Planning Commission
Zoning Map Amendment
4867 Center Road (Kolar)
Brunswick Hills Township

App. No.:	041-2018-MA	**Site Area:**	3.056 acres
Meeting:	July 3, 2018	**Owners:**	Denis & Milica Kolar
Hearing:	June 7, 2018	**Current Zoning:**	R-1 Residential
Applicant:	Zoning Commission	**Proposed Zoning:**	C-2 Community Commercial
Parcel No.:	001-02A-30-016		

EXECUTIVE SUMMARY

The subject site is located on the north-west corner of the intersection of Center (SR 303) and Substation Roads (see location map). The applicant proposes to change the zoning on the 3.056 acre parcel from R-1 Residential to C-2 Community Commercial.

Recommendation: APPROVAL

ADJACENT ZONING/LAND USE

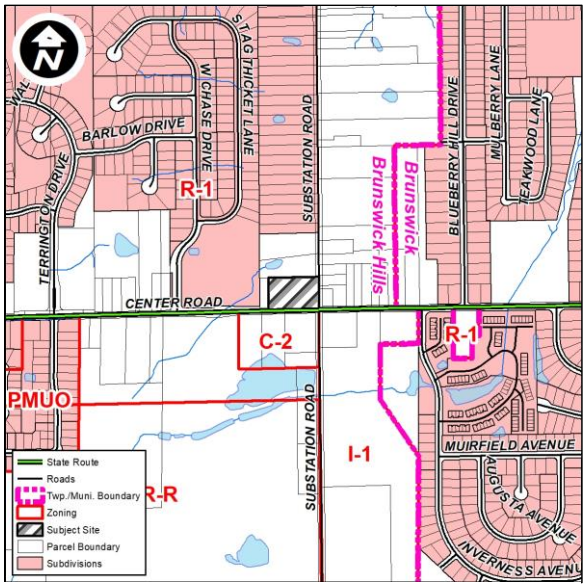
Direction	Zoning	Land Use
North	R-1 Residential	Single-family homes fronting on Substation Rd.
East	R-1 Residential	Multi-family fronting on Center Rd. Single-family home fronting on Substation Rd.
South	C-2 Community Commercial I-1 Industrial	Single-family home fronting on Center Rd. Electric Substation fronting on Substation Rd.
West	R-1 Residential	Single-family home fronting on Center Rd. Subdivision open space West Chase Landings

Proposal: The applicant proposes to change the zoning on the subject parcel from R-1 Residential to C-2 Community Commercial.

Site Conditions: The site is relatively flat and developed as a residential site. The site is contains a single-family home, an accessory building, and turf and trees.

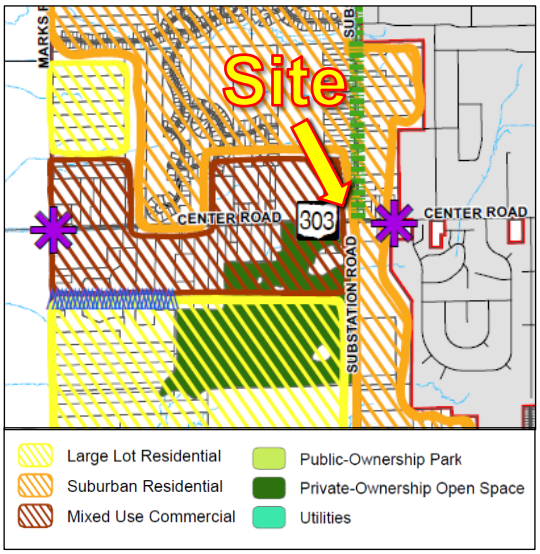
Comprehensive Plan: The 2005 Comprehensive Land Use Plan (Plan) recommends the subject site for mixed use commercial. § 6 Preferred Land Use Plan recommends the following:

> *... land uses are limited to locally-oriented services, such as medical, educational and personal services facilities, as well as commercial activities that either provide a*



Map 1: Location Map

necessary local resource (such as a grocery store) or provides a low-volume niche product that fits the local environment (such as large animal or rural landscaping supplies). While minimum lot size requirements may not be useful due to the widely varying size requirements of potential occupants, side and rear yard and setback requirements will help control the density of buildings, landscaping and buffering requirements will also be beneficial, particularly in locations where these land uses share a border with Large Lot Residential or Suburban Residential land uses.



Map 2: Preferred Land Use Map Excerpt

Zoning: The R-1 Residential District "is established to accommodate detached single-family residences at low densities in areas suitable for suburban style development." The district is "… intended to provide for the creation of areas with an appropriate suburban character while carefully controlling the associated impacts of development on both the environment and the community" (§ 403-1).

Permitted uses include the following (§ 403-2(A)):

- Single-family residential dwellings
- Roadside stands
- Accessory uses incidental to the principal use
- Signs
- Parking
- Adult Family Homes
- Class I Home Occupation

Conditionally permitted uses include the following (§ 403-2(B)):

- Public and parochial schools
- Churches and other places of worship
- Government or private recreational facilities
- Cemeteries.
- Governmental owned and/or operated buildings or facilities
- Class II Home Occupations
- Special events
- Quasi-public, institutionally or organizationally owned and/or operated recreational, instructional, and meeting facilities
- Adult Group Homes

The minimum lot size is 15,000 square feet (§ 403-3(A)) with a minimum lot width of 90 feet at the building setback line (§ 403-3)(B)) and the minimum lot frontage of 60 feet (§ 403-3)(C)).

The stated purpose of the C-2 Commercial district is "to provide an environment for a wide range of business enterprises and promote a mix of commercial uses that will provide goods and services for the larger community area" (§ 408-1).

Permitted uses include the following (§ 408-2(A)):

- Barber and beauty shop
- Drug store
- Florist and gift shop
- Grocery store not exceeding 15,000 sq. ft. of floor area
- Shoe repair store, tailor, and dressmaker
- Preparation of food and drink to be retailed on premises including bakery, deli, restaurant, ice cream parlor, soda fountain, etc.
- Medical and dental clinics
- Office buildings
- Clothing, apparel, shoe, and variety store

- Art, photo, stationery, notion, toy, book, music, and gift sales
- Jewelry store
- Sporting goods
- Hardware, paint, floor coverings, wallpaper, materials and objects for interior decorating, auto accessories, and repair of household appliances and bicycles
- Retail sale of furniture, appliances, and other major household articles
- Banks, including drive-in facilities
- Amusement and recreational uses such as a bowling alley, theater, and pool parlor, excluding drive-in theaters, miniature golf, driving ranges.
- Cultural and/or educational facilities
- Eating and drinking establishments
- Accessory uses clearly incidental to the uses permitted on the same premises.
- Signs
- Off-street Parking and Loading

Conditionally permitted uses include the following (§ 408-2(B)):

- Multifamily dwellings
- Churches and other places of worship
- Government owned/operated building or facility
- Automobile Service Station/Repair
- Drive-in restaurants
- Outdoor business displays
- Special events
- Printing services
- Wholesale establishments
- Monument sales and display
- Radio and television broadcasting stations
- Mortuaries
- Congregate housing for the elderly
- Car wash
- Adult Group Homes
- Outdoor dining
- Single-family residences attached to or within a commercial structure or where the residence shall be occupied only by the owner or an employee of the business being carried out in said commercial structure
- Greenhouse and garden supply sales having a min. lot size of 2 acres, a min. of 200 feet frontage
- Sales, service and rental of tools and equipment not to exceed 25,000 lbs. without a trailer. No vehicles rental
- Sale, repair, and/or storage of automobiles, trucks, trailers, boats, and /or farm implements
- Quasi-public, institutionally or organizationally owned/operated recreational, instructional, and meeting facilities

The minimum lot size is one acre (§ 408-3(A)) with a minimum lot width of 100 feet at the building setback line (§ 408-3)(B)) and the minimum lot frontage of 80 feet (§ 408-3)(C)).

Staff Comments:

1. Water and sewer lines are available.
2. The Plan recommends the subject site for mixed use commercial.
3. The surrounding land uses and zoning are primarily compatible with the proposed zoning.
4. As indicated in the C-2 district text and in the Plan, the Zoning Commission should pay special attention to setbacks and buffering when C-2 uses are adjacent to residential uses.
5. While the applicant has indicated a proposed use for the property under consideration, it must be noted that all permitted uses in the C-2 district are possible upon the adoption of the zoning map amendment; as such, the proposed use listed is irrelevant to the map amendment application.

Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from R-1 Residential to C-2 Community Commercial.

Attachment: GIS map

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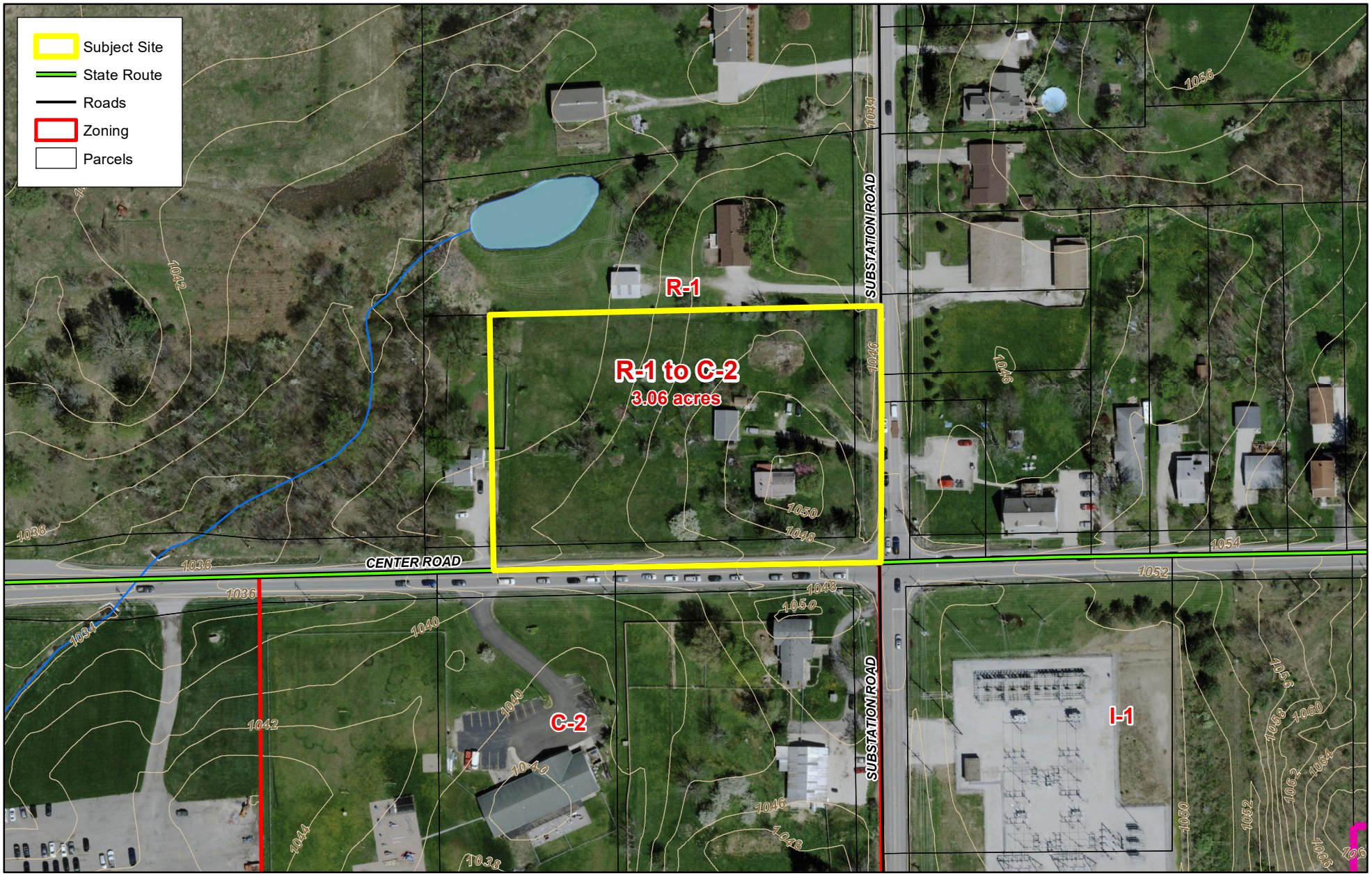

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4867 Center Road
Map Amendment
Apps. 041-2018-MA
Brunswick Hills Township

Meeting Date: 7/3/2018
Hearing Date: 6/7/2018
Amendment: R-1 to C-2
Parcels: 1

1 inch = 150 feet
0 22.5 45 90 135 180 225
Feet