



Planning Commission
 Zoning Map Amendment
R-1 to B-1
 Harrisville Township

App. No.: 098-2021-MA	Parcel No: 014-14D-24-023
Meeting: October 6, 2021	Site Area: 11.1974 acres
Applicant: Harrisville Township	Current Zoning: R-1 Residential
Owners: Ramesh Syal	Proposed Zoning: B-1 Business
Parcels: 1	

EXECUTIVE SUMMARY

The parcel is located in the southeast corner of the township south of I-71 and east of Avon Lake Road (SR83). This parcel is located within the Township’s Primary Economic Development Corridor – State Route 83 as defined in the Comprehensive Plan.

Recommendation: APPROVAL

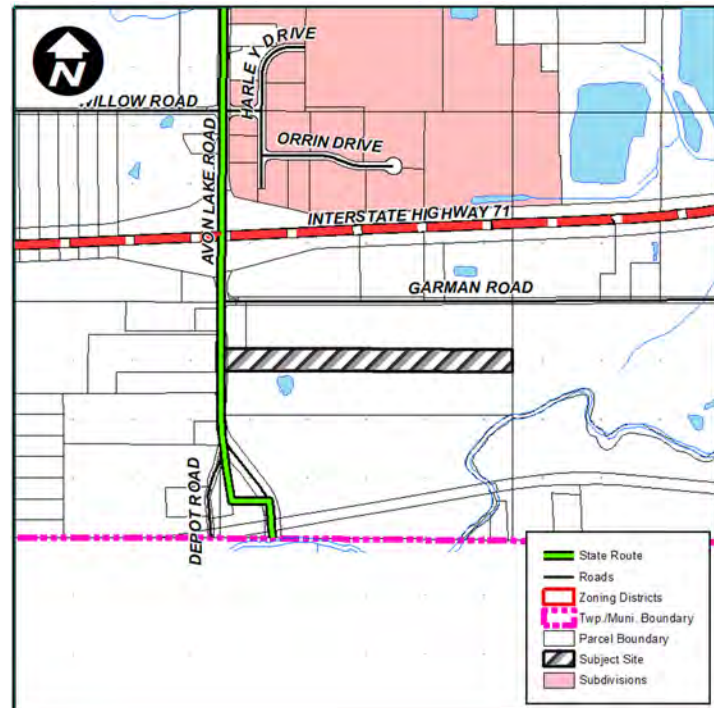
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	B-1 Business	Gas station/open field
East	R-1 Residential	Residence/farm
South	R-1 Residential	Open field
West	B-2 Highway Service Business	Avon Lake Road/self storage facility

Proposal: The applicant proposes to revise the zoning districts of these parcels from R-1 Residential to B-1 Business.

Site Conditions: The parcel includes open fields.

Access: The parcel has direct access to Avon Lake Road.



Current Zoning: According to the Harrisville Township Zoning Resolution the following are permitted and conditionally permitted uses in R-1 Residential District:

- One-family dwelling
- Accessory Uses
- Signs
- Basement dwellings
- Independent trailers or mobile homes
- Churches and other buildings for the purpose of religious worship
- Publicly owned and/or operated buildings or facilities
- Governmentally owned and/or operated parks, playgrounds, golf courses
- Home Occupations

Proposed Zoning: According to the Harrisville Township Zoning Resolution the following are permitted and conditionally permitted uses in the B-1 Business District:

- Establishments engaged in the fields of finance, insurance and real estate such as banks, credit agencies and investments firms
- Establishments engaged in providing a variety of services to individuals and business establishments such as personal services, miscellaneous business services, medical and health services, engineering and architectural services, legal services, accounting, auditing and bookkeeping services, nonprofit professional, charitable and labor organizations, dance studio and school, bowling alley, and motion picture and theatrical playhouse.
- 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 supplies, beverages, restaurants, and food stores not exceeding 7,500 square feet.
- Churches and other buildings for the purpose of religious worship.
- Public self-storage facilities
- Drive-in establishments including banks, restaurants and refreshment stands, but excluding drive-in theaters and commercial amusement parks
- Gasoline service station, garage and automotive repair

The Harrisville Zoning Resolution indicates the purpose of this district is to provide for a variety of retail, service and administrative establishments in designated areas. The B-1 district regulations are designed to provide opportunities for well-planned, attractive, safe commercial development that has a minimal adverse impact on surrounding residential areas, and shall be clean, quiet and free of hazardous or objectionable elements such as chemicals, noise, odor, dust, smoke or glare, and operate principally within enclosed structures.

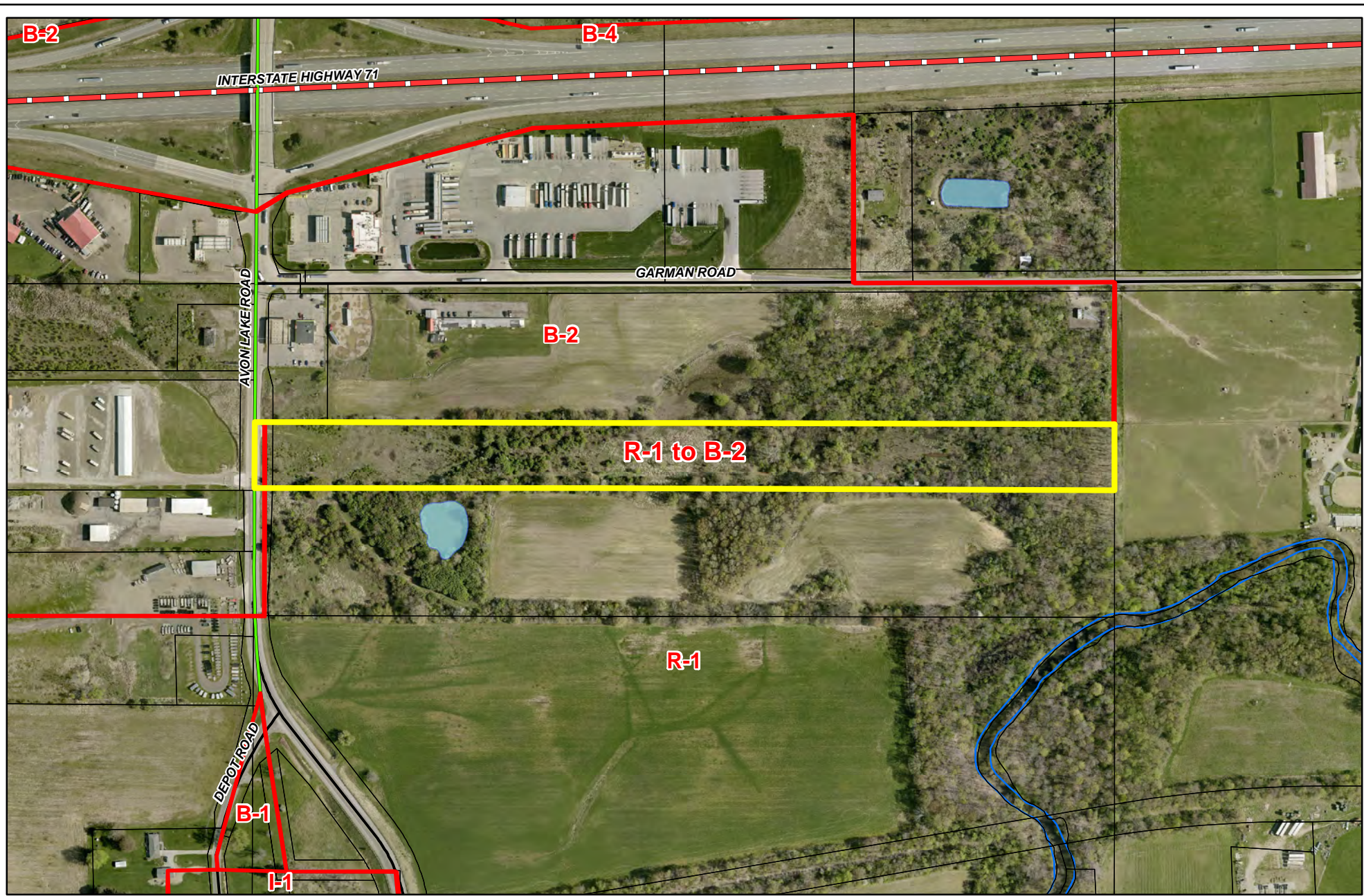
Department of Planning Services Comments

- *This map amendment application has been initiated by the owner in order to construct a Dollar General Store.*
- *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 parcel to be rezoned is located south of a parcel already zoned B-1 Business; therefore, the general area supports a B-1 rezoning in order to support the economic development within the Township and provide flexibility when marketing, selling and developing the parcel.*
- *The proposed zoning district supports the Harrisville Comprehensive Plan and Zoning Resolution.*

Recommendation: The Department of Planning Services Staff recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from R-1 Residential to B-1 Business.



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Ramesh Property
 Map Amendment
 App. 098-2021-MA
 Harrisville Township

PC Meeting: 10/6/2021
 ZC Hearing: TBD
 Amendment: R-1 to B-2
 Area: 11.1975 acres

