



Planning Commission
 Zoning Map Amendment
Ridge Road Properties
 Granger Township

App. No.: 036-2015-MA	Current Zoning: C-G General Commercial
Meeting: June 3, 2015	Proposed Zoning: R-L Low Density Residential
Applicant: Zoning Commission	Hearing Date: May 6, 2015 (Zoning Commission)
Parcels: 15	
Acreage: Approximately 132 acres	

EXECUTIVE SUMMARY

The subject site is located on the east and west sides of Ridge Road (SR 94) south of Forest Drive and north of Wilbur Road (see location map). The site encompasses the entire area of the C-1 district at the same location. The proposed map amendment would make the PDD Planned Development District overlay district zoning text optionally available to property owners given certain criteria. The map amendment would be potentially effective over 15 parcels containing approximately 132 acres.

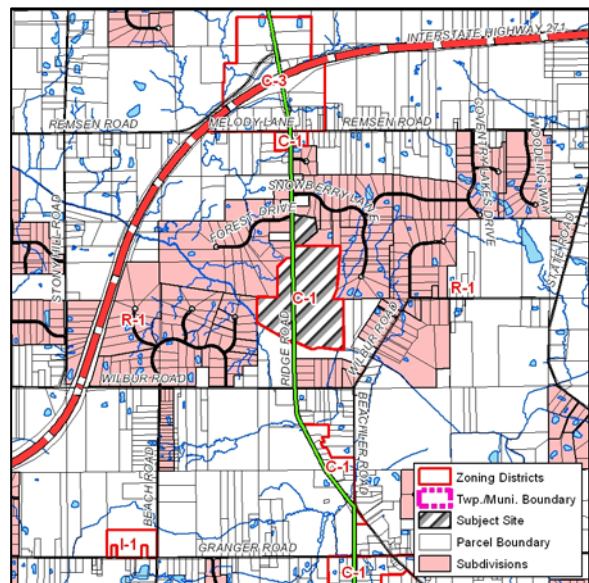
Recommendation: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential	Single family residential
East	R-1 Residential	Single family residential
South	R-1 Residential	Single family residential Highland schools
West	R-1 Residential	Single family residential

Amendment: The Zoning Commission proposes to apply the PDD District regulations as an optional overlay zoning to apply over the existing C-1 Local Commercial district as described above. According to the submitted materials, “[t]he purpose of the proposed text amendments and map amendments to the Planned Development District (PDD) is to incorporate a greater set of standards to the existing C-1 District on Route 94 in close proximity to the Granger Township Administration Building and Fire Department, and to clarify and distinguish the proposed C-1 PDD from that of the current PDD overlay of the C-2 District.”

Please note per the attached GIS and zoning maps the submitted list of parcels included two



parcels that are not contained within the C-1 district, and are labelled on the map as “not shown.” These properties owned by C.J. Delorean, Trustee with parcel numbers 005-07B-25-004 and 005-07B-26-002. According to the Township Zoning Inspector, the parcels were unintentionally included in the materials submitted with the map amendment application and are not to be part of the area where the PDD language is to be potentially applicable.

Site Conditions: The site is effectively flat and contains agricultural uses, single family homes, the township buildings and soccer fields and commercial locations including Hinckley Roofing, Number One Landscaping, South Star Limousine, and the Little Red Quilt House (see attached GIS map). Several streams are located within the PDD area including the Granger Ditch which runs along the southern border of the site.

Zoning: The purpose of the C-1 Local Commercial District is to provide for retail and service businesses serving the daily needs of Township residents for goods and services. C-1 Districts are strategically located to provide accessibility to Township residents. Uses in this district shall be compatible with surrounding residential uses in order to minimize impacts on surrounding neighborhoods and are intended to be limited in scale.

Permitted uses include single family dwellings, home occupations personal services, professional and medical offices and banks and financial institutions not exceeding 3,000 square feet in building area, retail stores less than 4,000 square feet in building area, and bed and breakfasts facilities. Conditionally permitted uses include places of worship, schools, nursing homes and assisted living facilities, bakery, delicatessen, meat market, confectionary, restaurant, and soda fountains.

The stated purpose of the PDD Planned Development District is to:

1. Encourage creative, high quality site design practices in the development of commercial, office, and similar employment areas;
2. Promote harmony and integration with existing developments and protect adjoining properties from adverse impacts;
3. Promote safe and efficient pedestrian and vehicular movement;
4. Promote efficient use of infrastructure;
5. protect and enhance natural and historic resources;
6. Create attractive retail, office, and industrial environments; and
7. Provide opportunity for economic development.

Property owners must request that the PDD zoning text be applied. A PDD must contain at least 50 contiguous acres and can contiguous properties may be added in the future. Each PDD must be developed in accordance with a plan that has been approved by the Zoning Commission and the Trustees. Upon approval for the PDD the underlying zoning will no longer be applicable.

Permitted uses include banks and financial institutions, bed and breakfast establishments, drive-through facilities, medical clinics and hospitals, personal service uses, professional and medical offices, restaurants, and retail commercial uses.

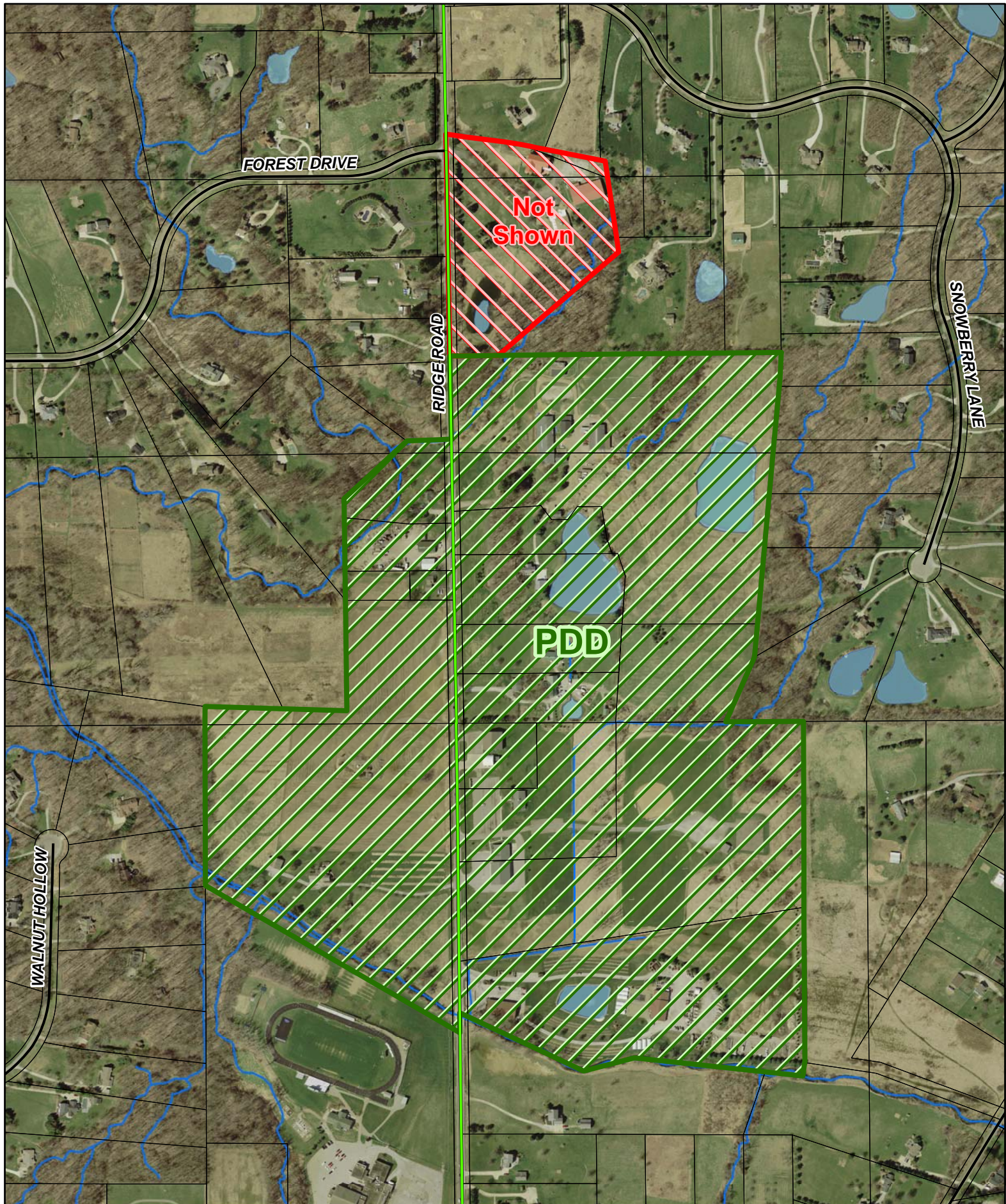
Comprehensive Plan: Granger Township does not have a comprehensive plan. The township utilizes its Zoning Map in lieu of a comprehensive plan.

Staff Comments:

1. The Zoning Commission seeks to rezone the subject properties to allow the PDD language to apply. The PDD district intends to promote the creation of 50+ acre campus style commercial and office development projects
2. The site is currently zoned C-1 Local Commercial and contains agricultural uses, existing single family homes, commercial and office uses, and governmental facilities.
3. Adjoining residential properties are protected by the inclusion of additional buffering and screening requirements.
4. There are existing PDD areas on Medina Road (SR 18) yet to developed. Creation of additional PDD areas may detract from the existing areas.
5. The properties inadvertently listed in the parcels to be included in the PDD should be removed.

Staff Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATION** the zoning map amendment creating the PDD Planned Development district. The properties inadvertently listed in the parcels to be included in the PDD should be removed.

Attachments: GIS map
Zoning map



Prepared by:
**Department of
 Planning Services**

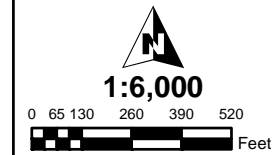


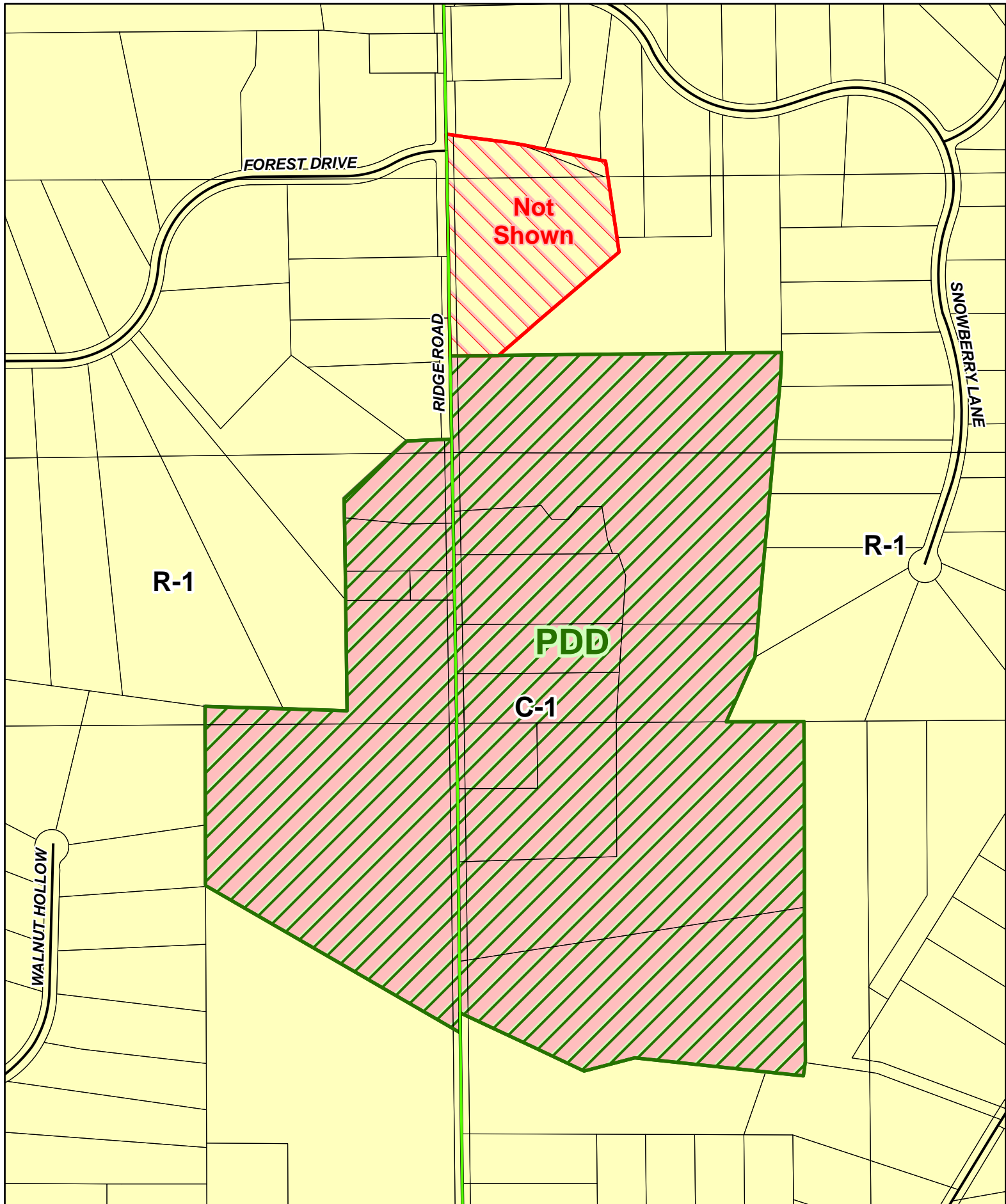
124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456

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 Amendment: PDD (C-1)
 Parcels: 17





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