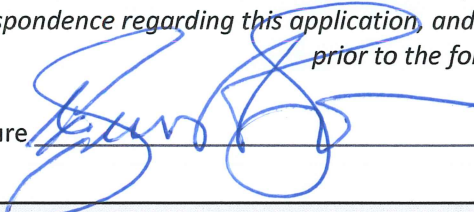




BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
Phone: 330-722-9023
Fax: 330-722-9045
www.medinaoh.org

Application Number P22-07

GENERAL	Date of Application <u>2/16/2022</u> Property Location <u>Approximately 881 Lafayette Road</u> Description of Project <u>Affordable housing apartment building with 10 rental units. The building will include resident activity and meeting spaces, and building support spaces.</u>
CONTACT INFORMATION	Applicant Name <u>Medina Metropolitan Housing Authority</u> Address <u>850 Walter Road</u> City <u>Medina</u> State <u>Ohio</u> Zip <u>44256</u> Phone <u>(330) 725-7531</u> Email <u>skip@mmha.org</u> Property Owner Name <u>Medina Metropolitan Housing Authority</u> Address <u>850 Walter Road</u> City <u>Medina</u> State <u>Ohio</u> Zip <u>44256</u> Phone <u>(330) 725-7531</u> Email <u>skip@mmha.org</u>
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input checked="" 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	<p><i>By signing this application, I hereby certify that: (1) The information contained in this application is true and accurate to the best of my knowledge, (2) 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, (3) I assume sole responsibility for correspondence regarding this application, and (4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i></p> Signature  Date <u>2/16/2022</u>
OFFICIAL USE	Meeting Date <u>3/10/22</u> Fee (See Fee Sheet) \$ <u>200</u> Meeting Outcome _____ Check Box when Fee Paid <input checked="" type="checkbox"/> Zoning District <u>I-1 (Existing), C-3 (Proposed)</u>

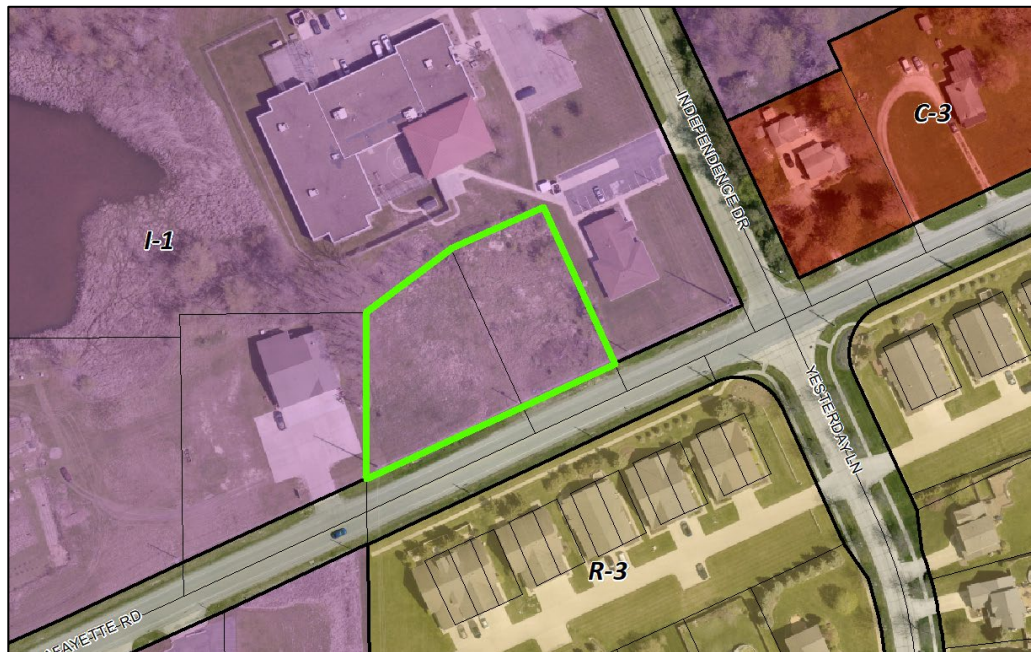
P22-07 Lafayette Road Zoning Map Amendment

Property Owner: Medina Metropolitan Housing Authority
Applicant: Medina Metropolitan Housing Authority
Location: 881 Lafayette Road with parcel numbers 028-19C-08-067 and 028-19C-08-005
Zoning (Existing): I-1 (Industrial)
Zoning (Proposed): C-3 (General Commercial)
Request: Zoning Map Amendment approval to change the zoning from I-1 to C-3

LOCATION AND SURROUNDING USES

The subject site is composed of two properties encompassing 1.08 acres located on the north side of Lafayette Road. Adjacent properties contain the following uses and zoning:

- North – Juvenile Detention (I-1)
- East – Juvenile Court Annex (I-1)
- South – Two-Family Residential (R-3)
- West – Automotive Repair (I-1)



BACKGROUND & PROPOSED APPLICATION

The applicant is proposing to change the zoning of two properties from I-1 to C-3. A Zoning Map amendment application only considers the change of the city's official Zoning Map from one zoning to another. Any development of the site must proceed through review processes as required by the City of Medina Codified Ordinances. Commercial or residential development of the site would include review by the Planning Commission and Board of Zoning Appeals (if necessary). In addition, an administrative review would be performed by Planning and Zoning, Engineering, and Building Department staff.

Though not required for a Zoning Map Amendment application, the applicant has indicated that the purpose of the rezoning is to develop the site for a multi-family residential development. Submitted documents indicate a one-story eleven-unit apartment building developed by Medina Metropolitan Housing Authority.

PERMITTED USES AND STANDARDS

Uses

As summarized in the table below, Sections 1137.02, 1137.04, 1141.02, and 1141.04 include a list of all Permitted (P), Conditionally Permitted (C), and Prohibited (X or not included in the table) uses in the I-1 and C-3 zoning districts.

I-1 & C-3 PERMITTED USES		
Use Type	I-1	C-3
Residential Uses		
Multi-Family Dwelling	X	C
Transitional Housing	X	C
Public/Semi-Public		
Club, Lodge, or Fraternal Organization	X	P
Conservation Use	C	C
Educational Institution for Higher Education	C	C
Passenger Transportation Agency and Terminal	C	P
Publicly Owned or Operated Governmental Facility	C	C
Public Utility	P	C
Religious Place of Worship	X	C
Wireless Telecommunications Facility	C	C
Commercial Uses		
Bar or Tavern	X	P
Car Wash	X	C
Child Day Care Center and Nursery	X	C
Commercial Entertainment	C	P
Commercial Recreation	C	P
Conference Center, Banquet Facility, or Meeting Hall	X	C
Convenience Retail	X	P
Contractor's Equipment Storage Yard or Plant, or Storage and Rental of Equipment Commonly Used by Contractors - Must be Completely Enclosed if Facing a Residential District	C	X
Cremation Facility	C	C
Distribution Center for Fuel, Food and Goods, Underground Storage - Must be Completely Enclosed if Facing a Non-Industrial District	P	X
Drive-In Establishments including Restaurants and Theaters	X	P

I-1 & C-3 PERMITTED USES		
Use Type	I-1	C-3
Commercial Uses (Continued)		
Heavy Duty Repair Services for Machinery and Equipment Including Repair Garages and Specialty Establishments including Motor, Body, Fender, Radiator Work.	P	P
Heavy Manufacturing	C	X
Hospital	X	C
Hotel or Motel	X	P
Light Manufacturing	P	X
Mixed Use Building	P	X
Mixed Use Building - Residential Excluded from Ground Level Floor	X	P
Motor Vehicle Filling Station with or without Convenience Retail	X	C
Motor Vehicle Truck, Trailer and Farm Implement Sales, Rental or Leasing - New or Used	X	P
Motor Vehicle, Truck, Trailer and Farm Implements Repair, Service and Storage (Excluding Body Work, Painting and Engine Work)	C	P
Off-Street Parking Lot, Garage, or Deck	P	P
Office - Professional, Medical, and Administrative	P	P
Open Air Building materials Sales and Lumber Yard	C	C
Outdoor Dining	X	C
Personal and Professional Services	X	P
Personal and Professional Services with Drive-Thru	X	C
Plant Greenhouse	P	P
Research and Development Laboratory and Processing with No External Hazardous, Noxious, or Offensive Conditions	P	C
Restaurant	X	P
Restaurant with Drive-Thru or Drive In	X	C
Retail larger than 80,000 square feet in size	C	C

I-1 & C-3 Permitted Uses		
Use Type	I-1	C-3
Commercial Uses (Continued)		
Retail less than 80,000 square feet in size	C	P
Self Storage Warehouse	P	X
Sexually Oriented Business	X	C
Truck or Transfer Terminal - No Closer than 50 Feet from a Residential District	P	X

I-1 & C-3 Permitted Uses		
Use Type	I-1	C-3
Commercial Uses (Continued)		
Truck Wash	C	X
Veterinary Office or Hospital in Enclosed Building	P	P
Warehousing	P	X
Wholesale Establishments	P	P

Development Standards

Sections 1141.05 and 1137.05 include development standards for the I-1 and C-3 zoning districts:

SITE DEVELOPMENT STANDARDS FOR I-1 AND C-3 ZONING DISTRICTS		
Requirement	I-1	C-3
Minimum Lot Size	21,780 sq. ft.	None
Minimum Lot Width at Building Line	100 ft.	None
Minimum Lot Frontage	100 ft.	40 ft.
Maximum Lot Depth	None	None
Minimum Usable Open Space	None	None
Maximum Lot Coverage	85%	None
Maximum Building Size	None	None
Maximum Building Width	None	None
Minimum Front Yard	<ul style="list-style-type: none"> • 25 ft. • 100 ft. when Adjacent to a Residential District 	None
Minimum Rear Yard	<ul style="list-style-type: none"> • 25 ft. for Principal Use or Structure • 50 ft. Principal Use or Structure when Adjacent to a Residential District • 15 ft. for Accessory Use or Structure 	<ul style="list-style-type: none"> • 30 ft. for Principal Use or Structure • 20 ft. for Accessory Use or Structure
Minimum Side Yard	<ul style="list-style-type: none"> • 25 ft. Principal Use or Structure • 50 ft. Principal Use or Structure when Adjacent to a Residential District • 15 ft. for Accessory Use or Structure 	<ul style="list-style-type: none"> • None • 75 ft. for Principal Uses when Adjacent to a Residential District, When Adjacent to a Residential District, at least 25 ft. shall be Landscaped for Screening Purposes • 20 ft. for Accessory Use or Structure
Maximum Height	<ul style="list-style-type: none"> • 50 ft. for Principal Use or Structure • 80 ft. for Principal or Accessory Use or Structure when setback at least 100 ft. from any site perimeter property line • 25 ft. for Accessory Use or Structure when located within the minimum rear or side yard for the Principal Use or Structure 	<ul style="list-style-type: none"> • 40 ft. for Principal Use or Structure • 20 ft. for Accessory Use or Structure

District Differences

As indicated above, the I-1 district predominately allows industrial and limited commercial uses and allows for large buildings with significant setbacks. The C-3 district permits various commercial uses as well as multi-family residential (Conditional Use). Both districts are subject to the screening and landscaping requirements of Chapter 1149.

COMPREHENSIVE PLAN (2007)

Demographics and Housing Goals

DH-1, Encourage the development, redevelopment, and rehabilitation of housing types to address the evolving needs of the City and surrounding townships.

DH-3A, Support efforts to attract a workforce complementary to the land use and economic development goals of the community.

There is a clear need for affordable multi-family housing in the City of Medina. This need has grown more pronounced in recent years and has been voiced by community organizations, local businesses, and city residents. The proposed C-3 zoning has the potential to provide affordable multi-family housing within the City of Medina.

PLANNING AND ZONING DIVISION STAFF RECOMMENDATION

Staff recommends **approval** of application P22-07 to rezoning properties at 881 Lafayette Road with parcel numbers 028-19C-08-067 and 028-19C-08-005 from I-1 (Industrial) to C-3 (General Commercial).

Staff's recommendation is based on the appropriateness of the proposed zoning classification for the site and does not consider any specific use or plan for the site. It is staff's assessment that:

- The proposed zoning is compatible with the area, which is a transition from residential uses to the south and east to institutional and industrial uses to the north and west.
- The application is consistent with aspects and objectives of the Comprehensive Plan and provides an opportunity for multi-family residential, commercial, or office development.
- The Site Plan and administrative review processes will sufficiently address the impacts of development in the C-3 zoning district.

Medina, Ohio Zoning Map Amendment Narrative

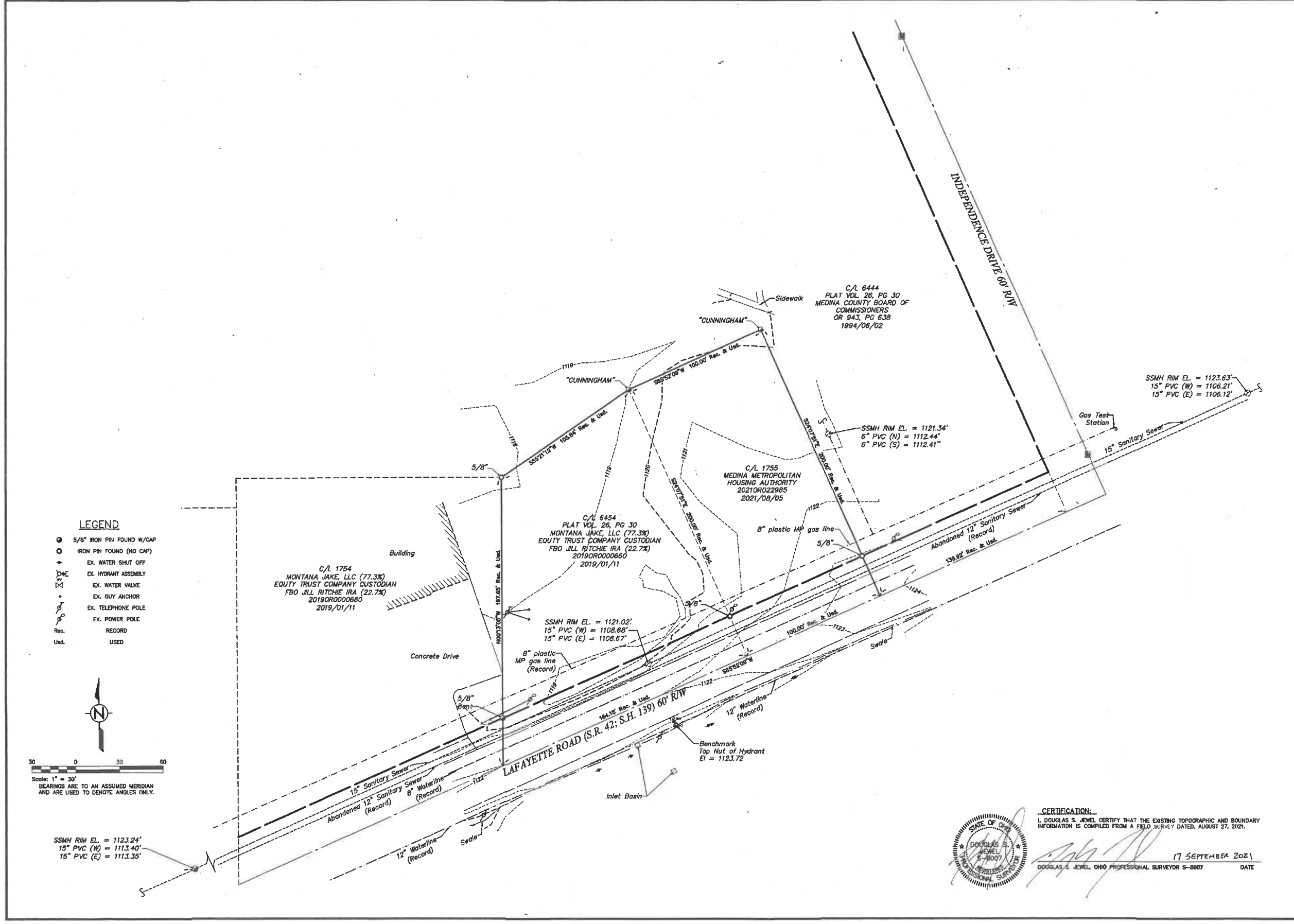
This Zoning Map Amendment requests rezoning of parcels 028-19C-08-067 and 028-19C-08-005 from I-1 Industrial District to C-3 General Commercial District. The proposed rezoning is intended to allow development of affordable rental housing units by Medina Metropolitan Housing Authority.

The demand for affordable housing in Medina County greatly exceeds the current supply. The site, contiguous to county-owned property including the Juvenile Detention Center, would be an excellent location for the planned housing development.

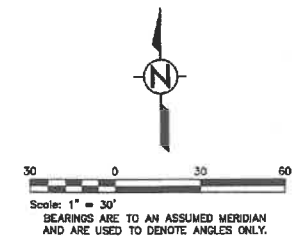
The County Commissioners conveyed part of the to-be-developed site to the Housing Authority in 2021. The Commissioners, as adjacent property owners, have signaled their support for this development.

Skip Sipos, Executive Director
Medina Metropolitan Housing Authority
02/15/2022

X:\Job Folders\2021\21-204\Drawings\21-204_XR1.dwg, 9/17/2021 8:58 AM, AutoCAD



- LEGEND**
- 5/8" IRON PIN FOUND W/CAP
 - IRON PIN FOUND (NO CAP)
 - + EX. WATER SHUT OFF
 - ⊕ EX. HYDRANT ASSEMBLY
 - ⊕ EX. WATER VALVE
 - ⊕ EX. GUY ANCHOR
 - ⊕ EX. TELEPHONE POLE
 - ⊕ EX. POWER POLE
 - Rec. RECORD
 - Used. USED



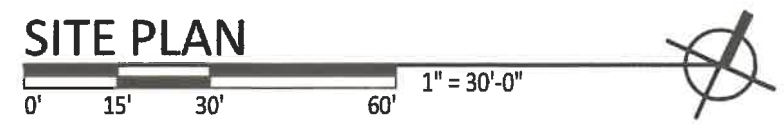
SSMH RIM EL. = 1123.24'
15" PVC (W) = 1113.40'
15" PVC (E) = 1113.35'



CERTIFICATION:
I, DOUGLAS S. JEWEL CERTIFY THAT THE EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION IS COMPILED FROM A FIELD SURVEY DATED, AUGUST 27, 2021.

Douglas S. Jewel
DOUGLAS S. JEWEL, OHIO PROFESSIONAL SURVEYOR 5-0007 DATE 17 SEPTEMBER 2021

MEDINA METRO HOUSING AUTHORITY LOCATED IN MEDINA TOWNSHIP OF	CUNNINGHAM & ASSOCIATES, INC. CIVIL ENGINEERING and SURVEYING 205 W. LIBERTY ST. MEDINA, OHIO 44128 330-73-5866
EXISTING CONDITIONS SURVEY	
DRAWN BY: SG DATE: 09/16/2021 CHECKED BY: DSJ DATE: 09/16/2021 PROJECT No. 21-204 ACAD FILE No. 21-204.XR1 S-000/000.00.0	
SCALE: PLAN: 1"=30' PROFILE: Horiz. Vert.	
SHEET NO. <div style="font-size: 2em; font-weight: bold; display: inline-block; margin: 0 10px;">1</div> <div style="font-size: 2em; font-weight: bold; display: inline-block; margin: 0 10px;">/</div> <div style="font-size: 2em; font-weight: bold; display: inline-block; margin: 0 10px;">1</div>	



LAFAYETTE QUARTERS
 PERMANENT SUPPORTIVE HOUSING

881 LAFAYETTE ROAD
 MEDINA, OHIO 44256



LAFAYETTE QUARTERS
PERMANENT SUPPORTIVE HOUSING

881 LAFAYETTE ROAD
MEDINA, OHIO 44256

FLOOR PLAN

3/32" = 1'-0"





SOUTH ELEVATION

3/32" = 1'-0"

FRONT



EAST ELEVATION

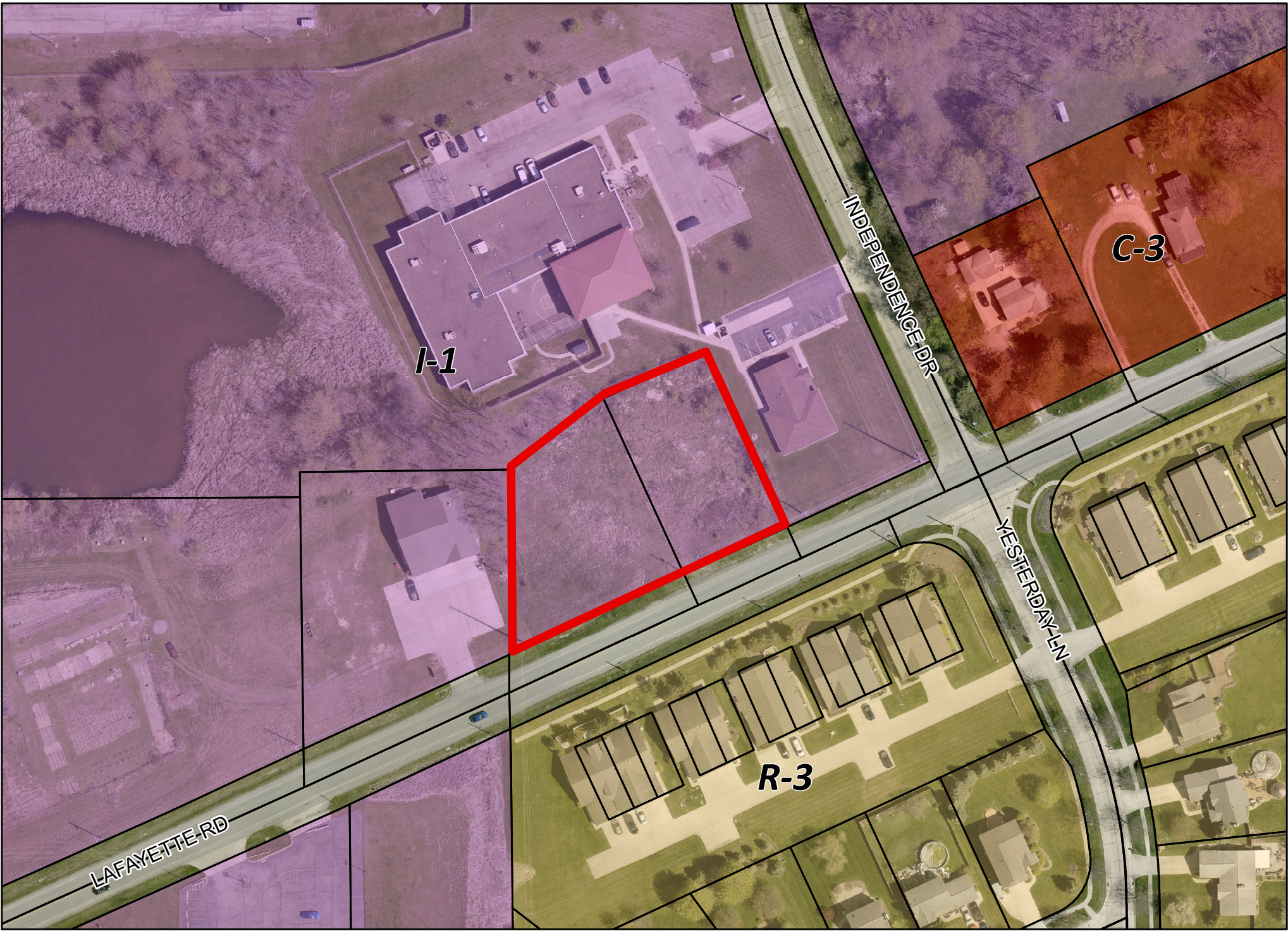
3/32" = 1'-0"

SIDE

LAFAYETTE QUARTERS
PERMANENT SUPPORTIVE HOUSING

881 LAFAYETTE ROAD
MEDINA, OHIO 44256

Hiti, DiFrancesco and Siebold, Inc.
JANUARY 19, 2022 2022 Hiti, DiFrancesco & Siebold, Inc.



I-1

C-3

R-3

INDEPENDENCE DR

YESTERDAY LN

LAFAYETTE RD



0 50 100 150 200 Feet

