

STAFF REPORT

CASE: BZC07-2017

APPLICANT: Mike Doliboa

LOCATION: 5475 and 5495 Little Sugarcreek Road, parcels L32000100020001400, L32000100020004700, and L32000100020001500; 9.89 acres

ZONED: A-1 (Agricultural) District

PROPOSED ZONING: R-1A (Suburban Residential Low) District

DATE: December 5, 2017

DESCRIPTION OF REQUEST

Existing Zoning District: The subject parcel is currently zoned A-1 (Agricultural) District.

Property Location: The subject rezoning site is located on the west side of Little Sugarcreek Road between Timberly Drive and Woodland Ridge Court. The rezoning site contains a total of 9.89 acres and is comprised of three parcels in single-ownership. The property is currently being used for residential purposes.

Applicant Proposal: The applicant is requesting a map amendment to rezone the 9.89 acres from A-1 (Agricultural) District to R-1A (Suburban Residential Low) District.

Zoning of Adjacent Parcels: The land to the north (a 30' strip of land owned by the Park District between the subject property and the Woodland Ridge subdivision) is zoned A-1 (Agricultural) District. The land to the south (five residential lots, each less than one acre in size located in the Timberly Acres subdivision) is zoned R-1A (Suburban Residential Low) District. The land to the east across Little Sugarcreek Road (four large-lot residential properties ranging from 5-8 acres in size are located in the A-1 (Agricultural) District. The land to the west is the 247 acre Sweet Arrow Reserve, owned by the Park District and located in the A-1 (Agricultural) District.

Subject Site:



Greene County Regional Planning and Coordinating Commission

Recommendation: The Greene County Regional Planning and Coordinating Commission reviewed the subject rezoning request and noted that the site in question is currently designated as Low Density Residential on the Perspectives 2020 Plan. The site lies within the urban service boundary and public water and sewer can be made available to the site. Given its location within the urban service boundary on the Perspectives 2020 Plan, proximity to public water and sewer, surrounding residential use, lack of prime farmland soils and bordering low density residential zoning districts to the north and south, the proposed rezoning to R-1A appears appropriate. The RPCC did recommend the rezoning be approved at their meeting on November 28, 2017.

Sugarcreek Township Land Use Plan: The subject property is located in Planning Area 1: Northcentral Sugarcreek. The applicable Planning Area Recommendation for the subject site states portions of the planning area not adjacent to an incorporated area or adjacent to public land adjacent to an incorporated area should be used for single-family detached residential uses at a gross density not to exceed 1.0 dwelling units per acre. Developments with a maximum gross density of two units per acre may be considered only if the developer utilizes the planned development process in the development of a conservation subdivision. Planning Area 1 does prioritize planned residential developments in areas subject to annexation with densities to be determined on a case by case basis however, the Sweet Arrow Reserve is no longer identified as a candidate for annexation based on the settlement with the City of Centerville over the provision of fire service to the Cornerstone development.

Applicable Articles: Section 3.07 D. of the Sugarcreek Township Zoning Resolution establishes the following review criteria for zoning amendments:

1. The amendment is in accordance with the Sugarcreek Township Long Range Land Use Plan and this Zoning Resolution; and
2. Where more than one zoning district is available that permits the land use designation, the applicant must justify the particular zoning being sought and show that it is the best suited for the specific site, based upon recommendation of the Long Range Land Use Plan.

Section 4.02 B. 4. of the Sugarcreek Township Zoning Resolution states that the purpose of the R-1A (Suburban Residential-Low) District is to recognize the existence of and the demand for residential uses and related accessory uses at a gross density of 1.18 units per acre (lot sizes of 37,000 SF). Public water supply and waste water disposal facilities shall be required for land placed in this district unless an alternative method is approved by the authorities having jurisdiction.

Staff Comments: Staff notes the nearest public water line is an 8-inch main located along Little Sugarcreek Road in front of the Woodland Ridge subdivision. The nearest public sewer line is an 8-inch main located along Little Sugarcreek Road at the southeastern edge of the site. An 8-inch sewer line also exists to the northwest of the site, connecting Woodland Ridge to the sanitary trunk sewer along Little Sugar Creek. The existing home on the site (the southernmost home) has connections to the sewer line on Little Sugarcreek Road. Greene County Sanitary Engineering would require an extension of the water line along Little Sugarcreek Road for water service. Sewer service would require extending the main north along Little Sugarcreek Road or an extension of sewer through the Sweet Arrow Reserve. The applicant has stated that the intended use of the subject site will be for three or four residential lots. The land, as currently zoned, would support a total of three homes (one on each existing parcel). The proposed rezoning request is consistent with the Long Range Land Use Plan. As this is a straight rezoning (and not a PUD), a layout is not required and conditions of approval are not permitted to be attached to any approval that may be granted.

Cara Tilford, AICP
Director of Planning and Zoning