

P23-07
North Broadway Street Rear Office

Property Owners: Mario and Chelly Jokic
Applicant: Chelly Jokic
Location: 324 North Broadway Street
Zoning: M-U (Multi-Use)
Request: Site Plan approval for a rear office use

LOCATION AND SURROUNDING USES

The subject site is composed of 0.24 acres located on the east side of North Broadway Street. Adjacent properties contain the following uses and zoning:

- North – Single-Family Residential (M-U)
- South – Mixed Use Single-Family Residential & Commercial Sign Shop (M-U)
- East – Single-Family Residential (R-3)
- West – Office (M-U)



BACKGROUND

In 2010, conditional Site Plan approval was granted by the Planning Commission to utilize the entire 3,170 sq. ft. building for office uses and to expand the parking area. However, the project did not move forward, the entire building was not utilized for an office, and parking was not expanded.

The existing building includes a residence in the front of the building and the upper level of the rear of the building. The rear lower level of the building is a 520 sq. ft. unoccupied space with a separate entrance.

Cosmetic updates have been made to the 520 sq. ft. space, as shown in the included pictures. Though the subject space was used commercially in the past, it has been vacant for a number of years. The building is accessed by a shared drive with the mixed use property to the south.

PROPOSED APPLICATION

The applicant is proposing to use the 520 sq. ft. rear lower level of the building for an office. The applicant has indicated that the front of the building and upper level of the building will remain a residence. An office use is a permitted use in the M-U zoning district. Typically, permitted uses are not reviewed by the Planning Commission. However, per Section 1129.06(a) below, a Site Plan application must be reviewed by the Planning Commission to allow the proposed permitted office use.

Also proposed is the expansion of the rear parking area to 8 spaces along the east property line. The parking expansion area is shown with an asphalt surface. Fencing currently exists buffering parking from the property to the east, which is zoned R-3. Though buffering is not required to the north as the property is zoned M-U, landscaping is located along the north property line.

PARKING AND ACCESS

A single-family residence requires two off-street parking spaces and a 520 sq. ft. office requires 3 off-street parking spaces. The proposed parking lot expansion will accommodate 8 off-street parking spaces. At this time, the City Engineer has not had an opportunity to review the plans for stormwater compliance.

As noted, the site is accessed via a shared driveway with the mixed-use building to the south. It is unknown if a formal agreement exists regarding shared access to the rear.

M-U DISTRICT SUPPLEMENTAL REGULATIONS (1129.06)

- (a) All uses permitted under Section 1129.02, other than one and two-family residences, shall be permitted only after review and approval of site plans by the Planning Commission according to the standards, criteria and regulations of Chapter 1109.
- (b) Exterior lighting shall not shine directly on adjacent properties and shall be designed to be compatible with a residential area.
- (c) Nothing in this chapter shall be interpreted to prohibit multiple or mixed uses within a single structure.
- (d) No fire escapes or other exterior stairways to upper floors of a building shall be located on a building facade facing a street.
- (e) All uses shall use the existing residential buildings in the district. Additions made to existing residential buildings after the effective date of this section shall be limited to twenty-five percent (25%) of the area of the principal building as it existed on the effective date of this section or 1,250 square feet, whichever is less.
- (f) When residential buildings are adapted for other uses permitted in the district, the new use shall maintain the same basic residential environment in terms of the building exterior, landscaping and operation of the nonresidential use.
- (g) All new buildings proposed for the M-U District after the effective date of this section shall not exceed twenty-five percent (25%) of the average of the floor areas of all principal residential buildings on lots adjacent to and across the street from the lot on which the new building is to be located, with the source for all such information to be Medina County tax parcel records. In addition, all new buildings shall be compatible with the existing residential environment in terms of scale, proportion, facade materials and color.
- (h) All uses shall be conducted in a manner which is compatible with a residential neighborhood.

SITE PLAN REVIEW STANDARDS

The Planning Commission's review and action shall be based on the following Standards per Section 1109.02(c):

- (1) The site plan shows that a proper relationship does exist between thoroughfares, service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.
- (2) All the development features including the principal buildings, open spaces, service roads, driveways and parking areas are so located and related as to minimize the possibility of any adverse effects upon adjacent development.
- (3) The site plan includes adequate provision for the screening of parking areas, service areas and active recreation areas from surrounding properties by landscaping and/or ornamental walls or fences. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (4) Grading and surface drainage provisions are reviewed and approved by the City Engineer.
- (5) The design and construction standards of all private streets, driveways and parking areas are to be built following approval of plans by the City Engineer according to construction standards specified in the Codified Ordinances.
- (6) Maximum possible privacy for multi-family dwellings and surrounding residential properties shall be provided through good design and use of proper building materials and landscaping. Visual privacy should be provided through structural screening and landscaping treatment. Auditory privacy in multi-family dwellings should be provided through soundproofing. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (7) The architectural design of buildings should be developed with consideration given to the relationship of adjacent development in terms of building height, mass, texture, materials, line and pattern and character.
- (8) Building location and placement should be developed with consideration given to minimizing removal of trees and change of topography. Any trees to be removed which are planted in a public right-of-way or on municipal property shall be reviewed by the Shade Tree Commission.
- (9) In multi-family developments, television and other antennas shall be centralized.
- (10) On-site circulation shall be designed to make possible adequate fire and police protection.
- (11) Off-street parking facilities shall be provided in accordance with Chapter 1145. In large parking areas, visual relief shall be provided through the use of tree planted and landscaped dividers, islands and walkways. In multi-family developments no parking or service areas shall be permitted between any street and the main building. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (12) Signs shall be provided in accordance with these Codified Ordinances.
- (13) Any trees planted on site shall be on approved list of Shade Tree Commission and planted in accordance with Commission standards.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application P23-07 Site Plan as submitted with the condition that the proposed parking expansion shall be reviewed and approved by the City Engineer.

In addition, if an agreement does not currently exist for shared access, staff would recommend that the applicant work with the property owner to the south to record such an agreement.

Chelly Jokic
18202 Meadow Lane
Strongsville, Ohio 44136

February 18, 2023

City of Medina
Planning and Zoning
Community Development Department
132 N. Elmwood Ave.
Medina, Ohio 44256

RE: 324 N. Broadway
Medina, Ohio 44256

I am submitting my application to restore the site at 324 N. Broadway in Medina, back to a Mixed Zone Site. This would allow the main house to remain Residential, while changing the back business leasing offices to Commercial.

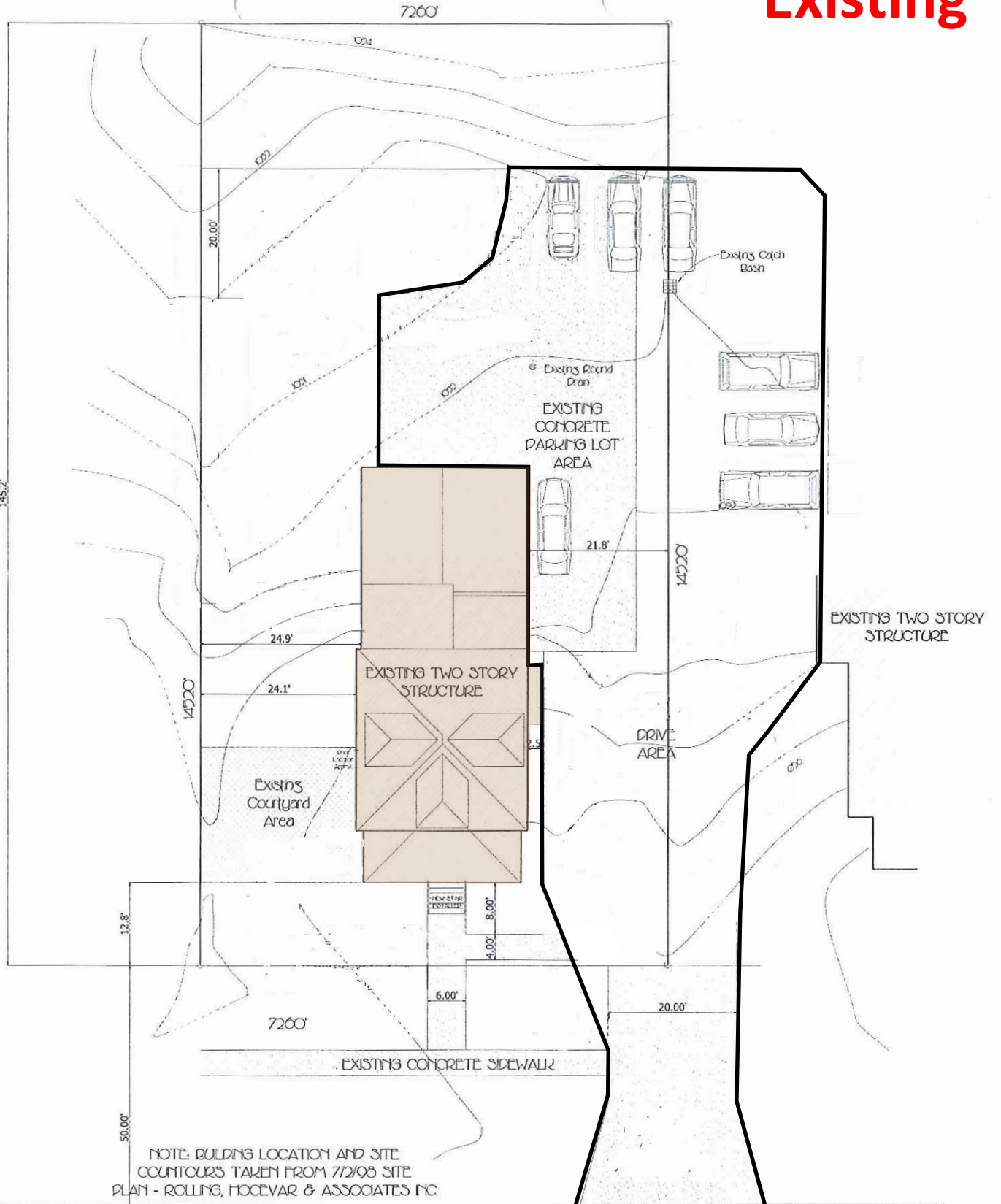
Additional parking will be added to the existing parking spaces in the rear of the building. All parking combined will accommodate 520 sq/ft of Commercial Space. There will be the addition of a fence along the back of the yard, to separate the parking from the existing courtyard on the left side.

Thank you for your time and for allowing us an opportunity to create more business in the City of Medina. If you have questions, please contact me at 440-390-8214.

Sincerely,

Chelly Jokic

Existing

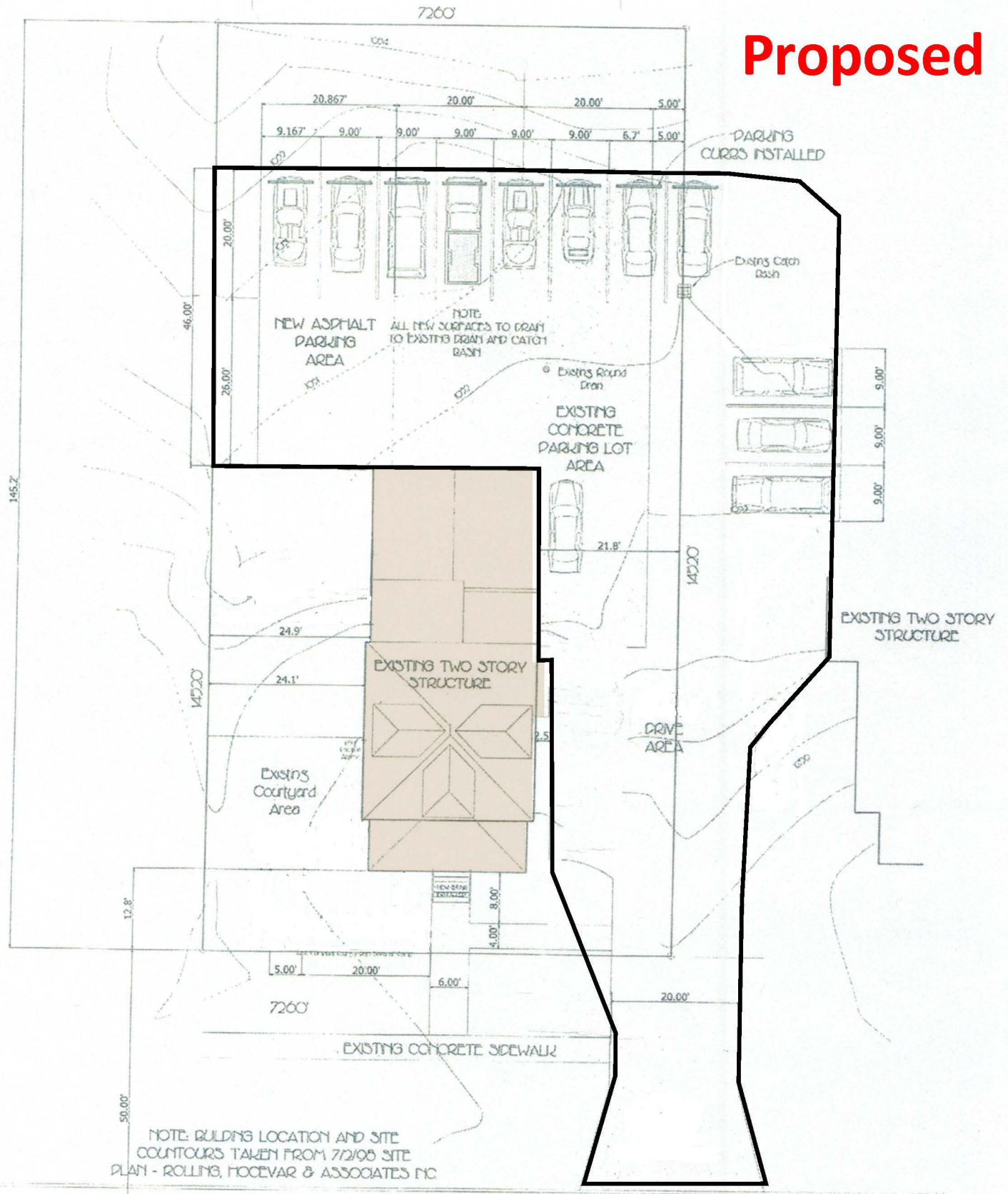


N BROADWAY

324 N Broadway Street
Medina, OH 44256
Owner: Erin Cureton
SCALE 1" = 2000'

EXISTING CITY OF MEDINA
STREET - CONCRETE

Proposed



N BROADWAY

Proposed Site Plan
324 N Broadway Street
Medina, OH 44220

EXISTING CITY OF MEDINA
STREET - CONCRETE

SCALE 1" = 2000'

BY:













Looking South From Pearl Street