



Planning Commission
 Zoning Map Amendment
Lake Road North Overlay District
 Lafayette Township

App. No.:	111-2015-MA	Parcels:	14
Meeting:	January 6, 2015	Current Zoning:	RR Rural Residential
Hearing Date:	January 5, 2015 (Zoning Commission)	Proposed Zoning:	LRNOD Lake Road North Overlay District
Applicant:	Zoning Commission		

EXECUTIVE SUMMARY

The site is located along the east and west sides of Lake Road between the Medina City boundary and the point where Lake Road bends to the west, approximately 1800 feet south of the Medina City limits (see location map). Within this area, the Lafayette Township Zoning Commission proposes to apply to the existing R-R Rural Residential District the newly adopted Lake Road North Overlay District.

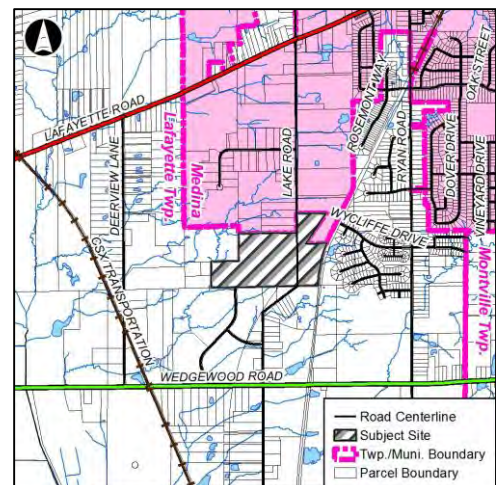
Recommendation: APPROVAL

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	I-1 Industrial (City of Medina)	Undeveloped, Industrial
East	MCB Medina City Buffer	Undeveloped/agriculture Single-family residential, Dover Highlands Subdivision
South	R-R Rural Residential & UTP University Technology Park	Undeveloped University Technology Park Single-family residences along Lake Road
West	R-R Rural Residential	Undeveloped/wooded

Proposal: The Lafayette Zoning Commission has proposed this map amendment in conjunction with text for a newly created Lake Road North Overlay District (LRNOD) to provide a transition area between the industrial uses within the City of Medina and the residential uses to the south. Additionally, it is the intent of the overlay zone to protect the existing residences. The overlay district will only apply if requested by the landowner.

Background: Lafayette Township first submitted the text and map amendments for the LRNOD to the Department of Planning Services (DPS) in May of 2013. At that time, the uses permitted included all light



manufacturing and local commercial uses. The area of the proposed Map amendment was described as 1,000 feet east and west of Lake Road from the Medina City boundary to Wedgewood Road (S.R.162). At that time the Planning Commission recommended disapproval.

In August of 2015, in response to comments from the Planning Commission, the township submitted revised text for the LRNOD for informal review. Although the revised text greatly reduced the permitted uses to the eight uses shown under Zoning below, the DPS Staff commented that some of the permitted uses such as a gas station, car wash and restaurants may not be compatible with the surrounding residential uses. In this submittal, the proposed area for the overlay went as far south as Wedgewood Road (S.R.162) and included an area east of the rail-trail. Staff also commented as the extent of the LRNOD and the fact that it was much larger than what would be needed as a buffer, and it included a number of well-maintained residences in the area south of the first bend in Lake Road.

The text for the LRNOD received formal review at the Oct. 7, 2015 Planning Commission meeting and it was approved with modifications. This submittal still showed the LRNOD extending south to S.R. 162 but it did eliminate the area east of the rail-trail and property that was within the University Technology Park. The submitted text did not change the permitted uses.

Lafayette Township adopted the LRNOD November 16, 2015. The text as adopted made the first bend in Lake Road the southern boundary of the LRNOD, as proposed for the map amendment. The proposed area for the district was also extended to the west to include the entire parcel for the properties west of Lake Road.

Zoning: Intended as a transition between the industrial uses in the City of Medina and the residences to the south, the newly created LRNOD permits:

1. Business and Professional Offices
2. Personal Service Facilities such as hair care, dry cleaning, photography
3. Restaurants
4. Business Support Services such as advertising, copying, protective services
5. Sport/Physical Fitness Center
6. Transportation Services such as gas station, car wash
7. Parks, Playground
8. Day Care Centers, child/adult

A zoning permit for any of these uses in the LRNOD will require site plan review and approval.

Comprehensive Plan: The Lafayette Township Comprehensive Plan, adopted in 2011 does recommend a Corridor Study for Lake Road, Phase 1 being the area between the City and Wedgewood Road. The plan also identifies the University/Tech Center as a “potential activity area” and therefore being an area well suited for non-residential or mixed use development.

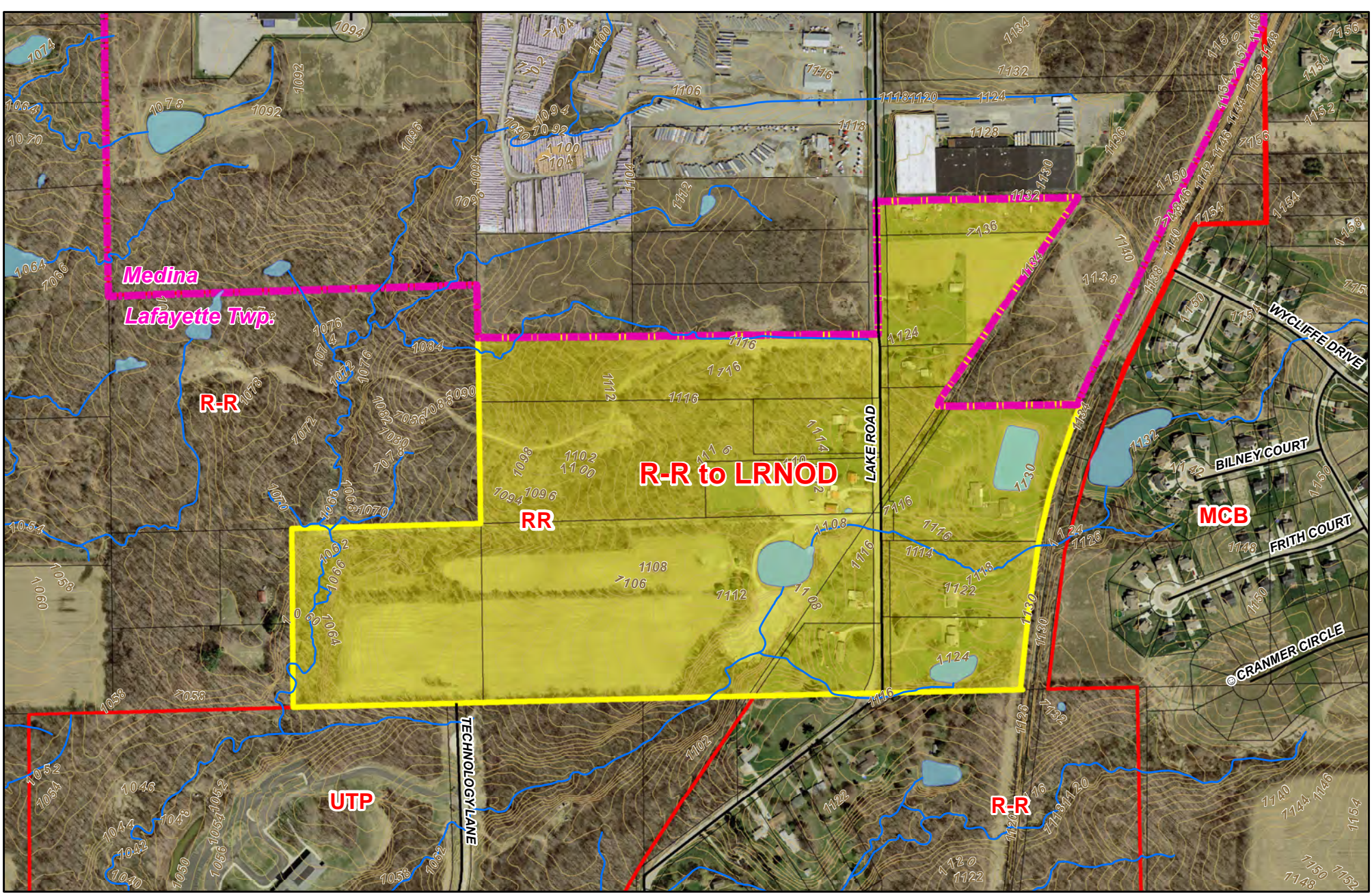
Comments:

1. The text for the LRNOD has been adopted by Lafayette Township with the area described as submitted for this map amendment.

2. The LRNOD with a southern boundary at the first bend in Lake Road better fulfills the purpose of the District as a buffer between the industrial uses in the City of Medina and the residences to the south.
3. Since most of the residences along Lake Road are now outside the area of the LRNOD, most of the concern with compatibility of these uses with adjacent residences is eliminated.
4. Extending the LRNOD to include the entire parcel for those properties west of Lake Road will assist in the development of those parcels.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment to apply the LRNOD Lake Road North Overlay District to the properties located in the R-R Rural Residential district as described above.

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Lake Road Properties
 Map Amendment
 App. 111-2015-MA
 Lafayette Township

Meeting Date: 1/6/2016
 Hearing Date: 1/5/2016
 Amendment: R-R to LRNOD
 No. of Parcels: 14



1 inch = 500 feet

