Planning Commission
App. No. 049-2023 TA

Zoning Text Amendment

Lafayette Township

Meeting: August 2, 2023
Applicant: Lafayette Township Zoning Commission (ZC)
Hearing: July 31, 2023
Amendments: Section 307 Innovation Park District
Reviewer: Denise Testa
Recommendation: **APPROVE WITH MODIFICATIONS**

Proposal: In a letter dated June 30, 2023, Karen Schnoover, Lafayette Township Zoning Commission Secretary, requested a review of changes to the Lafayette Township Zoning Resolution.

New text is underlined, and deleted text is shown as a ~~strikethrough~~. Staff comments are ***bold and italicized***.

SECTION 307 INNOVATION PARK ~~PLANNED UNIT DEVELOPMENT~~ DISTRICT (Revised Effective ~~01/17/2015~~)

307.1 Purpose
307.2 District Establishment
307.3 General Plan Requirements
307.4 Sublot Requirements
307.5 Multiple Principal Buildings

To remain consistent with the language noted in Section 307.1, the title line in this section should read, "Section 307 Innovation Park District (Revision Effective [date TBD]).

Since the amendment is eliminating Section 307.2 District Establishment, staff recommends the table of contents reflect this deletion and the Township revise the section numbers.

SECTION 307.1 PURPOSE

The Innovation Park ~~Planned Unit Development~~ District (IPD) is established on (date TBD). ~~per Section 519.021 of the Ohio Revised Code.~~

It is the purpose of this District to encourage and accommodate a growing number of businesses and industries seeking to develop separate facilities for management headquarters, manufacturing, light assembly, data centers, training areas, research and development operations, and offices. ~~in conjunction with a university center campus,~~ In the interest of the public health, safety, convenience, comfort, prosperity or general welfare of the township. To accomplish this purpose the establishment of such a district requires the following:

The sentence, "In the interest of public health…or general welfare of the township," is incomplete. Staff recommends combining this statement with the previous sentence to read, "It is the purpose of this District to encourage and accommodate a growing number of

businesses and industries seeking to develop separate facilities for management headquarters, manufacturing, light assembly, data centers, training areas, research and development operations, and offices in the interest of the public health, safety, convenience, comfort, prosperity, or general welfare of the township."

- Facilities that are grouped together in order to provide common amenities such as adequate and convenient parking, service and utilities ~~and a park-like, harmonious atmosphere~~;
- ~~Development controls that will minimize offensive noise, vibration, smoke, odors, glare and other objectionable influences and hazards;~~
- ~~A predetermined development plan providing appropriate screening, adequate separation from other land uses and more stringent controls; and~~
- Development in accordance with the goals, objectives, and recommendations of the Chippewa Watershed Study (2002) to reduce the potential for flooding downstream.

What is the purpose of eliminating bullet point #2? Is there another section within the resolution regulating or addressing development controls?

What is the purpose of eliminating bullet point #3 requiring appropriate screening, adequate separation from other land uses and more stringent controls? Do you plan to apply Section 221 Landscape Regulations?

SECTION 307.2 DISTRICT ESTABLISHMENT

If the amendment is adopted, staff recommends deleting the title "Section 307.2 District Establishment."

~~The Innovation Park Planned Unit Development District (IPD) is hereby established and shall consist of the area designated as the Innovation and Medina County University Technology Park and shown on the General Plan and the legal description (Appendix A) attached herewith and incorporated as part of this chapter. The TPD shall consist of two separate sections known as the Tech Park District Innovation Park and The University of Akron Campus. The Tech Park IPD District is established as a Planned Unit Development District pursuant to section 519.021 (B) of the Ohio Revised Code.~~

~~The Tech Park District is hereby established and shall consist of the area designated as the Tech Park District on our Zoning District Map. The TPD shall consist of two separate sections known as the Tech Park District and The University of Akron Campus.~~

SECTION 307.3 USES

A. Permitted Uses – The following uses, if conducted within an enclosed building or buildings, shall be permitted in IPD ~~TDP Tech Park District~~ consistent with the purpose of this chapter:

1. Research and Development activities.
2. Corporate headquarters /offices with combined warehouse/distribution facilities.
3. Computer systems design and related services.
4. Educational institution.
5. Electronic assembly
   Staff recommends adding a period (.) at the end of this bullet point.
6. Laboratory.
7. Professional activities (engineering, design, sales, marketing).
8. Accessory ~~Buildings.~~ Uses
   Staff recommends adding a period (.) at the end of this bullet point.
9. Light manufacturing and assembly activities.
10. Data centers.

~~B. Permitted Accessory Uses – Permitted accessory uses shall be contained wholly within a principal building. Such uses shall be permitted to operate during hours consistent with that of the permitted use. No drive-through services shall be permitted. Permitted accessory uses include:~~

1. ~~Health and fitness/recreation or fitness facilities.~~
2. ~~Day care.~~
3. ~~Bank.~~
4. ~~Automated Teller Machine (ATM). Limit one ATM per principal building. All ATMs shall be entirely enclosed within a principal building with all access being internal.~~
5. ~~Courier/shipping. Limit one courier/shipping facility per principal building.~~
6. ~~Coffee shop/retail. Limit one coffee shop/retail facilities per principal building.~~
7. ~~Outdoor signs as regulated by Article IV.~~
8. ~~Newspaper/bookstore. Limit one newspaper/bookstore facility per principal building.~~
9. ~~Retail copy center. Limit one retail copy center per principal building.~~
10. ~~Work Force development center.~~
11. ~~Meeting facilities.~~

B Comparable Uses – The Zoning Commission, after a Public Hearing and with the approval of the Lafayette Township Trustees, may permit any use which is comparable in character to any of the uses in this section and which is in accord with the purposes of this district.

There needs to be a period (.) added after the letter "B" for Comparable Uses. By eliminating 307.3(B) Permitted Accessory Uses, it appears the Zoning Commission will refer to 307.3(B) Comparable Uses when considering accessory uses allowing the Zoning Commission with flexibility when considering comparable uses.

C. Maximum Height of Structures is fifty (50) feet.

~~Additional height may be permitted by the Zoning Commission and the Township Trustees, with written certification of the Township Fire Marshall that adequate fire suppression measures (stand pipes, sprinklers) are installed or other adequate means implemented for adequate protection of the health and safety of the structure occupants consistent with the Ohio Basic Building Code.~~

This revision reduces the flexibility of the Zoning Commission and Township Trustees to consider additional building height.

D. Landscape Buffering – See Section 221 Landscaping Regulations
Staff recommends adding a period (.) at the end of this bullet point.

E. Utilities – All utilities shall be installed underground. Any access boxes or terminals that must be installed above ground shall be screened and landscaped per Section 221.

F. Signs - See Article IV Sign Regulations.

G. Public Streets and Private Drives/Streets
Staff recommends adding a period (.) at the end of this bullet point.

1. All public streets shall be in conformance with the Medina County Highway Engineer standards.
2. Private Drives must be paved with asphalt or concrete surfaces, capable of supporting Safety Services vehicles.

SECTION 307.4 SUBLOT REQUIREMENTS (updated in 2017)

The "(updated in 2017)" will no longer be relevant if the Township adopts the amendments in this section.

A. Consistent with the purpose of this section developers are directed to collaborate with the township zoning inspector and fire chief to submit for site plan approval. ~~designs promoting a park-like atmosphere with setbacks to provide adequate screening and separation from other uses and access for safety services.~~

1. Minimum Sublot Area – There shall be no minimum sublot area for a IP~~D~~ use.

Staff recommends this sentence read as follows, "Minimum Sublot Area – There shall be no minimum sublot area for an IPD use."

2. Minimum Sublot Width at the Building Line – 100 continuous feet.
3. Minimum Building Setback from the edge of Street Right-of-Way-Eighty (80) feet. The required front yard may be used for parking except for a landscaped strip as provided in Section 221.
4. Minimum Side Yard Width- Twenty-five (25) feet except when abutting a residential district where the side yard width shall be one hundred (100) feet of which a thirty (30) foot wide strip of the side yard along the boundary with the residential district shall be landscaped. The balance of the yard may be used for open space or parking.
5. Minimum Rear Yard- Fifty (50) feet except when abutting a residential district where the rear yard width shall be one hundred (100) feet of which a thirty (30) feet wide strip of the rear yard along the boundary with the residential district shall be landscaped. The balance of the yard may be used for open space or parking.
6. Minimum Distance Between Principal Buildings on same parcel twenty-five (25) feet.
7. Minimum Setback from Private Drives/Streets is forty (40) feet.

B. Frontage Requirements – All sublots shall have a minimum of one hundred fifty (150) feet of continuous frontage on a street. Frontage shall be measured at the edge of road right-of-way.

C. Parking - See Article V Off-Street Parking and Loading Areas.

D. Sublot Signage - See Article IV Sign Regulations
Staff recommends adding a period (.) at the end of this bullet point.

E. Sublot Site Lighting - See Section 410 Outdoor Lighting Regulations
Staff recommends adding a period (.) at the end of this bullet point.

F. Sublot Landscaping Requirements - See Section 221 Landscaping Regulations
Staff recommends adding a period (.) at the end of this bullet point.

G. Sublot Site Plans – No zoning certificate shall be issued until site plans have been. reviewed and approved by the Lafayette Township Zoning Inspector.

SECTION 307.5 Multiple Principal Buildings

In the Innovation Park District IPD multiple principal buildings may be permitted on the same parcel if the parcel is sufficient in size to conform to all the use, area, height, parking and other requirements of this resolution.

Staff recommends using the "IPD" abbreviation rather than writing the entire district name and adding a comma (,) after the word "parking."

Recommendation: Planning Services staff recommends the Planning Commission **APPROVE WITH MODIFICIATIONS** the proposed amendments to the Lafayette Township Zoning Resolution.