

P24-16 Brookdale Mobile Home Park Expansion

Property Owner: Brookdale Park LLC
Applicant: David Myers
Location: South of Lafayette Rd. and west of Industrial Pkwy with Parcel Numbers 028-19C-17-041 and 028-19C-17-040
Zoning: R-3 (High Density Urban Residential)
Request: Conditional Zoning Certificate and Site Plan approval for the expansion of a manufactured housing park

LOCATION AND SURROUNDING USES

The subject site is composed of two properties encompassing 14.88 acres located south of the existing Brookdale Mobile Home Park on Lafayette Road. Adjacent properties contain the following uses and zoning:

- North – Brookdale MH Park (R-3)
- East – Industrial (I-1)
- South – Undeveloped (I-1)
- West – Single-Family Residential (Outside the City)



BACKGROUND & PROPOSED APPLICATION

In February of 2023, City Council approved a rezoning of the southern property from I-1 (Industrial) to R-3 (High Density Urban Residential). Prior to City Council's action, the Planning Commission recommended approval of the rezoning in November of 2022. Though not required with the rezoning request, a conceptual plan was included by the applicant indicating 61 lots for manufactured homes.

The current Conditional Zoning Certificate and Site Plan applications propose the construction of private roadways for 55 manufactured home lots. Plans include two cul-de-sac lots connected by an emergency drive, the expansion of an existing stormwater basin, and landscaping on the east side of the site.

CONDITIONAL ZONING CERTIFICATE

Per Section 1125.03, a “Manufactured Housing Park or Mobile Home Park” is a conditionally permitted use in the R-3 zoning district. The use includes the following numerous 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.
- (5) No lighting shall constitute a nuisance or shall in any way impair safe movement of traffic on any street or highway. No lighting shall shine directly on adjacent properties.
- (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.
- (9) Such uses shall not require uneconomical extensions of utility services at the expense of the community.
- (10) Site locations should be preferred that offer natural or man-made barriers that would lessen the effect of intrusion into the area, especially if a residential area.
- (11) Such uses should be properly landscaped to be harmonious with surrounding uses, especially if residential uses.
- (13) All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to any single property, any individual or to the community in general. A bond may be required to insure that this provision will be met.
- (20) The design and construction of all access drives, access points to public streets and parking and service areas shall be approved by the Planning Commission.
- (22) The following conditions shall apply to all Manufactured Housing Parks and Mobile Home Parks. For the purposes of this section, Manufactured Housing Parks and Mobile Home Parks shall be referred to as “Parks” and Manufactured Housing Homes or Mobile Homes shall be referred to as “Homes”.
 - A. Parks shall house only detached homes.
 - B. The park shall be in one ownership, or if in several ownerships, the application shall be filed jointly by all the owners of the properties included in the plan.
 - C. In addition to the other requirements of this subsection, the application shall include any other data the Planning Commission may require.
 - D. Each boundary of the park must be at least 200 feet from any permanent residential building outside the park, unless separated by a natural or artificial barrier.
 - E. Each home shall have a clearly identified space a minimum of 4,000 square feet in area and forty (40) feet in width.
 - F. The density of the development shall not exceed eight (8) homes per acre of total project area and the minimum size of the project to be developed shall be ten (10) acres.
 - G. There shall be at least twenty (20) feet of clearance between homes. No home shall be closer than twenty (20) feet from any building within the park or fifty (50) feet from any property which is not located in the park.

- H. All home spaces shall abut upon a driveway of not less than twenty (20) feet in pavement width, which shall have unobstructed access to a public thoroughfare. All paving and street lighting shall meet the requirements of City street standards.
- I. Each park shall provide service buildings to house laundry, storage facilities and offices. Walkways not less than four (4) feet wide and paved shall be provided from the home spaces to the service buildings.
- J. Each home shall be provided with electric service, City and/or County approved water and sewer connections, and all utility lines within the park shall be installed underground.
- K. Adequate garbage and rubbish cans shall be provided no further than 300 feet from any home's space.
- L. In addition to the 4,000 square feet of each home's space, recreation and open space shall be provided within the overall park tract at the rate of at least 1,500 square feet per home. The shape, location, design and landscaping of recreation and open spaces shall be approved by the Planning Commission. All recreation and open spaces shall be maintained in a neat, orderly and safe condition so as not to create a menace to the health and safety of any park occupant, visitor, neighboring land occupant or the general public.

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 the general development standard requirements of the R-3 zoning district and previously noted Conditional Zoning Certificate Regulations:

	Required	Proposed
Minimum Lot Size	4,000 sq. ft.	4,167 sq. ft.
Minimum Lot Width	40 ft.	40 ft.
Minimum Distance from Off-Site Residence	200 ft.	450 ft.
Maximum Density	8 units/acre	3.7 units/acre
Minimum Distance Between Homes	20 ft.	22 ft.
Minimum Distance from Property Line	50 ft.	50 ft.
Minimum Open Space	1.9 acres	3.2 acres

The open space provided entails open areas and undeveloped land and does not appear to be usable by residents. In addition, a portion of existing usable open space including a basketball court and possibly a playground will be removed. Open space should incorporate walking paths, playgrounds, courts, pavilions, or similar items that are usable for residents.

Parking, Access, and Circulation

Access and Circulation – The Brookdale Mobile Home Park is accessed on the south side of Lafayette Road. The proposed expansion is located to the south of the existing Park with private asphalt streets a minimum of 20 ft. in width.

New home lots are shown off of cul-de-sacs of 480 ft. and 1,173 ft. Engineering Design Standards limit the length of cul-de-sacs to 600 ft. (Section 1171.02(b)(4)), however, an aggregate emergency access drive has been provided connecting the cul-de-sacs. Though the drive is not publicly used, it is required to be a hard surface per Section 1145.09(a)(1). The applicant has indicated the drive surface will be updated to asphalt or concrete.

A secondary emergency access to the expansion area was required by the City of Medina Engineering and Fire departments. A drive near the end of the 480 ft. cul-de-sac is shown connecting to an industrial lot to the east at 1155 Industrial Drive. Documentation will need to be provided showing how access will be obtained through the lot to Industrial Drive.

Off-Street Parking – Manufactured homes require two parking spaces for each unit. Each unit is shown with a driveway that is larger than the minimum 9 ft. x 38 ft. necessary to accommodate two parking spaces. The surface of the driveways is not indicated and the driveways will need to be surfaced with asphalt or concrete.

Traffic Analysis – At the request of the City Engineer, a Traffic Analysis was prepared by the applicant to evaluate the expansion’s effects on the existing access point. The results of the Traffic Analysis include a recommendation to consider widening Lafayette Road at the access point and installing a westbound left-hand turn lane.

Sidewalk – Sidewalks are not shown on the submitted plans along the proposed private streets. As private streets must be constructed to public street standards, sidewalks are required on both sides of the streets. In addition, the existing Brookdale Mobile Home Park includes sidewalks along both sides of the private streets.

Landscaping, Screening, and Buffering

Interior streets and lots include no proposed landscaping.

The development is adjacent to the Industrial zoning district to the east. Screening is required between the entire development and the Industrial zoning district to the east. Though screening is shown along a portion of the eastern property line, there are areas of gaps to the north of lots 8 to 11, 22 to 24, 28, and 50 to 52 that will need to be filled with year-round landscaping or fencing.

The development is also adjacent to single-family homes located in Lafayette Township to the west. There is generally sufficient landscaping located on the adjacent properties to the west. However, a gap is approximately located to the west of lots 34 to 38, which should be filled with year-round landscaping or fencing.

Utilities

Water and sanitary sewer are available from the existing Park to the north. Storm water is directed to an existing pond on the south side of the site, which will be expanded to accommodate the additional impervious surface.

Engineering Department Comments

The City of Medina Engineering Department has reviewed the revised plans and has provided the attached comments. In general, the Fire Department has required a typical Storm Water Operations and Management Agreement with the city, installation of a westbound turn lane on Lafayette Road as recommended by the Traffic Analysis, details regarding the emergency access drive to Industrial Parkway, surfacing of the drive connecting the cul-de-sacs with asphalt, and the verification of pressure and looping of the private water lines.

Fire Department Comments

The City of Medina Fire Department has reviewed the revised plans and has provided the attached comments. In general, the Fire Department has requested details regarding the emergency access drive to Industrial Parkway, removing gates and surfacing of the drive connecting the cul-de-sacs with asphalt, and the addition of fire hydrants.

Lighting

Street lighting is shown at 12 ft. in height with a fixture to match existing lighting in the Park. Fixtures appear to incorporate an under-mounted light that shines downward.

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 application P24-16 be tabled by the Planning Commission in order for the applicant to address items regarding the use of open space, drive surfaces, emergency access to Industrial Drive, and screening.

If the Planning Commission decides to approve the application, staff recommends the following conditions:

1. Open space areas shall incorporate walking paths, playgrounds, courts, pavilions, or similar items that are usable for residents.
2. Documentation shall be provided indicating how access will be obtained from the eastern cul-de-sac, through 1155 Industrial Drive, to Industrial Drive.
3. Improvements to Lafayette Road at the entrance/exit to the Brookdale Mobile Home Park shall be installed as required by the City Engineer.
4. Driveways on each lot and the drive connecting the cul-de-sacs shall be asphalt or concrete.
5. Year round screening shall be provided from all industrial properties to the east of the Brookdale Mobile Home expansion and residential properties to the west of the Brookdale Mobile Home expansion with insufficient screening.

Andrew Dutton

From: Patrick Patton
Sent: Tuesday, April 30, 2024 10:22 AM
To: Andrew Dutton
Subject: FW: Site Plan Review
Attachments: P24-16 File 5-9-24.pdf; Engineering Checklist for Commercial Site Plan.pdf

Andrew-

My comments for the attached:

1. Please refer to the attached engineering checklist for site plan approval.
2. The owner will be required to enter into a Storm Water Operations and Management Agreement with the City. This agreement will be recorded with the property.
3. The installation of exclusive westbound left-turn lane on Lafayette Road at the Brookdale Park Drive intersection as recommended in the Traffic Analysis shall be installed as part of this expansion.
4. I recommend that the aggregate emergency access drive be hard surfaced (asphalt).
5. Water service in this development is private, it is not public. The development is served via an 8 inch diameter tap onto the public water system on Lafayette Road, through a water meter vault adjacent to the public right of way. The City will require the applicant to analyze the existing and proposed water system to verify that adequate pressure and volume can be provided to the new areas and that water age at all service locations is not a concern. Further, we recommend that the water mains in the new area be looped together as much as possible to promote redundancy and assure water quality.

Patrick Patton, PE
City Engineer
City of Medina, Ohio

Phone: (330) 721-4721
Email: ppatton@medinaoh.org
Website: www.medinaoh.org

Medina City Hall / 132 N. Elmwood Avenue / Medina, Ohio 44256



Andrew Dutton

From: Mark Crumley
Sent: Monday, April 29, 2024 4:13 PM
To: Sarah Tome
Cc: Andrew Dutton
Subject: Case: P24-16; 1166 Lafayette Rd.; Expansion of Brookdale Mobile Home Park

Andrew and Sarah,

After review of the above said case I have the following comments:

- 1) More details are need for the emergency drive which is to exit onto Industrial Pkwy. Plan only show a stub.
- 2) The connection from the smaller cul-de-sac to the larger one needs to be of a harden surface and the gates removed.
- 3) A fire hydrant should be located across from lot 4 and then another hydrant should be installed 300 feet from that location.
- 4) Since a fire hydrant is already within the beginning of larger cul-de-sac, additional hydrants should be located every 300 feet down the cul-de-sac.

Thanks

Mark Crumley, Asst. Chief
Medina Fire Department
300 W. Reagan Pkwy.
Medina, Ohio 44256

Office: 330-723-5704





April 17, 2024

Mr. Andrew Dutton
City of Medina Community Development Director
132 North Elmwood Avenue
Medina, OH 44256

Re: Brookdale Mobile Home Park Expansion -
Narrative

Medina, OH

Dear Mr. Dutton:

The existing Brookdale Mobile Home Park is located at 1166 Lafayette Road. The existing park includes approximately 215 units. Our plan is to expand the existing park by adding approximately 56 new units on a 15 acre parcel. To accommodate the units, we will extend two (2) 'private' parallel cul-de-sac streets in a southerly direction from the existing development per attached preliminary site plan. The new easterly cul-de-sac street is approximately 500 feet long and the new westerly cul-de-sac street is approximately 1,200 feet long. The two (2) cul-de-sac streets will be connected with an aggregate drive to serve as an emergency services secondary access.

The new development will have municipal water service from the City of Medina Water Department and sanitary sewer service from Medina County. Both water & sanitary sewer services will be extended from the existing development to serve the new development.

A new emergency services access drive will be provided from the easterly cul-de-sac and connect to the adjoining industrial park to the east. The drive will be gated with restricted access. The fire department and other emergency service departments will be granted access.

Perimeter screening & buffering will be incorporated along the east edge of the development to shield residents from the adjoining industrial zone. The westerly edge of the development is paralleled with an existing sanitary sewer easement, so landscape plantings and/or fences are not proposed in this area.

A traffic analysis study was completed and it was determined that a new westbound left turn lane is warranted at the existing Lafayette Road main entrance to the development. Both the traffic analysis study and a concept plan of the anticipated widening are enclosed with this letter for review.

Brookdale Mobile Home Park Expansion

Medina, OH

Page 2

There is an existing stormwater management pond located on the property. Our plan is to modify/expand the existing stormwater management basin to accommodate the new development.

If you have any further questions, please contact me.

Sincerely,

Thorson • Baker + Associates, Inc.

David L. Myers, P.E. & P.S.

Department Manager – Civil Engineering Department

ALTA/NSPS LAND TITLE SURVEY
 BEING ALL OF MEDINA CITY LOT 9205
 SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND THE STATE OF OHIO

PLANS PREPARED BY:
CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44256 (330) 725-5980

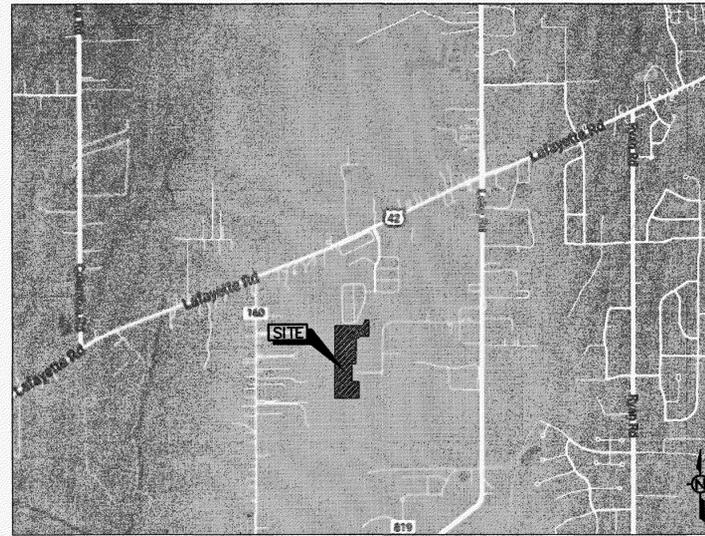
FIRST AMERICAN TITLE INSURANCE COMPANY
 POLICY NO. NCS-1059778-AKR
 EFFECTIVE DATE: MAY 06, 2021

SCHEDULE B, PART II
 EXCEPTIONS

ITEM 1 IS NOT SURVEY RELATED.

NOTES:

1. THE PROPERTY DESCRIPTION SHOWN HEREON DESCRIBES THE SAME PROPERTY AS THE TITLE COMMITMENT. ONLY PARCEL NO. 2 IS SUBJECT OF THIS SURVEY.
2. SUBJECT PROPERTY (MCL 9205 - PARCEL NO. 2 OF TITLE REPORT) HAS NO DIRECT ACCESS/FRONTAGE TO PUBLIC RIGHT-OF-WAY.
3. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD BY FEMA FLOOD MAP 3910300280E DATED 08/19/2013. [TABLE A ITEM(S) 3]
4. SUBJECT PARCEL(S) HAS ZERO (0) DELINEATED PARKING AREAS. [TABLE A ITEM(S) 9]
5. THE LOCATION OF UTILITIES AS SHOWN ARE BASED UPON FIELD CHECKS, FIELD MARKINGS AND AVAILABLE UTILITY RECORDS. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. OTHER BURIED UTILITIES MAY EXIST ON THE SUBJECT PROPERTY WHICH ARE NOT SHOWN ON THIS DRAWING. [TABLE A ITEM(S) 11(a) & 11(b)]
6. AERIAL IMAGE/LIDAR FLIGHT PROVIDED BY KUCERA INTERNATIONAL INC. FLIGHT WAS COMPLETED ON AUGUST 19, 2023. [TABLE A ITEM(S) 15]
7. NO EVIDENCE OF RECENT CONSTRUCTION NOR EARTHWORK ACTIVITIES. [TABLE A ITEM(S) 16]
8. NO VISIBLE EVIDENCE OF SUBJECT PARCEL(S) BEING USED AS SOLID WASTE DUMP NOR SANITARY LANDFILL.
9. SUBJECT PARCEL HAS ZERO (0) BUILDINGS. [TABLE A ITEM(S) 7(a), 7(b)(1), & 7(c)]



LOCATION MAP

CERTIFICATION

FIRST AMERICAN TITLE INSURANCE COMPANY; PORTAGE COMMUNITY BANK; BROOKDALE PARK, LLC; ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(B)(C), 8, 9, 11(A), 11(b), 13, 14, 15, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 22, 2023.



[Signature]
 P.S. #8007 24 October 2023
 DOUGLAS S. JEWEL, OHIO PROFESSIONAL SURVEYOR S-8007 DATE

PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Medina, STATE OF OH, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1: (NOT INCLUDED IN SURVEY)

SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO:
 AND KNOWN AS BEING THE WHOLE OF MEDINA CITY LOT NO. 9203, BE THE SAME MORE OR LESS.

PPN: 028-19C-17-040

PARCEL NO. 2: (SURVEYED PARCEL)

SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO:
 AND KNOWN AS BEING THE WHOLE OF MEDINA CITY LOT NO. 9205, BE THE SAME MORE OR LESS.

PPN: 028-19C-17-041

PARCEL NO. 3: (NOT INCLUDED IN SURVEY)

SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO:
 AND KNOWN AS BEING THE WHOLE OF MEDINA CITY LOT NO. 5048, BE THE SAME MORE OR LESS.

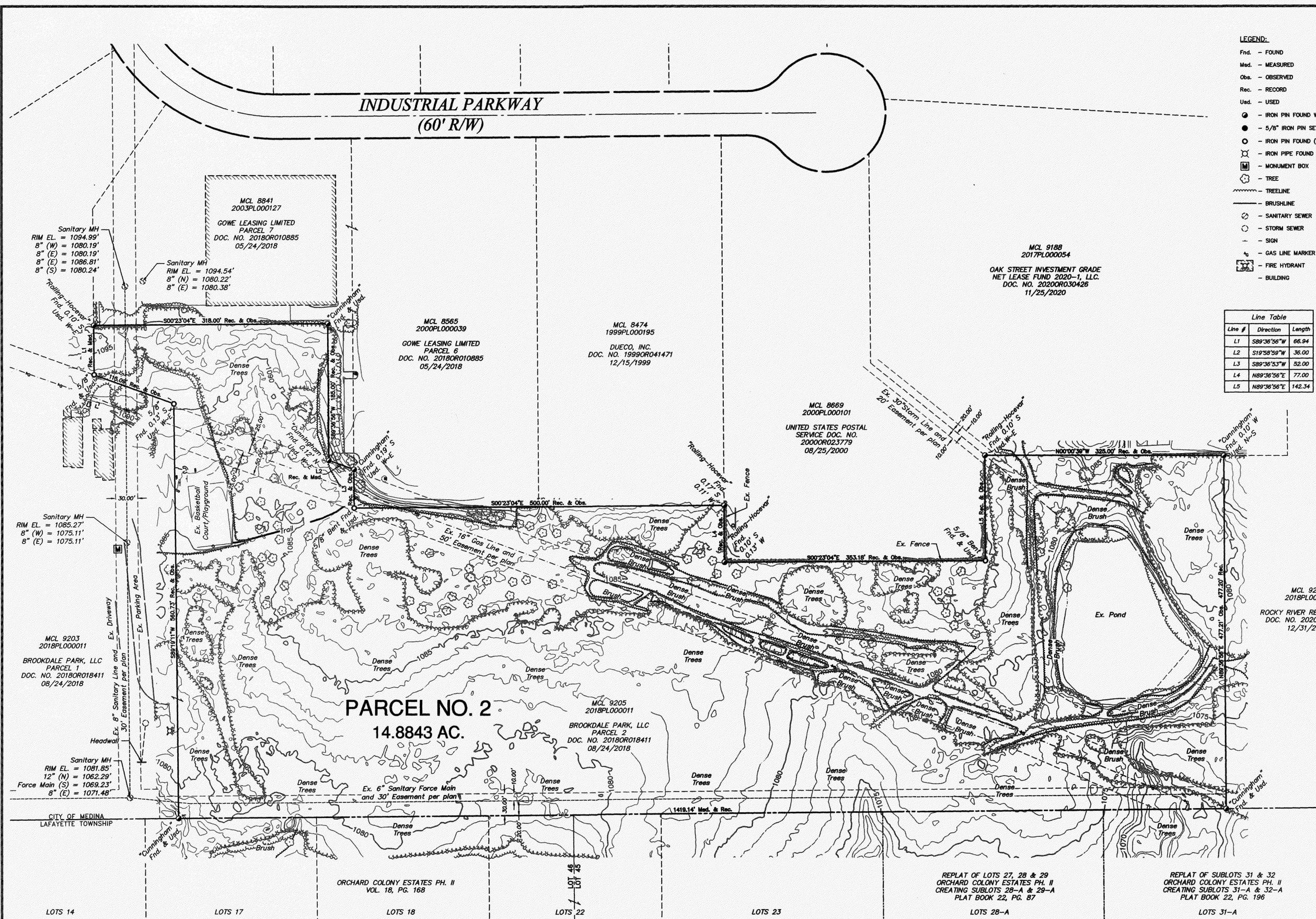
PPN: 028-19C-12-049

INDUSTRIAL PARKWAY
(60' R/W)

- LEGEND:**
- Fnd. - FOUND
 - Med. - MEASURED
 - Obs. - OBSERVED
 - Rec. - RECORD
 - Ued. - USED
 - - IRON PIN FOUND W/CAP
 - - 5/8" IRON PIN SET W/CAP CUNNINGHAM
 - - IRON PIN FOUND (NO CAP)
 - - IRON PIPE FOUND
 - ▣ - MONUMENT BOX
 - - TREE
 - - TREELINE
 - - BRUSHLINE
 - - SANITARY SEWER
 - - STORM SEWER
 - - SIGN
 - - GAS LINE MARKER
 - - FIRE HYDRANT
 - - BUILDING

Line Table

Line #	Direction	Length
L1	S89°36'56"W	66.94
L2	S19°58'59"W	36.00
L3	S89°36'53"W	52.00
L4	N89°36'56"E	77.00
L5	N89°36'56"E	142.34



PARCEL NO. 2
14.8843 AC.

REVISIONS

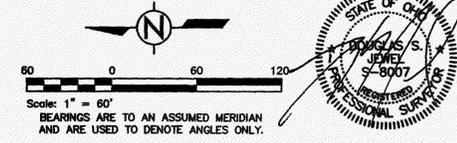
NO.	DATE	DESCRIPTION

ALTA / NSPS LAND TITLE SURVEY
CITY OF COLUMBUS LOCATED IN COUNTY OF FRANKLIN
CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST., MEDINA, OHIO 44126 330-725-5980

ALTA SURVEY

DRAWN BY: *SG*
DATE: 10/24/2023
CHECKED BY: *DSJ*
DATE: 10/24/2023
PROJECT No. 21-266
ACAD FILE No. 23-226 ALTA_01
SCALE: PLAN- 1"=60'

SHEET NO. **2** / **3**



REPLAT OF LOTS 27, 28 & 29
ORCHARD COLONY ESTATES PH. II
CREATING SUBLOTS 28-A & 29-A
PLAT BOOK 22, PG. 87

REPLAT OF SUBLOTS 31 & 32
ORCHARD COLONY ESTATES PH. II
CREATING SUBLOTS 31-A & 32-A
PLAT BOOK 22, PG. 196

Sanitary MH
RIM EL. = 1094.99'
8" (W) = 1080.19'
8" (E) = 1080.19'
8" (S) = 1086.81'
8" (S) = 1080.24'

Sanitary MH
RIM EL. = 1094.54'
8" (N) = 1080.22'
8" (E) = 1080.38'

MCL 8565
2000PL000039
GOWE LEASING LIMITED
PARCEL 6
DOC. NO. 2018OR010885
05/24/2018

MCL 8474
1999PL000195
DUECO, INC.
DOC. NO. 1999OR041471
12/15/1999

MCL 8669
2000PL000101
UNITED STATES POSTAL
SERVICE DOC. NO.
2000OR023779
08/25/2000

MCL 9188
2017PL000054
OAK STREET INVESTMENT GRADE
NET LEASE FUND 2020-1, LLC.
DOC. NO. 2020OR030426
11/25/2020

MCL 9204
2018PL000011
ROCKY RIVER RESERVE, LLC
DOC. NO. 2020OR034212
12/31/2020

MCL 9203
2018PL000011
BROOKDALE PARK, LLC
PARCEL 1
DOC. NO. 2018OR018411
08/24/2018

MCL 9205
2018PL000011
BROOKDALE PARK, LLC
PARCEL 2
DOC. NO. 2018OR018411
08/24/2018

Sanitary MH
RIM EL. = 1081.85'
12" (N) = 1062.29'
Force Main (S) = 1069.23'
8" (E) = 1071.48'

LOTS 14

LOTS 17

LOTS 18

LOTS 22

LOTS 23

LOTS 28-A

LOTS 31-A

ORCHARD COLONY ESTATES PH. II
VOL. 18, PG. 168

CITY OF MEDINA
LAFAYETTE TOWNSHIP



PARCEL NO. 2
14.8843 AC.

- LEGEND:**
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 - - IRON PIN FOUND (NO CAP)
 - - IRON PIPE FOUND
 - - MONUMENT BOX
 - ⊕ - TREE
 - TREELINE
 - BRUSHLINE
 - ⊙ - SANITARY SEWER
 - ⊙ - STORM SEWER
 - - - SIGN
 - ⊕ - GAS LINE MARKER
 - ⊕ - FIRE HYDRANT
 - - - BUILDING

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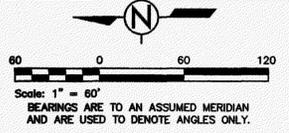
REVISIONS	DATE	DESCRIPTION	BY

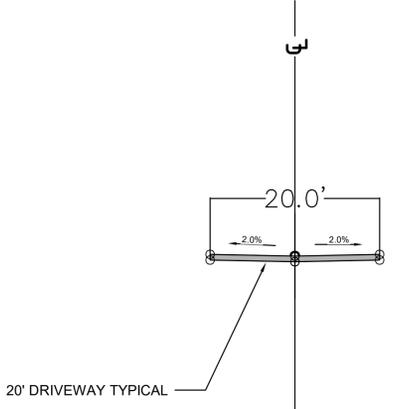
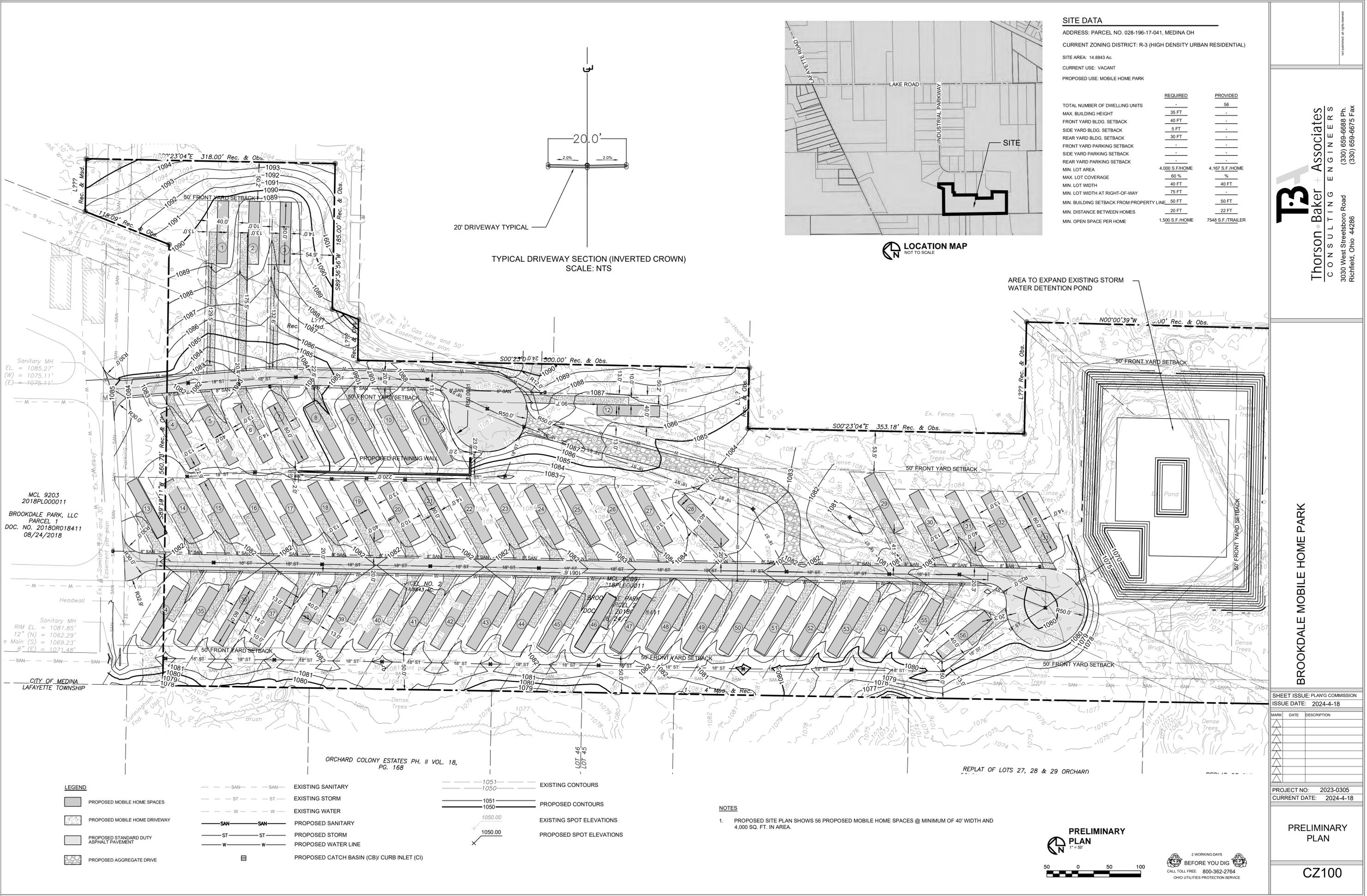
ALTA / NSPS LAND TITLE SURVEY
CITY OF COLUMBUS LOCATED IN COUNTY OF FRANKLIN
CUNNINGHAM & ASSOCIATES, INC.
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203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

ALTA SURVEY

DRAWN BY: SG
DATE: 10/24/2023
CHECKED BY: DSJ
DATE: 10/24/2023
PROJECT No. 21-266
ACAD FILE No. 23-226 ALTA 01
SCALE: PLAN- 1"=60'

SHEET NO.
2 / **3**





TYPICAL DRIVEWAY SECTION (INVERTED CROWN)
SCALE: NTS



LOCATION MAP
NOT TO SCALE

SITE DATA

ADDRESS: PARCEL NO. 028-196-17-041, MEDINA OH
 CURRENT ZONING DISTRICT: R-3 (HIGH DENSITY URBAN RESIDENTIAL)
 SITE AREA: 14.8843 Ac.
 CURRENT USE: VACANT
 PROPOSED USE: MOBILE HOME PARK

	REQUIRED	PROVIDED
TOTAL NUMBER OF DWELLING UNITS	-	56
MAX. BUILDING HEIGHT	35 FT	-
FRONT YARD BLDG. SETBACK	40 FT	-
SIDE YARD BLDG. SETBACK	5 FT	-
REAR YARD BLDG. SETBACK	30 FT	-
FRONT YARD PARKING SETBACK	-	-
SIDE YARD PARKING SETBACK	-	-
REAR YARD PARKING SETBACK	-	-
MIN. LOT AREA	4,000 S.F./HOME	4,167 S.F./HOME
MAX. LOT COVERAGE	60 %	%
MIN. LOT WIDTH	40 FT	40 FT
MIN. LOT WIDTH AT RIGHT-OF-WAY	75 FT	-
MIN. BUILDING SETBACK FROM PROPERTY LINE	50 FT	50 FT
MIN. DISTANCE BETWEEN HOMES	20 FT	22 FT
MIN. OPEN SPACE PER HOME	1,500 S.F./HOME	7548 S.F./TRAILER

AREA TO EXPAND EXISTING STORM
WATER DETENTION POND

MCL 9203
2018PL000011
BROOKDALE PARK, LLC
PARCEL 1
DOC. NO. 20180R018411
08/24/2018

CITY OF MEDINA
LAFAYETTE TOWNSHIP

ORCHARD COLONY ESTATES PH. II VOL. 18,
PG. 168

EXISTING CONTOURS
1051
1050
1050.00
1050.00
EXISTING SPOT ELEVATIONS
1050.00
1050.00
PROPOSED CONTOURS
1051
1050
PROPOSED SPOT ELEVATIONS
1050.00
1050.00

NOTES

- PROPOSED SITE PLAN SHOWS 56 PROPOSED MOBILE HOME SPACES @ MINIMUM OF 40' WIDTH AND 4,000 SQ. FT. IN AREA.

LEGEND

	PROPOSED MOBILE HOME SPACES		EXISTING SANITARY
	PROPOSED MOBILE HOME DRIVEWAY		EXISTING STORM
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		EXISTING WATER
	PROPOSED AGGREGATE DRIVE		PROPOSED SANITARY
			PROPOSED STORM
			PROPOSED WATER LINE
			PROPOSED CATCH BASIN (CB)/ CURB INLET (CI)

PRELIMINARY PLAN
1" = 50'

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE: 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

Thorson Baker Associates
CONSULTING ENGINEERS
3030 West Streetsboro Road
Richfield, Ohio 44286
(330) 659-6688 Ph.
(330) 659-6675 Fax

BROOKDALE MOBILE HOME PARK

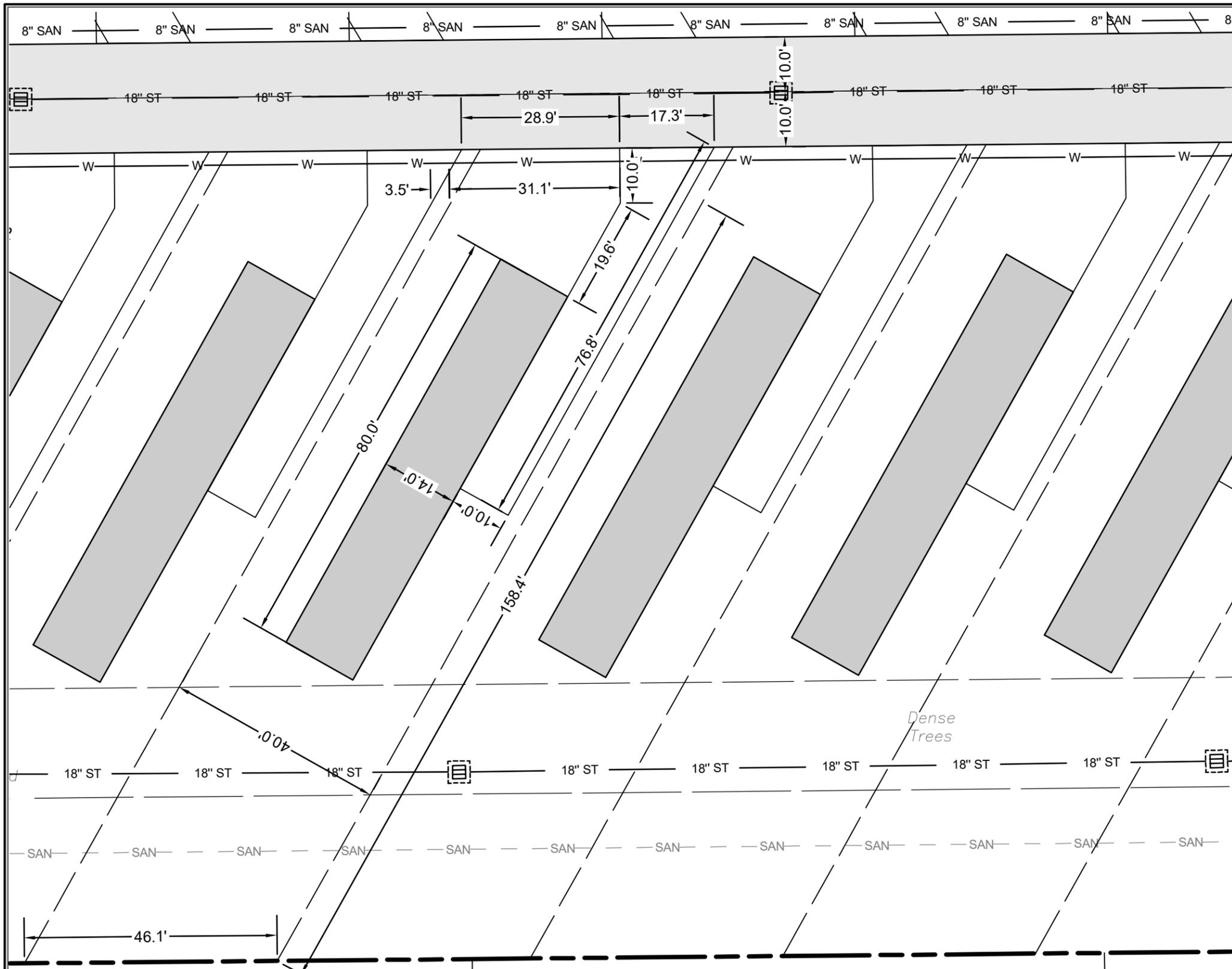
SHEET ISSUE: PLAN'G COMMISSION
ISSUE DATE: 2024-4-18

MARK	DATE	DESCRIPTION

PROJECT NO: 2023-0305
CURRENT DATE: 2024-4-18

PRELIMINARY PLAN

CZ100



SITE DATA

	REQUIRED	PROVIDED
MIN. LOT AREA	4,000 S.F./TRAILER	4,167 S.F./TRAILER
MAX. LOT COVERAGE	60 %	%
MIN. LOT WIDTH	40 FT	40 FT
MIN. LOT WIDTH AT RIGHT-OF-WAY	75 FT	-
MIN. DISTANCE BETWEEN TRAILERS	20 FT	22 FT
MIN. OPEN SPACE PER TRAILER	1,500 S.F./TRAILER	4,167 S.F./TRAILER

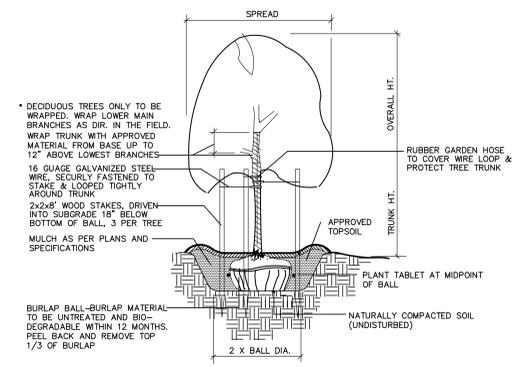
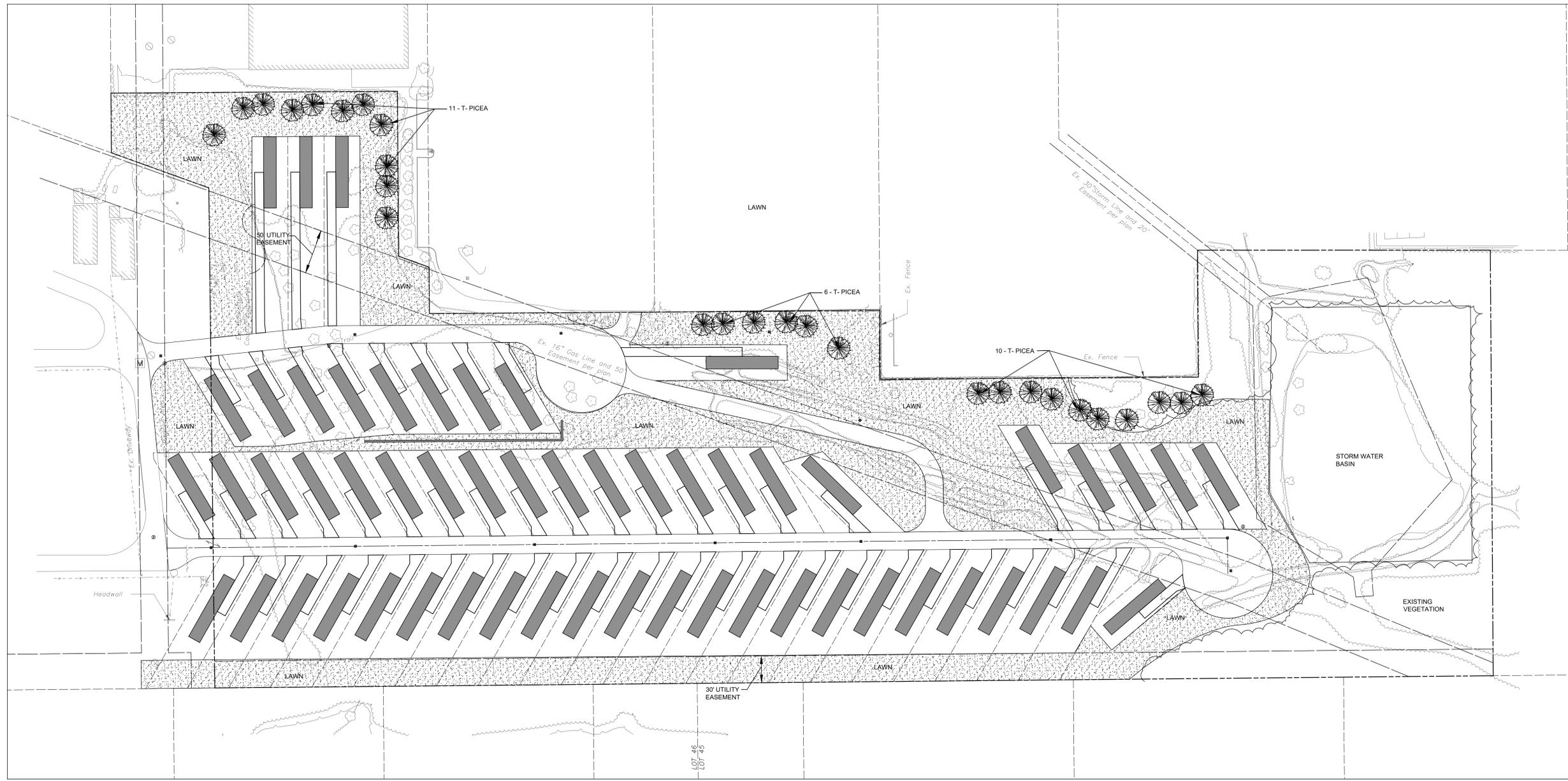
 **PROTOTYPE PLAN**
1" = 20'



TBA
Thorson • Baker + Associates
 CONSULTING ENGINEERS
 3030 West Streetsboro Road (330) 659-6688 Ph.
 Richfield, Ohio 44286 (330) 659-6675 Fax

REVISION ISSUE:	PROJECT NO: 2023-0305
ISSUE DATE:	
JOB TITLE: BROOKDALE MOBILE HOME PARK	
ADDRESS/LOCATION: MEDINA, OHIO 44258	
CLIENT:	

REVISION TO SHEET:
 SKETCH NUMBER:
PROTOTYPE PLAN CZ300



PLANTING NOTES

1. TOPSOIL BACKFILL FOR SHRUBS AND TREES SHALL BE WELL MIXED, 50% BY VOLUME WITH COARSE PEAT AS APPROVED BEFORE PLANTING.
2. FERTILIZER - (PLANT TABLETS) - AGRIFORM 20-10-5, USE ONE 21 GRAM TABLET FOR EACH 1/2" CAL. FOR TREES AND FOR EACH 1' OF HEIGHT OR SPREAD FOR SHRUBS.
3. ALL PLANTS TO CONFORM TO ANSI Z 60.1 (LATEST EDITION).

PLANT LIST

PLANT KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	PLANTED SIZE	MATURE SIZE
SHADE AND ORNAMENTAL TREES					
T-PICEA	PICEA GLAUCA	WHITE SPRUCE	27	6' HT., B&B	40-60' HT. X 20-25' W.

- NOTE**
1. DATA NOT SHOWN - FOR ALL PERTINENT DATA NOT SHOWN, SEE APPLICABLE CONTRACT DOCUMENTS.
 2. MEASUREMENTS - CONTRACTOR SHALL VERIFY ALL MEASUREMENTS IN THE FIELD. NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCY UNCOVERED IN THE FIELD, IMMEDIATELY, TO DETERMINE ANY MODIFICATIONS REQUIRED.
 3. EXISTING UTILITIES - THE EXISTING UTILITY DATA SHOWN IS FOR REFERENCE INFORMATION ONLY AND DOES NOT SHOW ALL EXISTING UTILITY DATA. SEE UTILITY PLAN.
 4. EXISTING TREES / PLANTS - ALL EXISTING PLANT MATERIALS MAY NOT BE SHOWN. REMOVE ALL PLANTS AS SHOWN ON THE DEMOLITION PLAN ONLY. PLANT MATERIALS WITHIN CONSTRUCTION AREAS NOT SHOWN ON THE SURVEY SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD. ADDITIONAL PLANT MATERIALS WITHIN CONSTRUCTION ZONES SHALL BE MARKED AND ARCHITECT NOTIFIED TO DETERMINE IF REMOVAL OR RETENTION IS REQUIRED. REMOVE ADDITIONAL MATERIALS ONLY AS APPROVED BY ARCHITECT AND OWNER.
 5. NEW PLANTINGS - CONTRACTOR SHALL LOCATE PLANT MATERIALS IN LOCATIONS AS SHOWN ON THE DRAWING FOR APPROVAL BY ARCHITECT. PRIOR TO DIGGING HOLES, ADJUST FINAL LOCATION TO AVOID FINAL LOCATION OF ALL UTILITIES AND LIGHTING. ALL TREES SHALL BE A MINIMUM OF 15' FROM FINAL LOCATIONS OF UTILITY AND LIGHT POLES.
 6. MULCH - ALL NEW TREES AND SHRUBS SHALL RECEIVE A MIN. OF 2" DOUBLE SHREDDED BARK MULCH LAYER OVER PLANT BEDS AND TREE RINGS, PER DETAILS AND SPECIFICATIONS.
 7. TOPSOIL - ALL LAWN AREAS SHALL RECEIVE A MIN. OF 6" OF APPROVED TOPSOIL. SEE SPECIFICATION - FINISHED GRADING FOR ADDITIONAL REQUIREMENTS.
 8. LAWNS - ALL AREAS IDENTIFIED AS LAWN AND ALL AREAS WITHIN THE CONSTRUCTION LIMITS NOT TO BE FINISHED WITH PAVEMENT, WALKWAYS, STRUCTURES OR PLANT BEDS SHALL BE SEED TO LAWN. EXTEND LAWN SEEDING AREA AS NEED TO REPAIR ALL AREAS IMPACTED BY CONSTRUCTION.

CONTRACTOR SHALL EXERCISE CAUTION DURING ALL CONSTRUCTION OPERATIONS IN VICINITY OF UNDERGROUND PIPES, CABLES AND DUCTS. CONTRACTOR SHALL INFORM AND COORDINATE WORK IN SUCH AREAS WITH PROPER UTILITY COMPANY OR MUNICIPAL AUTHORITY. CALL O.U.P.S. 1-800-362-2764

Knight & Stolar, Inc.
PLANNING CONSULTANTS / LANDSCAPE ARCHITECTS
3029 Prospect Avenue
Cleveland, Ohio 44115
P: (216) 391-0910
F: (216) 391-0920
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CONSULTING ENGINEERS
3030 West Streetsboro Road
Richfield, Ohio 44286
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(330) 659-6675 Fax

BROOKDALE MOBILE HOME PARK

SHEET ISSUE:
ISSUE DATE:
MARK DATE DESCRIPTION
PROJECT NO: 2023-0305
CURRENT DATE: 04-18-24

PLANTING PLAN

L101

Executive Summary

This Traffic Analyses (TA) has been prepared at the request of Brookdale MHP, LLC for a proposed expansion of the existing Brookdale Mobile Home Park on Brookdale Park Drive in Medina, Ohio. **Figure 1.1, Appendix A** shows the proposed location of the development.

The proposed addition will be analyzed based on the following land uses:

- **57 Mobile Homes**

The site plan for the development shows that all access to the new mobile homes will be via the Brookdale Park Drive which intersects Lafayette Road (US 42).

The development is anticipated to have an opening day in 2025.

The peak hours for the study area were determined based on the AM and PM hour experiencing the highest total volumes. The weekday AM peak hour of traffic was determined to be 7:30 AM to 8:30 AM. The weekday PM peak hour of traffic was found to be 3:15 PM to 4:15 PM. These periods will be used to forecast expected and future traffic volumes since they reflect the period of the highest volume of vehicular traffic flow for the study area roadways.

The proposed development is expected to generate the following hourly traffic volumes during the peak period as shown in the table below:

ITE TRIP GENERATION			TRIP ENDS			
ITE CODE	DESCRIPTION	Homes	Weekday AM Peak Hour (Enter/Exit)		Weekday PM Peak Hour (Enter/Exit)	
240	Mobile Home Park	57	7	25	20	13
TOTAL NEW TRIPS			32		33	

The proposed addition is expected to generate a total of 32 new driveway trips in the AM peak hour and a total of 33 new driveway trips in the PM peak hour. The year 2035 was therefore analyzed for the ten year design hour conditions.

The following lane use and traffic control at the intersection where access to the site is provided should be considered.

Lafayette Road and Brookdale Park Drive

- Install an exclusive westbound left-turn lane on Lafayette Road at the Brookdale Park Drive intersection. This turn lane needs to provide 235 feet of storage and a 50 foot diverging taper.

-

The recommended lane use and traffic control for the study area to accommodate expected traffic volumes can be seen in **Figure 4.1, Appendix A**.

Conclusion

Based upon the results of the analysis in this study and the corresponding recommendations, it can be seen that the development traffic can be accommodated without adversely impacting the area roadway network.

**BROOKDALE MOBILE HOME PARK
 LAFAYETTE ROAD WIDENING CONCEPT PLAN**

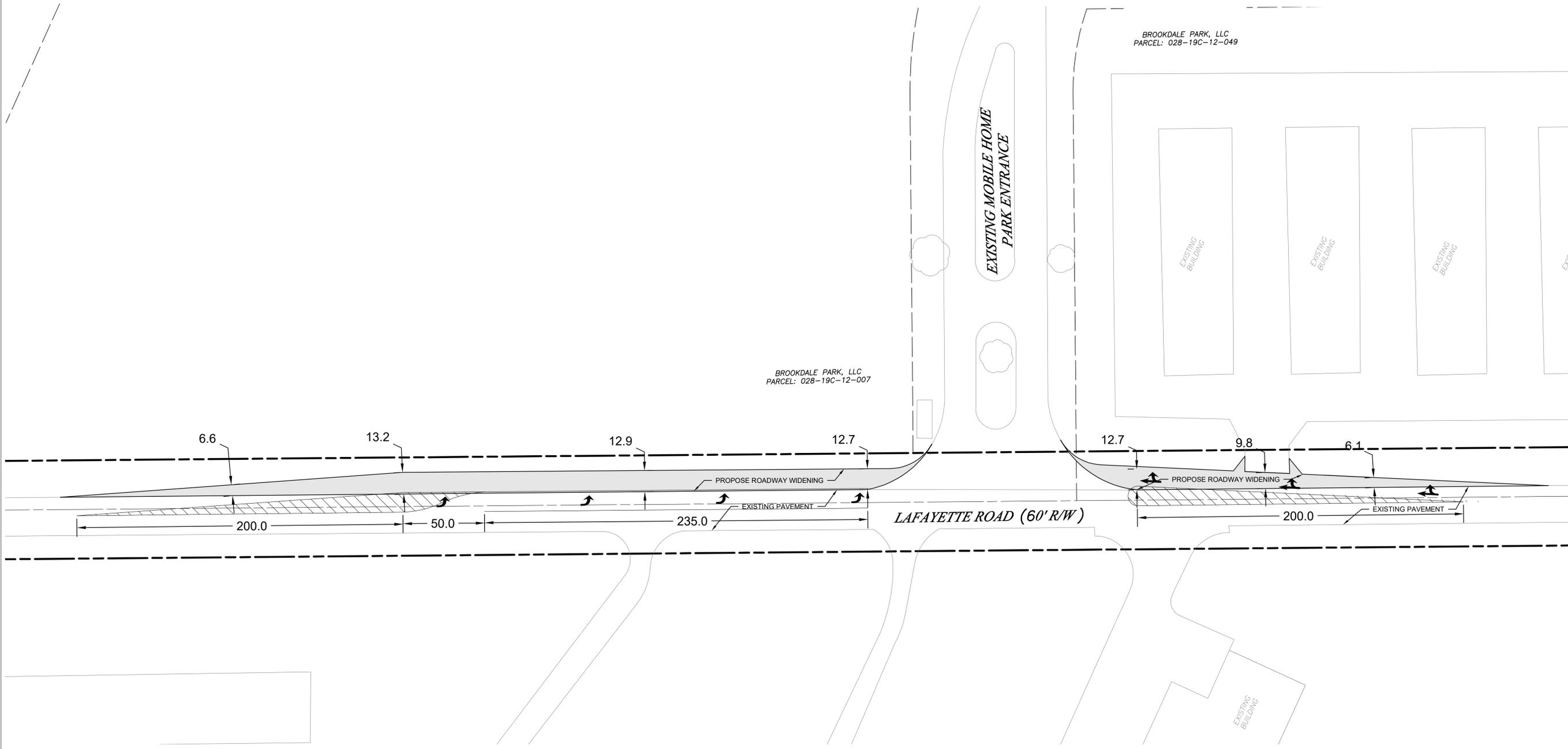
SHEET ISSUE: PLAN COMMISSION
 ISSUE DATE: 2024-4-18

MARK	DATE	DESCRIPTION

PROJECT NO: 2023-0305
 CURRENT DATE: 2024-4-18

ROADWAY
 WIDENING

CZ200



LEGEND
 [Shaded Box] PROPOSED ROADWAY WIDENING

NOTES
 1. PROPOSED SITE PLAN SHOWS 57 PROPOSED TRAILER SPACES @ MINIMUM OF 40' WIDTH AND 4,000 SQ. FT. IN AREA.

