



Planning Commission  
App. No. 039-2019-TA

## Zoning Text Amendment Sharon Township

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**Meeting:** June 5, 2019  
**Applicant:** Sharon Township Zoning Commission (STZC)  
**Hearing:** April 18, 2019 (Zoning Commission)  
**Amendments:** Edits to § 510, R-PRD, Planned Residential Development District  
**Reviewer:** Sonja Pagniano

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**Proposed Amendments:** In an email dated April 24, 2019 Melissa Hydel, Sharon Township Zoning Clerk; requested a review of the following changes to the Zoning Resolution § 510, R-PRD Planned Residential Development District proposed by the STZC on April 18, 2019. New text is underlined, text to be deleted is shown as ~~striketrough~~, and Staff Comments are ***bold and italicized***:

### **SECTION 510: R-PRD PLANNED RESIDENTIAL DEVELOPMENT DISTRICT**

§ 510 The primary objective of the district is to promote the health and safety of the community through the application of flexible land development techniques in the arrangement and construction of dwelling units and roads. Such flexibility is intended to accommodate development at a density of ~~approximately 1.33~~ no more than 2.50 units per acre in order to provide a transition between the lower density areas in Sharon Township and more developed areas in the city of Wadsworth. ***The change of density from 1.33 to 2.50 units is mostly consistent with the objective of Sharon Township's R-PRD Planned Residential Development District of providing a transitional area between the City and the Township.***

***However, staff suggests adding language to read "This District is to serve as a transitional district between similar or higher density residential neighborhoods in the city of Wadsworth 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." Instead of the "...in order to provide a transition between the lower density areas in Sharon Township and more developed areas in the city of Wadsworth."***

***§ 510 (A) Delete. Repetitive.***

***Staff suggests deleting § 510 (D) "To ensure that the proposed transitional development is in compliance with the objectives of the Sharon Township Comprehensive Plan." Generally the comprehensive plan serves as the foundation for a community's zoning; a reference to the comprehensive plan in the zoning is unnecessary and circular.***

***While not part of the proposed amendment, the Township should reconsider the lot and yard provisions contained in § 510-2 because the current area provisions are not consistent with the higher density lots proposed.***

§ 510-4 (B) Permitted Density:

1. The overall density of a planned residential development shall not exceed ~~1.33~~ 2.5 dwelling units gross per acre, ~~provided that on any one (1) acre there shall be not more than four (4) dwelling units. An imaginary square, approximately 209 feet by 209 feet shall be used to determine the number of units on any one acre shown on a general development plan. Delete "overall" and "gross". Add "maximum gross" after "The." What was the basis for determining density? It's unclear how this figure was reached. Why 2.5 instead of 2 or 3?~~

§ 510-6 (C) Perimeter Buffer Regulations:

In Order to maintain sufficient buffer areas along the perimeter of a planned residential development, to minimize conflicts between the proposed development and existing dwellings on adjacent parcels, all buildings shall comply with the following setbacks:

1. The minimum building setback from an existing public street right-of-way shall be seventy (70) feet. ~~Or the average setback of existing dwellings within four hundred (400) feet of either side of the property, when two or more dwellings are setback more than seventy (70) feet. This amendment is consistent with the 2009 Comprehensive Plan in keeping the rural character of Sharon Township and is comparable to Montville's Zoning Resolution for PRD setback from existing public street right-of-way.~~
2. The minimum building setback from the project boundary shall be ~~fifteen (15)~~ ten (10) feet. ~~Unless the Zoning Commission determines that due to the characteristics of the surrounding parcels, a greater setback is necessary to provide protection for existing residences adjoining the planned residential development. DPS staff recommends increasing the minimum setback from the project boundary to at least 40 feet in order to maintain sufficient buffer areas along the perimeter of a planned residential development, to minimize conflicts between the proposed development and existing dwellings on adjacent parcels.~~

§ 510-6 (D) Building Setback and Yard Requirements:

Within the interior of a planned residential development, buildings shall be located in compliance with the following: **Delete "located."**

1. All buildings shall be located no closer than thirty (30) feet from a proposed local public street right-of-way.
2. Rear yards: Every lot shall have a rear yard at least fifteen (15) feet in depth, which space shall remain open and unoccupied by any building or structure.
3. Side Yards: There shall be a side yard at least ~~fifteen (15)~~ Ten (10) feet in width on each side of every building, which space shall remain open and unoccupied by any building or structure. **"Ten" should be lower-case. Why reduce the side yard width on each side of every building from fifteen (15) to ten (10) wouldn't that take away from the rural character? What is the purpose? See staff comment 4., for additional information.**

§ 510-8 (A)(1)(c)(iv.) Preliminary subdivision ~~plat~~ plan in compliance with the Medina County Subdivision Regulations.

**Comments:**

1. Per Melissa Hydel, Sharon Township Zoning Clerk, on 5/9/2019 at 9 AM during a phone call with Sonja Pagniano, Associate Planner, explained that the purpose of these changes is to avoid annexation of Sharon Township to the city of Wadsworth. The Developer would like to have a specific density for their project. This change will also help Sharon Township prevent future annexations to Wadsworth, keeping property in Sharon Township.
2. Per Jeff Stroup, Sharon Township Zoning Commission Chairperson, on 5/22/2019 during a phone call with Sonja Pagniano, Associate Planner, explained that the Township felt it needed to compromise with Developer to prevent annexation to city of Wadsworth. For example, the Developer requested 7.5 feet side yard, so they were able to compromise for the 10 feet side yard. The Township would have preferred to see the density at two dwellings per acre; but the Developer insisted on a higher density. The compromise will be beneficial to future development and protects the rest of the Township.
3. While the text amendment is mostly consistent with the Sharon Township 2009 Comprehensive Plan, staff is unclear how quarter acre lots will be consistent with the “rural residential living environment” referenced in the Plan. According to the 2009 Sharon Township Comprehensive Plan “...a primary objective for the Township is preservation of a ‘rural residential’ living environment with limited commercial and industrial development in specific locations between Akron in Summit County and Brunswick, Medina, and Wadsworth cities in Medina County.”
4. It is unclear to DPS staff how changing the density will prevent annexation of property from Sharon Township to the City of Wadsworth; if a Developer requires city water annexation must occur.
5. As previously mentioned regarding § 510-2, staff recommends that the Township considers new lot configurations.
6. DPS Staff recommends incorporating a section, “Supplemental Regulations for Controlled Density PRDs” with the following language “Each use and dwelling unit in a controlled density PRD shall be served by central water and sanitary sewer facilities, underground utilities, and cable TV.”

**Recommendation:** Staff recommends **DISAPPROVAL** of the zoning text changes to § 510: R-PRD PLANNED RESIDENTIAL DEVELOPMENT DISTRICT because the Township did not amend the lot requirements necessitated by and consistent with the change in density.