



Planning Commission
 Zoning Map Amendment
Ridge Road – Milligan Property
 Wadsworth Township
 Revised Staff Report 11/4/2015

App. No.: 100-2015-MA	Parcel No.: 038-17A-05-003
Meeting: November 4, 2015	Current Zoning: R-2, Residential
Applicant: Wadsworth Township Zoning Commission	Proposed Zoning: C-1 Local Commercial
	Hearing Date: November 9, 2015

EXECUTIVE SUMMARY

The subject site is located at the northwest corner of High Street and Bluestone Court. The applicant proposes to change the zoning of the subject site from R-2 Residential to C-1 Local Commercial.

Recommendation: DISAPPROVAL

Owner: Frances Milligan	Reviewer: Susan Hirsch
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ADJACENT ZONING/LAND USE

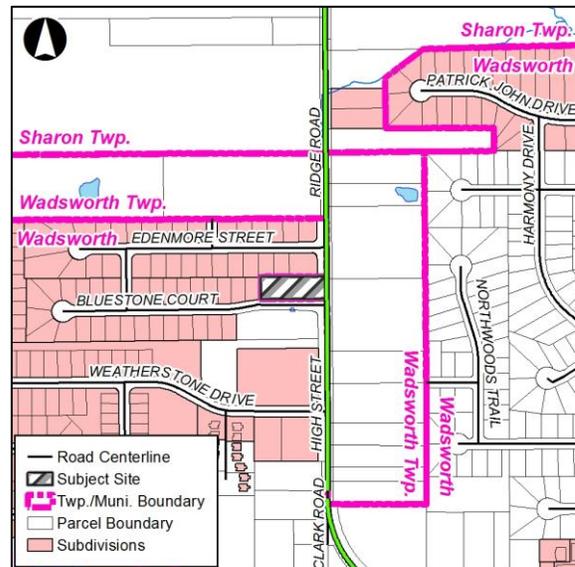
Direction	Zoning	Land Use
North	R-1 (City of Wadsworth)	Single-family homes/detention basin
East	R-2 Residential Twp.	Church
South	C-1 Commercial (City of Wadsworth)	Single family home
West	R-1 Residential (City of Wadsworth)	Vacant lot/single-family homes

Proposal: The subject parcel is currently zoned R-2 Residential within Wadsworth Township. The applicant proposes to change the zoning to C-1 Local Commercial.

Site Conditions: The site contains a single-family home with a detached garage. The site is relatively flat and the western portion of the site is undeveloped. (See attached GIS map).

Access: Access to the site is currently from Ridge Road, S.R. 94. The property also has frontage on Bluestone Court to the south. Since Ridge Road is a state highway ODOT may restrict access to Bluestone Court.

Comprehensive Plan: The Future Land Use Map of the 2008 update to the Wadsworth Township Comprehensive Plan indicates the subject site to be residential.



Zoning – Wadsworth Township: R-2 Residential District provides an area for “*low density, large lot residential development consistent with the present location of areas at the fringes of the community. Lot sizes deemed necessary for septic system development will be required while reducing such lot sizes where central sewer or central water facilities are provided.*”

Permitted uses include:

- Single-family residential dwellings
- Two-family residential dwellings
- Accessory uses
- Accessory Apartments
- Rear Lot Development
- Signs

Conditionally permitted uses include the following:

- Public and parochial schools
- Churches and other buildings for religious worship
- Governmentally owned and/or operated parks, playgrounds and golf courses
- Temporary buildings for uses incidental to construction work
- Institutions for medical care
- Cemeteries
- Recreational uses
- Governmentally owned and/or operated buildings and facilities
- Strip or open pit mining or extraction operations for sand, clay, stone, gravel, coal and other natural resources.
- Institutions for higher education
- Home occupations
- Bed and Breakfast
- Day care Facilities

The minimum lot size is two acres without central water and sewer and 1½ acres with sewer or central water. A minimum lot frontage of 200 feet is required for a single-family home without water or sewer and 150 feet of frontage is required for a single-family home with central water or sewer. The subject property has 120 feet of frontage on Ridge Road, 363 feet of frontage on Bluestone Drive and is one acre in size.

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):

- Establishments engaged in providing a variety of services to individuals and business establishments such as personal services, miscellaneous business services

- and other comparable services intended for the local market.
- General merchandise stores and retail 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.
 - Signs
 - Accessory uses clearly incidental to the uses permitted on the same premises.

Conditionally permissible uses include:

- Temporary buildings for uses incidental to construction work.
- Governmentally owned and/or operated buildings and facilities.
- Tavern, Bar, and Nightclubs, not within 500 feet of a residential use, church, park or playground, or school attended by children under the age of 16 years.
- Parking and loading facilities.

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.

Zoning – City of Wadsworth: C-1 Commercial District: The purpose of this district is to provide for uses principally to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs and general commercial uses. The district is intended to serve families living within the surrounding area. Since slightly over 50% of the patrons of such a district are multipurpose shoppers, it is intended that the design of this district will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic.

Staff Comments:

1. Ownership shown on the Medina County Tax Map website does not match the ownership information shown on the zoning application. The Tax Map website indicates the owners are Suzanne J & Ronald R & William L Winter, while the zoning application indicates the owner to be Frances Milligan. The township should clarify ownership.
2. Sewer lines are available. The site is currently serviced by City of Wadsworth water although it has not been billed since 2008. It has been vacant at least since 2008. Water service to the site is for residential use. The City Engineer has stated that a more intense water use would be evaluated on a case by case basis since it is the policy of the City to provide water only upon annexation to the City.
3. The application received by the township indicates that the intended use for the property proposed to be rezoned is office use; one story building with office hours of 9-5 Monday

- through Friday.
4. While the applicant has indicated a proposed use for the property under consideration and specified intended hours and days for the use, it must be noted that all permitted uses in the C-1 district are possible upon the adoption of the zoning map amendment; as such, the proposed use listed is irrelevant to the map amendment. Likewise, the intended hours and days for use of the office cannot be made compulsory.
 5. The Wadsworth Township Comprehensive Plan Update recommends residential use for the site. There is a vacant single-family home currently on the site, and the lot is non-conforming as to area. A new residence would require an area variance.
 6. The area to the south is zoned commercial within the City of Wadsworth, and there is a church on the property to the East. Directly north of the subject property is the detention pond for the surrounding subdivision and two residential lots. Directly to the west of the subject property is an undeveloped residential lot.
 7. While it is unlikely that the site will be redeveloped for residential use, there are pros and cons for its development as a local commercial use:
Pros:
 - There is no minimum lot size so a variance would not be required.
 - There are a number of permitted uses, including that of office use that could be developed with minimal impact on surrounding residential use.
 - A site plan is required and any negative impact could be mitigated through the site plan approval process.
 - Neighborhood commercial development exists to the south.Cons:
 1. Water is available to the site for residential use. Non-residential development may require annexation.
 2. Bluestone Court is a residential street. If developed commercially, ODOT may require that access be off Bluestone Court rather than onto Ridge Road, a state highway. This would result in increased traffic on the residential street.
 3. A number of the permitted uses within the C-1 Local Commercial District such as restaurants, commercial recreation and sporting goods stores could negatively impact the surrounding residential development.
 8. According to the City of Wadsworth water service is available to the subject property currently and will be available as long as the property a single-family home. Any commercial use will require annexation to the City to receive City water. (The Prosecutors' Office has stated that the City could require annexation even if the property remains a residential use.)
 9. Access remains in question at this time. However, ODOT has the authority to prohibit access to a State Route as long as there is an alternate access to the site.

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

1. Water is available to the site for residential use. Non-residential development will require annexation.
2. Bluestone Court is a residential street. If the subject property develops commercially, ODOT may require that access be off Bluestone Court rather than onto Ridge Road, a state highway. This would result in increased traffic on the residential street.
3. There is residential development to the north and west within the City of Wadsworth. A number of the permitted uses within the C-1 Local Commercial District such as restaurants, commercial recreation and sporting goods stores could negatively impact the surrounding residential development.

Attachment: GIS map

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