



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	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 <u> <i>Alan Jones</i> </u> Date _____
OFFICIAL USE	Zoning District _____ Fee (See Fee Sheet) \$ _____ Meeting Date _____ Check Box when Fee Paid <input type="checkbox"/> & 4/11/24



MEMORANDUM

DATE: April 4, 2024
TO: Board of Zoning Appeals
FROM: Andrew Dutton, Community Development Director
SUBJECT: Z24-08: Maximum Building Footprint Variance

Background

At the March 12th Board of Zoning Appeals meeting, the Board considered Z24-08: Ian Jones requesting an area variance to Section 1135.06 to allow a larger building footprint than permitted at 257 South Court Street and Section 1145.10(c) to allow parking on an entry drive within the required distance from a right-of-way at 226 South Elmwood Avenue in a C-2 (Central Business) zoning district.

There was discussion at the meeting concerning the requested variance to Section 1135.06, which requires a maximum building footprint of 5,000 sq. ft. in the C-2 zoning district. After the discussion, the portion of the application was tabled for further consideration. Based on the discussion, the following information has been provided to assist the Board in its review of the application.

Section 1135.06 (Maximum Building Footprint)

Section 1135.06 applies to individual buildings zoned C-2 which are located in the Public Square Area. The Public Square Area includes the eight blocks within one block of Public Square.

The original regulation was originally adopted in 1999:

Maximum Building Size within the Public Square Area	5,000 square feet or a Maximum Floor Area Ratio of 3.0, Whichever is Less
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In 2014 the regulation was amended, which limited the maximum building footprint rather than the building size and floor area ratio:

Maximum Building Size Footprint within the Public Square Area	5,000 square feet or a Maximum Floor Area Ratio of 3.0, Whichever is Less
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Additional Information from the Applicant

The applicant has provided additional renderings of the event center and views from South Court Street and the City Parking Lot to the south. As shown in the provided renderings, there is limited view of the structure from South Court Street. In addition, the building will be screened by landscaping from the City Parking Lot to the south and South Elmwood Avenue, which is approximately 220 ft. away and includes a 10 ft. grade change.

Existing Buildings in the Public Square Area

Section 1135.06 applies to buildings in the Public Square area that are zoned C-2.

- The adjacent map illustrates buildings within one block of the square and shows the C-2 district in pink.
- In the C-2 district, 17 buildings have footprints larger than 5,000 sq. ft., which are highlighted in yellow.
- Both existing buildings on the subject site have footprints larger than 5,000 sq. ft.
- Though not subject to a building footprint maximum, 9 buildings are larger than 5,000 sq. ft. in the P-F zoning district. Most far exceed 5,000 sq. ft., with the County Parking Garage having the largest footprint at 52,460 sq. ft.



Principal Building vs. Accessory Building

There was discussion at the March BZA meeting regarding the classification of the proposed event center building as a principal or accessory building. The Zoning Code includes the following definitions:

- "Principal building" means a building in which the principal use or principal uses of the lot is or are conducted. A lot may have more than one principal building unless otherwise prohibited in this Zoning Code.
- "Accessory building" means a subordinate building customarily incidental to, and located upon the same lot occupied by the principal building.

Considering the above definitions, the proposed one story 5,800 sq. ft. event center may be considered accessory to the proposed hotel which is four stories and has a 12,784 sq. ft. footprint. In addition, the hotel/restaurant/bar will likely operate more consistently than the event based building.

To note, the 5,000 sq. ft. maximum footprint applies to the building whether it is considered either principal or accessory. Accessory buildings must be located in a rear yard, at least 10 ft. from the principal building, and cannot exceed the height of the principal building.

Staff Assessment

The subject regulation was put in place to prohibit large-scale commercial development in the Public Square Area. The regulation aims to exclude big box stores, large multi-tenant buildings, and similar auto-oriented developments. These types of developments are not compatible with the historic Public Square Area, which has been established with buildings positioned at a pedestrian scale.

Additional requirements of the C-2 zoning district aim to break up large building faces, locate buildings near the front lot line, and employ appropriate architectural design. These requirements, in combination with Section 1135.06, intend for new buildings in the Public Square Area to be compatible with existing buildings.

Based on the architecture, location, frontage, and massing of a proposed building, there are certainly circumstances where a 5,000 sq. ft. building would not be appropriate and a 6,000 sq. ft. building would be appropriate for the Public Square Area. Of the buildings indicated in yellow on the map above which are larger than 5,000 sq. ft., the two buildings on the subject site approved for demolition are perhaps the only such buildings that are not compatible with the Public Square Area.

Historic Preservation Board and Planning Commission

At their March 14th meetings, the Historic Preservation Board and Planning Commission considered the appropriateness of the building on the site, among other factors. The Board and Commission conditionally approved the project, finding the building to be compatible with the area. The Commission's approval was subject to the Board of Zoning Appeals approving the subject variance.

Please let me know if you have any questions.

February 26, 2024
Revised March 11, 2024
Revised March 28, 2024

Andrew Dutton
Community Development Director
The City of Medina
132 North Elmwood Ave.
Medina, OH 44256

Mr. Dutton,

This letter is in regard to a proposed event center on parcel 028-19A-21-397. This proposed event center modifies previous site plans for the recently approved hotel project on the same parcel and expands the site to parcels 028-19A-21-253, 028-19A-21-252. No site or design changes are proposed in this application east of the rear façade of the hotel.

Please consider this written narrative and detailed description applicable to the following application submittals: Site Plan, Conditional Zoning Certificate, Variance, and Certificate of Appropriateness (demolition & construction).

Certificate of Appropriateness (Demolition)

For the consideration of the Historic Preservation Board, our client is proposing to demolish the building at 226 S Elmwood Ave, currently a NAPA Auto Parts store, in its entirety. As described in the accompanying letter written by our client, the concrete masonry building is of no historical significance, and is not of a configuration and character that would make it desirable for reinvestment and rehabilitation. The demolition of the building will allow the site to be unified with the hotel site to the east and enable the addition of an event center to the overall development.

Written Narrative / Detailed Description (Site Plan, Conditional Zoning Certificate)

The new ~5,800 SF event center will be approximately 20'-25' feet west of the hotel. The hotel and event center are not joined due to a 20' easement that will be immediately west of the hotel. The hotel and event center will be served by staff and delivery areas immediately south of the event center. West of the event center will be a north/south drive aisle that provides a drop-off area for the event center and connects city parking to the south, **while the existing connection to the north will remain unchanged.** West of this drive aisle, where the auto parts building currently resides would be used as a parking lot for the event center and hotel. Parking is a primary concern within the community, and without the demolition of this structure, the proposed event center would not be viable. A landscaped walkway is proposed on the north side of the parking lot for safe and convenient pedestrian access to the event center and hotel from S Elmwood Street.

To maximize the number of spaces in the parking lot, two curb cuts are proposed on S Elmwood Street. Two curb cuts currently exist on S Elmwood Street, however the new site plan adjusts the size and locations. Therefore, Planning Commission approval per 1135.08(b) is required.

A Conference Center, Banquet Facility, or Meeting Hall is a Conditionally Permitted Use per section 1135.05 of the zoning code. The proposed space will contain a warming kitchen, restrooms, storage for tables and chairs, pre-function spaces, and a large banquet room that will have the capability of being subdivided as needed. Outdoor spaces on the north and west of the event center will have controlled access and will be utilized for functions that coincide with the hotel and event center. Due to food and beverages being available, this Outdoor Dining will be a Conditionally Permitted Use per section 1135.05 as well. These outdoor spaces will comply with Conditionally Permitted Use Regulations as defined in section 1153.04(a)(28) Outdoor Dining Facilities.

Included in our application is a photometric demonstrating site lighting design of the parking area. Multiple photometric studies were done considering light layout, efficiency, uniformity, adjacent properties, and luminaire heights. To meet the uniformity ratio in section 1145.09(c)(3) prescribing average illumination levels not exceeding four (4) times the minimum level, our design has the light source at fifteen (15) feet. This height exceeds the maximum height identified in section 1145.09(c)(5)(B) and requires the Planning Commission to approve the height per 1145.09(c)(5)(C). The photometric provided demonstrates that this extra height is necessary for the efficient illumination of the parking area and that the fixture heights will have no adverse effect on adjacent properties. We are asking for these luminaire heights to be approved by the Planning Commission.

We have revised the photometric based upon comments from the 3/12/24 and 3/14/24 meetings while also providing additional cutsheets as requested by the Historical Commission. We have proposed two (2) options for the bollards for the Historical Commission to select from.

Variance

Two variances are requested for the project.

A variance is requested for the new event center, due to the proposed size exceeding the 5,000 SF maximum building footprint allowed within the Public Square Area per 1135.06 Lot Development Standards. Based on experience of the hotel management company, Riley Hotel Group, the banquet hall must be at least 2,800 SF to accommodate the expected demands and needs of parties interested in renting the space for events such as conferences, weddings, etc. Due to necessary program elements accompanying the banquet hall, the total building footprint exceeds 5,000 SF by approximately 800 SF.

The driveway depth required per 1145.10(c) is twenty (20) feet. A variance is requested for (3) parking spaces to be eleven (11) feet from the right-of-way, nine (9) feet closer than allowed. The goal of this variance request is to maximize the number of on-site parking spaces available to guests of the event center and hotel. The additional parking spaces also help address concerns within the community regarding parking.

The above setback variance was approved on 3/12. We are still requesting the Event Center 800 SF variance and it was our understanding that the zoning commission & Law Department were providing further clarification and/or reasoning for the 5,000 SF maximum allowance for any building in the Historic District.

Certificate of Appropriateness (Construction)

The proposed building is composed of brick with stone-like accents, windows (color to match the hotel), and a fiberglass cornice. The brick and stone products are identical to those previously approved by the Historic Preservation Board. The cornice is made of the same material as that approved on the hotel, however, has a different profile and size due to the scale of the building. The cornice is proposed to be an off-white color that matches the stone color of the lintel and jamb details. Canopies (color to match hotel) provide cover for guests at the east and west entrances. Detailing of the brick includes recessed vertical bands as well as horizontal soldier courses that provide an added sense of depth to the façade. While preliminary signage is shown on the images provided, any final signage will need to be approved separately from this submittal.

Based upon comments and discussions with the Historical Commission, we have made updates to the building and provided additional views and photos from the public areas around the site for further context noting that the south façade of the event center is not a primary elevation. The proposed facades align with the "Design Guidelines for Historic Properties and Districts" implemented by the city of Medina as well as the zoning code. We have also included a new sheet providing context of existing historical buildings within the district.

We hope this letter provides all the information necessary for review by the respective boards and commission. If you have any questions, please feel free to contact me. Thank you for your consideration.

Thank you,



Ian Jones, RA
Senior Director



February 26, 2024

To Whom It May Concern:

Pursuant to the application for approval of Planning Commission (site plan and conditional zoning certificate), Historic Preservation Board (certificate of appropriateness) and Board of Zoning Appeals (variance) regarding the Event Center, please find the enclosed information requested.

The current owner of record for permanent parcel numbers 028-19A-21-397 (245-257 South Court Street) and 028-19A-21-252 / 028-19A-21-253 (226 S. Elmwood Avenue), Legacy Hotel of Medina LLC, wishes to demolish and clear all structures in order to construct a 78-room boutique hotel in addition to an event center and parking, all located upon these parcels.

While some of the buildings are within the Medina Historic District, they are not a historic landmark, not listed or eligible for the National Register of Historic Place and is not a National Historic Landmark or part of a National Landmark Historic District. The buildings are single-wythe concrete block construction and possesses no characteristics of historical value.

The parcel (245-257 S. Court Street) was purchased by Jason T. Stevenson via a Limited Warranty Deed from James Gerspacher for the amount of \$1,200,000 on September 8th, 2023. Jason T. Stevenson is the President and sole member of The Legacy Hotel of Medina LLC and has transferred his interest to this entity. The additional parcels (226 South Elmwood Avenue) were purchased by Legacy Hotel of Medina LLC on 12/29/23 via a Fiduciary Deed from Martin Marcellus Living Trust Agreement dated March 4, 2002 for the amount of \$500,000.

The proposed cost of the demolition is estimated to be \$168,000 for structures currently on this parcel.


The current fair market value for the properties are estimated to be the same as the total purchase price of \$1.7 Million dollars (\$1,700,000), as the property was sold from previous owners to Stevenson/Legacy Hotel of Medina LLC less than 6 months ago. Following demolition and subsequent construction of the proposed hotel and event center, the anticipated valuation of the parcel and structures will be negligibly different due to the construction of the structure and the configuration of the structure on the site limiting potential opportunities beyond the current general use.

Rehabilitation to restore the structure to a move-in ready condition would yield no greater income due to the existing limitations on the structure. While costs for a simple rehabilitation could easily reach \$1,000,000, the value and income generation of the property would stay nearly the same.

Due to the simplistic nature of the structure, it is conducive to auto, equipment, and outdoor adjacent retail such as the current auto parts store, a hardware, lawn and garden equipment, etc. We would not consider this the highest and best use for the properties and we believe reconfiguring the site to compliment the hotel with an event center and efficient parking is a much more effective and desirable use of the property. Other uses would not fit for various reasons: Office space is over abundant, retail & restaurant are more suited to primary streets, and light industrial typically requires more space and isn't the most appropriate use for the location.

If any additional information is requested, The Legacy Hotel of Medina LLC will provide information as available in order to obtain this approval. I can be reached at the information below.

Regards,



Jason T. Stevenson
President
The Legacy Hotel of Medina LLC

FACTORS APPLICABLE TO AREA OR SIZE-TYPE VARIANCES ("PRACTICAL DIFFICULTY")

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type variance should be granted:

A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

Based on experience of the hotel management company, Riley Hotel Group, the banquet hall must be at least 2,800 SF to accommodate the expected demands and needs of parties interested in renting the space for events such as conferences, weddings, etc. Due to necessary program elements accompanying the banquet hall, the total building footprint exceeds 5,000 SF by approximately 800 SF.

B. Whether the variance is substantial;

The additional approximately 800sf is approximately 16% more than zoning allows. We do not consider this substantial

C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

We do not believe the additional ~800sf would significantly alter any nearby buildings or the neighborhood at large in any detrimental way due to the variance.

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

Water, sewer, garbage, etc. would not be impacted by the proposed event center or by the proposed area exceeding the 5,000sf footprint limitation.

E. Whether the property owner purchased the property with knowledge of the zoning restrictions;

The owner purchased the property with the general understanding that there may be zoning limitations that are compatible with their vision for the property, and that there may be zoning limitations that require variances or collaboration with the City of Medina on alternative solutions.

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or

Due to the nature of an event center of this size needing to be of a single story, and due to the experience of the management company dictating the size of the banquet hall, there was no other choice but to exceed the zoning square footage limit of the building footprint.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

We believe that the intent of the limitation is to ensure development within the historic district is harmonious with existing structures. We believe the event center will be cohesive and sensitive to the historic district and overall strengthen the district as a place to stay and spend time in.

FACTORS APPLICABLE TO AREA OR SIZE-TYPE VARIANCES ("PRACTICAL DIFFICULTY")

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type variance should be granted:

A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

The variance will allow for (3) additional parking spaces for guests of the hotel and event center. The property can be of beneficial use for the owner without the variance, however parking is a major concern of residents. Maximizing the parking available on the site will lessen these concerns and provide guests the convenience of parking within the hotel and event center property.

B. Whether the variance is substantial;

The variance allows the addition of (3) parking spaces, encroaching on the 20' setback by approximately 9', or under 50%. Total green space lost would be 513sf. The 5% landscaping minimum required by code is still provided if the variance is granted.

C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

The character would not be altered as there is city owned parking directly across the street as well. Adjoining properties would benefit from the added available parking spaces due to minimizing guests searching for parking elsewhere in the city.

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

No government services would be affected.

E. Whether the property owner purchased the property with knowledge of the zoning restrictions;

The owner purchased the property with the general understanding that there may be zoning limitations that are compatible with their vision for the property, and that there may be zoning limitations that require variances or collaboration with the City of Medina on alternative solutions.

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or

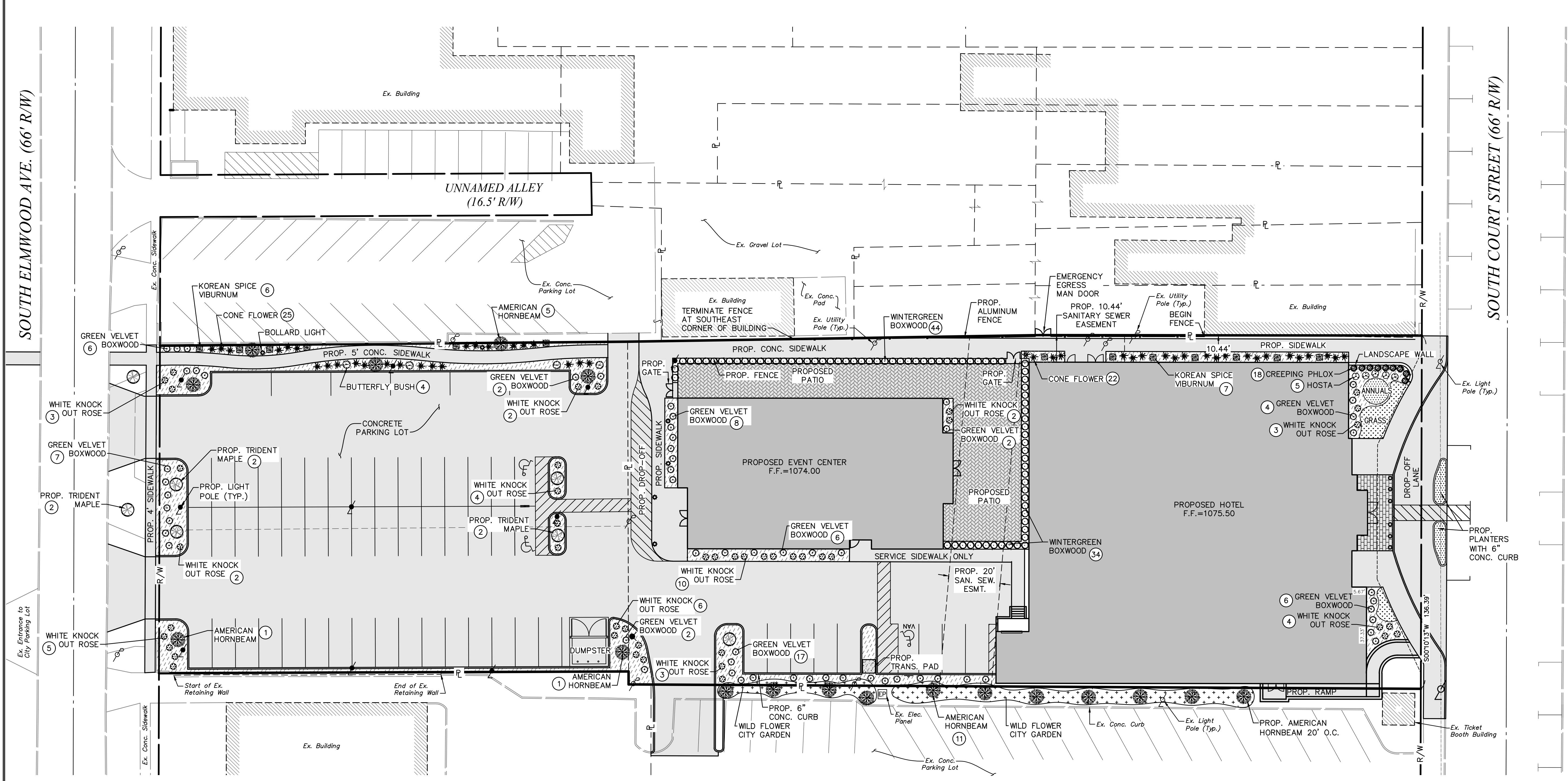
There is not another method to increase parking on the site. Multiple site plans were created to test the most efficient parking scenarios. All scenarios tested would require the same variance to maximize parking.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

Zoning Section 1145.10 asks that the location, width and number of driveways serving off-street parking facilities shall be planned in such a manner as to interfere as little as possible with the use of adjacent property and the flow of traffic on the street system. In this scenario, we believe the additional parking spaces in our design, should the variance of 1145.10(c) be granted, will improve traffic flow and create less interference on adjacent properties, better serving the intent of the code.

SOUTH ELMWOOD AVE. (66' R/W)

SOUTH COURT STREET (66' R/W)

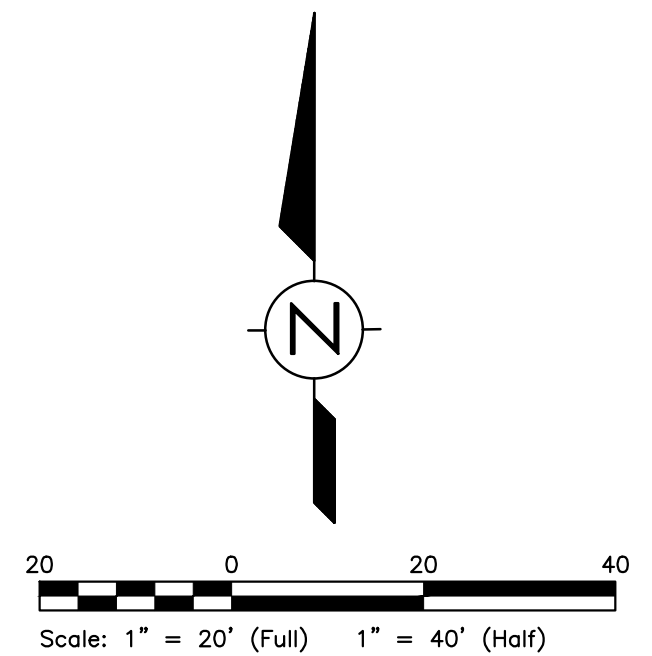
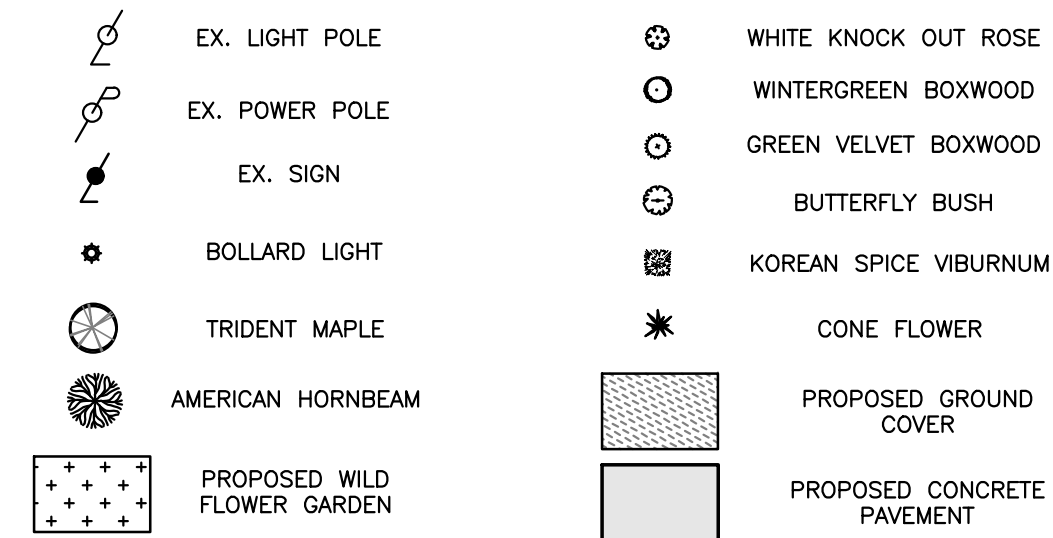


PLANT MATERIALS LIST			
QTY.	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES			
8	TRIDENT MAPLE	<i>Acer buergerianum</i>	6'-7'
18	AMERICAN HORNBEAM	<i>Carpinus caroliniana</i>	6'-7'
FLOWERING AND EVERGREEN SHRUBS			
78	WINTERGREEN BOXWOOD	<i>Buxus sinica var. insularis 'Wintergreen'</i>	12"
59	GREEN VELVET BOXWOOD	<i>Buxus koreana 'Green Velvet'</i>	12"
44	WHITE KNOCK OUT ROSE	<i>Rosa x 'RADwhite'</i>	12"
13	KOREAN SPICE VIBURNUM	<i>Viburnum carlesii</i>	12"
4	BUTTERFLY BUSH	<i>Buddleja davidii</i>	12"
PERENNIALS			
18	CREeping PHLOX	<i>Phlox subulata-white and pink</i>	6"
47	CONE FLOWER	<i>Echinacea purpurea</i>	8"-12"
5	HOSTA	<i>Fortunei 'aureomarginata'</i>	8"-12"
ANNUALS			
72	FLOWERING ANNUALS	Daylily, Red Impatiens, Coreopsis, Sweet williams, Aster, Geraniums	12"

GENERAL NOTES - PLANTING

- EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
- ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
- CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- LANDSCAPING MUST CONFORM TO THE CITY OF MEDINA PLANNING AND ZONING CODE CHAPTER 1149.
- BACKFILL WITH TOPSOIL AS REQUIRED TO BRING FINISHED GRADE FLUSH WITH GRADE ADJACENT, INSURING POSITIVE DRAINAGE OVER ALL SURFACE.
- LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 6". MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24". MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

LEGEND



DATE	DESCRIPTION	BY

LEGACY HOTEL OF MEDINA
 LOCATED IN
 COUNTY OF MEDINA
 CITY OF MEDINA

CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5980

LANDSCAPE PLAN

SHEET TITLE:

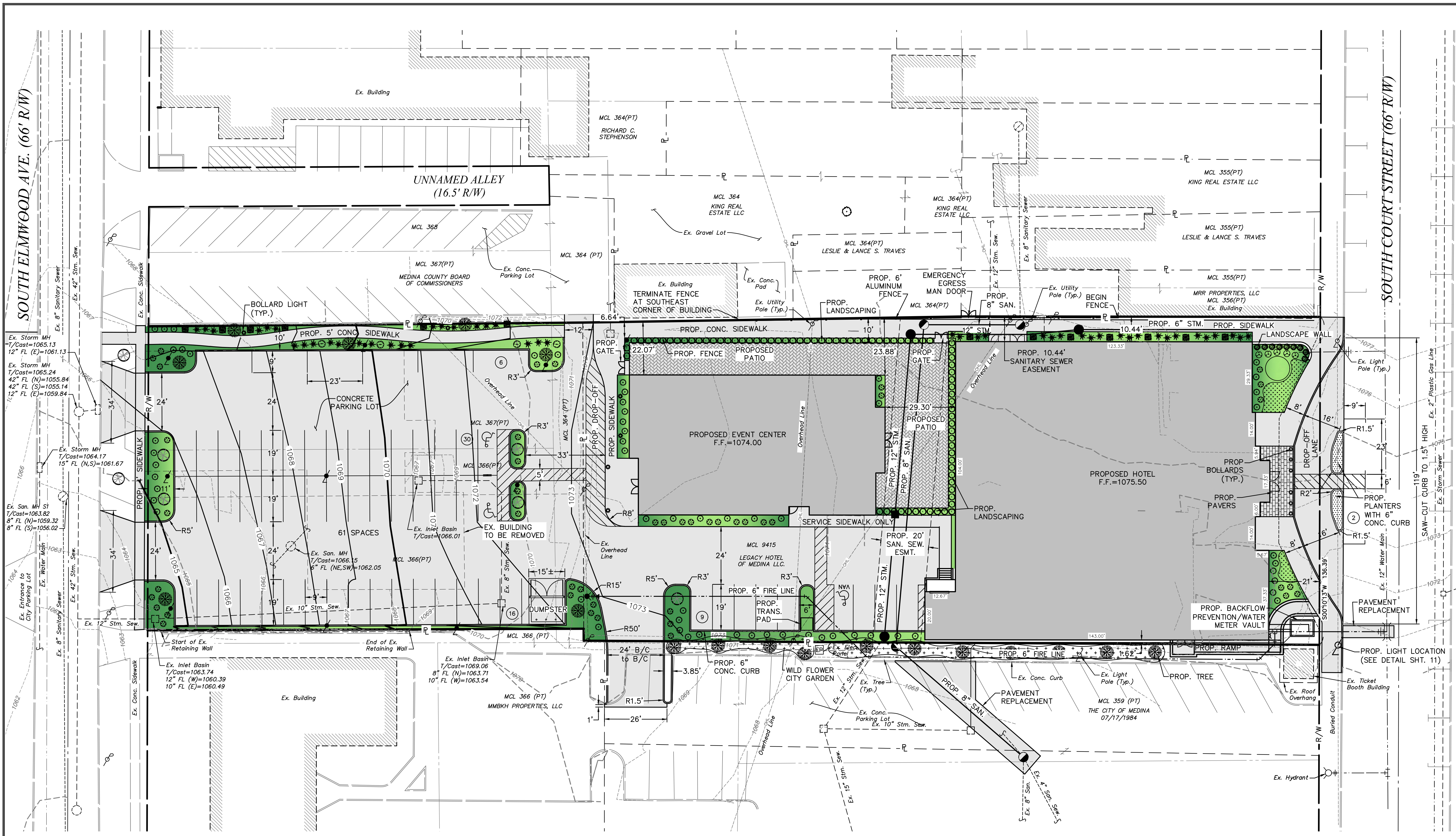
DRAWN BY: CAH
 DATE: 03/22/2024
 CHECKED BY:
 DATE:

PROJECT No.
 22-137

ACAD FILE No.
 MFL-22-137 SITE LS

SCALE: PLAN: 1"=20'
 PROFILE-Horz. Vert.

SHEET NO.
1



DATE	DESCRIPTION	R/W

LEGACY HOTEL OF MEDINA
 LOCATED IN
 COUNTY OF MEDINA

CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44026 330-725-5980

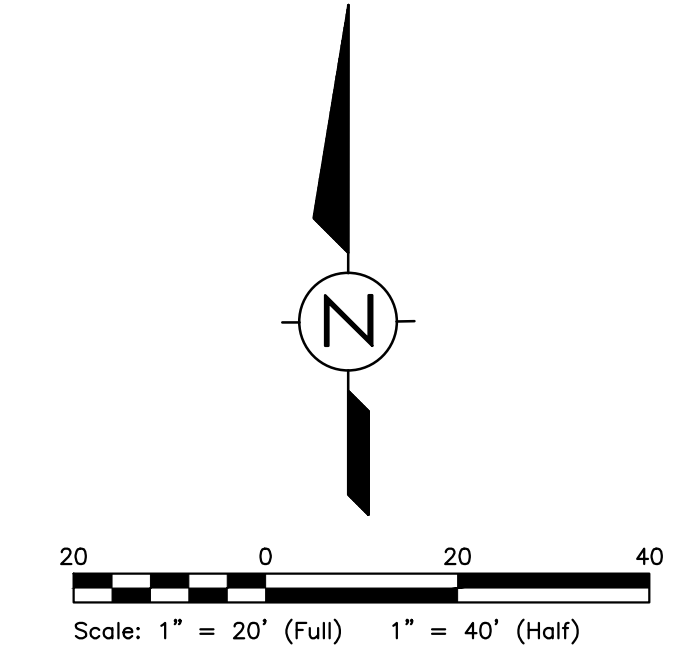
PRELIMINARY SITE PLAN

DRAWN BY: CAH
 DATE: 03/22/2024
 CHECKED BY: _____
 DATE: _____
 PROJECT No. 22-137
 ACAD FILE No. M:\...22-137 SITE

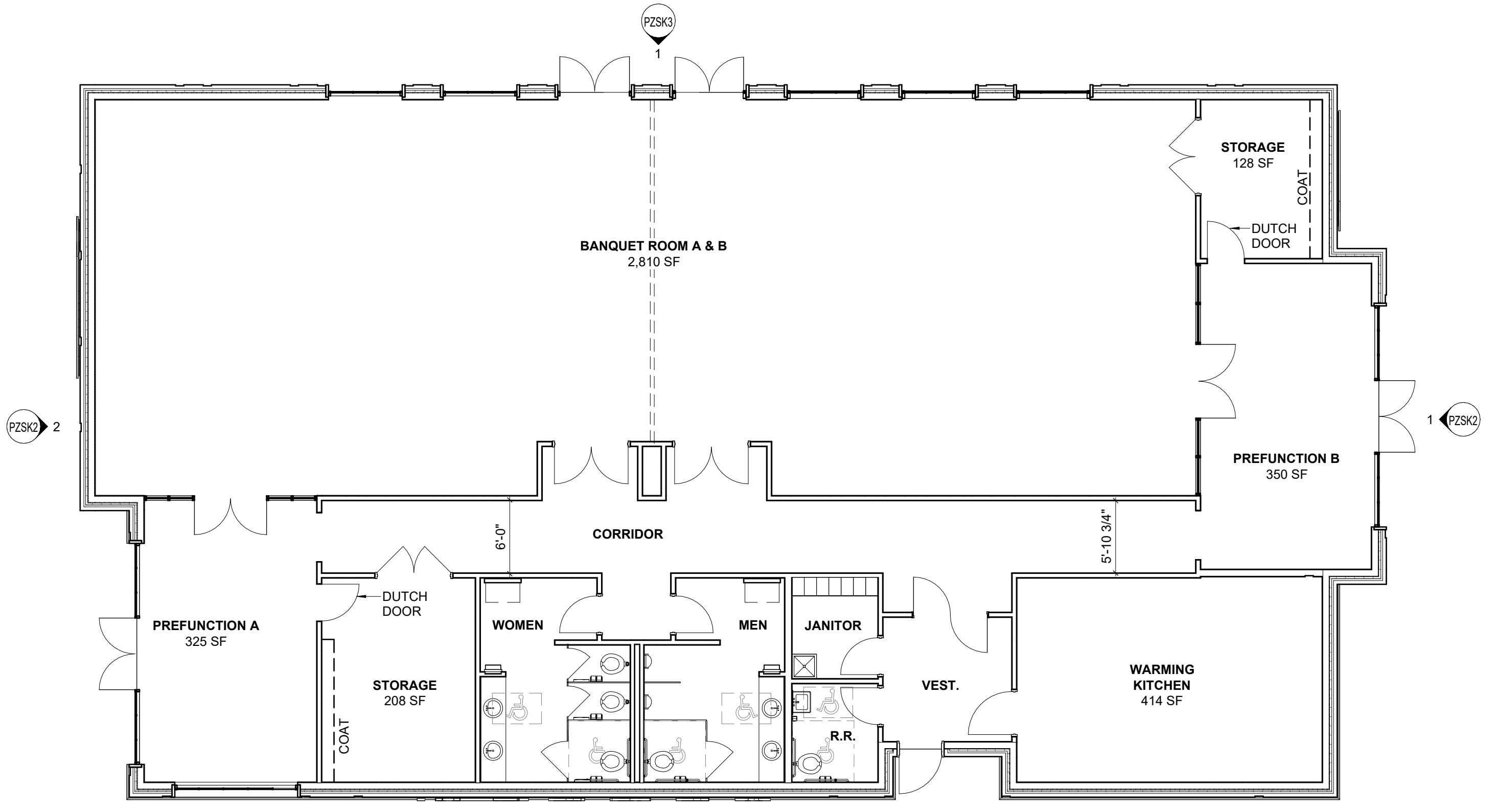
SCALE: PLAN- 1"=20'
 PROFILE-Horz. Vert.

SHEET NO.
2 / 2

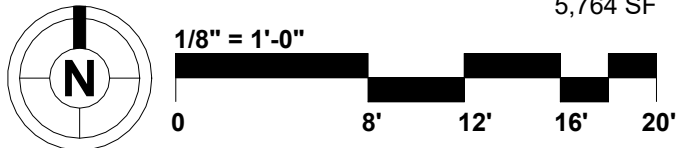
- LEGEND**
- | | | | |
|--|----------------------|--|-------------------------|
| | EX. HYDRANT ASSEMBLY | | EX. SIGN |
| | EX. LIGHT POLE | | PROP. TREE |
| | EX. POWER POLE | | EX. CONCRETE PAVEMENT |
| | PROP. LIGHT POLE | | PROP. CONCRETE PAVEMENT |
| | EX. OVERHEAD LINE | | |



X:\Info_Folders\2022\22-137_SITE3.dwg, 3/22/2024, 8:47 AM, Cindy Hallich



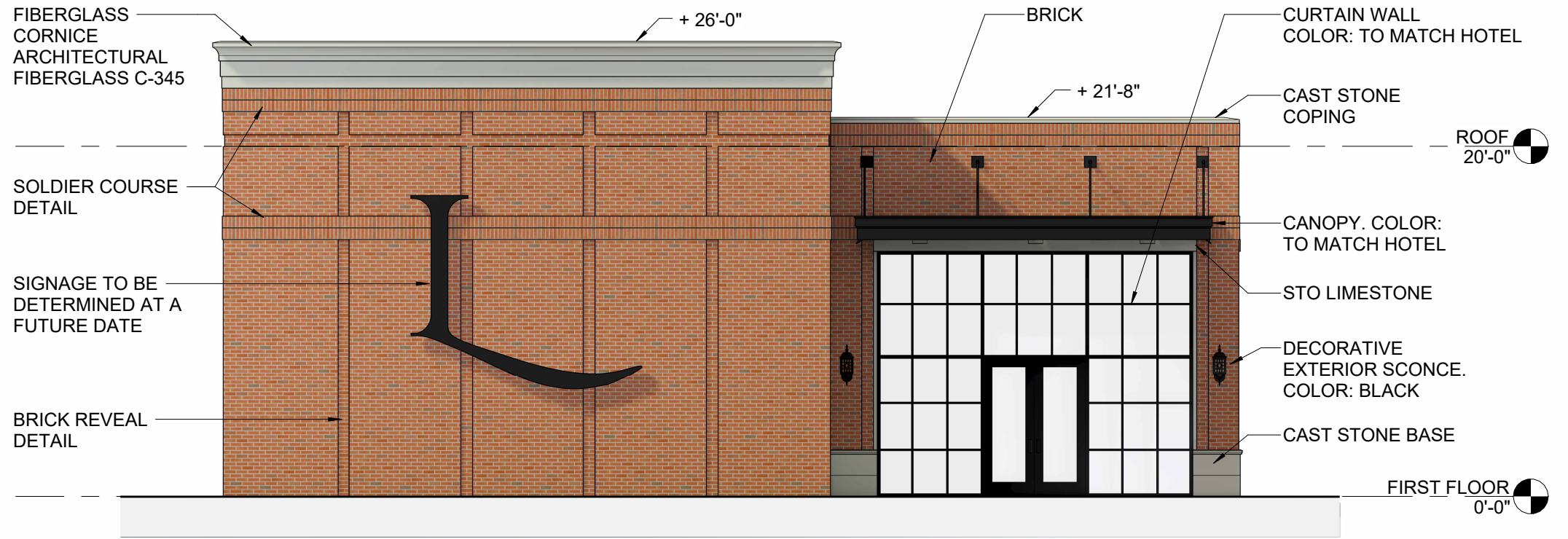
1 PLAN PRELIMINARY FLOOR PLAN
 1/8" = 1'-0"



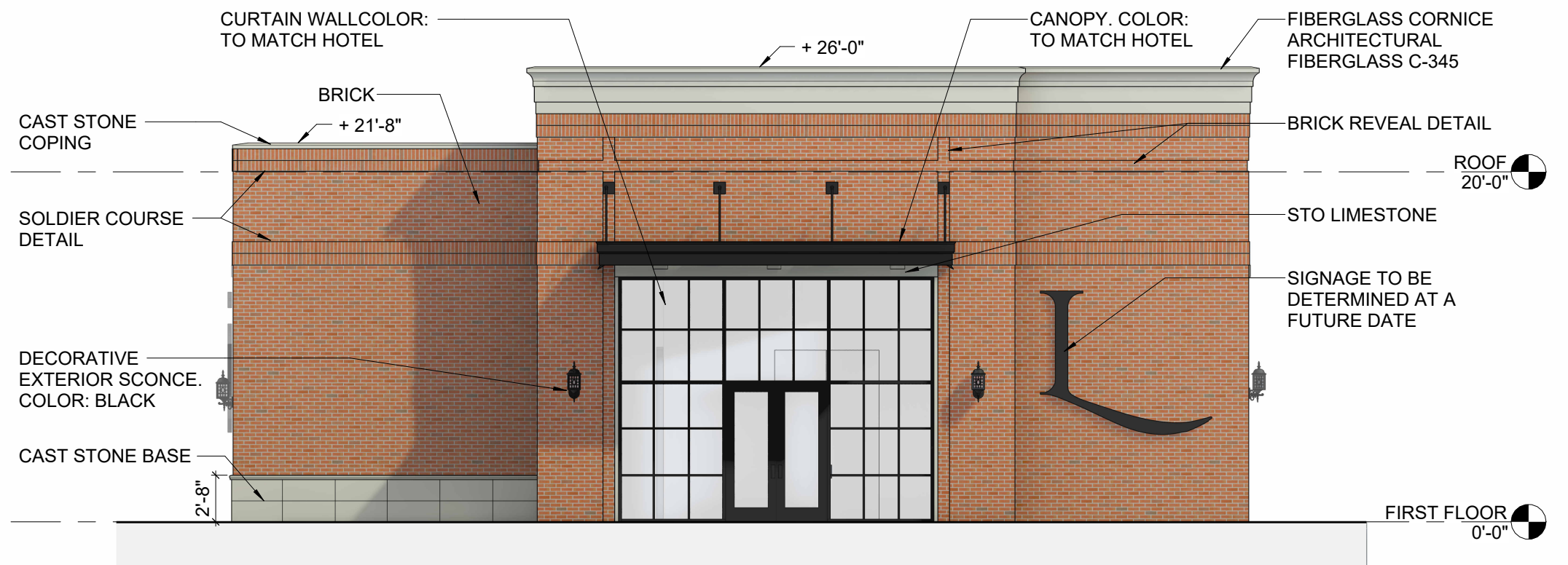
PROJECT INFORMATION
 MEDINA HOTEL - EVENT CENTER
 DATE: MARCH 29, 2024
 PROJECT NO. 14423

SHEET NAME
 SCHEMATIC FLOOR PLAN

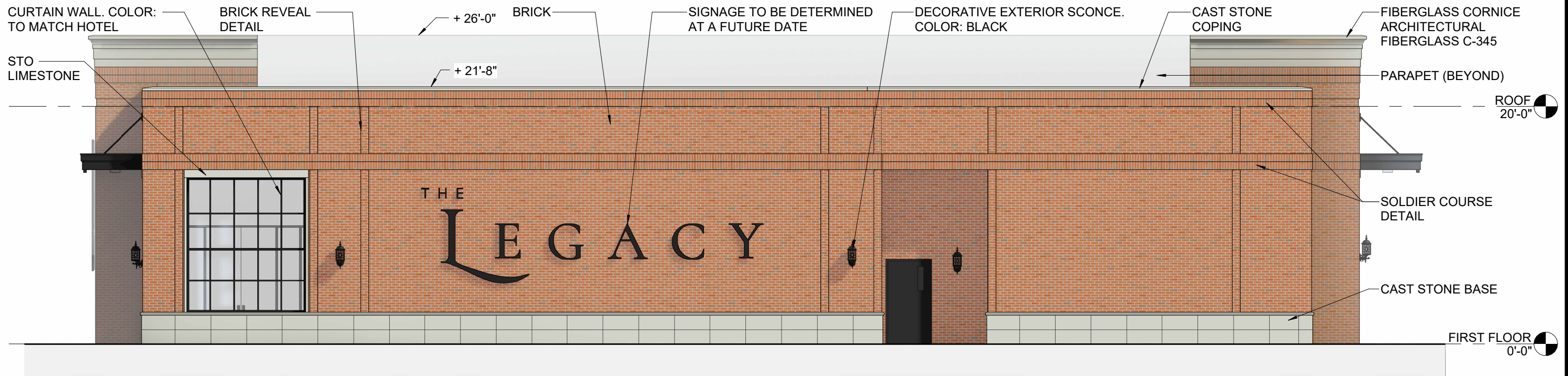
SHEET NO.
 PZSK1



2 ELEVATION WEST - BANQUET "A" ENTRANCE
 1/8" = 1'-0"



1 ELEVATION EAST - BANQUET "B" ENTRANCE
 1/8" = 1'-0"



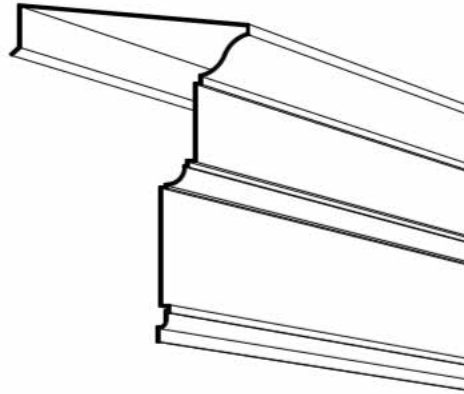
2 ELEVATION SOUTH
1/8" = 1'-0"



1 ELEVATION NORTH
1/8" = 1'-0"

FIBERGLASS CORNICE - AMERICAN FIBERGLASS INC. C-345
 COLOR TO MATCH CAST STONE

C-345
 DEPTH: 1'-10 1/2"
 HEIGHT: 2'-7 7/8"

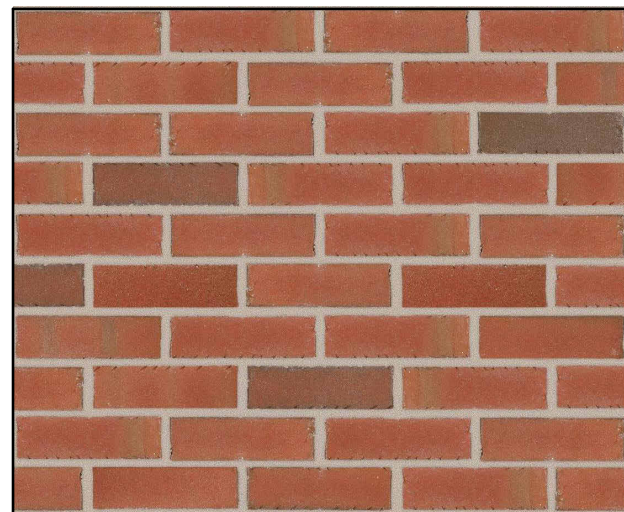


STO LIMESTONE FINISH AROUND
 BLACK CURTAIN WALL.

STO LIMESTONE FINISH

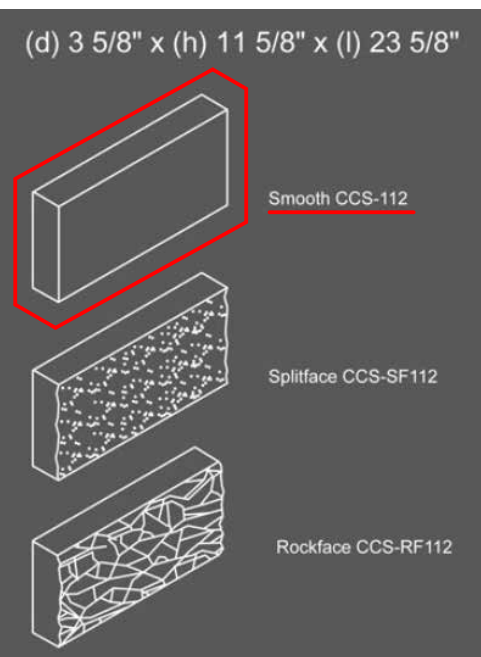


GLEN-GERY BRICK : OLDE DETROIT

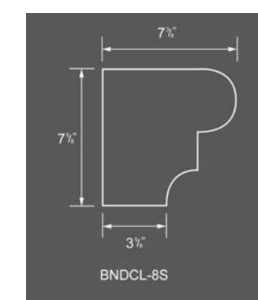


ARCHITECTURAL CAST STONE BASE, CUSTOM CASTSTONE.
 STONE SMOOTH FINISH CCS-112, CAP BNDCL-8S
 COLOR: SANDSTONE

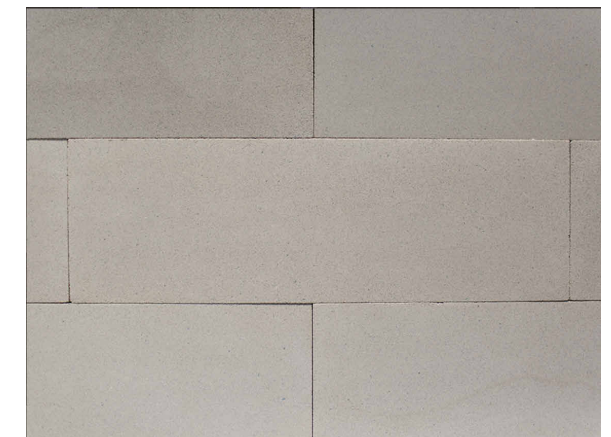
STONE SIZE AND FINISH



CAP PROFILE



COLOR



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
 DATE: MARCH 29, 2024
 PROJECT NO. 14423

SHEET NAME

EXTERIOR ELEVATION
 MATERIALS

SHEET NO.

PZSK4



MANN • PARSONS • GRAY
 ARCHITECTS 330.666.5770



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MARCH 29, 2024
PROJECT NO. 14423

SHEET NAME

3D VIEW - NE CORNER

SHEET NO.

PZSK5





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MARCH 29, 2024
PROJECT NO. 14423



SHEET NAME
3D VIEW - NE CORNER
PATIO

SHEET NO.
PZSK6



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MARCH 29, 2024
PROJECT NO. 14423

SHEET NAME

3D VIEW - NORTH PATIO

SHEET NO.

PZSK7





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MARCH 29, 2024
PROJECT NO. 14423

SHEET NAME

3D VIEW - SW CORNER

SHEET NO.

PZSK8





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MARCH 29, 2024
PROJECT NO. 14423

SHEET NAME

3D VIEW - SE CORNER

SHEET NO.

PZSK9





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MARCH 29, 2024
PROJECT NO. 14423

SHEET NAME

3D VIEW - NE CORNER AT
NIGHT

SHEET NO.

PZSK10





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MARCH 29, 2024
PROJECT NO. 14423



SHEET NAME
3D VIEW - SW CORNER
AT NIGHT

SHEET NO.
PZSK11



7'-0" DUMPSTER ENCLOSURE.
BRICK TO MATCH HOTEL AND EVENT CENTER.
7'-0" GATE TO MATCH BLACK ACCENT COLOR
AT HOTEL AND EVENT CENTER.

PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MARCH 29, 2024
PROJECT NO. 14423

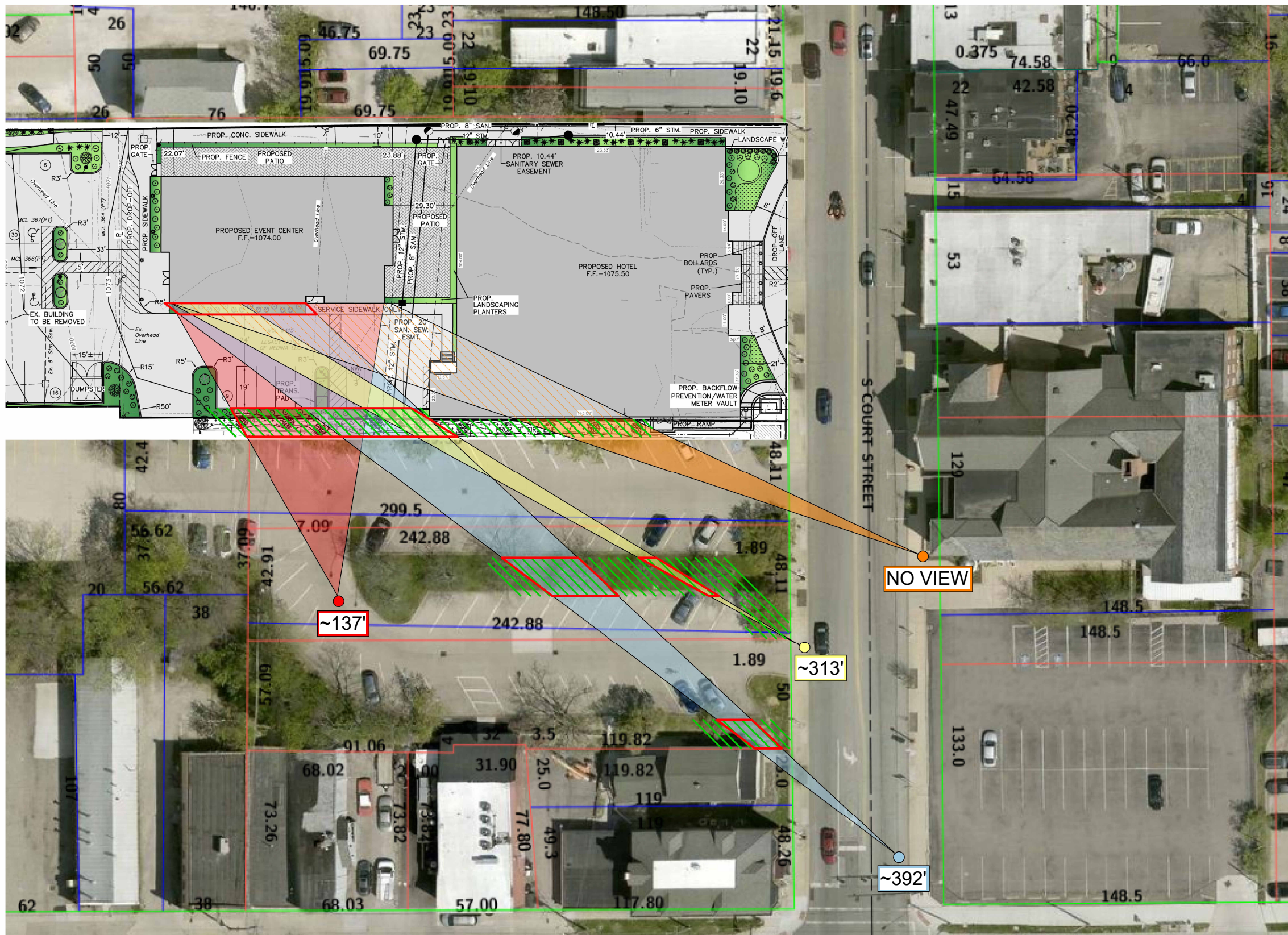


SHEET NAME

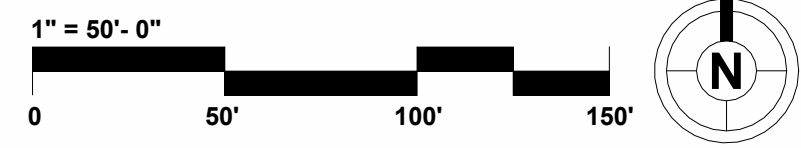
3D VIEW - NW CORNER

SHEET NO.

PZSK12



1 PLAN SITE PLAN - EVENTCENTER'S SOUTH FACADE VISIBILITY STUDY
1" = 50'-0"



PROJECT INFORMATION
 MEDINA HOTEL - EVENT CENTER
 DATE: MARCH 29, 2024
 PROJECT NO. 14423

SHEET NAME
 SOUTH FACADE VISIBILITY
 SHEET NO.
 PZSK13



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MARCH 29, 2024
PROJECT NO. 14423

SHEET NAME
SOUTH FACADE
VISIBILITY FROM CASTLE
NOEL - 3D VIEW

SHEET NO.
PZSK14





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: APRIL 1, 2024
PROJECT NO. 14423

SHEET NAME
SOUTH FACADE
VISIBILITY FROM CASTLE
NOEL - 3D VIEW

SHEET NO.
PZSK14A





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MARCH 29, 2024
PROJECT NO. 14423

SHEET NAME
SOUTH FACADE
VISIBILITY FROM SIDE
WALK - 3D VIEW

SHEET NO.
PZSK15





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: APRIL 1, 2024
PROJECT NO. 14423



SHEET NAME
SOUTH FACADE
VISIBILITY FROM SIDE
WALK - 3D VIEW

SHEET NO.
PZSK15A



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MARCH 29, 2024
PROJECT NO. 14423

SHEET NAME
SOUTH FACADE
VISIBILITY FROM LOWER
PARKING LOT- 3D VIEW

SHEET NO.
PZSK16





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: APRIL 1, 2024
PROJECT NO. 14423

SHEET NAME
SOUTH FACADE
VISIBILITY FROM LOWER
PARKING LOT- 3D VIEW

SHEET NO.
PZSK16A



330.666.5770



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MARCH 29, 2024
PROJECT NO. 14423



SHEET NAME
SOUTH FACADE
VISIBILITY FROM CITY
PARKING LOT - 3D VIEW

SHEET NO.
PZSK17



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: APRIL 1, 2024
PROJECT NO. 14423

SHEET NAME
SOUTH FACADE
VISIBILITY FROM CITY
PARKING LOT - 3D VIEW

SHEET NO.
PZSK17A





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MARCH 29, 2024
PROJECT NO. 14423



SHEET NAME
SITE PICTURES - PUBLIC
PARKING

SHEET NO.
PZSK18

VISIBLE FROM ROW 4



PRIVATE LOT



VISIBLE FROM ROW 3



VISIBLE FROM SOUTH COURT



PUBLIC ADJACENT



VISIBLE FROM ROW 5



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER
DATE: MARCH 29, 2024
PROJECT NO. 14423



SHEET NAME
SITE PICTURES -
HISTORICAL BUILDINGS
IN THE AREA

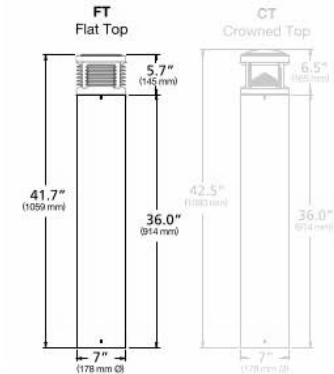
SHEET NO.
PZSK19



KIMLIGHTING® OPTION 2

PA7R IMPACT RATED
BOLLARD

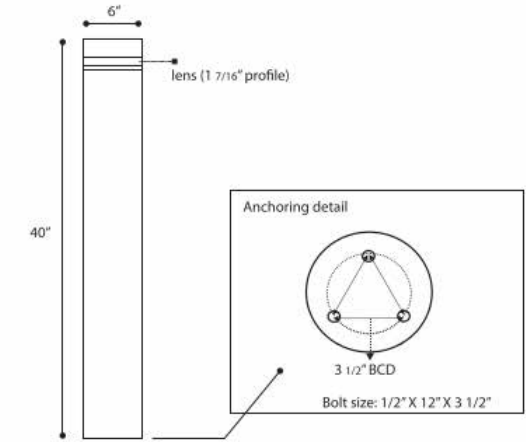
DIMENSIONS



Solera

OPTION 1

Dimensions & Mounting:
Please note that drawings are not to scale.



architectural
arealighting
ALN440
DECORATIVE & POST TOP



ALN440D

Aluminum Fence at Wholesale Prices Delivered to You

Fence Specs	Residential	Commercial
Picket	5/8" sq.	3/4" sq.
Rail	1-3/8" x 1"	1-3/4" x 1-1/4"
Fence Post	2" sq. x .062	2" x.062 or 2-1/2" x .075
Gate Post	2" sq. x .125	2" sq., 2-1/2" sq.

Standard Colors

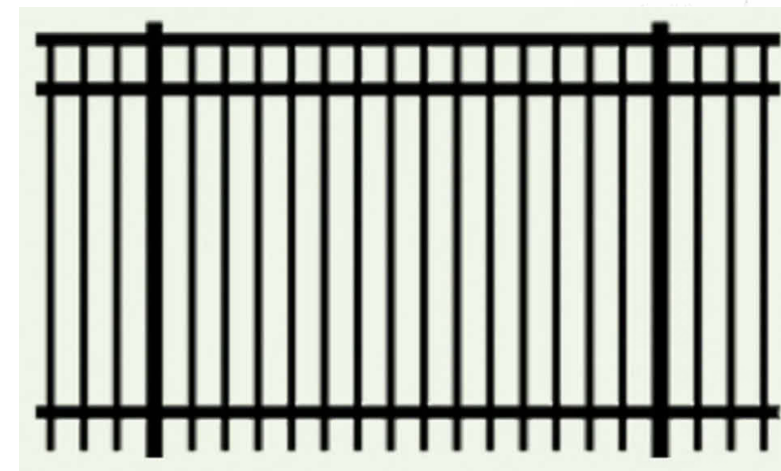


Great Dane

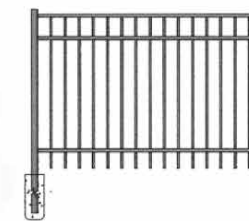


Fence Styles

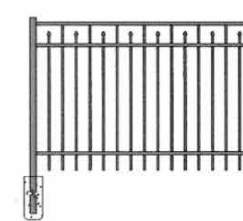
BEAGLE COMMERCIAL FENCE



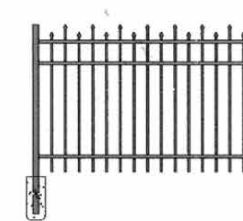
Beagle



Labrador



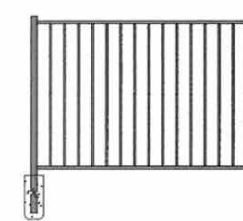
Bull Dog



German Shepard



Border Collie



Retriever



PROJECT INFORMATION

SHEET NAME

SHEET NO.

MEDINA HOTEL - EVENT CENTER
DATE: MARCH 29, 2024
PROJECT NO. 14423

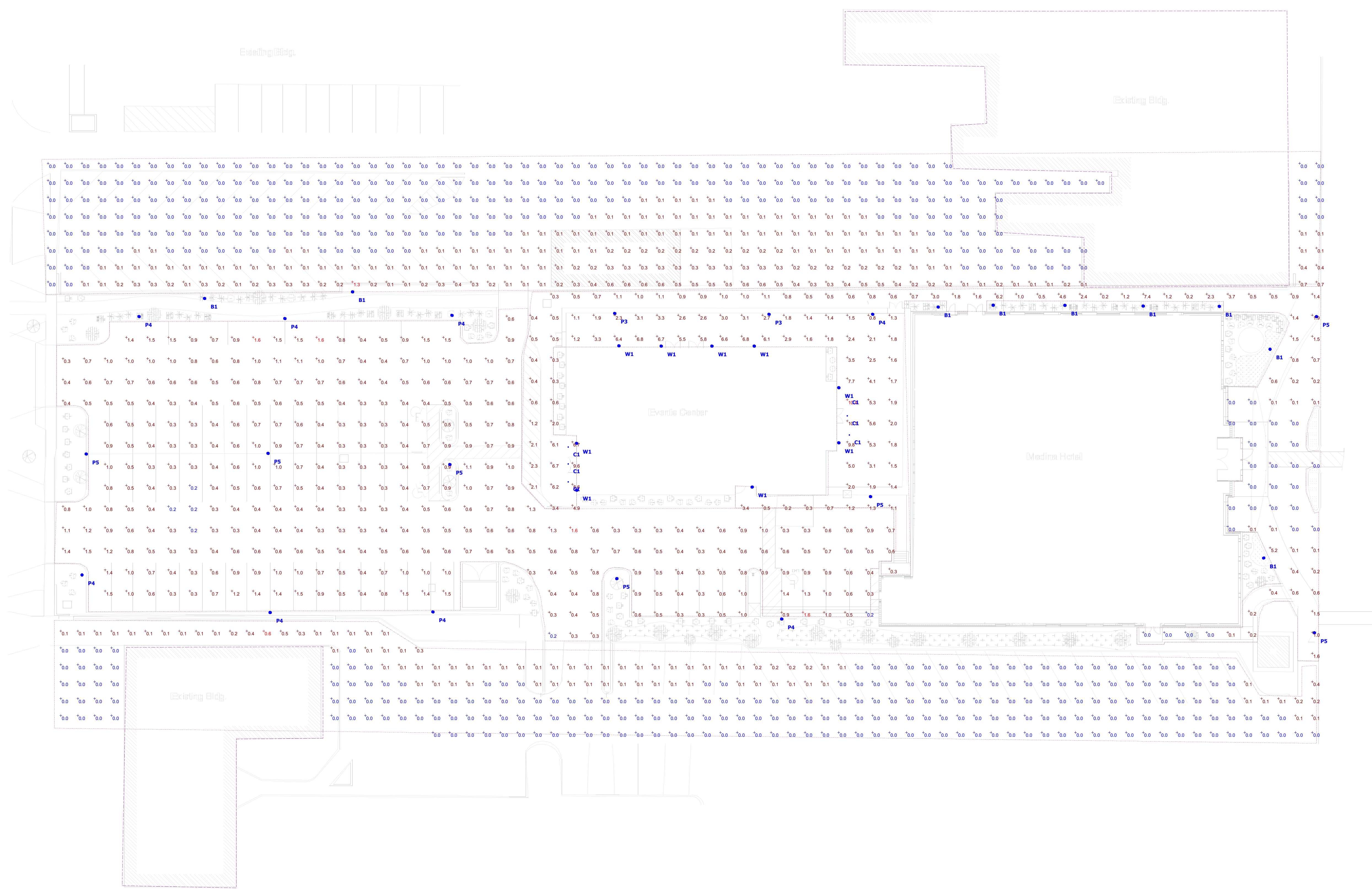
FENCE AND LIGHT
FIXTURE EXAMPLES

PZSK20



Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	Input Power	Notes
	B1	9	TBD	SEE PROPOSED OPTIONS FOR HISTORIC PRESERVATION BOARD'S REVIEW.	BOLLARD @ 4ft	1	808	14.08	4' Mounting Height
	P3	2	ARCHITECTURAL AREA LIGHTING	PROS-Y3-2040	PROVIDENCE SMALL - 15ft Post Top Light Fixture with Type III Distribution	1	1830	25.1	15' Mounting Height
	P4	8	ARCHITECTURAL AREA LIGHTING	PROS-Y4W-3040	PROVIDENCE SMALL - 15ft Post Top Light Fixture with Type IV Distribution	1	2988	43	15' Mounting Height
	P5	7	ARCHITECTURAL AREA LIGHTING	PROS-Y5-3040	PROVIDENCE SMALL - 15ft Post Top Light Fixture with Type V Distribution	1	2893	43.2	15' Mounting Height
	W1	9	ARCHITECTURAL AREA LIGHTING	ALN440-Y3-32LED-4K-SBL-700	TOWNE COMMONS - ALN440 ONE PIECE SAND BLASTED LENS.	1	4953	74.9	
	C1	6	BEACON PRODUCTS	SRT1-15-4K7-5C-UNV	SRT1 12" ROUND EDGELIT CEILING	1	2458	16.85	

Statistics						
Symbol	Max	Avg	Min	Max/Min	Avg/Min	Description
+	1.6 fc	0.6 fc	0.2 fc	8.0:1	3.0:1	Parking Lot



Plan View
Scale - 1" = 25ft

PHOTOMETRIC SITE PLAN
LEGACY OF MEDINA HOTEL
257 S COURT ST.
MEDINA, OH 44256

Designer
Date
03/28/2024
Scale
1"=25'
Project No.
14423
Summary