



Planning Commission
 Zoning Map Amendment
Montville Drive - Whitson Property
 Montville Township

App. No.: 03-2014-MA	Parcel No.: 030-11B-10-019
Meeting: March 5, 2014	Current Zoning: HC Highway Commercial
Surveyor: TGC Engineering, LLC	Proposed Zoning: R-3 Single-Family Urban Residential
Applicant: Montville Township Zoning Commission/Anthony Valore	Hearing Date: February 6, 2014
Owner: George, Whitson Trustee	

EXECUTIVE SUMMARY

The subject site is located on the east side of Montville Drive between Ohara Drive and Woodford Boulevard. The applicant proposes to change the zoning of the subject site from HC Highway Commercial to R-3 Single-Family Urban Residential.

Recommendation: APPROVAL WITH MODIFICATIONS

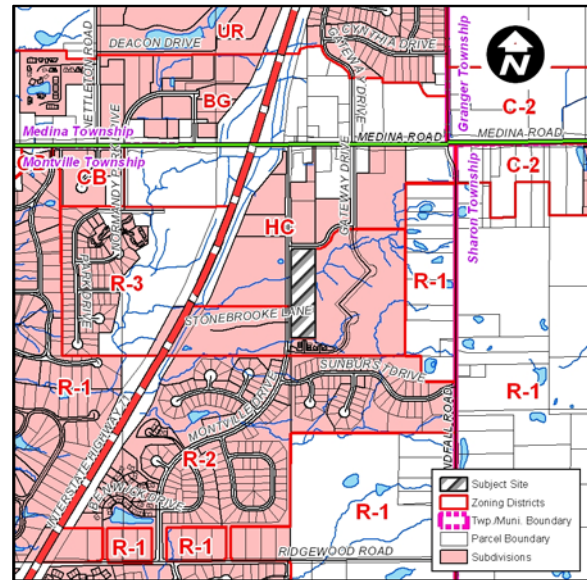
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	HC Highway Commercial	Vacant/undeveloped
East	R-3 Single-Family Urban Residential	Vacant/undeveloped
South	R-2 Single-Family Suburban Residential	Single family residential Windfall Reserve subdivison
West	HC Highway Commercial R-3 Single-Family Urban Residential	Vacant/undeveloped Stonebrooke Village apartments

Proposal: The subject parcel is currently zoned HC Highway Commercial. The applicant proposes to change the zoning to R-3 Single-Family Urban Residential.

Site Conditions: The site is wooded and relatively flat. A stream runs along the western boundary of the site and flows from north to south (see attached GIS map).

Comprehensive Plan: The 2008 update to the Montville Township Comprehensive Plan recommends the subject site for Highway Commercial uses. The Comprehensive Plan states that intent of the areas specified for Highway Commercial uses is as follows:



[T]o define the limits where Highway Service uses should begin and end so that traffic exiting the interstate to obtain highway associated services, i.e., gas, food, and lodging, do not affect the remainder of the commercial area. Immediately east of the Route 18/71 Interchange, is an area of commercially zoned and developed land that is currently experiencing a substantial amount of disinvestment. This disinvestment is due to changes in the retail market as well as site accessibility problems. This Plan recommends that the Township Trustees consider designating this area as a Community Reinvestment District in order to increase redevelopment incentives.

Zoning: The Highway Commercial District (H-C) provides an area for “motorist oriented business uses and general retail services, including, but not limited to, automotive, food and lodging services, concentrated around major freeway interchanges within the Township (430.1(G)). Permitted uses include the following (§ 430.3):

- **Offices & Medical Services.** Administrative, business and professional offices, including public administrative office, financial establishment, hospital, medical clinic, urgent care facility, ambulance/emergency medical services, and medical or dental.
- **Retail, Services, Entertainment.** Retail in completely enclosed buildings, personal service facilities offering services directly to the public, including, but not limited to, hair care, dry cleaner, shoe repair, , photography studios, restaurant, establishments primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing,
- **building maintenance, employment services, protective services, equipment rental and leasing, copying services open to the general public on a retail basis, and golf course, miniature.**
- **Lodging.** Hotel, motel
- **Community Facilities.** Congregate care facility, and public safety facility.
- **Other Uses.** Wireless telecommunication tower and/or facility not classified as a public utility and sexually oriented business.

Conditionally permitted uses include the following:

- **Offices & Medical Services.** Automated teller machine.
- **Retail, Services, Entertainment.** Drive-thru facility associated with a permitted use, indoor recreation, sports/fitness center, and theater, indoor.
- **Automotive/Transportation.** Automotive service station, car wash, gasoline station with more than 5 islands or 10 pumps, gasoline station with not more than 5 islands or 10 pumps in association with a retail store not exceeding 5,000 square feet, and automobile dealership.
- **Outdoor Activities.** Park/playground.
- **Community Facilities.** Business school, college or university and church or other place of worship.

The minimum lot size is one acre with a minimum lot width at the building line of 150 feet. The maximum area of the site allowed to be covered by an impervious surface is 75% (§ 430.4).

The R-3 Single-Family Urban Residential district is established for the following purpose:

[T]o encourage single-family residential dwellings at a density of approximately 2.7 dwelling units per acre in locations that are adjacent to the City of Medina, 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. This District is to serve as a transitional district between similar or higher density residential neighborhoods in the City and the intended lower density residential neighborhoods in the Township in a manner that will provide for the efficient development and utilization of community facilities such as water and sewers, streets, and schools (§410.1(D)(4)).

Permitted uses include the following (§ 410.3):

- **Residential.** Single-family detached dwellings, single-family subdivision, Controlled Density Planned Residential Development, and Adult family home and family home for handicapped persons.
- **Community Facilities.** Family Day Care Home, Type “B,” and essential services.
- **Recreation/Open Space.** Agriculture.
- **Community Facilities.** Congregate care facility, and public safety facility.
- **Other.** Wireless telecommunication tower and/or facility not classified as a public utility and sexually oriented business.

Conditionally permitted uses include the following:

- **Residential.** Accessory Living Quarters.
- **Community Facilities.** Cemetery, church or other place of worship, day care center, child and/or adult, institution for higher education, institutional meeting, public safety facility, school, public or private, and library.
- **Recreation/Open Space.** Golf course, private, public, or semi-private; country club, public or private, park, playground, picnic area, public or private, tennis club, and club swimming pool or similar noncommercial recreation facility.
- **Other.** Parking area for adjacent lot in commercial district, public utility wireless telecommunication tower and/or facility, non-public utility wireless telecommunication facility (co-location on an existing tower).

The minimum lot size is 12,000 square feet with a minimum lot width at the building line of 80 feet.

Comments:

1. Water and sewer lines are available.
2. The application received by the township indicates that the intended use for the property proposed to be rezoned is residential apartments, two story buildings with eight units per building.
3. While the applicant has indicated a proposed use for the property under consideration, it must be noted that all permitted uses in the R-3 district are possible upon the adoption of the zoning map amendment; as such, the proposed use listed is irrelevant to the map amendment.
4. The Comprehensive Plan does recommend the site for Highway Commercial use, however it also acknowledges the current disinvestment and access issues within this area of the township. Visibility from I-71 to this area is poor and access from Medina Road (SR 18) to and from Montville Drive is limited to right in and right out; traffic wishing to travel westward on Medina Road must first turn off of Montville Drive onto Ohara Avenue, turn left onto Gateway Drive, and then left onto Medina Road travelling west. It is Staff’s opinion that the subject site is of questionable value as a Highway Commercial property. The adjoining property to the east is currently R-3 and R-3 residential uses (Stonebrooke Village apartments) exist west of the subject site. Amending the zoning on the subject parcel will create an opportunity to convert a vacant Highway Commercial property to a viable residential use.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from HC Highway Commercial to R-3 Single-Family Urban Residential.

Attachment: GIS map