



Planning Commission
App. No. 113-2017-TA

Zoning Text Amendment Lafayette Township

Meeting: January 3, 2018
Applicant: Lafayette Township Zoning Commission
Hearing: January 9, 2016 (Zoning Commission)
Amendment: Section (§) 309.02, Golf Community PUD Overlay District
§ 309.05 Open Space and Density Requirements
Reviewer: Susan Hirsch

Proposal: The Lafayette Township Zoning Commission has submitted the following proposed Zoning Text Amendments for review:

1. Amend the text of § 309.02 to increase the area of the Golf Community PUD (GCPUD) Overlay District
2. Amend § 309.05 to increase the density from one unit per two acres to one unit per one acre.

Proposed Amendments: Complete staff comments are contained within the proposed submitted text below. New text is **bold and underlined**, text to be deleted is shown as ~~strikethrough~~, and staff comments are *italicized*.

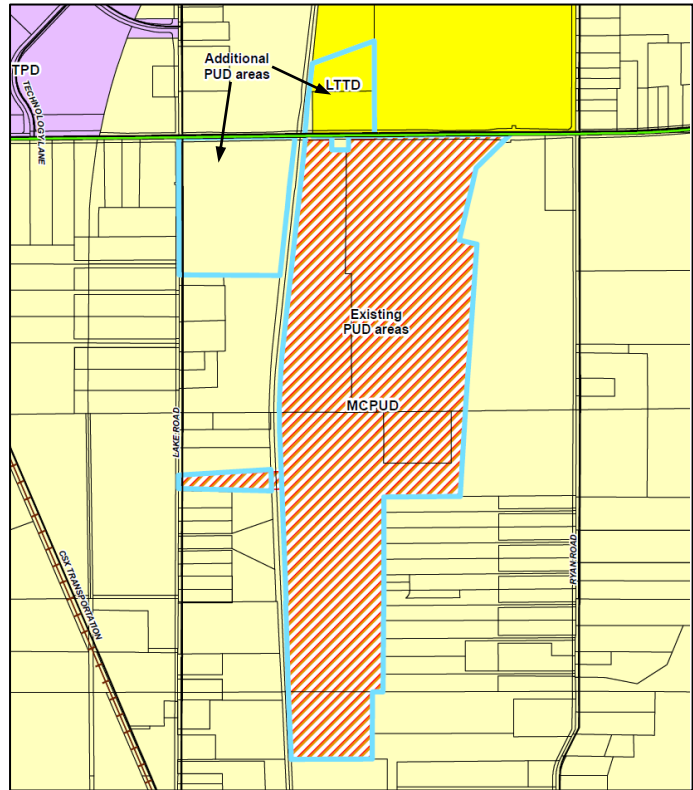
SECTION 309 OVERLAY DISTRICT FOR GOLF COMMUNITY PUD

SECTION 309.2 GOLF COMMUNITY PUD OVERLAY DISTRICT

- A. No GCPUD shall be established except subsequent to petition by the owner(s) of land located within the GCPUD Overlay District. The area proposed to be developed shall be held in single ownership, or if in multiple ownership, the application shall be filed jointly by all owners of the properties included in the proposed development.
- B. This GCPUD regulation is intended solely for use on the land comprising what is currently known as Medina Country Club, ~~5588 Wedgewood Road and 6717 Lake Road~~, **PPN 020-10B-32-002; 020-10B-32-003; 020-10B-32-004; 020-10D-05-001; 020-10D-17-012; 021-10D-05-001 and 020-10D-04-003**, Lafayette Township, Ohio. No GCPUD shall be created unless a determination is made that such development is within the designated GCPUD Overlay District as shown on the Zoning District Map of Lafayette Township and the plan is in conformance with the provisions herein.

The use of parcel numbers rather than an address is a preferred identifier for property since multiple parcels can have the same street address. In addition to the use of parcel numbers, the text amendment adds four additional parcels: three on the north side of Wedgewood Road 020-10B-32-002, 020-10B-32-003 and 020-10B-32-004 totaling approximately 11.84 acres; and one parcel south of Wedgewood Road 020-10D-04-003 of 32.66 acres.

The Lafayette Township application for a text amendment submitted by Medina Country Club, LLC; Jane A. Miller, Shannon Miller Fisher and Margo Miller states that, “The expansion of the Golf Community PUD Overlay District will allow for additional housing to be built in Lafayette Township thereby increasing revenue to Lafayette Township allowing for improved government services to the community. Golf course housing will also benefit Lafayette Township’s largest employer, Medina Country Club resulting in job creation and growth.”



- C. The residential dwelling units within the GCPUD shall be served by an approved public water supply system and an approved public sanitary sewer system. *The Lafayette Township application for a text amendment further states that, “... the amendment is requested to expand the current Golf Community PUD Overlay District and allow for a golf course housing development now that sanitary sewer to the area is readily available.” Gravity sewer is available to be extended by the developer from the intersection of Wedgewood Road and Lake Road. Lines must be extended along the entire Wedgewood Road frontage of the property.*¹
- D. The retention of as much storm water as possible is encouraged to promote the recycling of storm water for irrigation purposes.
- E. No GCPUD shall be established which does not preserve open space and protect sensitive environmental areas.

¹ From discussion with Amy Lyon-Galvin. Medina County Sanitary Engineer, 12/26/2017.

- F. The GCPU shall be developed in conformance with a site plan, which has been reviewed and approved by the Lafayette Township Zoning Commission and the Lafayette Township Board of Trustees in accordance with the provisions set forth herein.
- G. Until such time as a property owner applies for and receives final approval for development of a GCPUD as provided herein, the underlying provisions of the Rural Residential District shall apply. *The proposed expanded GCPUD includes three parcels that are currently zoned Lafayette Township Transitional District (LTTD). This District will need to be included in this provision.*
- H. The Lafayette Township Zoning Commission shall review the Preliminary Subdivision Site Plan and upon approval shall forward the plan and recommendation to the Lafayette Township Board of Trustees. The Lafayette Board of Trustees will review and approve the Preliminary Subdivision Site Plan by means of a Resolution at which time the Rural Residential District will officially change to the GCPUD Overlay District. The township map will be updated accordingly. Such land may only be developed in accordance with the approved GCPUD or may revert back to its original zoning upon application by property owner or through referendum by the township. *The LTTD must be referenced in this provision as well.*

SECTION 309.5 OPEN SPACE AND DENSITY REQUIREMENTS

- A. The maximum density of dwelling units for the GCPUD Overlay District shall in no case be greater than one unit per ~~two~~ **one** acres (1 unit/~~2~~ **1** acres). Building lots shall be developed with a degree of flexibility in order to effectively utilize the natural topography and landscape. No rear lots are permitted. *This proposed amendment will double the permitted units within the GCPUD for the property south of Wedgewood Road. The Rural Residential District has a maximum density of one unit per two acres. For the parcels north of Wedgewood Road, currently zoned LTTD, the density will remain the same. The maximum density in the LTTD is one unit per acre.*

General Staff Comments:

1. *SECTION 309.4 MINIMUM AREA FOR GCPUD OVERLAY DISTRICT states that, "T[the GCPUD shall have a minimum area of not less than fifty (50) contiguous acres. All land within the GCPUD Overlay District shall not be divided into segments by (1) a limited access highway or (2) any tract of land other than streets, parks, or rights-of-way for pipelines or transmission lines not owned by the developer of the GCPUD." Although the additional parcels proposed with this text amendment do comply with this provision, they will be difficult to integrate into the design of the larger original area due to their physical separation.*
2. *Membership in an Owners' Association is mandatory for all lot/unit owners in the development; however, residents of the expanded parcels will have limited access to the open space amenities.*

3. *The Lafayette Township Zoning Map refers to the zoning for the property currently within the GCPUD as MCPUD.*
4. *The Lafayette Township Zoning Commission did not submit a Map Amendment concurrently with the proposed Text Amendment. The Zoning Map must be amended prior to the approval of any developments plans for the GCPUD. The change from MCPUD to GCPUD can occur at the same time.*

Recommendation: Planning Services staff recommends the Planning Commission **APPROVE WITH MODIFICATIONS** the proposed amendments to the Lafayette Township Zoning Resolution in accordance with the above staff comments.

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