



BOARDS & COMMISSIONS APPLICATION

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

Application Number P25-10

GENERAL	Date of Application <u>6.18.2025</u> Property Location <u>333 FOUNDRY ST. MEDINA, OH 44256</u> Description of Project <u>RENOVATION OF 6,300 S.F. OF VACANT AREA WITHIN EXISTING 143,000 S.F. BUILDING FOR USE AS A BANQUET FACILITY. WORK INCLUDES PROVIDING ADDITIONAL PARKING</u>
CONTACT INFORMATION	Applicant Name <u>HERAKI ARCHITECTS LLC (JOSEPH MOORE)</u> Address <u>6887 SMITH ROAD</u> City <u>MIDDLEBURG HEIGHTS</u> State <u>OH</u> Zip <u>44130</u> Phone _____ Email _____ Property Owner Name <u>FOUNDRY HOLDING LLC</u> Address <u>363 FOUNDRY ST.</u> City <u>MEDINA</u> State <u>OH</u> Zip <u>44256</u> Phone _____ Email _____
APPLICATION TYPE	Planning Commission Site Plan <input checked="" 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"/> TC-OV <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></u> Date <u>6.18.2025</u> <u>JOSEPH F. MOORE</u>
OFFICIAL USE	Zoning District <u>I-1</u> Fee (See Fee Sheet) \$ <u>225</u> Meeting Date <u>7/10/25</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

P25-10
Foundry Banquet Parking - Reapplication

Property Owner: Foundry Holdings LLC
Applicant: Joseph Moore
Location: 333 Foundry Street
Zoning: I-1 (Industrial)
Request: Site Plan approval for additional parking

LOCATION AND SURROUNDING USES

The subject site is composed of 7.24 acres located on the northwest corner of Foundry Street and Bronson Street. Adjacent properties contain the following uses and zoning:

- North – Industrial (I-1)
- East – Single and Multi-Family Residential (R-3) and Park (O-C)
- South – Multi-Family Residential (R-3)
- West – Industrial and Commercial Recreation (I-1)



BACKGROUND & PROPOSED APPLICATION

The site currently contains Foundry Social, MAD Brewing, and High Voltage Karting. Improved parking for the uses is located on the north and south sides of the building. Additional overflow parking is located in an unimproved parking area on the northwest side of the building.

In May of 2022, the Planning Commission approved an application to formalize parking on the northwest side of the building in conjunction with the establishment of a new 6,800 sq. ft. banquet hall. The application indicated that the northwest parking area would be striped and the parking area would be a hard surface within five years.

The proposed application includes the establishment of a 6,800 sq. ft. banquet hall and improvement of the parking area on the northwest side of the building. Both the banquet hall and the parking lot are similar to the previous approval.

PROPOSED USE

The existing uses on the site include electric karting, games, a restaurant/bar, and a flexible gathering room. In the past, these uses have loosely been classified as “Commercial Recreation”, a conditionally permitted use in the I-1 zoning district.

Though the site will have shared parking, common building entrances/exits, and guests may visit multiple uses in the building, the proposed use’s function, size, and scale place it in a separate classification as a “Conference Center, Banquet Facility, or Meeting Hall”. This use is not permitted in the I-1 district and will require a use variance from the Board of Zoning Appeals to Section 1141.02. The applicant has applied for a variance to the Board of Zoning Appeals to allow the use, which was also previously approved in May of 2022.

PARKING, ACCESS, AND CIRCULATION

Access and Circulation – The proposed parking area will be accessed from the existing improved parking area to the east. Circulation will be two-way throughout the parking area.

Required Off-Street Spaces – The existing uses require 139 total parking spaces. The proposed Banquet Facility requires parking at “One (1) space for each three (3) seats or one (1) space per 150 square feet of banquet or meeting gross floor area where fixed seating is not available”. The proposed 250-seat facility thus requires 83 parking spaces.

In addition, when there are mixed uses utilizing a parking area, the total may be reduced by 15%. Therefore, the existing and proposed uses *require 189 parking spaces*.

The existing site contains 155 improved parking spaces and the proposed plan adds 72 spaces. Therefore, the total existing and proposed 227 *spaces* exceed the minimum required.

Parking Dimensional Standards – Parking spaces provided meet minimum dimension and aisle widths.

LANDSCAPING, SCREENING, AND BUFFERING

Interior parking lot landscaping is required at 5 sq. ft. per 100 sq. ft. of parking area. Though not landscaped at this time, the proposed layout accommodates future landscaping when the parking area is improved assuming the area around the “Ex. Yard Hydrant” is landscaped.

STORMWATER MANAGEMENT

Stormwater management facilities are not proposed at this time. It is anticipated that stormwater management will be addressed when the parking area is improved in the future.

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 application P25-09 as submitted with the condition that the subject parking area shall be improved with a hard surface and contain interior landscaping per Section 1145.09(b) within 5 years.

ZONING INFORMATION

EXISTING SITE INFO:

PERMANENT PARCEL NO.: 028-19A-16-027

ZONING DISTRICT: 'I-1' INDUSTRIAL (EXISTING TO REMAIN)

LOT SIZE:

APPROXIMATELY 7.24 ACRES

EXISTING BUILDING SIZE:

143,000 SQ. FT. (+/-)

AREA OF RENOVATION:

6,800 SQ. FT. (+/-)

PROJECT DESCRIPTION:

THE PROJECT INVOLVES RENOVATING APPROXIMATELY 6,800 SQ. FT. EXISTING SPACE FOR THE USE AS A BANQUET HALL, MULTI-PURPOSE ROOM. THE EXISTING BUILDING IS APPROXIMATELY 143,000 SQ. FT. APPROXIMATELY 54,000 SQ. FT. OF THE BUILDING IS CURRENTLY OCCUPIED BY HIGH VOLTAGE KARTING AND FOUNDRY SOCIAL. THE BALANCE OF THE BUILDING IS UNOCCUPIED. THE NEW SPACE, TO BE KNOWN AS FOUNDRY GREAT ROOM IS AN EXPANSION OF THE FOUNDRY SOCIAL SPACE, PROVIDING A VENUE FOR BANQUET TYPE FUNCTIONS AND MUSICAL TYPE EVENTS. THE SPACE IS BEING DESIGNED SO IT CAN BE USED IN CONJUNCTION WITH THE FOUNDRY SOCIAL SPACE OR CAN BE ISOLATED AND OPERATED AS A STAND ALONE SPACE, DEPENDING ON THE ACTIVITY. THIS IS SIMILAR TO HOW FOUNDRY SOCIAL AND HIGH VOLTAGE KARTING FUNCTIONS. CLIENTS HAVE THE ABILITY TO RENT THE ENTIRE FACILITY FOR CORPORATE EVENTS AND VENUES OPERATE SEPARATELY AT OTHER TIMES. FOUNDRY GREAT ROOM EXPANDS THIS MODEL.

GENERAL CONSTRUCTION NOTES:

ALL CONTRACTORS COMPLEATING WORK WITHIN THE CITY OF MEDINA MUST BE REGISTERED WITH THE CITY. PLEASE CONTACT THE CITY OF MEDINA BUILDING DEPARTMENT AT (330)-722-9030 FOR DETAILS ON THE REGISTRATION PROCESS.

THE CONTRACTOR MUST PROVIDE THE CITY ENGINEER WITH A MINIMUM OF (48) HOURS NOTICE OF ANY CONFLICTS CONSTRUCTION OF THIS PROJECT WHICH MAY IMPACT TRAFFIC FLOW ON FOUNDRY STREET & BRONSON STREET.

ALL WORK WITHIN THE ROAD RIGHT-OF-WAY MUST BE INSPECTED BY THE CITY OF MEDINA ENGINEERING DEPARTMENT. PLEASE CONTACT THE CITY ENGINEER AT (330)-722-9034 TO SCHEDULE INSPECTIONS.

PARKING:

EXISTING PARKING FOR THE FACILITY CONSISTS OF 155 SPACES DIVIDED BETWEEN AN EXISTING NORTH LOT (103 SPACES) AND EXISTING SOUTH LOT (52 SPACES) WITH 8 OF THOSE SPACES BEING ACCESSIBLE PARKING. THE EXISTING FACILITY REQUIRED AND WAS APPROVED FOR 139 SPACES LEAVING 11 SURPLUS. THE NEW BANQUET SPACE IS EXPECTED TO SERVE 250 PEOPLE WITH TABLES & CHAIRS. PER CITY OF MEDINA ZONING SECTION 1145.04 PARKING REQUIRED FOR THIS SPACE IS 1 SPACE PER 3 SEATS OR 83 SPACES. WITH A MIXED USE FACILITY, THE TOTAL PARKING REQUIRED CAN BE REDUCED BY 15%. PARKING REQUIRED FOR ALL THREE FACILITIES IS THE ORIGINAL 139 SPACES PLUS THE ADDITIONAL 83 FOR A TOTAL OF 222 LESS THE 15 % FOR TOTAL PARKING REQUIRED OF 189 SPACES. IN THE PROPOSAL, WE ARE SHOWING AN ADDITIONAL 72 SPACES IN THE EXISTING TRUCK DOCK AND SERVICE AREA INCLUDING AN ADDITIONAL TWO ACCESSIBLE PARKING SPACES BY THE EXISTING NORTH ENTRANCE. WITH THE ORIGINAL 155 SPACES AND THE ADDITIONAL 72 SPACES PROPOSED, THERE WILL BE 227 SPACES, 38 SPACES IN EXCESS OF THE MINIMUM REQUIRED.

TO ARCHIVE THE ADDITIONAL PARKING SPACES THE OWNER IS STRIPING THE EXISTING TRUCK DOCK AREA. WITH THE EXCEPTION OF THE NEW ACCESSIBLE PARKING, ALL THE NEW PARKING WILL BE LOCATION ON THE EXISTING PAVEMENT AREA. THE EXISTING AREA IS A MIXTURE OF GRAVEL AND CINDERS THAT HAS BEEN IN USE FROM THE DAYS WHEN THE FACILITY WAS USED TO MANUFACTURE FURNACES. THE OWNER IS PROPOSING TO UTILIZED THIS SURFACE IN THE EXISTING CONDITION WITH STRIPING TO DELINEATE THE PARKING AREAS FOR A PERIOD NOT TO EXCEED 5 YEARS. WITHIN THE FIVE YEAR PERIOD, THE OWNER PROPOSES TO PROVIDE HARD SURFACING AND OTHER IMPROVEMENTS AS REQUIRED UNDER CHAPTER 1145 OF THE CITY OF MEDINA ZONING CODE.

MINIMUM SPACE SIZE: 9'-0" x 19'-0"

MINIMUM ISLE WIDTH: 24'-0" (TWO-WAY 90 DEGREE PARKING)

OF SPACES REQ'D: 189

OF SPACES PROVIDED: 227

FIRE SUPPRESSION:

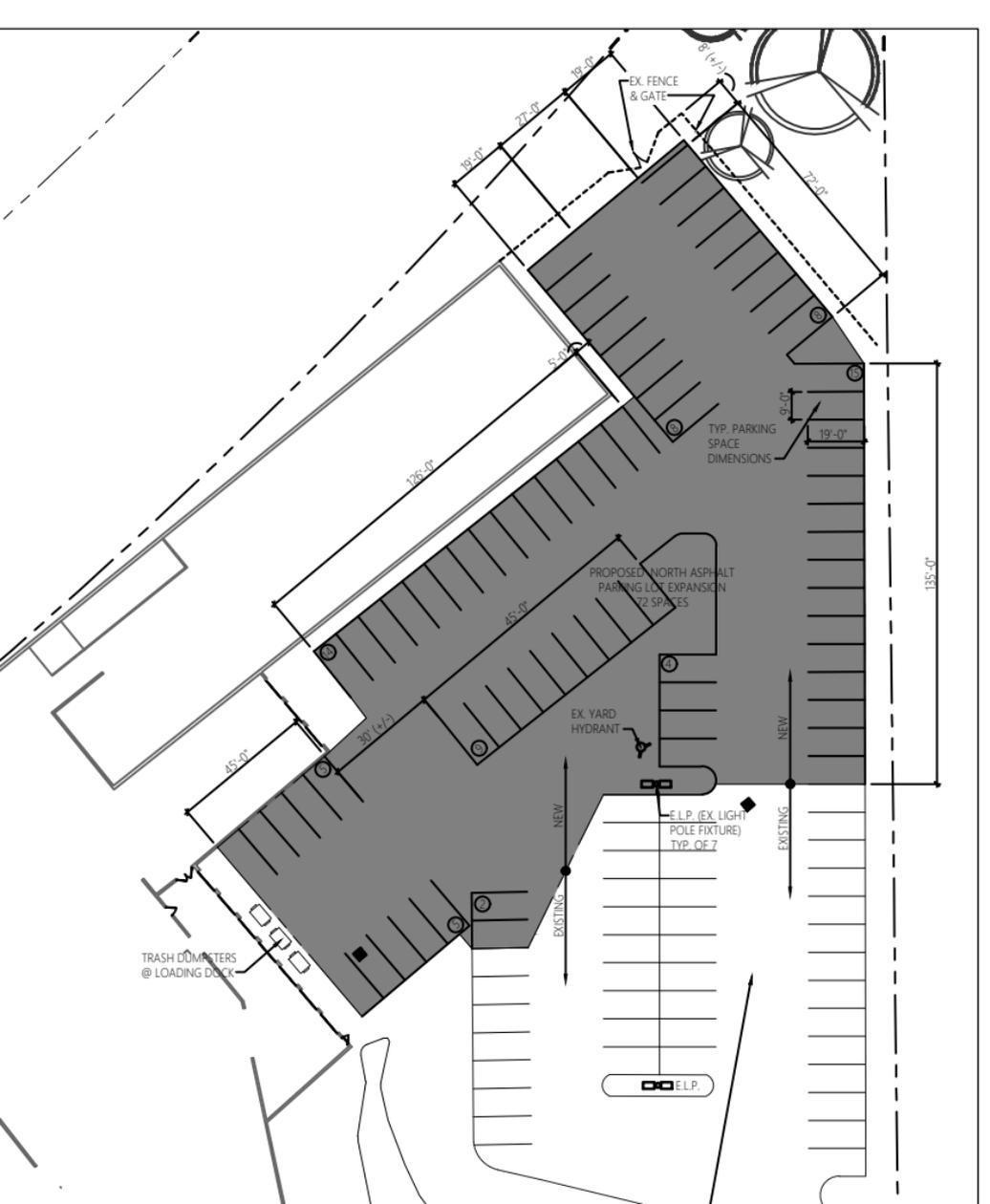
THE BUILDING IS FULLY FIRE SUPPRESSED

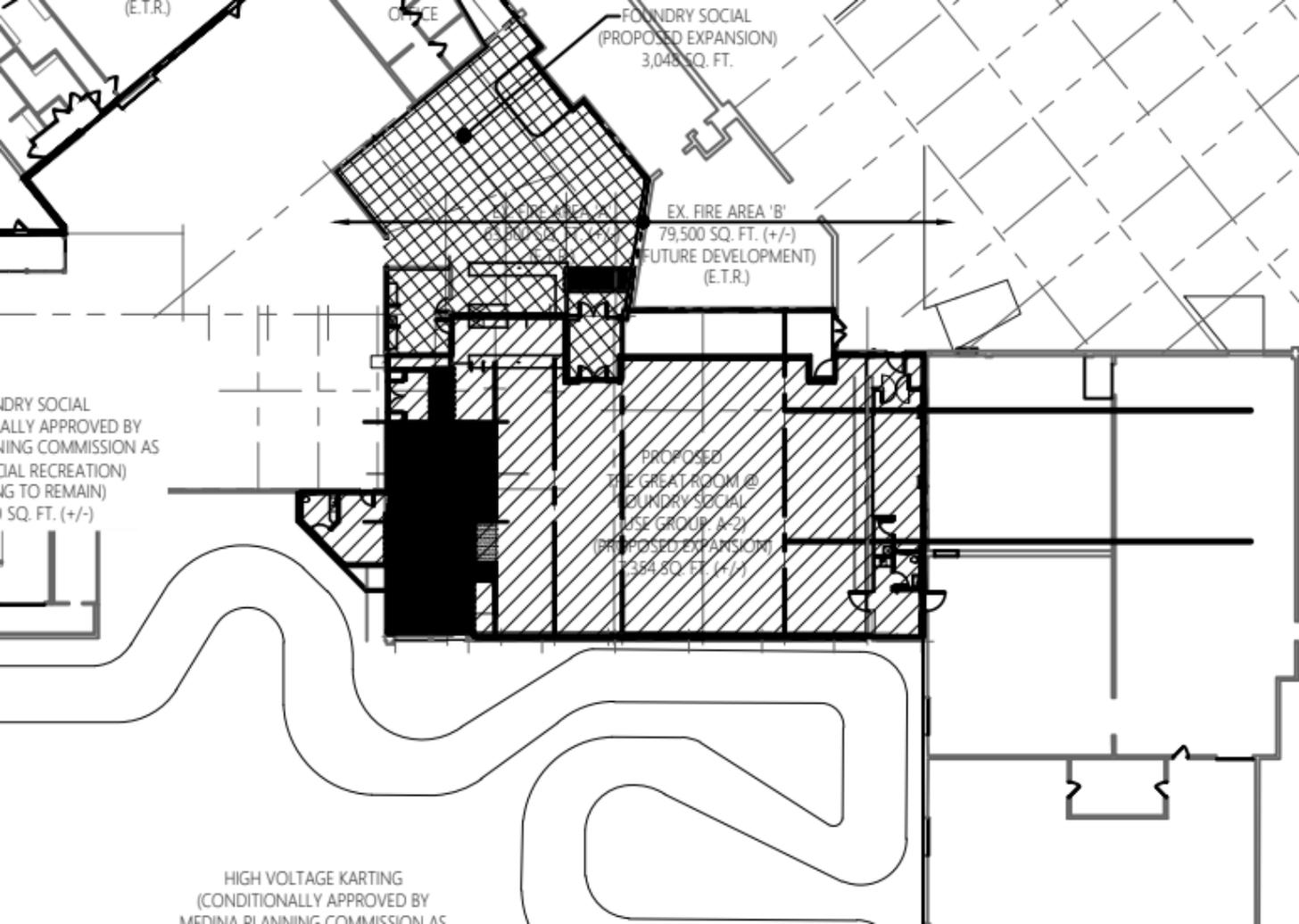
FIRE ALARM:

THE BUILDING HAS A FIRE ALARM AND SMOKE DETECTION WITHIN THE AREAS OF OCCUPANCY.

FIRE SEPERATION:

2-HOUR FIRE SEPERATION WALLS RUN THROUGH THE EXISTING BUILDING SEPARATING THE BUILDING INTO DISTINCT FIRE AREAS.





(E.T.R.)

OFFICE

FOUNDRY SOCIAL
(PROPOSED EXPANSION)
3,048 SQ. FT.

INDRY SOCIAL
(E.T.R.)

EX. FIRE AREA 'B'
79,500 SQ. FT. (+/-)
FUTURE DEVELOPMENT
(E.T.R.)

INDRY SOCIAL
FULLY APPROVED BY
PLANNING COMMISSION AS
RECREATION
(TO REMAIN)
SQ. FT. (+/-)

PROPOSED
THE GREAT ROOM @
FOUNDRY SOCIAL
(USE GROUP: A-2)
(PROPOSED EXPANSION)
1,384 SQ. FT. (+/-)

HIGH VOLTAGE KARTING
(CONDITIONALLY APPROVED BY
MEDINA PLANNING COMMISSION AS