



Planning Commission
 Zoning Map Amendment
2992 Center Road
 City of Brunswick

App. No.: 059-2015-MA	Zoning: I-L Light Industrial
Meeting: May 6, 2015	Proposed Zoning: C-H Highway Interchange Commercial
Applicant: Brunswick Planning Commission	
Owner: Industrial Parkway 303 Partners LLC	Acreage: Approximately 1.01 acres
Surveyor: Riverstone Surveying	Hearing Date: Sept. 3, 2015 (Brunswick Planning Commission)

EXECUTIVE SUMMARY

The site is located on the southeast corner of Center Road (SR 303) and Industrial Parkway South (see location map). The proposed map amendment would rezone approximately 1.01 acres of the subject property located at 2992 Center Road from the existing I-L Light Industrial District to C-H Highway Interchange Commercial District. The property owners wish to rezone the southern 150 feet of the property to provide for uniform zoning on the entire property.

Recommendation: APPROVAL

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	C-H Highway Interchange Commercial	Crestmont Hyundai, Brunswick Auto Mart Subaru
East	C-H Highway Interchange Commercial I-L Light Industrial	Warehouse/distribution: Wingfoot Commercial Tire Systems, LLC
South	I-L Light Industrial	Industrial: Medina Supply Company
West	C-H Highway Interchange Commercial	Brunswick Auto Mart Volkswagon

Site Conditions: The site is gently rolling and the former Pizza Hut structure was recently razed (see attached GIS map).

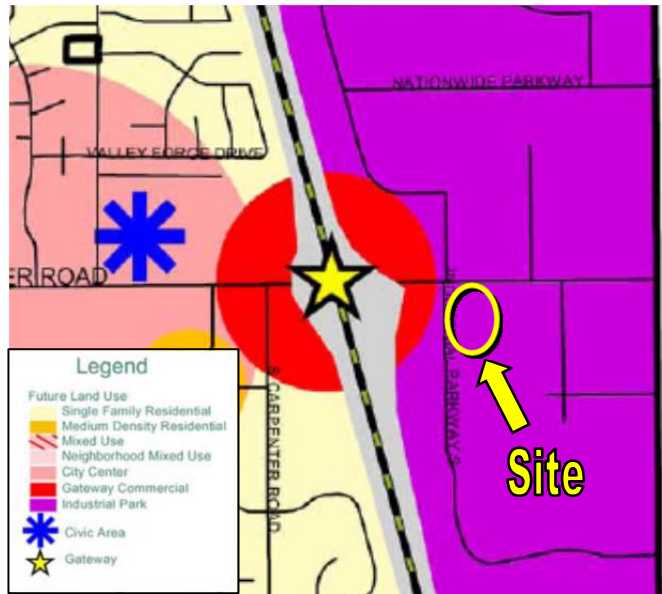
Zoning: The stated purpose of the I-L Light Industrial District is established to accommodate light industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling and distribution, free from the encroachment of residential, retail and institutional uses. The I-L District allows those uses which, because of their normally unobjectionable characteristics, can be in relatively close proximity to residential and commercial districts. The I-L District is intended to accommodate a broad spectrum of clean industries operating under high performance standards. Compared to the I-D Industrial Distribution District, the I-L District allows uses which a) benefit from relatively greater isolation from non-industrial uses, and b) generate more and larger truck traffic requiring a close proximity to the I-71-Center Road (S.R. 303) interchange.

Auto dealerships are not a permitted use.

The C-H Highway Interchange Commercial District is established to further provide for significant, high visibility commercial uses which will reflect positively on the image of the community, to provide for uses which accommodate travelers on Interstate 71, and to provide locations for other commercial uses which particularly benefit from the high visibility and regional accessibility offered by the Interstate. The C-H district is further intended to minimize interference with through traffic on Center Road and with traffic using the interchange ramps.

Auto dealerships are conditionally permitted in the C-H district.

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 Industrial use (see graphic to the right).

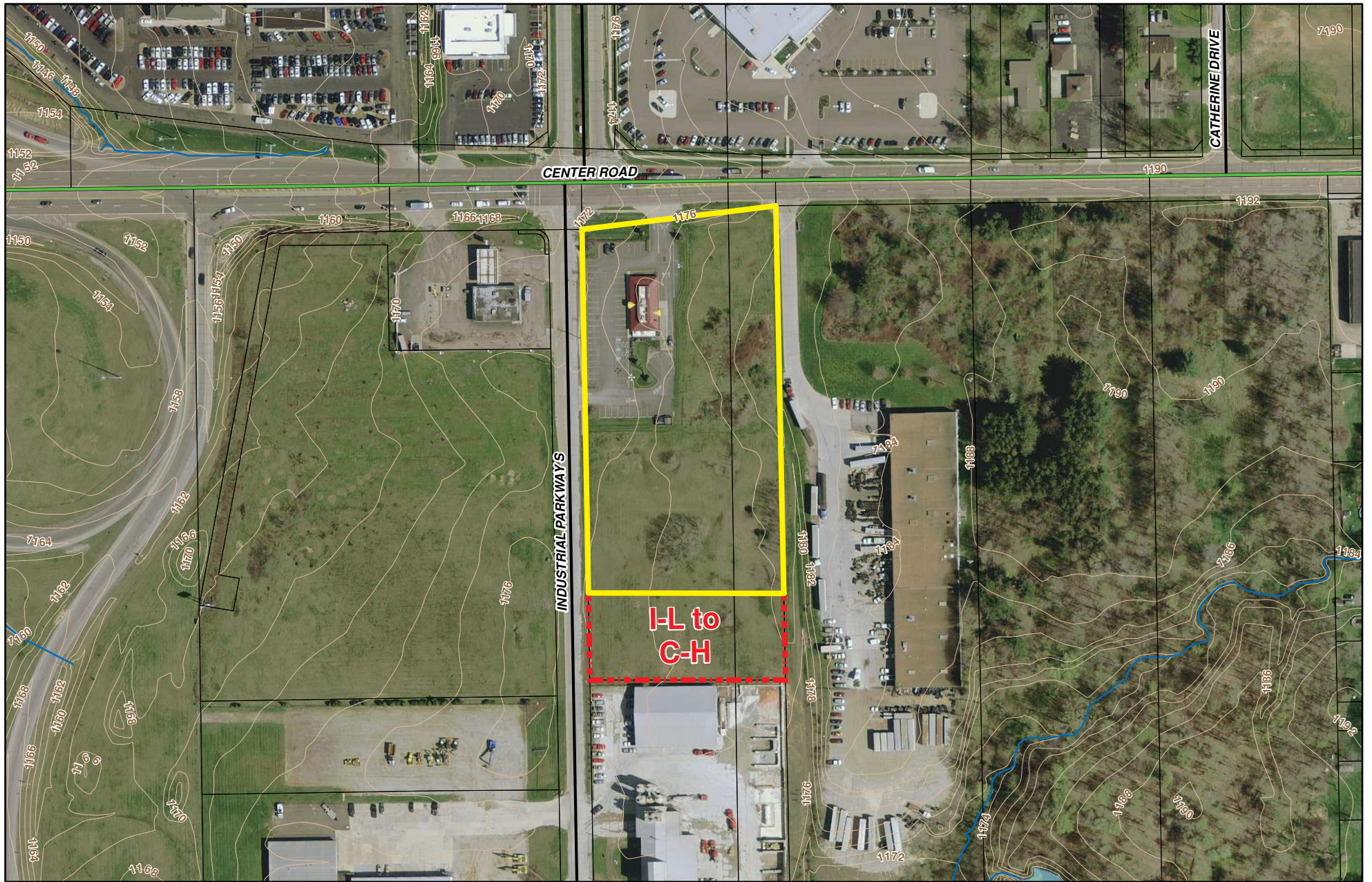


Staff Comments:

1. The property owners wish to rezone the property to allow the construction of an auto dealership.
2. The southern 150 feet of the property is zoned I-L while the remainder of the property is zoned C-H.
3. Adjacent properties to the north and west contain auto dealerships. Adjacent properties to the east and south contain a warehouse/distribution and an industrial facility which will not suffer from the proposed commercial use.
4. While the City of Brunswick Comprehensive Plan, recommends the subject site for industrial use, the small area being rezoned will not be detrimental to the goals contained in the Plan.
5. While all permitted uses are potentially possible once a site is rezoned, it is of little consequence since it is unlikely that any of the uses permitted would have adverse impacts on any of the surrounding properties.

Staff Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from I-L Light Industrial District to C-H Highway Interchange Commercial.

Attachment: GIS map



Prepared by:

**Department of
Planning Services**



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2992 Center Rd.
Brunswick City
Map Amendment
App. 059-2015-MA

Meeting Date: 8/5/2015
Hearing Date: 9/3/2015
Amendment: I-L to C-H
Number of Parcels: 1



1 inch = 200 feet

