

ORDINANCE NO. 21-19

AN ORDINANCE AMENDING ORDINANCE NO. 198-18, PASSED DECEMBER 10, 2018 RELATIVE TO THE CITY OF MEDINA REVITALIZATION DISTRICT, AND DECLARING AN EMERGENCY.

WHEREAS: Ordinance No. 150-18, passed October 9, 2018, established the City of Medina Revitalization District; and

WHEREAS: Ordinance No. 198-18, passed December 10, 2018; revised the City of Medina Revitalization District from 86.7 acres to 89 acres; and

WHEREAS: The State of Ohio requested the City Engineer to sign and certify the acreage for their records, and upon the Engineer's calculation of the footprint, he determined the acreage to be 91.8 acres.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That Ordinance No. 198-18, passed December 10, 2018 is hereby amended to include a revised map, marked Exhibit A and an amended petition, marked Exhibit B, attached hereto and incorporated herein.

SEC. 2: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.

SEC. 3: That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: January 28, 2019

SIGNED: John M. Coyne, III
President of Council

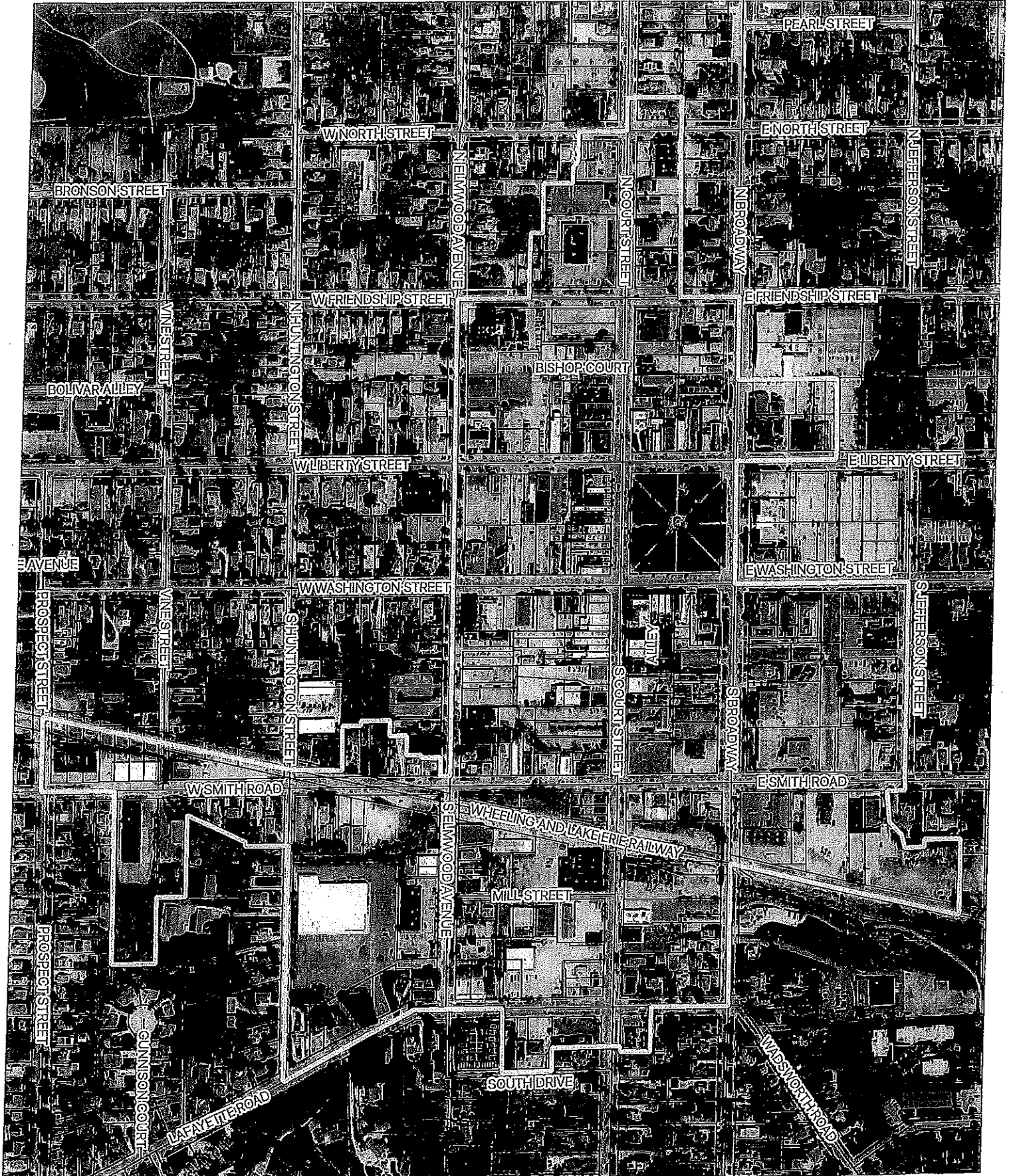
ATTEST: Patrick Patton
Acting Clerk of Council

APPROVED: January 29, 2019

SIGNED: Dennis Hanwell
Mayor

City of Medina, OH: Revitalization District - 91.8 acres

ORD 21-19
Exh. A



Scale: 1 inch = 400 feet

Exhibit A



ORD 21-19
Exh. B

Application to the Mayor of the City of Medina, Ohio to establish a Revitalization District pursuant to 4301.81 of the Ohio Revised Code.

1. We, Patty and Jon Stahl, 4114 Beck Rd, Medina, OH, 44256, being the owners of property located within the proposed district, do hereby apply to the City Council of Medina, Ohio, pursuant to Section 4301.81 of the Ohio Revised Code, for the designation of a Revitalization District.

2. The boundaries of the proposed district are as follows: *A map of the proposed district is attached hereto (Exhibit A)*

Starting at the northwest corner of the 302 N. Court St.; thence east 148.5 feet; thence south approximately 678 feet to the south right-of-way line of E. Friendship St.; thence east 240 feet to the east right-of-way line of North Broadway St.; thence south 240 feet to the north property line of 217 E. Liberty; thence east 320 feet to the east property line of 225 E. Liberty St; thence south 320 feet to the south right-of-way line of E. Liberty St.; thence west 280 feet to the east right-of-way line of N. Broadway St.; thence south 320 feet to the north right-of-way line of E. Washington St.; thence east 520 feet to the northeast corner of the right-of-way intersection of E. Washington St. and S. Jefferson St.; thence south 720 feet to the south right-of-way line of E. Smith Rd.; thence southerly approximately 627 feet along a path that is the easterly property boundary of property 028-19D-02-1.15 to the north line of the Wheeling and Lake Erie railroad right-of-way; thence west 800 feet to the west right-of-way line of S. Broadway St.; thence south 480 feet to the north right-of-way line of Lafayette Rd.; thence west 200 feet to a point in line with the east property line of 500 S. Court St.; thence south 178 feet; thence west 320 feet to the east property line of 120 Lafayette Rd.; thence south 65 feet to the north right-of-way line of South Dr.; thence west 165 feet to the west property line of 130 Lafayette Rd.; thence 230 feet to the north right-of-way line of Lafayette Rd.; thence westerly 760 feet along the north right-of-way line of Lafayette Rd. to the east right-of-way line of S. Huntington St.; thence north 726 feet; thence west 160 feet to the southwest corner of the property at 310 W. Smith Rd; thence north 12 feet to the southeast corner of the property at 318 W. Smith Rd; thence northwest 225 feet to the east line of the property at 400 W. Smith Rd; thence south 265 feet; thence west 92 feet; thence south 215 feet; thence west 145 feet; thence north 538 feet to the south right-of-way line of W. Smith Rd; thence west 200 to the east right-of-way line of S. Prospect St.; thence north 415 feet to the south line of the Wheeling and Lake Erie railroad right-of-way; thence easterly 404 feet to the east right-of-way line of S. Vine St.; thence north 27 feet to the south line of the Wheeling and Lake Erie railroad right-of-way; thence east 520 feet along the south line of the Wheeling and Lake Erie railroad right-of-way to a point; thence north 200 feet along the west property line of 229 W. Smith Rd.; thence north 320 feet along the west property line of 229 W. Smith Rd.; thence 58 feet along the north property line of 229 W. Smith Rd.; thence 151 feet along the north and east property lines of 223 W. Smith Rd.; thence 125 feet along the north and east property lines of 213 W. Smith Rd.; thence east 185 feet across the north property lines of 207 W. Smith Rd. and 253 S. Elmwood Ave.; to the east right-of-way line of S. Elmwood St.; thence north 1,480 feet to the south right-of-way line of W. Friendship St.; thence east 200 feet; thence north 245 feet to the north property line of 125 W. Friendship St.; thence east 40 feet; thence north 160 feet to the north property line of 227 N. Court St.; thence east 93 feet; thence northerly 145 feet along the westerly property lines of 245 N. Court St. to the south right-of-way line of W. North St.; thence east 200 feet to the southeast corner of the right-of-way intersection of N. Court St. and E. North St.; thence north 140 feet to the starting point.

3. The area has historically been devoted to retail sales, trade, professional services, and government , with several restaurants serving the community. In the past ten years, we have seen the district go from 13 vacancies to 100% occupied, with five new restaurants and a wine bar.

The proposed district is in an area that is designated by Medina City Council as the Historic District and the Transitional Corridor Overlay (TCOV) district, all within the C2 central business district zoning area.

In the past decade, buildings have been renovated and filled with new businesses, including gift shops, home interior and furniture stores, apparel, art galleries, book stores, specialty foods, and beauty shops.

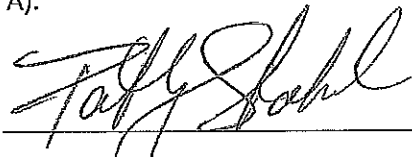
4. The Historic District is fully leased at this time, but there is ample room for redevelopment and new construction, including a new 2 story mixed use building on the former Chamber of Commerce site, and in an area on W. Liberty as part of the Masonic Temple site redevelopment. This project will include a new parking deck, and mixed use retail/residential development. The Overlay district south of Smith Road, and south of the Historic District, has several vacant structures that could become anchors for redevelopment to expand the current commercial district, and to house larger restaurants, brew pubs, and additional mixed-use development. Overall, we estimate that 50% of the total district is built out, leaving the remaining 50% for parking and/or new construction.

Broadway Hall theater is located within the district. There is one ten room hotel within the proposed district, and a 5 room bed and breakfast a short distance from the proposed district.

The creation of a Revitalization District will substantially contribute to the entertainment and retail opportunities for the community by allowing for additional restaurants and entertainment venues in the central business district of Medina.


5. The majority of the land within the proposed district is zoned C-2 Central Business, but also includes P-F Public Facilities, and I-1 Industrial. The proposed district includes all six areas of proposed redevelopment as identified by OHM in a 2014 master plan study. All land proposed uses are in accordance with the City's Zoning Code and Master Plan.

6. The area of the district is certified by City of Medina Engineer, Patrick Patton, to be 91.8 acres (Exhibit A).



Patty Stahl

1/15/19
Date



Jon Stahl

1/15/19
Date

received 1-16-2019