

MEETING DATE: 3-12-20

PLANNING COMMISSION

**Case No. P20-02
205 S. Prospect
Rezoning**



CITY of MEDINA

Planning Commission

March 12, 2020 Meeting

Case No: P20-02

Address: 205 S. Prospect St.

Applicant: Medina County Historical Society

Subject: Rezone 205 S. Prospect Street from R-3 to P-F

Submitted by: Jonathan Mendel, Community Development Director 

Subject Site:

The subject site is a 1.93 acre site located at the intersection of W. Washington Street, Prospect Street and Blake Avenue. The subject property is occupied by one single family detached house and two accessory buildings.

Project Introduction:

The applicant purchased the property at the end of 2019 to be used as a museum to preserve the cultural and architectural history of the City of Medina, Medina County, the State of Ohio and the United States of the America as the subject property is connected to a family with has strong associations with local, state and national political, economic and architectural history

The applicant wishes to rezone the subject property from R-3 to P-F to permit the use of the subject property for a quasi-public owned and operated museum and cultural asset, while also protecting the property from future changes that could jeopardize its historical integrity.

Please find attached to this report:

1. Applicant's narrative in support of the rezoning and plat survey
2. 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
3. City of Medina P-F (Chapter 1130) zoning district regulations
4. Aerial photograph with City of Medina Zoning Districts overlay and current City of Medina Zoning Map

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.

Proposed Zoning:

The applicant proposes rezoning the subject properties to P-F, Public Facilities. This zoning district permits a wide range of public and quasi-public uses such as schools and parks. Conditionally permitted uses are limited and include uses such as daycares and urban gardens.

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 for future municipal planning and land use within the city. The map currently designates the subject property as ‘Residential Medium Density’.

2007 City of Medina Comprehensive Plan Update – Goals and Objectives

The Goals and Objectives of the Comprehensive Plan Update provides specific categories of plan implementation for the community’s future. The most applicable for the proposed rezoning are *Community Facilities & Services*. These goals provide further detailed direction for rezoning decisions in addition to just the simple Future Land Use Map designation.

Here is the applicable *Community Facilities & Services* vision statement and Goal CF-3 (below):

Vision Statement

Residents of the City of Medina desire to maintain and enhance existing community services and facilities, expand community services and facilities to meet future needs, and establish policies and relationships with surrounding townships and the County to provide for broader and more accessible facilities and services.

CF-3

Cooperate with public and private entities to provide age-targeted educational opportunities. These entities include but are not limited to the following: Medina County Park District, Medina County District Library, Medina County University Center, Medina County Office of Older Adults, Medina County Historical Society, Medina General Hospital and the Medina Community Recreation Center.

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 and Goals and Objectives
- Consider all possible permitted and conditionally permitted uses in the proposed zoning district and lot development standards.

Although the subject property is not designated “Public Facilities” on the Comprehensive Plan Future Land Use Map, it would be reasonable and appropriate to rezone the subject property from R-3 to P-F for a Medina County Historical Society museum under the letter and intent of Comprehensive Plan – Goal CF-3 as the P-F zoning district would preserve and protect the subject property’s cultural and architectural history for the greater Medina community and the State of Ohio.

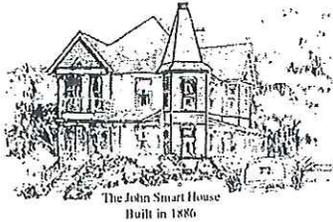
The subject property represents approximately 150 years of Blake/McDowell/Phillips family history which has direct connection to the same span of history for the City of Medina, Medina County, the State of Ohio and the United States of America. The P-F zoning district will more adequately permit the Medina County Historical Society to provide the Medina community more targeted educational opportunities in order learn more deeply about the cultural and architectural history of our community.

The P-F zoning district is specifically designed for public and quasi-public assets by permitting and conditionally permitting land uses intended to provide educational and/or recreational benefit to the community at large.

Recommendation:

Staff recommends the Planning Commission **recommend rezoning** 205 S. Prospect Street from R-3 High Density Urban Residential to P-F Public Facilities to the City Council.

Applicant's
narrative in
support of the
rezoning and
plat survey



Medina County Historical Society

P.O. Box 306 • Medina, OH 44258
(330) 722-1341

December 31, 2019

The City of Medina
Planning Department
132 North Elmwood Street
Medina OH 44256

RE: Application for Rezoning 205 South Prospect Street from R3 to PF (Public Facilities District)
Parcel 028-19A-21-379

Dear Planning Commission:

Pursuant to the approval of Historic landmark designation of the McDowell-Phillips house; The Medina County Historical Society finalized the purchase on Dec 16, 2019. This house will be an extension of the Medina County Historical Society museum and provide much needed space for a growing collection as well as fulfilling requests for education, genealogy, and other records pertaining to the county history and its people. The growth of our county has increased the need for more museum services.

The purpose of the rezoning request from R3 to PF is to permit appropriate uses of this house and property to be used for community events, private events, and a museum. The greater community has given us very positive feedback on this project to preserve one of the most iconic homes in Medina. We look forward to approval of this request. If there are any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Brian T. Feron".

Brian T. Feron
President
Medina County Historical Society

C 330-310-7584
bferon@zoominternet.net
MCHS@Zoominternet.net



KNOW ALL MEN BY THESE PRESENTS, ANA JEAN, GRACE MARIE & ELIZABETH PHILLIPS, TRUSTEES, OWNERS OF THE LANDS EMBRACED WITHIN THIS SURVEY HEREBY ACKNOWLEDGE THIS PLAT AND DIVISION TO BE MY FREE ACT AND DEED I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS WITHIN THIS SURVEY.

Caroline Elizabeth Phillips
CAROLINE ELIZABETH PHILLIPS, TRUSTEE

Anna Jean Phillips
ANNA JEAN PHILLIPS, TRUSTEE

Grace Marie Phillips
GRACE MARIE PHILLIPS, TRUSTEE

COUNTY OF MEDINA
STATE OF OHIO

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED ELIZABETH PHILLIPS, ANNA JEAN PHILLIPS AND GRACE MARIE PHILLIPS, TRUSTEES, WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Medina, Ohio THIS 17 DAY OF February 2018

NOTARY PUBLIC
MY COMMISSION EXPIRES Sept. 19, 2019

2/17/18
DATE

2/17/18
DATE

2-17-18
DATE

APPROVED FOR TRANSFER THIS ___ DAY OF ___ 20___
TAX MAP DRAFTSMAN
RECEIVED FOR TRANSFER THIS ___ DAY OF ___ 20___
RECEIVED AND RECORDED THIS ___ DAY OF ___ 20___
AT ___ A.M./P.M.
RECORDED IN PLAT DOCUMENT NO. ___
FEE \$ ___
MEDINA COUNTY RECORDER

LEGEND:
 5/8" REBAR FD. & USED
 STONE FOUND
 5/8" REBAR WITH CAP STAMPED CUNNINGHAM-5274 FD. & USED
 1" PIPE FD. & USED AS NOTED
 1/2" PIPE FD. & USED AS NOTED
 3/4" REBAR MON. PIN FD. & USED
 MON. BOX / 5/8" REBAR / CAP STAMPED
 5/8" REBAR WITH CAP STAMPED CUNNINGHAM-5274 SET
 3/4" REBAR MON. PIN SET

HAB INVESTMENTS OF
MEDINA LLC
20070R017295
09/28/2007

BLAKE AVE. 60'

PART OF CITY LOT 311
BLAKES ADDITION
PLAT VOL. 1 PAGE 9

NEW CITY LOT 9208
1.9298 AC.

NEW CITY LOT 9209
1.7164 AC.

CURVE DATA
 RADIUS 2245.41
 CHORD BRG. S16° 01' 35"W
 CHORD DIST. 116.90
 DELTA ANG. 239° 00'
 ARC DIST. 116.91

CURVE DATA
 RADIUS 2245.41
 CHORD BRG. S12° 56' 21"W
 CHORD DIST. 123.03
 DELTA ANG. 313° 54'
 ARC DIST. 125.31

MEDINA ST. 60'

B & O RAILROAD

WHEELING & LAKE ERIE RAILWAY

PROSPECT ST. (WIDTH VARIES)

W. WASHINGTON ST. 66'

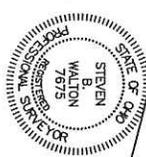


REFERENCES:
 MEDINA COUNTY RECORDER'S RECORDS:
 BLAKES ADDITION PLAT PLAT VOL. 1 PAGE 9;
 MEDINA COUNTY ENGINEERS SURVEY RECORDS:
 B&O RAILWAY AND TRACK MAP DATED JUNE 30, 1918 AT THE MEDINA CO. TAX MAP OFFICE

APPROVED BY MEDINA CITY RESOLUTION NO. 101-10-18
Steve B. Walton
 CITY ENGINEER
 THIS APPROVAL SHALL EXPIRE AT THE END OF THE TERM OF OFFICE OF THE CITY ENGINEER IN THE OFFICE OF THE CITY ENGINEER
 REGISTERED Public Surveyor

ROSEMARIE A. WILLIAMS
 NOTARY PUBLIC - STATE OF OHIO
 Medina County
 My Commission expires Sept. 17, 2019

Steve B. Walton
 STEVE B. WALTON, OHIO PROFESSIONAL SURVEYOR S-7875
 DATE 2/15/18



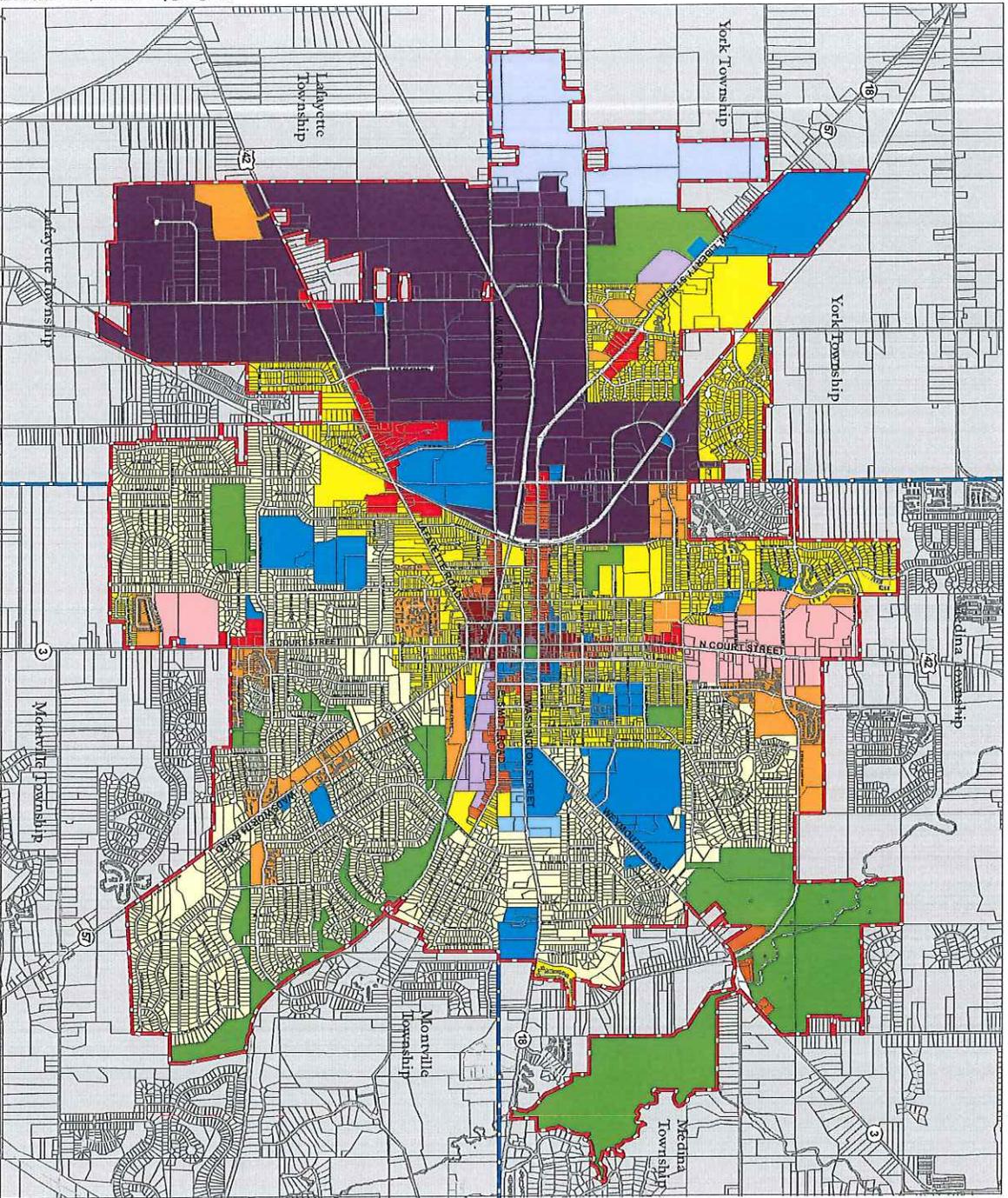
CREATING NEW CITY LOTS 9208 AND 9209

LOCATED IN
 CITY OF MEDINA COUNTY OF MEDINA STATE OF OHIO

CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-3980

DATE: _____	DRAWN BY: _____
DATE: _____	CHECKED BY: _____
DATE: _____	PROJECT NO. _____
DATE: _____	SCALE: 1" = 50'
DATE: _____	SHEET NO. _____

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



Map 8 Future Land Use

11/13/2006

City of Medina, Ohio

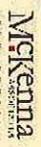
Future Land Use

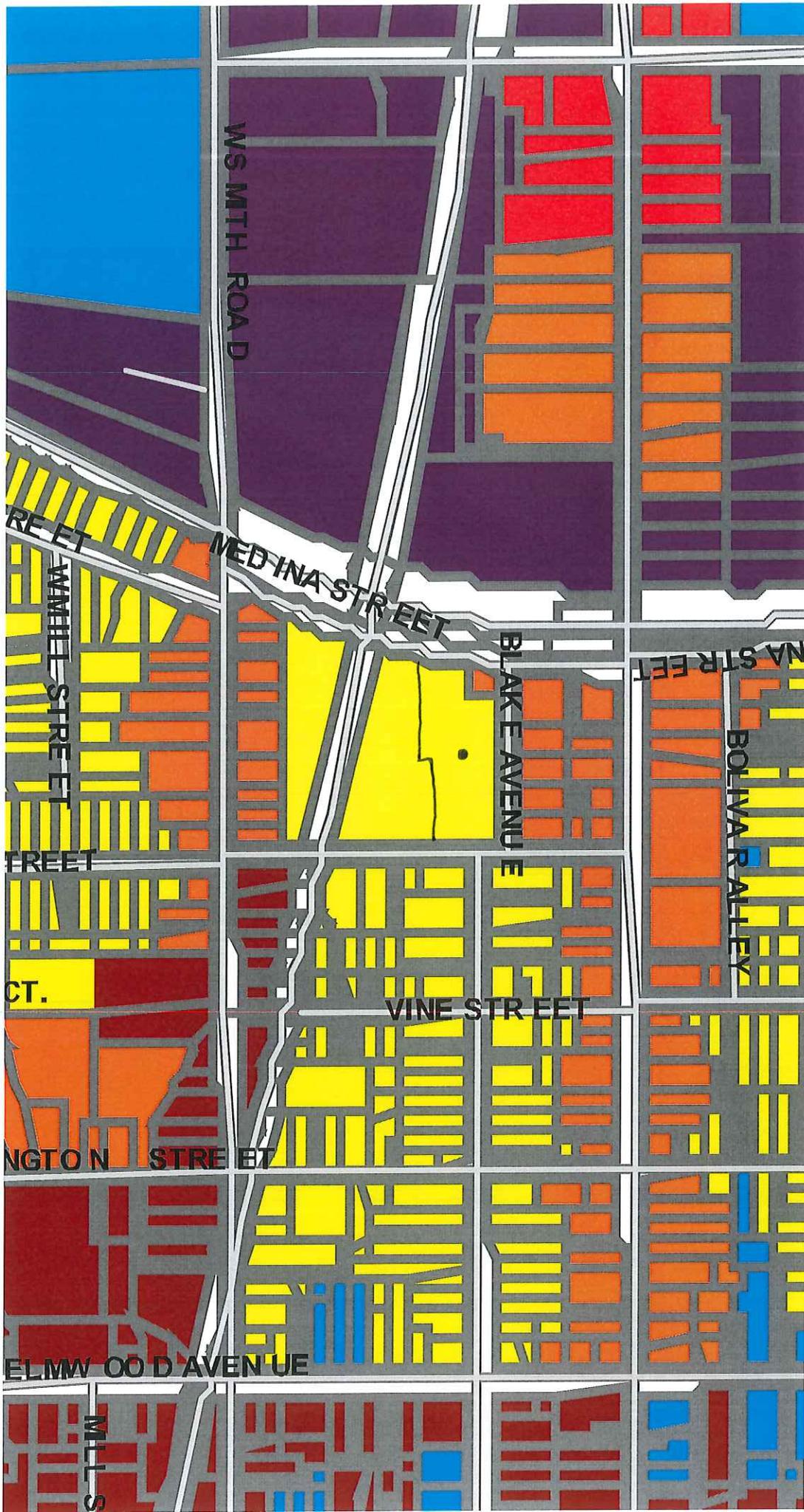
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Mixed Use
- Central Business District
- Thoroughfare Commercial
- Planned Commercial
- Restricted Office
- Office/Technology
- Light Industrial
- General Industrial
- Public Facilities
- Conservation/ Recreation

- Municipal Boundary
- Township Boundary
- Surrounding Area



Base Map Source: Medina County GIS, 2005
Data Source: McKenna Associates, Incorporated, 2006.





City of Medina P-F
(Chapter 1130)
zoning district
regulations

Print

Medina, OH Code of Ordinances

**CHAPTER 1130
P-F Public Facilities District**

- 1130.01 Purpose.**
- 1130.02 Principally permitted uses.**
- 1130.03 Accessory uses.**
- 1130.04 Conditionally permitted uses.**
- 1130.05 Lot development standards.**
- 1130.06 Supplemental regulations.**
- 1130.07 Off-street parking and loading.**
- 1130.08 Signage.**
- 1130.09 Landscape and buffering.**
- 1130.10 Pedestrian connection.**

CROSS REFERENCES

Definitions - see P. & Z. Ch. 1105
 District established - see P. & Z. 1113.01

1130.01 PURPOSE.

The purpose of the P-F, Public Facilities District is to recognize the location of existing public and quasi-public institutions owned by and/or located within the City, including but not limited to the City Hall, schools, hospitals, libraries, post office, cemeteries, and certain places of public assembly, all developed in a manner consistent with sound planning and design principles. This district is established to accommodate these existing institutions and encourage their future viability and continued location and growth in the City.

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

1130.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the P-F Public Facilities District:

Residential	Public/Semi-Public	Commercial
• None	• Cemetery	• Hospital
	• Educational Institution for Higher Education	• Office - Professional, Medical and Administrative
	• Off-Street Parking Lot, Deck or Garage	
	• Passenger Transportation Agency and Terminal	
	• Publicly Owned or Operated Governmental Facility	
	• Public or Quasi-Public Owned Park or Recreation Facility	
	• Public and Parochial Educational Institution for Primary Education	
	• Public and Parochial Educational Institution for Secondary Education	
	• Public Utility	
• Other Similar Uses as Determined by the Planning Commission		

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

1130.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the P-F Public Facilities District:

- (a) Accessory buildings and uses.
- (b) Commercial Entertainment.
- (c) Retail uses incidental to the main recreational use.

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

1130.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the P-F Public Facilities District subject to the requirements of Chapter 1153, Conditional Uses:

Residential	Public/Semi-Public	Commercial
• Nursing Home, Assisted Living Facility, Independent Living Facility	• Conservation Use	• Child Day Care Center and Nursery
	• Wireless Telecommunication Facility	• Multiple Uses in a Single Building
	• Urban Garden	

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

1130.05 LOT DEVELOPMENT STANDARDS.

Lots in the P-F Public Facilities District shall adhere to the following standards:

Minimum Lot Size	<ul style="list-style-type: none"> • None • 40 Acres for Cemeteries
Minimum Lot Width at Building Line	<ul style="list-style-type: none"> • None
Minimum Lot Frontage	<ul style="list-style-type: none"> • 40 Feet
Maximum Lot Depth	<ul style="list-style-type: none"> • None
Minimum Usable Open Space	<ul style="list-style-type: none"> • None
Maximum Lot Coverage	<ul style="list-style-type: none"> • 60%
Maximum Building Size	<ul style="list-style-type: none"> • None
Maximum Building Width	<ul style="list-style-type: none"> • None

Minimum Front Yard	<ul style="list-style-type: none"> • 50 Feet • 0 Feet in a Historic District
Minimum Rear Yard	<ul style="list-style-type: none"> • 50 Feet for Principal Use or Structure • 0 Feet in a Historic District • 25 Feet of Yard Must be Landscaped when Adjacent to a Residential District • 20 Feet for Accessory Use or Structure
Minimum Side Yard	<ul style="list-style-type: none"> • 25 Feet for Principal Use or Structure • 50 Feet if Adjacent to a Residential District • 0 Feet in a Historic District • 25 Feet of Yard Must be Landscaped when Adjacent to a Residential District • 20 Feet for Accessory Use or Structure

Maximum Height	<ul style="list-style-type: none"> • 45 Feet for Principal Use or Structure • 15 Feet for Accessory Use or Structure
Minimum District Size	<ul style="list-style-type: none"> • n/a

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

1130.06 SUPPLEMENTAL REGULATIONS.

(a) All uses permitted under Section 1130.02 shall be permitted only after the review and approval of the site plans by the Planning Commission according to the standards, criteria, and regulations of Chapter 1109.

(b) All uses permitted under Section 1130.02 shall further be required to conform to any overlay district and other additional requirements and development guidelines that may be applicable to the land on which such uses are proposed to be located or expanded, including but not limited to the Transitional Corridor Overlay District (TC-OV) and the Historic District.

(c) Regardless of whether such uses proposed to be located or expanded are permitted or conditionally permitted, the Planning Commission shall in conjunction with site plan review and approval conduct a public hearing and give notice of said hearing in accordance with Section 1153.02(d), Hearing.

(d) No lighting shall constitute a nuisance or shall in any way impair safe movement of traffic on any

street or highway. No lighting shall shine directly on adjacent properties.

(e) Such uses shall not require uneconomical extensions of utility services at the expense of the community.

(f) Such uses should be properly landscaped to be harmonious with surrounding uses, especially if residential uses.

(g) All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to any single property, any individual or to the community in general. A bond may be required to insure that this provision will be met.

(h) All facilities and structures shall meet all City and/or State health, building, electrical and other applicable codes.

(i) All activities, programs and other events shall be adequately and properly supervised so as to prevent any hazard and to assure against any disturbance or nuisance to surrounding properties, residents or to the community in general.

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

1130.07 OFF-STREET PARKING AND LOADING.

Off-street parking and loading shall be regulated pursuant to Chapter 1145, Off-Street Parking and Loading.

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

1130.08 SIGNAGE.

Signage shall be regulated pursuant to Chapter 1147, Signs.

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

1130.09 LANDSCAPE AND BUFFERING.

Landscape and buffering shall be regulated pursuant to Chapter 1149, Screening and Landscaping.

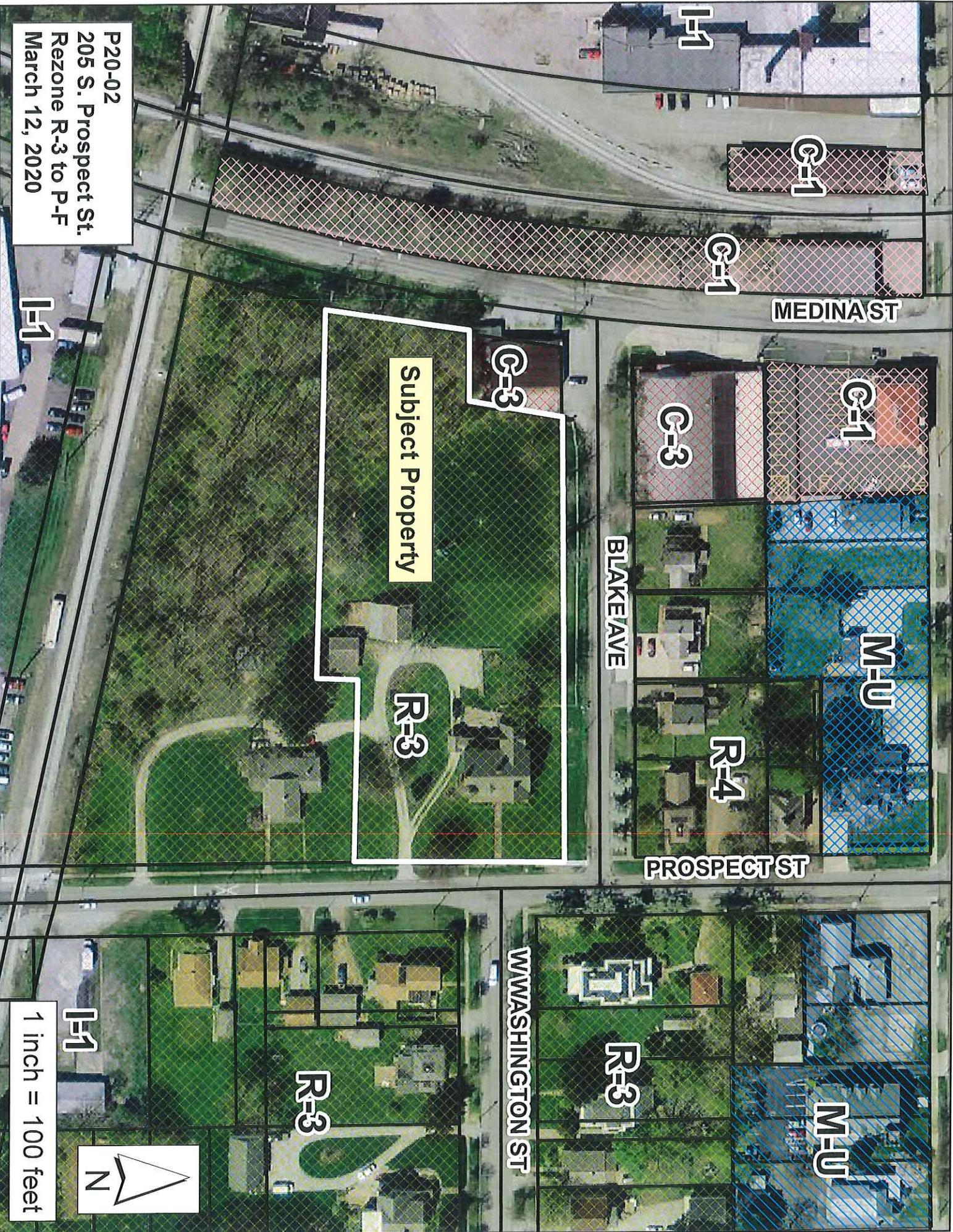
(Ord. 109-14. Passed 6-23-14.)

1130.10 PEDESTRIAN CONNECTION.

Where a sidewalk exists in a public right-of-way adjacent to a site, or when a sidewalk is required to be constructed as part of development approval, a pedestrian connection shall be constructed from the building to the public sidewalk.

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

Aerial photograph
with City of Medina
Zoning Districts
overlay and current
City of Medina
Zoning Map



P20-02
205 S. Prospect St.
Rezone R-3 to P-F
March 12, 2020

Subject Property

H-1

H-1

C-3

C-3

MEDINA ST

C-3

C-3

C-3

BLAKE AVE

M-U

R-4

R-3

PROSPECT ST

W WASHINGTON ST

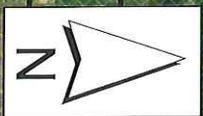
R-3

M-U

R-3

H-1

1 inch = 100 feet





Zoning

District Map

Effective November 27, 2018 (Ord. 174-18)

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
 July 22, 2019

