Planning Commission
Zoning Map Amendment
Greenwich & Lake Roads Properties
Westfield Township

App. No.:	025-2020-MA	**Parcel Numbers:**	041-15B-44-010
Meeting:	April 7, 2021		041-15B-44-022
Hearing:	March 17, 2021		041-15B-49-004
Applicant:	Zoning Commission		041-15B-50-009
Owners:	Thomas & Diane Bombard	**Current Zoning:**	HC Highway Commercial
	Philip & Preston Ricciardi	**Proposed Zoning:**	HCIPUOD Highway
	Omni-Westfield LLC 22		Commercial Industrial
Parcels:	4		Planned Unit Overlay
Site Area:	Approximately 40.47 acres		District
		Reviewer:	Rob Henwood

EXECUTIVE SUMMARY

The subject site is located on the southeast corner of the intersection of Lake Road and State Route 224/Interstate 76 (see Map 1 below). The applicant proposes to change the zoning district on the approximately 40.47 acre subject site from HC Highway Commercial to the proposed HCIPUOD Highway Commercial Industrial Planned Unit Overlay District.

Recommendation: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

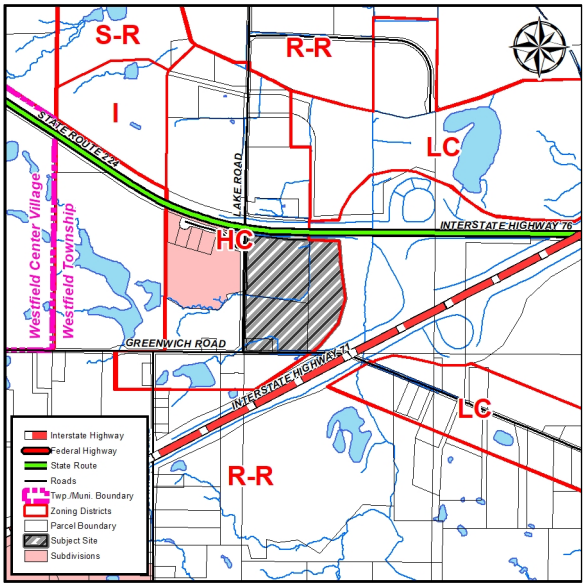
Direction	Zoning	Land Use
North	HC Highway Commercial	State Route 224/Interstate 76 ROW Truck wash
East	HC Highway Commercial	Interstate 71 ROW
South	HC Highway Commercial	Single-family homes, agriculture
West	HC Highway Commercial	Pilot station, McDonalds, undeveloped

Proposal: The applicant proposes to change the zoning district on the approximately 40.47-acre subject site from HC Highway Commercial to the proposed HCIPUOD Highway Commercial Industrial Planned Unit Overlay District. (see GIS map).

Site Conditions: The site is composed of four parcels. The northwestern property is mostly paved. The parcel located at the intersection of Lake and Greenwich Roads contains a single-family home and a detached garage. The parcel to the north of the home site contains a vacant truck wash facility and half its area is vacant and undeveloped. The eastern most parcel is vacant and undeveloped. The topography on the majority of the site is relatively flat; there are some steeper areas associated with two drainageways on the site; the first follows the southern and eastern boundary of the northwestern property and the second crosses the property with the single-family home and the adjoining property to the east.

Access: The site has direct access to Lake and Greenwich Roads.

Comprehensive Plan: The 2014 Development Plan (Comprehensive Plan) Update Future Land Use Map recommends the subject site for Highway Commercial use.



Map 1: Location

The following is an excerpt from the Plan:

> *Several sizable properties remain undeveloped in the south end of the HC District… It has also been suggested that additional retail and service uses, such as sit down restaurants, grocery, other retail, and offices would be of benefit to both highway travelers/truckers and to the local market. The addition of such permitted and/or conditional uses to the HC District (in whole or in part through an overlay district) could add to the alternatives available to the property owners and encourage development of this vacant land.*

Current Zoning: According to the Westfield Township Zoning Resolution Section (§) 306(A) the HC Highway Service Commercial District "is to provide locations for establishments offering accommodations and services primarily to through automobile and truck traffic on US 224/I-76 and I-71 as well as benefiting the local market."

Permitted uses include the following (§ 306(B)(1)):

- Restaurants and eating places
- Motels
- Sexually Oriented Businesses
- Accessory uses and structures
- Convenient Care Clinic

Conditionally permitted uses include the following (§ 306(B)(2)):

- Drive-in establishments, including any permitted use listed in Section 306.B.1 above, and including auto washes, bank(s), drug stores and refreshment stands but excluding drive-in theaters and commercial amusement parks
- Gasoline filling stations
- Automotive and truck repair
- Auto wash
- Club pool, commercial pool, sports and fitness center and/or instructional studio
- Government Projects
- Grocery and food stores not exceeding 75,000 square feet
- Establishments engaged in retail trade such as drug stores, books and stationery, apparel, florist, garden supply, antiques, sporting goods, jewelry, optical goods, furniture, home furnishings, office equipment and office supplies, not exceeding 30,000 square feet.
- Establishments engaged in providing a variety of services to individuals and establishments, such as personal services, miscellaneous business services, medical and health services, engineering and architectural services, legal services, accounting, auditing and bookkeeping services, banking, credit agencies, investment firms, real estate, insurance, data management/ storage, professional, Nonprofit, charitable and labor organizations.

Minimum sized lots are two acres with 100 feet of frontage and 200 feet wide at the building line (100 feet).

Proposed Zoning: The stated purpose of the proposed HCIPUOD Highway Commercial Industrial Planned Unit Overlay District is "to provide for a mix of highway service commercial and industrial uses to serve the automobile and truck traffic on US 224/I-76 and I-71, as well as industrial uses for the local and surrounding market. This optional overlay district is designed to allow flexibility between highway commercial uses and industrial uses by allowing development alternatives not currently available in the existing zoning districts." (§ 309(A)).

Permitted uses include the following (§ 309(D)1):

- Restaurants and eating places
- Motels
- Accessory uses and structures
- Convenient Care Clinic
- Manufacturing activities
- Warehousing and storage
- Wholesale trade
- Terminal facilities and motor freight transportation.
- Research and testing.
- Printing and publishing.
- Equipment leasing/rental business
- Bed and breakfast establishments
- Establishments engaged in providing a variety of services to individuals and business establishments
- Recreational activities such as: dance studio and school, bowling alley, club pool or commercial pool, tennis, basketball, badminton, volley ball courts, football and soccer fields, motion picture and theatrical playhouse.
- Veterinary clinic or hospital.
- Educational, religious, or philanthropic institutions.
- Establishments engaged in retail trade.

Conditionally permitted uses include the following (§ 309(D)2):

- Drive-in establishments
- Gasoline filling stations
- Automotive and truck repair
- Grocery and food stores not exceeding 75,000 square feet
- Auto wash
- Strip mining
- Government Projects
- Similar use

The minimum sized lots are one acre (§ 309(E)1) with a minimum lot width of 300 feet at the setback line (100 feet) on Lake or Greenwich Roads and 150 feet with a minimum lot width of 150 feet at the setback line (40 feet) on all other streets.

Comments:

1. The Comprehensive Plan speaks to expanding commercial and service uses on the subject properties but does not address including industrial uses. The proposed industrial uses may be compatible with surrounding properties zoned HC as they are not overly intense industrial uses with the exception of the conditional use, strip mining.
2. If the existing residential structure on the southwest corner of the subject site is to remain, yard buffers should be strictly maintained.
3. According to Jeremy Sinko, Medina County Sanitary Engineer, not all parcels included in the proposed map amendment are eligible to be served by central sewer. Medina County's current Facilities Planning Area (FPA) map, which establishes area prescriptions for wastewater treatment and approved through the Northeast Ohio Area Coordinating Agency (NOACA), currently shows one of the four parcels included in the map amendment site as properties to be served by sanitary sewers. A pending update to the FPA map will increase the number of parcels eligible to be served by central sewer in the amendment site to two of four (see FPA map excerpts included at the end of the report).

4. Staff recommends that the two parcels not prescribed for central sewer be removed from the HCIPUOD.

Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the proposed zoning map amendment from HC Highway Commercial to HCIPUOD Highway Commercial Industrial Planned Unit Overlay District.

Attachments: GIS map

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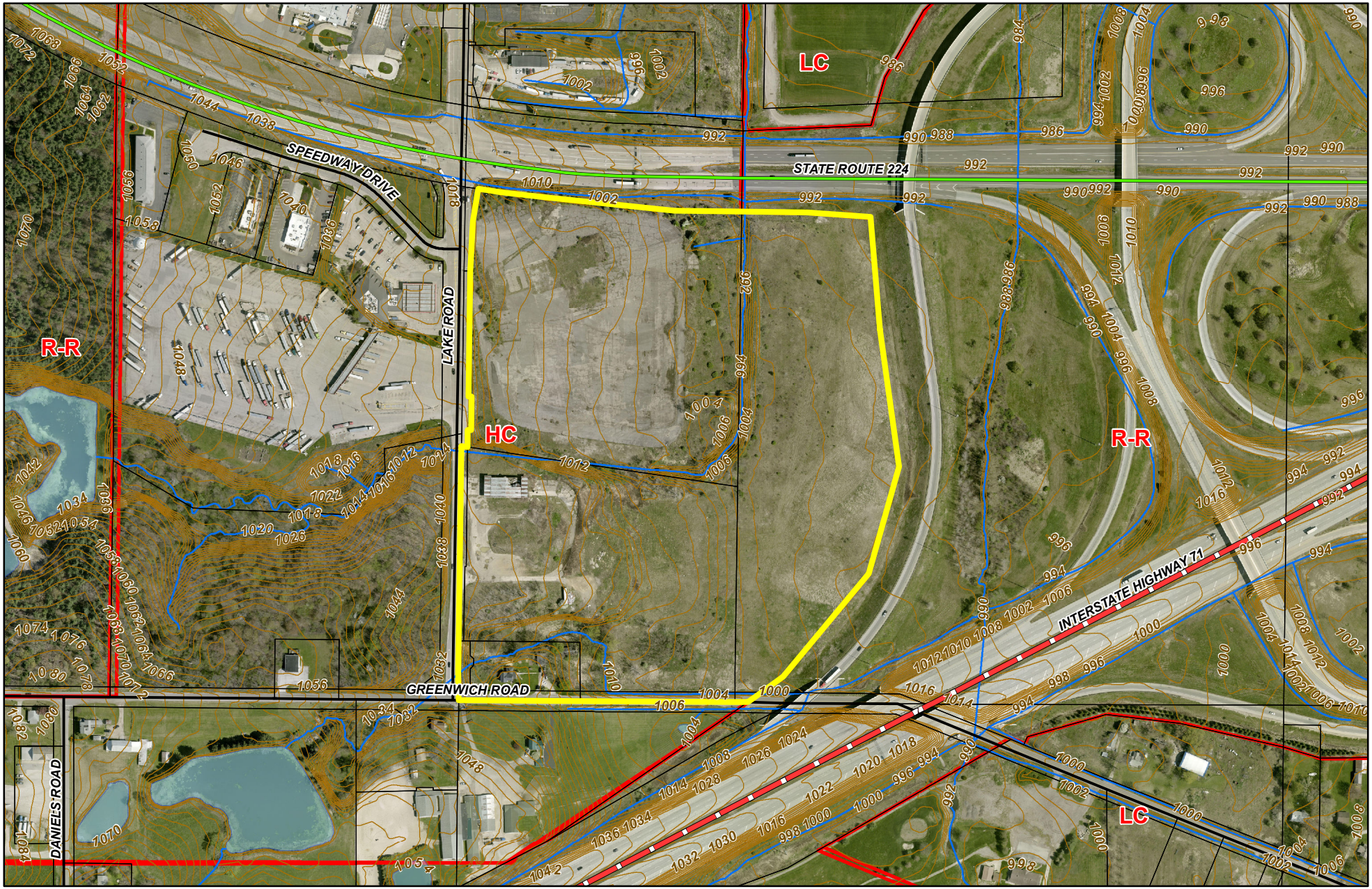

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Greenwich & Lake Rds. Properties
Map Amendment
App. 025-2021-MA
Westfield Township

PC Meeting: 4/7/2021
ZC Hearing: TBD
Amendment: HC to HCIPUOD
Area: Approx. 40.47 acres

N

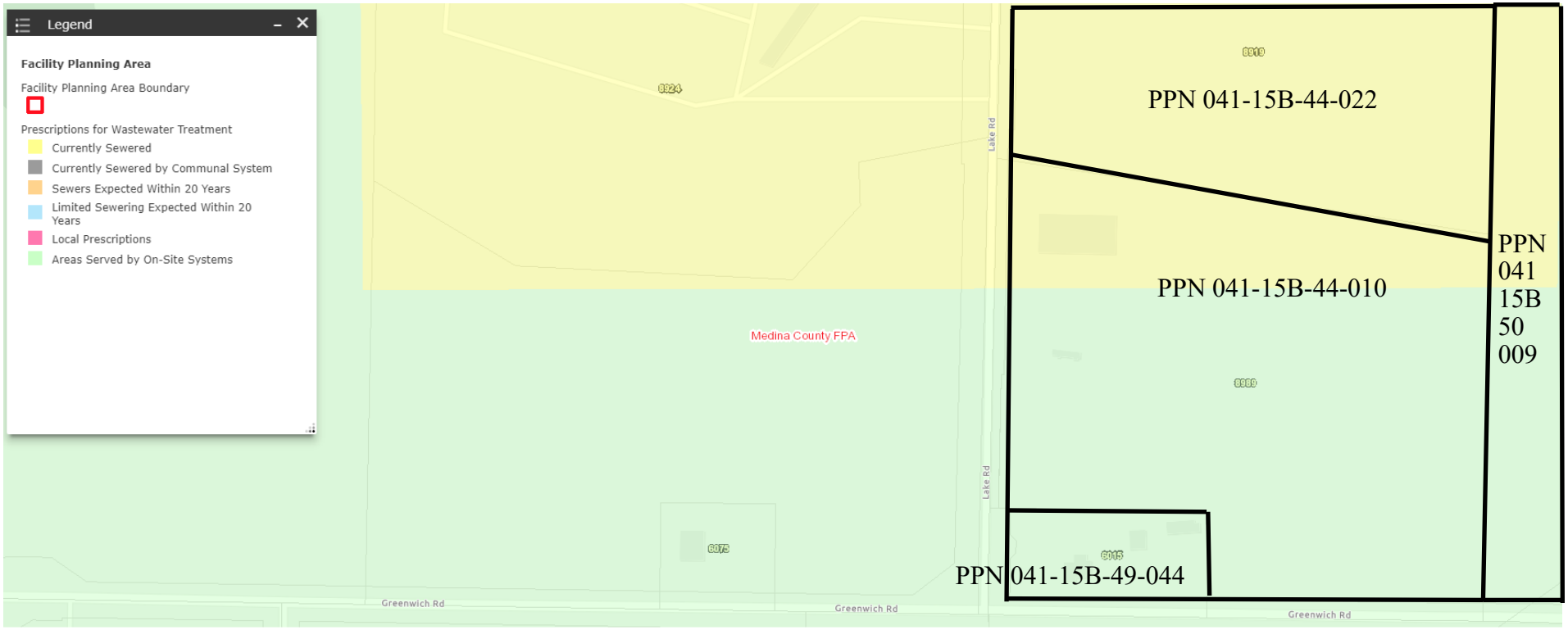
1 inch = 400 feet

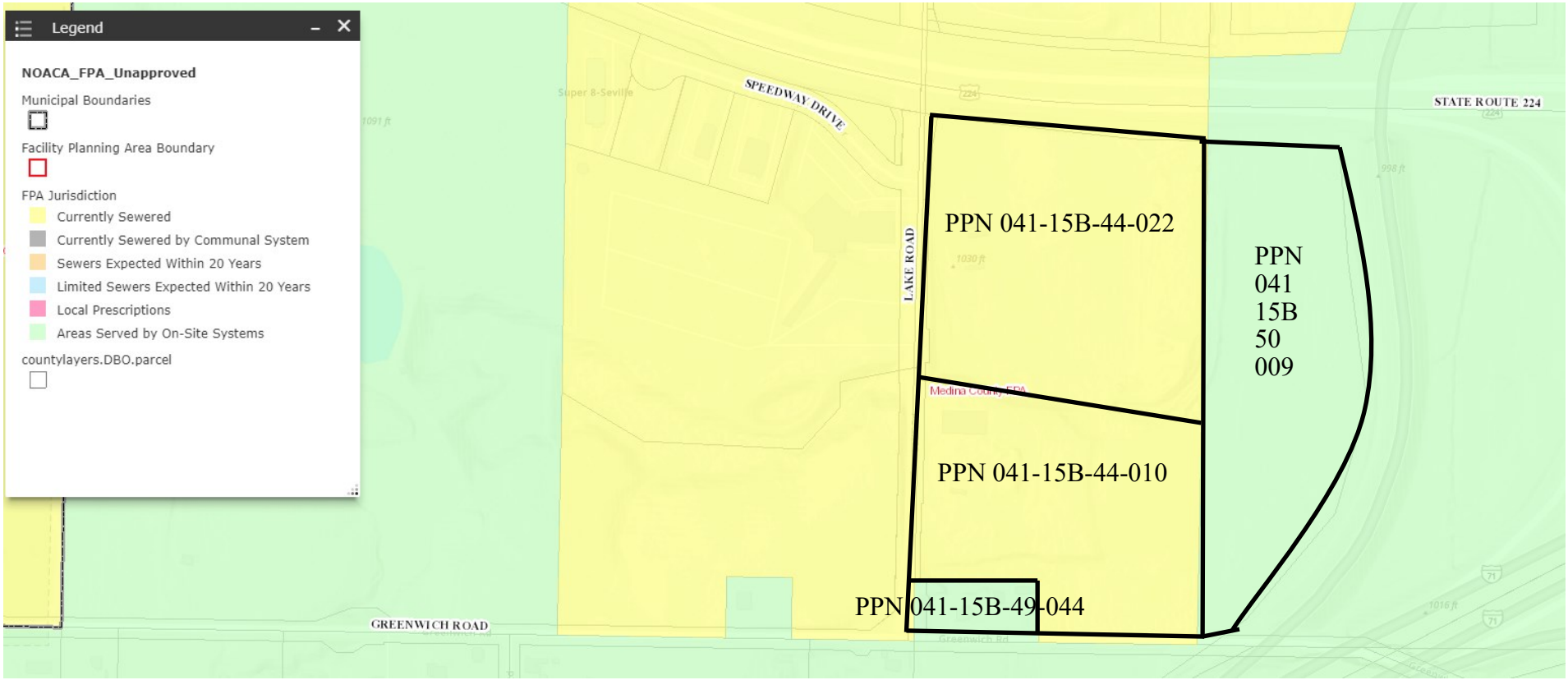
0 55 110 220 330 440 550

Feet

NOACA FPA MAP

Current



NOACA FPA MAP

Pending Approval