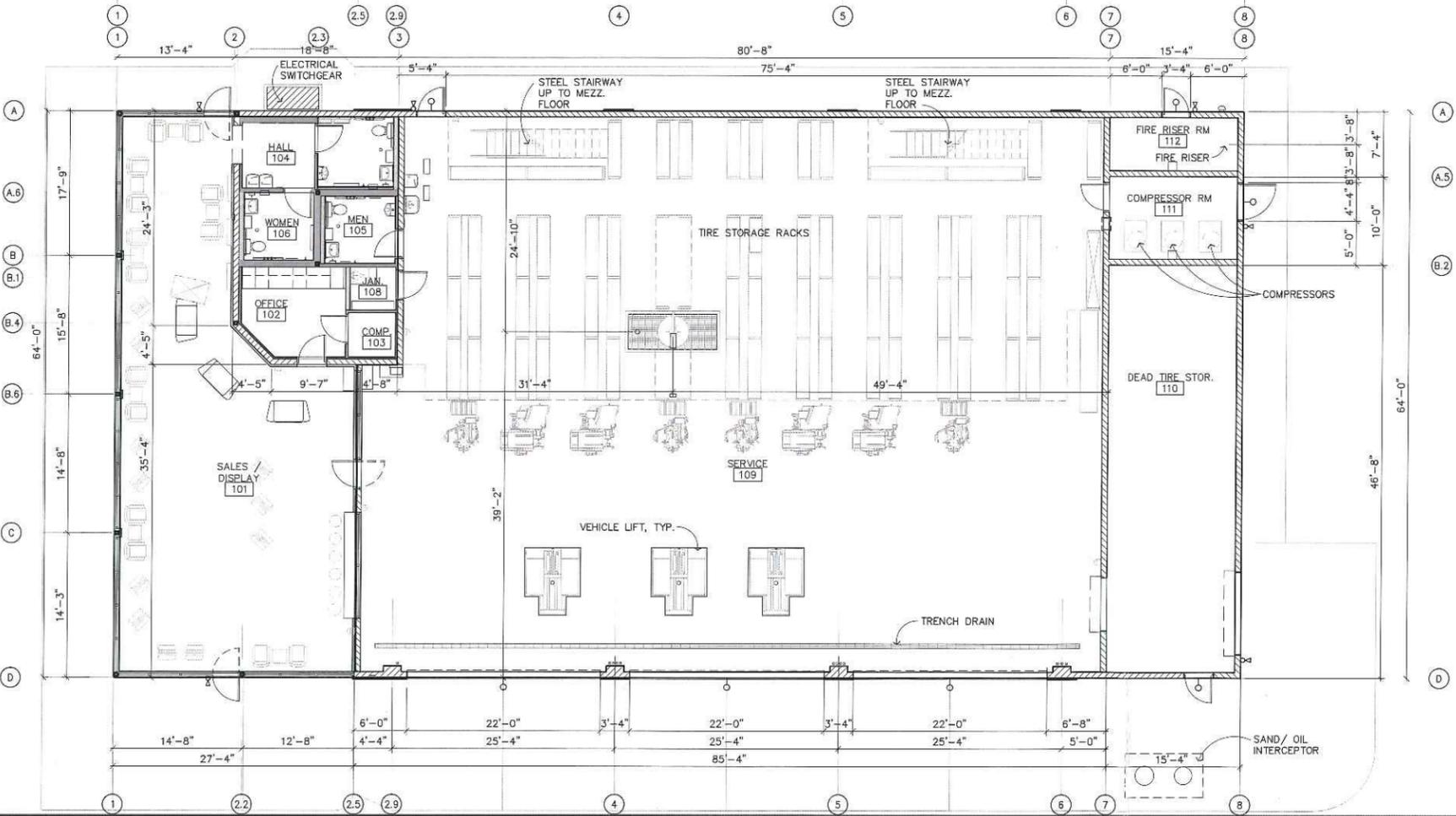
A.2

Building Area Breakdown	
GROUND FLOOR AREA	
M' OCCUPANCY:	
SALES / DISPLAY	1,295.46 S.F.
OFFICE	113.33 S.F.
COMPUTER	26.88 S.F.
HALL	62.88 S.F.
MEN	65.86 S.F.
WOMEN	59.12 S.F.
EMPLOYEE	59.12 S.F.
JANITOR ROOM:	25.40 S.F.
S-1' OCCUPANCY:	
SERVICE	5128.06 S.F.
RECYCLE TIRE	674.72 S.F.
COMPRESSOR ROOM	136.89 S.F.
FIRE RISER ROOM	88.00 S.F.
(NET AREA/USABLE) 7,735.54 S.F.	
TOTAL GROUND FLOOR AREA: 8,192 S.F.(BLDG. FOOTPRINT)	
MEZZANINE LEVEL AREA:	
S-1' OCCUPANCY:	
STORAGE # 1:	320.14 S.F.
STORAGE # 2:	131.32 S.F.
STORAGE # 3:	908.86 S.F.
WALKING GRATE:	1372.83 S.F.
(NET AREA/USABLE) 2,733.17 S.F.	



NORTH

CONCEPTUAL MEZZ. FLOOR PLAN
 SCALE: 1/8" = 1'-0"



NORTH

CONCEPTUAL 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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CONCEPTUAL FLOOR PLANS
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A.1

