Planning Commission
Zoning Map Amendment
Medina Road - Dornoch II Property
Sharon Township

App. No.:	102-2013-MA	**Parcel No.:**	033-12B-05-032
Meeting:	February 5, 2014	**Current Zoning:**	R-1 Residential
Applicant:	Zoning Commission/Geis Construction	**Proposed Zoning:**	C-2 Commercial
		Hearing Date:	January 16, 2014
Owner:	Dornoch II Ltd.		

EXECUTIVE SUMMARY

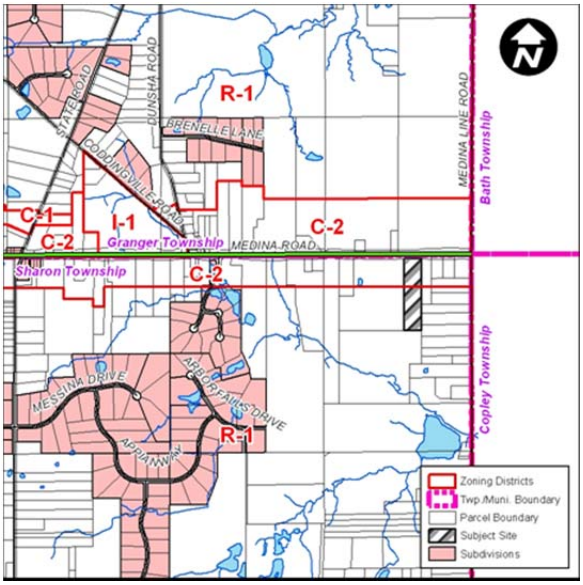
The subject site is located on the south side of Medina Road (SR 18) between Beach and Ridge Roads. The front 500 feet of the subject site is currently zoned C-2 Commercial. The applicant proposes to change an additional 500 feet of the subject site from R-1 Residential to C-2.

Recommendation: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	C-2 Commercial C-2 General Commercial (Granger Township)	Agriculture/undeveloped Single family residential
East	C-2 Commercial R-1 Residential	Commercial/ Single family residential
South	R-1 Residential	Wooded/undeveloped
West	C-2 Commercial R-1 Residential	The Golf Improvement Center

Proposal: The front 500 feet of the subject parcel is zoned C-2 Commercial; the depth of the district is measured from the road right-of-way. The remaining depth of the parcel is zoned R-1 Residential. The applicant proposes to include an additional 500 feet of the site in the C-2 district.



Since the application was submitted to the Department of Planning Services, Geiss Construction has requested the Sharon Township Zoning Commission consider amending an additional 150 feet of width of the R-1 district to C-2 (see attached GIS map). Geiss Construction proposes to split 150 feet off of the adjoining

property to the west (The Golf Improvement Center) for the entire depth of the subject parcel.

Site Conditions: The portion of the site under consideration for the map amendment is primarily wooded. The highest portion of the site is located in the northwest portion of the site; the site slopes downward towards the rear of the site (see attached GIS map). The additional land being added from the adjoining property to the west is also primarily wooded, however the northernmost part is currently used by the golf facility. Part of the existing eastern driveway for the facility appears to be contained within the 150 feet to be transferred (see attached GIS map).

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 "[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."

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 established "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).

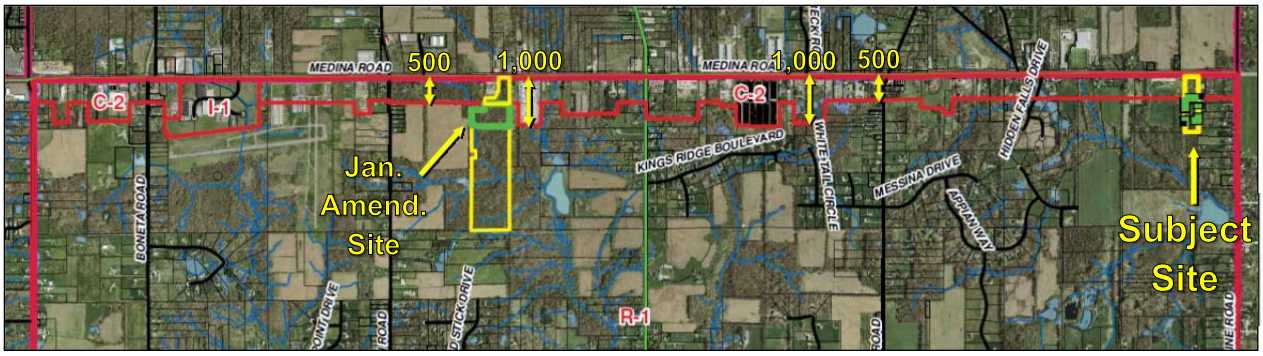
The minimum lot size is two acres with 175 feet of street frontage (§ 604-3(A)(2) & (3)).

Comments:

1. The township has been advised, per the Prosecutor's Office that the additional land being added to the amendment request warrants re-advertising the proposed change. The

advertisement should accurately reflect the property being considered for the zoning district boundary change.

2. Water and sewer lines are available.
3. The application received by the township indicates that the intended use for the property proposed to be rezoned is an "office building and trailer detail shop."
4. While the applicant has indicated a proposed use for the property under consideration, it must be noted that all conditionally permitted uses in the C-2 district are possible upon the adoption of the zoning map amendment; as such, the proposed use listed is irrelevant to the map amendment application.
5. 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.
6. 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 below).



7. Permitting the additional 500 feet of C-2 would be consistent with amendments allowed in the past; including the amendment reviewed at the January Medina County Planning Commission meeting.
8. A future commercial use would not conflict with the Golf Improvement Center located to the west of the subject property; however a commercial use may conflict with the adjoining residential properties to the east. The township should consider additional buffering and/or mounding on the eastern side of the site to help to screen the adjoining residential uses to the east.
9. It should be noted that arbitrarily defining the zoning boundary at 1,000 feet or any other distance that does not reflect current property boundaries effectively land locks the remaining portion of the property; approximately 240 feet of depth. Permitting this map amendment would render this rear portion of the property useless until such time as road or some other access is made available.
10. A lot split would need to be conducted in order to allow the transfer of the additional 150 feet of property from the adjoining property to the west.
11. The existing eastern driveway appears to be located on the land to be transferred. This will need to be addressed at the time of the lot split.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Sharon Township zoning map amendment from R-1 Residential to C-2 Commercial with the following conditions:

1. The township should re-advertise the zoning amendment to include the additional property requested by the applicant.
2. The addition of additional buffering and/or mounding to screen the adjoining residential uses to the east of the subject site.

Attachment: GIS map

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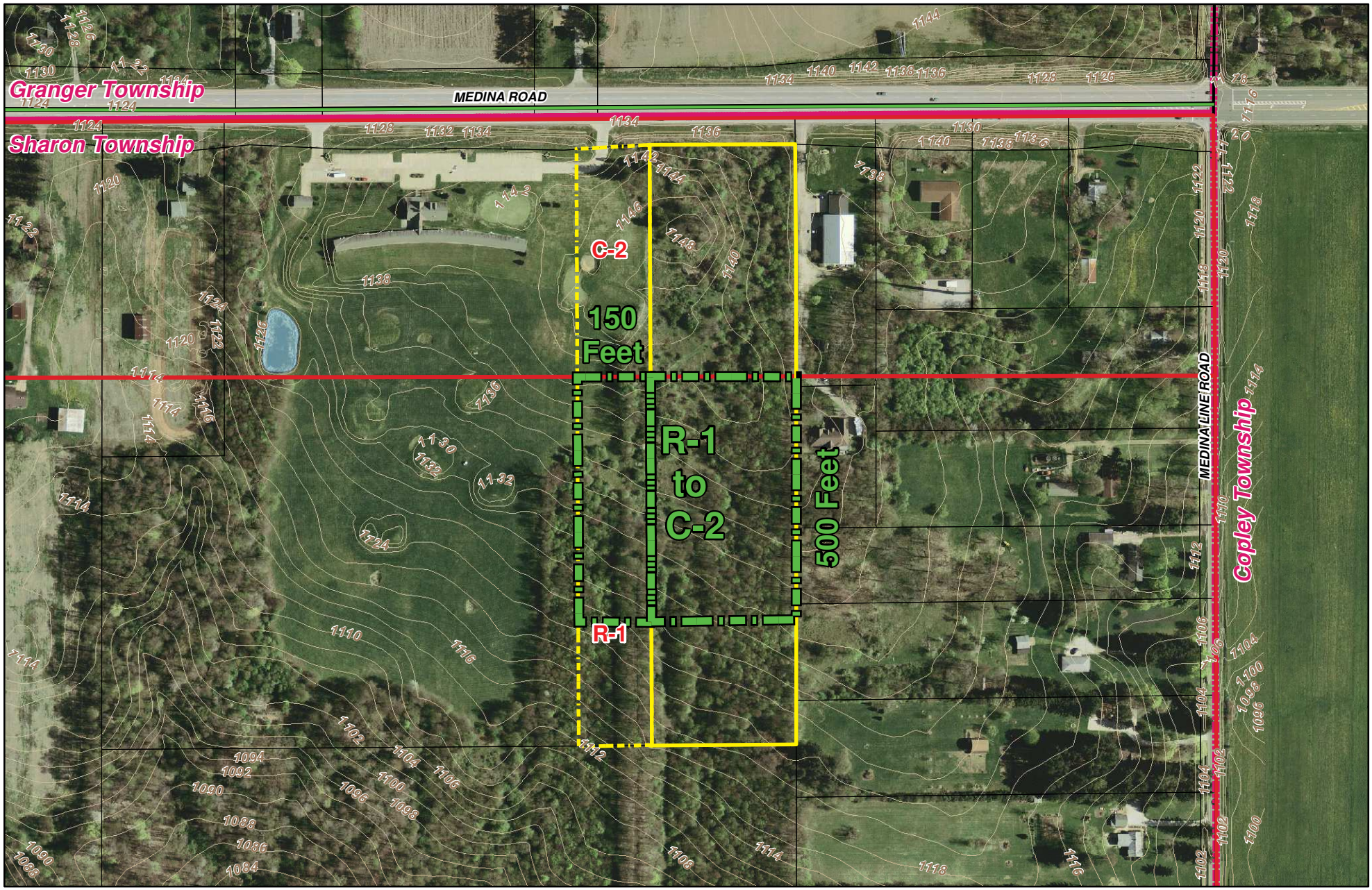

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Dornoch II Property
Map Amendment
App. 102-2013-MA
Sharon Township

Meeting Date: 2/5/2014
Hearing Date: 1/16/2013
Amendment: R-1 to C-2
No. of Parcels: 1

1 inch = 275 feet
0 37.575 150 225 300 375
Feet