



Planning Commission
 Zoning Map Amendment
2620 Medina Road (PJWK Land Co. Ltd.)
 Sharon Township

App. No.: 114-2016-MA	Parcel No.: 034-12A-01-042
Meeting: December 7, 2016	Owners: PJWK Land Co. Ltd.
Hearing: TBD	Current Zoning: R-1 Residential
Applicant: Zoning Commission	Proposed Zoning: C-2 Commercial

EXECUTIVE SUMMARY

The subject site is located on the south side of Medina Road between Windfall and Boneta Roads (see location map). The front 500 feet (approximate) of the site is zoned C-2 Commercial. The applicant proposes to change the remaining depth of the subject site from R-1 Residential to C-2.

Recommendation: **APPROVAL**

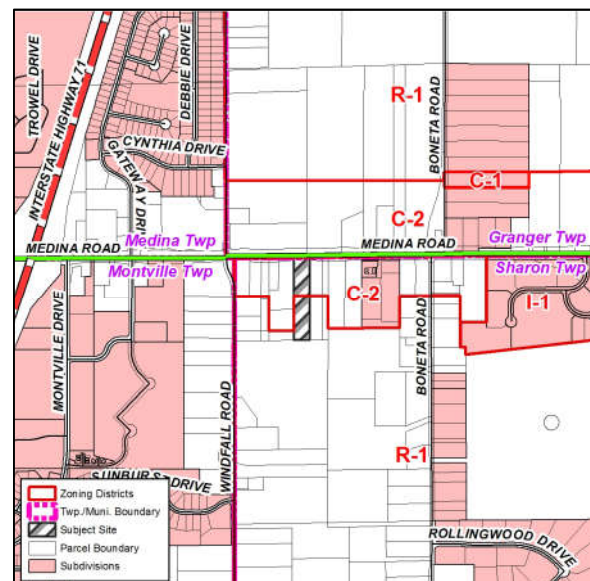
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	C-2 General Commercial Granger Township	HMC Hospice of Medina County Vacant, wooded
East	C-2 Commercial, R-1 Residential	Commercial, warehouse facility
South	R-1 Residential	Agriculture
West	C-2 Commercial	Multi-tenant office/warehouse facility

Proposal: The front 500 feet of the subject parcel is zoned C-2 Commercial; the depth of the district is measured from the road right-of-way. The remaining depth of the parcel is zoned R-1 Residential. The applicant proposes to extend C-2 district an additional 500 feet.

Site Conditions: The portion of the site under consideration for the map amendment is relatively flat. The site is currently vacant and contains turf and trees.

Comprehensive Plan: The 1996 update of the Sharon Township Development Policy Plan (Plan) recommends the entire Medina Road (SR 18) corridor for commercial use. § 3.2 recommends “that a diversity of economic activities (including light industrial) be allowed...” The Plan also calls for “careful review and clarification of permitted uses in the current zoning resolution.” § 4.1 Policy 1B.4, states “[p]ermit no further expansion of commercial and industrial zones in the Township, with the exception of changes which would be of direct tax benefit and/or use to the Township residents.”



Zoning: R-1 Residential District text does not include a purpose statement. Single family uses, uses ancillary to single family uses, and agriculture are permitted uses (§ 601(A)). Conditionally permitted uses include tourist or boarding homes and rooming houses accepting no more than six guests at a time, houses of worship, schools (kindergarten through 12th grade only), and recreational areas (§ 601(B)). The minimum lot size is two acres with 200 feet of street frontage (§ 601-2(A) & (B)).

The stated purpose of the C-2 Commercial district is “to accommodate multi- purpose retail and business development, free from any heavy industrial or residential activities, with adequate level of traffic flow along those major roads serving its activities, as provided in the adopted Route 18 Corridor Action Plan (§ 604-1).” All uses in the district are conditionally permitted. Conditionally permitted uses include the following; uses permitted in the C-1 district excluding R-1 and R-2 uses and heavy industrial uses and including religious and philanthropic institutions, bed and breakfast, retail sales, beauty parlor, funeral home, bank, office or office building, studio, restaurant, machinery and equipment repairs in automobiles, schools, places of worship, recreational areas, public facilities, gas stations, limited light industrial, warehousing, and congregate care facilities (hospitals and nursing homes) (§§ 603-3 and 604-1). The minimum lot size is two acres with 175 feet of street frontage (§ 604-3(A)(2) & (3)).

Agency Comments: *Italicized text* indicates quotations from submitting agency comments.

Medina County Highway Engineer: Andy Conrad, 11/15/2016. *The applicant should be aware that our office will expect them to submit a site plan for approval that will include stormwater management.*

Staff Comments:

1. Water and sewer lines are available.
2. The Sharon Township Comprehensive Plan recommends the SR 18 corridor for commercial use, however it does not specify the depth of the corridor. Additionally the Plan states that “no further expansion of commercial and industrial zones” should be permitted unless said expansion benefits township residents with additional tax revenue or a beneficial use. The qualifying statement makes the policy directive difficult to interpret; presumably commercial land would generate additional taxes, however it is not clear what a beneficial use might be.
3. Investigation of the C-2 district boundary along SR 18 shows that the Zoning Commission has allowed the district to be amended to increase the depth of the properties available for commercial use in the past.
4. Historically the Zoning Commission has allowed the C-2 district to expand from 500 feet to 1,000 feet of depth.
5. The Zoning Commission should consider adding language to the Zoning Resolution clearly establishing the desired extent of the C-2 district depth from the SR 18 corridor.

Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from R-1 Residential to C-2 Commercial.

Attachment: GIS map

