

**MEETING DATE: 9-10-20**

# **PLANNING COMMISSION**

**Case No. P20-08  
1125 Wadsworth Rd.**



# CITY of MEDINA

## Planning Commission

### February 13, 2020 Meeting

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**Case No:** P20-08, continued from July 9, 2020

**Address:** 1125 Wadsworth Road

**Applicant:** KMK Development, LLC

**Subject:** Revised request: Special District Rezoning – Conceptual Development Plan and Guidelines

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

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#### **Site Location:**

The property is located in the 1100 block at the south end of Wadsworth Road at the city boundary and extends about 1,100 feet to the west of Wadsworth Road. The subject site is the eastern 6.01 acres of a total 6.95 acres currently owned by the applicant. The site is currently zoned R-1, Low Density Urban Residential and surrounded by the following zoning districts and land uses both within the City of Medina and in Montville Township:

- Within the City: R-1, Low Density Urban Residential developed as detached single family dwellings
- Within Montville Township: R-2 and R-3 (single family residential) developed primarily with detached single family dwellings

#### **Background:**

On July 9, 2020, the original rezoning request was reviewed by the Planning Commission at a public meeting. There was extensive discussion between the Planning Commission and the applicant regarding the intractiveness of the conceptual development plan, the proposed unit density and the range of proposed building forms. This discussion resulted in the applicant tabling their request in order to reevaluate it in light of the Planning Commission discussion and return at a later date. The July 9, 2020 Planning Commission packet and meeting minutes are attached to this report for reference.

The applicant has revised their request and returns to the Planning Commission for further review of their rezoning request.

**Revised Proposal:**

The applicant has revised the request and now proposes the following for the Special Planning District (SPD) for the subject 6.01 acres. The proposed land use is unified development of 48 multi-family dwelling units spread across up to ten 1 or 2 story buildings. The revised development plan has:

- 48 units (7.99 units/acre) – yet to be determined mix of 2 & 3 bedroom units
- Full vehicular entry/exit access:
  - About 1/3 of the units to/from Wadsworth Road
  - About 2/3 of the units to/from (to be completed) Asherbrand Drive
- Parking supply to comply with the multi-family dwelling requirements of Section 1145.04(a) of the Planning and Zoning Code
  - Two (2) spaces for each dwelling unit + one (1) space for each five (5) dwelling units for visitor parking.
- Setbacks
  - Front setbacks – minimum 40 feet to Asherbrand Dr. and Wadsworth Road and minimum 40 feet from the rear property line of the existing neighboring property at 1118 Asherbrand Dr.
  - Side setbacks – minimum 10 feet from the northerly and southerly property lines
- Site Design
  - 20% net common open space preserved through a deed restriction and/or HOA
  - Full pedestrian access to surrounding neighborhoods and vicinity
  - Site perimeter landscaping design to maximize buffer with adjacent properties
- Building Design
  - Equal or superior exterior material design and execution to the surrounding vicinity
- All site utilities underground

Please find attached to this report:

1. Applicant's Revised Conceptual Development plans and guidelines received August 24, 2020
2. 2007 City of Medina Comprehensive Plan Update – Future Land Use Map (the entire City generally and the subject property and its immediate vicinity specifically).
3. Aerial photograph with City of Medina Zoning Districts overlay
4. July 9, 2020 Planning Commission packet – case P20-08
5. July 9, 2020 Planning Commission meeting minutes – case P20-08
6. Public comment letters

## Applicable Regulatory Requirements and Policy Documents

The following zoning code and comprehensive plan information still applies.

### 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.

### Requirements for Establishing a SPD

Section 1114.04 of the Planning and Zoning Code states the following:

*In order for Council to adopt an SPD, it must first make written findings that one or more of the following conditions exist, or will exist within the proposed SPD.*

- (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.*

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

A SPD proposal requires the following items:

- A. Circulation Plan
- B. Land Use Plan
- C. Density
- D. Transitions
- E. Development Guidelines

### **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 Low Density* as part of a specific area of the same designation to the north, east and west within the City of Medina.

### **Legislative Review Process to Create a SPD:**

A SPD has a Conceptual, Preliminary and Final review process. The conceptual review process is a rezoning of the subject property requiring recommendation by the Planning Commission then review and approval by the City Council through the normal map amendment process outlined in Section 1107.06 of the Planning & Zoning Code. The SPD, if approved by the City Council, will replace the underlying zoning.

Once the SPD and conceptual development plan and guidelines are approved and become effective, the developer returns to the Planning Commission for review of preliminary and final site plan approvals at a Planning Commission public meeting.

### **City Department Comments:**

**City Engineer Approval:** No comment at this time

**Building Department:** No comment at this time

**Police Department:** No comment at this time.

**Service Department:**

They install a vault like Beacon Park did and have a private line that provides domestic and fire service. They would then have 1 meter for the whole development. One tap – one fee

We have them run a line from Asherbrand to Wadsworth that becomes public since it provides a loop in our distribution system. Multiple taps – multiple fees. If plans move forward there would definitely need to be further discussion concerning the water service portion.

We are currently updating our water model and can run both scenarios through the model and see which serves the city best. Just wanted to put it out there for consideration.

**Fire Department:**

- 1) The developer will need to work with the Fire Department regarding private fire hydrants.
- 2) Address signage would need to be posted.

- 3) The side of the street/drive that fire hydrants will be located will need to be posted "Fire Lane No Parking"
- 4) The Fire Department does not recommend the gating of the street/drive but if it is approved then the units on the west side of the gate will need to have an Asherbrand address and the units on the east side of the gate would need a Wadsworth Rd. address.

**Economic Development:** No comment at this time.

**City Forester:** No comment at this time.

**General Discussion:**

The proposed SPD still meets the submittal requirement of Chapter 1114 to permit the review of the proposal by the Planning Commission and ultimately the City Council.

The City's 2007 Comprehensive Plan Update designates the subject property as *Residential Low Density*, which is consistent with the existing detached single-family development patterns in the immediate vicinity of the subject property both within and outside the City of Medina.

The proposed SPD would still result in a distinctly multi-family development that would be more consistent with the *Residential High Density* designation in the 2007 Comprehensive Plan Update and generally permitted within the existing R-4, Multi-Family Residential district within the City of Medina Planning & Zoning Code. Also, the revised proposed unit density (7.99 units/acre) equals the existing R-4 zoning district's maximum 8 units/acre.

Attached with this packet is comments from various interested City of Medina and Montville Township residents primarily consisting of those who own property in the immediate vicinity.

**Next Step:**

The Planning Commission should weigh the information provided and forward a recommendation to City Council on the rezoning request from R-1, Low Density Urban Residential to the proposed Special Planning District #3 (SPD-3).

Applicant's Revised  
Conceptual  
Development plans  
and guidelines  
received August 24,  
2020

AUG 24 2020

Revised 8-24-20  
BSP

**KMK Development, LLC**

**1125 Wadsworth Road Development PPN: 028-19D-14-005 and PPN: 02819D13163**

**Special Planning District No. 3 ("SPD-3")**

**Statement**

**KMK Development, LLC**

**260 Ryan Road, Seville Oh 44273**

**Phone: (330) 769-3161 Email: Brian Phillips bjphillips2005@gmail.com**

**Charter Number: 1730946**

**Attorney: Theodore J. Lesiak, Roderick Linton Belfance LLP**

**50 South Main Street, 10<sup>th</sup> Floor, Akron, Ohio 44308**

**Phone: (330) 434-3000 Email: tlesiak@rlblp.com**

KMK Development, LLC ("KMK") was established in 2007 and is headquartered in Seville, Ohio. KMK is co-owned by four brothers and sisters who grew up in Medina and graduated from Medina High School. Kent Phillips and Merae Whitmyer still live in Medina County, and Brian Phillips is a lifelong resident of the City.

The development goal is to create a Special Planning District ("SPD") that would allow for the completion of Asherbrand Drive and utilize the natural advantages and challenges on the existing parcels of land. The ultimate goal is to combine the two parcels into a new SPD. The development will include a completed Asherbrand Drive, a new .38 acre single family lot on the west side of roadway, and a new secluded community of attached single family homes on the combined 6.01 acres to the east of roadway continuing east to Wadsworth Road.

With the filing of this application, KMK desires conceptual approval for the new SPD. Upon receipt of conceptual approval, KMK will move forward with design and engineering work for the preliminary SPD approval which will include the building design and circulation plan.

- |    |                              |  |
|----|------------------------------|--|
| 1. | Present Use of Land          | Vacant   |
| 2. | Present Zoning District      | R-1  |
| 3. | Proposed Use                 | Multi-Family Residential - Apartment Buildings |
|    |                              | Conceptual Plan Attached                       |
| 4. | Proposed SPD Zoning District |  |

5. Requirements for Establishment of SPD 1114.04

(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.

6. Status of Uses 1114.06

Permitted Uses – Row houses, townhouses, duplexes, single family homes, apartment buildings

Accessory Uses – building and structures customarily incidental to any of the principal permitted uses on the same lot therewith.

7. General Development Guidelines 1114.07

A. 48 units on a 6.01-acre parcel (density is 7.99 units per acre)

B. Development to be comprised of up to 10 single family attached dwellings.

Plan will accommodate a combination of 12-16 units accessible from Wadsworth Road, and 30-36 units accessible from Asherbrand. Driveway from Asherbrand Drive to Wadsworth road will be connected for emergency vehicles only.

Buildings will be 1 or 2 story units.

Each building will house 4-8 individual dwellings.

Units will be 2 or 3 bedroom units.

C. Proposed parking = 2 per unit + 1 per 5 units for visitor parking.

D. Wood - framed construction -Open web floor joists -Engineered trusses.

E. Building facades to be determined in preliminary planning phase. All design elements will be equal to or superior to current design standards and elements found in adjoining properties. See attached elevations for examples of ranch and 2 story designs these units will be base on.

F. Site Design Elements

20% net area of Common Open space. Common open space shall be permanent by restrictive covenant by deed to HOA or maintained by company with agreement to offer to the city if dissolved.

Full pedestrian access to public right of ways.

Landscaping will be designed to maximize vegetative buffer between zoning district changes.

Additional foundation and site landscaping per developer requirements.

Storm Water Quality and Quantity management system per Medina and OEPA.

G. Building and Parking setbacks:

Building: North Property Line= 10'min.

Building: South Property Line= 10' min.

Building: East Property Line= 40'min.

Building: West Property Line= 40' min.

Driveways off Asherbrand Drive and Wadsworth Road are planned to be 10' minimum from adjacent property lines.

H. Utilities Underground

7. Adjacent Properties in Medina City

Frank A. Fazio

PPN 028-19D-14-004 1105 Wadsworth Road, Medina, Ohio 44256

Brian Zufra

PPN 028-19D-14-124 900 Wadsworth Road, Medina, Ohio 44256

Valerie Saleme

PPN 028-19D-14-123 1116 Wadsworth Road, Medina, Ohio 44256

Michael and Beverly Thur

PPN 028-19D-14-122 1124 Wadsworth Road, Medina, Ohio 44256

Kyle & Melissa Kalessa

PPN 028-19D-14-014 and 028-19D-14-015 901 Wadsworth Road, Medina, Ohio 44256

Trudy and Robert Firestone

PPN 028-19D-13-161 1118 Asherbrand Drive, Medina, Ohio 44256

Rupert and Nancy Bittner

PPN 028-19D-13-155 472 Cambridge Drive, Medina, Ohio 44256

Christopher and Kiara Sheldon

PPN 028-19D-13-164      1117 Asherbrand Drive, Medina, Ohio 44256

Jeremy and Julie Teubner

PPN 028-19D-13-048      1116 Kempton Oval, Medina, Ohio 44256

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**GEORGETOWN APARTMENTS**

1-1/2 STORY TOWNHOUSE  
1831 HUBBARD ROAD, MADISON TOWNSHIP, OHIO  
PERSPECTIVE VIEW FROM NORTHEAST CORNER  
NOVEMBER 13, 2015



**PRELIMINARY**

**NOTE!!!  
THIS DRAWING IS NOT  
FOR CONSTRUCTION**

**GENERAL NOTE - ELEVATIONS**

1. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
2. REFER TO STRUCTURAL DETAILS FOR PROPER REINFORCEMENT OF MASONRY AT ALL WINDOW AND DOOR OPENINGS, TYPICAL.
3. REFER TO STRUCTURAL DETAILS FOR TYPICAL EXPANSION AND CONTROL JOINT CONSTRUCTION.

**SYMBOL LEGEND**

- TYPICAL SECTION AND DETAIL FLAGS:  
REFERS TO SECTION OR ELEVATION NUMBER  
REFERS TO DRAWING SHEET NUMBER
- FIRST FLOOR  
EL: 100'-0" DATUM POINT, INDICATES ELEVATION

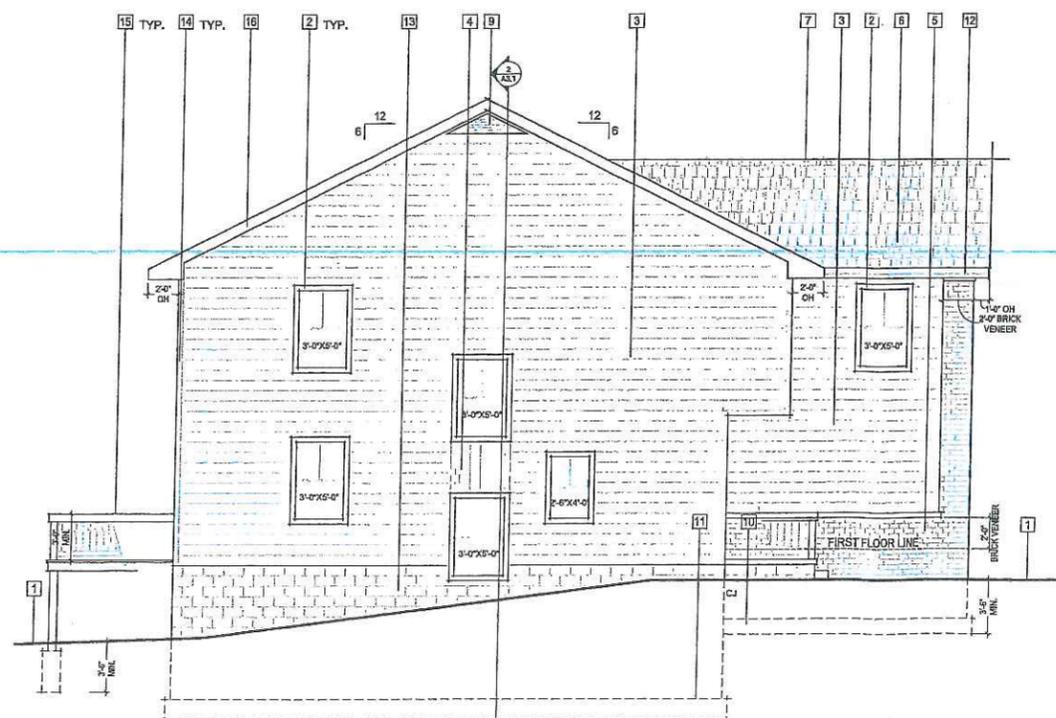
**FLAG NOTES - EXTERIOR ELEVATIONS**

1. APPROXIMATE LOCATION OF FINISHED GRADE OR PAVEMENT. REFER TO CIVIL DRAWINGS.
2. 1X4 MIRATEC TRIM TYPICAL AT WINDOWS AND FRONT DOOR.
3. HORIZONTAL VINYL SIDING. COLOR AND STYLE BY OWNER.
4. VERTICAL VINYL SIDING. COLOR AND STYLE BY OWNER.
5. 4" BRICK VENEER, OVER MIN 2" AIR GAP, OVER 1/16" PROSOCCO R-GUARD SYSTEM (OR APPROVED EQUAL), OVER EXTERIOR GRADE SHEATHING, OVER COLD-FORMED STUDS (SEE STRUCTURAL DRAWINGS) WITH R-21 KRAFT-FACED BATT INSULATION. COLOR AND STYLE BY OWNER.
6. ASPHALT SHAKES, COLOR AND STYLE BY OWNER.
7. RIDGE VENT.
8. 1X10 MIRATEC TRIM.
9. 36" LOUVER.
10. 12"X24" CONTINUOUS CONC. FTG. W/ 2#4 BARS.
11. 16"X24" CONTINUOUS CONC. FTG. W/ 2#4 BARS.
12. ALUM. GUTTER ON 1X8 MIRATEC FASCIA.
13. SMOOTH CONCRETE BLOCK, REFER TO SECTIONS AND DETAILS FOR MORE INFORMATION.
14. 4" VINYL CORNERS (TYPICAL).
15. 2X6 'AZEK' RAIL W/ SPINDLES.
16. 1X8 MIRATEC RAKE.
17. 1X6 MIRATEC TRIM.

(NOTE: THE 3 UNITS ARE A MIRROR IMAGE)



**2 ELEVATION FRONT**  
SCALE: 3/16" = 1'-0"



**1 ELEVATION LEFT SIDE**  
SCALE: 3/16" = 1'-0"



REVISIONS

phone 330.666.5770  
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EXTERIOR ELEVATIONS

PROJECT #: 31019 DATE: FEBR. JARY 28, 2020

MEADOWS OF COPLEY APTS.

MEADOW RUN, AKRON  
COPLEY TOWNSHIP, OHIO 44321

**A2.1**  
11 OF 15

**PRELIMINARY**

NOTE!!!  
THIS DRAWING IS NOT  
FOR CONSTRUCTION

REVISIONS

**RECEIVED**  
AUG 24 2020

BY: .....

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mpg-architects.com

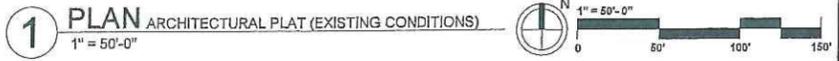
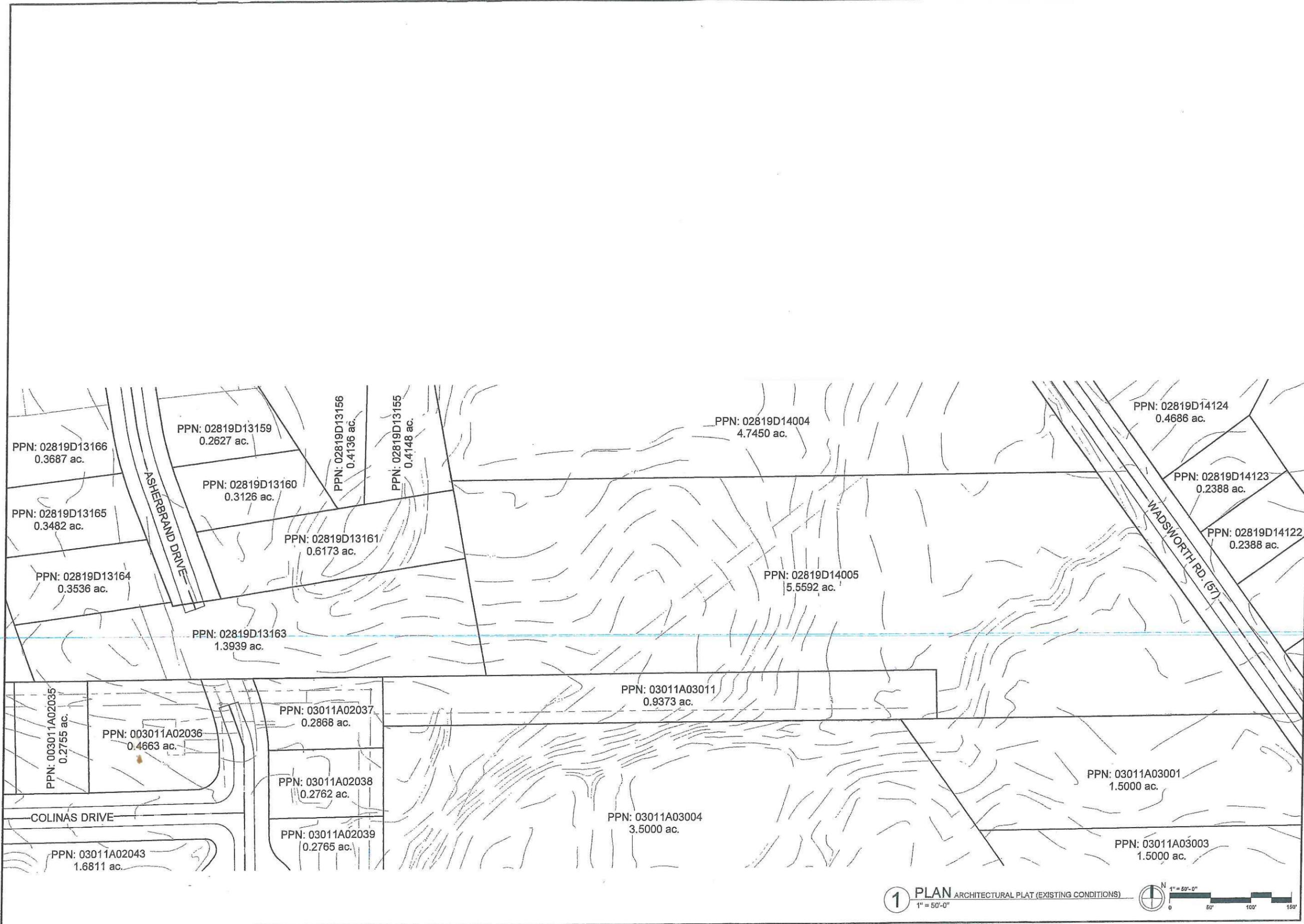


ARCHITECTURAL PLAT PLAN (EXISTING)  
PROJECT #: 11217  
DATE: AUGUST 24, 2020

KMK APARTMENTS  
WADSWORTH ROAD  
MEDINA, OH 44256

**AS1**

1 OF 2



1 PLAN ARCHITECTURAL PLAT (EXISTING CONDITIONS)  
1" = 50'-0"

**GENERAL DEVELOPMENT GUIDELINES:**

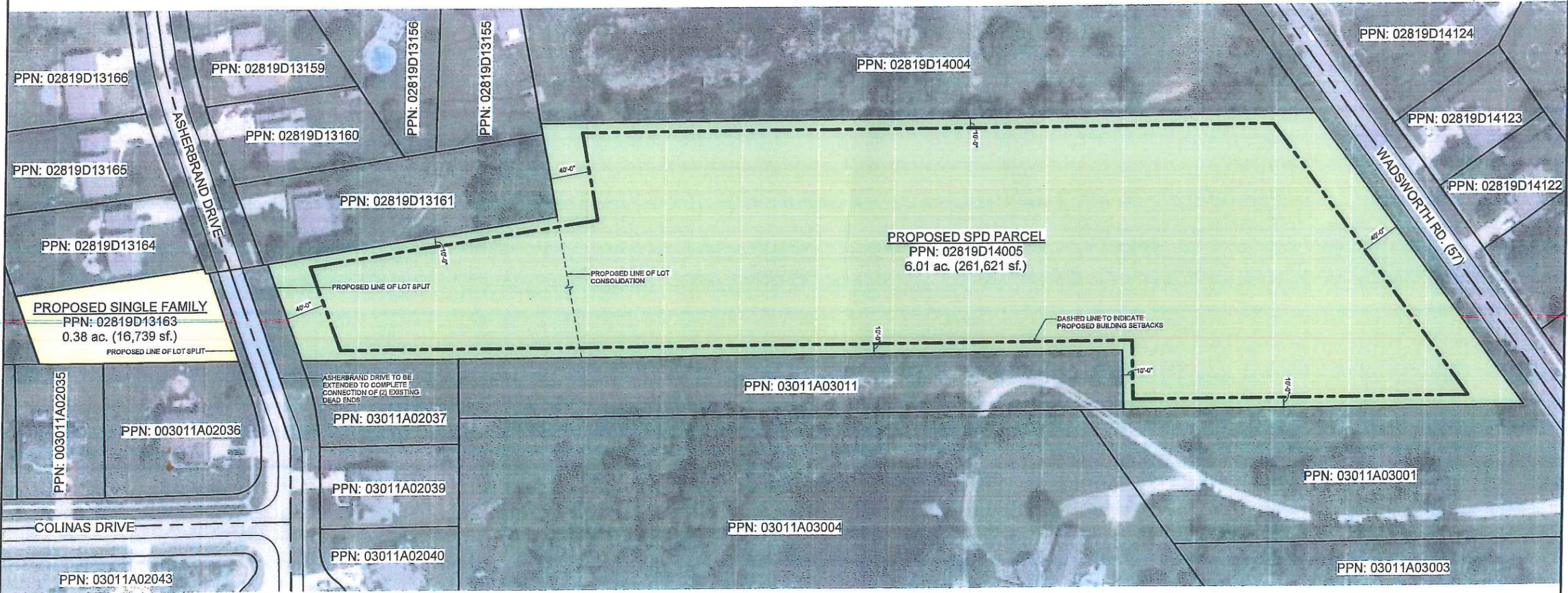
- SITE CLASSIFICATION = R-1 LOW DENSITY URBAN RESIDENTIAL
- A. 48 UNITS ON 6.01 ACRE PARCEL (DENSITY IS 7.99 UNITS PER ACRE)
  - B. SINGLE FAMILY ATTACHED DWELLINGS TO BE COMPRISED OF UP TO (10) UNITS
    - BUILDINGS WILL BE 1 OR 2-STORY UNITS
    - EACH BUILDING WILL HOUSE 4-5 INDIVIDUAL DWELLINGS
    - DWELLINGS WILL BE 2 OR 3 BEDROOM UNITS
  - C. PROPOSED PARKING = 2 SPACES PER UNIT + 1 SPACE PER 5 UNITS FOR VISITOR PARKING
  - D. CONSTRUCTION IS TO BE WOOD FRAMED
    - OPEN WEB FLOOR JOISTS
    - PRE-ENGINEERED WOOD ROOF TRUSSES
  - E. BUILDING FACADES TO BE DETERMINED IN PRELIMINARY PLANNING PHASE. ALL DESIGN ELEMENTS WILL BE EQUAL TO, OR SUPERIOR TO, CURRENT DESIGN STANDARDS AND ELEMENTS FOUND IN ADJACENT PROPERTIES.
  - F. SITE DESIGN ELEMENTS:
    - 20% NET AREA OF OPEN SPACE
    - FULL PEDESTRIAN ACCESS TO PUBLIC RIGHT OF WAYS
    - LANDSCAPING WILL BE DESIGNED TO MAXIMIZE VEGETATIVE BUFFER BETWEEN ZONING DISTRICT CHANGES
    - STORM WATER QUALITY AND QUANTITY MANAGEMENT SYSTEM PER MEDINA AND CEPA.
    - BUILDING AND PARKING SETBACKS:
      - a. BUILDING: NORTH PROPERTY LINE = 10'-0" MIN.
      - b. BUILDING: SOUTH PROPERTY LINE = 10'-0" MIN.
      - c. BUILDING: EAST PROPERTY LINE = 40'-0" MIN.
      - d. BUILDING: WEST PROPERTY LINE = 40'-0" MIN.
      - e. DRIVEWAYS OFF ASHERBRAND AND WADSWORTH ROAD ARE PLANNED TO BE 10'-0" MIN. FROM ADJACENT PROPERTY LINES

**PRELIMINARY**

**NOTE!!!**  
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

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PROPOSED LOT SPLIT / CONSOLIDATION  
PROJECT #: 11217  
DATE: AUGUST 24, 2020

KMK APARTMENTS  
WADSWORTH ROAD  
MEDINA, OH 44256

**PRELIMINARY**

**NOTE III**  
THIS DRAWING IS NOT FOR CONSTRUCTION

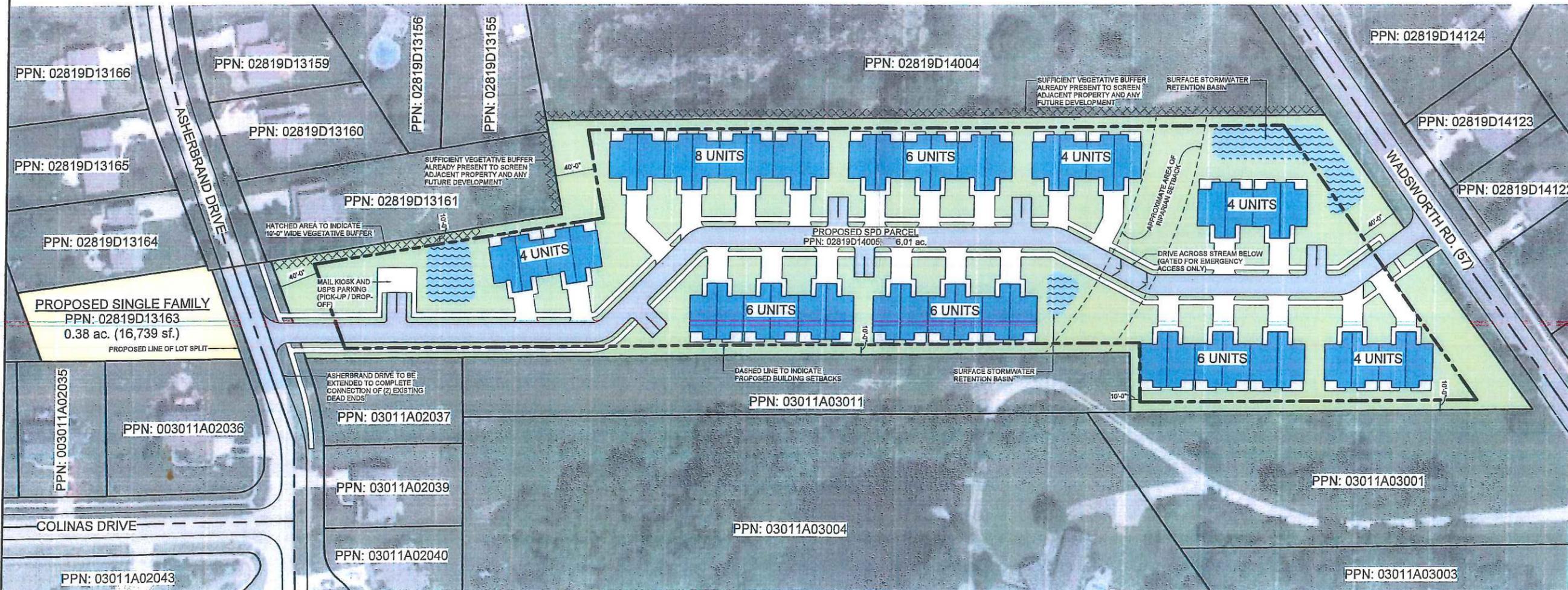
**GENERAL DEVELOPMENT GUIDELINES:**

SITE CLASSIFICATION = R-1 LOW DENSITY URBAN RESIDENTIAL

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    - e. DRIVEWAYS OFF ASHERBRAND AND WADSWORTH ROAD ARE PLANNED TO BE 10'-0" MIN. FROM ADJACENT PROPERTY LINES

**REVISIONS**

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PROPOSED ARCHITECTURAL SITE PLAN

DATE: AUGUST 24, 2020

PROJECT #: 11217

KMK APARTMENTS

WADSWORTH ROAD  
MEDINA, OH 44256

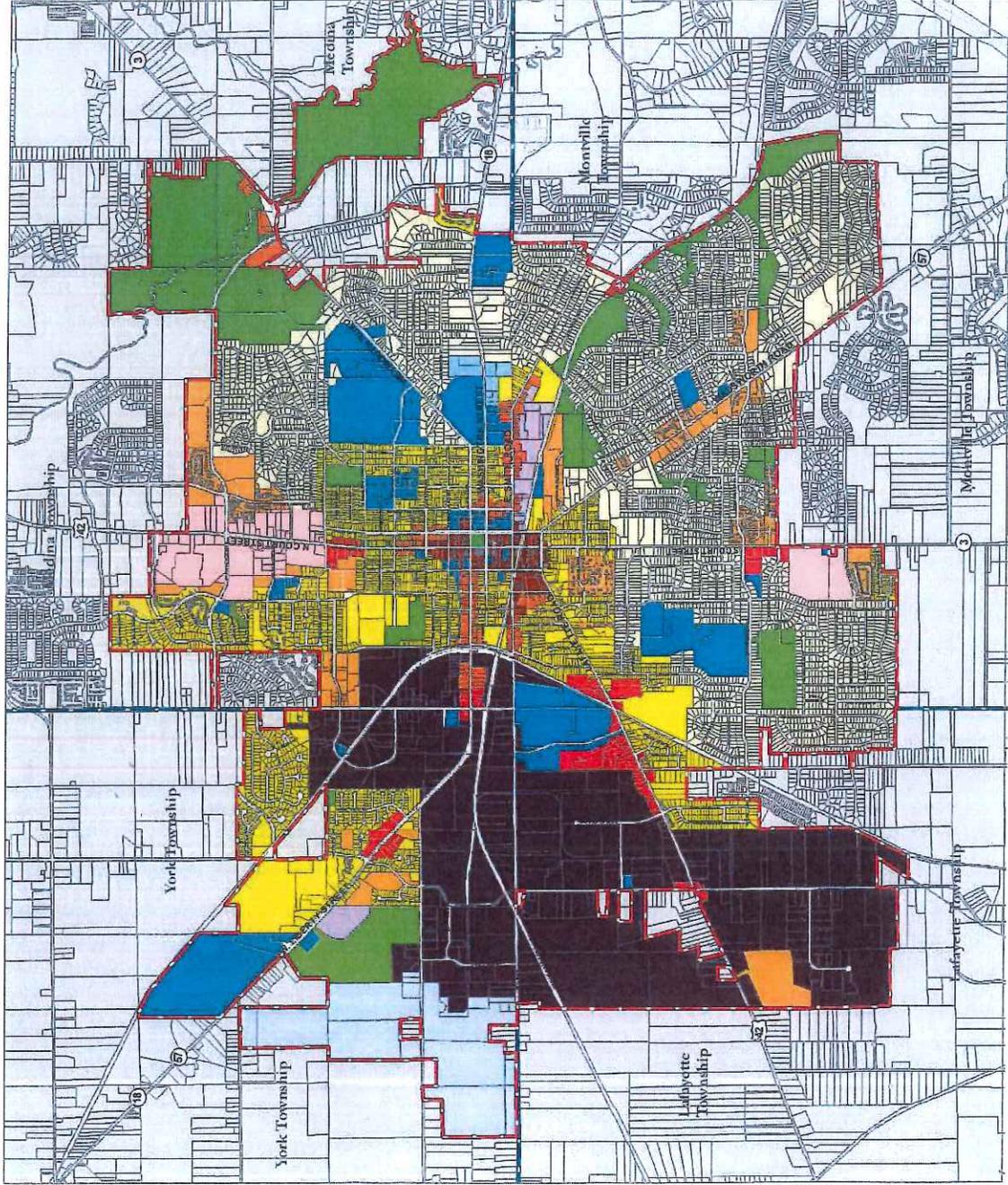


2007 City of Medina  
Comprehensive Plan  
Update – Future Land  
Use Map (the entire  
City generally and the  
subject property and  
its immediate vicinity  
specifically.

# 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
- High Industrial
- General Industrial
- Public facilities
- Conservation/Recreation
- Municipal Boundary
- Township Boundary
- Surrounding Area



Base Map Source: Medina County GIS, 2005  
Data Source: McGraw-Hill Construction, Incorporated, 2006.





**NORTH ROAD**

MALLET HILL CT

CHA RIETON DRIVE

CAMBRIDGE DRIVE

BRIMFIELD DRIVE

MELBOURN

Aerial photograph  
with City of Medina  
Zoning Districts  
overlay

P20-08  
1125 Wadsworth  
Rezome  
R-1 to SPD  
July 9, 2020

R-1

R-1

Subject Site

# Montville Township

1 inch = 200 feet

