



BOARDS & COMMISSIONS APPLICATION

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

Application Number _____

GENERAL	Date of Application _____ Property Location _____ Description of Project _____ _____ _____
CONTACT INFORMATION	Applicant Name _____ Address _____ City _____ State _____ Zip _____ Phone _____ Email _____ Property Owner Name _____ Address _____ City _____ State _____ Zip _____ Phone _____ Email _____
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 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 _____ Greg Ernst _____ Date _____ <small>Digitally signed by Greg Ernst DN: cn=Greg Ernst, o=C&A2DK Architecture, c=OH Reason: I am approving this document Date: 2023.10.18 14:53:25-0400</small>
OFFICIAL USE	Zoning District _____ Fee (See Fee Sheet) \$ _____ Meeting Date _____ Check Box when Fee Paid <input type="checkbox"/>

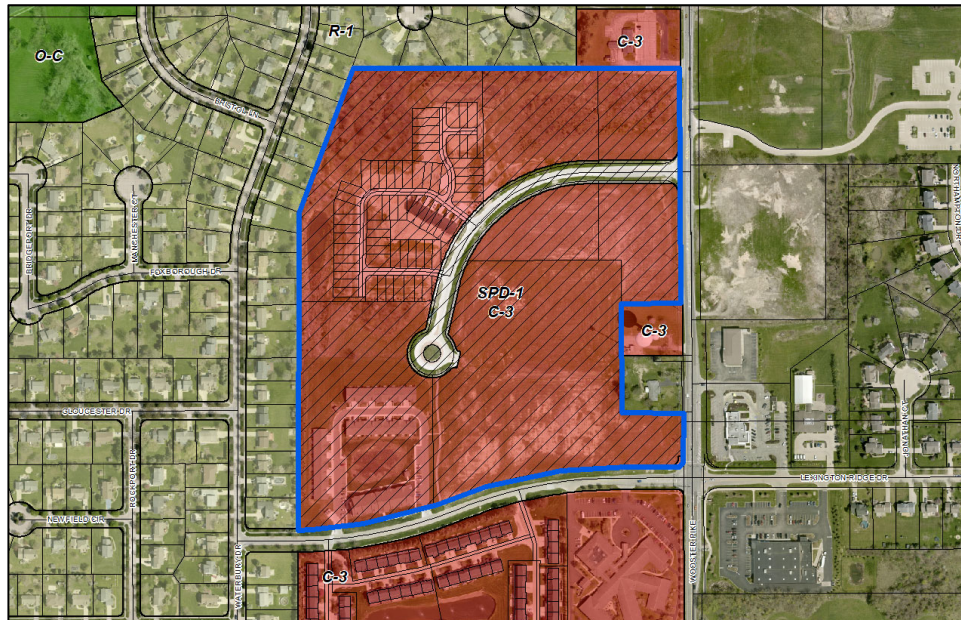
P23-24 South Court Village Development Guidelines Amendments

Property Owner: Albrecht Incorporated
Applicant: Greg Ernst
Location: Northwest Corner of Wooster Pike and High Point Drive
Zoning: SPD-1 (Special Planning District) with Underlying C-3 (General Commercial)
Request: Amendments to SPD-1 Development Guidelines

LOCATION AND SURROUNDING USES

The subject site is composed of 41.9 acres located on the northwest corner of Wooster Pike and High Point Drive. Adjacent properties contain the following uses and zoning:

- **North** – Single-Family Residential (R-1) and Office (C-3)
- **South** – Multi-Family Residential and Assisted Living (C-3)
- **West** – Single-Family Residential (R-1)
- **East** – Water Tower (C-3), Automotive Repair, and Restaurant



BACKGROUND & PROPOSED APPLICATION

In January of 1999, Special Planning District #1 (SPD-1) was established by Ordinance 249-98. The Ordinance included a Conceptual Plan of the approximately 42-acre site including the following subdistricts:

- Subdistrict "A" – Neighborhood Scale Retail
- Subdistrict "B" – Offices and Services
- Subdistrict "C" – Medium Density Residential

At this time, Subdistrict "C" has been developed, while Subdistricts "A" and "B" have not.

The Ordinance also included Development Guidelines, which supersede the underlying C-3 district standards. The Guidelines include regulations for uses, development standards, landscaping, signage, and design. The Development Guidelines were previously amended in 2006, 2016, and 2018.

The applicant is requesting amendments to the Development Guidelines concerning uses, development standards, landscaping, signage, and design standards in Subdistricts “A” and “B” as described below.

The applicant has also filed a Preliminary Plan application to develop 11.7 acres of the site for a 56,360 sq. ft. grocery store, which will be reviewed separately by the Planning Commission in application P23-23.

C.2 STATUS OF USES

Uses

Subsections (A)(1) and (B)(1) each included a list of Principal Permitted Uses in the Subdistricts “A” and “B”, respectively. The existing uses are very limited, include outdated and niche uses such as “video stores” and “travel agents”, and do not include definitions.

The proposed amendments default the Principal Permitted Uses to Permitted and Conditionally Permitted commercial uses in the C-3 (General Commercial) district for Subdistrict “A” and C-1 (Local Commercial) district for Subdistrict “B”. In addition, a number of uses are also prohibited in each Subdistrict.

In the C-3 District, a “Retail Business less than or equal to 80,000 square feet in Size” is a Permitted Use and a “Retail Business Larger than 80,000 square feet in Size” is a Conditionally Permitted Use. One necessary adjustment in Subdistrict “A” will be to clarify that C-3 “Retail Business” building area requirements do not apply. Building area requirements for all uses in Subdistrict “A” are found in Section C.2(3)(b).

Subdistrict “A” Principal Permitted Uses*

Building Materials Sales Yard and Lumber Yard	Off-Street Parking Lot, Garage, or Deck
Bulk Storage and Display	Office
Car Wash for Passenger Vehicles ²	Outdoor Dining ²⁸
Child Day Care Center or Nursery ^{5, 9, 11, 13}	Personal or Professional Services
Commercial Entertainment	Personal or Professional Services with Drive Through ²
Commercial Recreation	Plant Greenhouse
Conference Center, Banquet Facility, or Meeting Hall ^{1, 3, 7, 11, 13}	Research and Development Laboratory with No External Hazardous, Noxious or Offensive Conditions
Convenience Retail	Restaurant
Funeral Home	Restaurant with Drive Through or Drive-In ^{2, 7, 15}
Hospital ^{1, 3, 7, 9, 11, 13}	Retail Business <i>less than or equal to 80,000 square feet in Size</i>
Hotel or Motel	<i>Retail Business larger than 80,000 square feet in Size</i>
Mixed Use Building - Residential Excluded from Ground Level Floor	Veterinary Office or Hospital in an Enclosed Building
Minor Motor Vehicle Repair	Wholesale Establishments Smaller than 10,000 sq. ft. in Size
Motor Vehicle Filling Station ^{5, 7, 15, 21, 23}	Other Similar Uses as Determined by the Planning Commission
Motor Vehicle Sales	

Subdistrict “B” Principal Permitted Uses*

Clinic	Personal or Professional Services
Child Day Care Center or Nursery ^{5, 9, 11, 13}	Personal or Professional Services with Drive Through ^{2, 7, 15}
Convenience Retail	Research and Development Laboratory with No External Hazardous, Noxious or Offensive Conditions
Crematorium	Sexually Oriented Business²⁵
Major Motor Vehicle Repair^{7, 15, 21, 23}	Other Similar Uses as Determined by the Planning Commission
Office	

**Both tables strike out prohibited uses and assume passage of a pending Zoning Code Amendment currently under review by City Council.*

This amendment provides consistency with the Zoning Code, in which all uses are defined, and allows a broader list of uses for the development.

Building Area Requirements - Clarification is provided for what is considered a small scale building, which was not previously explained.

Floor Area Ratio (FAR) - FAR is the maximum amount of the site that can be covered by buildings. The FAR was increased from .25 to .35 in Subdistrict “A” and from .20 to .30 in Subdistrict “B”. For reference, the Zoning Code has no maximum FAR in the underlying C-3 zoning district.

C.3 LANDSCAPING STANDARDS

Subsection (2) includes a required 75 ft. landscape buffer between Subdistricts “A” and “B” and Subdistrict “C”. The proposed amendment explains the buffer distance measurement, provides clarification concerning buffer materials, and indicates a minimum height of 6 ft.

C.4 SIGNAGE

Subsection (2)(b) is revised to indicate that the Grocery Anchor may have up to 5 wall signs in compliance with area requirements of the Zoning Code. Updates are also proposed citing corrected Zoning Code sections and consistent indication of “feet” and “square feet”.

C.5 GENERAL DESIGN STANDARDS

Access

Subsection (5) allows 1 access point on South Court Street (Route 3). The proposed amendment clarifies that 1 access point is permitted on Mast Parkway, which currently exists, and 1 access point is permitted for Subdistrict “A” on South Court Street, subject to ODOT approval.

Subsection (6) allows 1 access point on High Point Drive for Subdistrict “A”. The proposed amendment increases the number to 3 access points on High Point Drive.

Design

Subsection (11) clarifies that a design aesthetic shall be maintained in the commercial areas of the development, Subdistricts “A” and “B”.

Subsections (12) and (15) are deleted and new text is provided requiring a mix of exterior materials, varied rooflines, and design features on facades visible from the street or with entrances

Subsection (13) clarifies that existing above ground utilities on South Court Street are not required to be relocated underground.

Subsection (16) is revised to explain that window shutter requirements apply only to Subdistrict "C".

DEVELOPMENT GUIDELINES APPROVAL

Section 1114.05 states that "The Planning Commission shall have the authority to make adjustments to an approved Conceptual Plan provided that such changes are limited to site design and configuration and do not include changes of use, density or other provisions of the Development Guidelines".

As the proposed changes address uses and other provisions of the Development Guidelines, the amendments must go through the full review process including review and recommendation from the Planning Commission, a public hearing before City Council, and Ordinance passage by City Council.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application P23-24 with the condition that proposed Section C.2(A)(1)(a) shall be revised to read:

Commercial Uses permitted or conditionally permitted in the C-3 General Commercial District shall be principally permitted use in SPD-1 Subdistrict "A" with the exception of the following uses, which shall be prohibited: major motor vehicle repair, motor vehicle sales, crematorium, and sexually oriented business. **Retail business square footage requirements found in the C-3 General Commercial District shall not apply and building footprint size for all uses shall be regulated by §C.2(A)(3) of these Development Guidelines.** Numerical identification for uses in §1137.04 corresponding to specific standards in §1153.04(a) shall apply.

Staff finds that the proposed amendments are better aligned with the Zoning Code, establish reasonable access to the site, and provide standards for high quality building aesthetics.

Andrew Dutton

From: Jeanne <murphyma@zoominternet.net>
Sent: Monday, November 6, 2023 1:23 PM
To: Andrew Dutton; Sarah Tome; Paul Rose
Cc: Jim Shields
Subject: Planning Meeting for Acme

All,

Please forward this letter to all Commission Members since I don't have access to emails. I'm writing about the proposed Acme development off of Rt. 3 South. I have no problem with the store JUST the number of driveways they have exiting off on to High Point Dr. This is a residential area and I see one driveway is going to be for delivery trucks. Just what are road can hold - huge semi's turning into Acme and then coming out again. I just personally can't see 3 exits/entries coming off onto this road. It is really absurd. I can maybe see 2, but that is it and they should NOT be across from any of our driveways.

Look at Walmart - they have one exit on to Rt. 42 and only 1 on the southern side. They also have only one in the rear where it is mainly residential. Kohl's plaza - only one onto a residential street. If you look at all your other major stores you are going to see that where it is residential that only 1 exit/entry has been allowed. This would also mean that you would have to enlarge our street to allow for the extra traffic.

I would request that all of you please rethink the 3 exits on High Point - it is excessive for the residents who live here.

Thanks, Jeanne Pritchard Medina

SPECIAL PLANNING DISTRICT NO. 1

"SPD-1"

DEVELOPMENT GUIDELINES

C.1. PURPOSE

The purpose of this District is to implement the South Court Village Concept Plan as outlined in the Comprehensive Plan Update (1996) for the City of Medina. In the Comprehensive Plan the South Court Village area was identified as needing special zoning in order to protect the integrity of South Court Street and residential neighborhoods while still providing an appropriate neighborhood scale of commercial development to meet the needs of the residents in this area.

C.2 STATUS OF USES

Uses within each of the SPD-1 Subdistricts as depicted on the South Court Village Conceptual Development Plan (Exhibit "C-1") shall be governed by this section. The location of these uses shall be based on the South Court Village Conceptual Development Plan, see Figure 1. ***Uses shall be defined in Chapter 1105.***

(A) SPD-1 Subdistrict "A". No building, structure or land shall be used for any purpose except as indicated below.

(1) Principal Permitted Uses

(a) ~~Neighborhood Scale Retail: General retail uses including but not limited to: retail clothing stores, barber/beauty salons, drug stores, dry cleaners, non-fast food restaurants, video stores, card shops, book stores, florists, butchers, grocery stores and banks.~~
Commercial Uses permitted or conditionally permitted in the C-3 General Commercial District shall be principally permitted use in SPD-1 Subdistrict "A" with the exception of the following uses, which shall be prohibited: major motor vehicle repair, motor vehicle sales, crematorium, and sexually oriented business. Numerical identification for uses in §1137.04 corresponding to specific standards in §1153.04(a) shall apply.

(2) Lot and Yard Requirements

(a) None: However, spacing of proposed buildings will be reviewed during site plan review based on standards found in Chapter 1109 (Site Plan Review), Chapter 1114 (Special Planning Districts) and Appendix C.

(3) Building Requirements

(a) Building height shall not exceed 35 feet.

(b) The building footprint shall not exceed 78,000 square feet for the one large "Grocery Anchor" retail building. The rest of the buildings will ***shall*** have smaller building footprints ~~and should consist of compact, small scale retail buildings~~ ***no larger than 40,000 square feet for multi-tenant buildings and 15,000 sq. ft. for single-tenant buildings.***

(c) The total square footage in Subdistrict "A" shall not exceed a floor area ratio (FAR) of ~~.25~~ ***.35.***

(d) The impervious surface ratio in Subdistrict "A" shall not exceed .75 ISR.

(B) SPD-1 Subdistrict "B". No building, structure or land shall be used for any purpose except as indicated below.

(1) Principal Permitted Uses

(a) ~~Offices and Services: General office uses including but not limited to: dentists, doctors, architects, lawyers, accountants, real estate, insurance, travel agents, and copy centers.~~

Commercial Uses permitted or conditionally permitted in the C-1 Local Commercial District shall be principally permitted use in SPD-1 Subdistrict "B" with the exception of the following uses, which shall be prohibited: Bar or tavern, bed and breakfast inn, hospital, restaurant, and motor vehicle filling station. Numerical identification for uses in §1133.04 corresponding to specific standards in §1153.04(a) shall apply.

- (2) Lot and Yard Requirements
 - (a) None: However, spacing of proposed buildings will be reviewed during plan review based on standards found in Chapter 1109 (Site Plan Review), Chapter 1114 (Special Planning Districts) and Appendix C.
- (3) Building Requirements
 - (a) Building height shall not exceed 35 feet.
 - (b) Buildings shall be compact and small scale.
 - (c) Each building footprint shall not exceed 20,000 square feet.
 - (d) The total square footage in Subdistrict "B" shall not exceed a floor area ratio (FAR) of ~~20~~ **.30**.
 - (e) The impervious surface ratio in Subdistrict "B" shall not exceed .60 ISR.
- (C) SPD-1 Subdistrict "C". No building, structure or land shall be used for any purpose except as indicated below.
 - (1) Principal Permitted Uses
 - (a) Medium Density Residential: row houses, townhouses, duplexes, single family homes, apartment building.
 - (2) Accessory-Uses
 - (a) Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses on the same lot therewith. This would include decks, open porches, patios or terraces which are permitted to extend up to 10 feet into the rear yard.
 - (3) Lot Requirements
 - (a) Minimum lot width (feet) at building line per dwelling shall be 40 feet.
 - (b) Minimum lot width (feet) at building line per dwelling shall be 23 feet for attached dwellings.
 - (4) Yard Requirements
 - (i) Detached Dwellings
 - (a) Minimum front yard depth: twenty feet.
 - (b) Minimum rear yard depth: fifteen feet.
 - (c) Minimum side yard depth: five feet.
 - (ii) Attached Dwellings
 - (a) Minimum front yard depth: twenty feet.
 - (b) Minimum rear yard depth: fifteen feet.
 - (c) Minimum side yard depth: zero feet between attached units.
 - (5) Building Height
 - (a) Maximum building height shall be thirty-five feet.
 - (6) Land Use Intensity
 - (a) The number of dwelling units per acre shall not exceed 8.
 - (7) Each building consisting of two or more attached units shall be situated so that there exists:
 - (a) A minimum of ten (10) feet between the buildings where two side yards meet.
 - (b) A minimum of thirty (30) feet between the buildings where two rear yards meet.
 - (c) A minimum of twenty (20) feet between the buildings where two side yards of a building of attached units meets a rear yard of attached units.

C.3 LANDSCAPING STANDARDS

- (1) Each landscape plan shall address the functional aspects of landscaping such as drainage, provisions for shade, energy conservation, sound absorption, dust abatement, reduction of glare and screening.
- (2) ~~Landscaping shall be used to screen Subdistricts "A" and "B" site from adjacent properties to the sides and rear of the property. At least a seventy five (75) foot minimum is required for the sides of the property and a seventy five (75) foot buffer minimum is required for the rear of Subdistricts "A" and "B" that will be adjacent to Subdistrict "C".~~
A minimum seventy-five (75) foot landscaped buffer yard shall be required to buffer SPD-1 from adjacent residentially zoned properties to the north and west and shall be required to buffer Subdistricts "A" and "B" from Subdistrict "C". The width of the buffer shall be measured from the adjacent property line and may include the Mast Parkway right-of-way. Landscaped materials in the buffer yard shall incorporate sight blocking plant material such as evergreens or hedges at least six (6) feet in height, situated so as to provide an effective and permanent visual buffer.
- (3) Large, unbroken parking areas shall be avoided. Traffic or directional islands in combination with trees and plantings shall be used to divide large parking areas into smaller segments, (i.e.) 16 to 18 parking spaces between planting areas. The foregoing shall apply except for the Grocery Anchor parking area where traffic or directional islands in combination with trees and planting shall be used to divide large parking areas into smaller segments, (i.e.) 25 to 30 parking spaces between planting area.
- (4) In locations where plants will be susceptible to injury by pedestrians or motor traffic, they shall be protected by appropriate curbs, parking blocks or other devices.
- (5) Where landscaping is used as screening it shall be opaque year round.
- (6) Landscape screening shall be of a height and density so that it provides the full desired effect within three years growing time.
- (7) All plants are to be living. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first.
- (8) The Owner of the property shall be responsible for the continued property maintenance of all landscaping materials, and shall keep them in a proper, neat and orderly appearance, free from refuse and debris at all times.
- (9) Once the open space buffer area between the residential and commercial/office areas has been approved and established as indicated on the Final Site Development Plan, it may not be used, disturbed or altered for any other purpose.

C.4 SIGNAGE

- (1) Signage in SPD-1 Subdistrict "C" shall conform to ~~the Sign Code of Section 1147.11 Residential and Public Facility Districts~~ ***§1147.12.***
- (2) Signage in SPD-1 Subdistricts "A" and "B" shall conform to general and administrative requirements found in Chapter 1147, and all signs in Subdistricts "A" and "B" shall conform to the following requirements:
 - (a) ~~That all signs be externally illuminated~~ ***Changeable copy signs shall be prohibited.***
 - (b) ~~That one exterior wall sign may be erected which advertises a business or service conducted upon the premises, with sign area determined by §1147.17.~~
That exterior wall signs shall conform to §1147.14(d). The "Grocery Anchor" retail building as indicated C.2(A.)(3.)(b) of this document shall comply with wall sign area requirements of §1147.14(d) and shall be permitted up to five (5) total wall signs.
 - (c) That all internal streets shall be considered streets for the purposes of determining frontage and eligibility for additional sign area, in accordance with ~~§1147.17(b)~~ ***§1147.14(d).***
 - (d) That one sign be permitted at the primary entrance to the development on S. Court Street, with a sign area not to exceed 60 ~~SF~~ ***square feet*** per side, a height not to exceed 8 ~~F~~ ***feet***, and a setback from the right-of-way not less than 20 ~~F~~ ***feet***.
 - (e) That one sign be permitted at the primary entrance to Subdistrict "A" on High Point Drive, with a sign area not to exceed 60 ~~SF~~ ***square feet*** per side, a height not to exceed 8 ~~F~~ ***feet***, and a setback from the right-of-way not less than 20 ~~F~~ ***feet***.
 - (f) That one sign be permitted near the intersection of S. Court Street and High Point Drive, with a sign area not to exceed 150 ~~SF~~ ***square feet*** per side, a height not to exceed 20 ~~F~~ ***feet***, and a setback from S. Court Street and High Point Drive rights-of-way not less than 20 ~~F~~ ***feet***.
 - (g) That no additional ground signs shall be permitted in Subdistrict "A".

C.5 GENERAL DESIGN STANDARDS

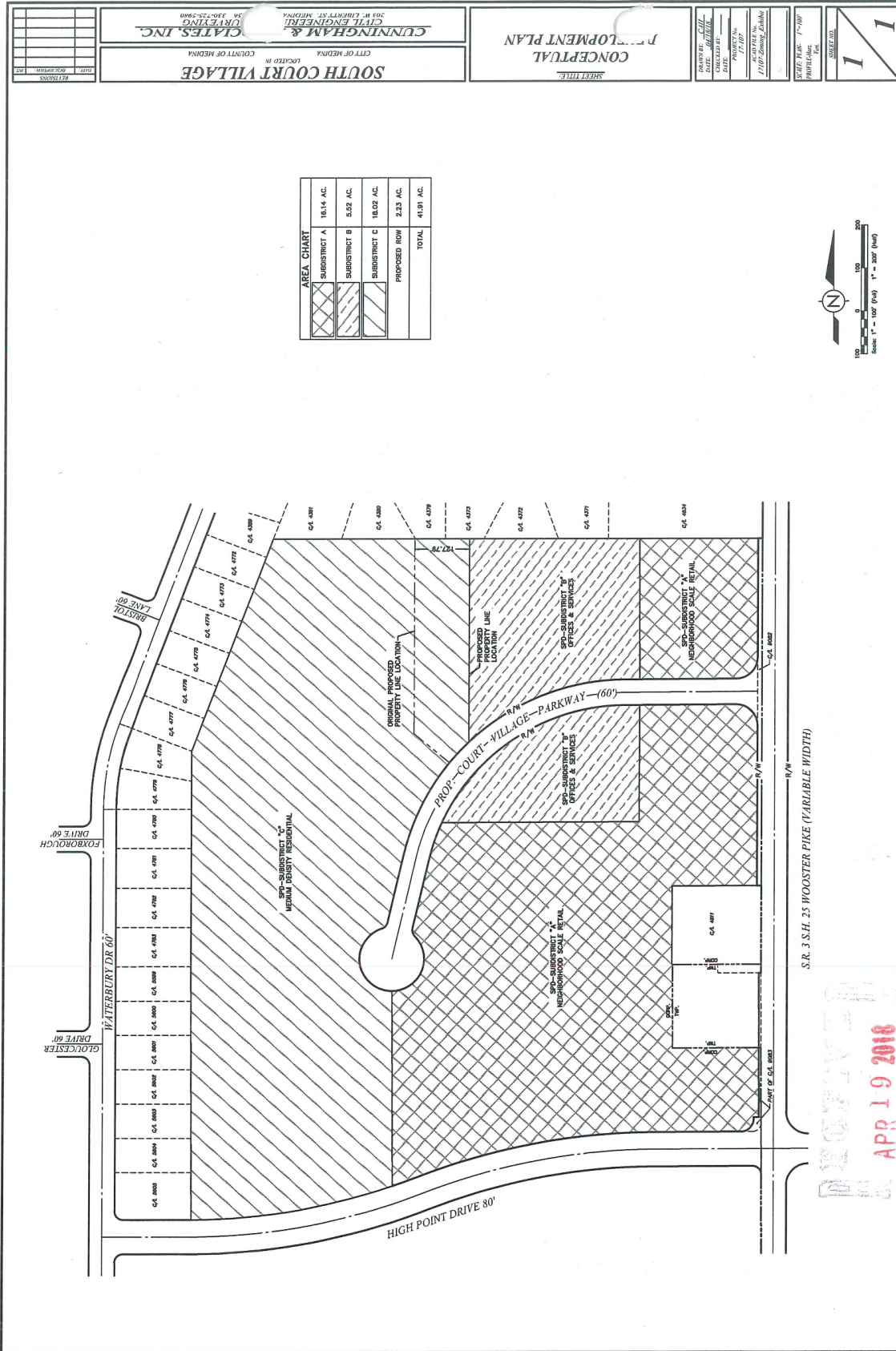
- (1) Consistency with the goals, policies and recommendations as set forth in the City of Medina Comprehensive Plan for the South Court Village.
- (2) Pedestrian access is important and sidewalks must be provided along streets. Walkways and bike paths are also encouraged.
- (3) The site should be developed with a compact combination of land uses, to maximize the amount of open space on the site.
- (4) Curb cuts, internal drives, parking areas and pedestrian walkways shall be arranged to promote safe and efficient movement within the site, between adjacent sites, and between the site and the adjacent thoroughfare system.
- (5) The interior circulation pattern and entrance onto S. Court Street should be designed to minimize impact on the S. Court St. traffic flow. ~~There shall be one primary~~ ***In addition to Mast Parkway, one (1) additional*** access point onto S. Court Street for Subdistrict ~~"B" Office and Services~~ ***"A" is permitted, subject to the approval of ODOT.***
- (6) There shall be ~~one primary~~ ***up to three (3)*** access points onto High Point Drive for ~~the Subdistrict "A" Neighborhood Scale Retail~~ and up to two (2) access points onto High Point Drive for Subdistrict ~~"C" Medium Density Residential.~~
- (7) Large parking lots highly visible from the street are discouraged. Customer parking areas shall be conveniently accessible to building entrances and well screened and landscaped from the street and include islands and planting areas.
- (8) Service areas, refuse storage areas and other such areas shall be fully screened from view within the commercial/office developments and from adjacent development. Development plans shall indicate a separation of service traffic from customer traffic.
- (9) Refuse storage areas shall be screened from public view by at least a six foot high solid fence/wall.

- (10) The scale of new development should be compatible with surrounding architecture in relation to building materials and scale of buildings.
- (11) Once an architectural theme is initially established for the South Court Village site **Subdistricts "A" and "B"**, later phases of buildings constructed should reflect the same architectural theme.
- (12) ~~Roof pitch should appear to be slanted through the use of architecturally acceptable facade treatments.~~ **Facades with street frontage or with public entrances shall incorporate a mix of exterior materials, varied rooflines, and design features. Design features include, but are not limited to, windows, wall projections, awnings, use of brick or stone, material or color accents, and decorative lighting fixtures. Facades with street frontage without design features are not permitted. An example of a permitted facade is found below in Figure 1:**



Figure 1

- (13) All on-site utilities shall be located underground unless required by the utility to be otherwise located. **This requirement shall not apply to existing above ground utilities adjacent to South Court Street.**
- (14) A front facade shall be architecturally emphasized, although all sides of a building should be architecturally consistent with the front facade.
- ~~(15) For commercial or office uses, a single or multiple building project must provide a design that emphasizes an activity level from the street. Blank walls are discouraged, walls with doors and windows are encouraged.~~
- ~~(16)~~**15) Windows with multiple window panes are preferred. Total shutter size should be equal to window size in Subdistrict "C".**



SPECIAL PLANNING DISTRICT NO. 1

"SPD-1"

DEVELOPMENT GUIDELINES

C.1. PURPOSE

The purpose of this District is to implement the South Court Village Concept Plan as outlined in the Comprehensive Plan Update (1996) for the City of Medina. In the Comprehensive Plan the South Court Village area was identified as needing special zoning in order to protect the integrity of South Court Street and residential neighborhoods while still providing an appropriate neighborhood scale of commercial development to meet the needs of the residents in this area.

C.2 STATUS OF USES

Uses within each of the SPD-1 Subdistricts as depicted on the South Court Village Conceptual Development Plan (Exhibit "C-1") shall be governed by this section. The location of these uses shall be based on the South Court Village Conceptual Development Plan, see Figure 1. *Uses shall be defined in Chapter 1105.*

- (A) SPD-1 Subdistrict "A". No building, structure or land shall be used for any purpose except as indicated below.
 - (1) Principal Permitted Uses
 - (a) *Commercial Uses permitted or conditionally permitted in the C-3 General Commercial District shall be principally permitted use in SPD-1 Subdistrict "A" with the exception of the following uses, which shall be prohibited: major motor vehicle repair, motor vehicle sales, crematorium, and sexually oriented business. Numerical identification for uses in §1137.04 corresponding to specific standards in §1153.04(a) shall apply.*
 - (2) Lot and Yard Requirements
 - (a) None: However, spacing of proposed buildings will be reviewed during site plan review based on standards found in Chapter 1109 (Site Plan Review), Chapter 1114 (Special Planning Districts) and Appendix C.
 - (3) Building Requirements
 - (a) Building height shall not exceed 35 feet.
 - (b) The building footprint shall not exceed 78,000 square feet for one large "Grocery Anchor" retail building. The rest of the buildings *shall* have building footprints *no larger than 40,000 square feet for multi-tenant buildings and 15,000 sq. ft. for single-tenant buildings.*
 - (c) The total square footage in Subdistrict "A" shall not exceed a floor area ratio (FAR) of .35.
 - (d) The impervious surface ratio in Subdistrict "A" shall not exceed .75 ISR.

- (B) SPD-1 Subdistrict "B". No building, structure or land shall be used for any purpose except as indicated below.
 - (1) Principal Permitted Uses
 - (a) Commercial Uses permitted or conditionally permitted in the C-1 Local Commercial District shall be principally permitted use in SPD-1 Subdistrict "B" with the exception of the following uses, which shall be prohibited: Bar or tavern, bed and breakfast inn, hospital, restaurant, and motor vehicle filling station. Numerical identification for uses in §1133.04 corresponding to specific standards in §1153.04(a) shall apply.
 - (2) Lot and Yard Requirements
 - (a) None: However, spacing of proposed buildings will be reviewed during plan review based on standards found in Chapter 1109 (Site Plan Review), Chapter 1114 (Special Planning Districts) and Appendix C.
 - (3) Building Requirements
 - (a) Building height shall not exceed 35 feet.
 - (b) Buildings shall be compact and small scale.
 - (c) Each building footprint shall not exceed 20,000 square feet.
 - (d) The total square footage in Subdistrict "B" shall not exceed a floor area ratio (FAR) of .30.
 - (e) The impervious surface ratio in Subdistrict "B" shall not exceed .60 ISR.
- (C) SPD-1 Subdistrict "C". No building, structure or land shall be used for any purpose except as indicated below.
 - (1) Principal Permitted Uses
 - (a) Medium Density Residential: row houses, townhouses, duplexes, single family homes, apartment building.
 - (2) Accessory-Uses
 - (a) Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses on the same lot therewith. This would include decks, open porches, patios or terraces which are permitted to extend up to 10 feet into the rear yard.
 - (3) Lot Requirements
 - (a) Minimum lot width (feet) at building line per dwelling shall be 40 feet.
 - (b) Minimum lot width (feet) at building line per dwelling shall be 23 feet for attached dwellings.
 - (4) Yard Requirements
 - (i) Detached Dwellings
 - (a) Minimum front yard depth: twenty feet.
 - (b) Minimum rear yard depth: fifteen feet.
 - (c) Minimum side yard depth: five feet.
 - (ii) Attached Dwellings
 - (a) Minimum front yard depth: twenty feet.
 - (b) Minimum rear yard depth: fifteen feet.
 - (c) Minimum side yard depth: zero feet between attached units.
 - (5) Building Height
 - (a) Maximum building height shall be thirty-five feet.
 - (6) Land Use Intensity
 - (a) The number of dwelling units per acre shall not exceed 8.
 - (7) Each building consisting of two or more attached units shall be situated so that there exists:
 - (a) A minimum of ten (10) feet between the buildings where two side yards meet.
 - (b) A minimum of thirty (30) feet between the buildings where two rear yards meet.
 - (c) A minimum of twenty (20) feet between the buildings where two side yards of a building of attached units meets a rear yard of attached units.

C.3 LANDSCAPING STANDARDS

- (1) Each landscape plan shall address the functional aspects of landscaping such as drainage, provisions for shade, energy conservation, sound absorption, dust abatement, reduction of glare and screening.
- (2) *A minimum seventy-five (75) foot landscaped buffer yard shall be required to buffer SPD-1 from adjacent residentially zoned properties to the north and west and shall be required to buffer Subdistricts "A" and "B" from Subdistrict "C". The width of the buffer shall be measured from the adjacent property line and may include the Mast Parkway right-of-way. Landscaped materials in the buffer yard shall incorporate sight blocking plant material such as evergreens or hedges at least six (6) feet in height, situated so as to provide an effective and permanent visual buffer.*
- (3) Large, unbroken parking areas shall be avoided. Traffic or directional islands in combination with trees and plantings shall be used to divide large parking areas into smaller segments, (i.e.) 16 to 18 parking spaces between planting areas. The foregoing shall apply except for the Grocery Anchor parking area where traffic or directional islands in combination with trees and planting shall be used to divide large parking areas into smaller segments, (i.e.) 25 to 30 parking spaces between planting area.
- (4) In locations where plants will be susceptible to injury by pedestrians or motor traffic, they shall be protected by appropriate curbs, parking blocks or other devices.
- (5) Where landscaping is used as screening it shall be opaque year-round.
- (6) Landscape screening shall be of a height and density so that it provides the full desired effect within three years growing time.
- (7) All plants are to be living. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first.
- (8) The Owner of the property shall be responsible for the continued property maintenance of all landscaping materials, and shall keep them in a proper, neat and orderly appearance, free from refuse and debris at all times.
- (9) Once the open space buffer area between the residential and commercial/office areas has been approved and established as indicated on the Final Site Development Plan, it may not be used, disturbed or altered for any other purpose.

C.4 SIGNAGE

- (1) Signage in SPD-1 Subdistrict "C" shall conform to §1147.12.
- (2) Signage in SPD-1 Subdistricts "A" and "B" shall conform to general and administrative requirements found in Chapter 1147, and all signs in Subdistricts "A" and "B" shall conform to the following requirements:
 - (a) Changeable copy signs shall be prohibited.
 - (b) That exterior wall signs shall conform to §1147.14(d). The "Grocery Anchor" retail building as indicated C.2(A.)(3.)(b) of this document shall comply with wall sign area requirements of §1147.14(d) and shall be permitted up to five (5) total wall signs.
 - (c) That all internal streets shall be considered streets for the purposes of determining frontage and eligibility for additional sign area, in accordance with §1147.14(d).
 - (d) That one sign be permitted at the primary entrance to the development on S. Court Street, with a sign area not to exceed 60 *square feet* per side, a height not to exceed 8 *feet*, and a setback from the right-of-way not less than 20 *feet*.
 - (e) That one sign be permitted at the primary entrance to Subdistrict "A" on High Point Drive, with a sign area not to exceed 60 *square feet* per side, a height not to exceed 8 *feet*, and a setback from the right-of-way not less than 20 *feet*.
 - (f) That one sign be permitted near the intersection of S. Court Street and High Point Drive, with a sign area not to exceed 150 *square feet* per side, a height not to exceed 20 *feet*, and a setback from S. Court Street and High Point Drive rights-of-way not less than 20 *feet*.
 - (g) That no additional ground signs shall be permitted in Subdistrict "A".

C.5 GENERAL DESIGN STANDARDS

- (1) Consistency with the goals, policies and recommendations as set forth in the City of Medina Comprehensive Plan for the South Court Village.
- (2) Pedestrian access is important and sidewalks must be provided along streets. Walkways and bike paths are also encouraged.
- (3) The site should be developed with a compact combination of land uses, to maximize the amount of open space on the site.
- (4) Curb cuts, internal drives, parking areas and pedestrian walkways shall be arranged to promote safe and efficient movement within the site, between adjacent sites, and between the site and the adjacent thoroughfare system.
- (5) The interior circulation pattern and entrance onto S. Court Street should be designed to minimize impact on the S. Court St. traffic flow. *In addition to Mast Parkway, one (1) additional access point onto S. Court Street for Subdistrict "A" is permitted, subject to the approval of ODOT.*
- (6) There shall be *up to three (3) access points* onto High Point Drive for Subdistrict "A" and up to two (2) access points onto High Point Drive for Subdistrict "C".
- (7) Large parking lots highly visible from the street are discouraged. Customer parking areas shall be conveniently accessible to building entrances and well screened and landscaped from the street and include islands and planting areas.
- (8) Service areas, refuse storage areas and other such areas shall be fully screened from view within the commercial/office developments and from adjacent development. Development plans shall indicate a separation of service traffic from customer traffic.
- (9) Refuse storage areas shall be screened from public view by at least a six-foot-high solid fence/wall.
- (10) The scale of new development should be compatible with surrounding architecture in relation to building materials and scale of buildings.
- (11) Once an architectural theme is initially established for *Subdistricts "A" and "B"*, later phases of buildings constructed should reflect the same architectural theme.
- (12) *Facades with street frontage or with public entrances shall incorporate a mix of exterior materials, varied rooflines, and design features. Design features include, but are not limited to, windows, wall projections, awnings, use of brick or stone, material or color accents, and*

decorative lighting fixtures. Facades with street frontage without design features are not permitted. An example of a permitted facade is found below in Figure 1:



Figure 1

- (13) All on-site utilities shall be located underground unless required by the utility to be otherwise located. *This requirement shall not apply to existing above ground utilities adjacent to South Court Street.*
- (14) A front facade shall be architecturally emphasized, although all facades having street frontage should be architecturally consistent with the front facade.
- (15) Windows with multiple window panes are preferred. Total shutter size should be equal to window size *in Subdistrict "C"*.

