BOARDS & COMMISSIONS
APPLICATION

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

Application Number P22-30

GENERAL

Date of Application 11/14/2022

Property Location 1065C N. Court Street, Medina, OH 44256

Description of Project Bahia Bowls Acai Cafe. This is a Fast Casual restaurant based on healthy food concept. We serve Acai Bowls, Smoothies, Salads, Wraps, Toasts, etc...There is a existing window that we would like to utilize as a Pick up Window/Curbside Pick up with specific times scheduled via App that customers will be using to place an order.

CONTACT INFORMATION

Applicant

Name Hemil Patel

Address 10533 Rosalee Ln, City Strongsville State OH Zip 44136

Phone 330-285-7741 Email jac3llc@gmail.com

Property Owner

Name 1065 North Court LLC

Address 1065 N. Court St. City Medina State OH Zip 44256

Phone _____ Email _____

APPLICATION TYPE

Planning Commission Site Plan ☐ Conditional Zoning Certificate ☑ Code or Map Amendment ☐

Preliminary Plan ☐ Final Plat ☐ Conditional Sign (EMC/Shopping Ctr) ☐ Cert. of Appr. (TCOV) ☐ Other ☐

Historic Preservation Board Certificate of Appropriateness ☐ Conditional Sign ☐

Board of Zoning Appeals Variance ☐ Appeal ☐

APPLICANT SIGNATURE

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.*

Signature _____ Date 11/14/2022

OFFICIAL USE

Zoning District C-3

Meeting Date 12-8-22

Fee (See Fee Sheet) $300

Check Box when Fee Paid ☑

P21-30
Bahia Bowls Drive Through

Property Owner:	1065 North Court Street, LLC
Applicant:	Hemil Patel
Location:	1065 North Court Street
Zoning:	C-3 (General Commercial)
Request:	Conditional Zoning Certificate approval for a drive through

LOCATION AND SURROUNDING USES

The subject site is composed of 1.27 acres located on the west side of North Court Street. Adjacent properties are zoned C-3 and contain the following uses and zoning:

- North – Restaurant w/Drive Through
- South – Restaurant w/Drive Through
- East – Shopping Center
- West – Shopping Center

BACKGROUND & PROPOSED APPLICATION

The building on the existing site currently contains Citizens Bank on the south side of the building and a Subway restaurant in the center of the building. The currently vacant tenant space on the north side of the building was formerly a T-Mobile location.

The applicant is proposing to locate a Bahia Bowls restaurant in the north tenant space in the building. The proposed restaurant will include a drive through facility on the north side of the building. A drive through restaurant requires a Conditional Zoning Certificate in the subject C-3 zoning district.

DRIVE-THRU STANDARDS

Drive-thru facilities include several standards found in Section 1155.10, including the following:

(a) The establishment must be located on an arterial road that is adequately designed to carry the additional traffic generated by the establishment. The City may require the applicant to conduct a traffic impact study by a qualified traffic engineer to determine the adequacy of the roadway. Such study shall be at the applicant's expense.
(b) A minimum of five (5) stacking spaces per drive-thru lane is recommended.
    (1) Such waiting areas shall not obstruct off-street parking spaces or internal circulation on site.
    (2) Waiting spaces shall be situated in such a manner that vehicles using the drive through or drive-in facilities are traveling in a continuous forward motion.
    (3) A bypass lane is recommended to permit unimpeded circulation around a drive through lane. A bypass lane shall not include parking spaces.
(c) A solid fence or wall four (4) to six (6) feet in height shall be constructed where any off-street parking area is located in a side or rear yard, adjacent to any residentially zoned parcel of land. An evergreen hedge maintained in good condition may be substituted for the required fence or wall, provided however, that the evergreen hedge provides an opaque screen to prevent the glare of headlights onto adjoining properties and provided that the Planning Director approves such screening.
(d) Speakers used for taking orders shall be positioned to minimize the sound on adjacent property.

The applicant has indicated changes to existing drives on the site which require one-way counterclockwise traffic circulation. The proposed drive through includes approximately 5 stacking spaces from the pick-up window, as recommended. The property is not adjacent to residential uses or zoning and existing drive through facilities are located on properties to the north and south.

CONDITIONAL ZONING CERTIFICATE BASIS OF DETERMINATION

The Planning Commission shall establish beyond reasonable doubt that the general standards and the specific standards pertinent to each use indicated herein are satisfied by the completion and operation of the proposed development. The Planning Commission may also impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use on the proposed location:

(1) Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;
(2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
(3) Will not be hazardous or disturbing to existing or future neighboring uses;
(4) Will not be detrimental to property in the immediate vicinity or to the community as a whole;
(5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;
(6) Will be in compliance with State, County and City regulations;
(7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application P22-30 for a drive through facility at 1065 N. Court St., as presented.

Bahia Bowls Acai Cafe
Medina, OH
Brief Project Description

Bahia Bowls is a healthy fast casual concept. Offering superfruit bowls, smoothies, wraps, salads and much more. The space in Medina will be used to make and serve these products to customers. We will use a back kitchen prep area to prepare and store our house made recipes. To do this, we will need to build the space needed inside. Adding counters, kitchen equipment, cabinets, and customer seating. We will also be looking to add a pickup window if approved. This will be done with all proper signage and required materials and standards.

BAHIA BOWLS
ACAÍ CAFÉ
Coming Soon

BAHIA BOWLS
ACAÍ CAFÉ

BAHIA BOWLS
ACAÍ CAFÉ

BAHIA BOWLS
ACAÍ CAFÉ
Gulf Coast Coffee Bar
— ON TAP —
Smoothies
Customize Your Bowl
Pitaya Bowl
Specialty Bowls

SUBWAY
SERIES
NOW HIRING

SUBWAY
Citizens Bank

SUBWAY

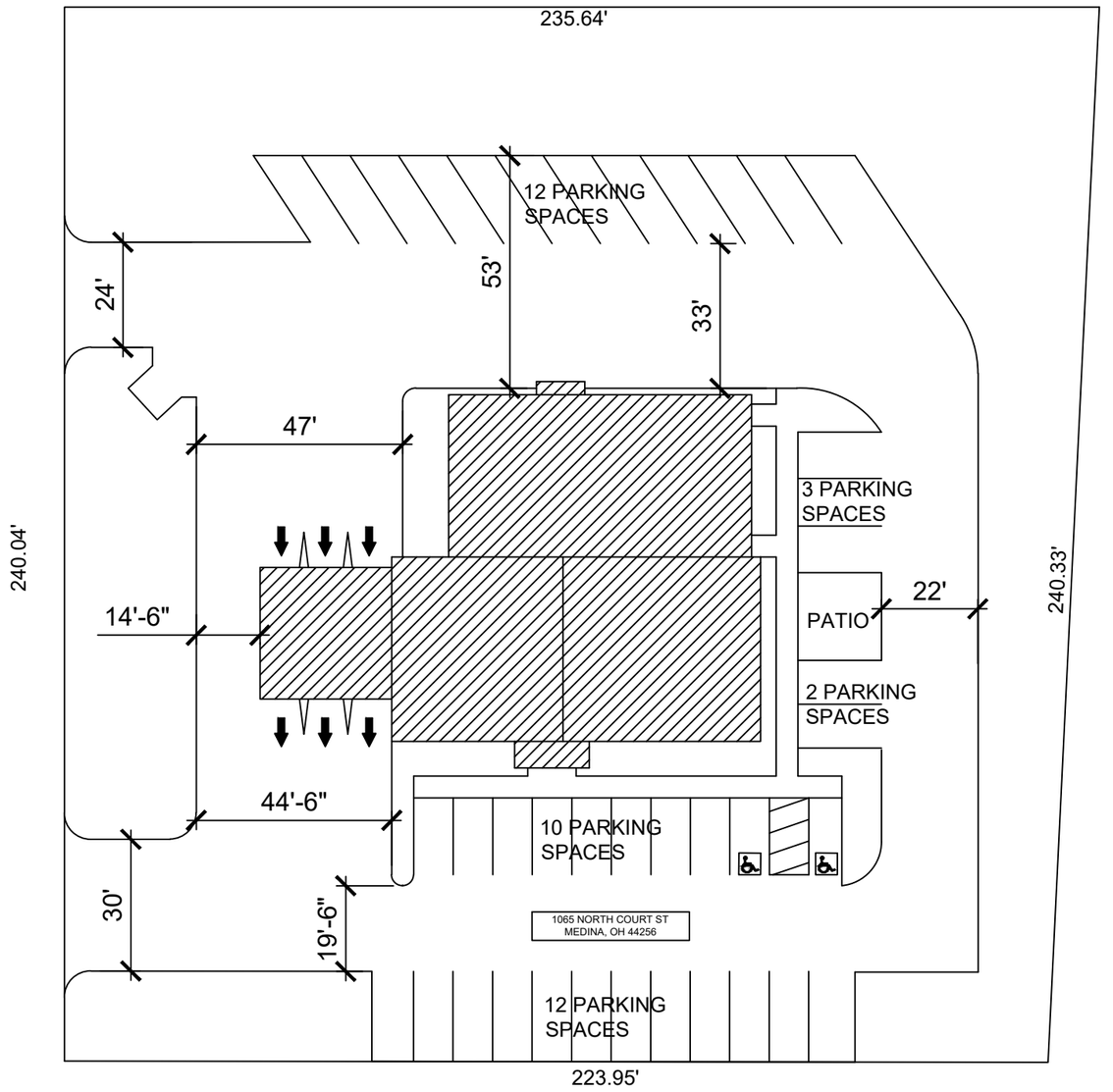
SUBWAY
Citizens Bank

KFC

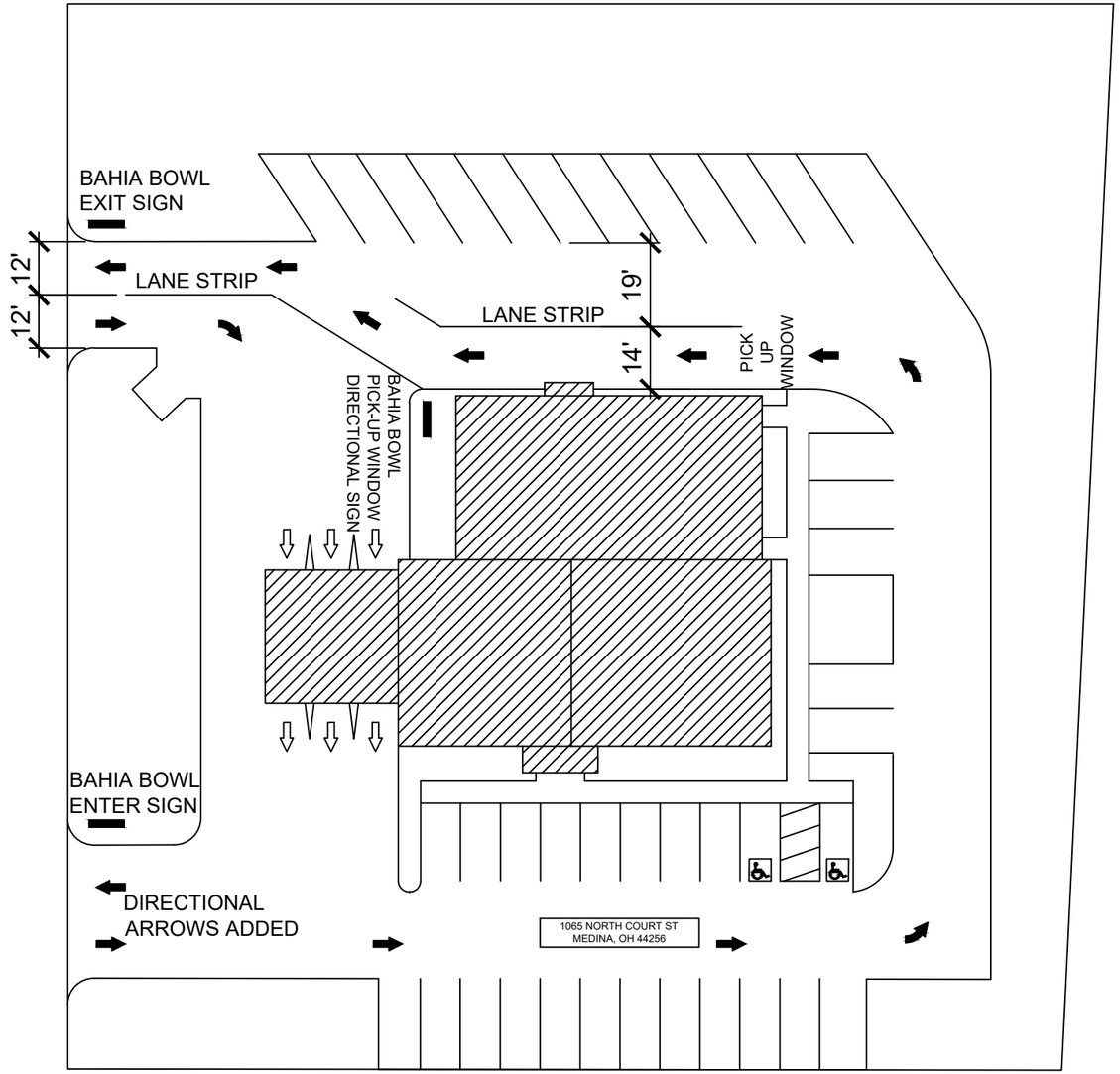
Drive-up ATM
Clearance 9' 6"

Citizens Bank
SUBWAY

Citizens Bank
Citizens Bank



EXISTING CONDITIONS



PARKING LOT DIRECTIONAL MODIFICATIONS

APPROVED

BY: DATE:

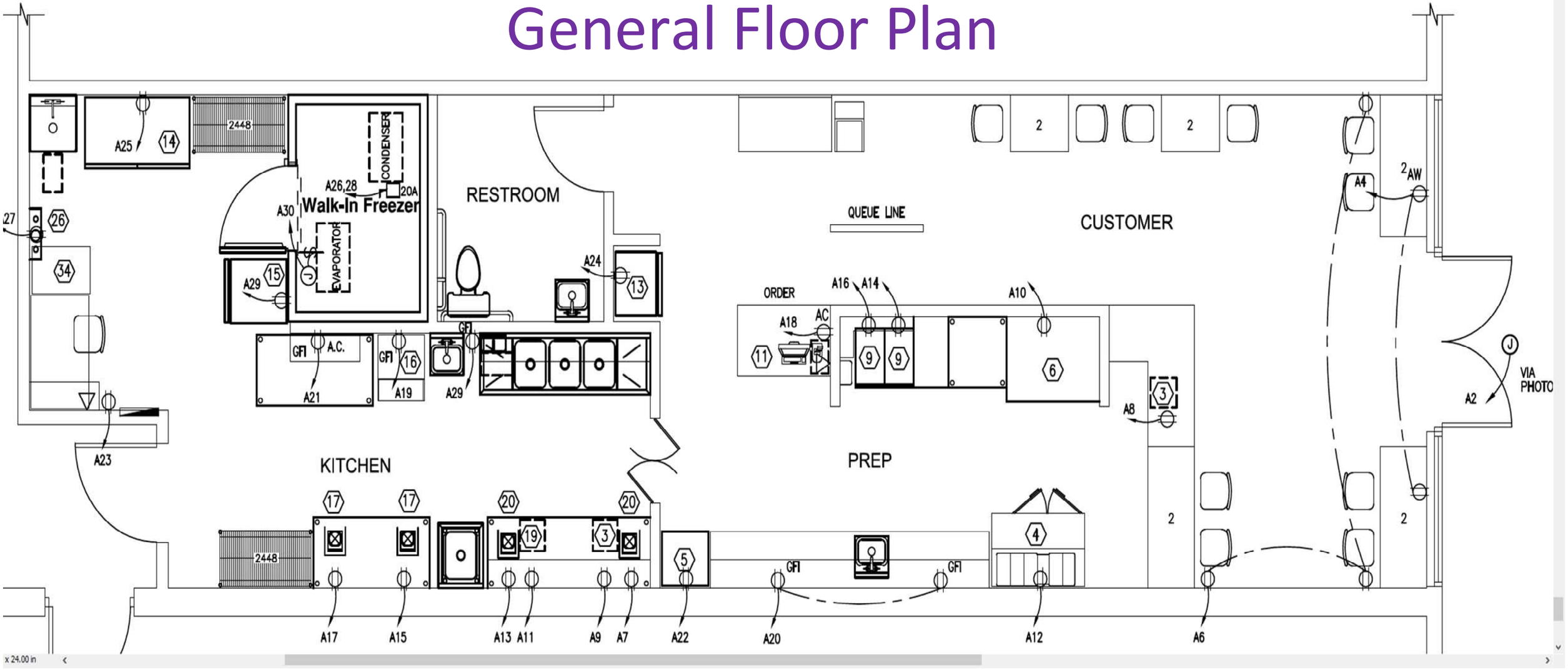
SIGNATURE:

☐ ARCHITECT ☐ BUILDER
☐ CONTRACTOR ☐ OWNER

BAHIA BOWLS ACAÍ CAFÉ

JOB	Bahia Bowl Medina Plot Plan 1065 NORTH COURT ST
ARCHITECT	TBD
SCALE: N.T.S.	CONTRACTOR: TBD
DATE: 11-07-22	SHEET: 1 of 2
REV: A	
DRAWN BY: MAR	CHECKED BY: .
DRAWING NO: 001	

BAHIA BOWLS®

ACAÍ CAFÉ

General Floor Plan