Planning Commission
Map Amendment

Crum Family Ltd. et. al. Properties

Montville Township

Meeting: January 3, 2017
App. No.: 111-2017-MA
Owners: Crum Family Ltd., RTE Investments, LLC, TG Kowal, Trustee, Medina Co. Park Dist.
Site Area: 168 acres
Parcels: 5

Parcel ID Nos: 030-11A-09-001, 030-11A-10-002, 003, & 005, 030-11A-15-017
Amendment: CB Community Business to R-2 Single-family Suburban Residential
Utilities: Central water and sewer
School Dist.: Medina City
Reviewer: Rob Henwood

EXECUTIVE SUMMARY

The site is located on the west side of Wooster Pike (SR 3) 1,000 feet west of the road right-of-way and north of Wedgewood Drive (SR 162) (see Map 1: Location). The applicant proposes to change the zoning district on the subject properties from CB Community Business to R-2 Single-family Suburban Residential. The proposal includes parts of five parcels containing approximately 168 acres. Central sewer and water facilities are available.

Recommendation: APPROVAL

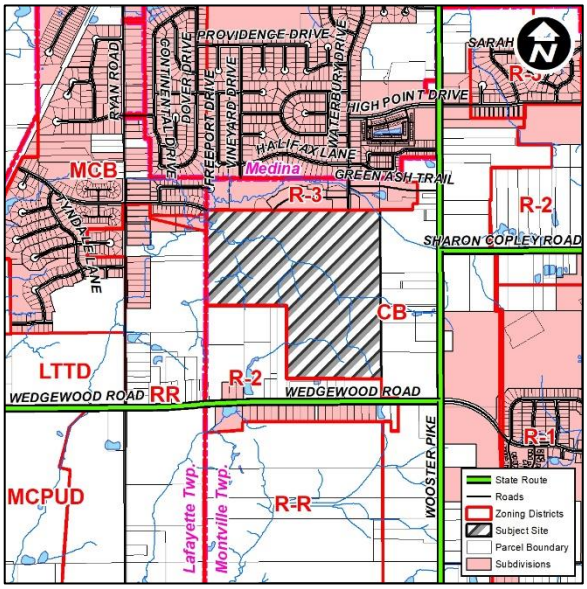
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-3 Single-family Urban Residential	Multi-family homes Trails of Montville
East	CB Community Business	Undeveloped Agriculture Single-family homes fronting on SR 3
South	R-2 Single-family Suburban Residential	Single-family homes fronting on SR 162
West	RR Rural Residential	Undeveloped Agriculture

Proposal: The applicant proposes to change the zoning district on the subject property from CB Community Business to R-3 Single-family Urban Residential.

Site Conditions: The site is vacant, with the majority used for agriculture the remaining land is wooded. There are several streams located on the site. The topography is gently rolling (see the attached GIS map).

Access: Access to the site will be provided by a proposed extension of Grovewood Lane and Waterbury Drive. Additional access/es would need to be obtained to Wooster Pike (SR 3) and/or Wedgewood Road (SR 162).



Map 1: Location Map

A street connection across the subject site is depicted in the Medina Area Transportation Task Force report. A street connection will need to be constructed when the subject site is developed.

Current Zoning: The purpose of the CB Community Business District is to provide a district that "that encourages concentrated development areas within the Township offering personal services, community facilities, office, and retail facilities. This district is to be applied in areas where residential uses are concentrated, such as near the city of Medina. In order to limit the impact on adjacent residential development, these areas are designated for predominantly store-type uses in a shopping center environment. When feasible, planned commercial developments are also encouraged to improve the traffic circulation between developments through internal access roads, which then minimize the number of curb cuts along the street." Montville Township Zoning Resolution Section (§) 430.1(F).

Permitted uses include (§ 430.3):

- Planned Commercial Development
- Administrative, business and professional offices, including public administrative office
- Financial establishment
- Hospital, medical clinic, urgent care facility
- Medical or dental office
- Retail in completely enclosed buildings
- Personal service facilities offering services directly to the public
- Restaurant
- Business services establishment
- Retail copying services
- Funeral home
- Instructional studios
- Other services
- Golf course, miniature
- Churches and Other Places of Worship
- Congregate Care Facility
- Public safety facility
- Wireless telecommunication tower not a public utility

Conditionally permitted uses include the following:

- Automated teller machine
- Drive-thru facility
- Indoor recreation
- Sports/fitness center
- Theater, indoor
- Veterinary clinic (no outside kennel)
- Automotive service station
- Car wash
- Gas station < 5 islands or 10 pumps & store < 5,000 sq. ft.
- Hotel, motel
- Park/playground
- Assembly hall, meeting place
- Business school, college or university
- Day care center, child and/or adult
- Library, museum
- Post office
- School, public or private

The minimum lot size is two aces with a minimum width at the building line of 200 feet. The maximum amount of impervious surface permitted on a site is 60% (§ 410.4).

Proposed Zoning: The purpose of the R-2 District is to "provide for the development of single-family residential dwellings on subdivided lots with a minimum lot size of 22,000 square feet, and controlled density planned residential developments to discourage large concentrations of intensive development where it is desirable to preserve reasonable amounts of open space and maintain the suburban character of the Township." (Montville Township Zoning Resolution Section (§) 410.1(D)(3).

Permitted uses include (§ 410.3):

- Single-family detached dwellings
- Single-family subdivision

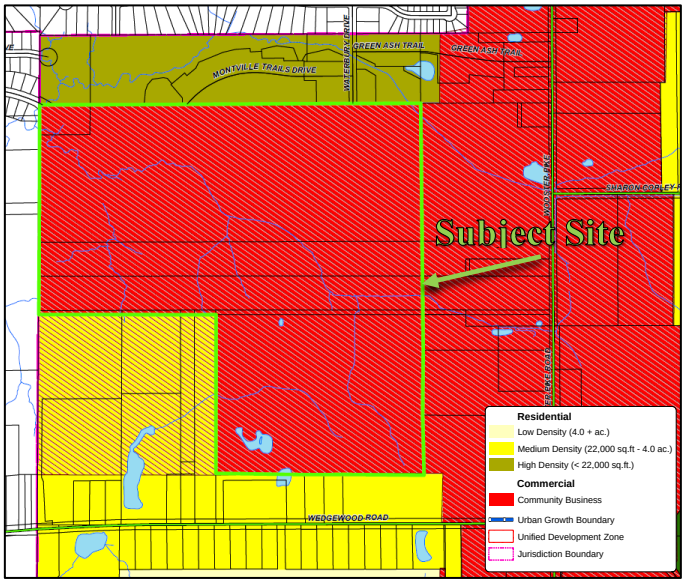
- Controlled Density PRD
- Planned Neighborhood Development
- Adult family home and home for handicapped persons
- Family Day Care Home, Type "B"
- Essential services
- Agriculture

Conditionally permitted uses include the following:

- Accessory Living Quarters
- Cemetery
- Churches and Other Places of Worship
- Day care center
- Institution for higher education
- Institutional meeting facility
- Public safety facility
- School, public or private, library
- Golf course, private, public, or semi-private; country club, public or private
- Park, playground, picnic area
- Tennis club, club swimming pool or similar noncommercial recreation facility
- Parking area for adjacent lot in commercial district
- Public utility wireless telecommunication tower

The minimum lot size is 22,000 square feet with a minimum width at the building line of 90 feet (§ 410.4).

Comprehensive Plan: The proposed map amendment is not consistent with the 2016 Montville Township Comprehensive Plan Update. The Proposed Land Use map, Figure 3-1, recommends the subject site for Community Business uses consistent with existing zoning district boundaries (see Map 2: Proposed Land Use).



Map 2: Proposed Land Use

Staff Comments:

1. Utilities are available to the site.
2. The Comprehensive Plan recommends the subject site for Community Business uses.
3. According to geographic information system data there are currently approximately 680 acres of land zoned Community Business. The proposed area for rezoning is approximately 163 acres or 24% of the total area zoned Community Business. Even with the proposed rezone area removed there still remains over 517 acres of land zoned Community Business; much of this land is not developed or used for business or commercial uses.
4. 1,000 feet of Community Business District will be maintained fronting on Wooster Pike (SR 3). This width is appropriate and consistent with the depth of other commercial/business districts in the township.
5. R-2 uses are compatible with all adjoining land uses including the RR Rural Residential zoning to the west in Lafayette Township.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from CB Community Business to R-2 Single-family Suburban Residential.

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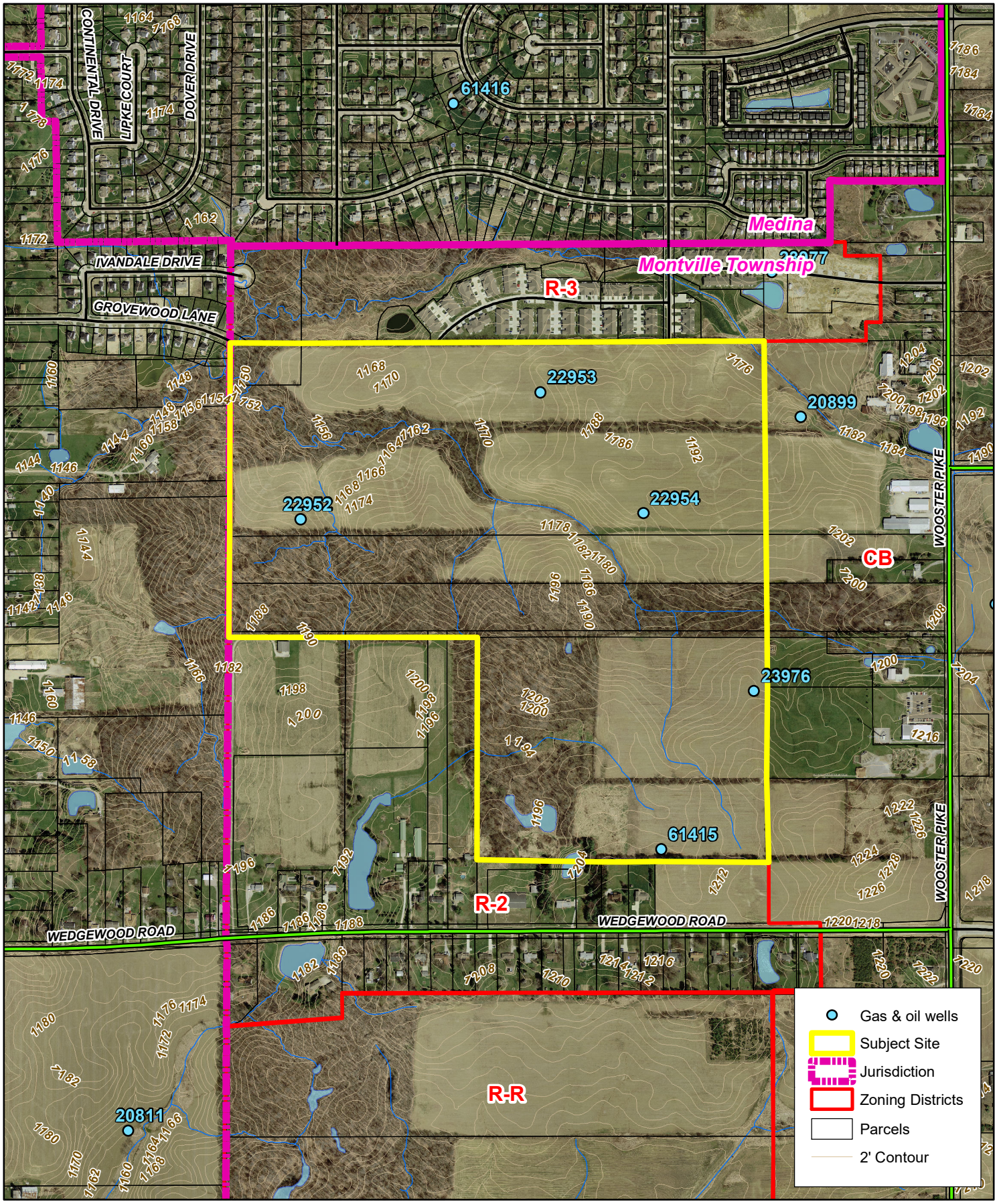

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Hearing Date: TBD
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