



BOARDS & COMMISSIONS APPLICATION

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

Application Number P23-21

GENERAL	Date of Application <u>September 20, 2023</u> Property Location <u>1101 West Liberty Street, Medina, OH 44256</u> Description of Project <u>New Building on the Medina County Career Center campus (see attached)</u> _____ _____
CONTACT INFORMATION	Applicant Name <u>Medina County Career Center</u> Address <u>1101 West Libert St.</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-725-8461 x 143</u> Email <u>schrismanWmcjvs.edu</u> Property Owner Name <u>same as above</u> Address _____ City _____ State _____ Zip _____ Phone _____ Email _____
APPLICATION TYPE	Planning Commission Site Plan <input checked="" type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input 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	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>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;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature <u><i>Ren Cocco</i></u> Date <u>9/20/23</u> <u>REN COCCO, CLARK & POST ARCHITECTS</u>
OFFICIAL USE	Zoning District <u>P-F Public Facil.</u> Fee (See Fee Sheet) \$ <u>250 (1.6 ac)</u> Meeting Date <u>October 12</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

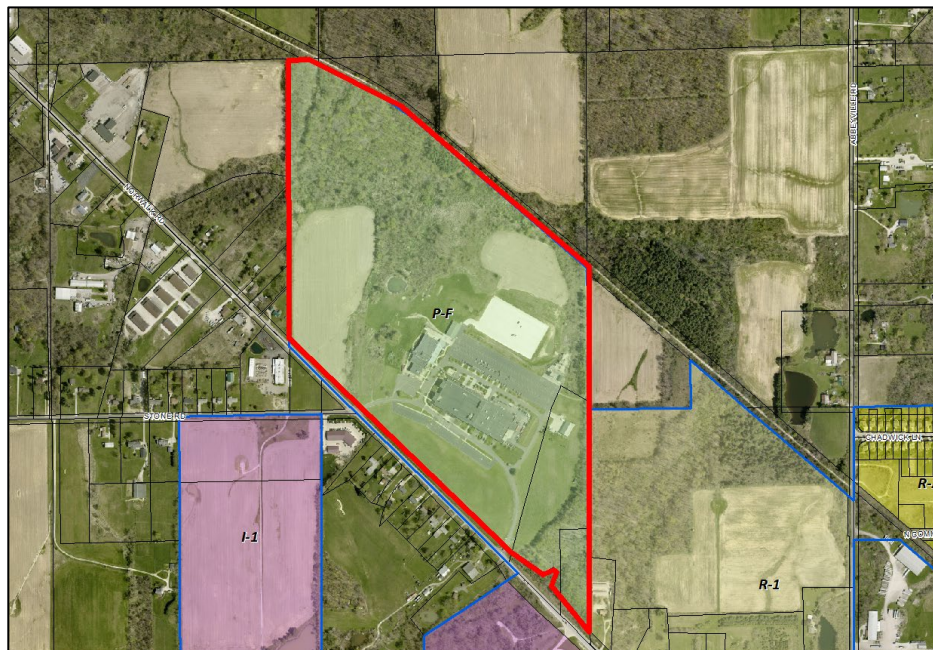
P23-21
MCCC Construction Trades Building

Property Owner: Board of Education of Medina County
Applicant: Ron Cocco
Location: 1101 West Liberty Street
Zoning: P-F (Public Facilities)
Request: Site Plan approval for a construction trades building

LOCATION AND SURROUNDING USES

The subject site is composed of 102.7 acres located on the north side of West Liberty Street. Adjacent properties contain the following uses and zoning:

- North – Undeveloped & Agriculture
- South – Commercial & Single-Family Residential
- East – Storage Units/Undeveloped (R-1)
- West – Single-Family Residential



PROPOSED APPLICATION

The applicant is proposing the construction of a 16,885 sq. ft. construction trades building on the east side of the Medina County Career Center (MCCC) campus. Per Section 1130.06, the Site Plan will require a public hearing as the property is located in the P-F zoning district.

DEVELOPMENT STANDARDS

The proposed building is located in the P-F zoning district. The following table indicates general development standard requirements in the zoning district:

	Required	Proposed
Minimum Lot Frontage	40 ft.	511 ft.
Minimum Front Setback	50 ft.	617 ft.
Minimum Side Setback (Residential)	50 ft.	158 ft.
Minimum Side Setback (Nonresidential)	25 ft.	25 ft.
Maximum Building Height	40 ft.	22 ft.

The project meets the applicable development standards.

PARKING, ACCESS, AND CIRCULATION

Access and Circulation – The site has two access points off of an existing two-way drive on the east side of the MCCC’s main building.

Required Off-Street Spaces – Secondary education uses require 10 spaces for every classroom. The proposed building includes two classrooms and two construction trades labs. If used concurrently, the building would require 40 parking spaces

The site incorporates 9 new parking spaces in front of the building. However, the entire MCCC site includes hundreds of parking spaces, which would appear to accommodate the proposed building and existing uses.

Parking Dimensions – Ninety-degree parking spaces must be 9 ft. in width and 19 ft. in length with a 24 ft. wide drive aisle. Plans note that parking spaces will meet the dimensional requirements.

LANDSCAPING, SCREENING, AND BUFFERING

Parking Lot Landscaping – Landscape features or other visual barriers are required between parking and the right-of-way. Existing landscaping is present between the parking lot and the right-of-way, which is over 600 ft. away.

Interior parking lot islands must be provided at the required 5 sq. ft. per 100 sq. ft. of parking area and must include landscape materials. A large parking lot island is provided and incorporates landscape materials.

Buffering and Screening – Landscape features or other visual barriers are required between the site and residential properties to the east. A large wooded area exists to the east of the proposed building, providing a sufficient buffer.

Trash Enclosure – A trash enclosure is not shown on plans. If proposed, a trash enclosure must comply with setback and screening requirements of Section 1155.05.

Outdoor Storage – The east side of the building includes a storage area with grey storage containers. The area is screened from the right-of-way with a proposed 7 ft. wall.

ENGINEERING AND FIRE DEPARTMENT COMMENTS

The City Engineer has commented that due to the amount of impervious area that will be constructed with this project, it is likely that the storm water management analysis will require a storm water retention/detention basin.

UTILITIES AND STORMWATER

The site has access to public water and sanitary sewer service. Swales are indicated to the south and east of the building, however, a stormwater management plan will need to be approved by the City Engineer.

BUILDING ELEVATIONS AND LIGHTING

Architectural plans illustrate a metal clad building with a similar style to the existing main MCCC building. The south building elevation, which faces West Liberty Street, includes windows on the upper portion of the building. As previously noted, landscaping is proposed to the south of the building to provide a buffer.

Section 1109.04(c)(10)(E.) discourages the use of metal siding. However, existing buildings on the site, including the main MCCC building, are clad with metal siding.

Lighting must comply with Section 1145.09(c) including a photometric plan, full cut-off fixtures, and a maximum lighting height of 25 ft. Freestanding lights are shown along a proposed walkway and wall pack lights are shown on the building at a height not exceeding 12 ft. with full cut-off fixtures.

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 P23-21 for Site Plan approval as submitted.

Andrew Dutton

From: Ron Cocco <rcocco@clarkandpost.com>
Sent: Friday, September 22, 2023 5:00 PM
To: Andrew Dutton
Cc: Chrisman, Steven; Wissel, Annette
Subject: RE: Medina County Career Center: New Construction Trades Building

Andrew,

In response to the comments below, in the order they were provided:

1. Parking size will be sized to the 9' x 19' dimension you note.
2. Landscaping in the two (2) parking lot islands will be provided with a combination of a tree and shrubs in each.
3. All exterior lighting fixtures noted on the photometric plan shall be full cut-off type fixtures.

Please include this response in your notes to the committee.

Thanks,
Ron

-----Original Message-----

From: Andrew Dutton <adutton@medinaoh.org>
Sent: Friday, September 22, 2023 4:42 PM
To: Ron Cocco <rcocco@clarkandpost.com>
Cc: Chrisman, Steven <SChrisman@mcjvs.edu>; Wissel, Annette <AWissel@mcjvs.edu>
Subject: RE: Medina County Career Center: New Construction Trades Building

Ron,
Thanks for sending over the Site Plans for the new MCCC building. The application largely meets our requirements, however, I have the following comments:
- Parking spaces are shown as 9 ft. x 18 ft., they will need to be increased to 9 ft. x 19 ft.
- Landscaping must be included in the large parking lot island. Our requirements are not specific, but typically we would see a few trees, shrubs, or a combination thereof in the island.
- Lighting must incorporate full cut-off fixtures. I believe the attached are the correct fixtures noted in the plans, which are compliant. Please let me know if these are accurate or need to be revised.

Any revisions sent to me by 10/4 can be included in the submittal. Please let me know if you have any questions.

Andrew Dutton
Community Development Director
City of Medina
adutton@medinaoh.org
330-722-9023

CLARK & POST
architects inc.



September 20, 2023

Mr. Andrew Dutton,
Community Development Director
City of Medina
132 N. Elmwood Avenue
Medina, Ohio 44256

Re: Proposed New Construction Trades Building
Medina County Career Center
1101 West Liberty Street
Medina, Ohio 44256
Site Plan Application Submittal

Dear Mr. Dutton:

Pursuant to Chapter 1109 of the City of Medina Zoning Ordinance, please find enclosed the following Site Plan Application Submittal Package for the proposed New Construction Trades Building at the Medina County Career Center, 1101 West Liberty Street, Medina, Ohio 44256:

1. Completed Board & Commissions Application Form.
2. Narrative attachment that provides a written description of the proposed project.
3. Check in the amount of \$250 for the required Application Fee.
4. ½ scale, 12" x 18", Drawings of the proposed project consisting of:
 - a. Overall Property Site Plan with location of property lines.
 - b. Enlarged Site Plan of Project Area that includes:
 1. Location and dimension of proposed building and enclosure areas.
 2. Location and dimensions of parking and storage areas.
 3. Distance from property lines, adjacent drives and existing adjacent buildings.
 4. Location, type and quantities of landscape screenings.
 5. Topography of the project site area.
 6. Location and type of all utilities.
 7. Location and heights of screen fencing.
 8. Table showing existing acreage, new and existing paved and building areas and net open space.
 - c. Floor Plan of proposed new building.
 - d. Exterior Building Elevations with notation of all exterior materials and colors utilized.
 - e. Exterior perspective renderings of proposed new building.
 - f. Location, height and fixture details of all exterior lighting and photometric plan.

One (1) hard copy of the above plus one (1) flash drive containing a PDF copy of all of the above is provided for your use.

6125 south broadway
lorain, ohio 44053
(440) 233-8487
fax: (440) 233-8658
email: clarkpost@clarkandpost.com

September 20, 2023
Proposed New Construction Trades Building
Medina County Career Center
1101 West Liberty Street
Medina, Ohio 44256

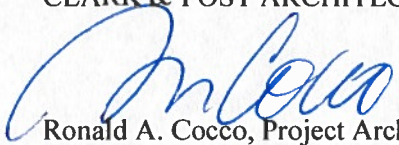
Page 2

We kindly request that this project be placed on the October 12, 2023 Planning Commission Meeting Agenda.

Should there be any questions with the above, in advance of October 12th meeting, please do not hesitate to contact me.

Sincerely,

CLARK & POST ARCHITECTS, INC.



Ronald A. Cocco, Project Architect

RAC:mlf

Cc w/encl: S. Chrisman, Superintendent, MCCC

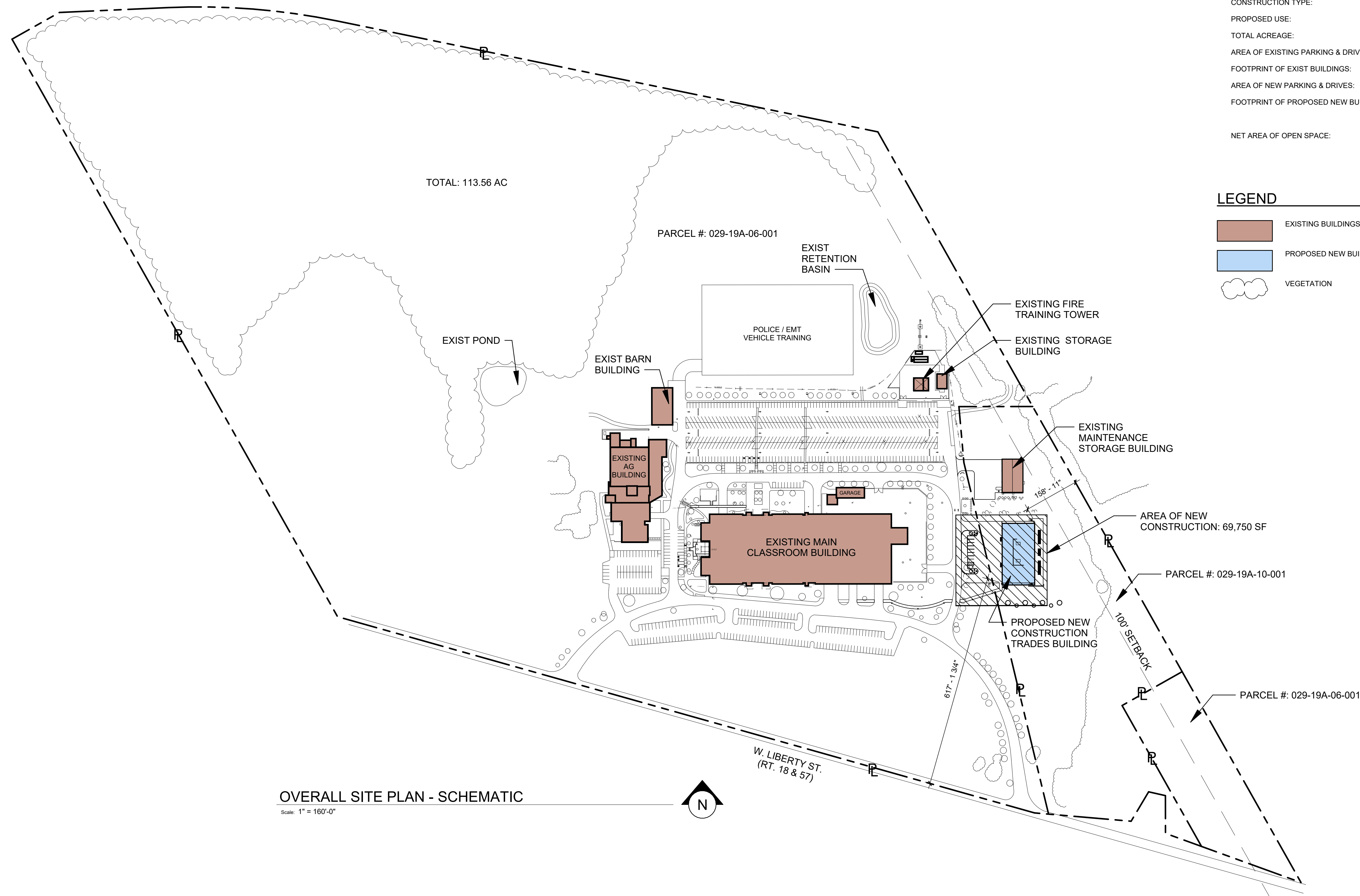
Project Description
Proposed New Construction Trades Building
Medina County Career Center

Over the past three years, the Medina County Career Center has seen a significant increase in the number of applicants for the Construction Trades Program and the HVAC Program. Construction trades had 78 applications for 25 spots and HVAC had 38 applications for 25 spots. We were able to accept less than half of the potential students.

It was determined that we would build a stand-alone building as our current building is at full capacity and there is no additional available square footage in either the main building or the O.C. Duke Building. We will build a 16,464 square foot building on the east side of the campus, to allow for two (2) units of Construction Trades, thus allowing for 50 students to accept in the junior year for the two-year program.

Construction Trades will be vacating the space created for them in the summer of 2019 and that space will become available for a newly created Construction Electricity program. Construction Electricity is very high in the job market for northeast Ohio. See <https://topjobs.ohio.gov/list>. That program would then take on an additional 25 available spots.

At the conclusion of the project, we will effectively double our capacity for students going into the trades – Construction Trades, Construction Electricity and HVAC. Additionally, HVAC and Construction Electricity will be courses available through our Adult Education programming.



OVERALL SITE PLAN - SCHEMATIC
 Scale: 1" = 160'-0"

SITE INFORMATION

ZONING:	
PARCEL NUMBER:	029-19A-06-001 029-19A-10-001
PERMITTED TYPE OF USE:	'E' EDUCATIONAL
SPRINKLERED:	SPRINKLERED (PARTIAL)
CONSTRUCTION TYPE:	ZB
PROPOSED USE:	'E' EDUCATIONAL
TOTAL ACREAGE:	113.56 AC
AREA OF EXISTING PARKING & DRIVES:	11.4 AC
FOOTPRINT OF EXIST BUILDINGS:	167,583 SF
AREA OF NEW PARKING & DRIVES:	24,684 SF
FOOTPRINT OF PROPOSED NEW BUILDING:	16,885 SF
NET AREA OF OPEN SPACE:	87.8 AC

LEGEND

- EXISTING BUILDINGS
- PROPOSED NEW BUILDING
- VEGETATION

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 6125 So. Broadway Lorain, Ohio 44053
 T: (440) 233-8487 F: (440) 233-8658

Dates / Revisions:
 September 20, 2023
 September 25, 2023 - revised

Sheet Description:
 SCHEMATIC OVERALL SITE PLAN

Project Name:
**NEW CONSTRUCTION
 TRADES BUILDING
 MEDINA COUNTY
 CAREER CENTER
 JOINT VOCATIONAL
 SCHOOL DISTRICT**

Project Address:
 1101 W. LIBERTY ST.
 MEDINA, OH 44256

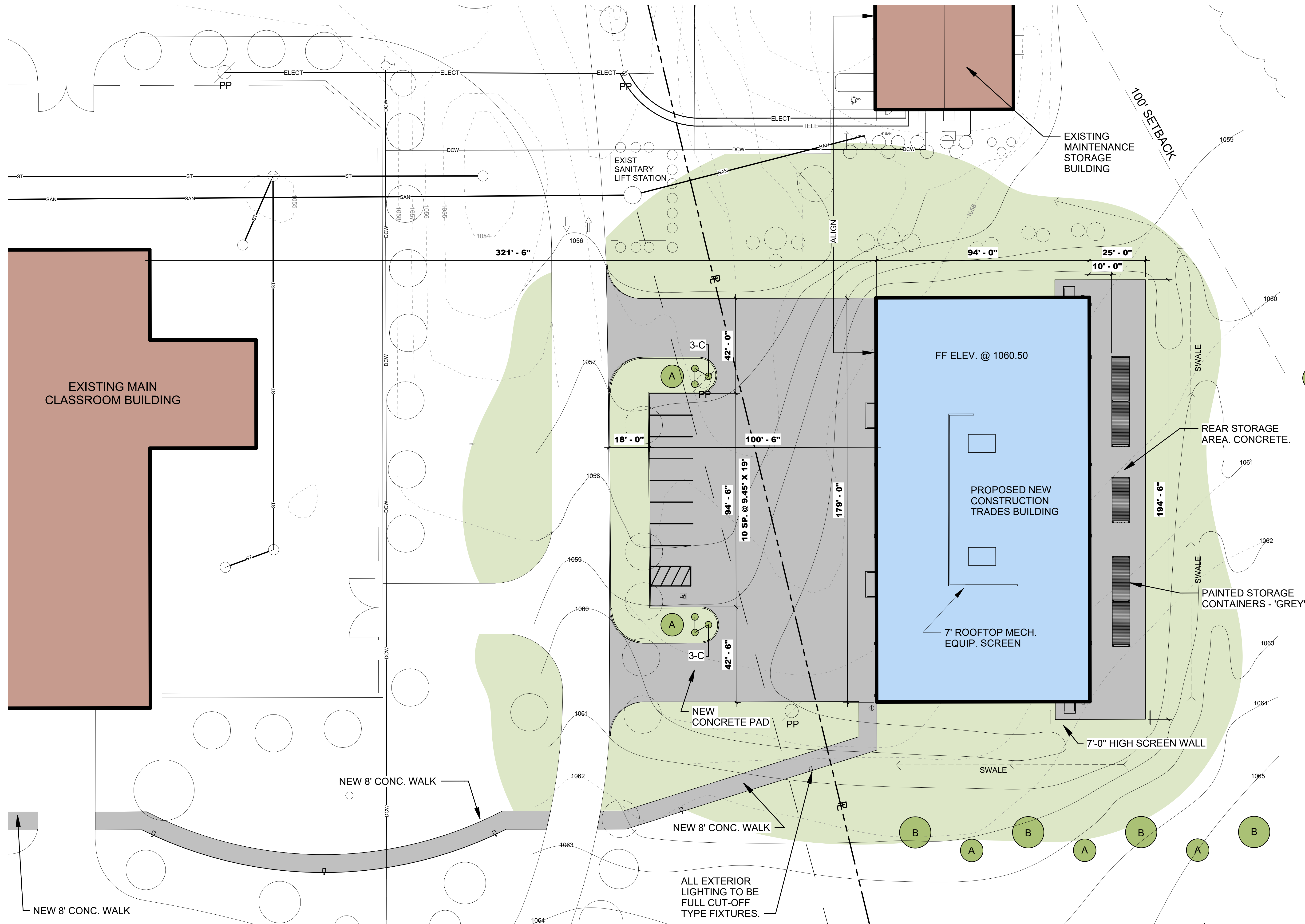
PROJECT #: 2318
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SITE LEGEND

- EXISTING BUILDINGS
- PROPOSED NEW BUILDING
- NEW CONCRETE PAD / WALKS
- GRASS
- DEMO TREE
- EXISTING TREE
- NEW TREE - SEE SCHEDULE
- 1000- EXISTING GRADING
- 1000- NEW GRADING
- ST- EXIST STORM LINE
- SAN- EXIST SANITARY SERVICE LINE
- DCW- EXIST DOMESTIC WATER SERVICE LINE
- ELECT- EXIST ELECTRICAL SERVICE LINE

PLANTING SCHEDULE

QT.	COMMON NAME	BOTANICAL NAME	SIZE
(3)	RED MAPLE	ACER RUBRUM	3-4" CAL.
(4)	AUSTRIA PINE	PINUS NIGRA	4-6" CAL.
(6)	GOLD SPIREA	SPIRAEA JAPONICA	18" HT.

REAR STORAGE AREA. CONCRETE.

PAINTED STORAGE CONTAINERS - 'GREY'

7'-0" HIGH SCREEN WALL

7' ROOFTOP MECH. EQUIP. SCREEN

10 SP. @ 9.45' X 19'

NEW CONCRETE PAD

NEW 8' CONC. WALK

NEW 8' CONC. WALK

NEW 8' CONC. WALK

ALL EXTERIOR LIGHTING TO BE FULL CUT-OFF TYPE FIXTURES.

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 SCHEMATIC ENLARGED SITE PLAN

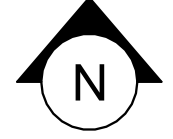
Project Name:
 NEW CONSTRUCTION TRADES BUILDING
 MEDINA COUNTY CAREER CENTER
 JOINT VOCATIONAL SCHOOL DISTRICT

Project Address:
 1101 W. LIBERTY ST.
 MEDINA, OH 44256

PROJECT #: SHEET: 2318

ENLARGED SITE PLAN - SCHEMATIC

Scale: 1" = 20'-0"



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1ST FLOOR - SCHEMATIC PLAN
 Scale: 1/8" = 1'-0"



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 SCHEMATIC FLOOR PLAN

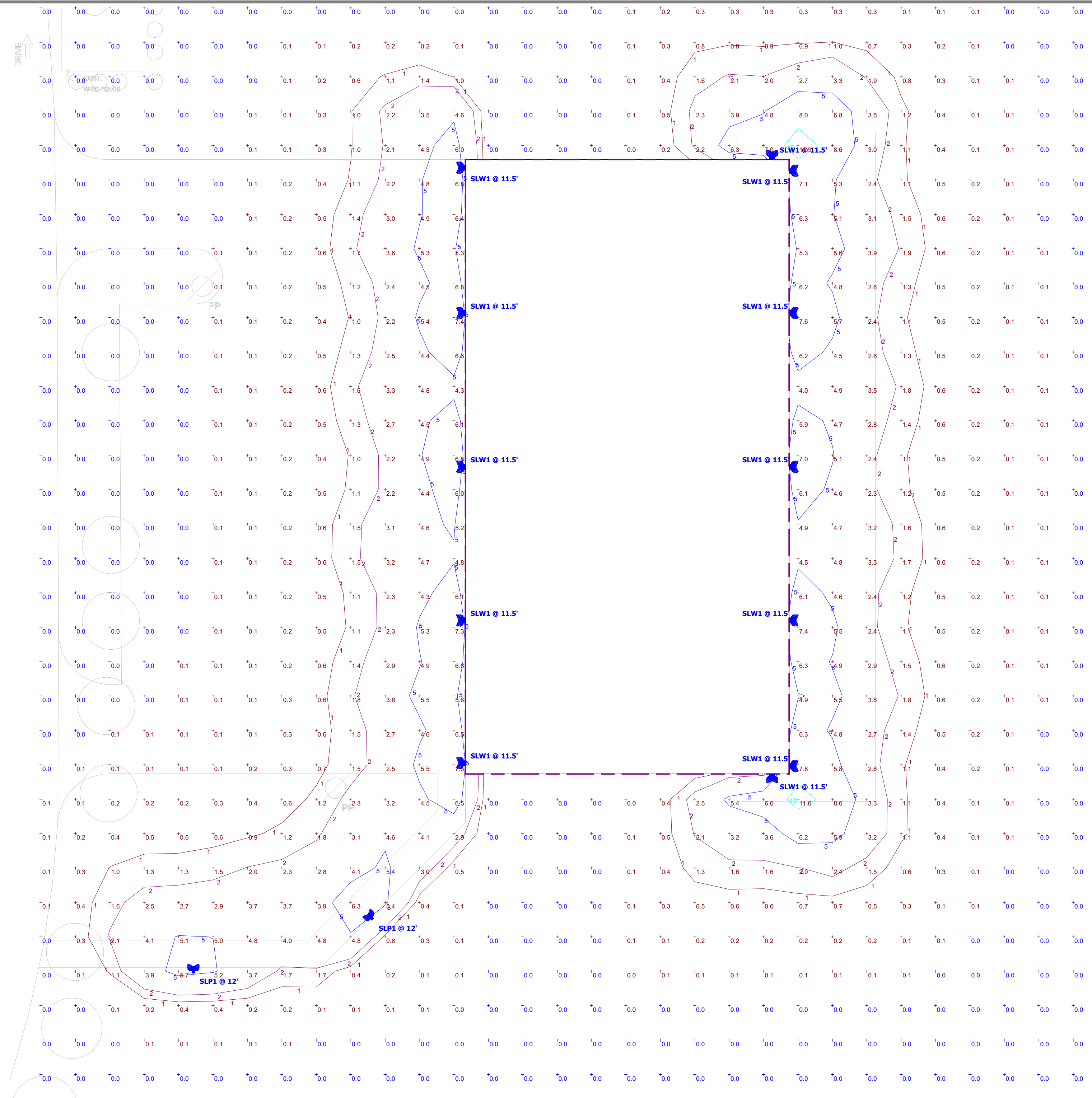
Project Name:
 NEW CONSTRUCTION
 TRADES BUILDING
 MEDINA COUNTY
 CAREER CENTER
 JOINT VOCATIONAL
 SCHOOL DISTRICT

Project Address:
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 MEDINA, OH 44256

PROJECT #: 2318

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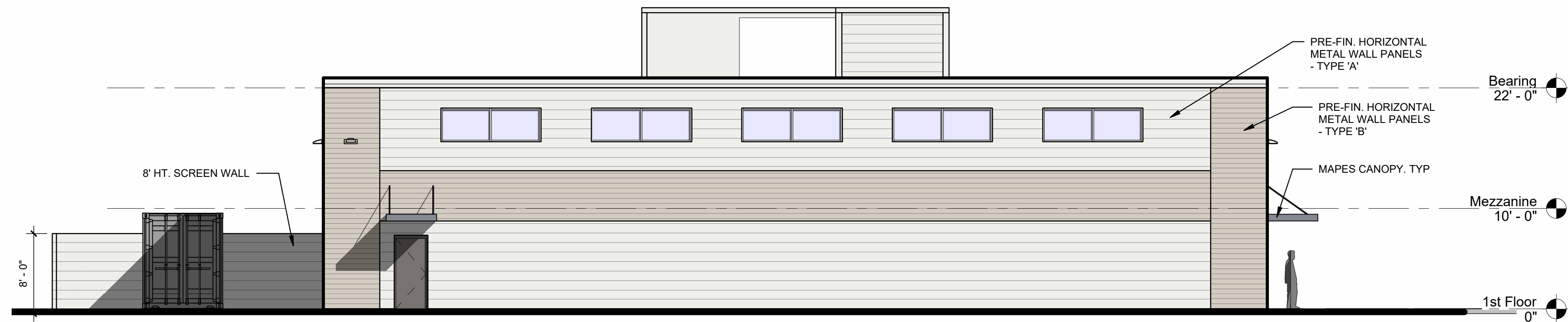


Plan View

Symbol	Label	Image	Quantity	Manufacturer	Order Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Footcandle	Plot
	SLW1		12	COOPER LIGHTING SOLUTIONS (PREVIOUSLY COOPER)	Q20N-4F-02-LED-E1-04-100	GALLERY WALL LUMINAIRE (2) TO CEILING, 41.5W, 4000K, 120V, 1200LM, 1000 FT-C (PREVIOUSLY COOPER)	12	244	0.9	66	
	SLP1		2	COOPER LIGHTING SOLUTIONS (PREVIOUSLY COOPER)	Q20N-4F-02-LED-E1-04-400	GALLERY AREA AND ROADWAY LUMINAIRE (2) TO CEILING, 4000K, 120V, 4000LM, 1200LM, 1000 FT-C (PREVIOUSLY COOPER)	2	244	0.9	66	

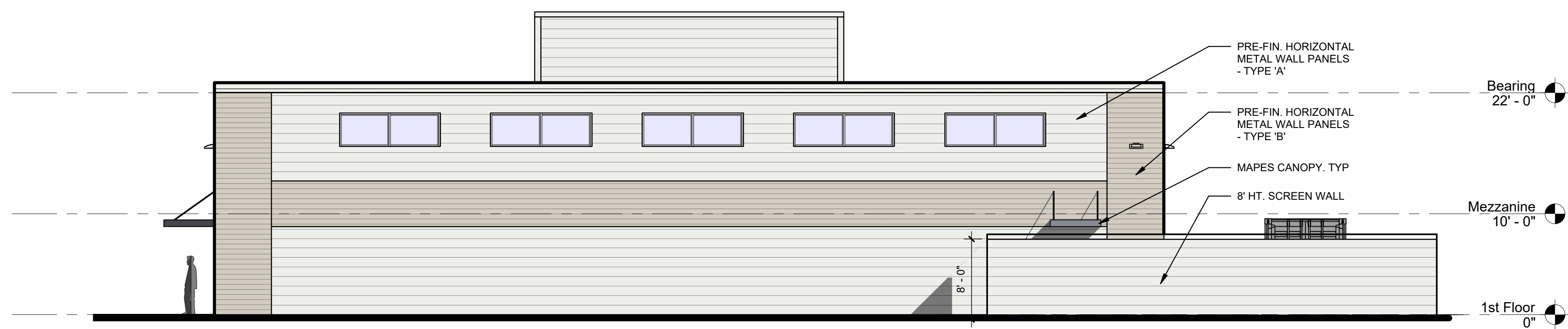


Designer
 Date
 09/19/2023
 Scale
 1:20
 Drawing No.
 Summary



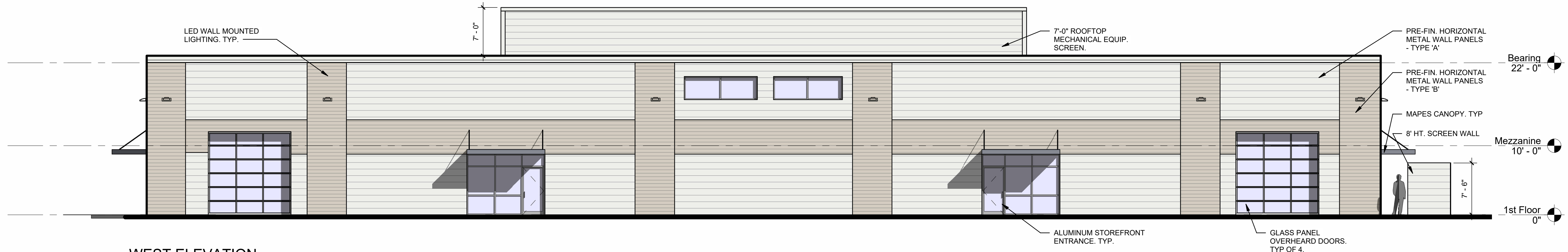
NORTH ELEVATION

Scale: 1/8" = 1'-0"



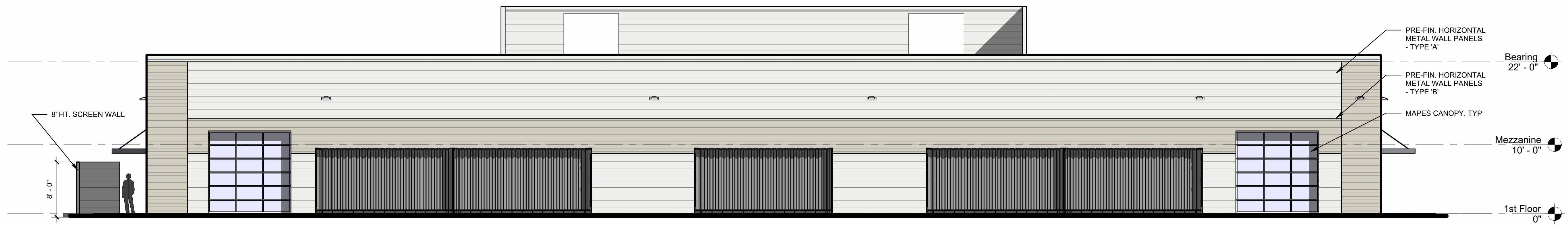
SOUTH ELEVATION

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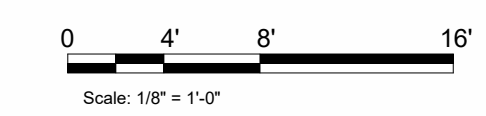
WEST ELEVATION

Scale: 1/8" = 1'-0"



EAST ELEVATION

Scale: 1/8" = 1'-0"



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Dates / Revisions:
September 20, 2023

Sheet Description:
SCHEMATIC EXTERIOR ELEVATIONS

Project Name:
**NEW CONSTRUCTION TRADES BUILDING
MEDINA COUNTY CAREER CENTER
JOINT VOCATIONAL SCHOOL DISTRICT**

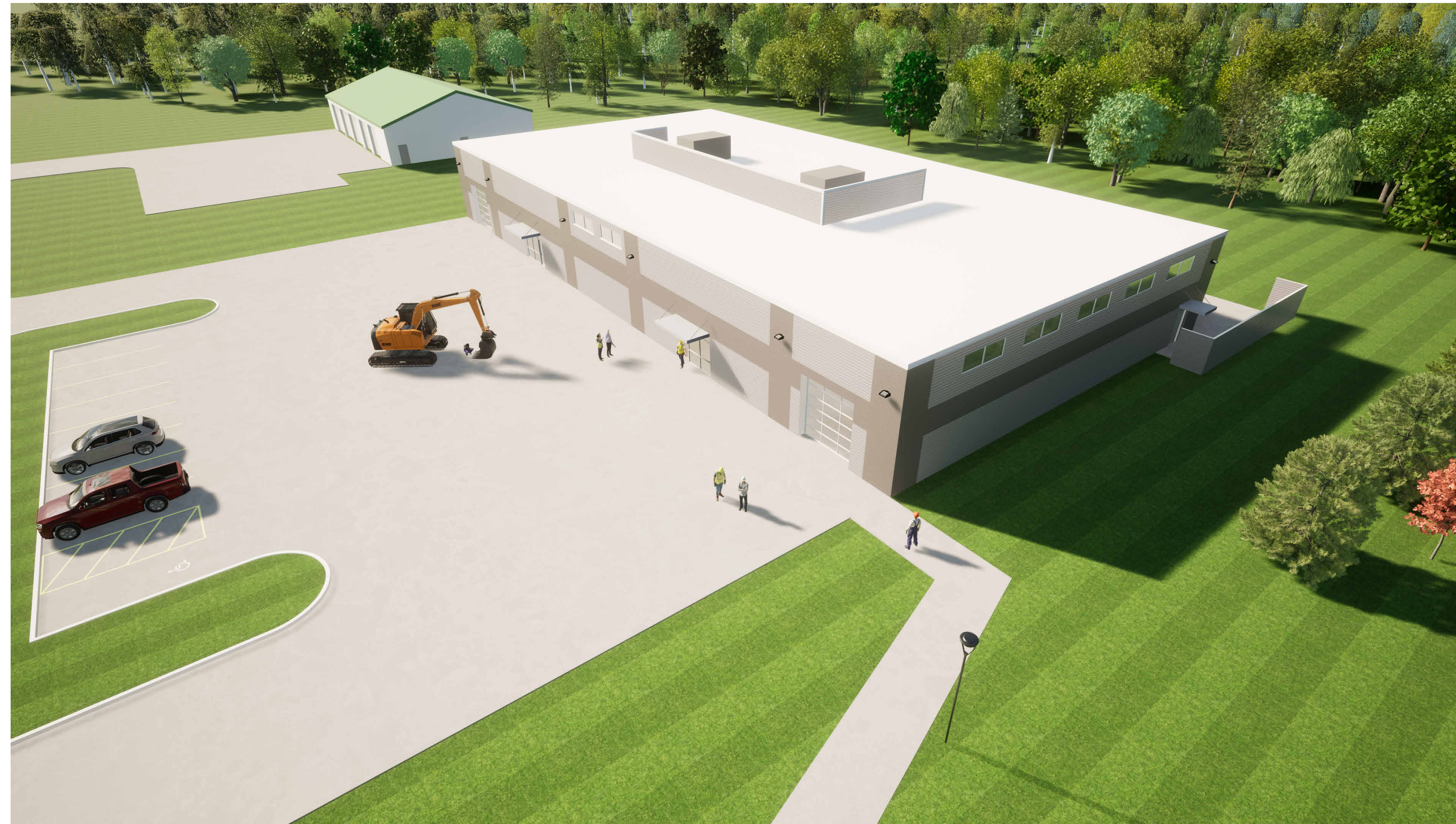
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MEDINA, OH 44256

PROJECT #: 2318

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Sheet Description:
 DESIGN INTENT RENDERINGS

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 MEDINA COUNTY
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Project Address:
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PROJECT #: 2318

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