



MEMORANDUM

DATE: December 7, 2023
TO: Planning Commission
FROM: Andrew Dutton, Community Development Director
SUBJECT: Brookdale Mobile Home Park Expansion

Background

The subject site consists of 14.88 acres located to the south of the existing Brookdale Mobile Home Park on Lafayette Road. In February of 2023, a Zoning Map Amendment was approved to change the zoning of the site from I-1 (Industrial) to R-3 (High Density Urban Residential).

Though not required for a Zoning Map Amendment application, the applicant indicated that the purpose of the rezoning was to develop the site for an extension of the existing mobile home park. A concept plan was provided illustrating a potential layout for a mobile home park on the property, which is a Conditional Use in the proposed R-3 zoning district.

Discussion Item

An agent for the property, David Myers of Thorson Baker Engineers, has requested a discussion regarding a preliminary plan for the project. The preliminary plan differs from the conceptual plan in several aspects:

	Concept	Preliminary
Number of Homes	61	57
Street Configuration	Looped Drive	Two Cul-De-Sacs
Secondary Emergency Access	Through Vacant Northern Property	Through Multi-Tenant Building Property
Gas Easement	Homes On Easement	Homes Not On Easement

To reiterate, the concept plan was not formally reviewed or approved and changes may be made. In addition, the proposed preliminary plan is not a formal review, but rather a discussion item.

Engineering and Fire Department Comments

The Engineering and Fire Departments have both expressed safety concerns regarding the length of the western cul-de-sac, which is approximately 1,500 ft. A connection between the cul-de-sacs has been recommended by both departments. The proposed project is not a subdivision, however, cul-de-sacs are limited to 600 ft. in length by Section 1171.02(b)(4) of the Subdivision Regulations.

The Engineering Department has also recommended/requested:

- A water line connection between the cul-de-sacs
- A storm water operation and maintenance agreement between the owner and the City
- Confirmation from Columbia Gas that streets may be on their easement
- Verification of a second access drive connecting to Industrial Parkway

The Fire Department has requested fire hydrants every 300 ft. and no parking on the fire hydrant side of both streets.

Next Steps

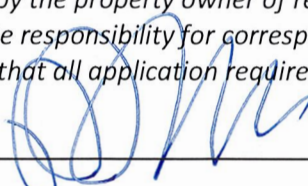
The applicant will need to submit completed Site Plan and Conditional Zoning Certificate applications for the project to move forward, both of which will be reviewed by the Planning Commission. The project does not require a Subdivision application as the “lots” will not be subdivided.



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number _____

GENERAL	Date of Application <u>11/22/2023</u> Property Location <u>1166 Lafayette Road, Medina, OH 44256</u> Description of Project <u>Expansion of the existing Brookdale Mobile Home Park. Approximately 57 new lots.</u> _____ _____
CONTACT INFORMATION	Applicant Name <u>David L. Myers, P.E. & P.S. - Thorson Baker Engineers</u> Address <u>3030 W. Streetsboro Road</u> City <u>Richfield</u> State <u>OH</u> Zip <u>44286</u> Phone <u>330-659-6688</u> Email <u>dmyers@thorsonbaker.com</u> Property Owner Name <u>Brookdale Park LLC - James Hauch</u> Address <u>217 E. Main Street</u> City <u>Kent</u> State <u>OH</u> Zip <u>44240</u> Phone <u>330-519-7343</u> Email <u>jimhauch@gmail.com</u>
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input checked="" type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	By signing this application, I hereby certify that: 1) The information contained in this application is true and accurate to the best of my knowledge; 2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record; 3) I assume sole responsibility for correspondence regarding this application; and 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application. Signature <u></u> Date <u>11/22/2023</u>
OFFICIAL USE	Zoning District _____ Fee (See Fee Sheet) \$ _____ Meeting Date _____ Check Box when Fee Paid <input type="checkbox"/>



CITY OF MEDINA
Community Development Department
132 N. Elmwood Ave. Medina, OH 44256
Phone: 330-722-9023 Fax: 330-764-4385

November 29, 2023

David Myers
Thorson Baker Engineers
3030 West Streetsboro Road
Richfield, OH 44286

Dear Mr. Myers,

You are receiving this notice because your proposal for the expansion of Brookdale Mobile Home Park has been scheduled as a discussion item for the City of Medina Planning Commission. As previously discussed, the proposal will be a preliminary review only and will not involve any action by the Commission. A Site Plan application and a Conditional Zoning Permit application will be necessary for the Planning Commission to formally review the project.

The Commission will review your proposal at their next regular meeting at **6:00 pm on December 14, 2023**. The meeting will be held at City Hall, 132 North Elmwood Avenue, Medina, OH 44256.

Your attendance at the meeting is necessary for the Commission to review your proposal. At the meeting, the Commission generally requests you provide an overview of the project and answer questions.

Please feel free to contact me at (330) 722-9038 or stome@medinaoh.org if you have any questions or need any further information.

Sincerely,

A handwritten signature in black ink that reads "Sarah Tome". The signature is written in a cursive, flowing style.

Sarah Tome
Administrative Assistant
Economic Development/Planning Department



November 22, 2023

Mr. Andrew Dutton
City of Medina Community Development Director
132 North Elmwood Avenue
Medina, OH 44256

Re: Brookdale Mobile Home Park Expansion -
Narrative

Medina, OH

Dear Mr. Dutton:

The existing Brookdale Mobile Home Park is located at 1166 Lafayette Road. The existing park includes approximately 215 units. Our plan is to expand the existing park by adding approximately 57 new lots. To accommodate the lots, we will extend two (2) 'private' parallel cul-de-sac streets in a southerly direction from the existing development per attached preliminary site plan. The new easterly cul-de-sac street is approximately 500 feet long and the new westerly cul-de-sac street is approximately 1,200 feet long.

The new development will have municipal water service from the City of Medina Water Department and sanitary sewer service from Medina County. Both water & sanitary sewer services will be extended from the existing development to serve the new development.

A new emergency services access drive will be provided from the easterly cul-de-sac and connect to the adjoining industrial park to the east. The drive will be gated with restricted access. The fire department and other emergency service departments will be granted access.

There is an existing stormwater management pond located on the property. Our plan is to modify/expand the existing stormwater management basin to accommodate the new development.

If you have any further questions, please contact me.

Sincerely,

Thorson · Baker + Associates, Inc.

David L. Myers, P.E. & P.S.
Department Manager – Civil Engineering Department

From: Sarah Tome <stome@medinaoh.org>
Sent: Wednesday, November 22, 2023 4:02 PM
To: Larry Walters <lwalters@medinaoh.org>; Medina Forestry <medinaforestry@medinaoh.org>; Patrick Patton <ppatton@medinaoh.org>; Edward Kinney <ekinney@medinaoh.org>; Sharon Garrison <sgarrison@medinaoh.org>; Nino Piccoli <npiccoli@medinaoh.org>; Jansen Wehrley <jwehrley@medinaoh.org>; Daniel Gladish <dgladish@medinaoh.org>; Kimberly Marshall <kmarshall@medinaoh.org>; Mark Crumley <mcrumley@medinaoh.org>
Cc: Andrew Dutton <adutton@medinaoh.org>
Subject: Preliminary Plan Review

CITY OF MEDINA PLANNING DEPARTMENT REVIEW AND COMMENT FORM	
Case: P23-26	Meeting Date: December 14, 2023
Address: 1166 Lafayette Road	Requested response date: December 4, 2023
Project: This project will be reviewed by the Planning Commission	

***This is a request for Preliminary Plan approval for the expansion of a mobile home park at 1166 Lafayette Road.**

TO: Fire Chief
City Forester
City Engineer
City Parks Director
Police Chief
Water/Backflow
Streets/Sanitation
Economic Development
Building Department

Attached for your review and comment is an application that has been submitted to the Medina Planning Commission for action in accordance with the Zoning Code.

For the Commission to evaluate this application as to its effects upon the City and adjacent areas, it is requested that written responses be returned to the Commission setting forth your comments.

Please return all comments to Andrew Dutton at adutton@medinaoh.org in the Planning Department by the deadline shown above.

Thank you,

Sarah Tome
Admin Assistant
Economic Development/Planning Department
330-722-9038

Andrew Dutton

From: Patrick Patton
Sent: Monday, December 4, 2023 5:08 PM
To: Andrew Dutton
Subject: FW: Preliminary Plan Review
Attachments: Brookdale Site Plan.pdf; Engineering Checklist for Commercial Site Plan.pdf

Andrew-

My comments:

1. Please refer to the attached engineering checklist for site plan approval.
2. The length of the western cul-de-sac seems excessive; I would recommend that there be a connection between the two streets to minimize the length and number of residences on the cul de sac.
3. There should be a connection between the private water lines along each street.
4. The existing storm water detention basin at the south end of the site serves the development on Industrial Parkway. That basin will have to be renovated to accommodate the runoff from the proposed new development. A storm water operation and maintenance agreement between the owner and the City will be required.
5. The eastern cul de sac is located on the Columbia Gas easement; the City will need confirmation from Columbia Gas that they will allow the street to be on their easement.
6. It appears that there is a second entrance drive off of the eastern cul de sac; please verify as I believe a second access point is critical.

Thanks,

Patrick Patton, PE
City Engineer
City of Medina, Ohio

Phone: (330) 721-4721
Email: ppatton@medinaoh.org
Website: www.medinaoh.org

Medina City Hall / 132 N. Elmwood Avenue / Medina, Ohio 44256



Andrew Dutton

From: Mark Crumley
Sent: Monday, December 4, 2023 2:13 PM
To: Sarah Tome
Cc: Andrew Dutton
Subject: RE: Preliminary Plan Review

Sarah,

After review of (the Brookdale Project) I have the following comments:

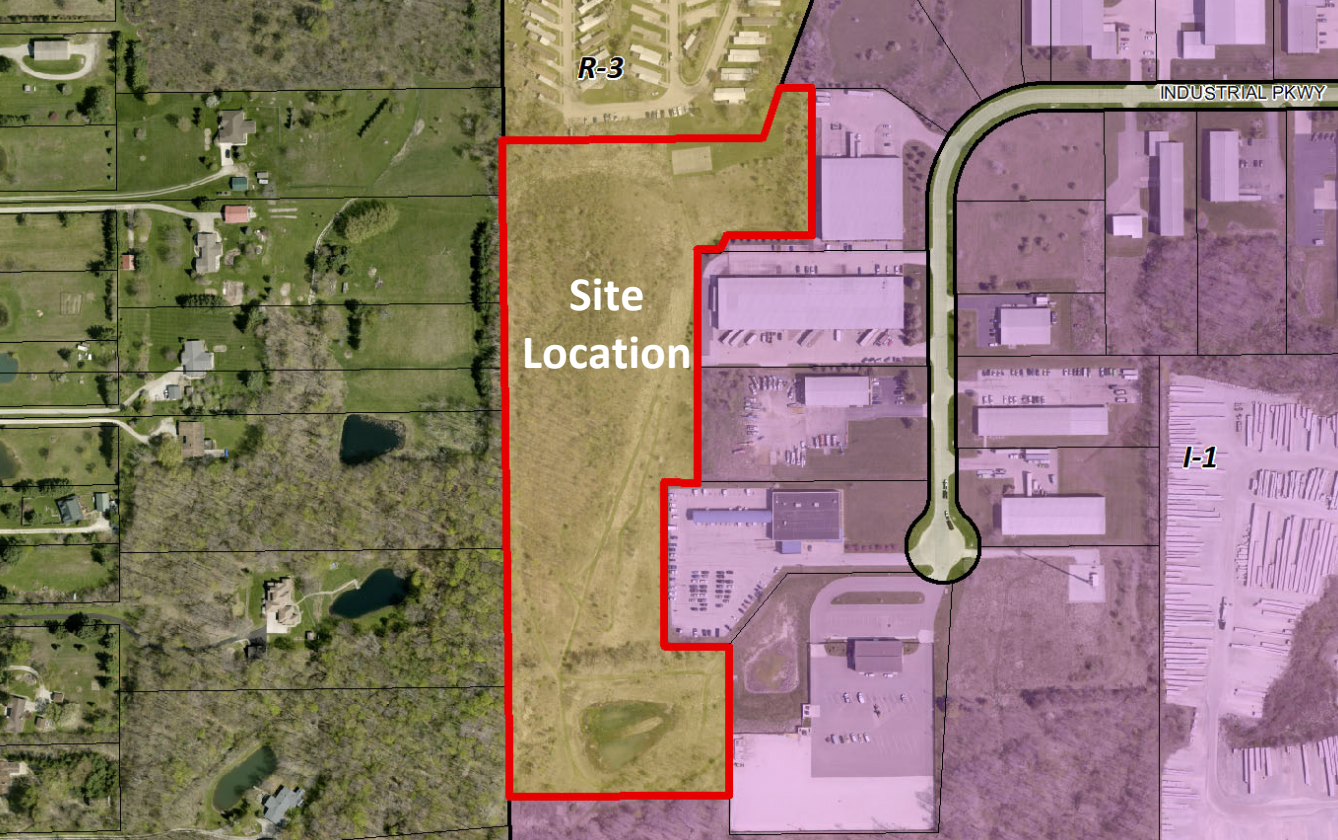
- 1) Do the length and number of homes that will be on the long cul-de-sac street, we recommend that the two streets be connected. This will provide a second means of ingress/egress to either street in the event that one of those streets are blocked due to an unexpected event.
- 2) Fire hydrants will need to be located every 300 feet.
- 3) The hydrant side of the street will need to be posted as no parking.

Thanks

Mark Crumley, Asst. Chief
Medina Fire Department
300 W. Reagan Pkwy.
Medina, Ohio 44256

Office: 330-723-5704





R-3

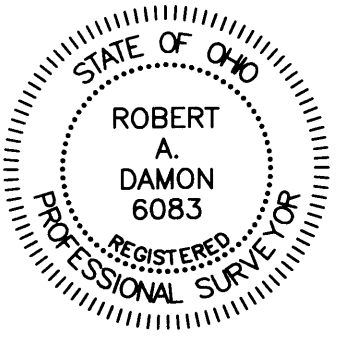
INDUSTRIAL PKWY

Site
Location

I-1

LAKE ROAD 60'

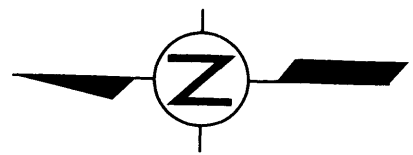
INDUSTRIAL PARKWAY 60'



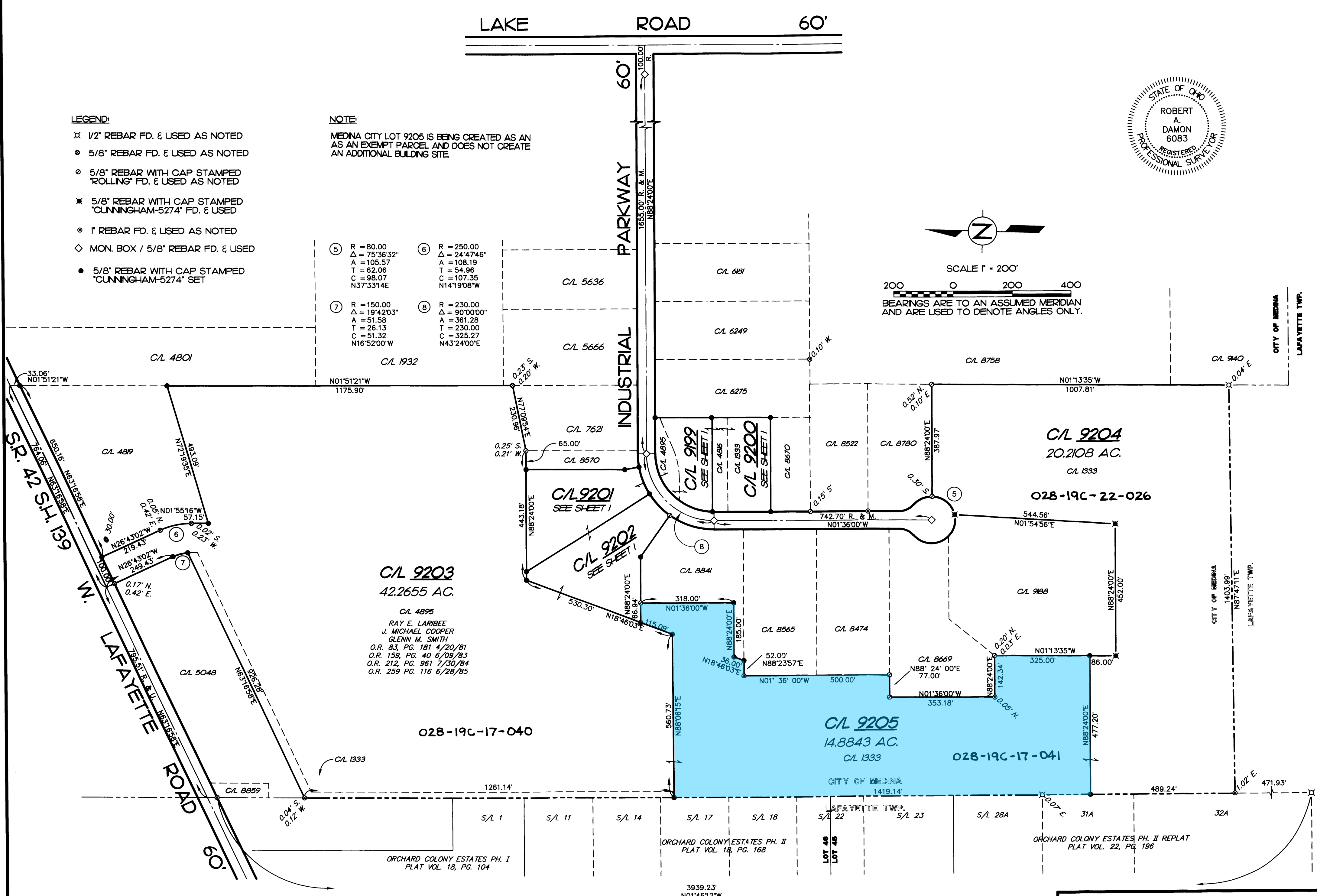
- LEGEND:**
- ⊗ 1/2" REBAR FD. & USED AS NOTED
 - ⊙ 5/8" REBAR FD. & USED AS NOTED
 - ⊖ 5/8" REBAR WITH CAP STAMPED "ROLLING" FD. & USED AS NOTED
 - ⊗ 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM-5274" FD. & USED
 - ⊙ 1" REBAR FD. & USED AS NOTED
 - ◇ MON. BOX / 5/8" REBAR FD. & USED
 - 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM-5274" SET

NOTE:
 MEDINA CITY LOT 9205 IS BEING CREATED AS AN AS AN EXEMPT PARCEL AND DOES NOT CREATE AN ADDITIONAL BUILDING SITE.

⑤ R = 80.00 Δ = 75°36'32" A = 105.57 T = 62.06 C = 98.07 N37°33'14E	⑥ R = 250.00 Δ = 24°47'46" A = 108.19 T = 54.96 C = 107.35 N14°19'08"W
⑦ R = 150.00 Δ = 19°42'03" A = 51.58 T = 26.13 C = 51.32 N16°52'00"W	⑧ R = 230.00 Δ = 90°00'00" A = 361.28 T = 230.00 C = 325.27 N43°24'00"E



SCALE 1" = 200'
 200 0 200 400
 BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.



C/L 9203
 42.2655 AC.

C/L 4895
 RAY E. LARIBEE
 J. MICHAEL COOPER
 GLENN M. SMITH
 O.R. 83, PG. 181 4/20/81
 O.R. 159, PG. 40 6/09/83
 O.R. 212, PG. 961 7/30/84
 O.R. 259 PG. 116 6/28/85

028-19C-17-040

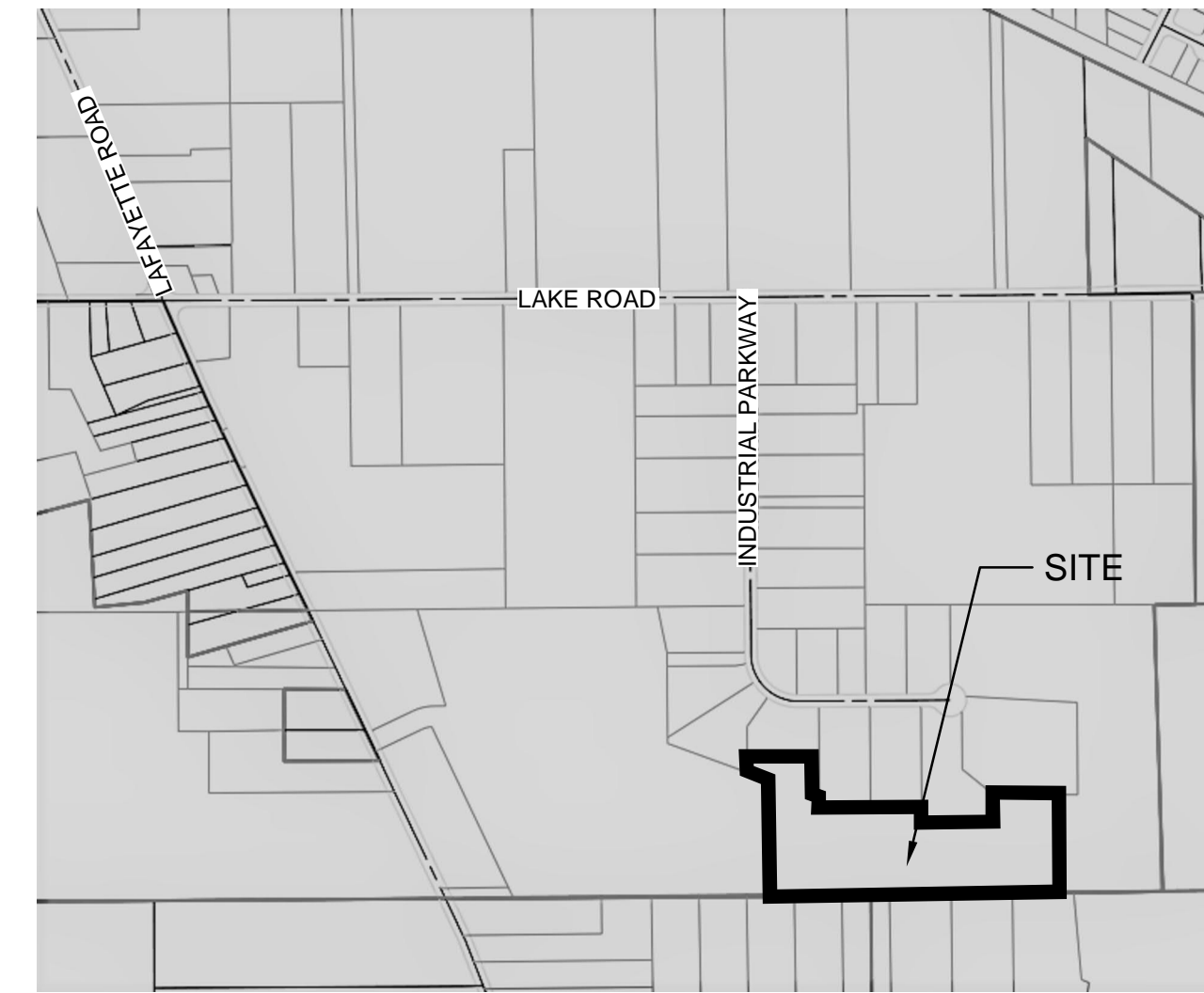
C/L 9205
 14.8843 AC.
 C/L 1333

028-19C-17-041

CUNNINGHAM & ASSOC., INC.
 CIVIL ENGINEERING & SURVEYING
 203 W. LIBERTY ST. MEDINA, OH. 44256
 TELEPHONE (330) 725-5980
 SHEET 2 OF 2 PROJECT NO. 17-17

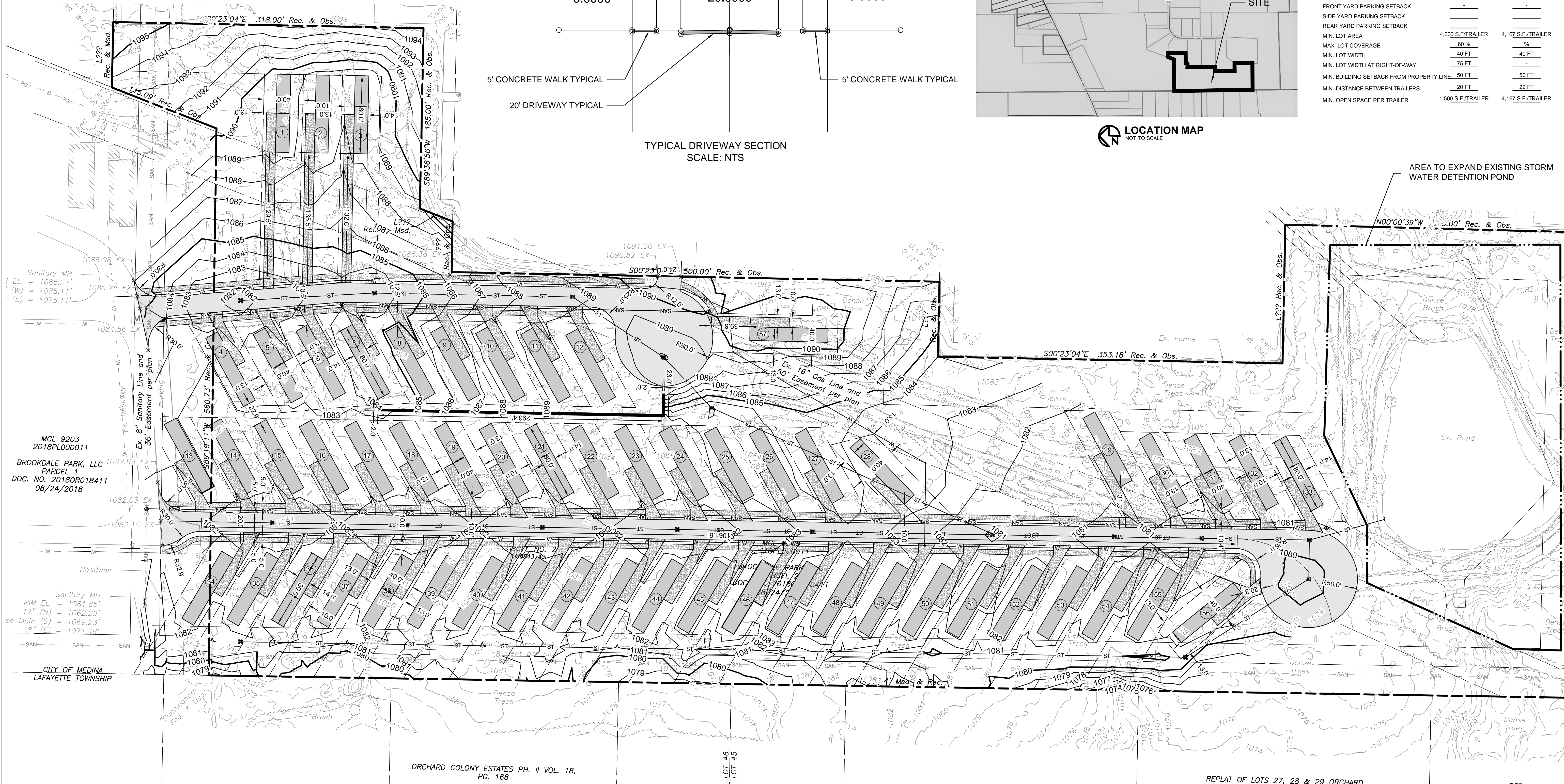
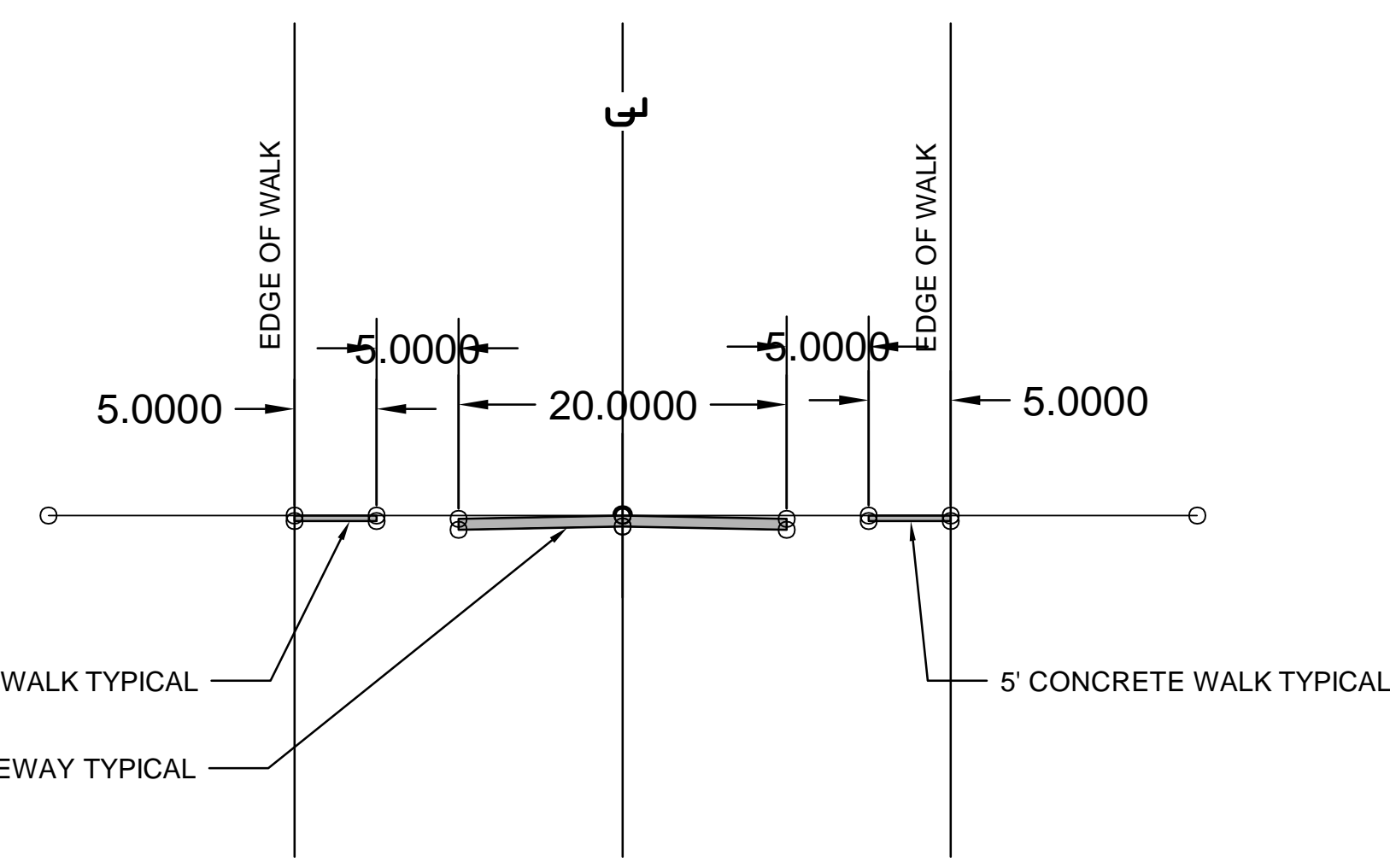
2018PL000011A

Preliminary Plan



SITE DATA
 ADDRESS: PARCEL NO. 028-196-17-041, MEDINA OH
 CURRENT ZONING DISTRICT: I-1 (INDUSTRIAL)
 PROPOSED ZONING DISTRICT: R-3 (HIGH DENSITY URBAN RESIDENTIAL)
 SITE AREA: 14.8843 Ac.
 CURRENT USE: VACANT
 PROPOSED USE: MOBILE HOME PARK

	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT	35 FT	-
FRONT YARD BLDG. SETBACK	40 FT	-
SIDE YARD BLDG. SETBACK	5 FT	-
REAR YARD BLDG. SETBACK	30 FT	-
FRONT YARD PARKING SETBACK	-	-
SIDE YARD PARKING SETBACK	-	-
REAR YARD PARKING SETBACK	-	-
MIN. LOT AREA	4,000 S.F./TRAILER	4,167 S.F./TRAILER
MAX. LOT COVERAGE	60 %	%
MIN. LOT WIDTH	40 FT	40 FT
MIN. LOT WIDTH AT RIGHT-OF-WAY	75 FT	-
MIN. BUILDING SETBACK FROM PROPERTY LINE	50 FT	50 FT
MIN. DISTANCE BETWEEN TRAILERS	20 FT	22 FT
MIN. OPEN SPACE PER TRAILER	1,500 S.F./TRAILER	4,167 S.F./TRAILER



MCL 9203
2018PL000011
BROOKDALE PARK, LLC
PARCEL 1
DOC. NO. 20180R018411
08/24/2018

Sanitary MH
RIM EL. = 1081.85'
12" (N) = 1062.29'
ce Main (S) = 1069.23'
8" (E) = 1071.48'

CITY OF MEDINA
LAFAYETTE TOWNSHIP

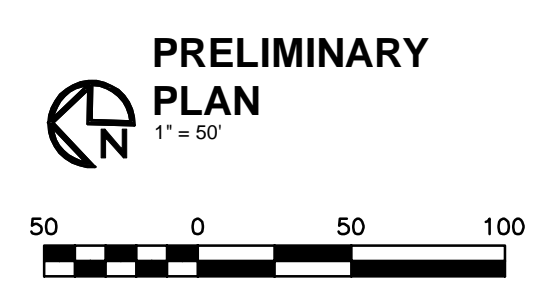
ORCHARD COLONY ESTATES PH. II VOL. 18,
PG. 168

REPLAT OF LOTS 27, 28 & 29 ORCHARD

LEGEND

	PROPOSED MOBILE HOME SPACES		EXISTING SANITARY		EXISTING CONTOURS
	PROPOSED CONCRETE SIDEWALK AND MOBILE HOME DRIVEWAY		EXISTING STORM		PROPOSED CONTOURS
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		EXISTING WATER		EXISTING SPOT ELEVATIONS
			PROPOSED SANITARY		PROPOSED SPOT ELEVATIONS
			PROPOSED STORM		
			PROPOSED WATER LINE		
			PROPOSED CATCH BASIN (CB) / CURB INLET (CI)		

NOTES
 1. PROPOSED SITE PLAN SHOWS 57 PROPOSED TRAILER SPACES @ MINIMUM OF 40' WIDTH AND 4,000 SQ. FT. IN AREA.



2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE: 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

BROOKDALE MOBILE HOME PARK - PRELIMINARY PLAN

SHEET ISSUE:
ISSUE DATE: 2023-11-22

MARK	DATE	DESCRIPTION

PROJECT NO: 2022-1168
CURRENT DATE: 2023-11-22

PRELIMINARY PLAN

CZ100

Thorson Baker Associates
 CONSULTING ENGINEERS
 3030 West Streetsboro Road
 Richfield, Ohio 44286
 (330) 659-6688 Ph.
 (330) 659-6675 Fax