



Planning Commission  
 Zoning Map Amendment  
**Boucher Properties**  
 Wadsworth Township

<b>App. No.:</b>	014-2016-MA	<b>Current Zoning:</b>	R-3 Residential
<b>Meeting:</b>	March 2, 2016	<b>Proposed Zoning:</b>	C-1 Commercial
<b>Applicant:</b>	Zoning Commission	<b>Area:</b>	3.03581 acres
<b>Owner:</b>	Shawn A & Karen L Boucher	<b>Utilities:</b>	Central Sewer & Wells
<b>Surveyor:</b>	Lewis Land Professionals	<b>Hearing Date:</b>	TBD

### EXECUTIVE SUMMARY

The site is located south side of Akron Road (SR 261) east of Summit Street and west of Leeds Gate (see location map). The proposed map amendment would rezone two properties containing a total of 3.03581 acres located at 810 and 784 Akron Road from R-3 Residential to C-1 Commercial.

**Recommendation: DISAPPROVAL**

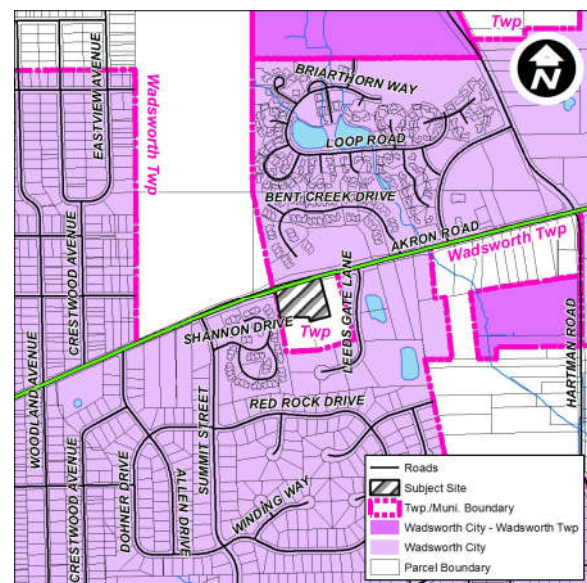
### ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential (Wadsworth City)	Attached single-family residential (Bent Creek Condos) Agriculture
East	R-3 Residential (Wadsworth Twp.)	Single-family residential (Leeds Manor Subdivision)
South	R-3 Residential (Wadsworth Twp.) R-1 Residential (Wadsworth City)	Single-family residential & vacant Single-family residential (Leeds Manor Subdivision)
West	R-1 Residential (Wadsworth City)	Attached single-family residential (Pheasant Meadows Condos)

**Site Conditions:** The site slopes downward to the east and the highest part of the property is located in the southwest. Two residential structures are located on the properties (see attached GIS map).

The site is primarily surrounded by residential uses with the exception of a farm located northwest of the site on the north side of Akron Road. The nearest commercial uses are located 0.38 miles east at the Hartman Road intersection and 0.54 miles west near the intersection with High Street (SR 94).

**Current Zoning:** Wadsworth Township, R-3 Residential. According to the Wadsworth Township Zoning Resolution, the R-3 district is intended to "... promote relatively high density residential development in areas generally adjacent



to the built up portions of the community and thereby providing a more orderly extension of public facilities by encouraging redevelopment to take place in these areas” (§ 403-1). Permitted uses include single-family and two-family residential dwellings (§ 403-2).

Conditionally permitted uses include the following (§ 404-3):

- Public and parochial schools
- Churches and buildings for religious worship
- Government parks, playgrounds and golf courses
- Recreational uses: operated such as: swimming pools, golf courses, tennis clubs, riding academies
- Medical: hospitals, clinics, sanitariums, convalescent homes, nursing homes, etc.
- Cemeteries
- Government buildings and facilities
- Strip or open pit mining
- Multi-family residential dwellings
- Bed and breakfast
- Day care facilities
- Institutions for higher education

The minimum lot size is 1½ acres for single-family homes and 2 acres for two-family homes without central water and sewer. Minimum lot frontage of 125 feet is required for a single-family home and 175 feet for a two-family home without water or sewer (§ 403-4).

Wadsworth City, R-1 Residential. Per the City of Wadsworth Ordinance § 154.095, the purpose of the R-1 district is to:

*... promote low density residential development in areas generally adjacent to the built-up portions of the community, thereby providing a more orderly extension of public facilities by encouraging redevelopment to take place in these areas. The district recognizes the community's housing demand for single-family dwellings and the sociological and economic reasons for providing these in areas excluding two-family and multi-family units. Therefore, the district is established and located in sections of the community presently dominated by single-family dwellings.*

Single family homes are permitted (§154.096) on 11,250 square foot lots that are at least 75 feet wide at the building setback line; which is 50 feet (§ 154.097)

**Proposed Zoning:** The C-1 Local Commercial district is established for the following purpose:

*[T]o provide for a variety of sales, service, and administrative establishments. These establishments shall serve the needs of the community and provide opportunities in designated areas for well-planned, attractive, safe commercial development. All such uses shall have 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.*

Permitted uses include the following (§ 404-2):

- Service establishments such as personal services, miscellaneous business services and other comparable services intended for the local market.
- General retail and services such as drug and food stores; stationary, apparel and floral shops; garden supply and sporting goods stores; optical goods and optician services; antique, furniture and home furnishing stores, office supply stores; beverage markets and restaurants.
- General and professional offices including medical offices and clinics, veterinary offices and clinics, and law offices.
- Commercial recreation.
- Cultural, educational, religious or philanthropic institutions, day care facilities.
- Club, lodge, fraternal, charitable or social organizations.

Conditionally permitted uses include:

- Government buildings and facilities.
- Tavern, bar, and nightclubs (with location limitations).

There is no minimum lot size; however, the lot must be adequate for sanitary sewerage disposal facilities and water supply facilities, as approved by the Ohio Environmental Protection Agency. Site plan review is required.

**Comprehensive Plan:** The Future Land Use Map contained in the 2008 update to the Wadsworth Township Comprehensive Plan recommends the subject site for residential use at a density of 0.5 dwelling units per acre (two acre lots).

**Comments:**

1. The site is currently zoned R-3 Residential and contains two single-family homes.
2. Adjoining properties are all zoned residential.
3. Adjoining properties are all currently in residential land use with the exception of the property located to the northwest of the subject site and across Akron Road, which is currently in agricultural use.
4. While the proposed C-1 zoning includes language that intends to minimize land use impacts with adjoining residential uses, the list of permitted uses conflicts sharply with the purpose statement of the City of Wadsworth's R-1 District. The purpose statement for the R-1 District indicates that the community is cognizant of the "sociological and economic reasons for providing these [single-family residential uses] in areas excluding two-family and multi-family units." Since more intense residential uses are not permitted in the district to avoid land use conflicts, it follows that even more intense commercial uses should be similarly excluded.
5. The request is not consistent with the Wadsworth Township Comprehensive Plan, which recommends the subject site for residential use on two acre lots.
6. Central sewer service appears to be available to the subject site.
7. The applicant submitted well logs indicating the existence of two wells on property. If the property is to be developed further, it will need to be determined if the two wells located on the property are sufficient for the proposed use and approved by the appropriate permitting agency.
8. Central water is available if property owners agree to annex to the City of Wadsworth.
9. The applicant submitted a report in support of the proposed map amendment. The following arguments are made in support of changing the zoning district from R-3 to C-1:
  - a. High traffic volumes on Akron Road. Traffic volumes on Akron Road have increased due to development of the area near the intersection of Interstate 76 and the addition of a few commercial uses near the intersection of Hartman Road.
  - b. The neighborhood character is changing as a result of development pressure and the desire of City of Wadsworth officials to focus on the development of a commercial node at the intersection of Akron Road and High Street.

While there is increasing development pressure along the Akron Road corridor between High Street and Hartman Road, staff would encourage a gradual approach to land use conversion. Changing properties from residential and agricultural uses to commercial uses should be concentrated adjacent to existing commercial uses whenever possible to avoid unnecessary land use conflicts.

Currently the subject site is located on an approximately  $\frac{3}{4}$  mile section of Akron Road that contains no commercial property. The nearest commercial use is located east of the subject site at the intersection of Akron Road and Briarthorn Crescent Drive approximately

1,220 feet. The nearest commercial use to the west is located approximately 2,820 feet away near the intersection of Akron Road and High Street. Conversion of the subject site to commercial use is premature at this time as the surrounding uses are residential.

10. It appears there may be a sight distance concern on Akron Road when travelling east on Akron Road towards the subject site. If the existing western drive were to be utilized in the future there could be insufficient site distance. A traffic study will be needed should the site be developed further.
11. While the applicant has provided a proposed site plan for the subject site and an adjoining property, staff must point out that all permitted uses are potentially possible once a site is rezoned. There is no requirement that the applicant proceed with the presented plan once the property is rezoned.

**Staff Recommendation:** The Department of Planning Services recommends that the Medina County Planning Commission **DISAPPROVE** the zoning map amendment from R-3 Residential to C-1 Commercial for the following reasons:

1. All adjoining properties are all zoned residential and surrounding properties are all in residential use with the single exception of a property that is used for agriculture located to the northwest and across Akron Road.
2. Conversion of properties from residential and agricultural uses should be concentrated adjacent to existing commercial uses whenever possible to avoid unnecessary land use conflicts.
3. The requested C-1 district permitted uses conflict with adjoining City of Wadsworth R-1 zoning.
4. The request is not consistent with the Wadsworth Township Comprehensive Plan.

**Attachment:** GIS map