



Planning Commission
 Zoning Map Amendment
294 Pearl Road - Clement Property
 City of Brunswick

App. No.:	071-2013-MA	Parcel No.:	003-18A-15-002
Meeting:	October 2, 2013	Current Zoning:	C-G General Commercial
Surveyor:	AZTech Engineering	Proposed Zoning:	R-R Rural Residential
Applicant:	Brunswick Planning Commission	Acreage:	1.0874 acres
Owner:	Gregory & Kelly Clement	Hearing Date:	Oct. 3, 2013 (Brunswick Planning Commission)

EXECUTIVE SUMMARY

The site is located along the west side of Pearl Road (S.R. 42), north of Grafton Road and south of Boston Road (see location map). The proposed map amendment would rezone a 1.0874 acre portion of the property located at 294 Pearl Road from the existing C-G General Commercial District to the R-R Rural residential District, in order to construct a single-family residential dwelling. After the acreage is rezoned, this parcel would be combined with a parcel split from the existing 84.747 acre R-R parcel to the west to create a 2.20 acre residential lot.

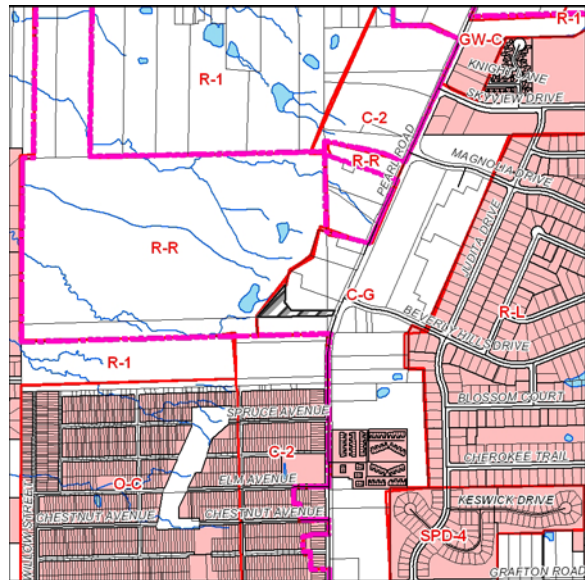
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	C-G General Commercial	Commercial, Mapleside Farms, restaurant, & outdoor amusement area
East	C-G General Commercial	Commercial, retail
South	C-G General Commercial	Commercial, truck rental & party center
West	R-R Rural Residential	Wooded, undeveloped

Background: The subject property contains a single-family home. It is located to the west of an outdoor amusement area associated with Mapleside Farm. Adjacent properties to the north and south are zoned C-G General Commercial and there is R-R zoning to the west.

Site Conditions and Uses: The site is relatively flat on the eastern half of the property closest to Pearl Road and relatively steep to the west, sloping downhill towards the rear of the property.

Comprehensive Plan: The “Future Land Use Plan” contained in the City of Brunswick Comprehensive Plan: Designing Our Future, 2005 (Plan) recommends the subject site for Mixed Use. Mixed-use is designated along Pearl Road and the western portion of Center Road in the City.



The plan notes that Pearl Road is currently a

commercial corridor, but recommends mixed-uses as a more desirable future land use. The plan indicates acceptable uses for the corridors include retail, restaurants, and residential.

Zoning: The R-R Rural Residential District is established to accommodate a population density of approximately one family per two acres in order to provide for very low density residential development and thereby prevent more intense development in areas without centralized sewer or water facilities (§ 1250.01). The R-R district is also intended as a temporary holding zone for newly-annexed land until the owner requests a permanent zoning classification. Only single-family residential is permitted (§ 1250.02). The minimum lot size is two (2) acres.

The stated purpose of the proposed C-G General Business district is to provide for needs for convenience goods and the more common and often recurring shopping goods, personal services, and household services (City of Brunswick Codified Ordinances, § 1260.01). The district provides locations for multifamily development which do not detract from the commercial potential of frontage property on Pearl Road (U.S. 42) and Center Road (S.R. 303). Permitted uses include personal services, retail businesses, financial institutions, professional offices, medical and dental clinics and offices, veterinary hospitals and clinics, educational institutions, restaurants, taverns, and nightclubs, funeral homes, sexually-oriented businesses, religious places of worship, theaters, and wireless service provider structures (§ 1260.02). Multi-family uses are conditionally permitted (§ 1260.04(o)). A single-family residential dwelling is not permitted.

Staff Comments:

1. The site is currently zoned C-G General Commercial and it is undeveloped and wooded.
2. The current surrounding land uses are commercial along Pearl Road with one residence to the rear of the property directly to the north. The property to the west, to which the subject property is proposed to be combined, is zoned R-R Rural Residential and it is undeveloped and wooded at this time.
3. Single-family residential is the only permitted use under the proposed R-R district. A 2-acre lot is required. The intent of this map amendment request is to provide the acreage required (2 acres) for a lot with R-R zoning. The subject property of 1.0874 acres is proposed to be combined with 1.1216 acres currently zoned R-R.
4. Section 1250.05(b) of the Brunswick Planning and Zoning Code requires that lots within the R-R District have a minimum lot width of 200 feet, and Section 1280.01(d) requires that all lots have frontage on a public street. The site plan submitted with the map amendment request shows the lot configuration to be that of a “rear lot” or a “back lot”; however, Brunswick does not have provisions for back lots/rear lots. The site plan indicates the lot width at the right-of-way line to be only 25 feet.
5. Brunswick’s Planning and Zoning Code states that the lot width is measured at the setback line, which is 100 feet [from the right-of-way line]. At 100 feet the proposed lot width is 25 feet.
6. Utilities are available to the site.
7. The request is consistent with the City of Brunswick Comprehensive Plan.

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

The lot configuration shown as justification for the map amendment request

does not meet the R-R Rural Residential Zoning District lot width requirement of 200'.

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