

MEETING DATE: 02/11/21

PLANNING COMMISSION

**Case No. P21-01
127 W. Liberty
347 N. Huntington
364 Foundry**



CITY of MEDINA
Planning Commission
February 11, 2021 Meeting

Case No: P21-01

Address:

- Portion of 123 W. Liberty St.
- 364 Foundry St.
- 347 N. Huntington St.

Applicant: City of Medina

Subject: Rezone City owned property:

- portion of 123 W. Liberty St. from P-F Public Facilities to C-2 Central Business
- 364 Foundry St. & 347 N. Huntington St. from R-3, High Density Urban Residential to O-C, Open Space Conservation

Submitted by: Jonathan Mendel, Community Development Director 

Subject Site:

The subject properties are located:

- Within the 100 block of W. Liberty
- 364 Foundry is adjacent to the west side of Ray Mellert Park and 347 N. Huntington is adjacent to the east side of Ray Mellert Park.

Project Introduction:

Portion of 123 W. Liberty

Now that the City of Medina has built the new City Hall parking facility, the subject remainder land is intended to be subdivided from the parent lot and transferred to the Medina City Development Corporation (MCDC) in order to include it into an imminent redevelopment of the subject property along with the existing lot owned by MCDC with 140 feet of frontage on the 100 block of W. Liberty Street.

Therefore, in order to reduce steps during the execution of a development agreement between a private developer and the MCDC and not unnecessarily delay the redevelopment project, the City requests rezoning the subject land area from P-F to C-2, which would match the C-2 zoning for the existing MCDC owned lot (139 W. Liberty)

Note: the new lot's subdivision is not fully executed yet, so a rezoning decision by the City Council will be conditioned that the rezoning is only effective once the lot is officially created.

364 Foundry and 347 N. Huntington

In 2019 and 2020, the City acquired these properties with the intent to incorporate the land into the neighboring Ray Mellert Park. The two properties are currently zoned R-3 and need to be rezoned to O-C, which is the zoning district for the Park.

Please find attached to this report:

1. Aerial photographs with existing zoning
2. City of Medina Comprehensive Plan – Future land use maps
3. Proposed subdivision plat for the portion of the 123 N. Liberty dated January 29, 2020

Comprehensive Master Plan:

Future Land Use map of the Comprehensive Master Plan (adopted in 2007) is a guide for future municipal planning and land use within the city.

Portion of 123 W. Liberty

The existing P-F zoning is consistent with the Master Plan Future Land Use Map; however, given the redevelopment intent of the subject property to support the activity and vitality of the Downtown and provide TIF funding for the completed City Hall public parking facility, rezoning the property to C-2 is appropriate.

The properties to east and south (along Liberty St.) of the subject property are commercially developed properties designated 'Central Business District'. Therefore, the subject property is part of a contiguous area of the same designation, which will support and reinforce the current and future vitality of this part of the Historic District, but also the entire Historic District.

The Comprehensive Plan's Goals and Objectives have specific objectives that relate to this proposed rezoning. Under the following specific goals and objectives, the proposed rezoning is appropriate and consistent with the Comprehensive Plan:

Demographics and Housing

- ***DH-3: Support efforts to provide residential and non-residential uses that promote the City as a community where it is possible for families and individuals to live, work, and shop.***
 - ***DH-3E: Maintain and develop attractive commercial areas that are inviting spaces for people to shop***

Land Use

- ***LU-5: Support compact and convenient commercial development.***
 - ***LU-5B: Identify additional areas that could accommodate and support commercial and compatible mixed uses.***

The subject property is directly adjacent to the large area of commercially designated, zoned and developed Historic District. As desired by LU-5B and DH-3E above, the subject properties can accommodate and support land development compatible with the adjacent mix of uses in the C-2 zoning district. The rezoning allows for the reinforcement of the Historic District's vitality.

364 Foundry and 347 N. Huntington Street

Here are the *Community Facilities & Services* vision statement and Goals CF-1 and CF-2 (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-1

Aggressively pursue strategies to maintain and enhance a level of public facilities and services that meet the needs of the community.

CF-2

Maintain, enhance, and develop park and recreational facilities and trails that are readily accessible to all City residents, and that respond to the evolving nature of recreation activities.

A comprehensive plan is a policy guide for making land use decisions for a period of time into the future. The creation process anticipates many possible and desirable future land use changes, but cannot account for all possibilities. Therefore, when reviewing zoning map changes, it's appropriate to evaluate the proposed rezoning against the various categorical vision statements and goals.

In reviewing the proposed subject properties' rezoning, the zoning map change proposed is meets the intent of the Community Facilities & Services Vision Statement and Goals CF-1 and CF-2 by enhancing the level of public facilities with an expansion of Ray Mellert Park, thereby responding to the evolving needs of the community.

Staff Comment:

The proposed rezonings will not substantially or substantively negatively impact the general character of their respective immediate neighborhoods and will certainly provide greater value and vitality to their respective communities.

Recommendation:

Staff recommends the Planning Commission forward a recommendation of approval to City Council to rezone:

- a 140 foot by 80 foot portion of the property at 123 W. Liberty Street (proposed CL 9374 [part of PID# 028-19A-21-386]) from P-F, Public Facilities to C-2 Central Business
- 364 Foundry Street and 347 Huntington Street from R-3, High Density Urban Residential to O-C, Open Space Conservation

With the following condition:

1. The rezoning for the portion of 123 W. Liberty Street shall not be effective until the proposed subdivision creating the lot is executed and recorded.

N ELMWOOD AVE

Subject parcel
(proposed)

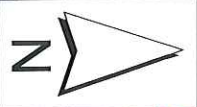
P-F

C-2

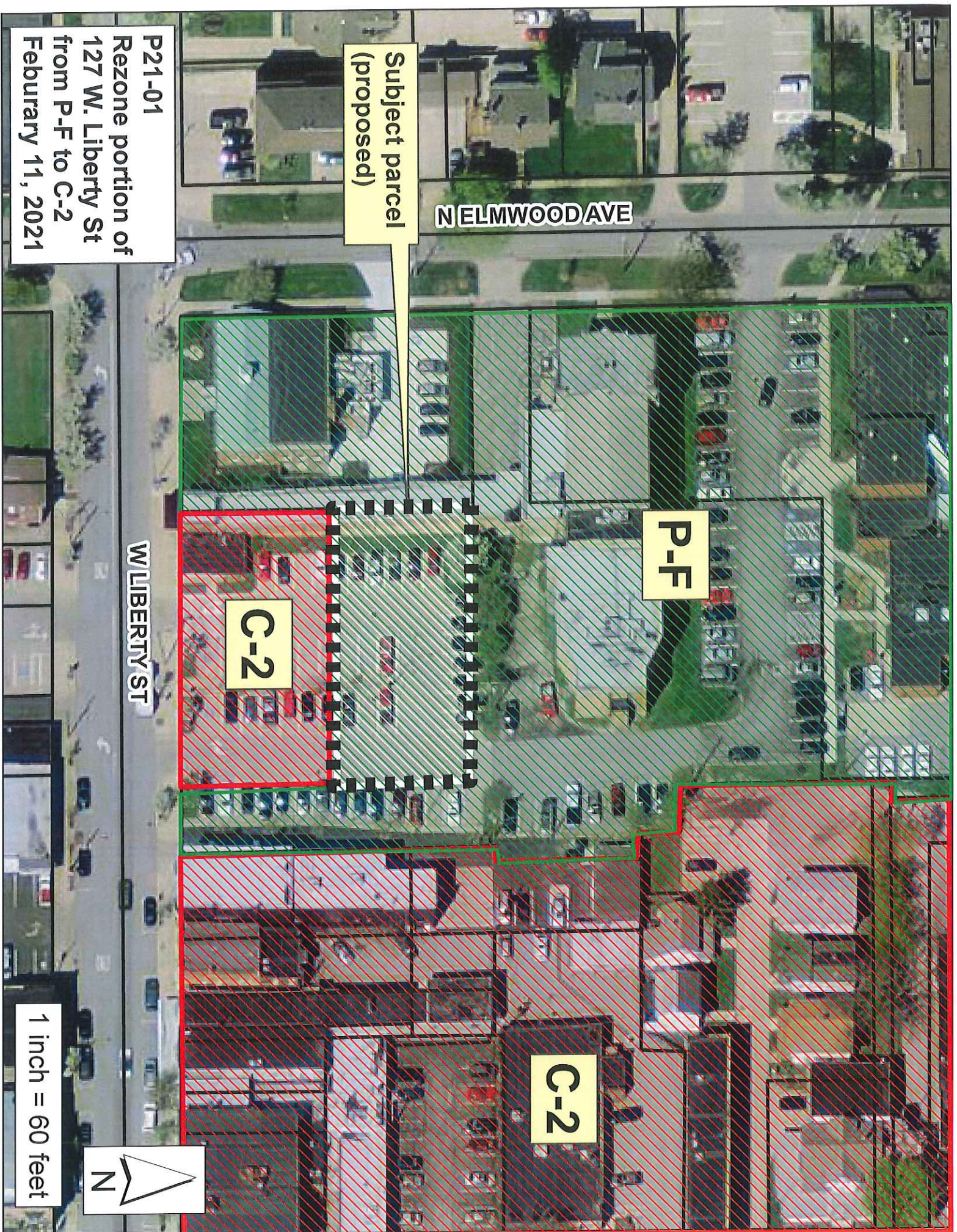
C-2

W LIBERTY ST

P21-01
Rezone portion of
127 W. Liberty St
from P-F to C-2
February 11, 2021



1 inch = 60 feet



H-1

FOUNDRY ST

R-3

364 Foundry

O-G

W UNION ST

R-3

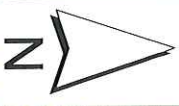
347 N.
Huntington

BRONSON ST

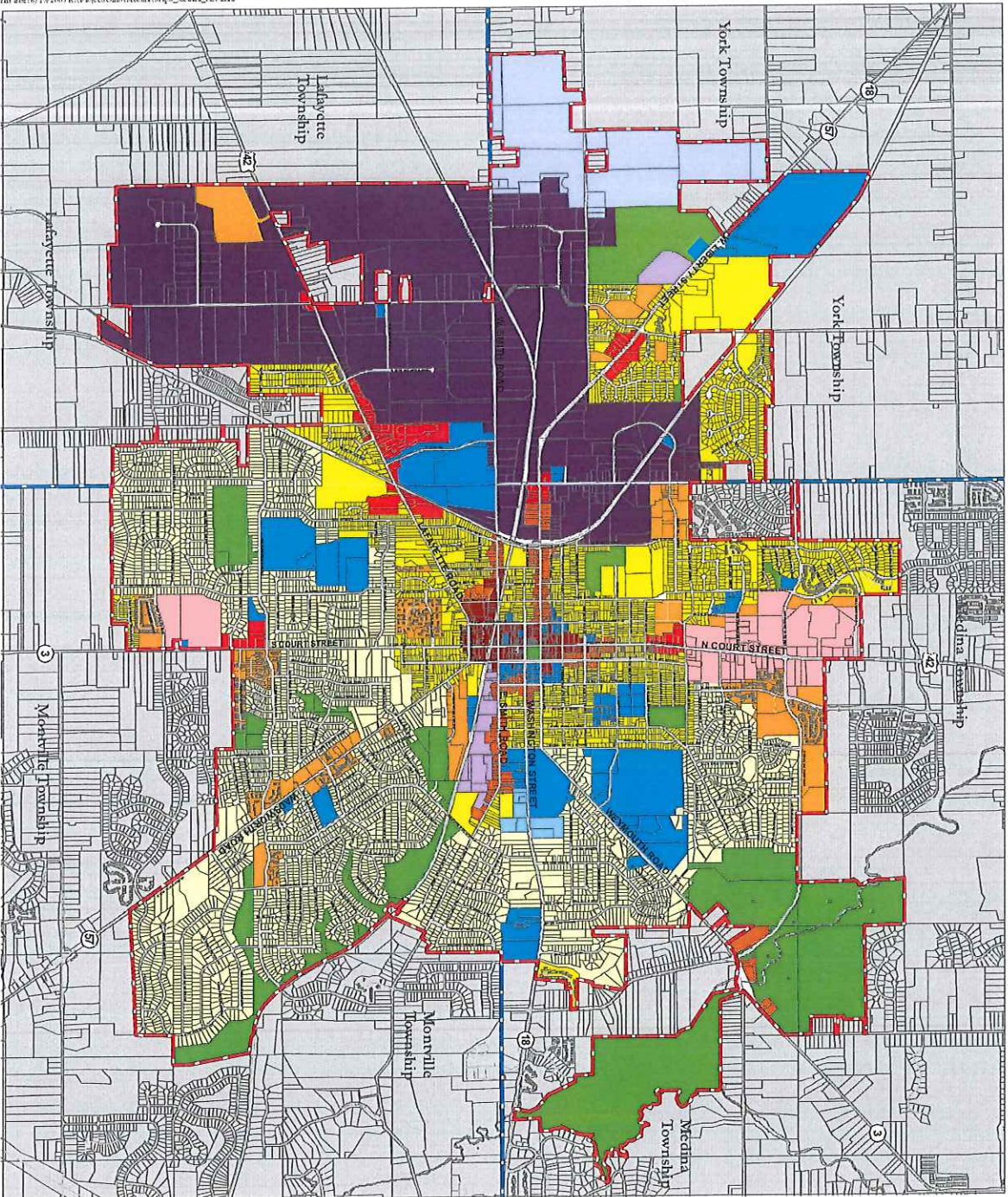
O-G

N HUNTINGTON ST

P21-01
Rezone 364 Foundry
& 347 N. Huntington
R-3 to O-C
February 11, 2021



1 inch = 150 feet



Map 8 Future Land Use

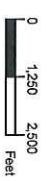
11/13/2006

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



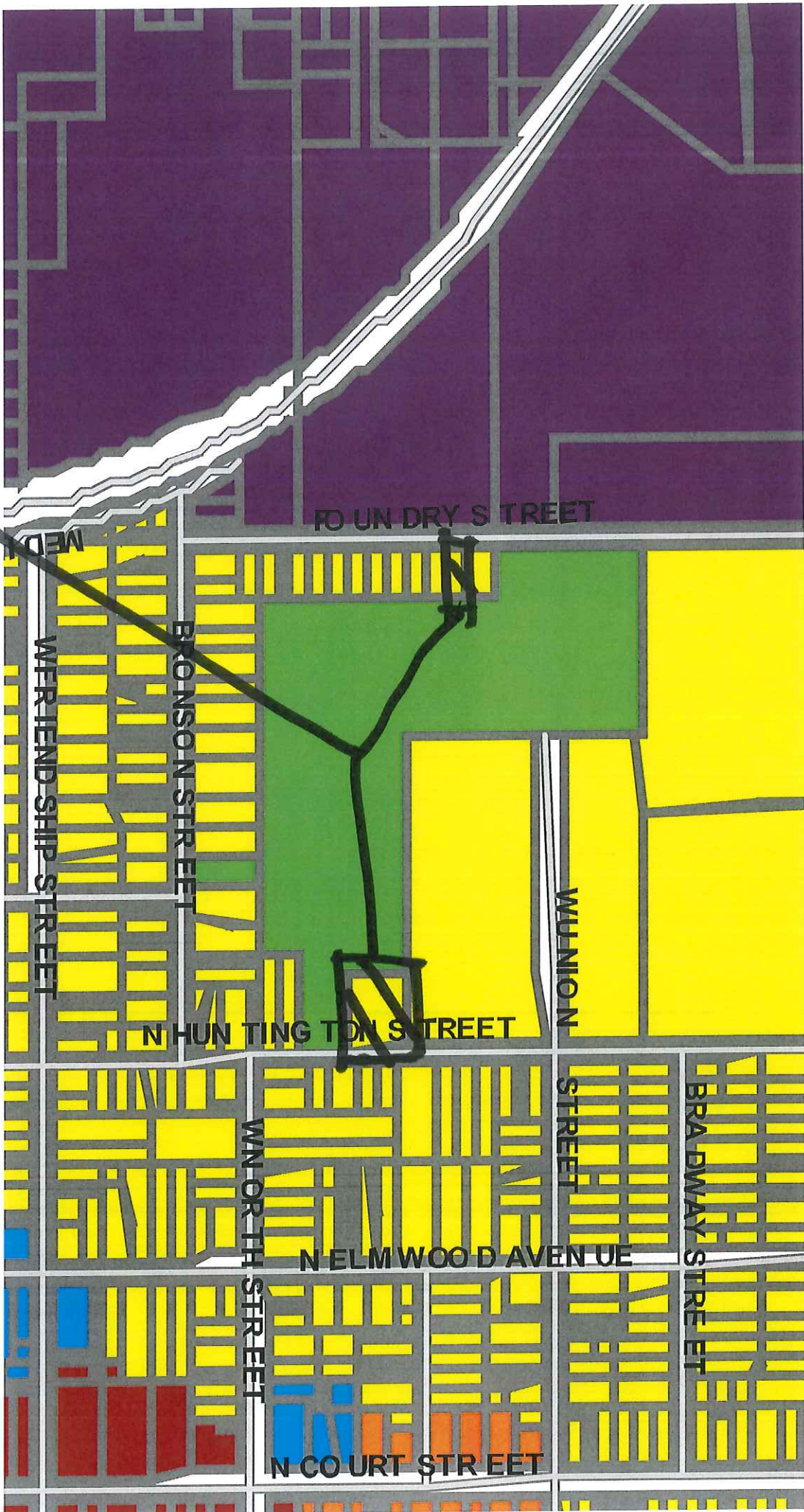
Base Map Source: Medina County GIS, 2005
Data Source: McKenna Associates, Incorporated, 2006.





123 W Liberty portion

364 Foundry
347 N. Huntington



REPLAT OF MEDINA CITY LOTS 9212 THROUGH 9214

CREATING MEDINA CITY LOTS 9372 THROUGH 9374

BEING A REPLAT OF THE WHOLE OF CITY LOTS 9212 THROUGH 9214 AS SHOWN BY PLAT RECORDED IN DOCUMENT 2018PLD00044 OF MEDINA COUNTY RECORDS IN THE CITY OF MEDINA, COUNTY OF MEDINA, AND STATE OF OHIO

ACCEPTANCE

KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF MEDINA, BY DENNIS HANWELL MAYOR, HAS HEREBY ACCEPTED THE REPLAT OF MEDINA CITY LOTS 9212 THROUGH 9214 AS SHOWN BY PLAT RECORDED IN DOCUMENT 2018PLD00044 OF MEDINA COUNTY RECORDS IN THE CITY OF MEDINA, COUNTY OF MEDINA, AND STATE OF OHIO. THE CITY OF MEDINA, COUNTY OF MEDINA, AND STATE OF OHIO HAVE HEREBY SET BY HAND AND OFFICIAL SEAL AT THIS DAY OF _____ 20____

DENNIS HANWELL MAYOR
COUNTY OF MEDINA }
STATE OF OHIO } S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE OF OHIO, DENNIS HANWELL MAYOR, HAS PERSONALLY APPEARED AND SUBMITTED TO ME HIS OWN FREE AND VOLUNTARY TESTIMONY AND GRANT EASEMENTS AS SHOWN ACCORDING TO THE LEGEND BELOW. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS WITHIN THIS SUBDIVISION.

NOTARY PUBLIC
BY COMMISSION EXPIRES _____

APPROVALS

THIS PLAT WAS DULY ACCEPTED BY ORDINANCE NO. _____ OF MEDINA CITY COUNCIL AT A REGULAR MEETING HELD ON THE _____ DAY OF _____ 20____

PRESIDENT OF COUNCIL _____ CLERK OF COUNCIL _____

APPROVED FOR TRANSFER THIS _____ DAY OF _____ 20____

TAX MAP DRAFTSMAN _____

RECEIVED FOR TRANSFER THIS _____ DAY OF _____ 20____

MEDINA COUNTY AUDITOR _____

RECEIVED AND RECORDED THIS _____ DAY OF _____ 20____

AT _____ A.M./P.M. _____

RECORDED IN PLAT DOCUMENT NO. _____

FEE \$ _____

MEDINA COUNTY RECORDER _____

CERTIFICATION: _____

I HEREBY CERTIFY THIS DRAWING TO BE OF A SURVEY MADE BY ME AND/OR MY ASSISTANT OR DEPUTY AND TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. THIS DOCUMENT WAS ORIGINALLY ISSUED BY DOUGLAS S. JEWEL ON DECEMBER 29, 2004. THE DOCUMENT IS HEREBY REVOKED AND SUPERSEDED.

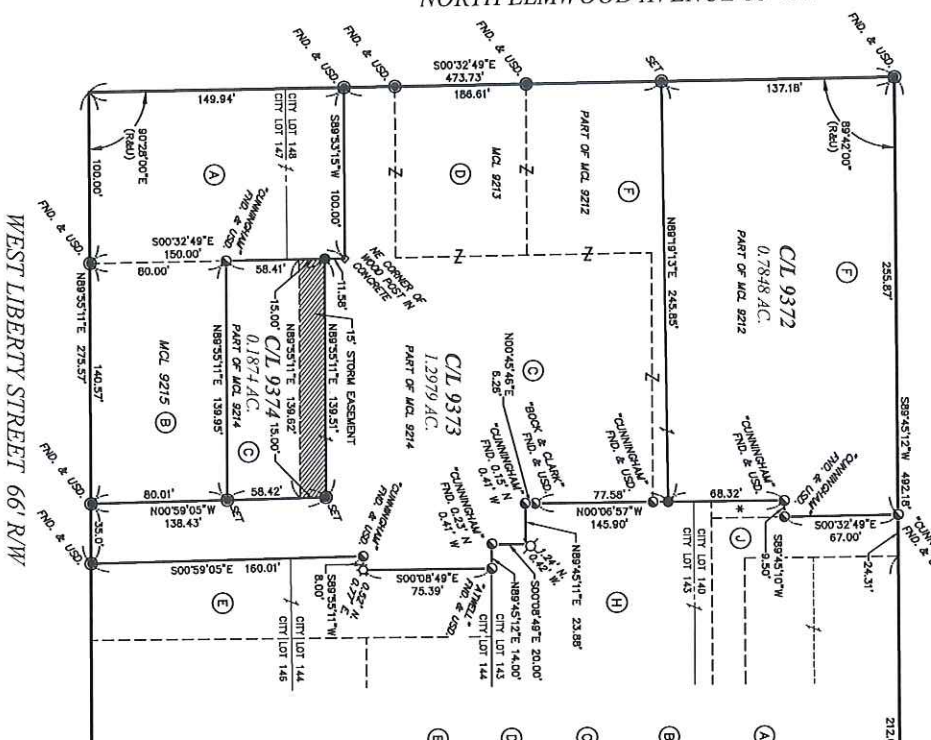
DOUGLAS S. JEWEL, OHIO PROFESSIONAL SURVEYOR S-8007

DATE _____

NORTH ELMWOOD AVENUE 66' R/W

WEST FRIENDSHIP STREET 66' R/W

WEST LIBERTY STREET 66' R/W



- (A) PART OF C/L 147 & 148 D.Y. 136, P.C. 640 04/27/1937
- (B) MEDINA CITY DEVELOPMENT CORPORATION C/L 9215 DOC. NO. 2018PLD00044
- (C) CITY OF MEDINA C/L 9214 DOC. NO. 2018PLD00044
- (D) CITY OF MEDINA C/L 9213 DOC. NO. 2018PLD00044
- (E) PART OF C/L 144 & 145 MEDINA AND PARTS IN C.R. 1197, P.C. 821 07/09/1986
- (F) THE CITY OF MEDINA C/L 9212 DOC. NO. 2018PLD00044
- (G) NOT USED
- (H) PART OF C/L 140 & 142 TOWN OF MEDINA, INC. DOC. NO. 2010010975 02/20/2011
- (I) PART OF C/L 140 TOWN OF MEDINA, INC. DOC. NO. 2010010975 07/21/2017

* GAP/OVERLAP PARCEL - OWNERSHIP UNKNOWN

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.



PLAT OF MEDINA C/L 9212 THROUGH 9214
 COUNTY OF MEDINA LOCATED IN STATE OF OHIO
CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5980

CITY: MEDINA
 TOWNSHIP: _____
 TRACT: _____
 LOT NUMBER: CL 9212 THRU CL 9215
 PROP OWNER: CITY OF MEDINA

DATE: 12/29/2017
 CHECKED BY: DJW
 BATH: 12/29/2017

SCALE: 1"=50'