



Planning Commission
 Zoning Map Amendment
B-4 to I-2
 Harrisville Township

App. No.:	097-2021-MA	Parcel No:	014-14D-24-028
Meeting:	October 6, 2021		014-14D-24-034
Applicant:	Harrisville Township	Site Area:	35.5212 acres
Owners:	Fairland LTD Joe Miller	Current Zoning:	B-4 Limited Service
Parcels:	2	Proposed Zoning:	I-2 Restricted Light Industrial Purpose District

EXECUTIVE SUMMARY

The adjacent parcels are located in the southeast corner of the township north of I-71 and east of Avon Lake Road (SR83). These parcels are located within the Township's Primary Economic Development Corridor – State Route 83 as defined in the Comprehensive Plan.

Recommendation: APPROVE

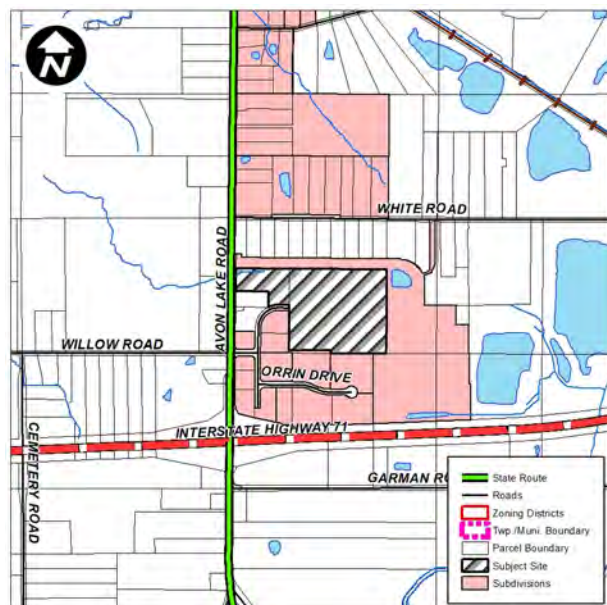
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	B-3 Interchange Commercial B-1 Business R-1 Residential	Drive leading into Lodi Outlet Mall Open fields One residential house/open fields
East	B-3 Interchange Commercial	Lodi Outlet Mall
South	B-4 Limited Service	Sports facility/tractor dealer
West	R-1 Residential	Avon Lake Road/Harley Drive

Proposal: The applicant proposes to revise the zoning districts of these parcels from B-4 Limited Service to I-2 Restricted Light Industrial Service.

Site Conditions: Parcels 014-14D-24-028 and -034 include two small buildings with the majority as open fields.

Access: The parcels have direct access to Avon Lake Road connected to Willow Road leading to Harley Drive. The parcels also have access to the road located on the northern section leading to the outlet mall.



Current Zoning:

According to the Harrisville Township Zoning Resolution the following are permitted and conditionally permitted uses in B-4 Limited Service District:

- Motels and/or hotels
- Restaurants
- Indoor theaters
- Sports facility
- Grocery
- Retail

The Harrisville Zoning Resolution indicates the B-4 Limited Service District is established to offer accommodations and service to local as well as intermittent automobile and truck traffic.

Proposed Zoning: According to the Harrisville Township Zoning Resolution the following are permitted and conditionally permitted uses in the I-2 Restricted Light Industrial Service District:

- Business services (cleaning, copying, limited printing, etc.)
- Light assembling and packaging of materials/substances into new products
- Warehousing, excluding self-service storage facility or mini-warehouses
- Testing of products or processes relative to environmental, mechanical or safety standards as part of product development, or as a service to other organizations provided that no physical effect of the experimental or testing activity can be detected beyond the confines of the building in which the activity is located
- Laboratories/research facilities
- Administrative offices
- Construction trade supply and display businesses
- Wholesale establishments
- Wireless service provider structures

The Harrisville Zoning Resolution indicates the I-2 Restricted Light Industrial District is established to accommodate light industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling and distribution free from the encroachment of residential, retail, and institutional uses. This District allows for those uses which because of their normally unobjectionable characteristics, can be in relatively close proximity to residential and commercial districts. The I-2 District is intended to accommodate a broad spectrum of CLEAN industries operating under strict conditions.

The I-2 District will allow uses which generate a large volume of traffic which will benefit from the close proximity to I-71 and be accessible to a widely diverse and dispersed labor force including but not limited to manual and skilled laborers and technical and administrative personnel.

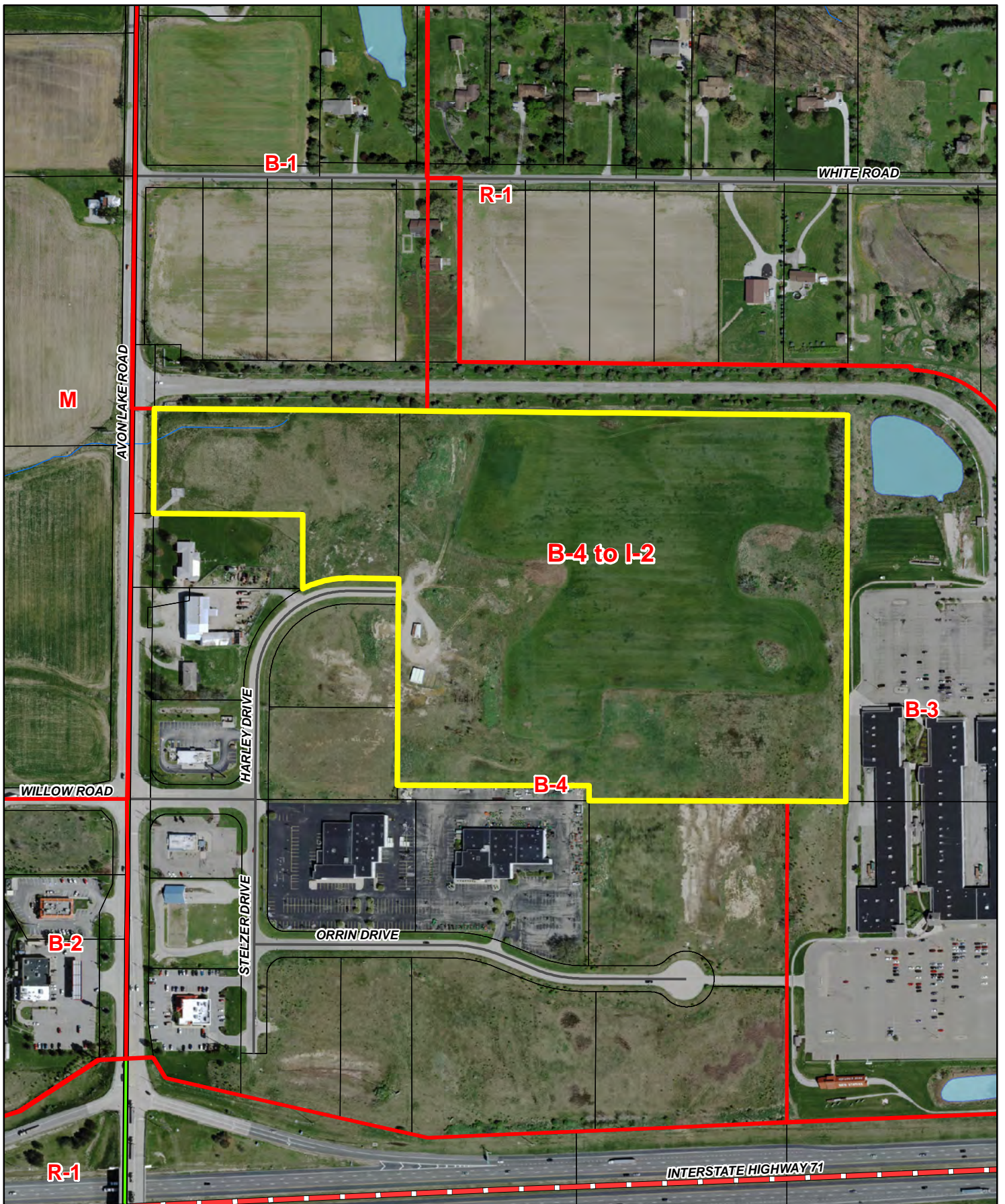
Department of Planning Services Comments

- *This map amendment application has been initiated by the property owners with the intent of extending the I-2 District to the Lodi Outlet Mall property for future development.*
- *The proposed map amendment supports the Development Policies as noted in the Comprehensive Plan because it is maintaining the Primary Economic Development Corridor – State Route 83.*

“Primary Economic Development Corridor – State Route 83: The State Route 83 southern corridor has evolved into the primary area of the Township for economic development. With the establishment of commercial and industrial uses along it over the years and its direct access to major roadways, the corridor provides the community a concentrated area in which to promote economic growth.”

- *The proposed zoning districts in on the parcels support are consistent with the Harrisville Comprehensive Plan and Zoning Resolution.*
- *The proposed rezoning is located near other Business Zoning Districts; therefore, the general area supports this rezoning in order to support the economic development within the Township and provide flexibility when marketing, selling and developing these parcels.*

Recommendation: The Department of Planning Services Staff recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from B-4 Limited Service to I-2 Restricted Light Industrial Purpose District.



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Fariand Ltd. Properties
 Map Amendment
 App. 097-2021-MA
 Harrisville Township

PC Meeting: 10/6/2021
 ZC Hearing: TBD
 Amendment: B-4 to I-2
 Area: 35.5212 acres

