

MEETING DATE: 11-10-16

BOARD OF ZONING APPEALS

Z16-26

635 N. Huntington



CITY of MEDINA
Board of Zoning Appeals
November 10, 2016 Meeting

Case No: Z16-26

Address: 635 N. Huntington

Applicant: Echelon Senior Living Group

Subject: Variance request from Section 1123.05 of the Planning and Zoning Code to allow the principal building to be 43.33 feet tall instead of the maximum allowed 35 feet.

Variance request from Section 1130.05(1)(2)(A)(7) of the Planning and Zoning Code to allow 6,000 sqft of accessory buildings instead of the maximum allowed 1,032 sqft

Zoning: R-2, Medium Density Urban Residential District

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The property is located in the 600 block of North Huntington St. at the intersection of North Huntington St. and West Homestead St.

Project Introduction:

The applicant proposes a 90 unit senior-only independent living facility on the same property as the assisted living/memory care facility approved in 2015. This will be reviewed by the Planning Commission for Conditional Zoning Certificate and Site Plan at the November 10, 2016 meeting. As part of the project design, the principal building is three stories with a building height of 43.33 feet. Additionally as part of the parking supply, the applicant proposes building three 2,000 sqft carports throughout the center and rear (west) portions of the overall 10.3 acre property.

Section 1123.05 limits the maximum building height to 35 feet and the proposed exceeds this maximum as measured to the midpoint of the roof (halfway between the roof ridge and the eaves). Also, Section 1113.05(1)(2)(A)(7) of the Planning and Zoning Code permits maximum of 1,032 sqft of accessory building for residential uses, which applies to the proposed project because it is a residential building/use.

Please find attached to this report:

1. Applicant's project narrative
2. Aerial photo
3. Site plan and building plans

Considerations:

§1107.08(b) of the Medina Administrative Code describes the responsibilities of the Board of Zoning Appeals as such: Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the provisions of this chapter, the Board shall have the power, in a specific case, to interpret any such provision in harmony with its general purpose and intent so that the public health, safety, and general welfare may be secured and substantial justice done.

The request is subject to determination of a practical difficulty as building height and accessory building area variances are requested. There are seven factors that the BZA should consider when evaluating whether or not a practical difficulty exists. These factors are outlined below, along with a discussion of how these factors apply to the application in question.

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether an area variance should be granted:

A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

The site could still be used and developed for an independent living facility, just not this specific design/configuration.

B. Whether the variance is substantial;

The proposed building height variance is 24% greater than permitted (43.33 ft versus 35 ft).

The proposed accessory building sqft footage is 5.8 times more than allowed for residential uses.

C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

The essential character of the neighborhood may not be substantially altered, because the approved development plan for the assisted living/memory care facility for the portion of the site that fronts on the North Huntington front and complies with building height requirement as a two story building. Additionally, the Clover Management development immediately to the north is a three story building with a

building height of 32 ft. Also, the Clover project has 7,200 sqft of accessory buildings in two 3,600 sqft detached garage buildings, which was approved as part the more intensive Special Planning District zoning process, whereas the proposed accessory buildings total 6,000 sqft in three 2,000 sqft structures.

Under the current zoning (R-2), the buildable land area of the development site and the standards in Section 1113.05(1)(2)(A)(7) could theoretically result in ~25,000 sqft of the accessory buildings if developed as 34 single family R-2 lots. Additionally, the applicant explains that their market/customers typically require a covered parking option.

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

The variances would not adversely affect the delivery of governmental services.

E. Whether the property owner purchased the property with knowledge of the zoning restrictions;

The applicant/property owner was aware of the restrictions during conceptual development plan creation.

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or

The owner's predicament could be obviated in regards to the accessory building area variance. The proposed buildings could be reduced to the 1,032 sqft maximum or removed from the plan completely and have surface uncovered parking spaces.

In regards to the building height variance, the building could be redesigned to reduce the floor-to-ceiling heights of the building to reduce the overall building height, but that could negatively affect the quality of the building's exterior design.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

The likely intent of the requirements is to provide a standard and predictable amount of development and site disturbance for a given parcel, but when an equivalence test for development allowances and varying land use types is performed the effects/impacts of the applicable regulations put the proposed variances into perspective.

The BZA must weigh the above seven factors for the requested variance and determine if a practical difficulty exists that would merit a variance from Sections 1123.05 and 1113.05(1)(2)(A)(7).

Project Narrative for Independent Living Facility at 634 N. Huntington St.

Enclosed is our application requesting approval of a 90 unit Independent Living Senior Facility. It will be constructed behind the previously approved Assisted Living & Memory Care residence located at 635 N. Huntington St. This will create an integrated senior living campus, along with North Medina Meadows to the west, which will provide multiple levels of supportive living environments for the residents of Medina and surrounding areas.

The proposed Independent Living Facility provides living suites for seniors combined with amenities for health, wellness and entertainment. It will consist of 90 suites in a mix of studios, one bedroom and two bedrooms ranging in size from 450 to 960 square feet. All of the suites will have kitchens and the larger two bedroom units will have two full baths. Amenities will include; a multi-purpose room, bistro, craft areas, wellness and exercise rooms, beauty salon and visiting health professional spaces. The main dining room will serve chef prepared "farm to table" meals. Other available services will include; housekeeping, laundry, transportation and scheduled social activities. The grounds will provide gardening and walking opportunities. This facility will serve the private pay senior market by offering upscale, yet affordable, supportive housing.

The total site, including the previously approved assisted living facility, is approximately 10.3 acres and is zoned R-2 (Medium Density Urban Residential District). This facility is a conditionally permitted use in that district. The property will be split for financing and ownership purposes however, the same management company will operate both facilities.

We are requesting two variances for the project as follows:

1. **Building Height** – In order to maximize the efficiency of the building and reduce walking distances for residents, we have designed a three story building. The zoning allows a maximum height of 35 feet from the grade to the mid-point of a sloped roof. We are requesting a variance of 8 feet 4 inches for a total height of 43 feet four inches. This will allow a roof pitch to create an appealing residential design to compliment the assisted living facility and the West Clover Senior Apartments to the north.
2. **Total Area of Accessory Uses** – The design includes 30 covered parking spaces in three unheated carports for a total of 6,000 square feet. Chapter 1113.05 (L) limits accessory uses to 744 square feet per lot, or a maximum of 1,032 square feet (not to exceed 10% of the total area of the rear yard.) We are asking for a variance from the minimum square feet per lot in recognition that the R-2 district would otherwise allow for approximately 34 single family lots on the buildable area of this lot, which would allow for up to 25,296 square feet of accessory use. In addition, marketing indicates that many prospective residents will require covered parking. The carports are located to the rear of the site (with one located at the rear of the A.L. building), and include a 10 foot setback to accommodate landscape screening. The design of the carports are intended to compliment the design of the 3-story building.

Setback Considerations

The setback to the northern property line is proposed at 40 feet for the closest corner of the Independent Living Building and one carport. The West Clover Senior Apartments to the north are

located approximately 100 feet beyond the north property line. Landscaping will be provided along this north property line. This 40 foot setback is in keeping with the previously approved setback for the assisted living building. The setbacks for the carport garages along the western property line are proposed at 10 feet to allow for landscape screening. The proposed Medina Meadows addition will be setback an additional 50 feet from this western property line.

Building Design

The exterior materials will be similar to those of the assisted living building to create a unified appearance. The First Floor will have mostly stone veneer with the upper levels consisting of a mix of premium shake textured vinyl siding and standard lap siding. Windows will be vinyl in a tall proportion with divided lites. Trims will be a composite material to match the siding. The roof will have textured architectural fiberglass shingles. The architectural style is generally "French Provincial" to compliment the assisted living building.

FOUNDRY ST

P16-31 & Z16-26
Echelon Independent Living
Variances, Conditional Zoning &
Site Plan
November 10, 2016

W UNION ST

Subject Site

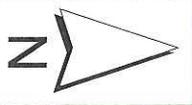
N HUNTINGTON ST

NOTTINGHAM DR

WHOMESTEAD ST

BRADWAY ST

ELMWOOD AVE



1 inch = 200 feet



| | |
|--------------|-----------------------------|
| DATE PLOT | 12/12/20 |
| CHECKED BY | JD |
| DATE | 12/12/20 |
| PROJECT NO. | 12/12/20 |
| PROJECT NAME | 634 NORTH HUNTINGTON STREET |
| SCALE | 1" = 20' |
| PROJECT NO. | 12/12/20 |
| DATE | 12/12/20 |

PRELIMINARY GRADING
UTILITY PLAN
 SHEET TITLE

Proposed L
cape Plan
 CITY OF CLEVELAND
 LOCATED IN THE
634 NORTH HUNTINGTON STREET

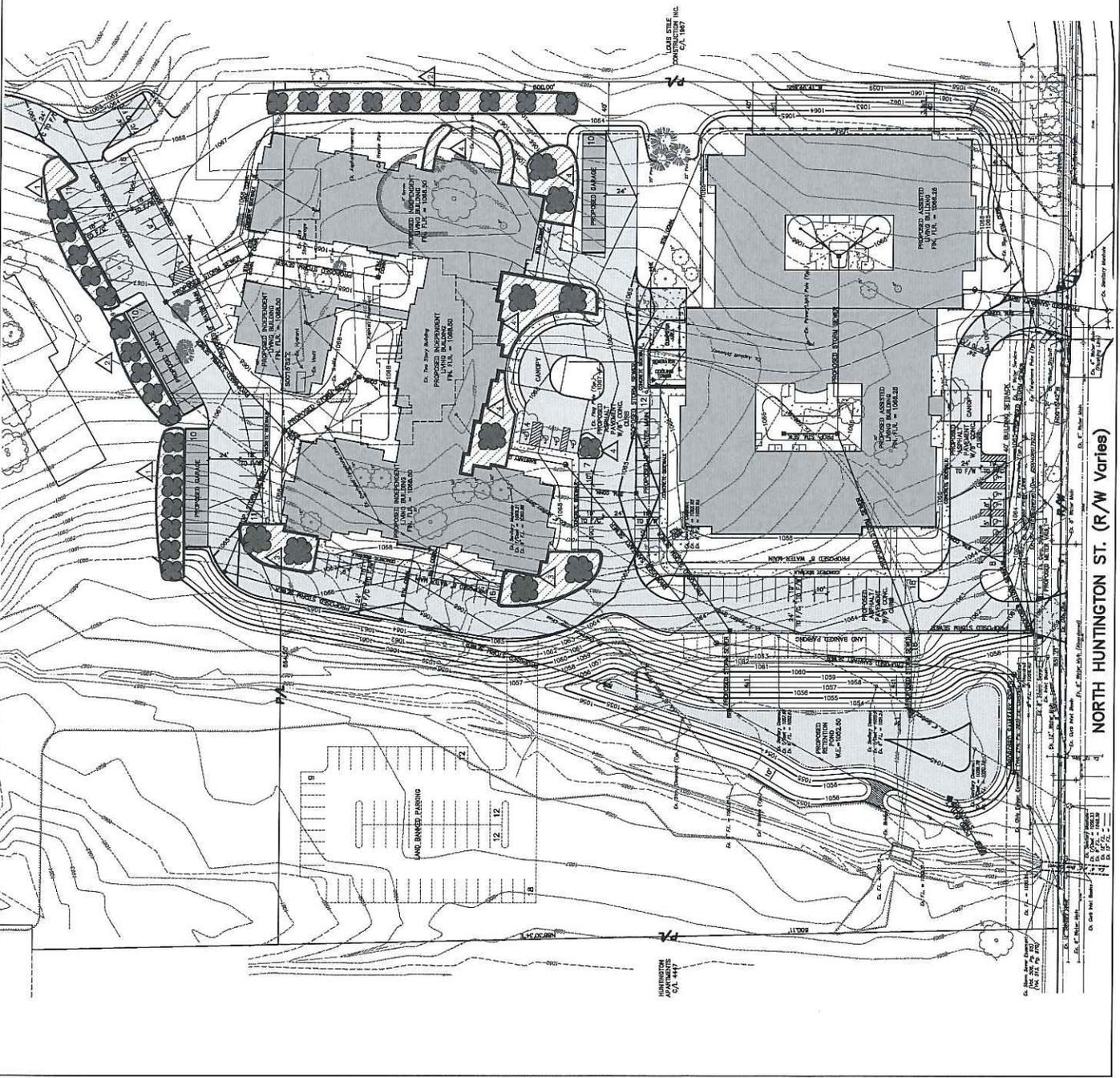
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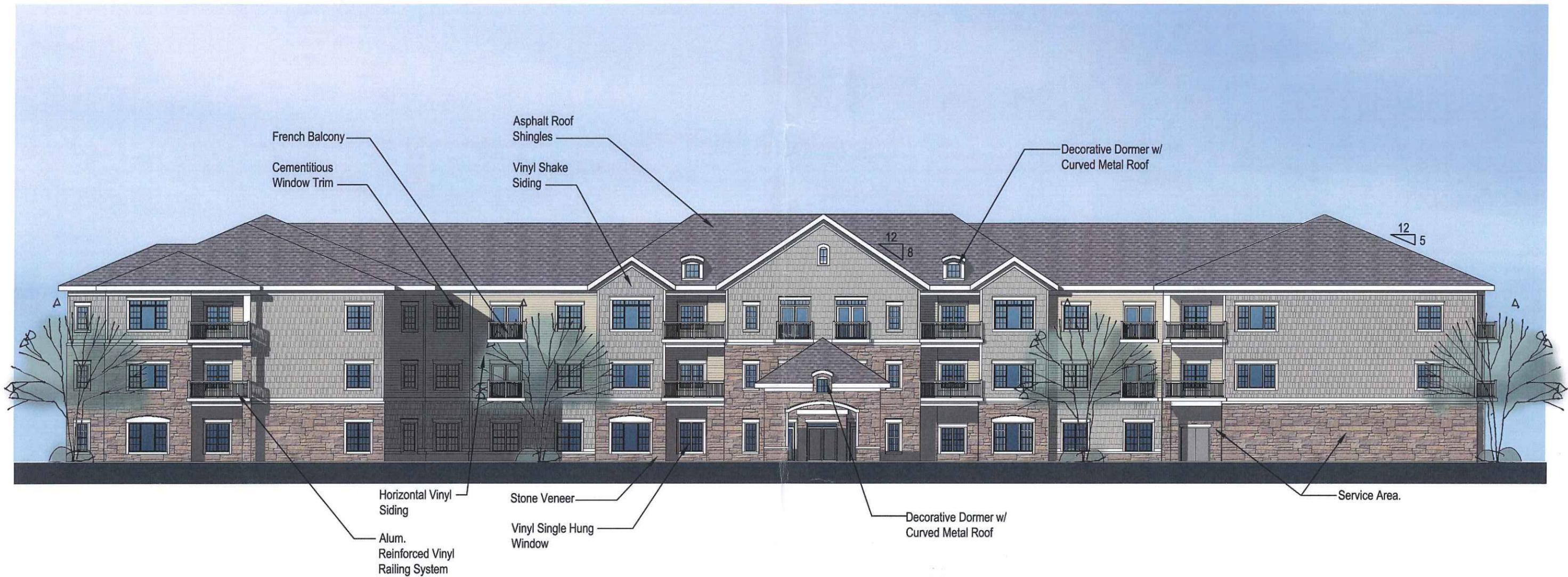
Proposed Landscape Plan

- Grass in all areas not designated as landscape beds.
 - May note 1:20 to be used for site, spruce or equivalent salt tolerant variety.

| Sheet Key Notes | |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ▲ | Norway Spruce - 6 ft - Picea abies Or Blue Spruce - Picea pungens |
| ▲ | White Pine - 8 ft - Pinus strobus |
| ▲ | Dwarf Korean Lilac - 24 in - Syringa meyeri |
| ▲ | Sea Green Juniper - 18 in - Juniperus ch. 'Sea Green' |
| ▲ | Grow Low Spruce - 18 in - Picea s. 'Grow Low' |
| ▲ | White Pine - 2 1/2 in - Pinus s. 'White Pine' |
| ▲ | Tree - Cleveland Select Pear - 2 in - Pyrus c. 'Cleveland Select' |
| ▲ | Perennials: Walker's Low Camint - #1 - Nepeta x f. 'Walker's Low' Rubicunda f. 'Goulsturn' - #1 - Galium Black Eyed Susan Mixed Colors Ajacilly - #1 - Hemerocallis May Night Salvia - #1 - Salvia n. 'May Night' Casara's Brother Siberian Iris - #1 - Iris s. 'Casara's Brother' Tree - Cleveland Select Pear - 2 in - Pyrus c. 'Cleveland Select' |



NORTH HUNTINGTON ST. (R/W Varies)



**MAIN ENTRY ELEVATION
MEDINA SENIOR LIVING BUILDING**

RECEIVED
OCT 20 2016

BY: RLBA # 16100 October 7, 2016

