Planning Commission
Map Amendment
Trillium Creek Property
Montville Township

Meeting:	January 3, 2017	**Parcel ID No:**	030-11A-01-020
App. No.:	112-2017-MA	**Amendment:**	CB Community Business to R-3 Single-family Urban Residential
Owner:	Trillium Creek LLC		
Applicant:	Tim Powers	**Utilities:**	Central water & sewer
Site Area:	acres	**School Dist.:**	Medina City
Parcels:	1	**Reviewer:**	Rob Henwood

EXECUTIVE SUMMARY

The site is located on the east side of Wooster Pike (SR 3) and nearest the termini of Stockbridge and New Haven Drives (see Map 1: Location). The applicant proposes to change the zoning district on the subject property from CB Community Business to R-3 Single-family Urban Residential. The proposal includes one parcel containing 2.5329 acres. Central sewer and water facilities are available.

Recommendation: APPROVAL

ADJACENT ZONING/LAND USE

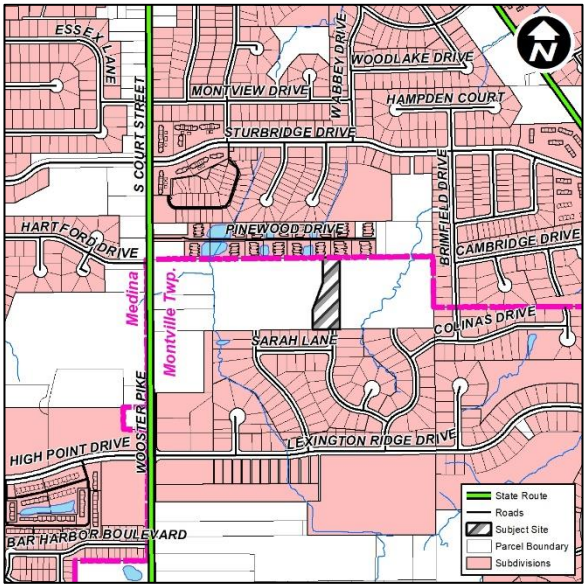
Direction	Zoning	Land Use
North	R-3 High Density Urban Res. Medina City	Multi-family homes Pinewood Condominiums
East	R-3 Single-family Urban Residential	Undeveloped Wooded
South	R-3 Single-family Urban Residential	Single-family homes Northampton Highland Est. Sub.
West	CB Community Business	Commercial Trillium Creek Dermatology and Surgery

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 half the site in grass and the other half wooded. The topography is gently rolling (see the attached GIS map).

Access: Access to the site will be provided by a proposed extension of Stockbridge Drive.

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



Map 1: Location

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-1 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)(4).

Permitted uses include (§ 410.3):

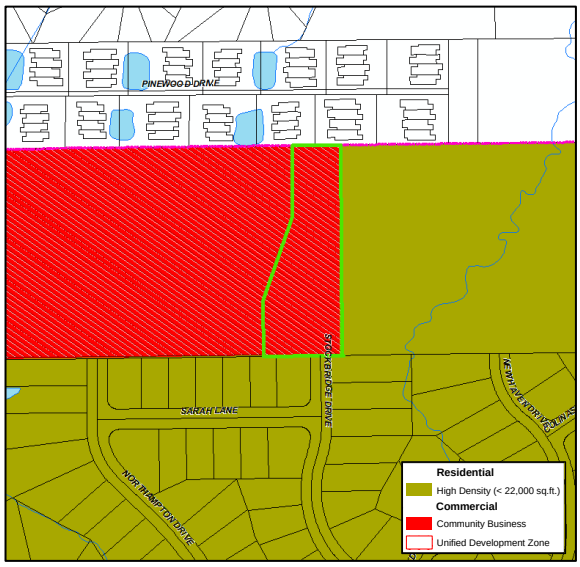
- Single-family detached dwellings
- Single-family subdivision
- Conservation Planned Residential Dev. (PRD)
- Controlled Density PRD
- Planned Neighborhood Development
- Adult family home and home for handicapped persons
- Family Day Care Home, Type "B"
- Essential services
- Agriculture

Conditionally permitted uses include the following:

- Accessory Living Quarters
- Cemetery
- Churches and Other Places of Worship
- Day care center
- Congregate Care Facility
- Public safety facility
- School, public or private, library
- 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 12,000 square feet with a minimum width at the building line of 80 feet (§ 410.4).

Comprehensive Plan: The proposed subdivision is not entirely 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: Future Land Use).



Map 2: Future Land Use

Staff Comments:

1. Utilities are available to the site.
2. The Comprehensive plan recommends the subject site for single-family residential use.
3. The majority of the current land zoned CB in the township is not developed or used for business or commercial uses.
4. The subject site has a street stub on its southern border, Stockbridge Drive, and is immediately adjacent to a residential subdivision. Extension of Stockbidge Drive is consistent with planning best management practices.
5. The subject site does not fronts on an arterial nor collector street and is not advantageous for business and commercial uses.
6. R-3 uses are compatible with all adjoining land uses.
7. The subject site was part of a Concept Plan submittal that was reviewed by Department of Planning Services staff on December 20, 2017. The proposal for the 13.99 acre site includes 26 sublots served by central water and sewers located on two public permanent cul-de-sac streets.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from R CB Community Business to R-3 Single-family Urban Residential.

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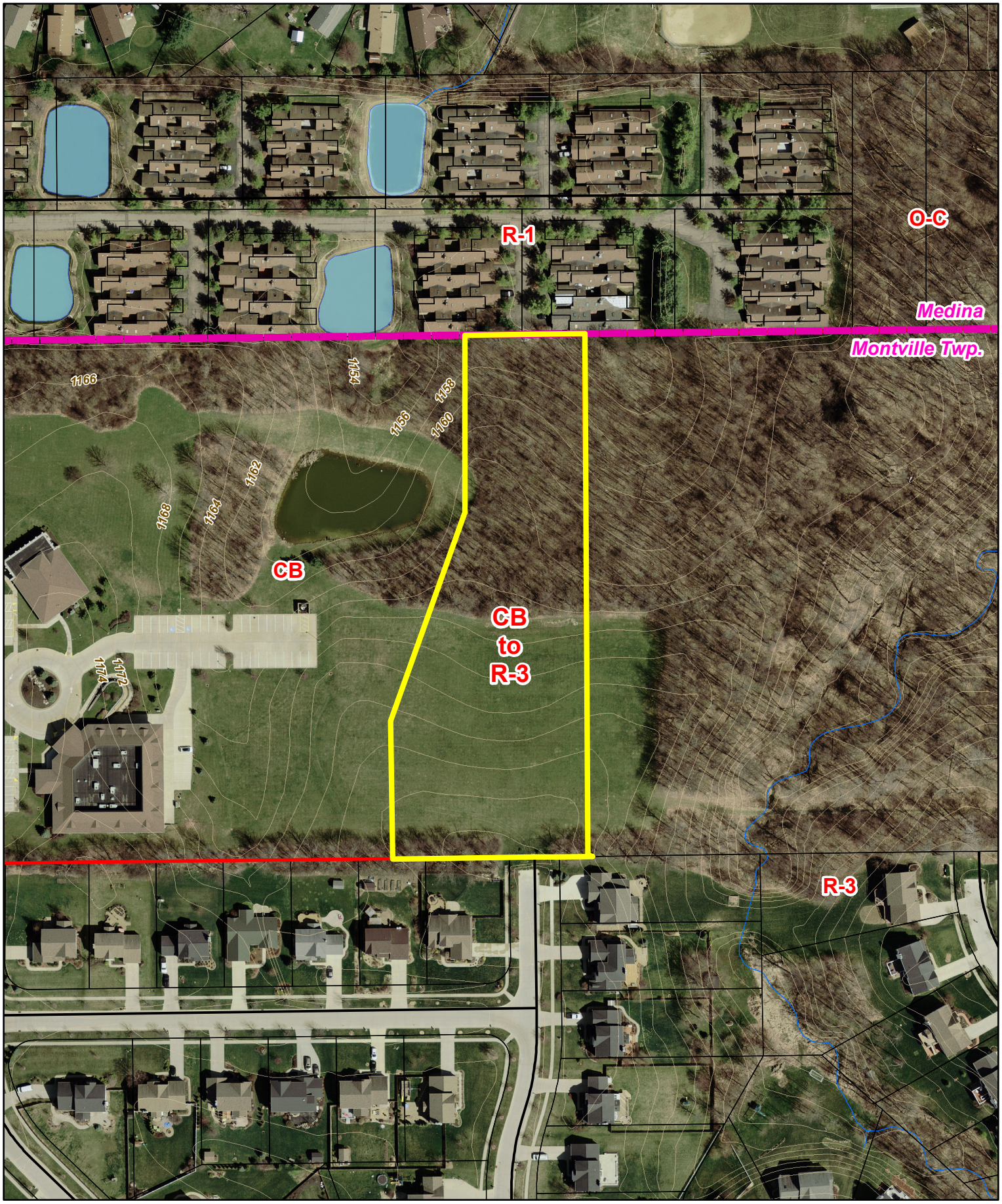

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Map Amendment
App. 112-2017-MA
Montville Township

Meeting Date: 1/3/2018
Hearing Date: 1/10/2018
Area: 2.5329 acres
Parcels: 1

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