



Planning Commission
 Zoning Map Amendment
W.R. Stewart Properties Ltd.
 Wadsworth Township

App. No.:	131-2016-MA	Current Zoning:	C-1 Local Commercial
Meeting:	January 3, 2017	Proposed Zoning:	I-1 Light Industrial
Applicant:	Zoning Commission	Area:	10.2907 acres
Owner:	W.R. Stewart Properties Ltd.	Utilities:	On-site septic & wells
Surveyor:	Hank and Assoc., D. Nichols	Hearing Date:	TBD

EXECUTIVE SUMMARY

The site is located on the east side of Rittman Road (CH 233) north of Wall Road and south of Corporate Parkway (see location map). The proposed map amendment would rezone 10.2907 acres or approximately half of a 20.58 acre property located at 10000 Rittman Road from I-1 Light Industrial to C-1 Local Commercial.

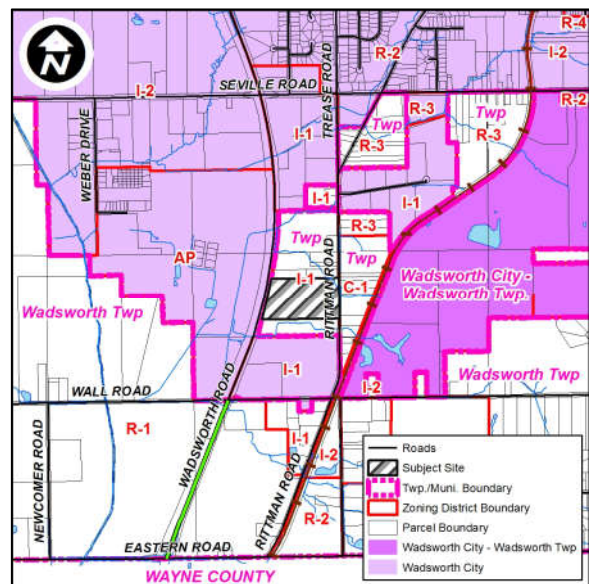
Recommendation: DISAPPROVAL

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	I-1 Light Industrial (Wadsworth Twp.)	Agriculture Hyload building materials manufacturing plant
East	C-1 Local Commercial (Wadsworth Twp.)	Single-family residential Storage facilities/units
South	I-1 Light Industrial (Wadsworth Twp.)	Single-family residential & vacant
West	AP Airport (Wadsworth City)	Wadsworth Municipal Airport

Site Conditions: The site to be rezoned is relatively flat. The site is currently used for agriculture (see attached GIS map). The northern portion of the site contains a stream that flows from south to north.

Current Zoning: According to the official Wadsworth Township Zoning Map, the subject site is zoned I-1 Light Industrial district. According to the Wadsworth Township Zoning Resolution, the I-1 district is intended to "... provide for and accommodate light industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling and distribution, free from the encroachment of residential, retail, and institutional uses" (§ 406-1).



Permitted uses include the following (§ 406-2):

- Warehouses
- Wholesale establishments
- Similar uses (as defined)
- Motor freight garage, truck or transfer terminal office, warehousing and storage
- Equipment storage and rental
- Storage garage and yards
- Building material sales
- Storage and sale of grain and livestock
- public self-storage facilities
- Fuel, food, and gas distribution, warehousing & storage providing storage is within an enclosed building or by a solid wall

Conditionally permitted uses include the following (§ 406-3):

- Government buildings and facilities
- Strip or open pit mining

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 (OEPA). Site plan review is required (§ 406-4).

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 (§ 404-3):

- 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 OEPA. 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 I-1 Light Industrial and is currently in agricultural use.
2. Adjoining properties are zoned Light Industrial and properties across the street are zoned Local Commercial.
3. Adjoining properties are vacant and residential (north and south). Properties across the

- street are primarily in residential use with the exception of the storage facility which is immediately across the street.
4. A proposed Commercial use on the subject site would likely not conflict with the storage facility across the street.
 5. The I-1 zoning district purpose statement expressly states that the district is to remain free from “encroachment of residential, retail, and institutional uses.”
 6. The request is not consistent with the Wadsworth Township Comprehensive Plan, which recommends the subject site for residential use on two acre lots.
 7. Central sewer service does not appear to be available to the subject site.
 8. Central water service is only available when a property owner annexes to the City of Wadsworth.
 9. While the applicant has provided a proposed site plan for the subject site, 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 I-1 Light Industrial to C-1 Commercial for the following reasons:

1. The I-1 zoning district purpose statement expressly states that the district is to remain free from “encroachment of residential, retail, and institutional uses.”
2. The request is not consistent with the Wadsworth Township Comprehensive Plan.

Attachment: GIS map