



Planning Commission
 Zoning Map Amendment
294 Pearl Road – Blue Apple Property
 City of Brunswick

App. No.:	006-2015-MA	Parcel No.:	003-18C-06-003
Meeting:	March 4, 2015	Current Zoning:	R-R Rural Residential
Surveyor:	Aztech Engineering & Surveying	Proposed Zoning:	C-G General Commercial
Applicant:	Brunswick Planning Commission	Acreage:	3.2013 acres
Owner:	The Blue Apple LLC	Hearing Date:	February 5, 2015 (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 3.2013 acre portion of property located at 294 Pearl Road, the existing Mapleside Farm location, from the existing R-R Rural residential District to the C-G General Commercial District, in order to construct a bank barn for hosting special events.

Recommendation: APPROVAL

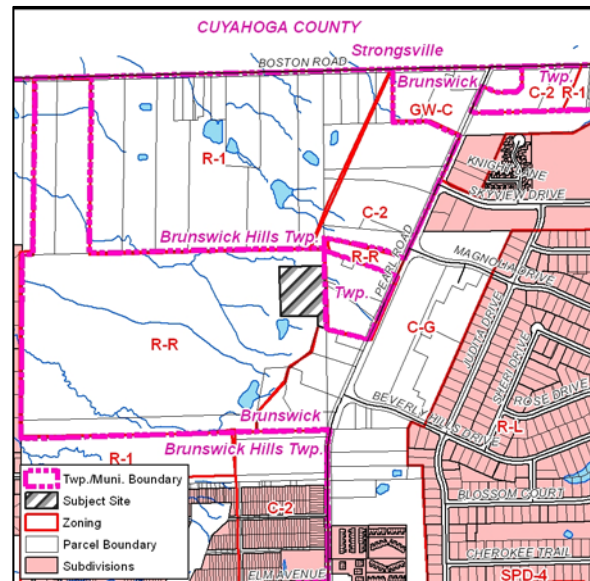
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	RR Rural Residential R-1 Residential (Brunswick Hills Twp.)	Undeveloped, wooded
East	C-2 Community Commercial (Brunswick Hills Twp.)	Single family residential Commercial, retail
South	C-G General Commercial	Mapleside Farm
West	RR Rural Residential	Agriculture

Background: The subject property is located to the north and west of the rear portion of the existing Mapleside Farm location.

Site Conditions: The site has slightly rolling topography and slopes down from east to west. A stream crosses the property in the north. An agricultural drive crosses the property from the southeast to the west and the northern eastern part of the site is wooded and the south western portion of the site is cleared field (see attached GIS map).

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 (see graphic to the right).



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.

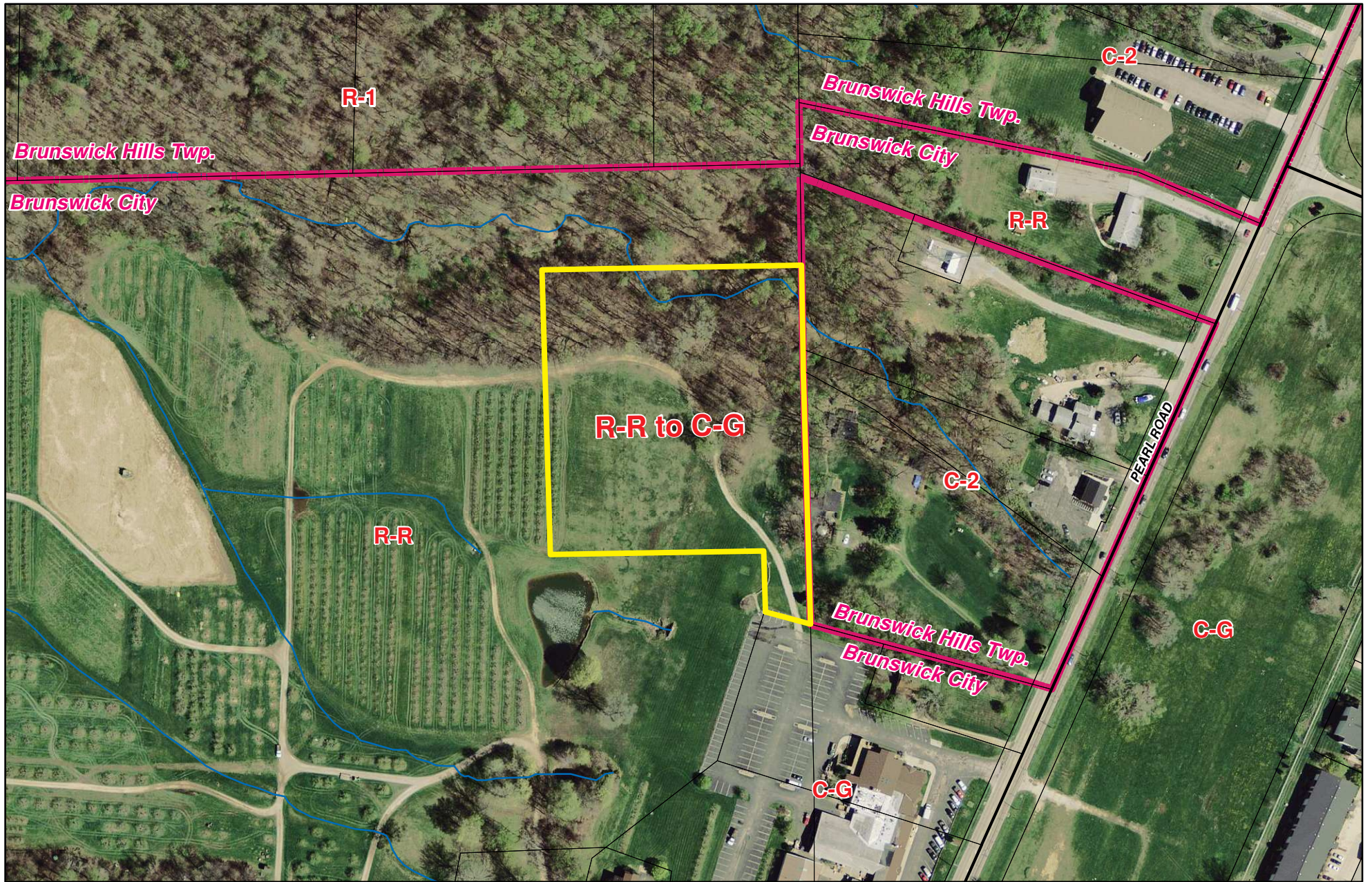
The stated purpose of the C-G General Business district is to provide for needs for convenience goods and the more common and often recurring shopping goods, personal services, and household services (§ 1260.01). The district may provide locations for multifamily development which do not detract from 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)).

Staff Comments:

1. The site is currently zoned RR Rural Residential and it is undeveloped and wooded.
2. A single-family residential property is located to the east of the subject site.
3. and west and commercial along Pearl Road with the exception of one residence on the west side of Pearl Road. Two commercial properties abut the subject site. The proposed bank barn is located relatively close to the existing home. Preserving as much of the existing trees along the western property line of the subject site will provide a buffer to the existing home.
4. Utilities are available to the site.
5. The request is consistent with the City of Brunswick Comprehensive Plan, which recommends the subject site for mixed use.

Staff Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from RR Rural Residential to C-G General Commercial.

Attachment: GIS map



Prepared by:
**Department of
 Planning Services**



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294 Pearl Road
 Brunswick City
 Map Amendment
 App. 006-2015-MA

Meeting Date: 3/4/2015
 Hearing Date: 2/5/2015
 Amendment: R-R to C-G
 Number of Parcels: 1

