

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

# **PLANNING COMMISSION**

**Case No. P20-12  
6237 Smith Road**



**CITY of MEDINA**  
**Planning Commission**  
**September 10, 2020 Meeting**

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**Case No:** P20-12  
**Address:** 6237 Smith Road  
**Applicant:** Dakota P Enterprises LLC  
**Subject:** 90,000 sqft Film/TV Production Facility on ~25 acres of a 115.9 acre property – Site Plan Review  
**Zoning:** I-1, Industrial  
**Submitted by:** Jonathan Mendel, Community Development Department 

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**Site Location**

The subject site is 115.9 acres of undeveloped land on the west side of the City of Medina located in the 6200 block of Smith Road.

**Project Details**

The applicant proposes a 90,000 sqft film/tv production studio on 25 acres of a total 115.9 acre property. The proposal includes a 30,000 sqft 3-story office building flanked by a 40,000 sqft soundstage and a 20,000 sqft soundstage. Adjacent to these buildings will be a 128 space parking lot and a drive encircling the site with one access point to Smith Road.

The intent of this land use is an insular, primarily indoor film/tv production facility campus that would be contracted for use by outside production companies. There would be a maximum 30 employees of the facility and the productions that use the facility could be 50+ person operations.

The proposed use is not explicitly listed on either the permitted or conditionally permitted use table of the I-1 zoning district, but the permitted use table does have *Other Uses as Determined by the Planning Commission* for such instances.

Please find attached to this report:

1. Project narrative and proposed site improvement plans and building elevation received August 20 & 21, 2020.

2. Aerial photograph

**Considerations:**

**District Regulations – Section 1141**

Proposed Use: The proposed use is not listed in the I-1 permitted or conditionally permitted use tables, but there an applicable use in the permitted use table – *Other Uses as Determined by the Planning Commission*

This generalized permitted use is designed to accommodate case specific determinations by the Planning Commission for compliance and appropriateness of land uses not already contemplated by the Planning and Zoning Code. This permits the Planning Commission to evaluate the details of a proposed land use in relation to the purpose and intent of the I-1 zoning district and the proposed use's actual or potential impact on neighboring properties/uses and the general vicinity.

Lot and setback requirements: The proposed project complies with all of the I-1 site planning regulations.

**Site Plan Guidelines**

The following are the Site Plan review guidelines from the Planning and Zoning Code:

1. Strengthen, protect, enhance and improve the existing visual and aesthetic character of the City, and to prevent the creation or perpetuation of nuisances or blight in the City.
2. To integrate developments into the surrounding environment, as well as to ensure that each new development and redevelopment will be attractive.
3. To protect and improve property values.
4. To foster and encourage creative application of design principles.
5. To ensure that the particular existing design features, which contribute to the unique character of Medina, are retained and re-created in a manner that retains and enhances the City's sense of community.
6. To ensure that new development and redevelopment are compatible and harmonious with the existing overall character of the city, especially when development is proposed in areas where the existing structures do not have architectural features that warrant replication or enhancement.
7. To bring new buildings into an orderly arrangement with landscape and nature, other buildings, and open space areas.
8. To ensure that these objectives are achieved through an impartial review

As well as the below specific design guidelines for industrial uses:

Development for Industrial Uses within the I-1 Industrial District shall only be required to comply with the following standards:

- A. Architectural details and ornamentation on the street façade shall be meaningful to the overall design and appropriate for the size and scale of proposed structures, and harmonious with other architectural details and ornamentation on adjacent structures
- B. Additions and accessory structures should be designed to be compatible with the main structure.

C. All exterior finished materials, including windows and doors, shall be of architectural grade with long term maintenance characteristics.

Reviewing the applicant's proposed site and building plans, the project meets the intent and objectives outlined in the Site Plan review general guidelines and the specific design guidelines. The principal building, accessory uses and site landscaping will be harmonious within the site and neighborhood, because of the location, size and attention to buffers, setbacks and transitions with adjacent properties.

### **Parking and Circulation**

The proposed site has Office-30,000 sqft and two Soundstages-60,000 sqft.

Office = 1 parking space/400 sqft office – 75 spaces required

Soundstages = use parking standard for Manufacturing/Warehousing – Need as determined by the operator

The proposal has a 128 space parking lot and 75 spaces intended for the office operation. The remaining 53 spaces will suffice for the needs of a soundstages as they are large open interior spaces intended to spread occupants around to accommodate sets and associated operational equipment and supplies.

The proposed parking lot and site circulation drives comply with the applicable dimensional requirements of the zoning code and will be reconfirmed during building permit and site improvement permit review process.

### **Site Lighting**

Planning and Zoning Code Section 1145.09(C) requires exterior lighting for parking areas and site circulation areas. The applicant's site lighting plan complies with the photometric requirements.

### **Landscaping**

Per Section 1145.09(a)(3)C, parking lot landscaping is not required for industrial uses in the side or rear yards. The proposed site development plan has ample new landscaping while also retaining as much of the natural forested areas of the property.

### **City Department Comments**

**Building Department.** No comments at this time

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

**Service Department.** No comment at this time.

**Water/Backflow.** No comment at this time.

**Fire Department.** No comment at this time.

**Engineering Department.**

Preliminary comments to be resolved during permitting

- 1) Will this get a W. Smith address or will the new connector road be named and address off of that street name.
- 2) Will the connector road be built to the city's street specifications?

- 3) The plans show Guard Houses, will the entrance have any other barriers such as gates or security arms going across it.
- 4) What will be the width of the one way traffic drive?
- 5) What will be the construction specifications of the one way traffic drive?
- 6) No parking signs will need to be posted on both sides of the one way traffic drive.
- 7) Is there possibility of future development to the west which will also use the one way traffic drive for access?
- 8) What will be the maximum height of the buildings?
- 9) What will the stages be used for?
- 10) A discussion will need to take place regarding water supply for the area.

**Service Department.** No comment at this time.

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

#### **Staff Comment**

The proposed project complies with all regulations of the Planning and Zoning Code. The applicant has been cognizant of the actual or potential impacts on adjacent properties and the surrounding immediate neighborhood and designed the project to remove and/or mitigate them.

In regards to the land use in relation to the I-1 district's permitted use table purpose and intent, this Film/TV production facility is unlikely to have objective negative impacts on the immediate neighboring properties and uses or the surrounding immediate vicinity. The actual operations on this proposed use will be similar to, or less than, the external impacts of the corporate headquarter offices, light manufacturing and warehousing land uses next door to the west on Commerce Drive (Discount Drug Mart and Sandridge Foods). The proposed land use is likely to be an appropriate transitional land use between the more intense industrial land uses to the east in the City of Medina and the large lot rural residential to the west in York Township.

#### **Recommendation**

Staff recommends the Planning Commission approve the proposed Site Plan for a Film/TV Production Facility on the subject site with the following conditions:

1. Subject to review and approval by the Medina Building Department.
2. Subject to review and approval by the Medina Engineering Department

P20-12  
6237 Smith Rd  
Site Plan Review  
Film/TV Production Facility  
September 10, 2020

Subject Site

BRANCH RD

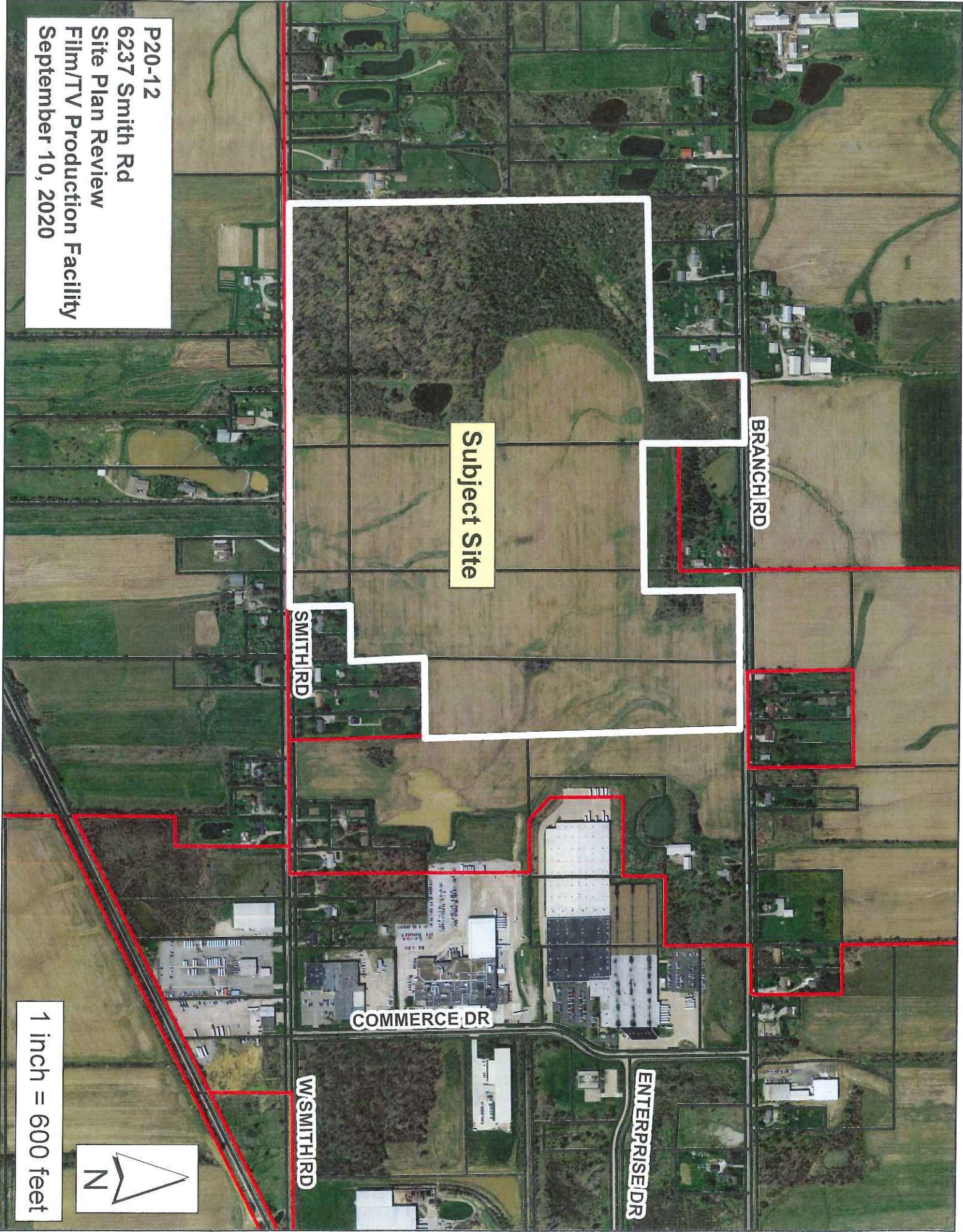
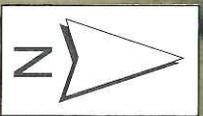
SMITH RD

COMMERCE DR

W SMITH RD

ENTERPRISE DR

1 inch = 600 feet



# Dakota P.

PRODUCTIONS



## Who We Are...

Dakota P. Productions started in 1995. We are women dedicated to producing films, television programming and stage productions with integrity. As a production company, we have access to and draw upon a high-level expertise in the film, television and multimedia industry. DPP actively engages in the development and distribution of films and stage productions.

Dakota P. Studios, expansive creative campus facility will open its gates to major motion picture and multimedia productions. The creative campus houses: Turn key state of the art sound stages, mill space, backlots, editing bays, vendors and production offices.

## Building A Strong Ohio Workforce...

DPP Internships provide individuals with an opportunity to gain hands on experience. We believe in the growth of the industry within the community. A belief that leads us to open our doors no matter what age or skill level. Individuals who have had experience with DPP's programs have come to learn our rich history of values and integrity in the media industry.

Incoming film, television and multimedia productions will be given an extra incentive. Hiring professional Ohio based crews and staff for their production is an enormous (20% and higher of their entire budget) savings. We are also giving a boost to Ohio economy with local jobs. Our interns join a work force skilled in their individual chosen fields. We are advocates of artist and crew development, we believe in stimulating the growth of the arts and film community, within the community by providing educational and job opportunities.

**Youth 18 and under** – encourages the pursuit of dreams both in front and behind the camera. We believe by involving our youth in children's television and film productions as interns we enable them to explore their dreams and future possibilities today not tomorrow.

**Young Adults 19 and over** - intern with professional cast and crew on and off set.

**Adults age 55 and over** - intern with professional cast and crew on and off set

# Dakota P.

PRODUCTIONS

## *The Players and Their Role...*

The management team consists of a group of talented, experienced individuals who are committed to seeing through the success of Dakota P. Studios and Productions, Inc. They share one vision and bring their talents to this venture with an enthusiasm that is unmatched. DPP has formed an experienced, award-winning management team. As artists, producers and executives, projects produced by these individuals have topped Billboard's Charts, earned nominations for Grammy and Oscar Awards. The years of experience maintained in both the business and creative sides of the stage, film, television and multimedia.

## *National and International Industry Associations...*

- Competent and professional production companies and studios.
- Competent, experienced and professional studio, crew and actors.
- Marketing and distribution avenues through particularly strong ties to Europe, Canada, West and East coast companies.
- Strong group of film production companies.



## Jonathan Mendel

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**From:** Arline <forwomenlikeme@aol.com>  
**Sent:** Friday, August 21, 2020 3:32 PM  
**To:** Jonathan Mendel  
**Subject:** Fwd: Who We Are "Dakota P. Studios and Productions  
**Attachments:** Who We Are.pdf

Sent from my iPad

Begin forwarded message:

**From:** Arline <forwomenlikeme@aol.com>  
**Date:** August 20, 2020 at 9:38:52 PM EDT  
**Subject:** Who We Are "Dakota P. Studios and Productions

Hello Jonathan,

Attached is a abbreviated summary of who we are and some of what we offer. Concerning a traffic pattern, we are looking at a normal traffic pattern based on 10 to 15 single offices with 1 to 2 man capacity each for fall 2021. We have also (which we will show) set the security gate towards the front of the entrance which will enable incoming And outgoing traffic easy access and to insure no backup onto the street.

If you need anything else let me know and will work on it over the weekend for you.

Arline B. Gant  
440.558.7226

Sent from my iPad

# DAKOTA P. PRODUCTIONS

BOHLEY SITE MEDINA, OH

**Project Description**  
 NEW, FILM PRODUCTION STUDIO: (3) STORY,  
 30,000 SF OFFICE BUILDING FLANKED BY TWO  
 SOUND STAGES (1-40,000 SF AND 1-20,000 SF).  
 NESTLED IN WOODS ON 115 ACRES BETWEEN  
 SMITH AND BRANCH ROADS

**Project Location**



Main Entrance

**Zoning District**

I-1 INDUSTRIAL

**Parking Requirements**

OFFICE - 1 SF/SPACE/400 SF  
 30,000/400 = 75 SPACES REQUIRED

128 PARKING SPACES PROVIDED  
 53 ALLOCATED FOR SOUND STAGES  
 ACTUAL REQUIREMENT TBD BY PLANNING COMMISSION

**PROJECT TEAM**

**Owner:**  
 Dakota P. Enterprises LLC

ARLINE BURKS GANT  
 31400 JACKSON RD  
 MORELAND HILLS, OH 44022  
 arline@arlineinc.com  
 C: 440-558-7226

**Architect:**  
 HSB Architects + Engineers

BOB BAJKO - PRINCIPAL  
 1250 OLD RIVER RD # 201  
 CLEVELAND, OH 44113  
 bbajko@hsbarch.com  
 P: 216-469-8571

**Civil Engineer:**  
 Rockaway

JOHN URBANICK-PRINCIPAL  
 CLEVELAND, OH  
 rockawaycivil.com  
 jurbanick@rockawaycivil.com  
 C: 440-655-8182

**Drawing Index**

- COVER SHEET
- EXISTING CONDITIONS PLAN
- OVERALL PROJECT DEVELOPMENT PLAN
- PROJECT AREA GRADING PLAN
- SITE LIGHTING PHOTOMETRICS
- EXTERIOR ELEVATIONS
- SITE AERIAL
- EXTERIOR RENDERING



Planning Commission









Plan View



**d<sup>series</sup>**

### D-Series Size 1 LED Area Luminaire









**Specifications**

EPA: 1.01 ft<sup>2</sup> (0.09 m<sup>2</sup>)

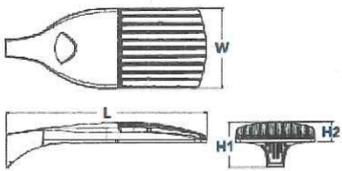
Length: 33" (840mm)

Width: 13" (330mm)

Height H1: 7-1/2" (190mm)

Height H2: 3-1/2" (90mm)

Weight (max): 27 lbs (12.2kg)

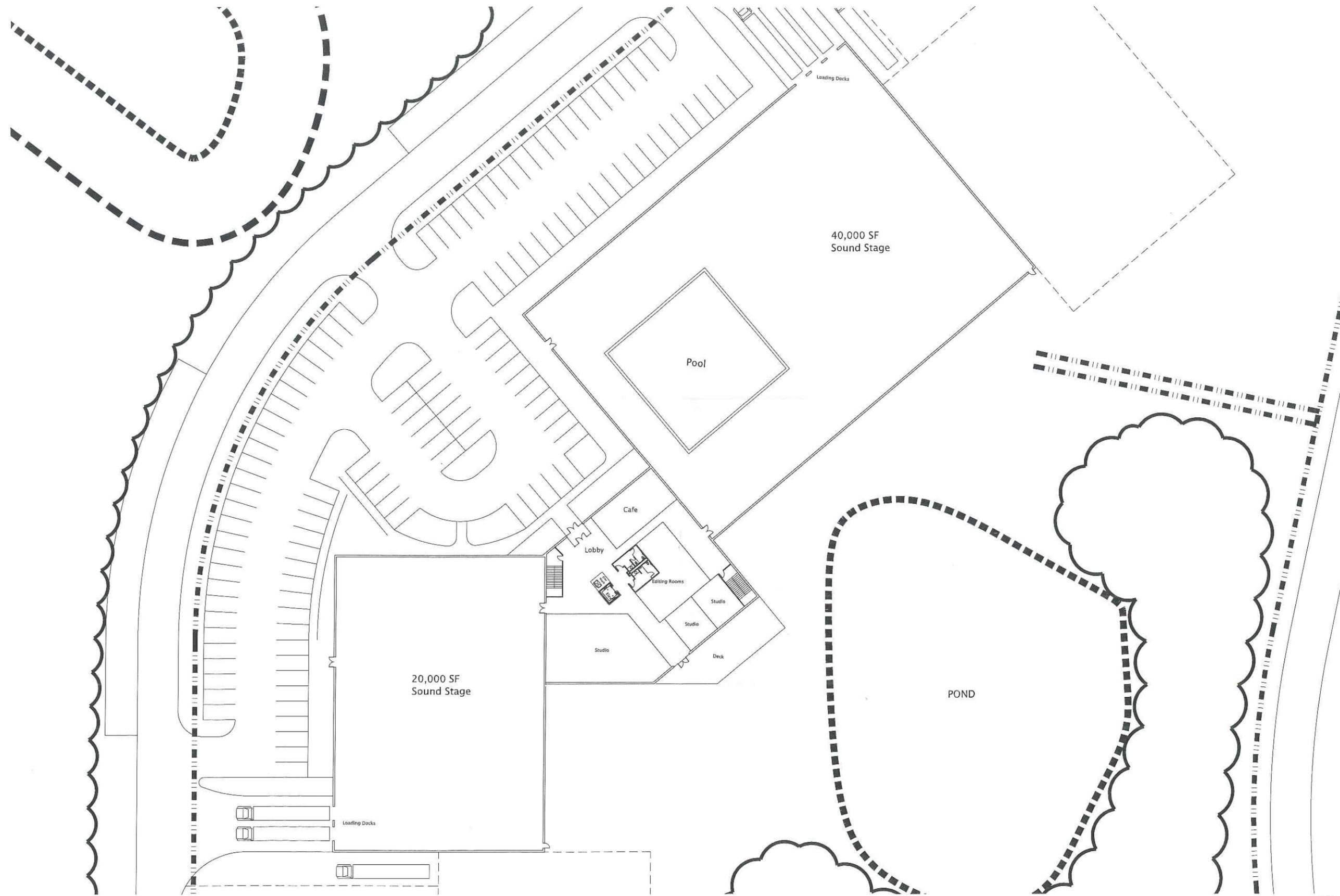


**EGS - External Glare Shield**



Statistics				
Description	Symbol	Avg	Max	Min
Parking	+	1.8 fc	3.7 fc	0.1 fc
roadway	+	1.5 fc	3.2 fc	0.1 fc

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog Number	Lamp	Description	Wattage
	B	10	Lithonia Lighting	DSX1 LED P3 40K TFFM MVOLT HS	LED	DSX1 LED P3 40K TFFM MVOLT with houseside shield	102
	C	20	Lithonia Lighting	DSX1 LED P3 40K BLC MVOLT	LED	DSX1 LED P3 40K BLC MVOLT	102
	A	2	Lithonia Lighting	DSX1 LED P3 40K BLC MVOLT	LED	DSX1 LED P3 40K BLC MVOLT	204
	D	9	Lithonia Lighting	DSXW1 LED 20C 1000 40K TFFM MVOLT	LED	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFFM OPTIC, 4000K, @ 1000mA	73.2



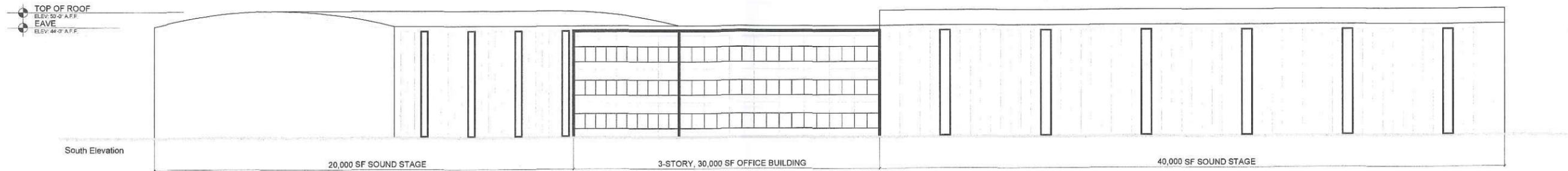
# DAKOTA P PRODUCTIONS

BOHLEY SITE  
MEDINA, OH

Ground Floor Plan

1" = 20'-0"







# DAKOTA P. PRODUCTIONS

BOHLEY SITE  
MEDINA, OH

Planning Commission

Site Aerial

20-2020

HSB

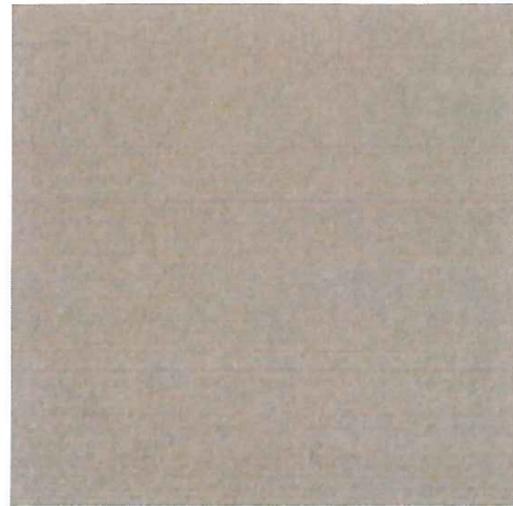


# DAKOTA P. PRODUCTIONS

BOHLEY SITE  
MEDINA, OH

Planning Commission

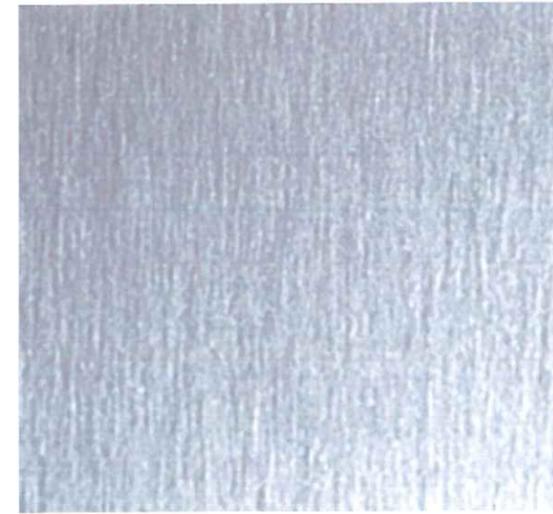
Exterior Render



Stage Exterior  
Textured Concrete Finish  
Maize Smooth



Office Building  
Metal Panels  
Bone White



Window Mullions  
Clear Anodized Aluminum