



Planning Commission  
 Map Amendment  
**Pearl Road Properties**  
 Medina Township

<b>Meeting:</b>	December 5, 2018	<b>Amendment:</b>	BL Light Business to GB General Business
<b>App. No.:</b>	098-2018-MA	<b>Utilities:</b>	Central water and sewer
<b>Owners:</b>	Multiple	<b>School Dist.:</b>	Medina City
<b>Applicant:</b>	Zoning Commission	<b>Reviewer:</b>	Rob Henwood
<b>Site Area:</b>	81.63 acres		
<b>Parcels:</b>	26		

**EXECUTIVE SUMMARY**

The site is located along Pearl Road (SR 42) approximately 500 feet east and west of the street centerline between Hamilton Road, on the south, and the township boundary, on the north (see Map 1: Location). The Zoning Commission proposes to change the zoning on the site is from BL Light Business to GB General Business. Sewer and water are available.

**Recommendation: APPROVAL**

**ADJACENT ZONING/LAND USE**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	I-1 Industrial Brunswick Hills Twp. R-R Rural Residential Brunswick Hills Twp.	RPM International, Inc. Vacant commercial Single-family homes Fox Village Subdivision
East	R-R Residential	Caro's Party Center Vacant, wooded Single-family homes fronting on Hamilton Rd.
South	B-G General Business	Single-family home fronting on Hamilton Rd. Bunker Hill Golf Course The Mower Shop
West	B-G General Business	Single-family homes fronting on Hamilton Rd. Pinnacle Sports, undeveloped

**Proposal:** The Zoning Commission proposes to change the zoning district on 26 parcels, approximately 81.63 acres, from BL Light Business to GB General Business.

**Site Conditions:** The following uses are located on the subject site:

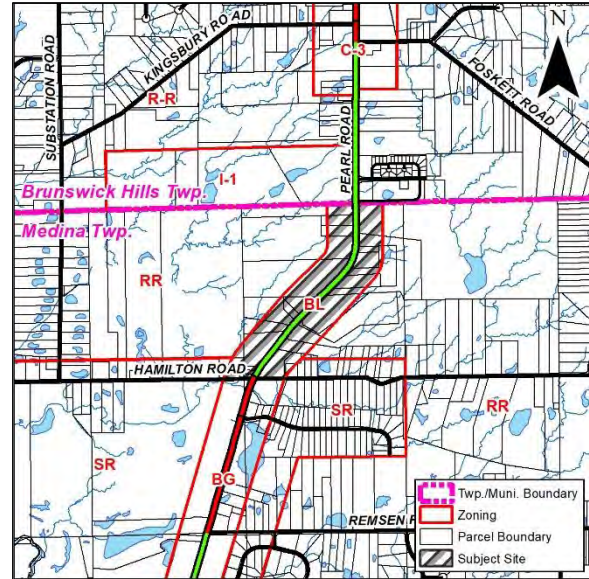
- 11 residential structures
- Five commercial/business uses
- One farm (including a farm house)
- One church
- Eight properties or approximately half of the area proposed for the zoning change are currently undeveloped

As indicated, approximate half of the site is underdeveloped and wooded. Much of this property contains streams with areas of steeper topography.

The elevation increases from the south to the north; the elevation at the southwest corner of the site is 910 and rises to 1,066 at the northeast corner.

**Access:** The site accesses Pearl Road directly.

**Current Zoning:** The purpose of the BL Limited Business District is to “provide for those commercial land uses which can be compatible in a predominately residential area with or without central sewer and water service. The range of commercial uses permitted in the District and the limitations on the scale of uses are designed to prevent a commercial strip.” (Medina Township Zoning Resolution Section (§) 404.1).



**Map 1: Location Map**

Permitted uses include (§ 404.2):

- Retail shops such as antique, floral, gift, beauty, and barber
- Office buildings such as business, administrative, governmental, professional offices, including travel agency, real estate, insurance, engineering, medical, dental, banks, savings and loans
- Churches, schools and other educational, religious or philanthropic institutions

- Drive-in or drive-up facilities accessory to a permitted use including freestanding automated teller machines
- Auxiliary retail or service use that is directly related to the main use such as a cafeteria to service employees of the building or a pharmacy in a medical building

The following are the minimum yard requirements:

- Width at the building line, 150 feet § 404.3(A)
- Front yard depth, 100 feet exclusive of street ROW § 404.3(C)
- Frontage § 404.3(B)
  - 150 feet
  - 110 feet on the outside curve of a public street
  - 75 feet on a cul-de-sac turn around

The minimum side yard width and rear yard depth for commercial/business uses adjacent to other commercial/business uses:

- Lots with frontage between 150-199 feet
  - Side yard 20 feet including 5 foot landscape buffer § 404.3(D)(1)a.1.
  - Rear yard 20 feet including 5 foot landscape buffer § 404.3(D)(1)a.2.
- Lots with frontage between 200-299 feet
  - Side yard 25 feet including 10 foot landscape buffer § 404.3(D)(1)b.1.
  - Rear yard 25 feet including 10 foot landscape buffer § 404.3(D)(1)b.2.
- Lots with frontage in excess of 300 feet
  - Side yard 30 feet including 15 foot landscape buffer § 404.3(D)(1)c.1.
  - Rear yard 30 feet including 15 foot landscape buffer § 404.3(D)(1)c.2.

The minimum side yard width and rear yard depth for commercial/business uses adjacent to residential district or use:

- Lots with frontage between 150-299 feet
  - Side yard 75 feet or 25 feet landscape buffer and 50 feet parking § 404.3(D)(2)a.1.
  - Rear yard 75 feet or 25 feet landscape buffer and 50 feet parking § 404.3(D)(2)a.2.
- Lots with frontage in excess of 300 feet
  - Side yard 100 feet or 50 feet landscape buffer and 50 feet parking § 404.3(D)(2)b.1.
  - Rear yard 100 feet or 50 feet landscape buffer and 50 feet parking § 404.3(D)(2)b.2.

**Proposed Zoning:** The purpose of the BG General Business District is to “provide for a variety of office, retail and service activities in areas with central sewer and water service. Uses permitted in this District are those compatible with a shopping center or with other typical uses in a suburban shopping area. BG Districts are intended to be compatible and harmonious with adjacent residential uses and to minimize disruptions to traffic flow on major arterial highways.” § 405.1

Permitted uses include (§ 405.2):

- Food and food services, including supermarkets, delicatessens, bakeries, restaurants, sandwich shops and specialty foods
- General merchandise and apparel, including department, variety, clothing, shoe, yard goods, furs and leather goods stores
- Furniture and home furnishings, including furniture, lamps, appliances, carpeting and upholstery
- Other retail, including hardware, automotive supply (retail parts and accessories), paint, wallpaper, music, records, hobbies, toys, tobacco stores, books, drugstores, sporting goods and garden centers
- Sale of new and used cars and light trucks
- Service facilities, including banks, savings and loans, beauty and barber shops, watch repair, cleaning and laundry (retail outlet only), photography studio and travel agent
- Gasoline filling stations providing storage tanks are underground
- Business and professional offices
- Motion picture and theatrical playhouse
- Hotel and motel
- Indoor amusement and recreation
- Churches, schools and other educational, religious or philanthropic institutions

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- Front yard depth, 100 feet exclusive of street ROW § 405.3(C)
- Frontage § 405.3(B)
  - 150 feet
  - 110 feet on the outside curve of a public street
  - 75 feet on a cul-de-sac turn around

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**Comprehensive Plan:** The 2014 Medina Township Comprehensive Plan Update (Plan) established two primary goals as follows:

1. Natural Environment. Preserve, protect and improve the quality of the natural environment.

2. **Man-Made Environment.** To preserve the existing character of the Township, future development will be directed to areas served by, or can easily access, existing infrastructure (including water, sewer, and transportation).

In service of these goals the Plan outlines development policies to address the primary goals as follows:

1. **Natural Environment**
  - a. Encourage new development to respect the natural characteristics of the land.
  - b. Ensure that the location and design of all structures and related facilities in new development will not cause undesirable environmental, health or safety consequences.
  - c. Ensure that the location and design of all structures and related facilities in new development will preserve natural water courses... and that downstream areas are not damaged due to increased stormwater runoff. ....
  - d. Encourage the preservation and protection of our current groundwater and aquifers.
  - e. Review new development for its effect on water quality, particularly in terms of erosion and sedimentation.
  - f. Work with Medina County to minimize the impact new development has on air quality.
2. **Commercial Policies**
  - a. Encourage locating commercial development along established commercial corridors.
  - b. Encourage the use of vacant commercial properties.
  - c. Encourage economic development opportunities.

The subject site falls within the Plan’s Policy Area Two – the North Pearl Road Corridor. The Plan recommends the following land uses in the area:

1. Retail business
2. Small and medium sized professional and medical offices
3. A mix of uses including office, retail, and residential
4. Public uses
5. Institutional uses

The Plan recommends the following for the policy area including the subject site:

1. Develop a Streetscape Plan that focuses on cohesive design in the public right of way including street trees, multi-use paths, lighting and signage. These amenities will help to promote walkability and bicycling from surrounding neighborhoods.
2. Encourage multi-use paths with linkages to adjoining areas.
3. Encourage economic development opportunities that complement the existing development.
4. Encourage public transportation opportunities throughout this corridor.



*Map 2: Policy Area Two:  
North Pearl Road Corridor*

5. Encourage on-site electricity generation (i.e. photovoltaic arrays in parking areas).
6. Encourage the widening of the right-of-way along Pearl Road as properties develop/redevelop in anticipation of a future multi-use path along this route.
7. Review the zoning resolution in regards to landscape and buffering regulations in order to provide a set of standards to soften the built environment, promote green spaces and reduce stormwater runoff.

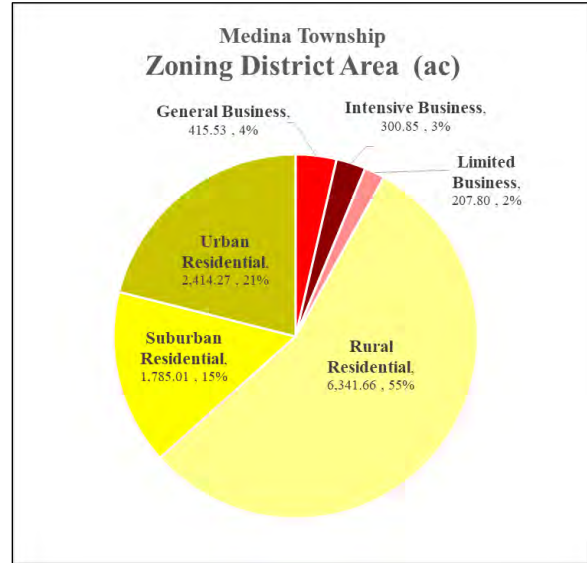


Chart 1: Zoning District Area

**Staff Comments:**

1. The BG district accounts for 415.53 acres or 3.62% of the total area of Medina Township. The BL district contains 207.8 acres or 2.62% of the township area. The area proposed to be rezoned contains 0.71% of the township area and 8.83 % of the total area contained in business districts.
2. The BL district purpose statement indicates that it is designed to discourage strip development while the BG district is designed to promote shopping center or typical suburban shopping area development. The BG district encourages more intensive development than the BL district, although both are intended to be “harmonious” with existing surrounding residential areas.
3. The BG district permits a wider variety of commercial/business uses than the BL district, however, drive-throughs are not listed as a permitted use in the BG district. This may not be compatible with current development trends.
4. Residential uses are not permitted in either the BL or BG districts. This is not consistent with the Plan recommendation to include a mix of uses including Residential.

Lot Width & Frontage Requirements	BL	BG
Width at building line	150	150
Front yard depth	100	100
Frontage	150	150
Frontage on curved street	110	110
Frontage on cul-de-sac bulb	75	75

Table 1: Lot Width and Frontage Requirements

Side & Rear Yard Requirements	Frontage width	BL			BG		
		Yard width	Landscape buffer	Parking	Yard width	Landscape buffer	Parking
Side yard: Commercial adjacent to Commercial	150-199	20	5	n/a	20	5	n/a
	200-299	25	10	n/a	25	10	n/a
	300+	30	15	n/a	30	15	n/a
Rear yard: Commercial adjacent to Commercial	150-199	20	5	n/a	20	5	n/a
	200-299	25	10	n/a	25	10	n/a
	300+	30	15	n/a	30	15	n/a
Side yard: Commercial adjacent to Residential	150-299	75	25	50	75	25	50
	300+	100	50	50	100	50	50
Rear yard: Commercial adjacent to Residential	150-299	75	25	50	75	25	50
	300+	100	50	50	100	50	50

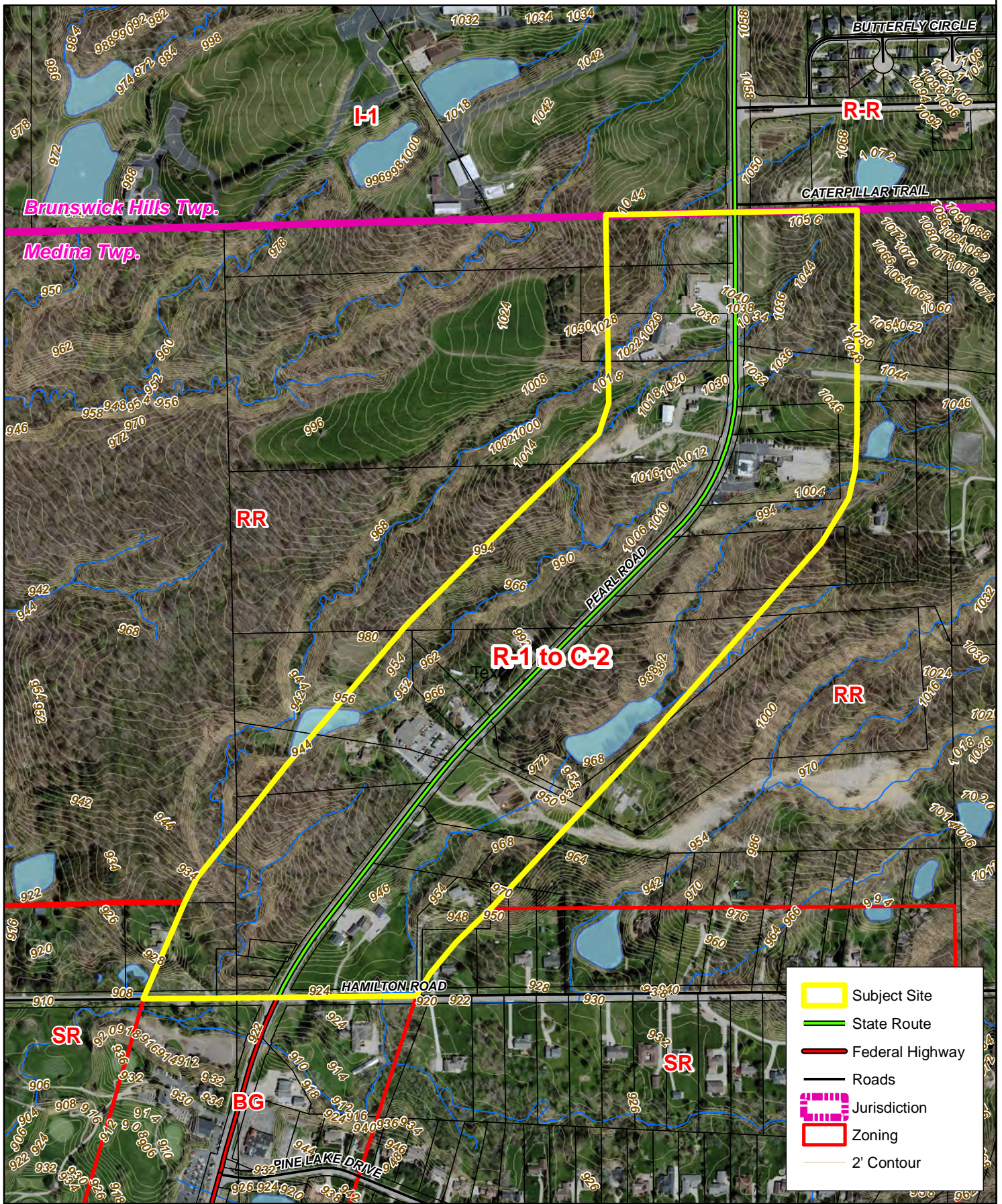
Table 2: Side & Rear Yard Requirements

5. Lot area requirements for both BG and BL districts are identical (see Tables 1 and 2 above).
6. There are approximately 40 acres of property currently zoned BG that is not developed in the Pearl Road corridor to the south of the subject site. It may be premature to increase the amount of available BG zoning by an additional 86+ acres.
7. Sanitary sewers and central water facilities are available to the subject site.
8. While there are undeveloped properties within the proposed rezoning area, a large portion of this land is not suitable for development due the location of streams and areas of steep topography.
9. It is unclear if there is much development pressure in the subject area. A 7.5357 acre property immediately adjacent to the township cemetery on the west side of Pearl Road near the intersection of Hamilton Road was purchased in May of 2017 and was subsequently cleared in 2018. Staff is not aware of pending projects.

**Recommendation:** The Department of Planning Services Staff recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from BL Light Business to GB General Business for the following reasons and subject to the following considerations:

1. While staff is concerned about environmental constraints on the property, these concerns are or can be mitigated as follows;
  - a. Sanitary sewers and central water are available and allow flexibility in site design.
  - b. The area requirements for the BG district are the same as the BL and do not allow any additional density or intensity of use.
  - c. The side and rear yard setback requirements are quite generous particularly when adjacent to a residential district or use.
  - d. Expanding the BG district is primarily consistent with the Plan's recommended land uses for the zoning amendment area and commercial policies.
2. Staff recommends the Zoning Commission consider the following suggestions:
  - a. Add drive-throughs as a permitted use in the BG district.
  - b. Add residential as a permitted use in the BG district to be consistent with the Plan.
  - c. Add language to the BG district that provides additional protection and separation from development sites and sensitive natural resources; i.e. riparian and wetland regulations.

**Attachment:** GIS map



Prepared by:  
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Pearl Rd. Properties  
 Medina Township  
 Map Amendment  
 App. 095-2018-MA

Meeting Date: 12/5/2018  
 Hearing Date: TBD  
 Area: 81.63 acres  
 Parcels: 26

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