



MEMORANDUM

DATE: March 7, 2024
TO: Planning Commission
FROM: Andrew Dutton, Community Development Director
SUBJECT: Westview Village Discussion Item

Background

The Westview Village development was originally approved in 2003 and revised in 2017, 2018, and 2020. The currently approved Site Plan incorporates 54 total attached single-family residential and two-family residential units which are predominantly two story. The property was somewhat restricted in development due to the presence of a gas well in the central portion of the site and wetlands in the northwest portion of the site.

Proposal

The applicant is proposing to submit a revised site plan to incorporate additional units in the development. The proposal includes multi-family residential apartment-style buildings, rather than the existing attached single-family rowhouse-style buildings. The proposed buildings are similar in design to existing buildings on the west side of the site, but do not have side-by-side units, individual entrances, and are completely three story buildings.

Parking is shown both adjacent to and under the proposed buildings. Underground parking is uncommon in a suburban setting and is typically cost-prohibitive.

Density

The applicant is requesting to increase the number of units on the site. A letter and plans submitted by the applicant are inconsistent regarding the proposed total number of units indicating:

- "We are requesting permission to develop and build a total of 69 units at the Westview Village Condominium association..."
- "Currently the development has approval to develop and build 55 total units at the site. Developer is seeking permission and variance to develop and build an additional 47 units." (102 total units)
- The submitted conceptual plan shows 94 total units.

The subject R-4 zoning district allows for 49 units on the property. The currently approved 54 unit development exceeds this amount, which may be due to its approval with previous zoning code standards.

The applicant is proposing a substantial density increase, which appears to be approximately *double* the number of permitted units.

Gas Easement

The applicant has indicated that the gas well on the site has been capped and the associated easement has been vacated. At this time, the City Engineer has not received the necessary documentation from the applicant confirming the capping of the well and easement vacation.

Open Space & Landscaping

The most recently approved Site Plan, which was developed by the current applicant, included internal parking lot landscaping and a landscaping buffer, which were not installed. It is unclear why plans were revised to remove internal parking lot landscaping and why buffer landscaping was not installed, as approved by the Planning Commission.

The development is also required to incorporate 25% *usable* open space. Much of the open space for the current development is within the gas easement, which is proposed for an additional building.

Staff Comments

Staff acknowledges the need for affordable workforce housing in the community, however, this need must be balanced with standards ensuring quality developments with reasonable scale, density, open space, and landscaping.

This request is for discussion only and will not include any action of the Commission. For the project to move forward with a formal review, complete Conditional Zoning Certificate, Site Plan, and Variance applications will need to be submitted. Please let me know if you have any questions.

To:

the planning commission of Medina City
132 North Elmwood Avenue,
Medina OH 44256

From:

Raj Pawar
Westview Village of Medina
4639 Sharon Copley Rd,
Medina OH 44256
02/22/2024

Re: Eden Lane Condominium Development

We are requesting permission to develop and build a total of 69 units at the Westview Village Condominium association located at Eden Lane in the city of Medina OH 44256. This project aligns well with the focus Medina City has on the development of the "West" corridor.

Currently the development has approval to develop and build 55 total units at the site. Developer is seeking permission and variance to develop and build an additional 47 units. We envision a new development that will make the city and community proud. Our vision is to provide a modern functional community that attracts great residents to the city of Medina; that includes a 3-bedroom floor plan which is in very short supply in and around the surrounding area, parklike setting, secure and covered parking area, health oriented common areas.

The new development will be a wonderful addition to the community that will bring a great living space indoors and outdoors for the residents to enjoy. We see a park like setup utilizing the common areas to provide a relaxing and playful environment for the residents. The common areas which exceed 5 acres will feature paths and amenities for the enjoyment of the residents. A pet park for animal lovers will provide a fenced in safe area to enjoy pets without disturbing other residents. A ½ mile jogging track/walking park for the health-conscious resident will meander through the common areas and guide residents to the children's playground and on to the picnic gazebo. Pickle ball courts are the newest ask of residents and our community will be able to enjoy all these features in a private drive and development.

Three-bedroom apartment/condominiums/residences are in tremendous short supply. Area manufacturing units as well as surrounding cities are demanding 3 bedroom living quarters. Our development will aim to meet this need and help attract young vibrant "work from home professional" as well as families just starting out. Ground level units are a great attraction for older residents as well.

Our development will consciously look to minimize non pervious areas and keep a park like setting. The increased number of units will not impact the need for utilities the current utilities available at the location will be sufficient to absorb additional units, we will add only one incremental roof in addition to what is already approved.

All in all, the development will be a win-win for the community, city and the condominium association. We request you to grant permission to make this project a reality.

Sincerely

Raj Pawar



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

February 28, 2024

Raj Pawar
Westview Village of Medina
4639 Sharon Copley Road
Medina, OH 44256

Dear Mr. Pawar,

You are receiving this notice as your proposal for additional residential units at the Westview Village development has been scheduled as a discussion item for the City of Medina Planning Commission. The meeting will not involve any action by the Commission and a complete Site Plan application will be necessary for a formal review of the request.

The Commission will review your proposal at their next regular meeting at **6:30 pm on March 14, 2024**. The meeting will be held at City Hall, 132 North Elmwood Avenue, Medina, OH 44256.

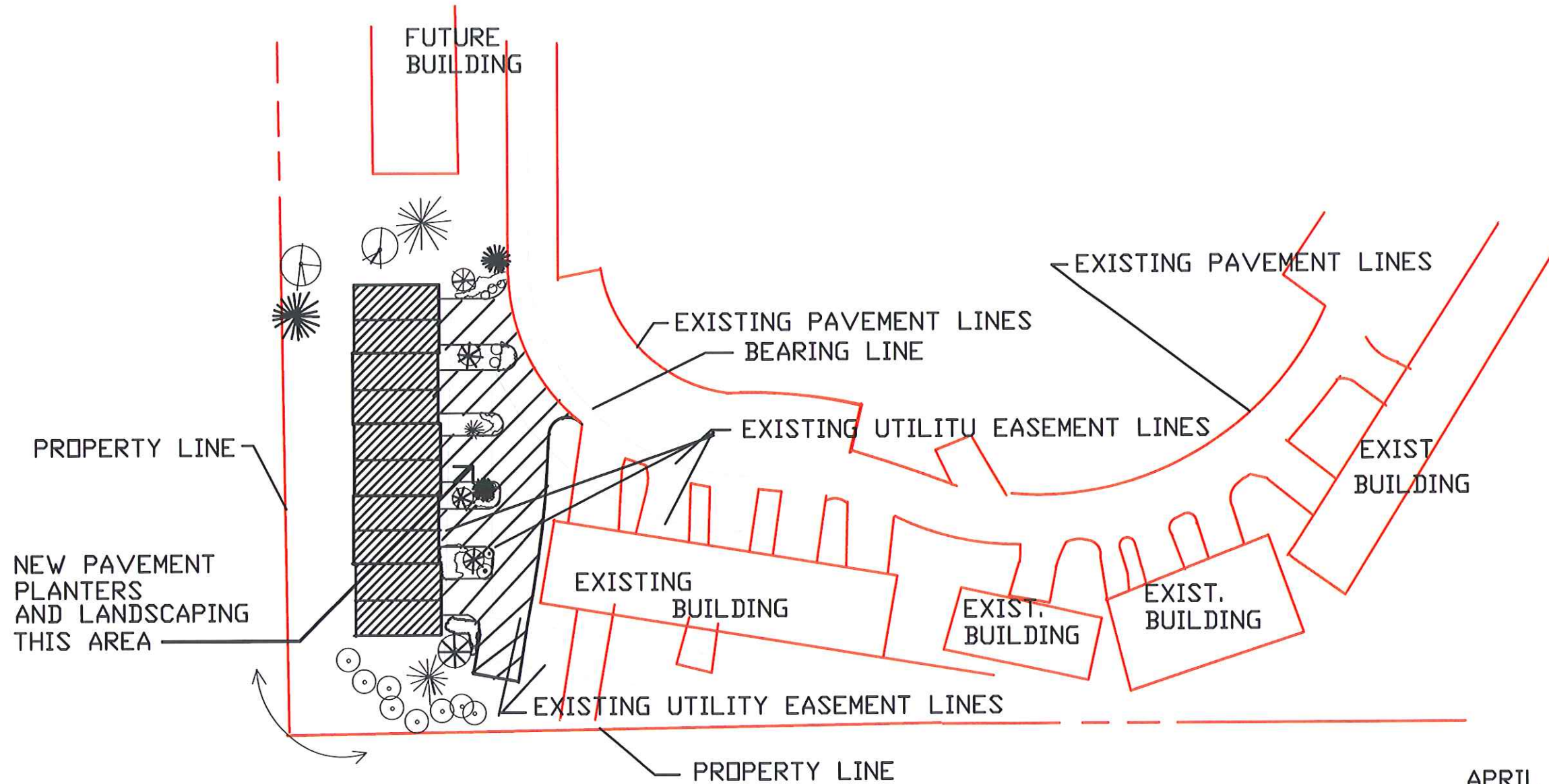
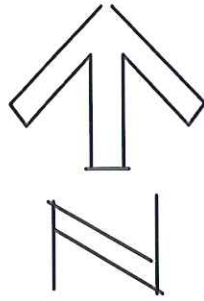
Your attendance at the meeting is necessary for the Commission to review your request. At the meeting, the Commission generally asks that you provide an overview of the project and answer questions regarding the discussion item.

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 fluid and cursive, with a long horizontal line extending from the top of the "S" across the top of the name.

Sarah Tome
Administrative Assistant
Economic Development/Planning Department



APRIL 21, 2015

PROPERTY/LANDSCAPE PLAN

SCALE 1/64" = 1'-0"

LEGEND	
	WHITE PINES
	ARBORVITAE
	RED MAPLE
	BURNING BUSH
	BOXWOODS
	DAY LILLIES

AN EXPANSION FOR
 CONDOMINIUMS FOR
 Mr. Raj Pawar
 Westview Village of Medina
 P.O. BOX 252 MEDINA OHIO 44258
 JOHN GOODWORTH ARCHITECT
 7617 STONE RD. MEDINA OHIO 44256
 330-388-2231 jgoodworth@gmail.com

RECEIVED
 MAY 27 2015

BY:

MCL 8705

MCL 8706

MCL 7990

WESTVIEW VILLAGE PHASE 3
DOC. NO. 1998PL000050

MCL 8013

MCL 8014

MCL 8015

MCL 8016

WESTGROVE COURT 50'

BUILDING 5

BUILDING 4

BUILDING 3

BUILDING 2

BUILDING 1

BUILDING 8

BUILDING 7

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PREPENTER TWO LLC
DOC. NO. 20030R026240
06/03/2003
NEW MCL 9093
NEW ACREAGE 6.0711 AC.
ORIGINAL MCL 8968
ORIGINAL 6.0995 AC.

EX. SANITARY SEWER
EASEMENT (DOC. NO. 1998PL000050)

EX. UTILITY EASEMENT
(DOC. NO. 2004PL000118)

EX. 20' WIDE STORM
SEWER EASEMENT
(DOC. NO. 1998PL000050)

EX. DETENTION BASIN
EASEMENT
(DOC. NO. 1998PL000050)

EX. SANITARY SEWER
EASEMENT
(DOC. NO. 2004PL000118)

(S.R. 18, S.R. 57) WEST LIBERTY STREET
WIDTH VARIES

EX. SANITARY SEWER
EASEMENT (WIDTH VARIES)
(DOC. NO. 1998PL000050)

EX. UTILITY ESM'T
(DOC. 2004PL000118)

RADIUS = 150'
EXISTING GAS WELL EASEMENT

EXISTING 15' WIDE
GAS LINE EASEMENT
DOC. NO. 1998PL000050

FORMER C/L
CITY LOT LINE

MCL 4460

MCL 4813

MCL 4812

MCL 4494

MCL 4493

MCL 4492

MCL 4491

MCL 4490

MCL 1824

FEBRUARY 2009



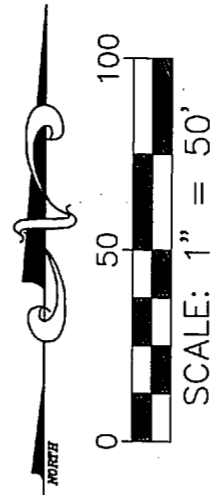
CIVIL ENGINEERING & SURVEYING
257 SOUTH COURT STREET
SUITE 6
MEDINA, OHIO 44256
PHONE: (330)723-1828
FAX: (330)723-6637

PROJECT No. 21,735

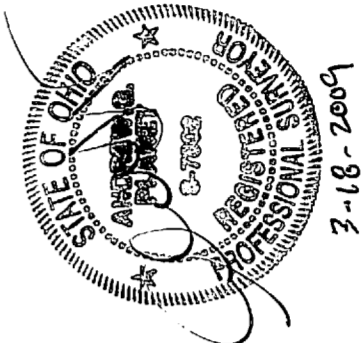
I:\217\21735\dwg\Veplats\WW4_P11-021209.dwg

2009PL00007A

SHEET 2 of 3



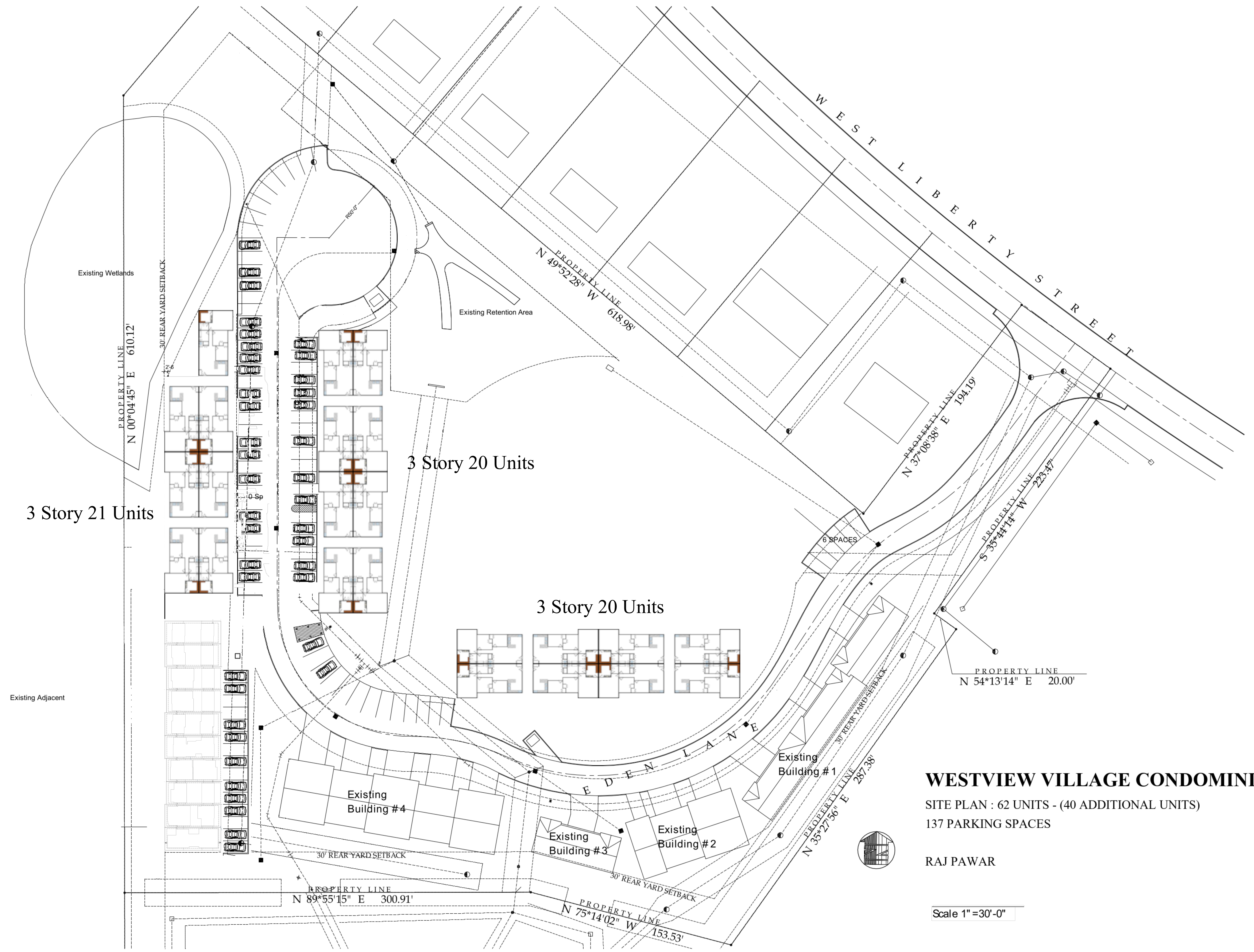
NOTE: BEARINGS ARE BASED ON
AN ASSUMED MERIDIAN AND ARE
USED TO DENOTE ANGLES ONLY.



LEGEND

- - 5/8" IRON PIN FOUND W/CAP
- - 5/8" IRON PIN SET W/CAP ROLLING~HOCEVAR
- ◇ - MONUMENT BOX W/ IRON PIN FOUND
- - 5/8" IRON PIN FOUND (NO CAP)
- - IRON PIPE FOUND
- ☆ - PK NAIL FOUND

- Fnd. - FOUND
- Msd. - MEASURED
- Obs. - OBSERVED
- Rec. - RECORD



WEST LIBERTY STREET

PROPERTY LINE
N 49°52'28" W 618.98'

PROPERTY LINE
N 37°08'38" E 194.19'

PROPERTY LINE
S 35°44'14" W 223.47'

PROPERTY LINE
N 54°13'14" E 20.00'

PROPERTY LINE
N 35°27'56" E 287.38'

PROPERTY LINE
N 75°14'02" W 153.53'

PROPERTY LINE
N 00°04'45" E 610.12'

3 Story 20 Units

3 Story 21 Units

3 Story 20 Units

Existing Building #4

Existing Building #3

Existing Building #2

Existing Building #1

6 SPACES

Existing Wetlands

Existing Retention Area

Existing Adjacent

EDEN LANE

WESTVIEW VILLAGE CONDOMINIUMS

SITE PLAN : 62 UNITS - (40 ADDITIONAL UNITS)
137 PARKING SPACES

RAJ PAWAR



Scale 1" = 30'-0"

PROPOSED ELEVATION OF NEW 3 STORY BUILDING(S) TO KEEP EXISTING LOOK AND FEEL



scale: 1" = 96.0'

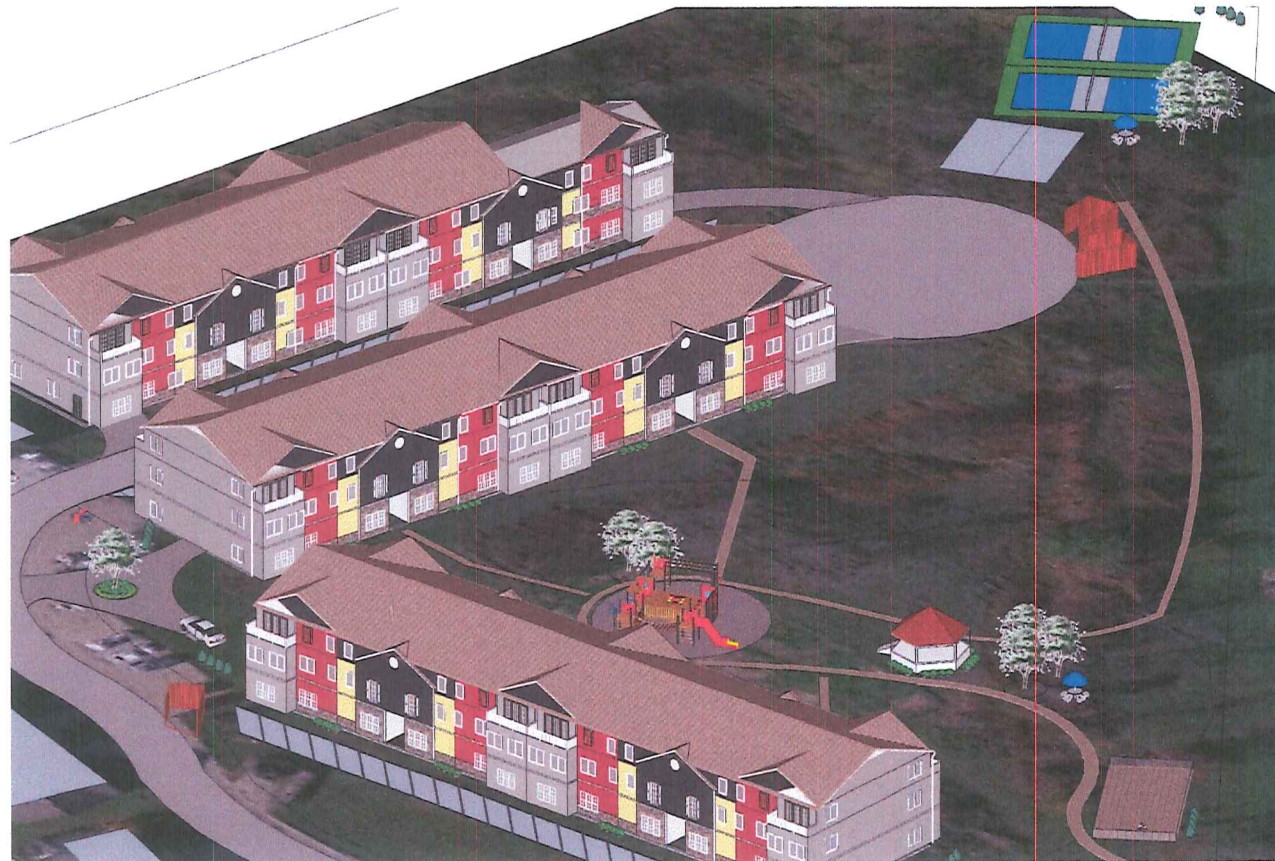


ELEVATION OF EXISTING BUILDING 5.

Submission to Medina City Planning Commission

Request for developing and building additional 47 Units at Eden Lane, Medina OH 44256.

New condominium units in multi story setting featuring modern 3 Bed 2 Bath ~1,300 sq ft of living space a park like setup with several amenities for residents.

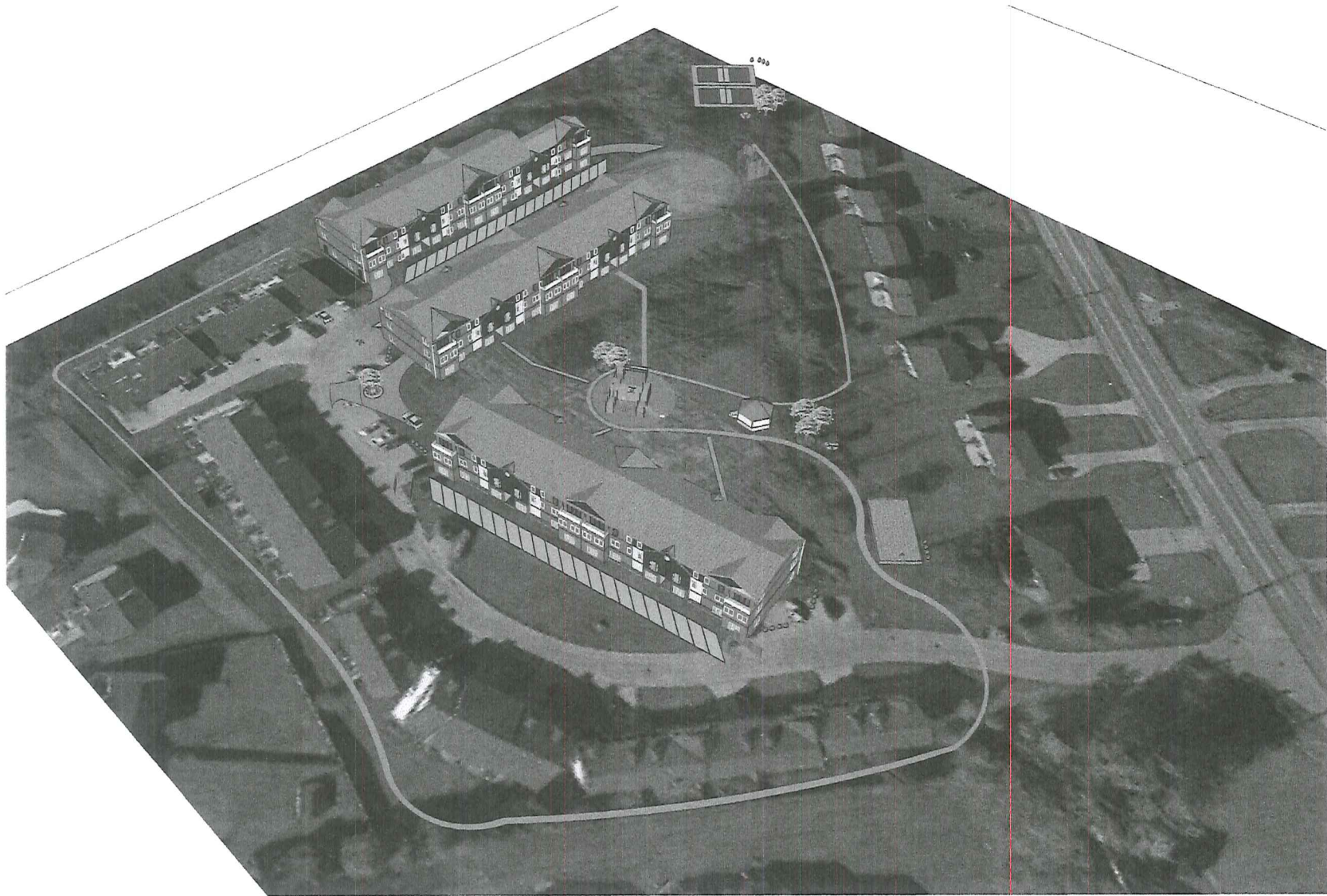


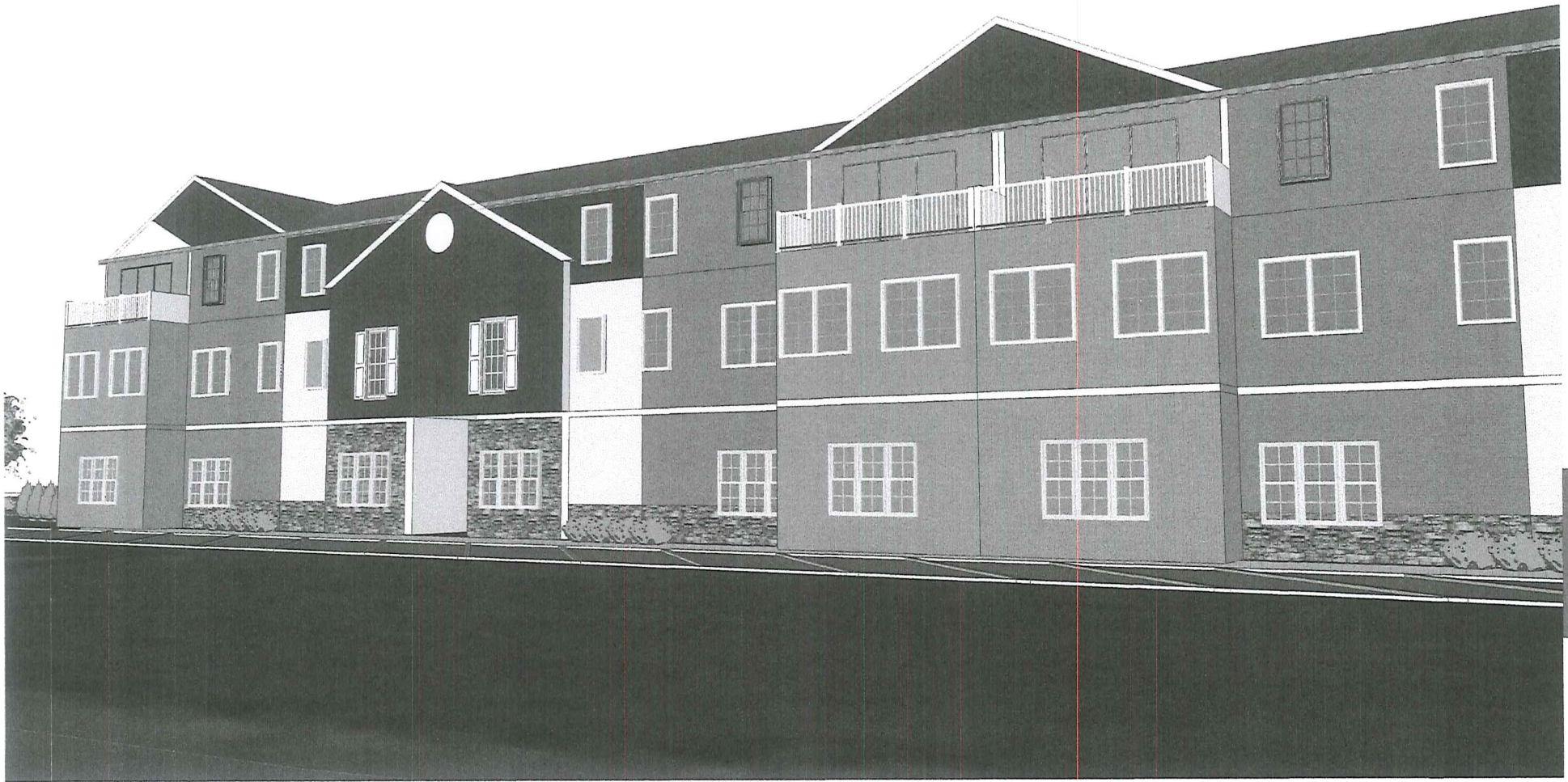
Raj Pawar

Westview Village Eden Ln, Medina OH 44256

EDEN LANE CONDOMINIUMS

PROPOSED DEVELOPMENT SUPERIMPOSED ON CURRENT GOOGLE VIEW OF LOCATION





Raj Pawar

NORTH VIEW FROM BLDG 5 PARKING
FEATURES VISIBLE
- BIKE RACKS
- ARBOR VITAE SCREEN FOR PARKING ENTRANCE
- VEGETATION ISLAND



Raj Pawar

NORTH WEST STREET LEVEL VIEW
FEATURES VISIBLE

- BASEMENT PARKING ENTRANCE
- VEGETATION ISLAND/RIVER BIRCH WITH ARBORVITAE GROUND BUSH
- ARBORVITAE SCREENING FOR PARKING ENTRANCE
- COMMON PARK



Raj Pawar

NORTH VIEW FROM BALCONY OF BLDG 6
FEATURES VISIBLE
- PICKLEBALL COURTS
- BLDG 7, 3 FLOOR TERRACES/BALCONIES
- STREET LEVEL PARKING



VIEW FROM PROPOSED PICKLE BALL COURTS

FEATURES VISIBLE:

- 2 PICKLE BALL COURTS
- PICNIC TABLES
- COMMON PARK WITH PLAYGROUND
- GAZEBO
- TRASH COLLECTION BARRICADES



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VIEW OF THE COMMON PARK FROM JOGGING TRACK

FEATURES VISIBLE:

- JOGGING TRACK/WALKING PATH
- CHILDREN'S PLAYGROUND
- GAZEBO FOR PICNICS
- PICNIC TABLES
- PET PLAY AREA

- RIVER BIRCH/WHITE BARK BIRCH FOR LANDSCAPING



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COMMON
PARK VIEW
FROM BLDG 9
BALCONY



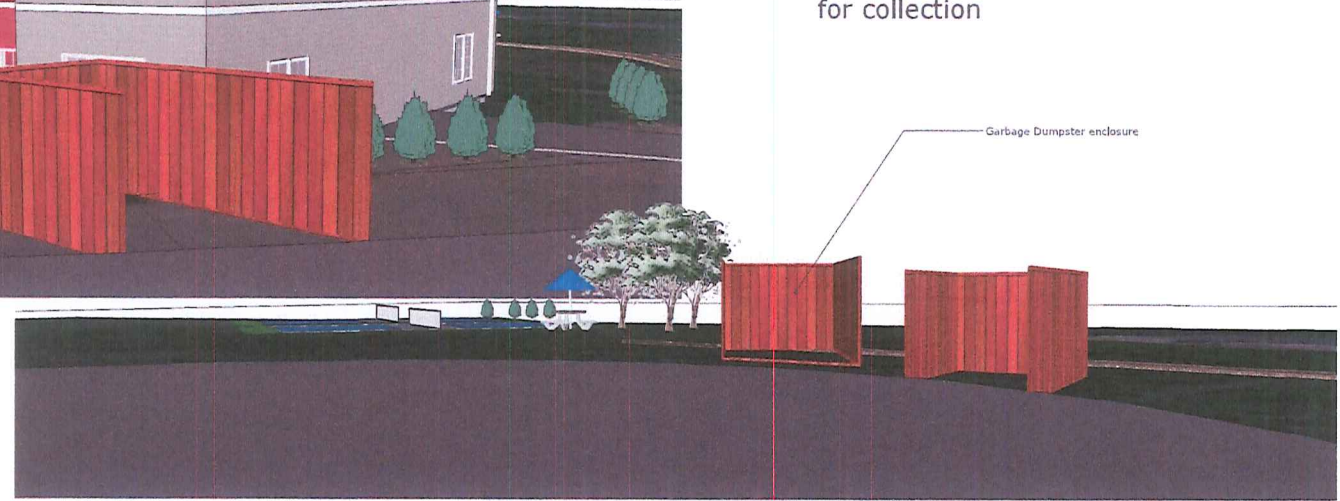
COMMON
VIEW FROM
BLDG 7
BALCONY

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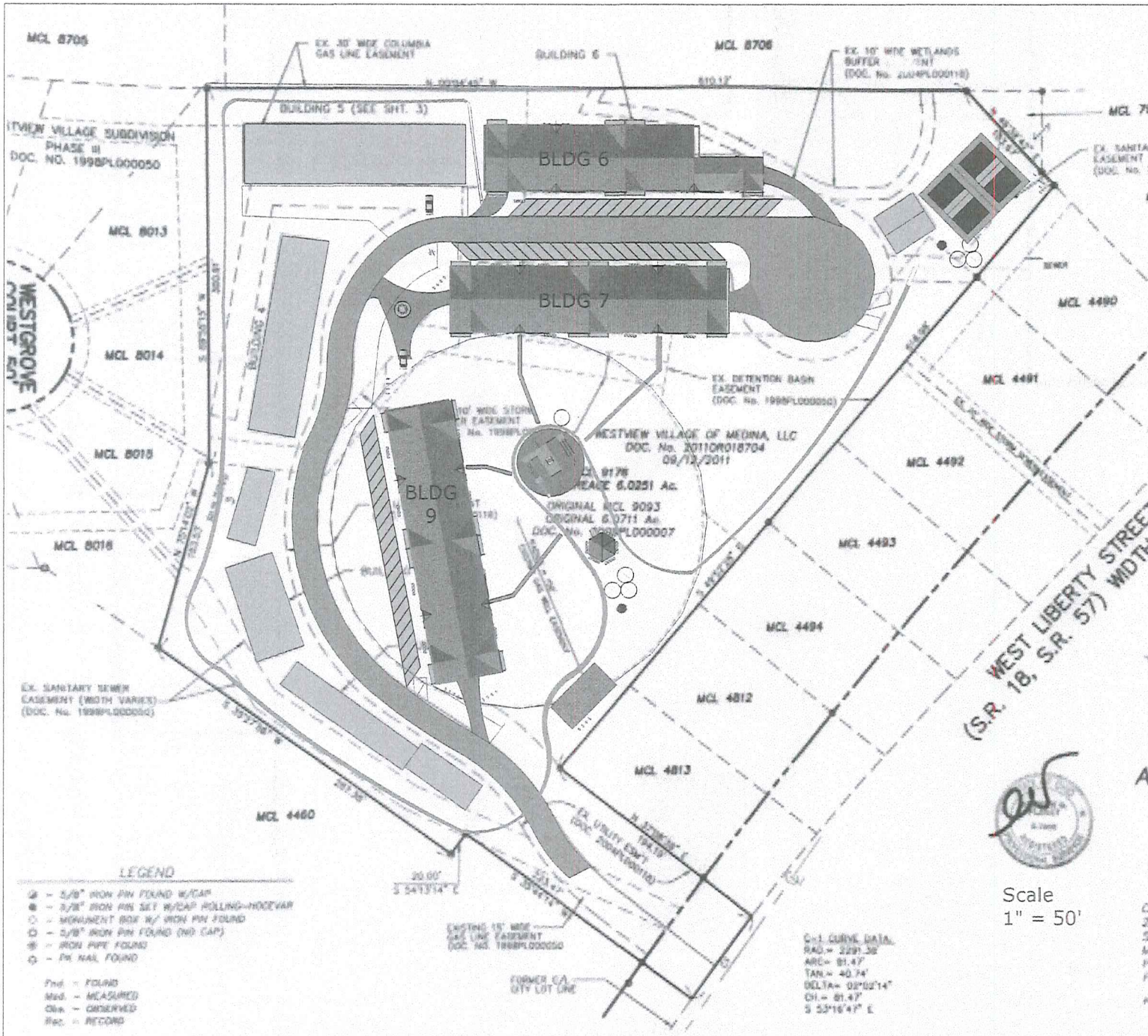


Proposed 4 Trash enclosures

8' tall fence, supported by 4x4.
Angled to accommodate easy access
for collection



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PROPOSED DEVELOPMENT

BLDG 6
21 UNITS

BLDG 7
24 UNITS

BLDG 9
24 UNITS

COMMON AREA ACRES =
~ 5.43

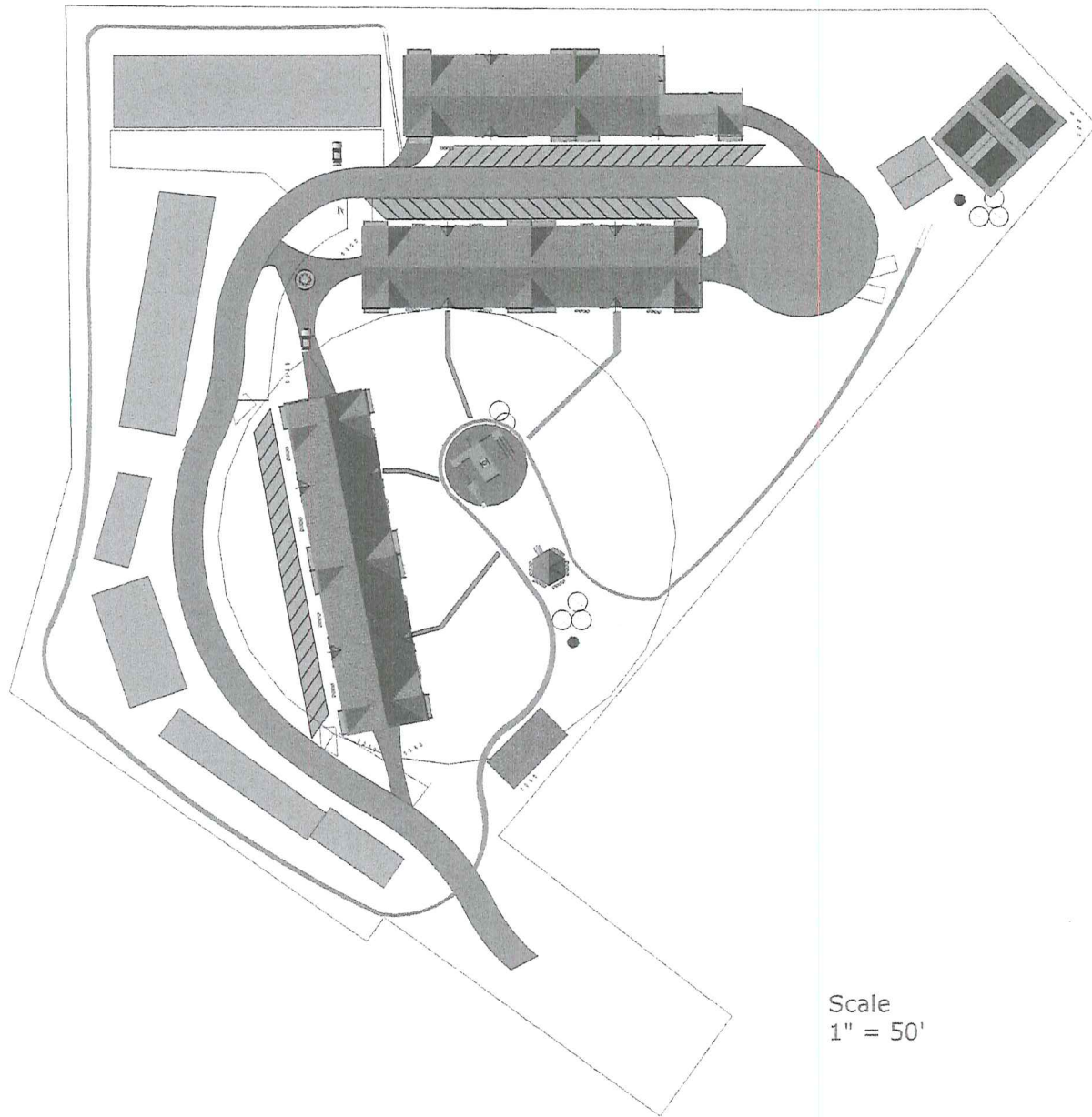
Scale:

- LEGEND**
- - 3/8" IRON PIN FOUND W/CAP
 - - 3/8" IRON PIN SET W/CAP ROLLING-HOEVER
 - - MONUMENT BOX W/ IRON PIN FOUND
 - - 3/8" IRON PIN FOUND (NO CAP)
 - ⊗ - IRON PIPE FOUND
 - ⊙ - PIN NAIL FOUND
- Fnd - FOUND
 Mea - MEASURED
 Obs - OBSERVED
 Rec - RECORD



Scale
1" = 50'

C-I CURVE DATA
 RAD. = 2291.30
 ARC = 81.47'
 TAN = 40.74'
 DELTA = 92°02'14"
 CH = 81.47'
 S 53°16'47" E



Scale
1" = 50'

STREET VIEW ENTRY ON EDEN LANE
FEATURES VISIBLE

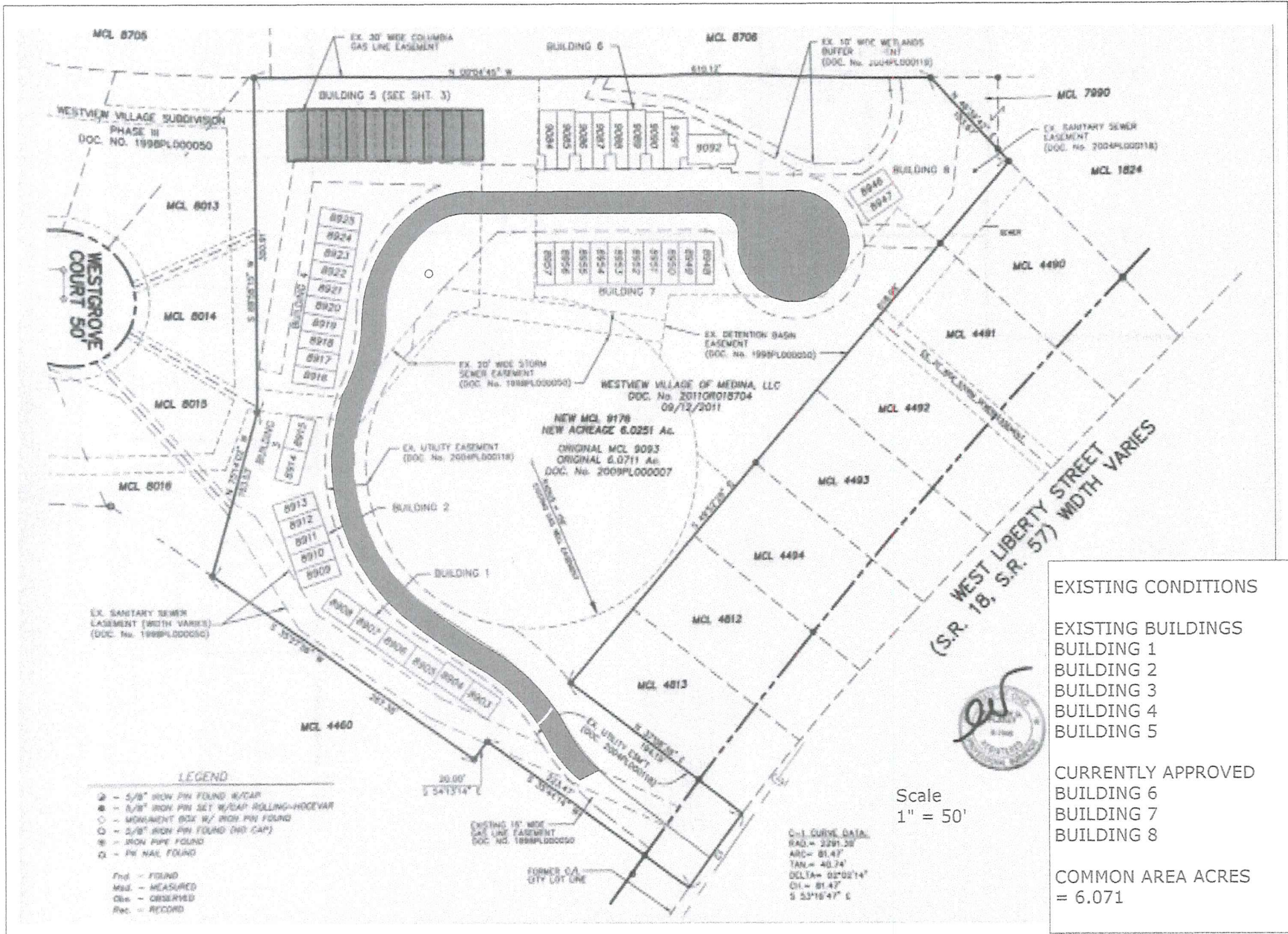
- BLDG 9
- BLDG 7
- CHILDREN'S PLAYGROUND
- PICNIC GAZEBO
- PICNIC TABLES
- FENCED IN PET PARK
- SCREENING ARBORVITAE
- JOGGING TRACK/WALKING PATH
- TRASH COLLECTION SCREEN

BLDG 9

BLDG 7



Raj Pawar



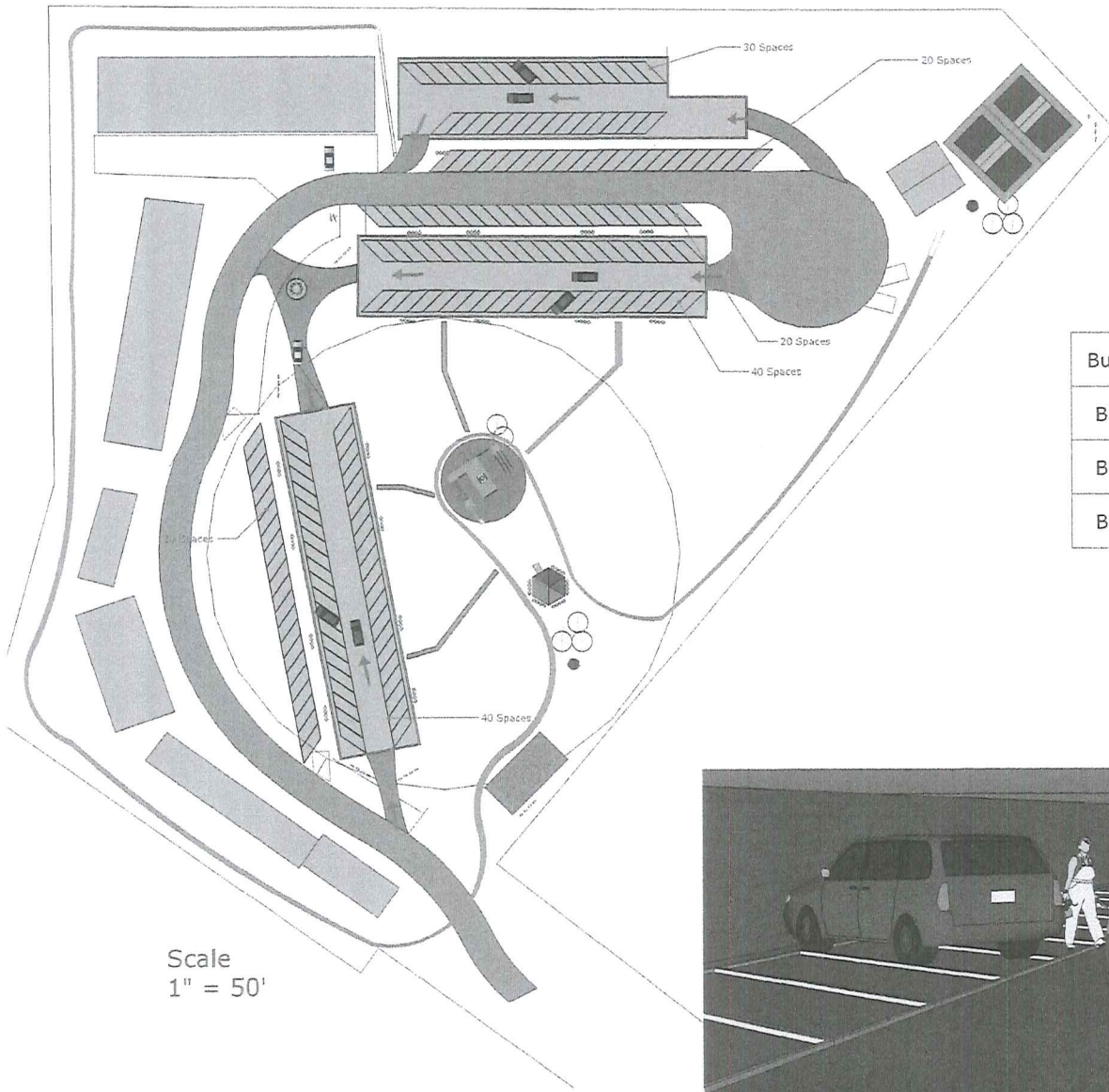
- LEGEND**
- ⊙ - 5/8" IRON PIN FOUND W/CAP
 - ⊙ - 5/8" IRON PIN SET W/CAP ROLLING-HOEVER
 - - MONUMENT BOX W/ IRON PIN FOUND
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 - ⊙ - IRON PIPE FOUND
 - ⊙ - PIN NAIL FOUND
- Fnd - FOUND
 Meas - MEASURED
 Obs - OBSERVED
 Rec - RECORD

- EXISTING CONDITIONS**
- EXISTING BUILDINGS**
- BUILDING 1
 - BUILDING 2
 - BUILDING 3
 - BUILDING 4
 - BUILDING 5
- CURRENTLY APPROVED**
- BUILDING 6
 - BUILDING 7
 - BUILDING 8
- COMMON ACRES = 6.071**

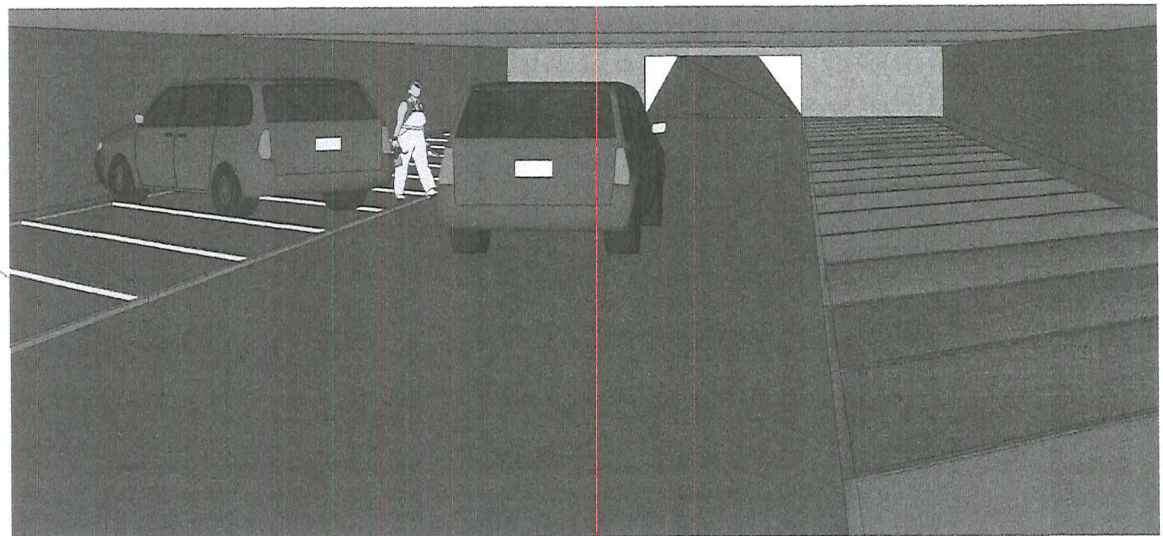
Scale
1" = 50'



C-1 CURVE DATA
 RAD = 3291.30
 ARC = 81.47°
 TAN = 40.74'
 DELTA = 92°02'14"
 CH = 81.47'
 S 53°16'47" E



Building	Required Spaces	Basement Spaces	street Spaces	Total
Bldg 6	42+5=47	30	20	50
Bldg 7	48+5=53	40	20	60
Bldg 9	48+5=53	40	20	60



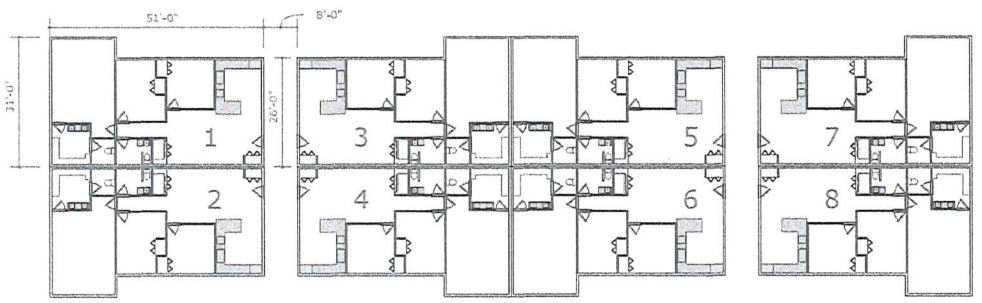
Raf Pawar



ELEVATION FRONT/BACK

SIDE ELEVATION R/L

FLOOR PLAN BLDG 7/9



3 BED/2 BATH UNITS, ~1300 SQ FT
 8 UNITS ON EACH FLOOR (BLDG 6 HAS 7 UNITS EACH FLOOR - #7 UNIT N/A)
 MODERN AMENITIES
 ALL STEEL APPLIANCES
 WASHER/DRYER IN EACH UNIT
 ENERGY EFFICIENT CONSTRUCTION

Scale
 1" = 20'

Raj Pawar