Planning Commission
Zoning Map Amendment
Center Rd., Ratschki Trust
City of Brunswick

App. No.:	027-2015-MA	**Surveyor:**	Polaris Eng. & Surveying
Meeting:	May 6, 2015	**Zoning:**	C-G General Commercial
Applicant:	Brunswick Planning Commission	**Proposed Zoning:**	S-R Senior Residence
		Acreage:	5.6 acres
Owner:	Karl A & Toni J Ratschki Trustees	**Hearing Date:**	May 7, 2015 (Brunswick Planning Commission)

EXECUTIVE SUMMARY

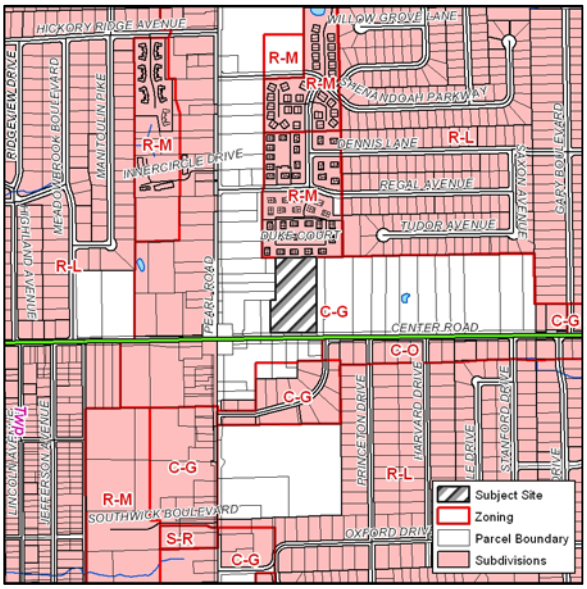
The site is located north side of Center Road (SR 303) east of Pearl Road (SR 42) and west of Manhattan Avenue (see location map). The proposed map amendment would rezone a 0.517 acre property located at 4176 Laurel Road from the existing C-G General Commercial District to S-R Senior Residence District. The property owners wish to rezone the property and allow for the construction of a four story 124-unit senior apartment complex.

Recommendation: APPROVAL

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-M General Commercial	Undeveloped, wooded Single family residential
East	C-G General Commercial	Commercial: Ar Kay Floral & Gifts
South	C-G General Commercial	Commercial: Valero, Car Quest Auto Parts, Napa Auto Parts, Papa John's Pizza
West	C-G General Commercial	Vacant, office, commercial, strip commercial, Walgreens

Site Conditions: The site is gently rolling and contains an auto dealership, Center Road Auto Sales on the southern third of the property; the northern two thirds of the site are wooded (see attached GIS map).

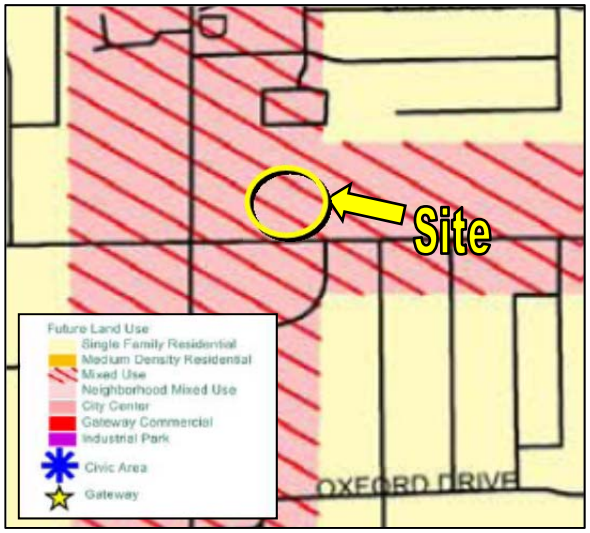


Zoning: The stated purpose of the C-G General Business district is to provide for needs for convenience goods and the more common and often recurring shopping goods, personal services, and household services (§ 1260.01). The district may provide locations for multifamily development which do not detract 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 Senior Residence District is being proposed to accommodate, in a unified development, creative planned community design which is also functionally suitable to meet the housing needs of the elderly. The purposes of this District are to provide for higher density development in locations served by sewer and water, to add to the available housing choices within the community, and to better serve this segment of the population (§ 1288.01). Permitted uses are dwelling facilities, such as apartments, and other attached multifamily or detached dwellings (§ 1288.03). Senior Residence is defined as "a self-contained development for individuals fifty-five years of age and older, or for individuals less than fifty-five years of age when residing with a spouse or sibling fifty-five years of age or order" (1288.02). The minimum lot necessary for a Senior Residence project is two acres. A maximum density of 15 units per floor per acre with a maximum of 2 floors per acre is permitted. The maximum building height is 65 feet. The minimum floor area per unit permitted is 650 square feet and 120 square feet for each additional bedroom.

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 and Center Roads are currently commercial corridors, but recommends mixed-use 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).



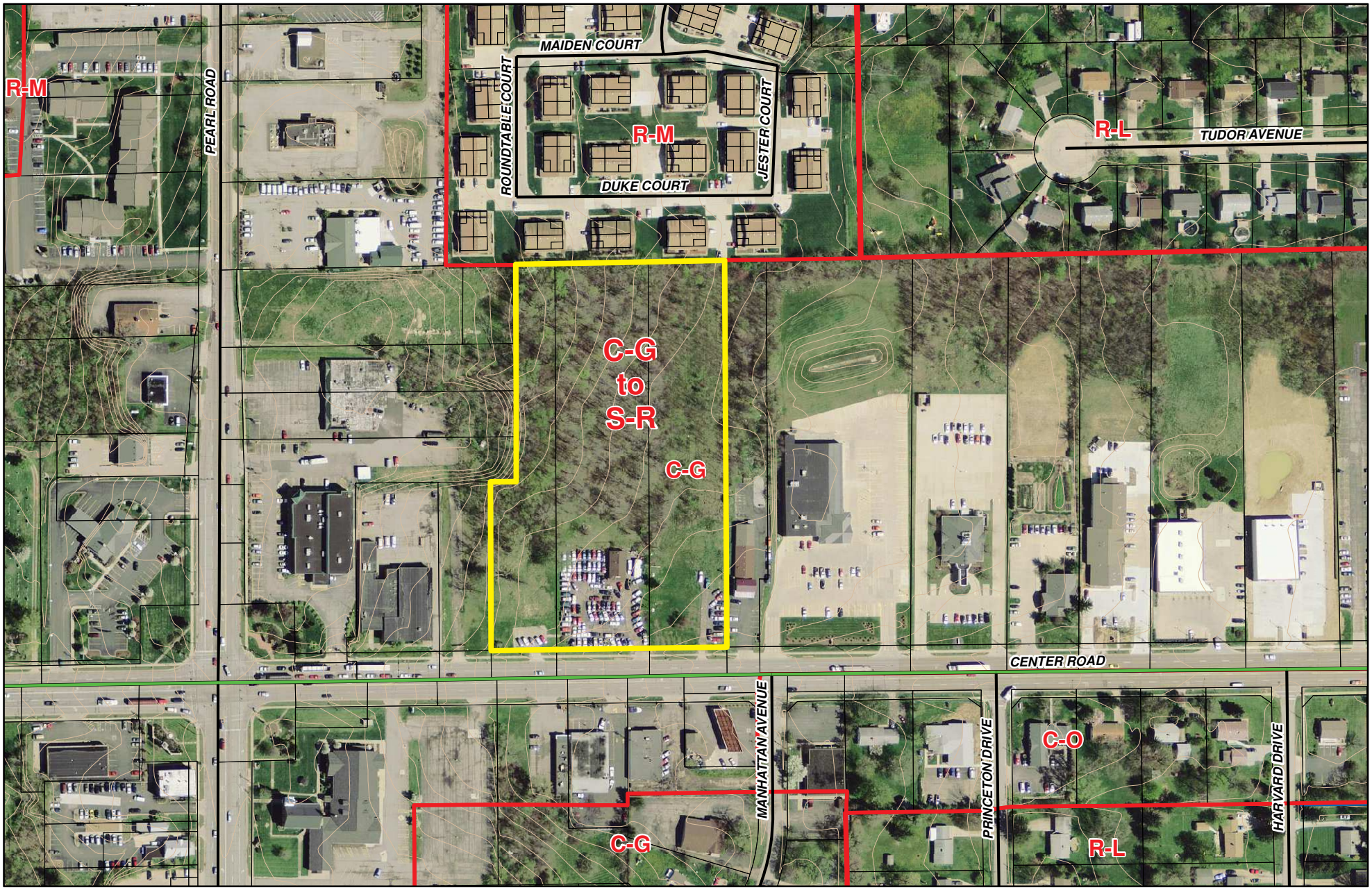
Staff Comments:

1. The property owners wish to rezone the property S-R Senior Residence to allow the construction of a senior apartment complex.
2. The site is currently zoned CG General Commercial and contains an existing auto sales operation.
3. Adjacent properties to the north contain compatible residential uses.
4. The request is consistent with the City of Brunswick Comprehensive Plan, which recommends the subject site for mixed use.
5. If rezoned as much natural buffer should be maintained as possible to shield residents visually from adjoining commercial uses.
6. While all permitted uses are potentially possible once a site is rezoned, it is very unlikely that an incompatible use could be proposed on the subject site as senior residential projects are the only permitted 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

R:\arcview\wp_planning\map_amend\City_of_Brunswick\2015\center_rd_properties_027-2015-MA\brunswickcity_map_amend_027-2015-MA.docx



Prepared by:
Department of Planning Services
124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456
Visit us on the web at www.planning.co.medina.oh.us

Center Road Properties
Brunswick City
Map Amendment
App. 027-2015-MA

Meeting Date: 5/6/2015
Hearing Date: 5/7/2015
Amendment: C-G to S-R
Number of Parcels: 3

1 inch = 225 feet
0 50 100 200 300
Feet