



Planning Commission  
 Map Amendment  
**Highland Board of Education**  
 Hinckley Township

<b>Meeting:</b>	May 4, 2022	<b>Amendment:</b>	R-1 Residential to B-2 Hinckley Town Center
<b>App. No.:</b>	028-2022-MA	<b>Utilities:</b>	Onsite septic and wells
<b>Owner:</b>	Highland Board of Education	<b>School District:</b>	Highland Local
<b>Applicant:</b>	Highland Board of Education	<b>Reviewer:</b>	Denise Testa
<b>Site Area:</b>	6.835 acres		
<b>Parcel ID:</b>	016-03D-01-006		

### EXECUTIVE SUMMARY

The subject site is located on the south side of Center Road (SR 303) east of the intersection with Ridge Road. The applicant proposes to change the zoning district on the 6.8-acre parcel from R-1 Residential to B-2 Hinckley Town Center.

**RECOMMENDATION: APPROVE**

### ADJACENT ZONING/LAND USE

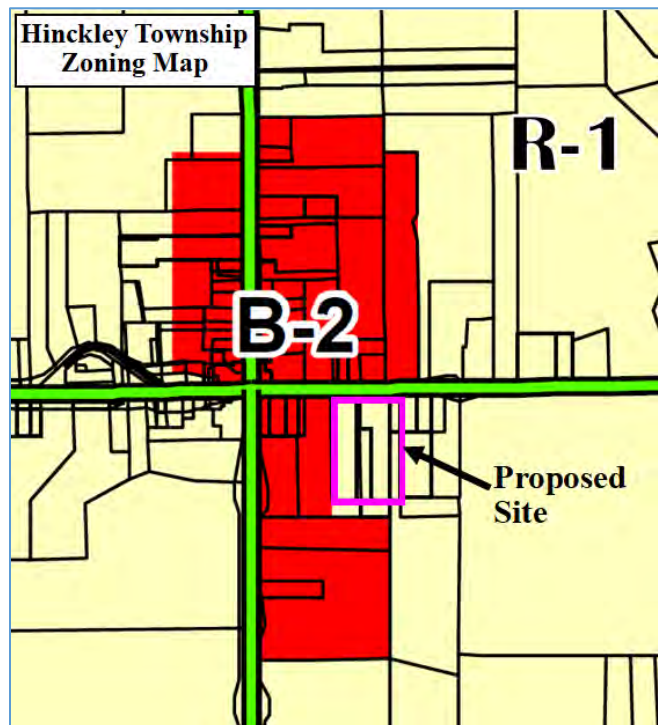
Direction	Zoning	Land Use
North	B-2 Hinckley Town Center	Church/Dentist/Residential
East	R-1 Residential	Single-family residence, vacant, wooded
South	B-2 Hinckley Town Center R-1 Residential	Vacant, wooded
West	B-2 Hinckley Town Center	Automobile Repair/Residence

**Proposal:** The applicant proposes to change the zoning district on the property from R-1 Residential to B-2 Hinckley Town Center.

**Site Conditions:** The site includes an elementary school building and a parking lot.

**Access:** The site has direct frontage on Center Road (SR 303).

**Current Zoning:** The purpose of the R-1 District is to “provide for the development of low density single-family residential dwellings on subdivided lots with a minimum lot size of two (2) acres that will promote the continuation of the predominately rural character of the Township.” Permitted uses include



detached single-family homes, accessory buildings and uses, and rear or back lots (Hinckley Township Zoning Resolution Section (§) 6R1.2)

Conditionally permitted uses include the following (§ 6R1.3):

- Home-Occupations: Home-Based
- Government Owned or Operated Recreation Areas
- Institutions for Human Care
- Churches and Other Places of Worship
- Educational Institutions
- Public Buildings
- Funeral Homes and Mortuaries
- Parks and Recreation Areas
- Golf Courses
- Cemeteries

**Proposed Zoning:** The stated purposes of the B-2 Hinckley Town Center district (§ 6B.1) are as follows:

- A. To provide in appropriate and convenient locations, sufficient areas for business activities, including the exchange of goods and services.
- B. To establish use and development regulations that maintain and reinforce a traditional “town” character.
- C. To establish development standards that effectively manage current and future development and maintain an acceptable transition between commercial development and surrounding rural and residential areas.
- D. To provide landscaping standards which reduce the impacts between differing uses, shield parking areas, protect pedestrians from the street traffic and create an interesting and visually appealing streetscape.
- E. To establish a General Business District (B-1) that provides a location for a variety of office and commercial businesses and services to meet the trade needs of the Township while maintaining the community’s traditional, rural character.
- F. To create in the Hinckley Town Center District (B-2), the vicinity of Center Road (S.R.303) and Ridge Road (S.R. 94), and Boston Road and W. 130th Street areas that encourages a variety of retail, community, and office uses in a compact, yet cohesive, “town center” environment through the implementation of quality design and development standards, which reinforce the existing pattern and character of development. This B-2 District serves as the Township’s commercial hubs for surrounding residential uses. The use and design regulations of this district are intended to create and maintain the existing small town setting characterized by buildings close to the road, rear parking, shallow setbacks and landscaping.

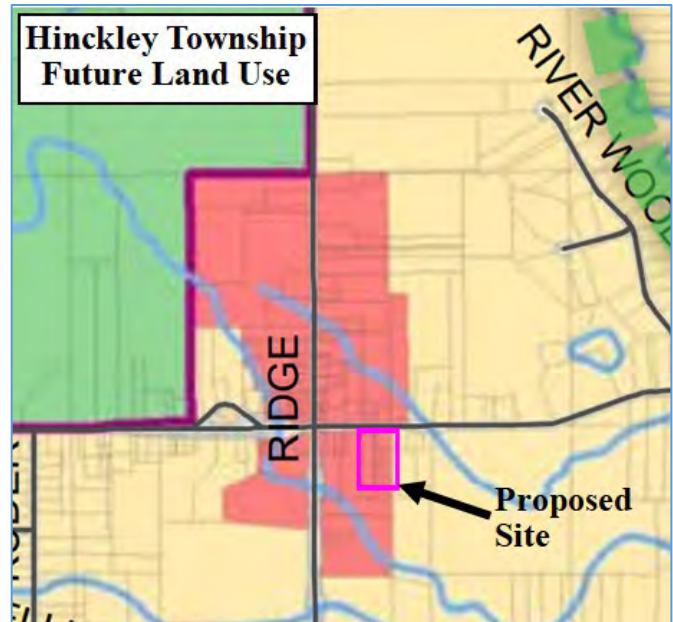
Permitted uses include the following (§ 6B.3.):

- Offices, Professional/Corporate
- Retail (less than 12,000 sq. ft.)
- Personal Services
- Banks
- Restaurants

Conditionally permitted uses include the following (§ 6B.3):

- Lawn, Garden and Nursery Sales & Service
- Drive-up or drive through windows
- Outdoor Display associated with a permitted or conditional use
- Churches and Other Places of Worship
- Library
- School, private or public
- Daycare Center, child or adult
- Post Office
- Assembly hall, meeting place
- Indoor Recreation
- Hospitals, medical clinics
- Senior Citizen Residential Facilities

**Comprehensive Plan:** The Future Land Use Map of the 2015 Comprehensive Plan (Master Policy Plan) recommends the subject site for zoning in the B-2 Hinckley Town Center district. Objective LU.4 states that the community should “[g]row consistently with the future land use map.” Action LU.4.1 states, “[m]ake future development and zoning decisions that support the implementation of the Future Land Use Map.”

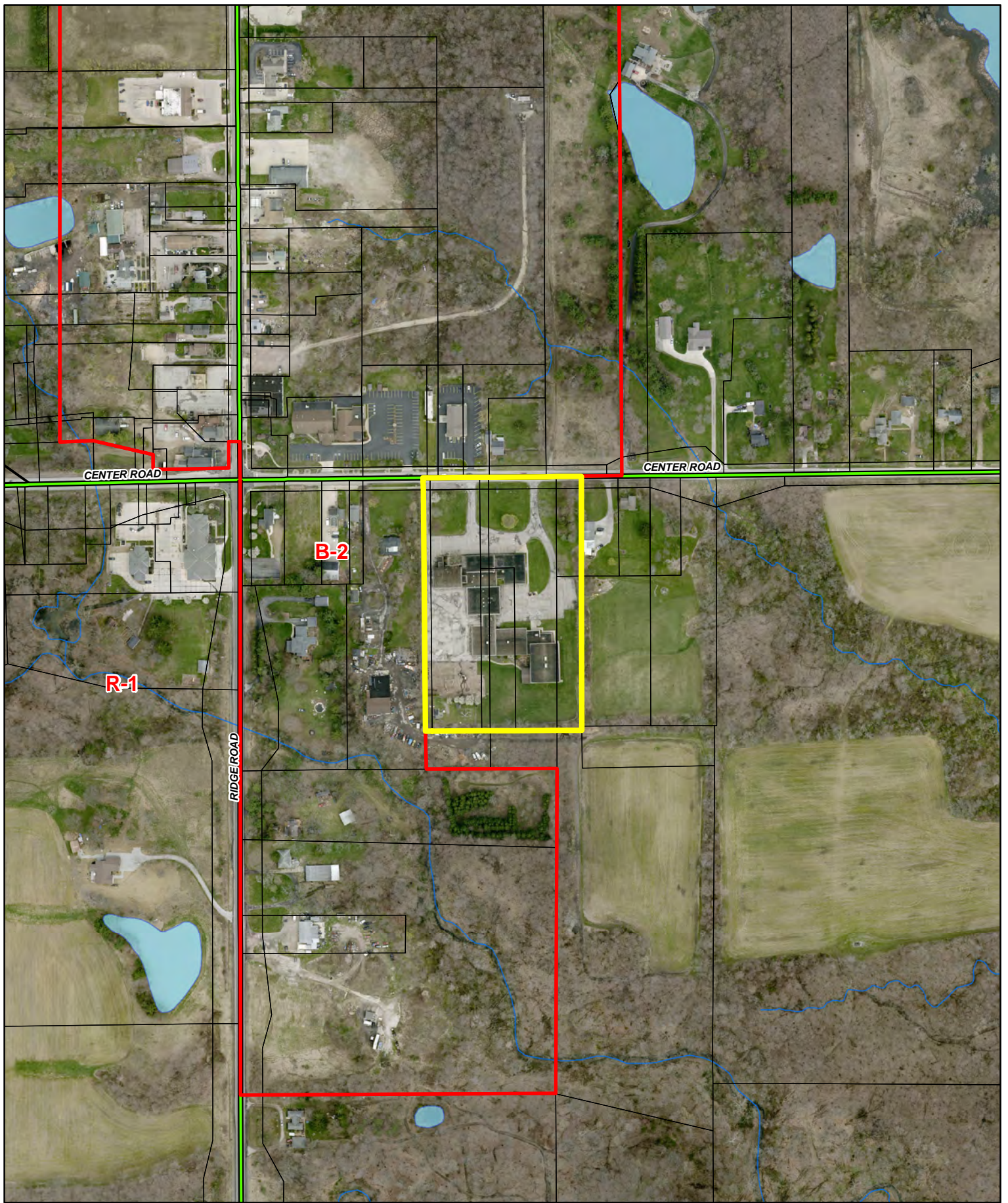


**Department of Planning Services Staff Comments:**

1. The site is currently zoned R-1 Residential and includes an elementary school with a parking lot.
2. Central water and sewer are not available to the site.
3. The Master Policy Plan recommends the subject site for zoning in the B-2 Hinckley Town Center district.
4. The subject site is surrounded on nearly three sides by the B-2 Hinckley Town Center zoning district.
5. The subject site fronts on Center Road and is located in an area that is advantageous for business and commercial uses.
6. A 50 foot building setback is required when adjacent to a residential district. Significant screening is also required when B-2 uses are adjacent to residential uses.

**Department of Planning Services Recommendation:** Staff recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from R-1 Residential to B-2 Hinckley Town Center.





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Highland Board of Ed.  
 Map Amendment  
 App. 028-2022-MA  
 Hinckley Township

Meeting Date: 5/6/2022  
 ZC Hearing: 4/7/2022  
 Amendment: R-1 to B-2  
 Area: 6.8350 acres

