



**Meeting:** June 5, 2019  
**App. No.:** 040-2019-MA  
**Owners:** Edith Hastings, Trustee  
**Site Area:** 126.6110 acres  
**Parcels:** 1  
**Parcel ID No:** 031-11B-22-010

**Amendment:** R-1 Single-Family and Low Density Residential to R-2 Single-Family Suburban Residential  
**Utilities:** Central water and sewer  
**School Dist.:** Highland Local  
**Reviewer:** Rob Henwood

### EXECUTIVE SUMMARY

The site is located to the southwest of the intersection of Ridgewood and Windfall Roads (see Map 1: Location). The applicant proposes to change the zoning district on the subject properties from R-1 Single-Family and Low Density Residential to R-2 Single-family Suburban Residential. Central sewer and water facilities are available.

**Recommendation: APPROVAL**

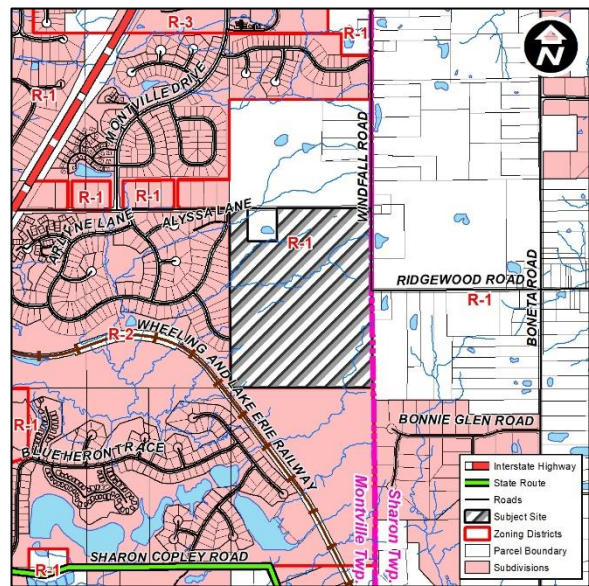
### ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Single-Family and Low Density Residential	Single-Family homes fronting on Ridgewood
East	R-1 Residential Sharon Township	Single-Family homes fronting on Ridgewood Agriculture
South	R-2 Single-Family Suburban Residential	Thomas Currier Nature Preserve
West	R-2 Single-Family Suburban Residential	Single-Family homes Montville Lakes

**Proposal:** The applicant proposes to change the zoning district on the subject property from Single-Family and Low Density Residential to R-2 Single-Family Suburban Residential.

**Site Conditions:** The subject property is primarily used for agriculture and is the site of the Hastings Tree Farm. The topography is gently rolling and there are several streams located on the site (see the attached geographic information systems (GIS) map). GIS data indicates multiple gas and oil wells on the site.

**Access:** Access to the site is available from Ridgewood and Windfall Roads.



**Map 1: Location**

**Current Zoning:** The purpose of the R-1 Single-Family & Low Density Residential District is to: *...provide for the development of low density single-family residential dwellings on subdivided lots with a minimum lot size of two (2) acres, planned neighborhood developments to enable the review of large scale developments, and controlled density planned residential developments to preserve reasonable amounts of open space in the Township” Montville Township Zoning Resolution Section (§) 410.1(D)(2).*

Permitted uses include (§ 410.3):

- Single-Family detached dwellings
- Single-Family subdivision
- Controlled Density PRD
- Adult family home for handicapped persons
- Planned Neighborhood Development
- Essential services
- Agriculture
- Family Day Care Home, Type “B”

Conditionally permitted uses include the following:

- Accessory Living Quarters
- Cemetery
- Churches and Other Places of Worship
- Day care center
- Public safety facility
- School, public or private, library
- Camp facility
- Park, playground, picnic area
- Golf course, private, public, or semi-private; country club, public or private
- Riding facility
- Tennis club, club swimming pool or similar noncommercial recreation facility
- Parking area for adjacent lot in commercial district
- Public utility wireless telecommunication tower

The minimum lot size is two acres with a minimum width at the building line of 175 feet. The minimum required lot frontage on curved streets or cul-de-sacs is 50 feet (§ 410.4).

**Proposed Zoning:** The purpose of the R-2 District is to “provide for the development of single-family residential dwellings on subdivided lots with a minimum lot size of 22,000 square feet, 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.” (§410.1(D)(3))

Permitted uses include (§ 410.3):

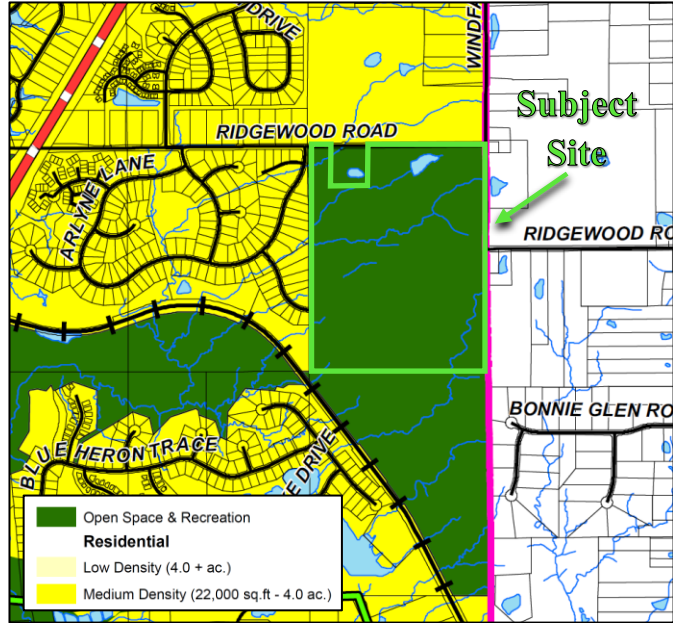
- Single-Family detached dwellings
- Single-Family subdivision
- Controlled Density PRD
- Planned Neighborhood Development
- Essential services
- Adult family home and home for handicapped persons
- Family Day Care Home, Type “B”
- Agriculture

Conditionally permitted uses include the following:

- Accessory Living Quarters
- Cemetery
- Churches and Other Places of Worship
- Day care center
- Institution for higher education
- Institutional meeting facility
- Public safety facility
- School, public or private, library
- Golf course, private, public, or semi-private; country club, public or private
- Park, playground, picnic area
- Tennis club, club swimming pool or similar noncommercial recreation facility
- Parking area for adjacent lot in commercial district
- Public utility wireless telecommunication tower

The minimum lot size is 22,000 square feet with a minimum width at the building line of 90 feet. The minimum required lot frontage on curved streets or cul-de-sacs 50 feet (§ 410.4).

**Comprehensive Plan:** The proposed map amendment is not consistent with the 2016 Montville Township Comprehensive Plan Update. The Proposed Land Use map, Figure 3-1, recommends the subject site for Open Space and Recreation (see Map 2: Proposed Land Use). While the Proposed Land Use map does show the subject property as Open Space and Recreation, there is no specific reference to the site in the Comprehensive Plan text.



**Map 2: Proposed Land Use**

**Staff Comments:**

1. Utilities are available to the site.
2. The proposed amendment is not consistent with the Comprehensive Plan which recommends the subject site for Open Space and Recreation uses.
3. According to GIS there are approximately 1,570 acres of land recommended for Open Space and Recreation by the Plan. The proposed area for the zoning amendment is approximately 126.61 acres or 8.06% of the total area recommended for Open Space and Recreation. Even with the proposed rezone area removed there still remains over 1,443 acres of land recommended for Open Space and Recreation.

The Comprehensive Plan states the following regarding Open Space and Recreation:

*The Township should establish a policy to secure public park resources that represent 10 to 15 acres of parkland per thousand population. Based on the current population (11,224), the Township should have between 110 and 165 acres of active/passive recreation space. Based on the policy, the total acreage of the current parkland and designated parkland in Montville Township would secure the public park resources for a population between 25,700 and 38,600 residents.*

The Plan indicates that the township currently contains 386.6 acres of parkland or approximately 2.29 to 3.44 times the recommended parkland per thousand population.

4. R-2 uses are compatible with all adjoining land uses including the R-1 Residential zoning to the east in Sharon Township.

**Recommendation:** The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from R-1 Single-Family and Low Density Residential to R-2 Single-Family Suburban Residential.

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