Planning Commission
Zoning Map Amendment
M to RR
Liverpool Township

App. No.:	103-2020-MA	**Parcel No:**	025-01B-37-015 025-01B-42-004 025-01B-42-005
Meeting:	November 4, 2020		
Hearing:	November 5, 2020		
Applicant:	Zoning Commission	**Site Area:**	10.1720 acres
Owner:	Edwin and Carol Haddad	**Current Zoning:**	M: Limited Manufacturing and Research District
Parcels:	3	**Proposed Zoning:**	RR: Rural Residential District

EXECUTIVE SUMMARY

The parcels are located east of Wilmot Road, and in between Myrtle Hill Road to the north of the parcels and Center Road to the south of the parcels (see Map 1 below). A CSX transportation line is adjacent to the east of the parcel. The applicant proposes to change the zoning district on a total of 10.127 acres from M Limited Manufacturing and Research District to RR Rural Residential.

Recommendation: APPROVAL

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	M Limited Manufacturing and Research District	Commercial fronting Myrtle Hill Road
East	M Limited Manufacturing and Research District	Commercial fronting Center Road
South	M Limited Manufacturing and Research District	Commercial fronting Center Road
West	RR Rural Residential	Single-family homes fronting Wilmot Road and Myrtle Hill Road

Proposal: The applicant proposes to change the zoning district on three parcels totaling 10.172 acres from M Limited Manufacturing and Research District to RR Rural Residential.

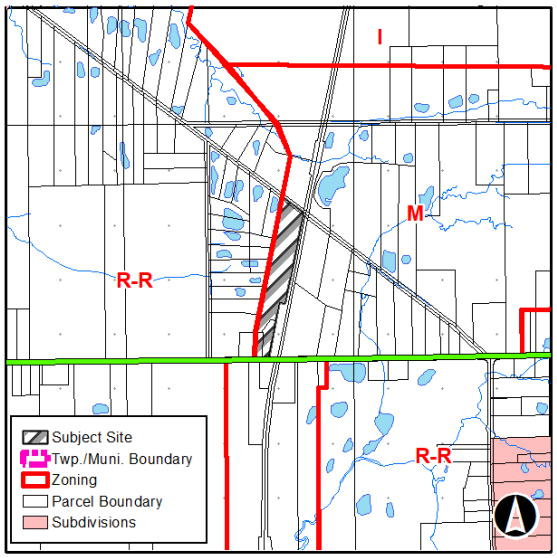
Site Conditions: The site includes small buildings with parking spaces on the south side of the parcel and an undeveloped field on the north side of the parcel. The CSX transportation line is adjacent to the east of the parcel.

Access: The site has direct access on Center Road.

Liverpool Development Policy Plan: The 2006 Liverpool Development Policy Plan recommends the following goal: To promote the rural atmosphere of the township while providing for balanced

growth. In the analysis of the data in preparation of this plan and those plans from the past, the term "Rural Atmosphere" frequently occurs. The retention of "rural atmosphere" has been a major goal since the inception of the Development Plan Policy.

Current Zoning: The M Limited Manufacturing and Research District "is to provide for industrial uses, which have no objectionable affects on the surrounding area of the community. Limited manufacturing and processing, office and research activities, and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare and operate entirely within enclosed structures are permitted" (Liverpool Resolution Section § 301.1).



Map 1

Proposed Zoning: The RR Rural Residential District "is established to provide for Rural residential development at a low density which will promote the continuation of the predominant rural residential character of the Township. Where central sewer and water facilities are not available it is the intention of this district to allow residential development of sufficiently low density to preclude creation of public health and safety problems which could result in the need to extend central facilities in an uneconomical fashion. Where central sewer and water are available, it is the intention of this district to provide for low density residential development at a density of one (1) acre per dwelling unit. To ensure that existing and planned sewer and water facilities are most efficiently utilized, the one (1) acre per dwelling unit density will not be permitted outside the planned service areas as indicated in the Liverpool Township Development Policy Plan." (Liverpool Resolution Section § 304.1).

Agency Comments

ODOT District 3: Thank you for the information. Our only comment would be that the property owner would need to submit a permit application to ODOT for any new development that would have access to SR 303 and for any change in use of either existing access points along SR 303.

Medina County Highway Engineer: I have no concerns.

Comments:

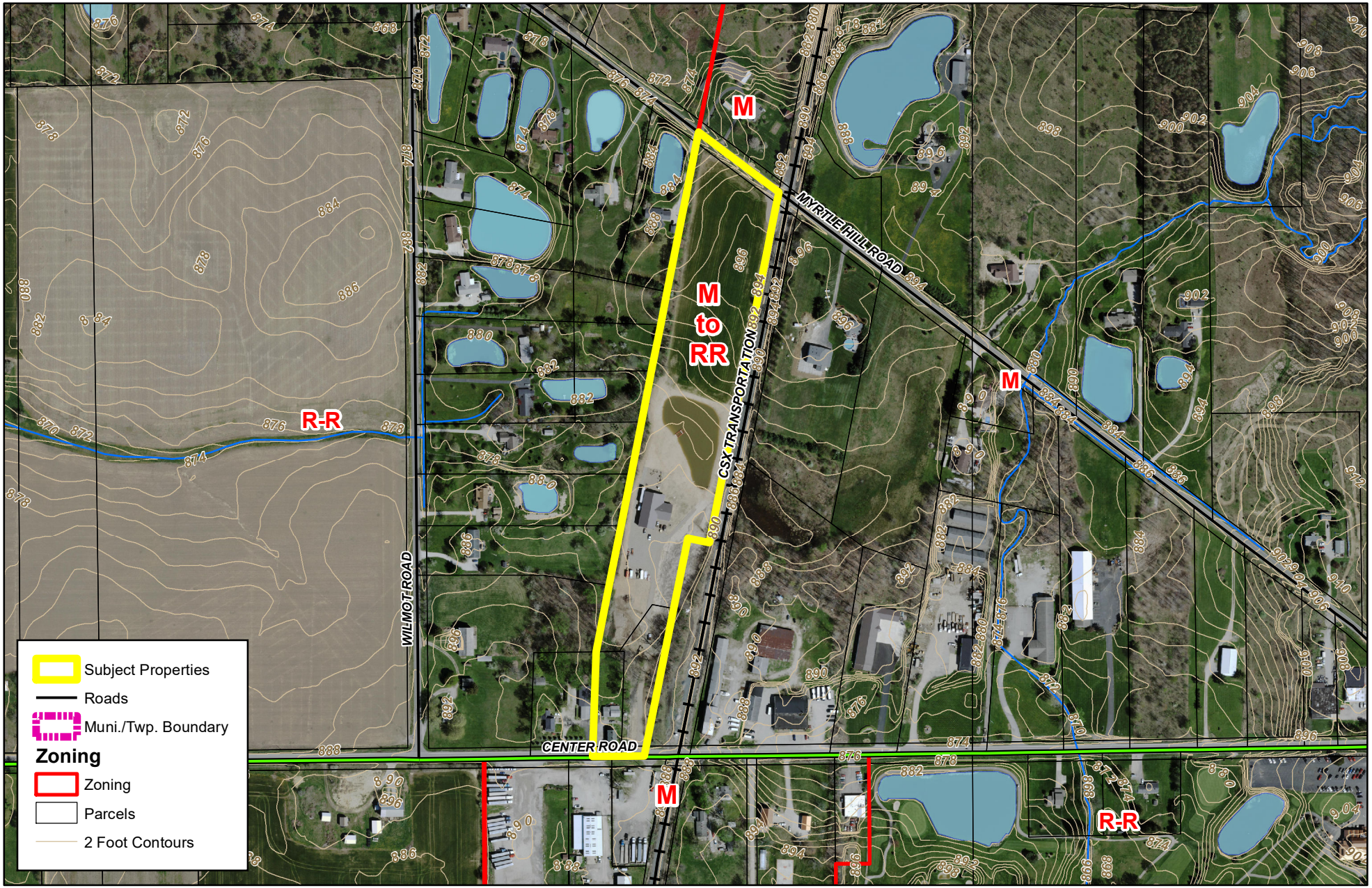
1. It is important to note that the CSX transportation line adjacent to the east of the property. This may not be ideal for a residential property.

2. The property owner would need to submit a permit application to ODOT prior to any new development accessing or changing access points to SR 303.

3. Based on the Liverpool Township Development Plan Policy and Liverpool Resolutions highlighted above in current and proposed zoning, it appears the proposed zoning of RR reflects the intent of the Township.

Recommendation: Department of Planning Services recommends that the Medina County Planning Commission **APPROVE** the proposed zoning map amendment rezoning 10.172 acres from M Limited Manufacturing and Research District to RR Rural Residential in Liverpool Township.

Attachments: GIS map



Medina County Ohio

grants housing subdivisions PLANNING SERVICES zoning

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Haddad Property
Map Amendment
App. 103-2020-MA
Liverpool Township

PC Meeting: 11/4/2020
ZC Hearing: 11/5/2020
Amendment: M to RR
Area: 10.1720 acres

1 inch = 400 feet

0 50 100 200 300 400 500 Feet