Planning Commission
Zoning Map Amendment
116 Medina Road
Sharon Township

App. No.:	048-2018-MA	**Owners:**	Dornoch Ltd.
Meeting:	July 3, 2018	**Utilities:**	Central sewer & water
Hearing:	TBD	**School Dist.:**	Highland Local
Applicant:	Zoning Commission	**Current Zoning:**	R-1 Residential
Parcel No.:	033-12B-05-034	**Proposed Zoning:**	C-2 Commercial

EXECUTIVE SUMMARY

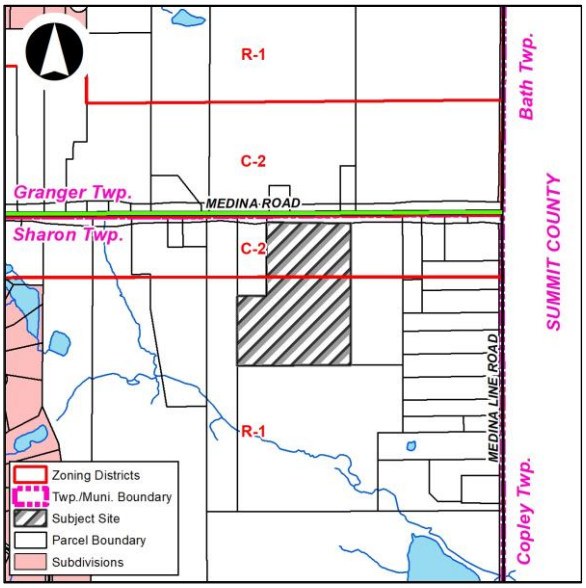
The subject site is located on the south side of Medina Road west of Medina Line Road (see location map). The front 500 feet (approximate) of the site is zoned C-2 Commercial. The applicant proposes to extend C-2 district an additional 500 feet.

Recommendation: APPROVAL

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	C-2 General Commercial Granger Township	Agriculture Single-family homes fronting on Medina Rd.
East	C-2 Commercial R-1 Residential	Panther Premium Logistics
South	R-1 Residential	Wooded
West	C-2 Commercial R-1 Residential	Single-family homes fronting on Medina Rd.

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 extend C-2 district approximately an additional 490 feet.



Map 1: Location Map

Site Conditions: The portion of the site under consideration for the map amendment is relatively flat. The site currently contains a driving range.

Comprehensive Plan: The 1996 update of the Sharon Township Development Policy Plan (Plan) recommends the entire Medina Road (SR 18) corridor for commercial use. Section (§) 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."

Current Zoning: The R-1 Residential District text does not include a purpose statement.

Permitted uses include (§ 501(A)):

- Single-family dwellings
- Accessory elderly dwelling units
- Home occupation in dwelling used as a private residence
- Agriculture
- Roadside stands
- Accessory buildings and uses
- Signs

Conditionally permitted uses include (§501(B)):

- Tourist homes, rooming houses, and boarding homes not accepting more than six guests at any one time
- Premises used for the exercise of religion or a system of religious belief
- Educational (kindergarten through grade 12 only) or public uses
- Recreational use areas: golf, boating, swimming, picnic areas, civic or country clubs
- Back Lot Development

The following are the district area requirements:

- Minimum lot area, two acres § 501-2(A)
- Min. frontage & width, 200 feet at street front & bldg.. line or 60 feet on a cul-de-sac, § 501-2(B)
- Front yard, 90 feet , § 501-2(C)
- Rear yard, 25 feet , § 501-2(D)
- Side yard, 15 feet , § 501-2(E)
- Height of structure, 35 feet , § 501-2(F)
- Foundation area, 1,600 square feet for slabs, 1,400 square feet for one story single family dwelling with full basement

Proposed Zoning: 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 (§ 504-1)."

All uses in the district are conditionally permitted. Conditionally permitted uses include the following (§ 504-2):

- Medical offices, & clinics
- Veterinary providers & clinics
- Law offices
- Accounting offices
- Banks & other financial investment offices
- Insurance and real estate offices
- Utility offices
- Governmental offices
- Architect & engineering offices
- Trade union offices
- Decorating shops & offices
- Travel agent offices
- Other professional offices
- Retail stores
- Restaurants & taverns
- Art studios
- Funeral homes
- Barber shops, salons and hairdressers
- Pharmacies
- Printing & copying stores
- Religious and philanthropic institutions
- Bed and breakfast
- Beauty parlor
- Studio
- Restaurant
- Automobiles repairs
- Schools
- Places of worship
- Recreational areas
- Public facilities
- Gas stations
- Limited light industrial
- Warehousing
- Congregate care facilities (hospitals and nursing homes)

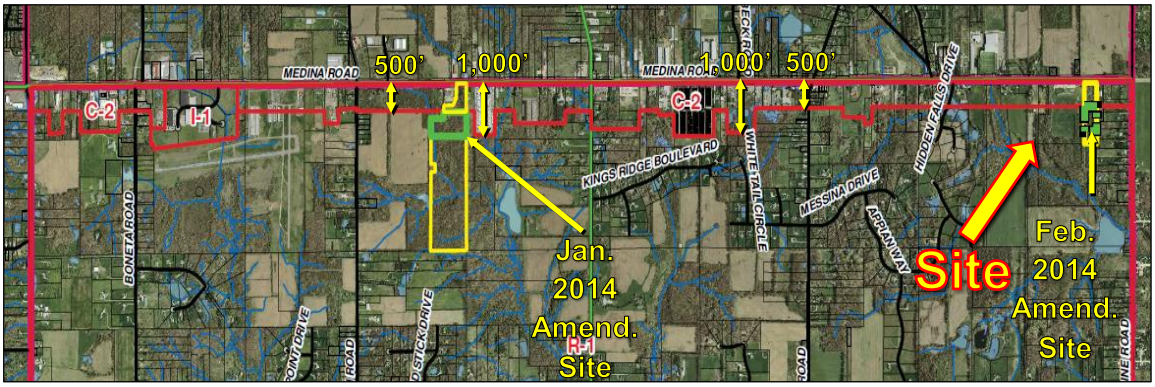
The following are the district area requirements:

- Min. lot area, two acres § 504-3(B)
- Min. lot width, 175 feet at the bldg. line, § 504-3(C)
- Min. lot frontage, 175 feet, § 504-3(D)
- Front yard, 100 feet from road ROW, § 504-3(E)
- Side yard, 25 feet, § 504-3(G)
- Height of structure, 35 feet , § 504-3(J)

- Rear yard (§ 504-3(F)):
  - 40 ft. when adjacent to residentially zoned property
  - 30 feet when adjacent to commercially zoned property

Staff Comments:

1. Water and sewer lines are available.
2. The Sharon Township Comprehensive Plan recommends 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. Historically the Zoning Commission has allowed the C-2 district to expand from 500 feet to 1,000 feet of depth



Map 2: Zoning District Expansions

4. The Zoning Commission should consider language similar to that used for rear yards to provide screening in side yards when C-2 districts are adjacent to residentially zoned properties.
5. The Zoning Commission should consider adding language to the Zoning Resolution clearly establishing the desired extent of the C-2 district depth from the SR 18 corridor.

Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from R-1 Residential to C-2 Commercial.

Attachment: GIS map

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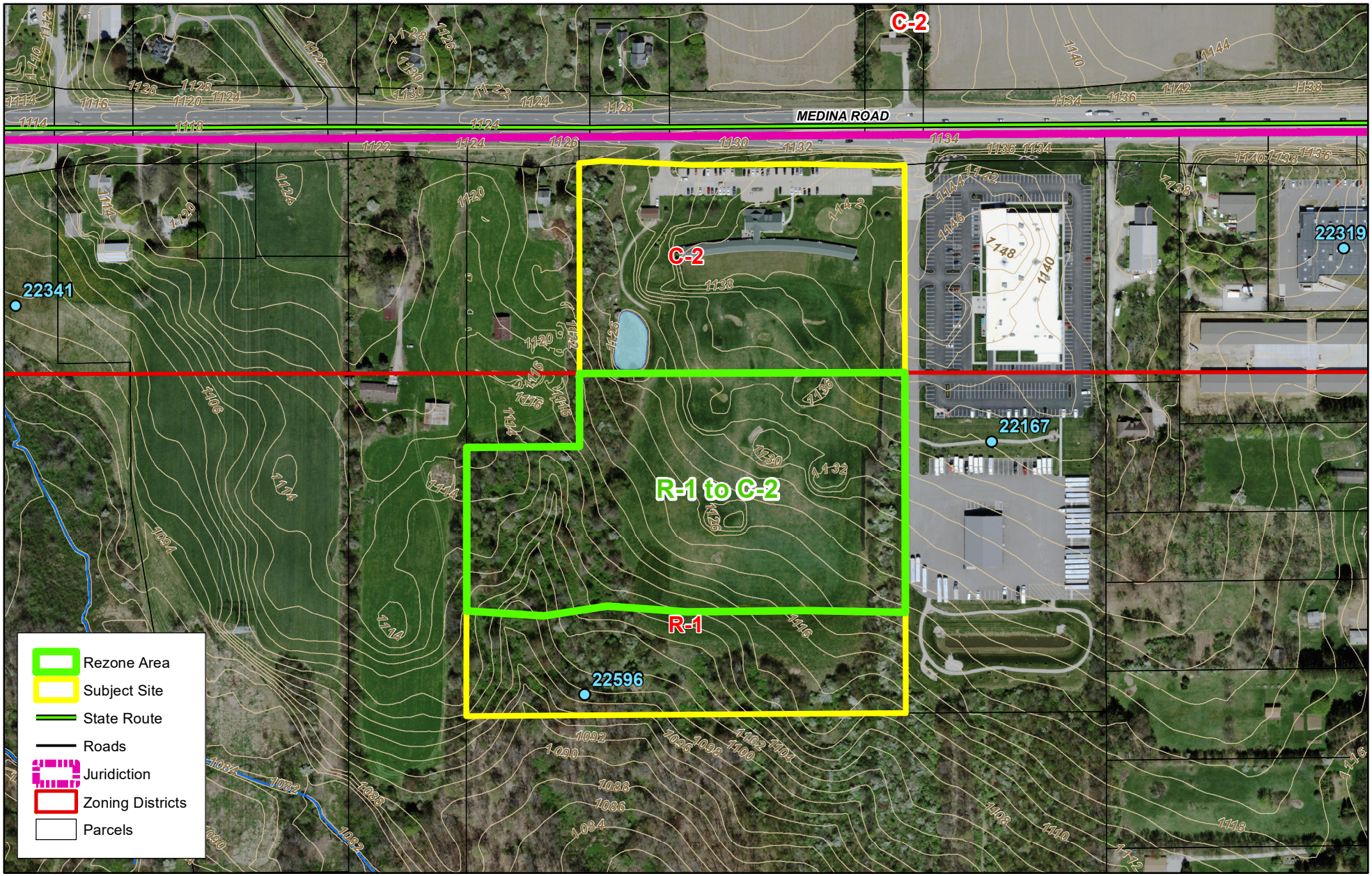

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116 Medina Road
Map Amendment
Apps. 048-2018-MA
Sharon Township

Meeting Date: 7/3/2018
Hearing Date: TBD
Amendment: R-1 to C-2
Parcels: 1

1 inch = 300 feet
0 45 90 180 270 360 450
Feet