Planning Commission
Zoning Map Amendment
48 South Medina Line Road - Young Property
Sharon Township

App. No.:	002-2015-MA	**Parcel No.:**	033-12B-10-001
Meeting:	February 4, 2015	**Current Zoning:**	R-1 Residential
Applicant:	Zoning Commission/A. Oxenrider	**Proposed Zoning:**	C-2 Commercial
Owner:	Paul & Phyllis Young	**Hearing Date:**	January 15, 2015

EXECUTIVE SUMMARY

The subject site, 48 South Medina Line Road, is located on the west side of Medina Line Road south of the intersection with Medina Road (SR 18). The southern portion of the subject site is currently zoned R-1 Residential. The applicant proposes to change the southern portion of the subject site from R-1 Residential to C-2 Commercial; this change would make zoning for the entire property C-2.

Recommendation: DISAPPROVAL

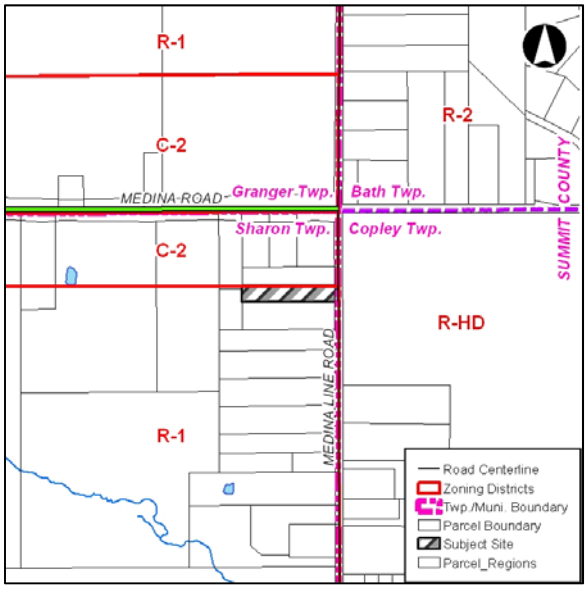
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	C-2 Commercial	Commercial & single family residential
East	R-HD Residential High Density (Copley Township, Summit County)	Single family residential (under construction)
South	R-1 Residential	Single family residential
West	C-2 Commercial R-1 Residential	Commercial Single family residential

Proposal: According to Sharon Township Zoning, the R-1 portion of the property is about 69 feet wide.

Site Conditions: The western third of the property is wooded. The site has sloped topography with about 22 feet of elevation change over 700 feet between the western property boundary and Medina Line Road. The highest portion of the site is located in the northwest corner of the property; the site slopes downward towards the south east (see attached GIS map).

Residential uses are located on adjacent properties to the north, south, and west.



Zoning: R-1 Residential District text does not include a purpose statement. Single family uses, uses ancillary to single family uses, and agriculture are permitted uses (§ 601(A)). Conditionally permitted uses include tourist or boarding homes and rooming houses accepting no more than six guests at a time, houses of worship, schools (kindergarten through 12th grade only), and recreational areas (§ 601(B)). The minimum lot size is two acres with 200 feet of street frontage (§ 601-2(A) & (B)).

The stated purpose of the C-2 Commercial district is "to accommodate multi- purpose retail and business development, free from any heavy industrial or residential activities, with adequate level of traffic flow along those major roads serving its activities, as provided in the adopted Route 18 Corridor Action Plan (§ 604-1)." All uses in the district are conditionally permitted. Conditionally permitted uses include the following;

- uses permitted in the C-1 district excluding R-1 and R-2 uses and heavy industrial uses and including religious, educational, and philanthropic institutions, bed and breakfast, retail sales, repair shop, beauty parlor, funeral home, bank, office or office building, studio, and restaurant (§ 603-4).
- uses in the C-2 district including trailer and farm implement sales and service, carpenter, cabinet, upholstering, sheet metal, plumbing, heating, air conditioning, and similar establishments, hardware and building material sales, repair services for machinery and equipment, including repair garages and specialty establishments such as motor, body, fender, radiator, motor tune-ups muffler shops, tire repairing, sales and service but excluding vulcanizing and recapping (§ 604-2).

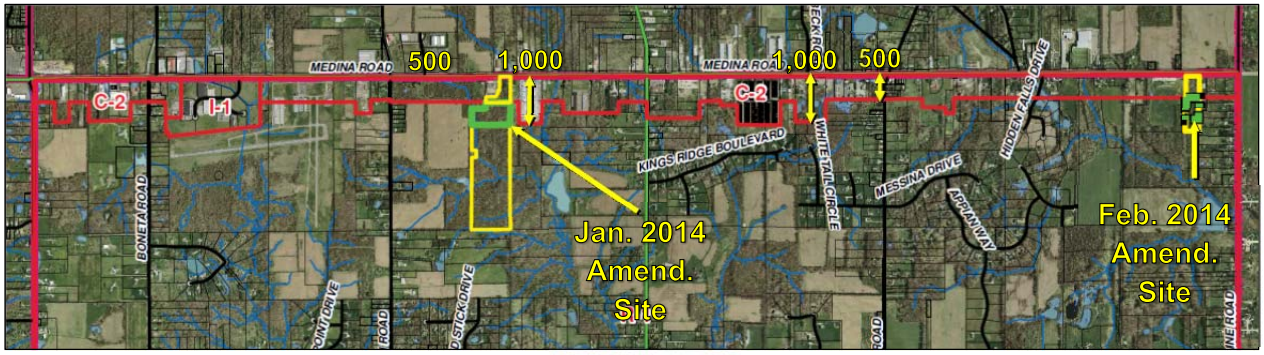
The minimum lot size is two acres with 175 feet of street frontage (§ 604-3(A)(2) & (3)).

Comprehensive Plan: The 1996 update of the Sharon Township Development Policy Plan (Plan) recommends the entire Medina Road (SR 18) corridor for commercial use. § 3.2 recommends "that a diversity of economic activities (including light industrial) be allowed…." The Plan also calls for "careful review and clarification of permitted uses in the current zoning resolution."

§ 4.1 Policy 1B.4, states the township should "[p]ermit no further expansion of commercial and industrial zones in the Township, with the exception of changes which would be of direct tax benefit and/or use to the Township residents."

Comments:

1. Water and sewer lines are available at SR 18.
2. The Plan does recommend the SR 18 corridor for commercial use, however it does not specify the depth of the corridor. Additionally the Plan states that "no further expansion of commercial and industrial zones" should be permitted unless said expansion benefits township residents with additional tax revenue or a beneficial use. The qualifying statement makes the policy directive difficult to interpret; presumably commercial land would generate additional taxes, however it is not clear what a beneficial use might be.



3. Investigation of the C-2 district boundary along SR 18 shows that the Zoning Commission has allowed the district to be amended to increase the depth of the properties available for commercial use in the past (see image above).
4. Sharon Township officials indicate that township policy has been to allow expansion of the C-2 district up to a depth of 1,000 feet on properties located on parcels with frontage on Medina Road (SR 18).
5. Township officials also indicate it is the township's policy to prohibit expansion of the C-2 district on parcels with frontage on the north south street corridors that cross SR 18.
6. This policy appears to have been upheld with the exception of parcels on the east side of Ridge Road (SR 94).
7. Regardless of whether the proposed map amendment is approved or not, a commercial use may be located on the subject site without rezoning the property. According to Township officials, the subject site is large enough to meet the site requirements for C-2 uses without amending the district boundaries. The subject parcel is 4 acres and has 248.9 feet of frontage; the minimum site requirements for the C-2 district are two acres with 175 feet of street frontage.
8. A future commercial use on the subject site, with or without an amendment, may conflict with the adjoining residential properties to the north, west, and south.
9. As recommended with previous map amendments, the township should consider additional buffering and/or mounding to help to screen the adjoining residential uses.
10. Staff encourages the township to include its policies regarding expanding the C-2 district along the SR 18 corridor into its Zoning Resolution to provide additional guidance for appropriate land use.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **DISAPPROVE** the Sharon Township zoning map amendment from R-1 Residential to C-2 Commercial for the following reasons:

1. The township has applied its policy of not allowing expansion of the C-2 district on parcels fronting on north-south street corridors consistently.
2. A commercial use may be located on the subject site without rezoning the property.

Attachment: GIS map

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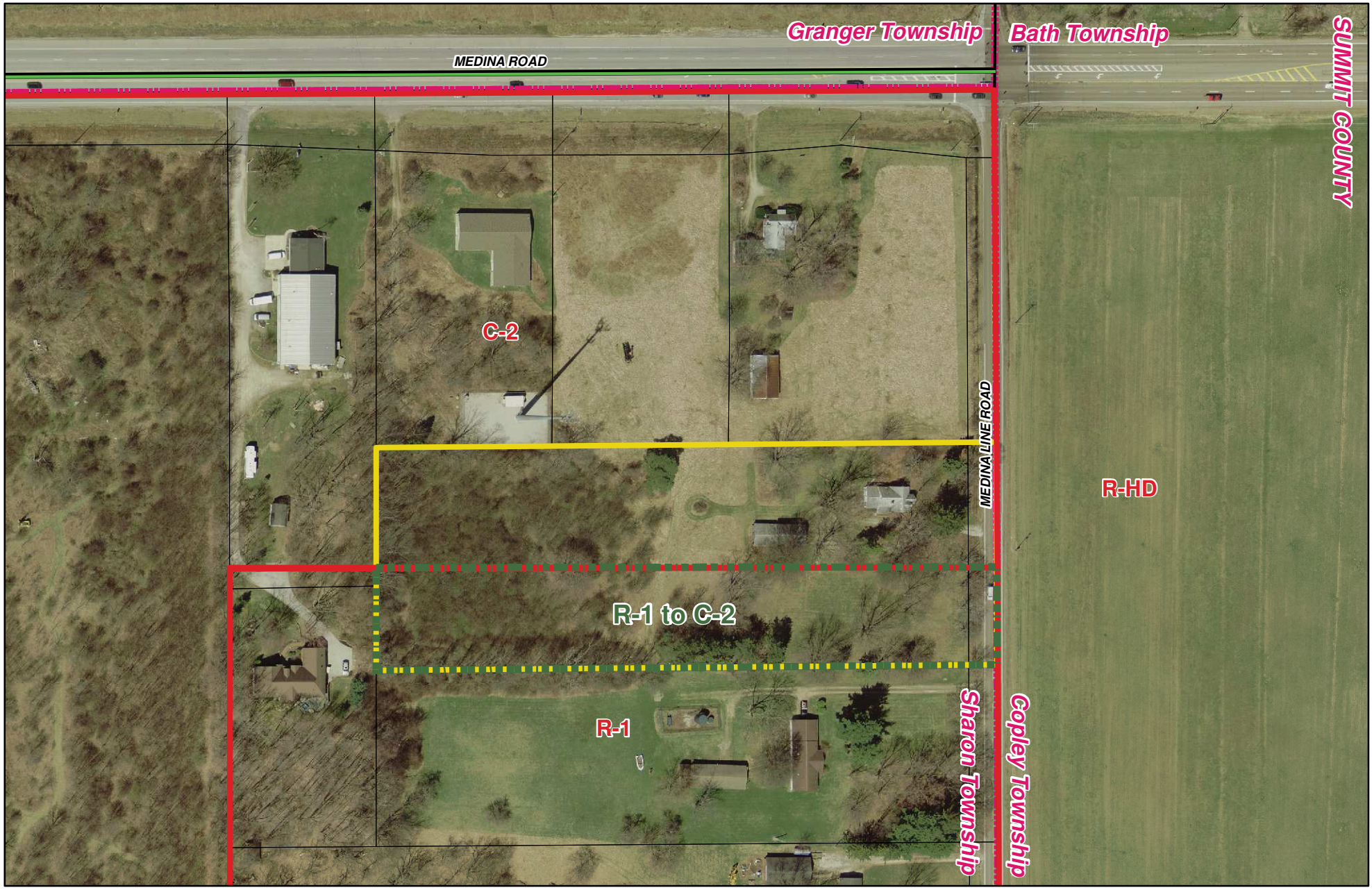

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Young Property
Sharon Township
Map Amendment
App. 002-2015-R

PC Meeting Date: 2/4/2015
ZC Hearing Date: 1/15/2015
Amendment: R-1 to C-2
No. of Parcels: 1

1 inch = 150 feet
0 25 50 100 150 200
Feet