

MEETING DATE: 10-8-20

PLANNING COMMISSION

**Case No. P20-13
1155 Industrial Parkway**



CITY of MEDINA
Planning Commission
October 8, 2020 Meeting

Case No: P20-13
Address: 1155 Industrial Parkway
Applicant: Gina Agar
Subject: Conditional Use – Retail Use in the I-1 District
Zoning: I-1, Industrial
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The site is located in the 1100 block of Industrial Parkway and is surrounded on all sides by I-1 zoning.

Project Introduction:

The applicant proposes a 28,000 sqft retail limited hour retail and warehouse use in an existing multi-tenant industrial building. The applicant wishes to operate the retail use on a limited basis during a specified period of a calendar year.

Please find attached to this report:

1. Applicant's narrative and floorplan received September 14, 2020
2. Aerial photograph

Section 1153 Conditional Use Standards:

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards:

- (1) Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;*
- (2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;*
- (3) Will not be hazardous or disturbing to existing or future neighboring uses;*

- (4) Will not be detrimental to property in the immediate vicinity or to the community as a whole;*
- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;*
- (6) Will be in compliance with State, County and City regulations;*
- (7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.*

Staff Comment: The proposed retail use complies with all the above conditional use standards. The subject site is located within a purposely created industrial neighborhood and the proposed operation will have no substantive effect on the existing neighboring industrial uses or the general vicinity.

Public Hearing: The Zoning Code requires the Planning Commission to conduct a Public Hearing for the proposed Conditional Use. The legal notices have been issued to permit the Public Hearing at the October 8, 2020 meeting. Based on the review of the case and the public hearing the Planning Commission may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

Parking Standards:

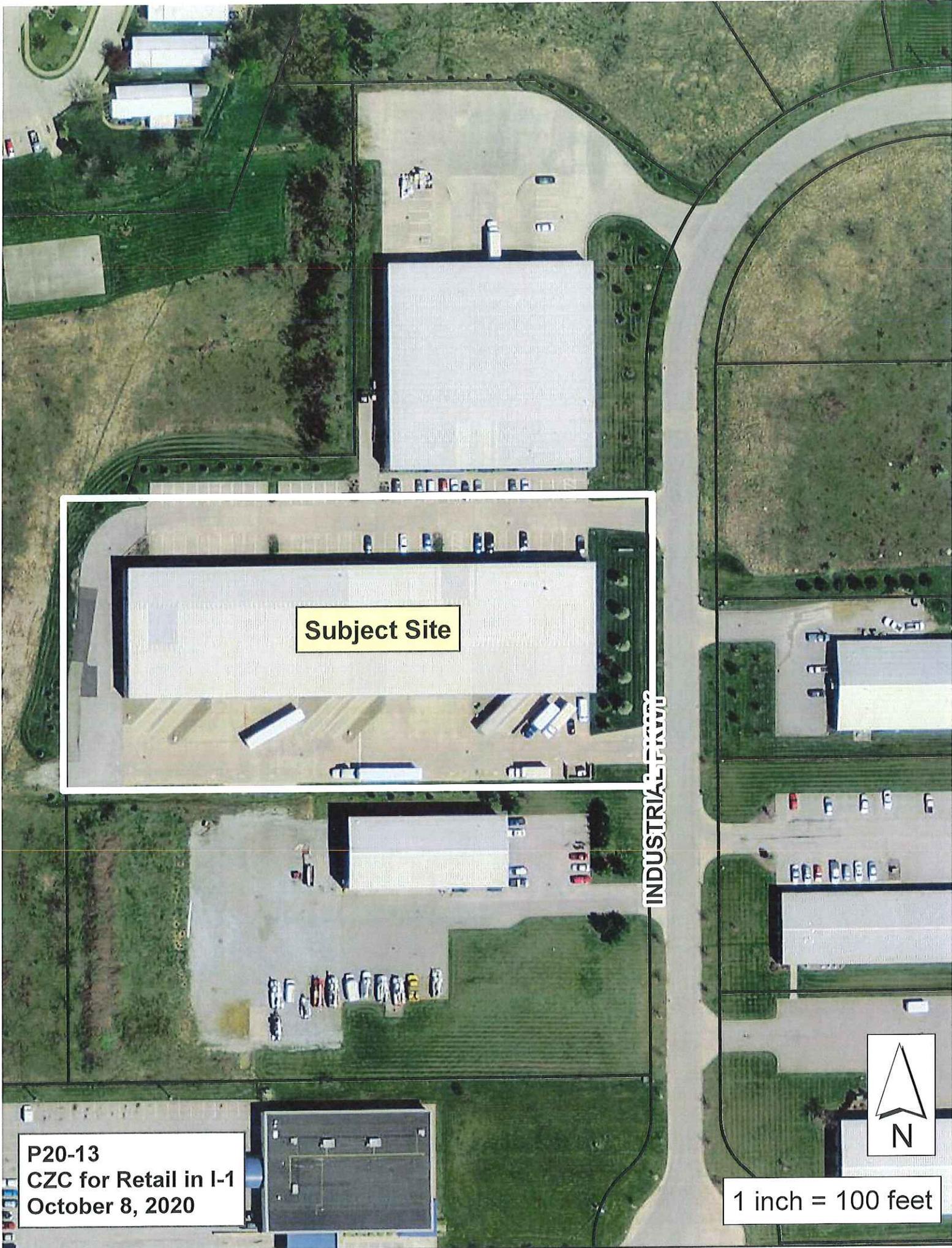
Section 1145.04(A) of the Zoning Code requires 1 space per 400 sqft floor area retail uses. The proposed building (28,000 sqft) requires 70 parking space and 94 are on the property, which leaves a 20 space surplus.

Staff Comments:

- Building Department.** No comment at this time
- Police Chief.** No comment at this time
- Service Department.** No comments at this time
- Fire Department** No comments at this time
- Engineering Department** No comment at this time
- Economic Development.** No comment at this time

Recommendation:

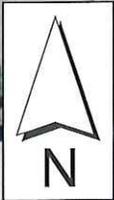
Staff recommends approval of the requested Conditional Zoning Certificate for the proposed Retail use at 1155 Industrial Parkway.



Subject Site

INDUSTRIAL PARKWAY

**P20-13
CZC for Retail in I-1
October 8, 2020**



1 inch = 100 feet

To Whom It May Concern,

The Big Red Wagon is requesting a conditional zoning certificate for 1155 Industrial Pkwy. For the past 6 plus years we have held a semi-annual baby, kids, maternity, and womens' consignment sale out of the Medina County Fairgrounds Community Center. During the pandemic we were forced to cancel our in-person sales and move online to an e-commerce platform. After running the e-commerce platform since June, we have realized that a blending of both online and in-person can offer something for everyone.

The building would be used as an e-commerce distribution center with bi-monthly in-person sales taking place for 2-4 week periods.

Here is an example of the tentative October-November Schedule:

Oct. 9th-13th Sale Setup and Organization

Oct. 14th-15th Invitation Only (Not Open to Public) 5pm-9pm

Oct. 16th Invitation Only (Not Open to Public) 9am-9pm

Oct. 17th-18th Open to Public 9am-5pm

Oct. 19th-22nd Open to Public 9am-7pm

Oct. 23rd Open to Public 9am-6pm

Oct. 24th-25th Open to Public 9am-5pm

Oct. 26th- Nov. 1st Closed for reorganization

Nov. 2nd-23rd Open for e-commerce sales. No in person sales accepted.

Repeat similar setup bi-monthly.

The general setup would consist of clothing racks, shelving units, tables and open floor space. For both in-person and e-commerce we would be utilizing approx. 28k square feet. Everything is organized and setup like a department store.



We feel this space would be an appropriate use because we are not solely operating in one specific zoning capacity. Several businesses in the Industrial Parkway currently maintain distribution warehouses and showrooms that are open to the public and contractors. We feel we are requesting a similar model. In addition, most retail locations we have inquired about are not interested in a business that is only open to the public every other month and plans to use the space as a part time distribution warehouse. Thank you for your time and consideration in this matter.

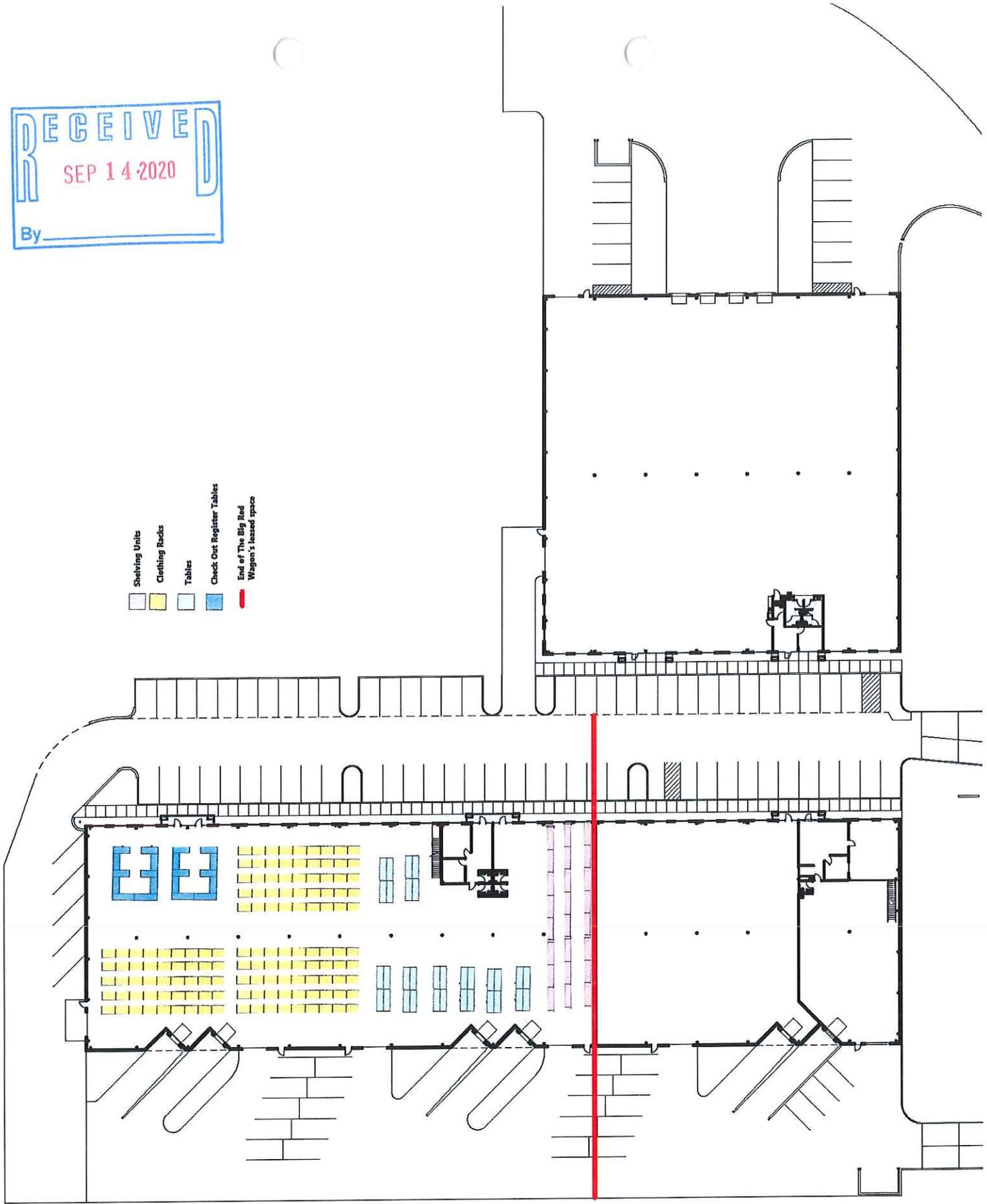
Respectfully,

Matt and Gina Agar

The Big Red Wagon

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SEP 14 2020
By _____

- Shearing Units
- Clothing Racks
- Tables
- Check Out Register Tables
- End of The Big Red Wagon's leased space



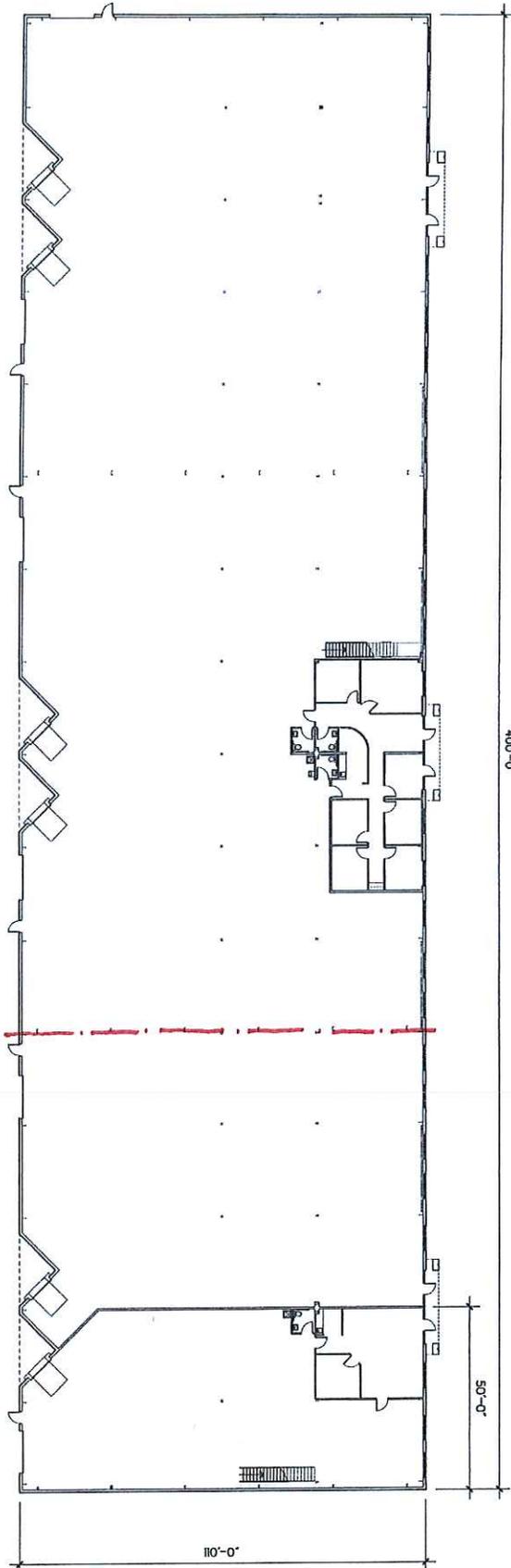
1155 Industrial Parkway, Medina, Ohio

620 CONSTRUCTION

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1155 Industrial Parkway, Medina, Ohio
GOWE LEASING
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