



Planning Commission
 Map Amendment
721 Rittman Road (State Street)
 Wadsworth Township

Meeting:	January 2, 2019	Site Area:	2.00 acres
App. No.:	104-2018-MA	Amendment:	R-R Rural Residential to C-1 Local Commercial
Owner:	TBKC Investments LLC	Utilities:	Central sewer and well water
Applicant:	Zoning Commission (Todd Kavanaugh)	School Dist.:	Wadsworth City
Hearing Date:	December 10, 2018	Reviewer:	Rob Henwood
Parcel ID No:	038-17C-14-017		

EXECUTIVE SUMMARY

The site is located on the east side of Rittman Road approximately 660 feet southwest of the intersection with Seville Road (see Map 1: Location). The subject site is currently zoned R-R Rural Residential and C-1 Local Commercial. The site is served by sewer and a water well.

Recommendation: DISAPPROVAL

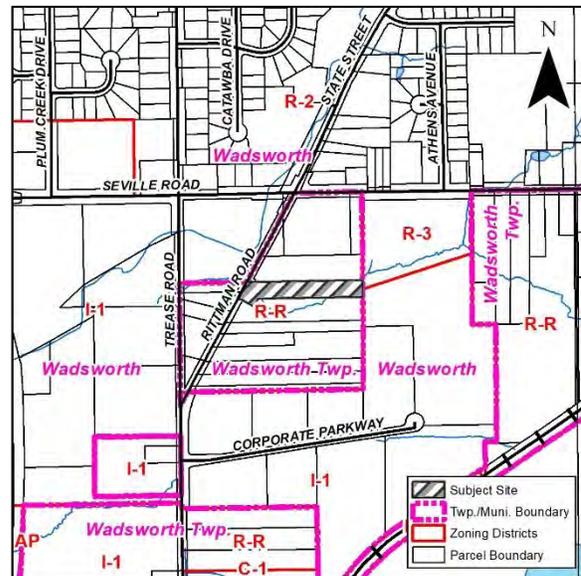
ADJACENT ZONING/LAND USE

Direction	Zoning District	Land Use
North	R-R Rural Residential	Single-family homes
East	R-3 Residential Wadsworth I-1 Light Industrial Wadsworth	Agriculture, wooded
South	R-R Rural Residential	Single-family homes fronting on Rittman Rd.
West	R-R Rural Residential I-1 Light Industrial Wadsworth	Single-family homes Multi-family Brookside Village apartments

Proposal: The Zoning Commission forwarded the following application which proposes to change the zoning district on the subject property (2.00 acres), 721 State Street, from R-R Rural Residential to C-1 Local Commercial.

Site Conditions: The site to be rezoned contains an old auto garage. Approximately a two thirds of the site is wooded (see the attached GIS map). The topography on the site climbs upward from the west towards the eastern boundary and a stream traverses the site close to Rittman Road and again near the eastern boundary of the site.

Access: The site accesses Rittman Road directly. The street is defined as Rittman Road outside of the City of Wadsworth; the mailing address is a



Map 1: Location Map

Wadsworth City address and as such the mailing address utilizes State Street instead of Rittman Road.

Current Zoning: According to the Wadsworth Township Zoning Resolution Section (§) 401-1 the purpose of the R-R Rural Residential District is to "...provide for rural residential development at varying densities based on services available at locations throughout the township. This district is intended to allow residential development of sufficiently low density to preclude the creation of public health and safety problems which could result in the need to extend central facilities in an uneconomical fashion. This district is also intended to promote the continuation of the predominant rural character in areas of township where services are not available. This district is further intended to encourage sustainable agricultural uses as a part of the life of the community."



Figure 1: Site viewed from Rittman Road looking northeast. ¹

Permitted uses include (§ 401-2):

- Single-family dwellings.
- Two-family dwellings.
- Accessory uses incidental to the principal use.
- Rear Lot Development.
- Signs.

Conditionally permitted uses include (§401-3):

- Public and parochial schools.
- Churches and other buildings for the purpose of religious worship.
- Governmentally owned and/or operated parks, playgrounds and golf courses (except miniature).
- Temporary buildings for uses incidental to construction work.
- Institutions for medical care; hospitals, clinics, convalescent, nursing, and homes for the aged.
- Cemeteries.
- Institutions for higher education.
- Private recreation uses such as: swimming pools, golf courses, tennis clubs, riding academies.
- Governmentally owned and/or operated buildings and facilities.
- Strip or open pit mining or extracting operations for sand, clay, stone, gravel, and coal.
- Home occupations.
- Bed and Breakfast.
- Day Care Facilities
- Multi-Family residential dwellings.

¹ Image source: Google maps, https://www.google.com/maps/@41.0084792,-81.7470698,3a,90y,115.38h,80.1t/data=!3m6!1e1!3m4!1s_ADFwXx2KCCXjx6cBUO9kg!2e0!7!113312!8i6656?hl=en

The following are the minimum area and height requirements:

- Maximum lot depth, four times the lot width at the minimum building setback § 401-4(2)
- Minimum floor area per dwelling unit:
 - One story 1,200 square feet
 - More than one story 1,300 square feet
 - Two family unit 1,000 square feet
- Maximum height 40 feet
- Driveways shall be 10 feet off the property line at the street right-of-way line. Each lot shall have its own driveway.

Area Requirements	Centralized Utilities		
	No Utilities Available	Sewer	Sewer and Water
Min. Lot Size (ac.)	2	1.5	0.75
Width (ft.)	Single-family	200	125
	Two-family	200	150
Front Yard Setback (ft.)	Single-family	100	100
	Two-family	100	100
Rear Yard Depth (ft.)	75	25	25
Side Yard Depth (ft.)	25	15	10

Table 1: Area Requirements

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 (404-1).

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.
- Commercial recreation.
- 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.
- Cultural, educational, religious or philanthropic institutions, day care facilities.
- Club, lodge, fraternal, charitable or social organizations.
- Signs
- Accessory uses incidental to permitted uses.

Conditionally permitted uses include (§ 404-3):

- Temporary buildings for uses incidental to construction work.
- Government buildings and facilities.
- Tavern, bar, and nightclubs (with location limitations).
- Parking and loading facilities.

The following are the minimum yard requirements:

- Front yard, 50 feet § 404-4(1)
- Side yard, 25 feet except when adjacent to a residential district then 50 feet § 404-4(3)
- Rear yard, 25 feet § 404-4(2)
- Height, no structure shall exceed a height of 40 feet § 404-4(4)

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 (§ 404-4(6)). Site plan review is required (§ 404-5).

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).



*Figure 2: Rittman Road looking northwest past the subject site.*²



*Figure 3: Rittman Road looking southeast past the subject site.*³

Comments:

1. The site is currently served by City of Wadsworth central sewer and a water well.
2. Riparian setbacks of 25 feet are applicable on the subject property per § 1403(2)(c).
3. The existing structure, if used consistently with its originally designed intent, is not consistent with R-R permitted or conditionally permitted uses; automobile garages or service stations are neither permitted nor conditionally permitted uses.
4. Changing the zoning on the subject site would not be consistent with the C-1 purpose that requires that commercial uses in the district be located “in designated areas for well-planned, attractive, safe commercial development.”
5. The existing structure could be consistent with C-1 permitted uses.

² Image source: Google maps, <https://www.google.com/maps/@41.0085658,-81.7470061,3a,75y,16.02h,89.64t/data=!3m6!1e1!3m4!1sTYp7PHuQ-obSNqri8necMOJ2e0!7i13312!8i6656>

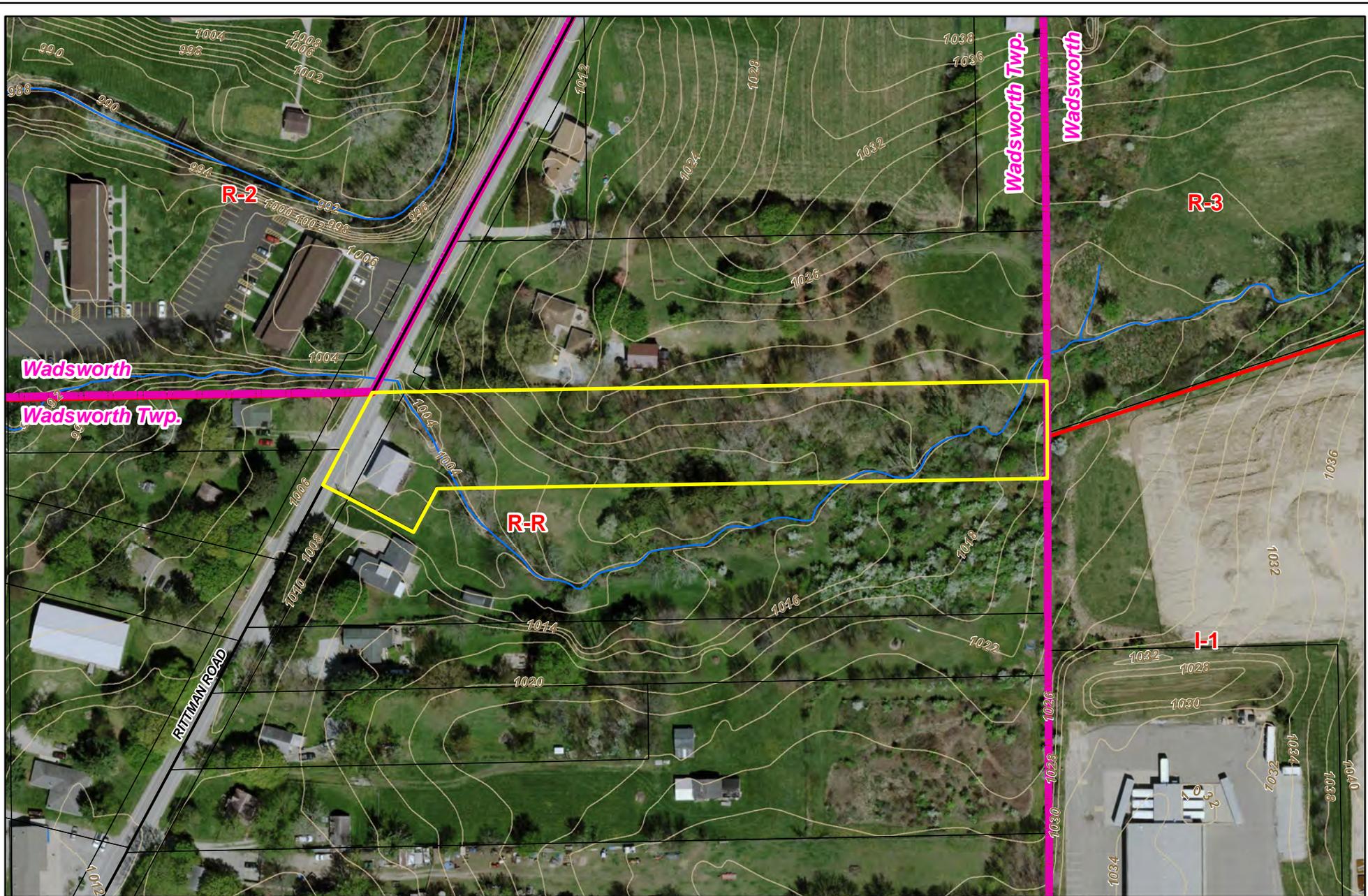
³ Image source: Google maps, <https://www.google.com/maps/@41.0085658,-81.7470061,3a,75y,213.02h,78.82t/data=!3m6!1e1!3m4!1sTYp7PHuQ-obSNqri8necMOJ2e0!7i13312!8i6656>

6. The existing structure cannot conform with the following R-R area requirements:
 - a. Maximum lot depth, four times the lot depth at the minimum building setback. **7.06 times the lot depth (760.4 feet by 701.7 feet).**
 - b. Front yard setback, 100 feet. **Less than 10 feet.**
7. The existing structure does not conform with the following C-1 area requirements:
 - a. Front yard, 50 feet. **Less than 10 feet.**
 - b. Side yard, 50 feet when adjacent to a residential district. **Less than 25 feet.**
8. The proposed map amendment is not consistent with the Comprehensive Plan which recommends the subject site for low density residential use.

Recommendation: The Department of Planning Services Staff recommends that the Medina County Planning Commission **DISAPPROVE** the zoning map amendment from R-1 Residential to C-2 General Commercial for the following reasons:

1. The proposed map amendment is not consistent with the Comprehensive Plan.
2. The subject site is not consistent with the C-1 district purpose that requires that commercial uses in the district be located “in designated areas for well-planned, attractive, safe commercial development.”
3. The subject site cannot conform to the C-1 side yard setback.

Attachment: GIS map



Prepared by:
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 Planning Services**

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721 State Street
 Wadsworth Township
 Map Amendment
 App. No. 104-2018-MA

Meeting Date: 1/2/2018
 Amend: R-R Rural Residential
 to C-1 Local Commercial
 Area: 2.0000 acres



1 inch = 150 feet

