



BOARDS & COMMISSIONS APPLICATION

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

Application Number P24-19

GENERAL	Date of Application <u>7/16/24</u> Property Location <u>Reagan Park (PID 028-19B-11-061)</u> Description of Project <u>City of Medina Parks Maintenance Building</u> <hr/> <hr/> <hr/>
CONTACT INFORMATION	Applicant Name <u>Jansen Wehrley</u> Address <u>785 E. Washington Street</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-721-6950</u> Email <u>jwehrley@medinaoh.org</u> Property Owner Name <u>City of Medina</u> Address <u>132 N. Elmwood Avenue</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-722-9020</u> Email <u>-</u>
APPLICATION TYPE	Planning Commission Site Plan <input checked="" type="checkbox"/> Conditional Zoning Certificate <input checked="" 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 Date <u>7/16/24</u>
OFFICIAL USE	Zoning District <u>O-C</u> Fee (See Fee Sheet) \$ <u>-</u> Meeting Date <u>8/8/24</u> Check Box when Fee Paid <input type="checkbox"/>

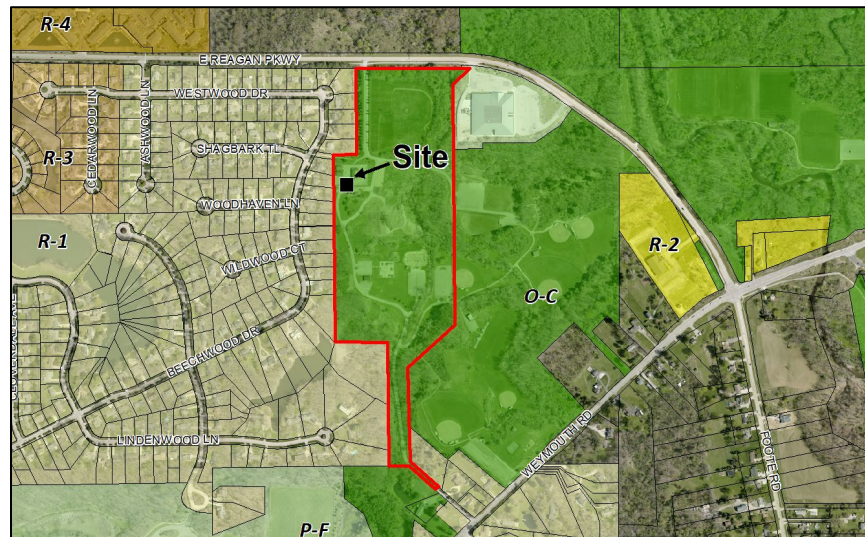
P24-19
Reagan Park Maintenance Building

Property Owner: City of Medina
 Applicant: Jansen Wehrley
 Location: Reagan Park at Weymouth Road and Reagan Parkway
 Zoning: O-C (Open Space Conservation)
 Request: Conditional Zoning Certificate and Site Plan approval for a park maintenance building

LOCATION AND SURROUNDING USES

The subject property encompasses the western 35.3 acres of Reagan Park. Adjacent properties contain the following uses and zoning:

- North – Undeveloped (Unincorporated)
- East – Reagan Park (O-C) and School (P-F)
- South – Reagan Park (O-C)
- West – Single-Family Residential (R-1)



BACKGROUND & PROPOSED APPLICATION

The existing Reagan Park maintenance area includes a main facility building with an office and two smaller buildings of 960 sq. ft. and 1,200 sq. ft. The applicant is proposing to remove the existing 1,200 sq. ft. building and construct a 3,200 (40 ft. x 80 ft.) building for the storage and maintenance of vehicles and materials.

CONDITIONAL ZONING CERTIFICATE

Per Section 1115.04, a “Publicly Owned or Operated Government Facility” is a conditionally permitted use in the O-C zoning district. Though the use already exists on the site, the proposal incorporates a larger building.

The use includes the following applicable Conditionally Permitted Use regulations found in Section 1153.04:

- (3) All points of entrance or exit should be located no closer than 200 feet from the intersection of two (2) major thoroughfares, or no closer than 100 feet from the intersection of a major thoroughfare and a local or collector thoroughfare.
- (7) Such developments should be located on major thoroughfares or at intersections of major and/or collector thoroughfares.
- (8) Such developments should be located adjacent to nonresidential uses such as churches, parks, industrial or commercial districts.
- (11) Such uses should be properly landscaped to be harmonious with surrounding uses, especially if residential uses.

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.

SITE PLAN

Development Standards

The following table indicates general development standards of the O-C zoning district:

	Required	Proposed
Minimum Lot Size	5 acres	35 acres
Minimum Lot Width	300 ft.	770 ft.
Side Yard Setback	10 ft.	10 ft.
Rear Yard Setback	10 ft.	1,000+ ft.
Building Height (Avg. Between the Eave and Ridge)	25 ft.	22 ft.

The proposed building, which is accessory to the main park maintenance building, meets the above general development standards.

Parking, Access, and Circulation

Access and Circulation – Reagan Park has access points to the north of the site off of Reagan Parkway and to the south of the site off of Weymouth Road. The maintenance facility is accessed from a drive directly to the southeast of the proposed building.

Off-Street Parking – Parking for the maintenance facility is located adjacent to and within existing buildings. The proposed storage and maintenance building will not result in an increase in parking for the site and will allow staff to move vehicles and materials indoors.

Landscaping, Screening, and Buffering

As noted above in the Conditionally Permitted Use regulations, government buildings should be properly landscaped to be harmonious with surrounding uses, especially if residential uses. Single-family homes are to the west of the site and existing landscaping is located on the park property and adjacent lots. In addition, the proposed building will provide screening from park maintenance operations.

Utilities and Storm Water

The proposed building will have electrical service but will not be heated or have water or sewer service. The proposed building will not result in additional storm water runoff as the existing area is a paved surface. In addition, plans show that the building's roof drains will tying into existing storm water pipes.

Engineering and Fire Department Comments

The City of Medina Engineering and Fire Departments have no comments at this time.

Building Elevations and Lighting

The proposed metal building will be similar to existing park maintenance buildings on the site with brown siding, white trim, and brown roofing. The building will have four overhead doors and a man door on the east side of the building and a man door on the south side of the building. No doors or openings will be on the west side of the building, which faces single-family homes.

No new lighting is proposed for the project.

Site Plan Review Standards

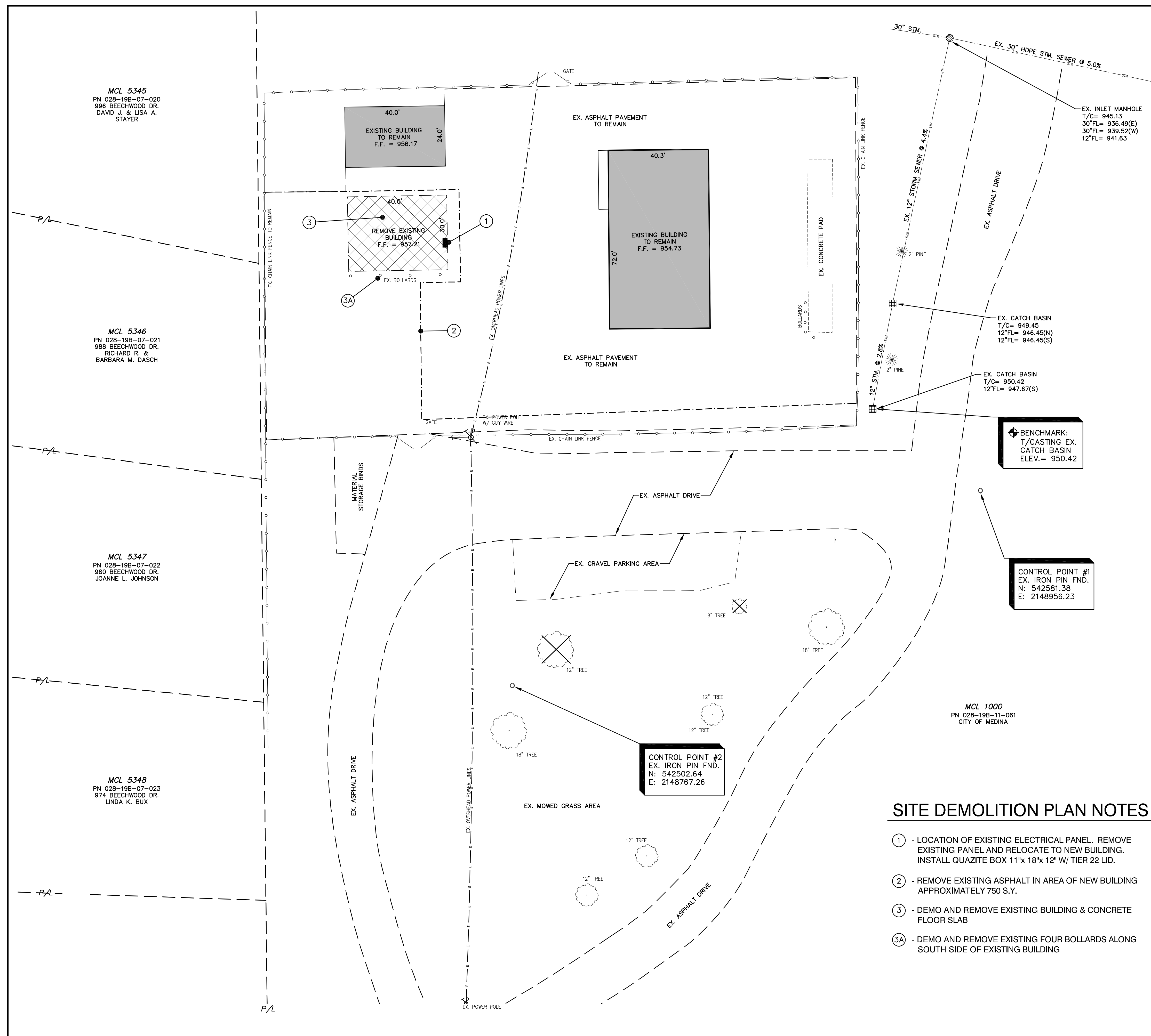
The Planning Commission's review and action shall be based on the following Standards per Section 1109.02(c):

- (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.

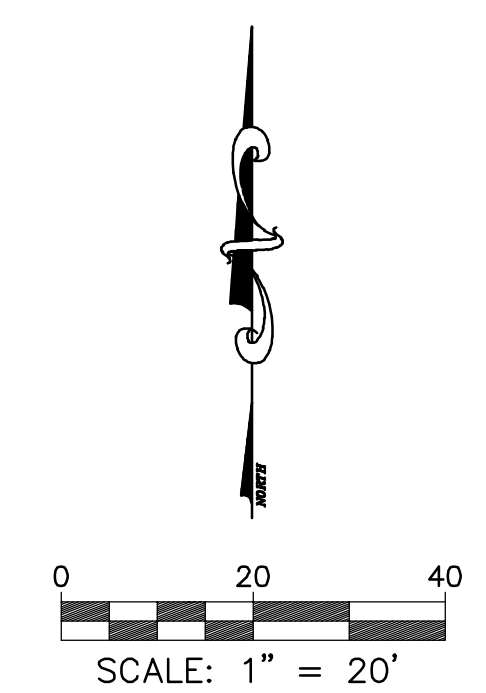
COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends approval of P24-19 as submitted.



SYMBOLS LEGEND

- EXISTING SIGN
- EXISTING MAIL BOX
- EXISTING UTILITY POLE
- PROP. SANITARY MANHOLE
- EX. SANITARY MANHOLE
- PROP. STORM MANHOLE
- EX. STORM MANHOLE
- EX. STORM INLET MANHOLE
- PROP. STORM INLET MANHOLE
- EX. SPOT ELEVATION
- PROP. SPOT ELEVATION
- PROP. CURB INLET BASIN
- EX. CURB INLET BASIN
- EX. WATER SERVICE VALVE
- PROP. WATER SERVICE VALVE
- EX. WATER SERVICE VALVE
- EX. GAS VALVE
- PROP. W.M. REDUCER
- PAVEMENT CORE LOCATION
- EX. WATER MAIN LINE VALVE
- EX. FIRE HYDRANT
- PROP. WATER LINE VALVE
- PROP. FIRE HYDRANT
- PROP. STORM STRUCTURE DESIGNATION
- EX. STORM STRUCTURE DESIGNATION
- EX. SANITARY STRUCTURE DESIGNATION
- PROP. SANITARY STRUCTURE DESIGNATION
- PROP. WATER MAIN STRUCTURE DESIGNATION
- PROP. / PROP. MONUMENT DESIGNATION
- EXISTING LIGHT POST
- EX. IRON PIN FOUND
- EX. IRON PIN FOUND
- PROP. 2-2-B INLET BASIN
- EX. 2-2-B INLET BASIN
- EXISTING TREE TO BE REMOVED
- EXISTING EVERGREEN TREE
- SILT FENCE
- PROPOSED 4" PAVEMENT CURB DRAIN



EXISTING CONDITIONS & DEMOLITION PLAN CITY OF MEDINA PARKS DEPARTMENT NEW BUILDING AT REAGAN PARK

SITE DEMOLITION PLAN NOTES

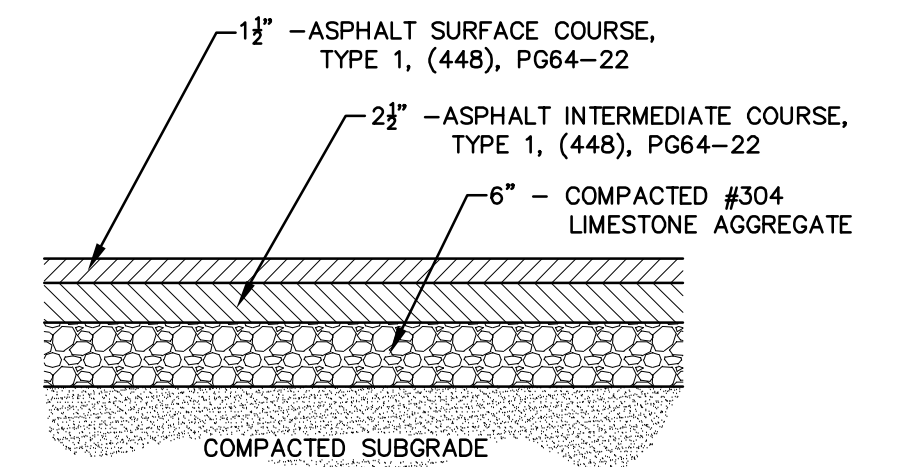
- 1 - LOCATION OF EXISTING ELECTRICAL PANEL. REMOVE EXISTING PANEL AND RELOCATE TO NEW BUILDING. INSTALL QUARTZITE BOX 11"x 18"x 12" W/ TIER 22 LID.
- 2 - REMOVE EXISTING ASPHALT IN AREA OF NEW BUILDING APPROXIMATELY 750 S.Y.
- 3 - DEMO AND REMOVE EXISTING BUILDING & CONCRETE FLOOR SLAB
- 3A - DEMO AND REMOVE EXISTING FOUR BOLLARDS ALONG SOUTH SIDE OF EXISTING BUILDING

CITY OF MEDINA	
Project:	PARKS DEPARTMENT REAGAN PARK NEW BUILDING
EXISTING CONDITIONS / SITE DEMOLITION PLAN	
Scales:	PLAN - 1" = 20'
Revisions:	JULY, 2024
Sheet Number: 1 of 2	

CITY JOB NO. 1096
Draw: File # 10881.dwg | 1086; Final: PLAN; 12-20-21.dwg

SITE PLAN NOTES

- ② - REMOVE EXISTING ASPHALT IN AREA OF NEW BUILDING, APPROXIMATELY 750 SY.
- ④ - MOUNT EXISTING ELECTRICAL PANEL IN NEW BUILDING, REFER TO ELECTRICAL DRAWINGS.
- ⑤ - EXTEND EXISTING PVC CONDUIT AND FEEDERS W/ GROUND TO NEW LOCATION FOR ELECTRICAL PANEL.
- ⑥ - REGRADE SITE FOR NEW BUILDING. SLOPE NEW FLOOR SLAB TO DRAIN, SEE FLOOR PLAN.
- ⑦ - INSTALL CONCRETE APRON. REFER TO FLOOR PLAN
- ⑧ - CORE EXISTING CATCH BASIN AT 948.00 TO ACCEPT 6" SDR-35 PVC STORM SEWER GOING WEST.
- ⑨ - INSTALL 192 LF - 6" SOLID WALL SDR-35 PVC STORM SEWER @ 3.4%. REFER TO DETAIL 'A', THIS SHEET.
- ⑨A - TRANSITION FROM 6" SOLID WALL SDR-35 PVC TO 6" PERFORATED SDR-35 PVC STORM SEWER - 6" FL= 954.58.
- ⑩ - DOWN SPOUTS, TYPICAL (4) LOCATIONS. TRANSITION TO 6" SOLID WALL SDR-35 PVC STORM SEWER.
- ⑪ - INSTALL 200 LF - 6" PERFORATED SDR-35 PVC STORM SEWER @ 0.5%. REFER TO DETAIL 'A', THIS SHEET.
- ⑫ - INSTALL 4" CLEAN OUT TYPICAL (4) LOCATIONS. NE CORNER CLEANOUT 6" FL= 955.58
- ⑬ - PLACE 4" OF #467 GRAVEL ON ODOT TYPE B FILTER FABRIC ON SOUTH AND WEST SIDE OF PROPOSED BUILDING - 13 CY (111 S.Y.)
- ⑭ - INSTALL ASPHALT PAVEMENT. RE-GRADE DISTURBED AREAS AND PLACE ASPHALT PER DETAIL 'B', THIS SHEET.



NOTE: THIS DETAIL APPLIES WHEN A NEW CONCRETE DRIVE APRON IS BEING INSTALLED IN AN EXISTING GRAVEL DRIVE. THE AREA IMMEDIATE ADJACENT TO THE CONCRETE APRON SHALL BE REPAIRED PER THE ABOVE PROPOSED CROSS SECTION.

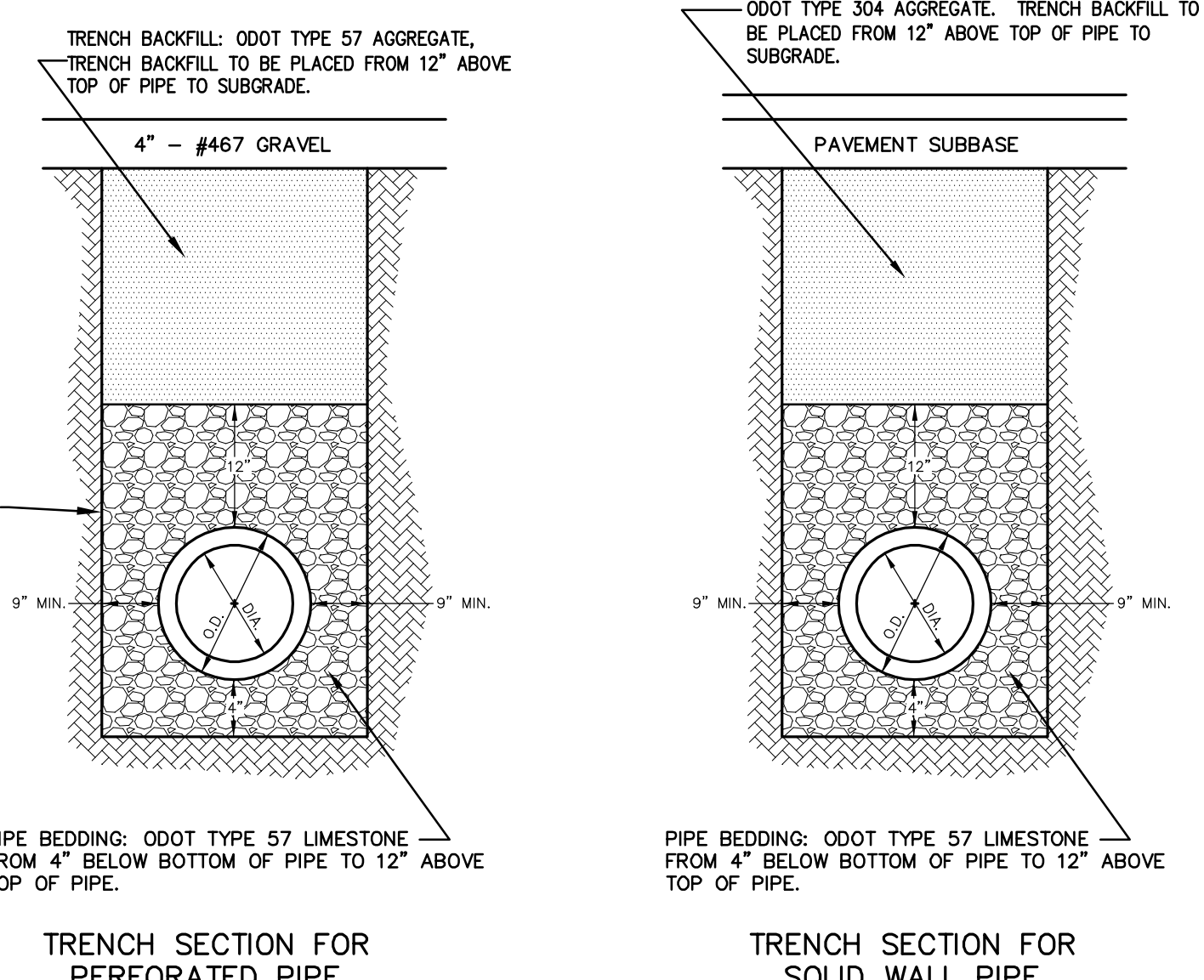
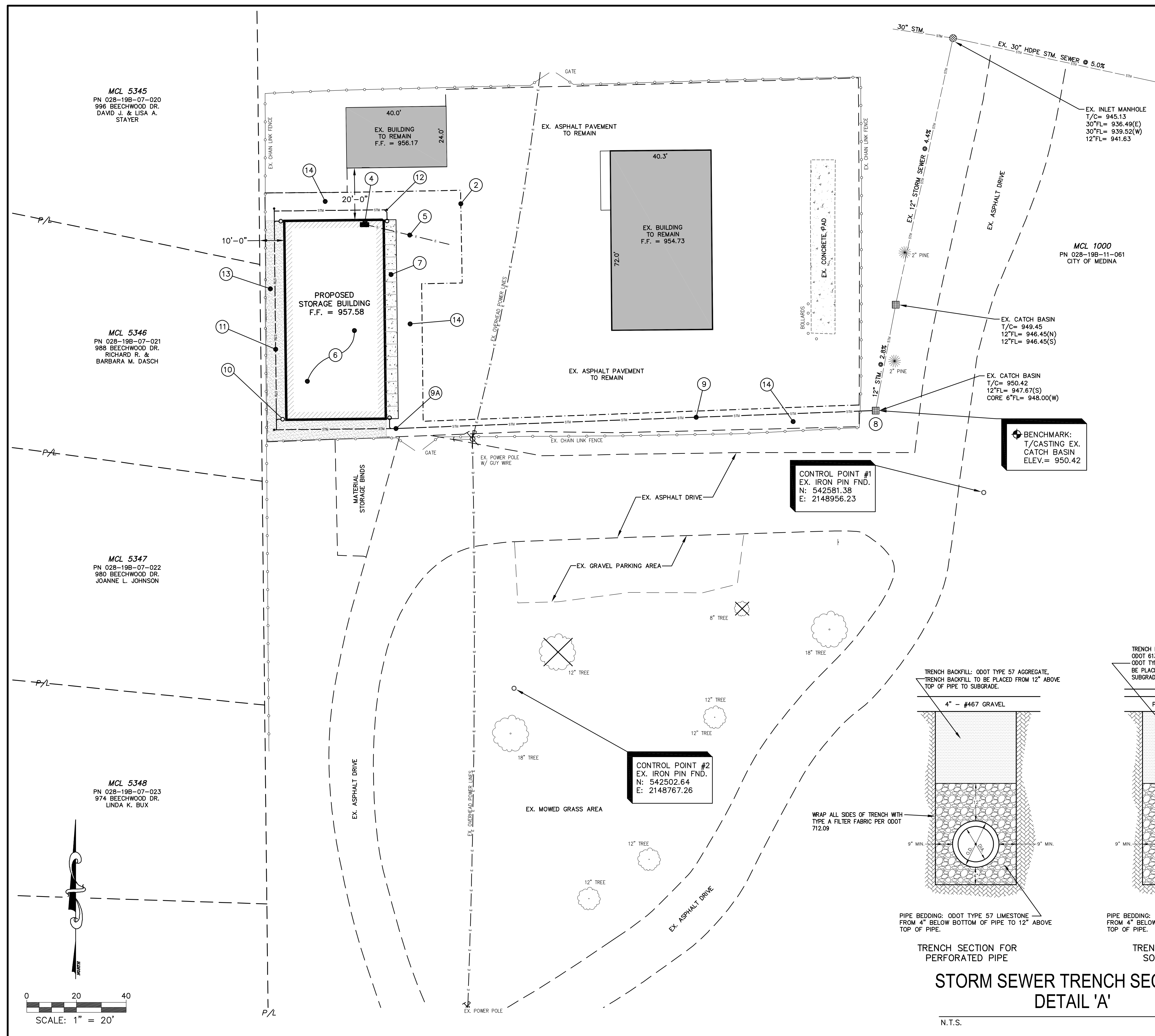
ASPHALT PAVEMENT REPAIR DETAIL 'B'

N.T.S.

**SITE PLAN
CITY OF MEDINA
PARKS DEPARTMENT
NEW BUILDING
AT
REAGAN PARK**

CITY OF MEDINA	
Project:	PARKS DEPARTMENT REAGAN PARK NEW BUILDING
SITE PLAN	
Scales:	PLAN - 1" = 20'
Revisions:	JULY, 2024
Sheet Number:	2 of 2

CITY JOB NO. 1096
Date: File #: 1096.dwg | 1096_FINAL_PLAN_12-20-21.dwg



STORM SEWER TRENCH SECTIONS DETAIL 'A'

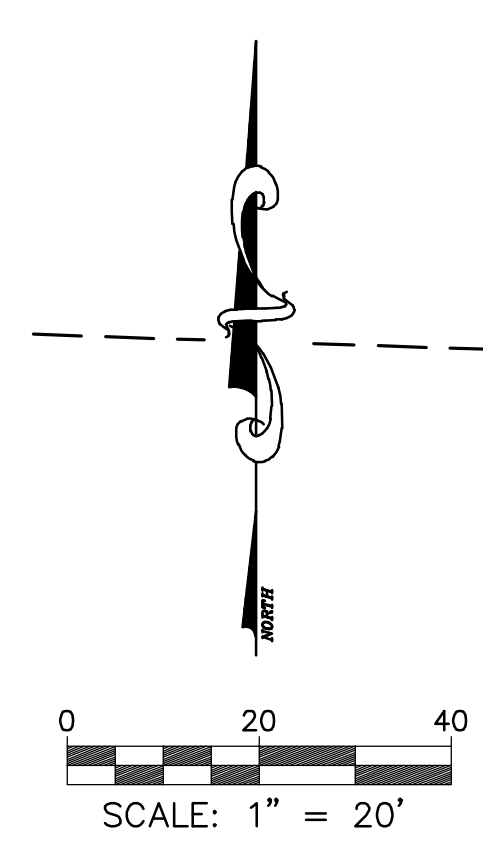
N.T.S.

MCL 5345
PN 028-19B-07-020
996 BEECHWOOD DR.
DAVID J. & LISA A. STAYER

MCL 5346
PN 028-19B-07-021
988 BEECHWOOD DR.
RICHARD R. & BARBARA M. DASCH

MCL 5347
PN 028-19B-07-022
980 BEECHWOOD DR.
JOANNE L. JOHNSON

MCL 5348
PN 028-19B-07-023
974 BEECHWOOD DR.
LINDA K. BUX



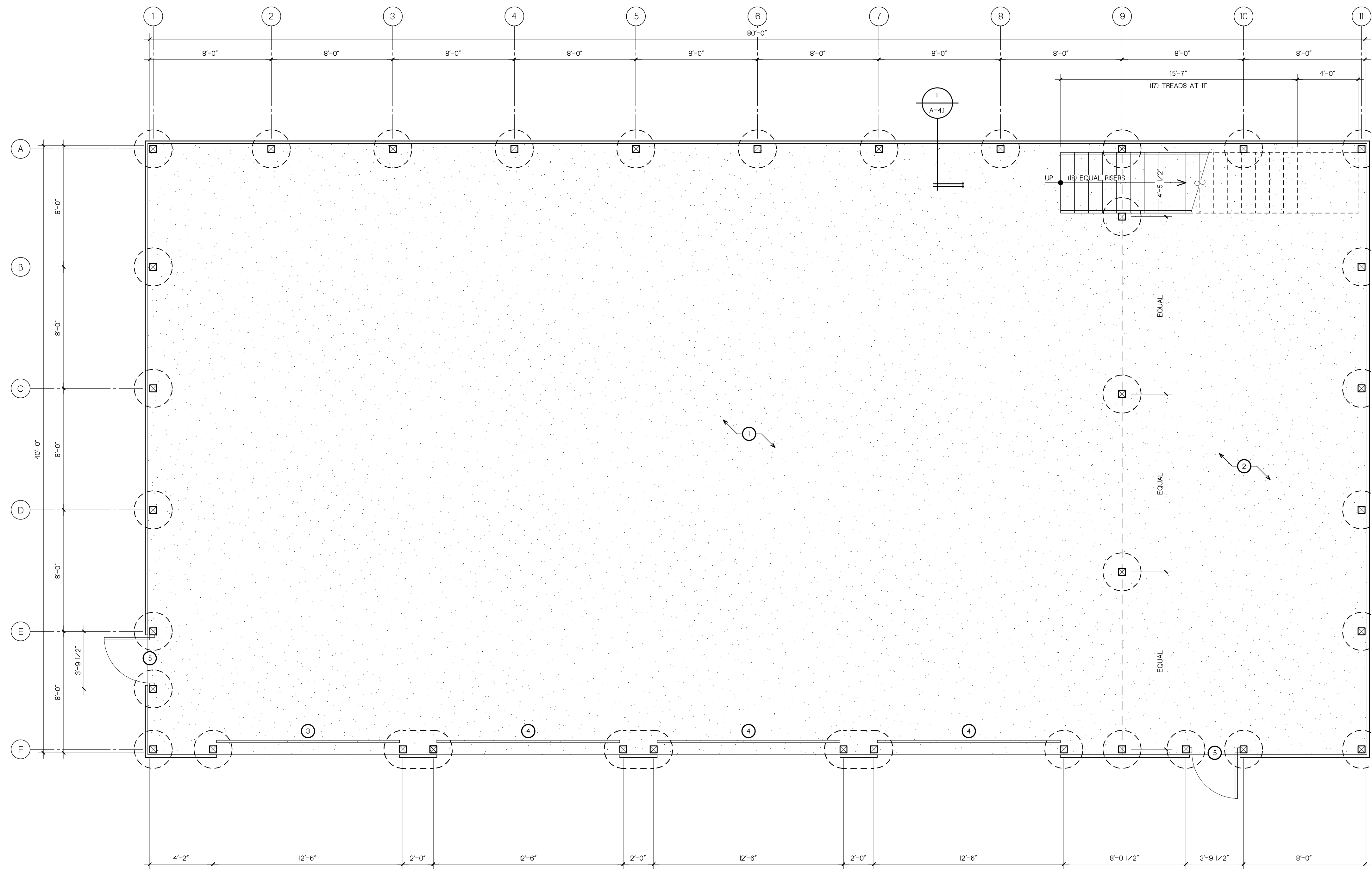
CONTROL POINT #1
EX. IRON PIN FND.
N: 542581.38
E: 2148956.23

CONTROL POINT #2
EX. IRON PIN FND.
N: 542502.64
E: 2148767.26

BENCHMARK:
T/CASTING EX. CATCH BASIN
ELEV. = 950.42

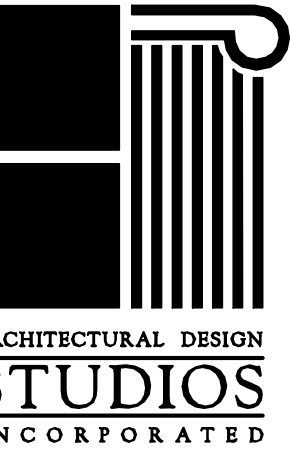
FLOOR PLAN NOTES

- ① 5" CONCRETE SLAB (REFER TO SECTION)
- ② (ALTERNATE) MEZZANINE ABOVE. REFER TO SECTION
- ③ 12'-0" x 16'-0" OVERHEAD DOOR
- ④ 12'-0" x 14'-0" OVERHEAD DOOR
- ⑤ 3'-0" x 7'-0" MAN DOOR
- ⑥ XXXXX
- ⑦ XXXXX



1 FLOOR PLAN
 A-21
 NORTH
 SCALE: 1/4" = 1'-0"

PLOTTED 7/1/2024



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 Graphics
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 330 723 6975

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NEW DRAWINGS FOR:
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 CITY OF MEDINA
 REAGAN PARK

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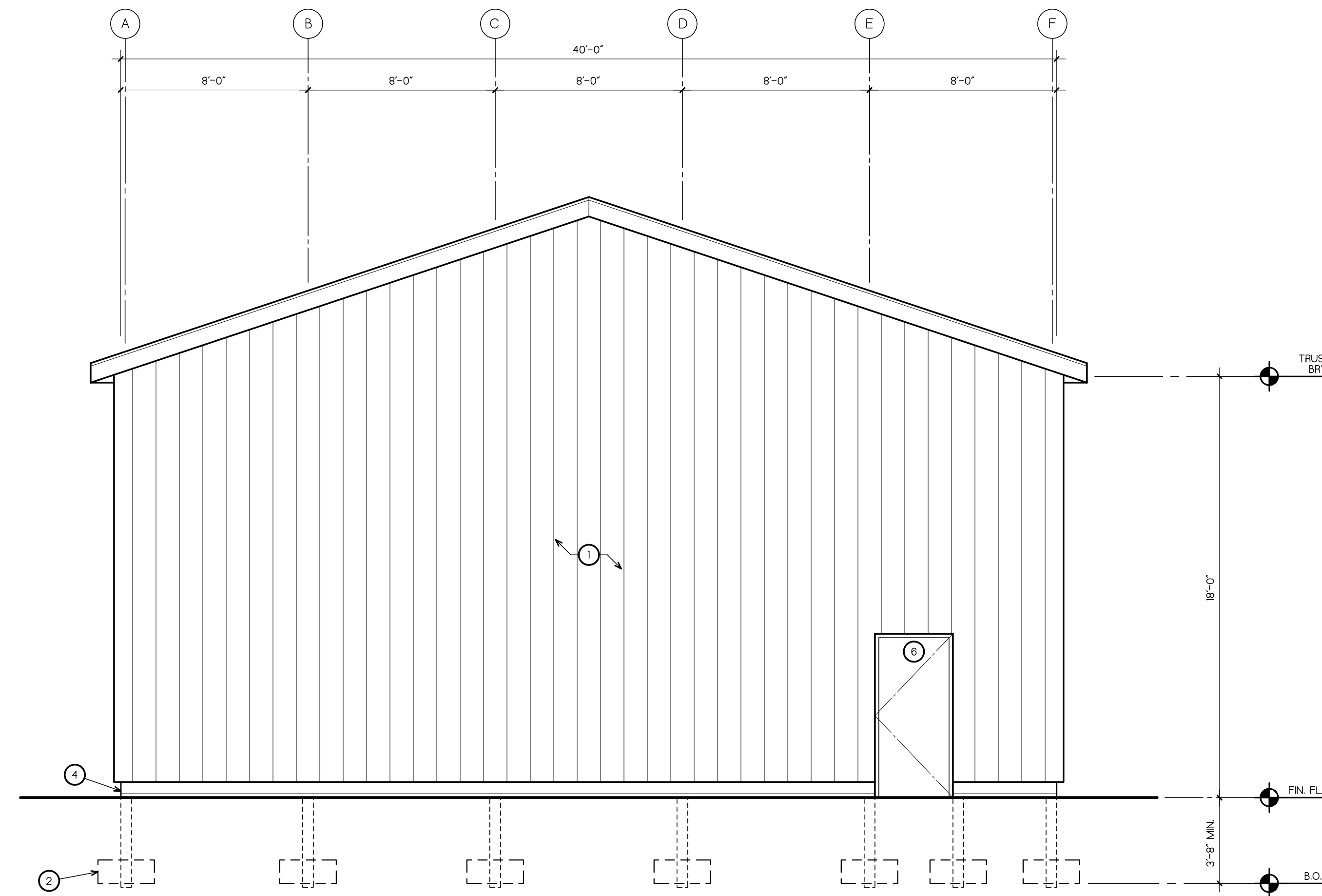
JUNE 2024
 #24023

A-2.1

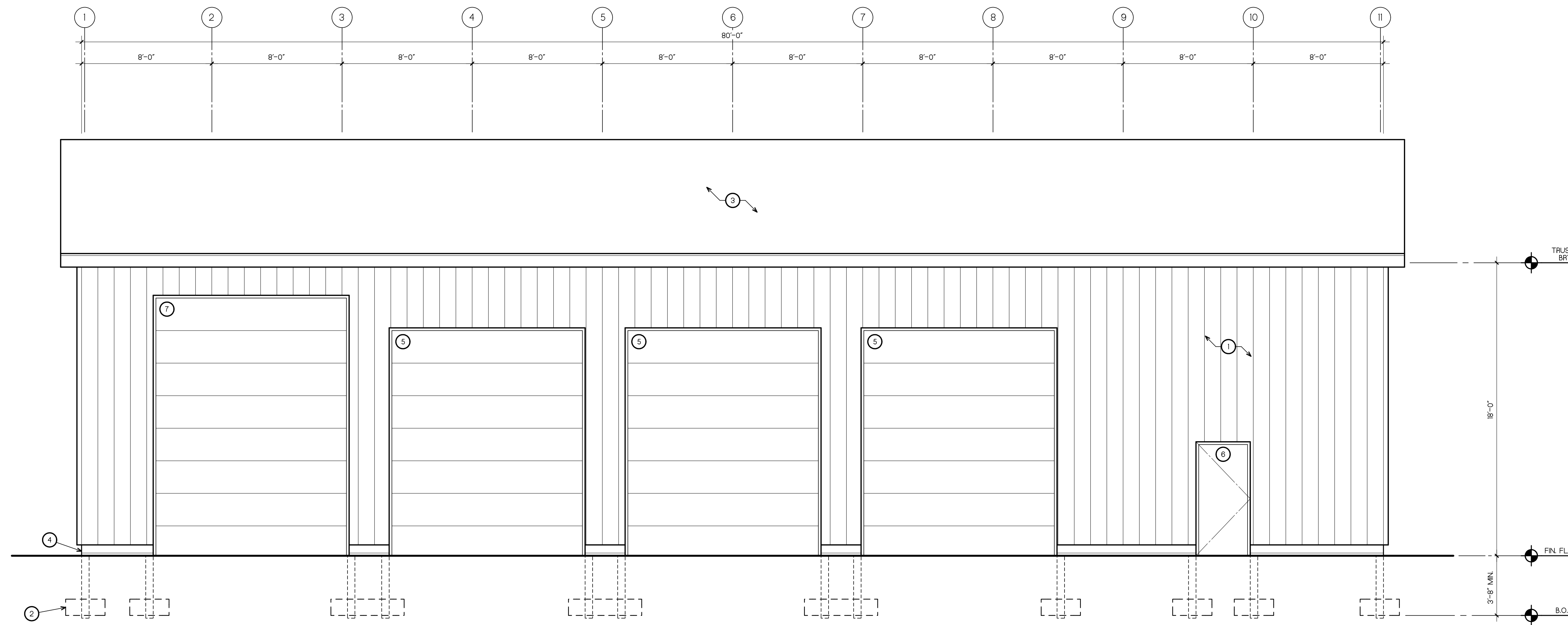
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ELEVATION NOTES

- ① 29 ga EXTERIOR STEEL SIDING.
- ② CONCRETE FOOTING (REFER TO WALL SECTION).
- ③ 29 ga STEEL ROOF SYSTEM.
- ④ RAT BOARDS (REFER TO WALL SECTION).
- ⑤ 12'-0" x 14'-0" OVERHEAD DOOR.
- ⑥ 3'-0" x 7'-0" MAN DOOR.
- ⑦ 12'-0" x 16'-0" OVERHEAD DOOR.



② SOUTH ELEVATION
A-31
SCALE: 1/4" = 1'-0"



① EAST ELEVATION
A-31
SCALE: 1/4" = 1'-0"

*Brown Roof and Siding with
White Trim

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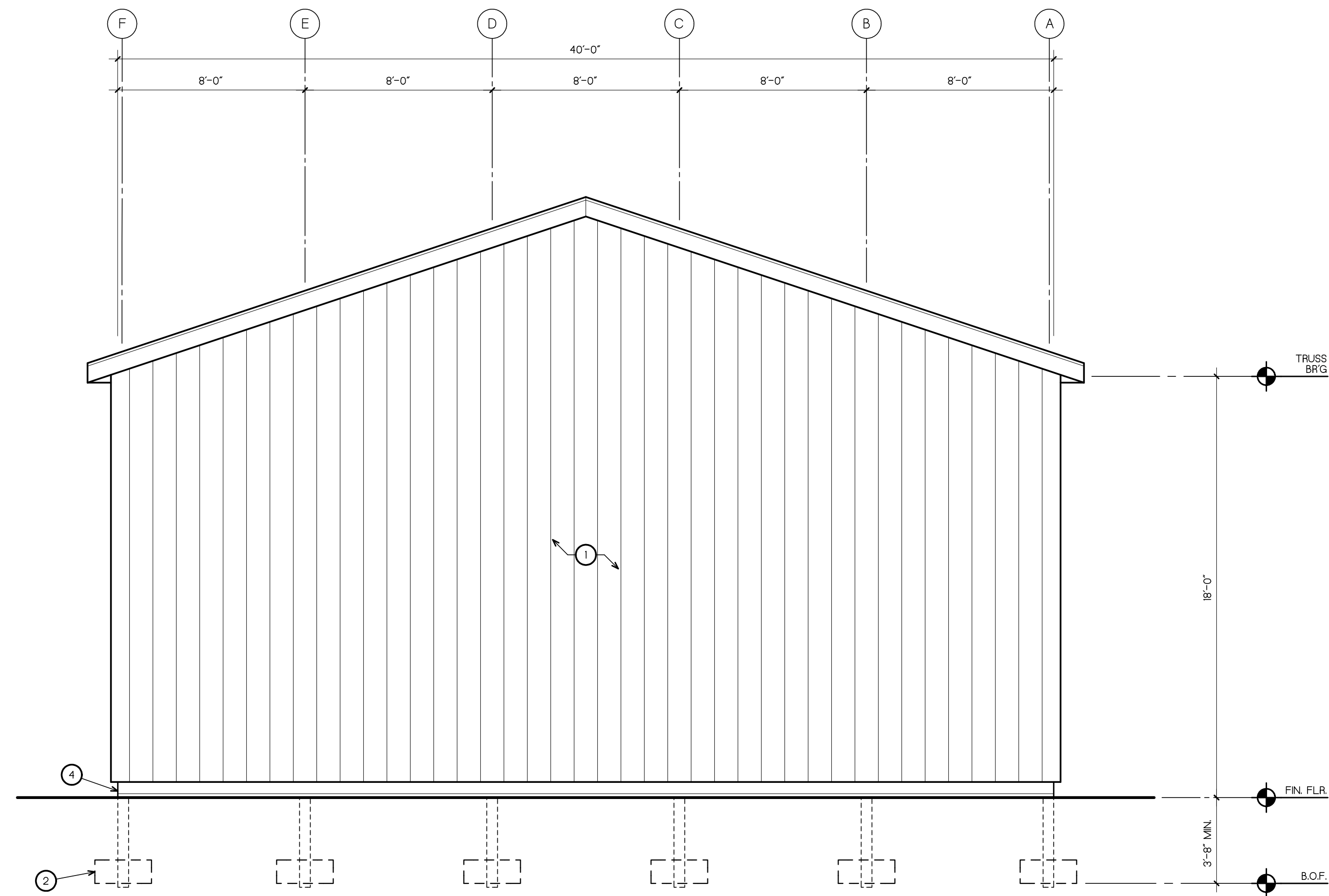
JUNE 2024
#24023

A-31

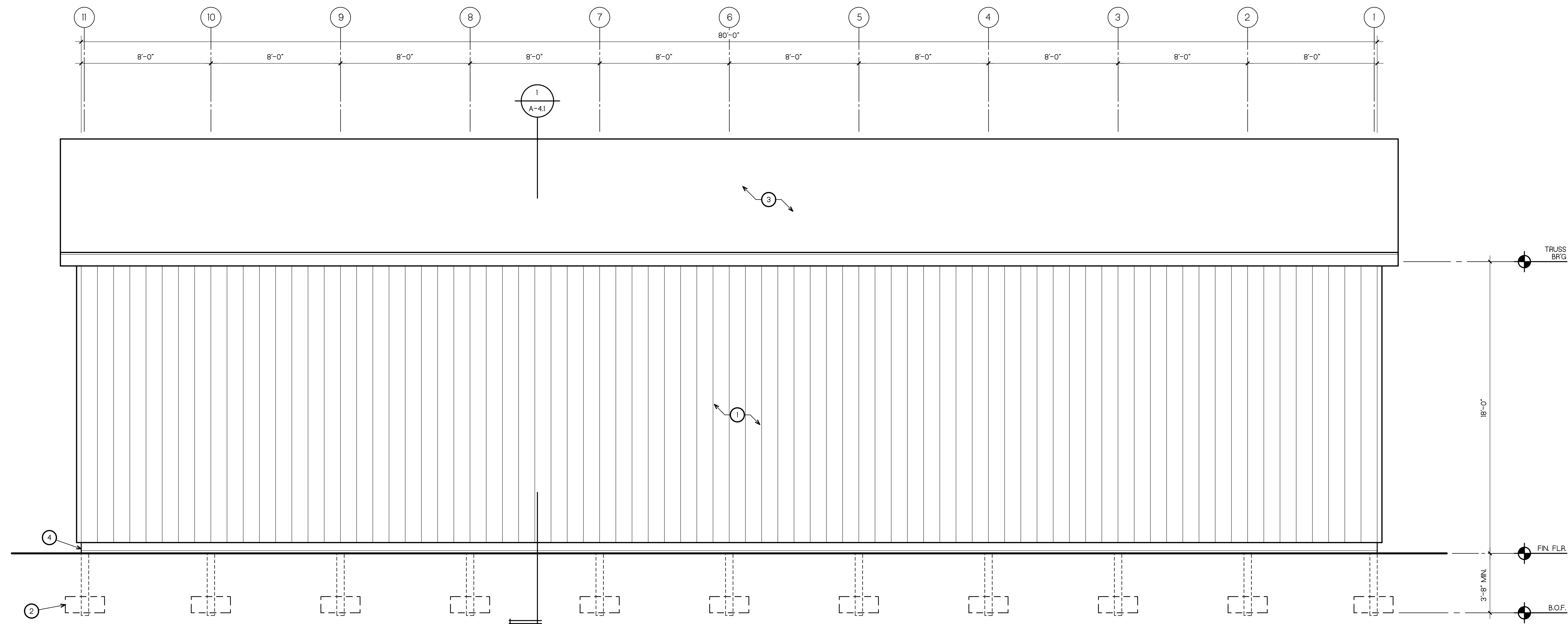
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ELEVATION NOTES

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- ③ 29 ga STEEL ROOF SYSTEM.
- ④ RAT BOARDS (REFER TO WALL SECTION).

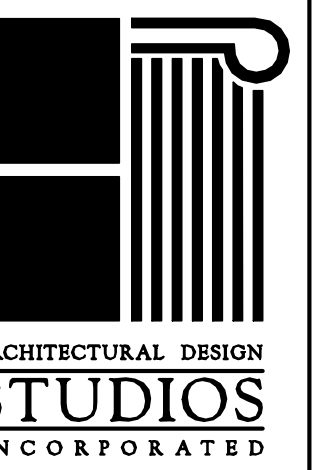


② NORTH ELEVATION
A-32
SCALE: 1/4" = 1' - 0"



① WEST ELEVATION
A-32
SCALE: 1/4" = 1' - 0"

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#24023

A-3.2

Building Location



Existing Equipment & Screening



Buildings to Remain

