



Planning Commission
Zoning Map Amendment

4176 Laurel Rd., Moore Family Trust
City of Brunswick

App. No.: 022-2015-MA	Current Zoning: C-G General Commercial
Meeting: May 6, 2015	Proposed Zoning: R-L Low Density Residential
Applicant: Brunswick Planning Commission	
Owner: Dana R & Carolyn E Moore, Trustee	Acreage: 0.517 acres
Parcel No.: 003-18d-14-144	Hearing Date: May 7, 2015 (Brunswick Planning Commission)

EXECUTIVE SUMMARY

The site is located south side of Laurel Road east of Clemsen Drive and west of Mary Ellen Drive (see location map). The proposed map amendment would rezone a 0.517 acre property located at 4176 Laurel Road from the existing C-G General Commercial District to R-L Low Density Residential District. The property owners wish to sell the property and allow it to remain in residential use.

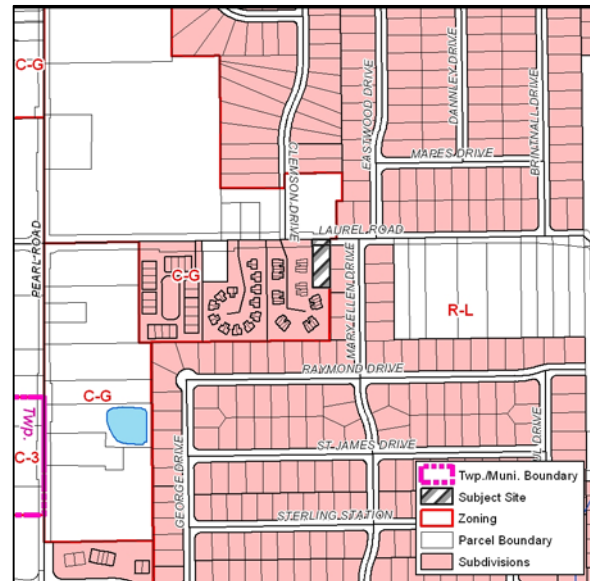
Recommendation: APPROVAL

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	C-G General Commercial	Undeveloped, wooded Single family residential
East	R-L Low Density Residential	Single family residential
South	C-G General Commercial	Multi-family residential
West	C-G General Commercial	Multi-family residential

Site Conditions: The site is effectively flat and contains a single family home (see attached GIS map).

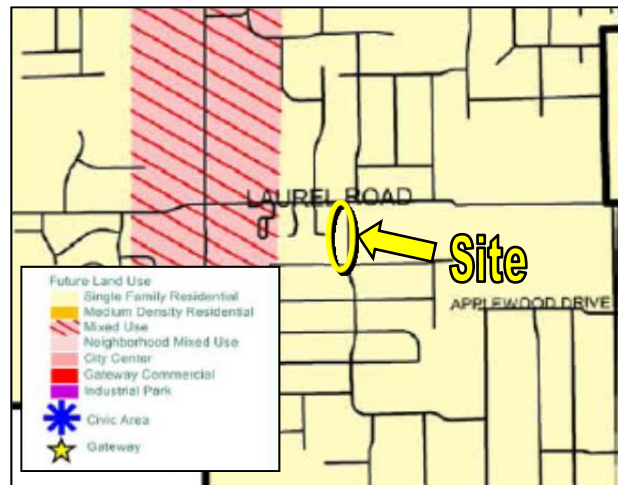
Zoning: The stated purpose of the C-G General Business district is to provide for needs for convenience goods and the more common and often recurring shopping goods, personal services, and household services (§ 1260.01). The district may provide locations for multifamily development which do not detract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

The R-L Low Density Residential District is established to encourage the development of low density single family residential neighborhoods. It is intended that the development permitted in the R-L district be serviced with public sewer and water facilities and accommodate residential structures of the type and character that presently exist in the District (§ 1252.1). Single family homes are the only permitted use (§ 1252.2).

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 Single Family Residential Use. Single Family Residential use is shown along Laurel Road outside of the Pearl Road corridor (see graphic to the right).

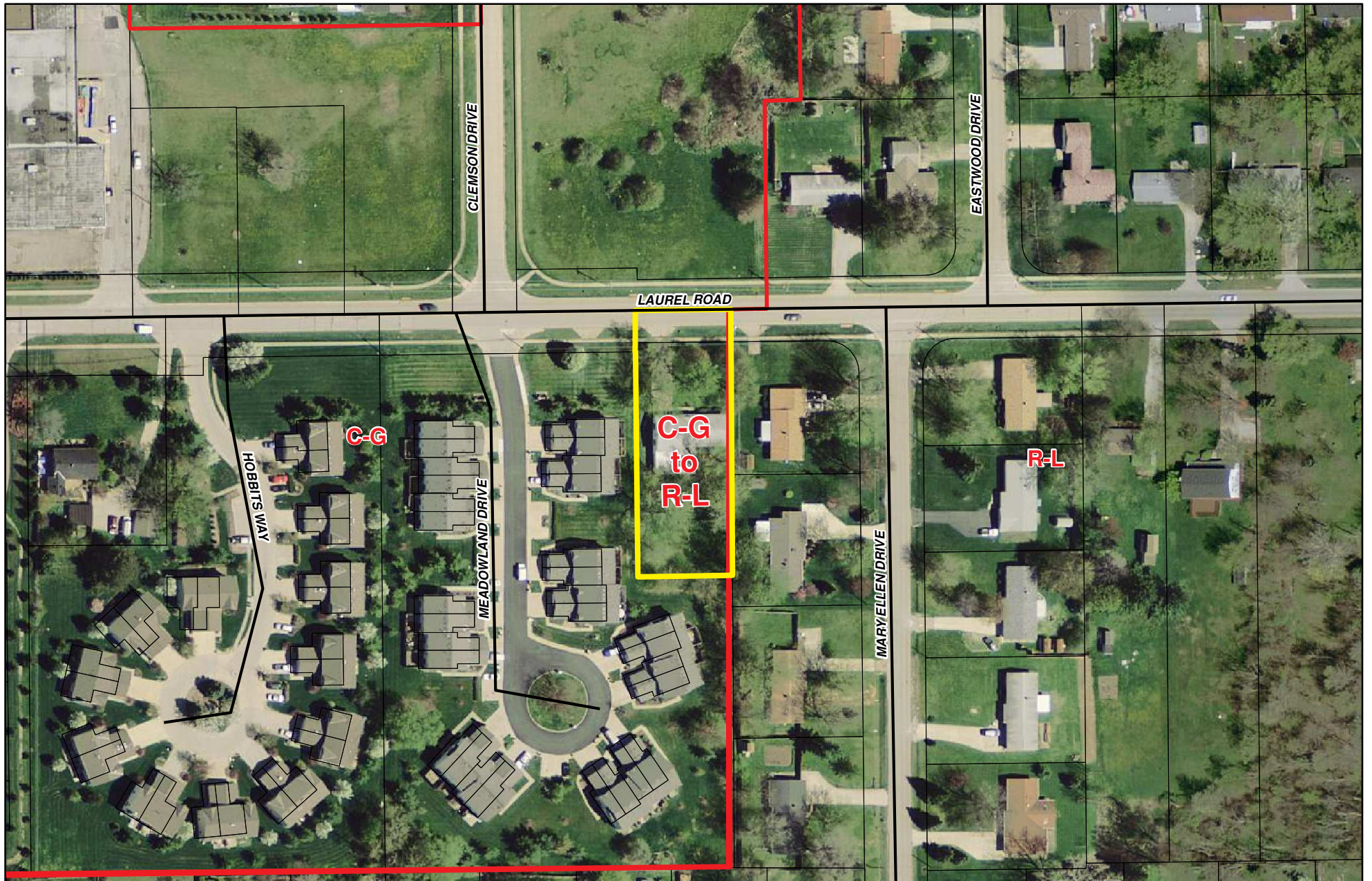


Staff Comments:

1. The property owner’s wish to rezone the property to R-L residential to facilitate the sale of the property for residential purposes. It is difficult to obtain mortgages for properties that are considered non-conforming uses.
2. The site is currently zoned CG General Commercial and contains an existing single family home.
3. A similar single-family residential property is incorporated to a multi-family development to the west of the subject site.
4. Adjacent properties to the east and property across the street contain compatible residential uses.
5. The request is consistent with the City of Brunswick Comprehensive Plan, which recommends the subject site for single family residential use.
6. The subject site seems to fit better under the R-L district purpose rather than the CG purpose as it will not likely be used as a commercial property.
7. It is unlikely that the subject site would be developed for multi-family use as it is too small.
8. While all permitted uses are potentially possible once a site is rezoned, it is unlikely that an incompatible use could be proposed on the subject site as the most intense use conditionally permitted, single family cluster developments, requires a 25 acre site.

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**



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

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4176 Laurel Road
 Brunswick City
 Map Amendment
 App. 022-2015-MA

Meeting Date: 5/6/2015
 Hearing Date: 5/7/2015
 Amendment: C-G to R-L
 Number of Parcels: 1

