



BOARDS & COMMISSIONS APPLICATION

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

Application Number P25-17

| | |
|---------------------|---|
| GENERAL | Date of Application <u>8/14/2025</u> |
| | Property Location <u>120 - 124 Washington Street</u> |
| | Description of Project <u>Change in zoning from P-F to C-2</u> |
| | |
| CONTACT INFORMATION | Applicant Name <u>Anthony J. Cerny</u> |
| | Address <u>620 E. Smith Rd., E2</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> |
| | Phone _____ Ema _____ |
| | Property Owner Name <u>Washington Properties</u> |
| | Address <u>4015 Medina Road</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> |
| | Phone _____ Email _____ |
| APPLICATION TYPE | Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input checked="" 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>Anthony J. Cerny</u> Date <u>8/15/2025</u> |
| | |
| OFFICIAL USE | Zoning District <u>P-F</u> Fee (See Fee Sheet) \$ <u>200</u> |
| | Meeting Date <u>9/11/25</u> Check Box when Fee Paid <input checked="" type="checkbox"/> |

RECEIVED

AUG 20 2025

BY: _____

P25-17

West Washington Street Rezoning

Property Owners: Medina County Board of Commissioners

Applicant: Anthony Cerny

Location: 120 and 124 West Washington Street

Request: Zoning Map Amendment to change the zoning of the properties from P-F (Public Facilities) to C-2 (Central Business)

LOCATION AND SURROUNDING USES

The subject site is composed of two properties encompassing 0.50 acres located on the south side of West Washington Street. Adjacent properties are zoned C-2 and contain the following uses:

- North – Bank and Parking
- East – Retail
- South – Parking and Personal Service
- West – Retail and Restaurant



BACKGROUND/PROPOSED APPLICATION

The subject site encompasses two properties with two adjacent buildings. Though the properties are owned by the Medina County Board of Commissioners, per the Medina County Auditor, a sale is pending to Washington Properties.

The applicant is proposing a zoning map amendment to change the zoning of the properties from P-F (Public Facilities) to C-2 (Central Business). At this time, no significant changes are proposed to the buildings or site, which are currently office space.

USES

The chart below indicates permitted (P), conditionally permitted (C), and prohibited (X) uses in the P-F zoning district and the C-2 zoning district:

| Use | P-F | C-2 |
|---|-----|-------|
| Residential | | |
| Attached Single-Family Dwellings within a Mixed Use Building | X | P*/C^ |
| Assisted Living Facility, Independent Living Facility, or Nursing Home | P | X |
| Multi-Family Dwellings within a Mixed Use Building | X | P*/C^ |
| Public/Semi-Public | | |
| Cemetery | P | X |
| Club | X | P |
| Conservation Use | C | C |
| Educational Institution | P | X |
| Educational Institution – Tech. School, Vocational School, College, or Uni. | X | C |
| Passenger Transportation Agency & Terminal | P | P |
| Public Utility | P | C |
| Publicly Owned or Operated Government Facility | P | C |
| Public or Quasi-Public Owned Park or Recreation Facility | P | X |
| Religious Place of Worship | X | C |
| Urban Garden | C | C |
| Wireless Telecommunication Facility | P | X |
| Commercial | | |
| Bar or Tavern | X | P |
| Bed and Breakfast Inn | X | C |
| Child Day Care Center or Nursery | C | C |
| Clinic | X | P |
| Commercial Entertainment | X | P |

| Use | P-F | C-2 |
|---|-----|-------|
| Commercial (Continued) | | |
| Commercial Recreation | X | P |
| Conference Center, Banquet Facility, or Meeting Hall | X | C |
| Convenience Retail | X | P |
| Fitness Facility | X | C |
| Hospital | X | C |
| Hotel or Motel | X | C |
| Major/Minor Motor Vehicle Repair | X | C |
| Mixed Use Building | C | P*/C^ |
| Motor Vehicle Filling Station | X | C |
| Motor Vehicle Sales | X | C |
| Museum | P | C |
| Office | X | P |
| Off-Street Parking Lot, Garage or Deck | P | P |
| Outdoor Dining | X | C |
| Personal or Professional Services | X | P |
| Personal or Professional Services w/ Drive Through | X | C |
| Research & Development Lab | X | C |
| Restaurant | X | P |
| Restaurant | X | P |
| Retail Business | X | P |
| Short Term Rental | X | P |
| Other Similar Uses as Determined by the Planning Commission | P | P |

* Not including Ground Level Residential Units in the Public Square Area

^Including Ground Level Residential Units in the Public Square Area

DEVELOPMENT STANDARDS

The chart below indicates development standards in the P-F zoning district and the C-2 zoning district:

| Standard | P-F | C-2 |
|--|--|--|
| Minimum Lot Size | None/40 acres for Cemetery | None |
| Minimum Lot Width at Building Line | None | None |
| Minimum Lot Frontage | 40 ft. | None |
| Maximum Lot Depth | None | None |
| Minimum Usable Open Space | None | None |
| Maximum Building Footprint within the Public Square Area | None | 5,000 sq. ft. |
| Maximum Lot Coverage | 60% | None |
| Maximum Building Size | None | None |
| Maximum Building Width | None | None |
| Minimum Front Yard | <ul style="list-style-type: none"> • 50 ft. • 0 ft. in a Historic District | Buildings shall be constructed at the front lot line unless adjacent to a Residential District, then the Setback Shall be that of the Residential District Plus 1 ft. Additional for each 2 ft. of Building Height over 35 Ft. |
| Minimum Rear Yard | <ul style="list-style-type: none"> • 50 ft. for Principal Use or Structure • 0 Ft. in a Historic District • 25 ft. of Yard Must be Landscaped when Adjacent to a Residential District • 20 ft. for Accessory Use or Structure | <ul style="list-style-type: none"> • None unless adjacent to a Residential District, then the Setback shall be that of the Residential District Plus One Foot Additional for each 2 ft. of Building Height over 35 ft. • 0 Ft. for an Accessory Use or Structure |
| Minimum Side Yard | <ul style="list-style-type: none"> • 25 ft. for Principal Use or Structure • 50 ft. if Adjacent to a Res. District • 0 Ft. in a Historic District • 25 ft. of Yard Must be Landscaped when Adjacent to a Residential District • 20 ft. for Accessory Use or Structure | <ul style="list-style-type: none"> • None unless adjacent to a Residential District, then the Setback shall be that of the Residential District • 0 Ft. for an Accessory Use or Structure |
| Maximum Height | <ul style="list-style-type: none"> • 45 ft. for Principal Use or Structure • 15 ft. for Accessory Use or Structure | <ul style="list-style-type: none"> • 40 ft. for Principal Use or Structure. • However, a maximum height of 60 ft. may be permitted upon Planning Commission review and approval. • 20 ft. for Accessory Use or Structure |

COMPREHENSIVE PLAN

The Comprehensive Plan Future Land Use Section designates the site as “Central Business District”. The District “should be mixed use development that blends complementary uses including retail, office, and residential in urban or semi-urban development styles”. The Description and Development Character page for Central Business District has been included with this report.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

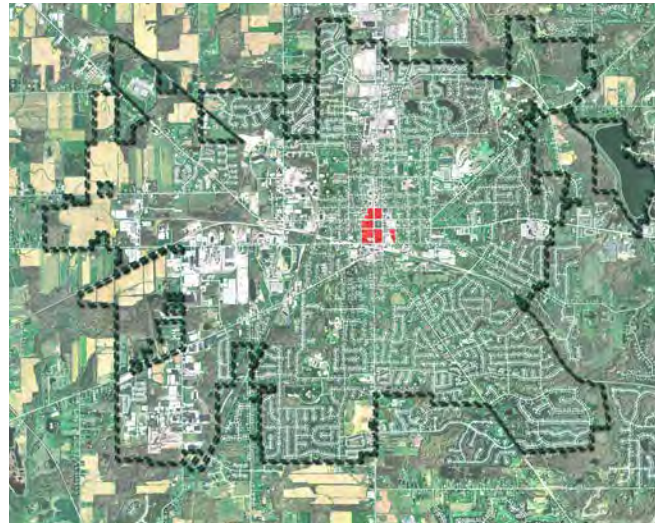
Staff recommends approval of application P25-17 as the proposed C-2 zoning is compatible with adjacent zoning, land uses, and historic development patterns.

CENTRAL BUSINESS DISTRICT

DESCRIPTION

The Central Business District is intended for a mix of uses that serve the regional community, as well as the option to provide multifamily residential. The focus in this district is primarily (60%) commercial.

- **Development Character** should be mixed use development that blends complementary uses including retail, office, and residential in urban or semi-urban development styles. These uses can be integrated vertically in the same building, or horizontally in the same development, and create a live-work-play environment. Public amenities such as outdoor cafes, plazas, and green space provide both residents and visitors areas to relax and socialize.
- **Development Intensity** may range from 10 to 20 units per acre for residential and 10,000 to 30,000 square feet per acre for non-residential uses.
- **Open Space** should be highly connected and create both small and large places for people to gather including plazas, green lawns, and natural areas.
- **Connectivity** should be narrow and incorporate “complete streets” that promote all modes of travel.

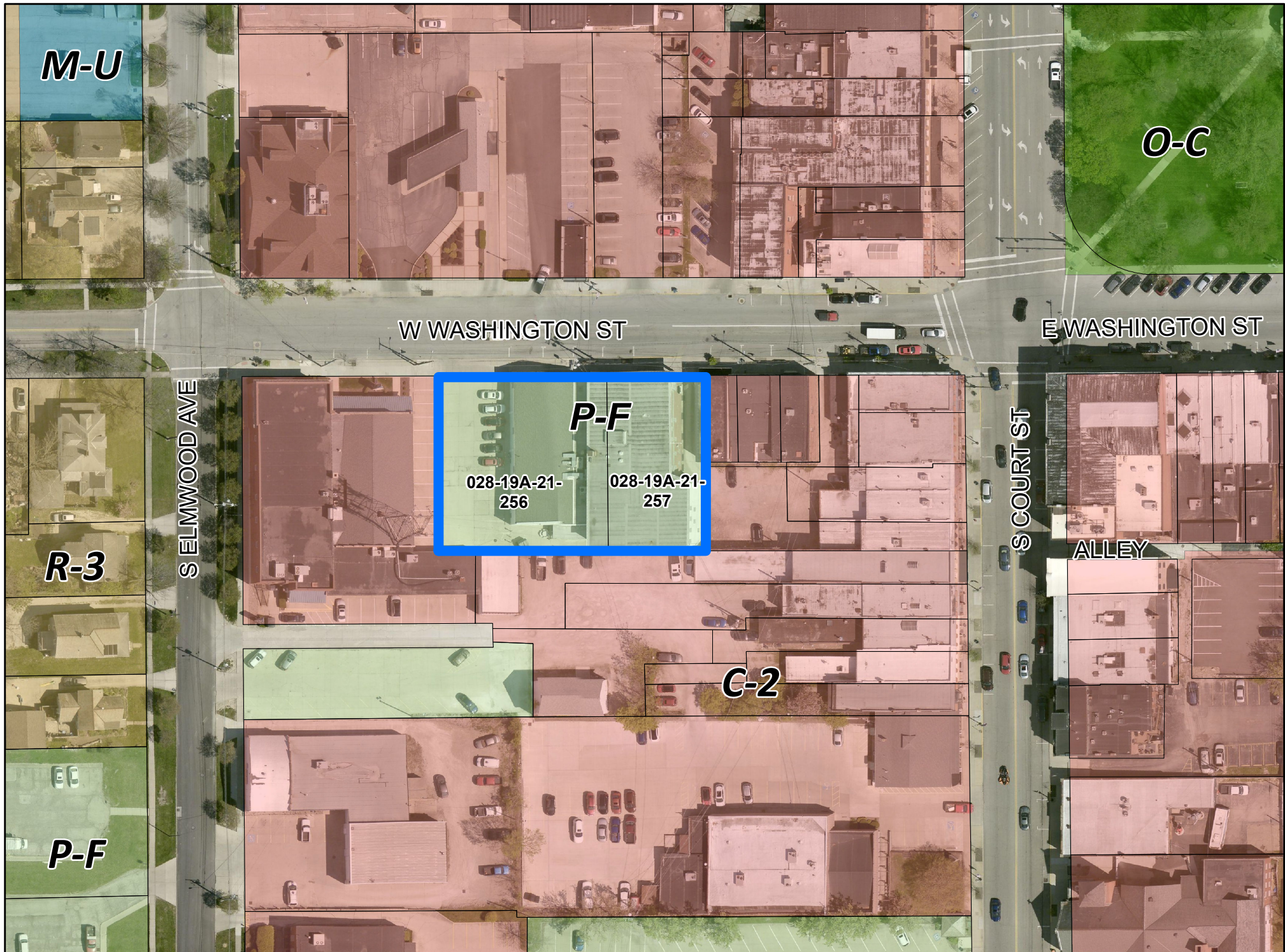


DEVELOPMENT CHARACTER

| | |
|--|--|
| Height | 1-4 stories |
| Front Setback | 0-10 ft |
| Parking | Rear or side of building, screen from street/neighboring uses |
| Recommended Development Intensity | <ul style="list-style-type: none"> • Development intensity 20,000 - 50,000 sf/acre or 10-20 u/a, • Preferred use mix 30% residential and 70% office/retail |
| Recommended Uses | <ul style="list-style-type: none"> • Multifamily • Restaurants • Retail / Services • Office • Public • Semi Public |



The central business district supports a high-density, walkable community.



W WASHINGTON ST

E WASHINGTON ST

S ELMWOOD AVE

S COURT ST

ALLEY

P-F

028-19A-21-
256

028-19A-21-
257

C-2

R-3

P-F



0 50 100 150 200 Feet

Map





Architecture
Preservation
Graphics
Planning
Interior Design

August 14, 2025

City of Medina Planning Commission
C/O Andrew Dutton, Planning Director
132 North Elmwood Avenue
Medina, OH 44256

Re: Change in Zoning
120 - 124 Washington Street
PP - 028-19A-21-256 & 028-19A-21-257

Dear Planning Commission,

Rose Company is purchasing the above referenced facility. The parcels are currently zoned PF - Public Facilities. Since the building will no longer be owned by Medina County, the owners would like to have the zoning reverted back to its original zoning classification of C-2. This will make the zoning classification of the facility consistent with the balance of the buildings within the uptown area.

We appreciate your time and consideration in this matter.

Respectfully Submitted,

 **Anthony Cerny**
2025.08.14
15:22:19-04:00
Anthony J. Cerny
Architectural Design Studios, Inc.

J:\0STUDIOS\0JOBS\25014a_WP_Uptown West Bldg\City of Medina\Change In Zoning\Change in Zoning Letter_250814a_Planning Director.wpd

132 North Elmwood Ave.
Medina, OH 44256

(607) 449-9755
(phone)

(607) 449-9755
(fax)

ROSE COMPANY

REAL ESTATE DEVELOPMENT | INVESTMENT

August 14, 2025

City of Medina Zoning Office
Medina City Hall
132 N. Elmwood Ave.
Medina, Ohio 44256

Re: Zoning change application
Parcels: 028-19A-21-256 and 028-19A-21-257

Dear Zoning Commission Members:

Please accept this letter as written authorization to allow the following party to represent us as property owners with regard to the request for a zoning change for Uptown West (fka the Professional Building) at 120-124 W. Washington, Medina, parcels 028-19A-21-256 and 028-19A-21-257:

Tony Cerny
Architectural Design Studios
620 East Smith Road
Medina, Ohio 44256
330-723-6975
fax 330-723-7129

Please contact me with any questions.

Sincerely,



Brendan Rose

621829

EXECUTIVE TITLE AGENCY CORP. 74-14-225

WARRANTY DEED.—Without Power Clause.—No. 103A

The Ohio Legal Blank Co., Cleveland

Know all Men by these Presents That Med Pro Investment Co., ~~an Ohio~~ Limited
Partnership the Grantor
 who claim S title by or through instrument _____, recorded in Volume _____, Page _____, County
 Recorder's Office, for the consideration of _____ Ten Dollars
\$ 10.00 received to its full satisfaction of Medina County Commissioners
 the Grantee
 whose TAX MAILING ADDRESS will be County Administration Building, 144 North
Broadway, Medina, Ohio 44256
 to give, grant, bargain, sell and convey unto the said Grantee its heirs and assigns, the following
 described premises, situated in the City of Medina
 County of Medina and State of Ohio:

ROBERT HALE
 MEDINA COUNTY RECORDER
 RECORDED THIS DATE
 503-504

34 OCT 5 P3:21-0-

PARCEL ONE:

Situated in the City of Medina, County of Medina and
 State of Ohio: And known as being the whole of Lot No.
 Three Hundred Seventy (370) of said City.
 028-19A-21-256

PARCEL TWO:

Situated in the City of Medina, County of Medina and
 State of Ohio: Being part of Lot 32, of said City, and
 bounded and described as follows: Commencing at the
 northwest corner of said lot in the south line of West
 Washington Street; thence south, along the west line of
 said lot, 118.0 feet to the southwest corner of said lot;
 thence east, in the south line of said lot and in the north
 line of lands now owned by Willard A. Stephenson, about
 67.0 feet to the southwest corner of lands now owned by Ida
 Cannon; thence north, along the west line of said Ida Cannon
 lands, to the southwest corner of lands in said lot now owned
 by Fannie W. Mercer; thence continuing north, along the west
 line of said Mercer lands, to the north line of said lot and
 south line of West Washington Street; thence west, along the
 north line of said lot and south line of said street, 67.0
 feet to the place of beginning, be the same more or less, but
 subject to all legal highways.
 028-19A-21-257

PARCEL THREE:

Situated in the City of Medina County of Medina and State
 of Ohio: and known as being parts of Lots Nos. 364, 367 and
 368 in said City bounded and described as follows:
 Beginning in the West line of Lot No. 368 at the intersection
 of the South line of a public alley with the East line of
 South Elmwood Street, said point being South 66.0 feet from
 the Northwest corner of Lot No. 368; thence South along the
 East line of South Elmwood Street 47.8 feet to the North line
 of land now owned by George H. and Gwendolyn C. Helmund;
 thence Easterly, along said Helmund's North line, 168.7 feet
 to the East line of Lot No. 367; thence continuing Easterly in
 the same line 26.0 feet to a point in Lot No. 364; thence
 Northerly parallel to the West line of Lot No. 364, 50 feet;
 thence Westerly, parallel to the South line of said parcel,
 26.0 feet to the West line of Lot No. 364 and the East line of
 said alley; thence Southerly 4.0 feet to the Southeast corner
 of said alley; thence Westerly, along the South line of said
 alley, 168.02 feet to the place of beginning, be the same more
 or less, but subject to all legal highways.
 028-19A-21-254

be the same more or less, but subject to all legal highways.

| | |
|--|--|
| This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. 10-5-94 | |
| FEE \$ 1.50 | EXEMPT <input checked="" type="checkbox"/> |
| Michael E. Kovack, | Medina Co. Auditor |

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee its successors ~~and assigns forever~~ and we ~~the said~~ Grantor do for ourselves ~~and our~~ successors ~~and assigns~~ and assigns ~~and assigns~~ covenant with the said Grantee its successors ~~and assigns~~ that at and until the ensembling of these presents, we are ~~well~~ seized of the above described premises, as a good and indefeasible estate in **FREE SIMPLE** and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except restrictions of record and any conditions, reservations, or easements created in conjunction with such restrictions, zoning ordinances, if any, and taxes, assessments, both general and special, for current half of the taxable year, and thereafter and that we will **WARRANT AND DEFEND** said premises, with the appurtenances thereunto belonging, to the said Grantee its successors ~~and assigns~~ against all lawful claims and demand whatsoever except those noted above.

In Witness Whereof, we have hereunto set our hand, the _____ day of _____, in the year of our Lord one thousand nine hundred and nine ~~four~~

Signed and acknowledged in the presence of

Steven D. Soclof

Roberta Wassustrand

MED PRO INVESTMENT CO., LIMITED PARTNERSHIP

By: Ivan A. Soclof
General Partner

STATE OF OHIO

Cuyahoga County, ss.

Before me, a Notary Public

in and for said County and State, personally appeared the above named Med Pro Investment Co., ~~and its~~ Limited Partnership, by Ivan A. Soclof, its General Partner

who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at Cleveland, Ohio, this 30 day of October, A. D. 19 94

STEVEN D. SOCLOF
NOTARY PUBLIC, STATE OF OHIO
My Comm. Expires June 27, 1999

This instrument prepared by Seller.

WARRANTY DEED

FROM

MED PRO INVESTMENT CO.

TO

MEDINA COUNTY BOARD OF

COMMISSIONERS

RECEIVED FOR RECORD

at _____ 19 _____

at _____ o'clock _____ M.

Recorded _____ 19 _____

In _____ County Records

Volume _____ Page _____

RECORDER

ENTERED FOR TRANSFER

_____ 19 _____

This instrument prepared
by Seller

The Ohio Legal Blank Co. Cleveland