



Planning Commission
 Zoning Map Amendment
Hajek Property
 Brunswick Hills Township

App. No.: 004-2020-MA	Parcels: 1
Meeting: April 7, 2020	Parcel No.: 001-02C-09-039
Hearing: TBD	Site Area: Approximately 0.35 acres
Applicant: Zoning Commission	Current Zoning: R-R Rural Residential
Owner: Gary Hajek	Proposed Zoning: R-1 Residential

EXECUTIVE SUMMARY

The subject parcel is located on the north side of Laurel Road and west of the intersection of Laurel Road and Avenbury Lane (see Map 1 below). The applicant proposes to change the zoning district on the 0.35 acre subject parcel from R-R Rural Residential to R-1 Residential.

Recommendation: APPROVAL

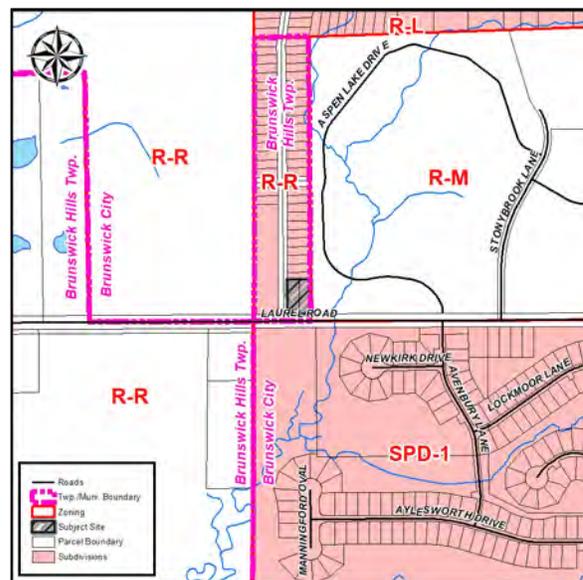
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-R Residential	Undeveloped lots and “paper” street McKinley Avenue in the Brunswick Heights Allotment
East	R-M Medium Density Residential (City of Brunswick)	Aspen Lake Apartments
South	SPD-1 Special Planning District (City of Brunswick)	Single-family homes Laurel Glen Subdivision
West	R-R Rural Residential	Single-family home combined blocks (sublots) in the Brunswick Heights Allotment

Proposal: The applicant proposes to change the zoning district on the approximately 0.35 acre subject parcel from R-R Rural Residential to R-1 Residential (see GIS map).

Site Conditions: The site is mostly cleared with rolling topography which is steeper on the southern portion of the site. There is a single-family home located on the site. The applicant proposes to raze the current structure and rebuild upon completion of the map amendment.

The subject site and neighboring properties are contained in a platted subdivision, the Brunswick Heights Allotment. This subdivision was platted in 1927; the section of the subdivision containing



Map 1: Location

the subject property includes a “paper street” or street that has never been constructed; McKinley Avenue.

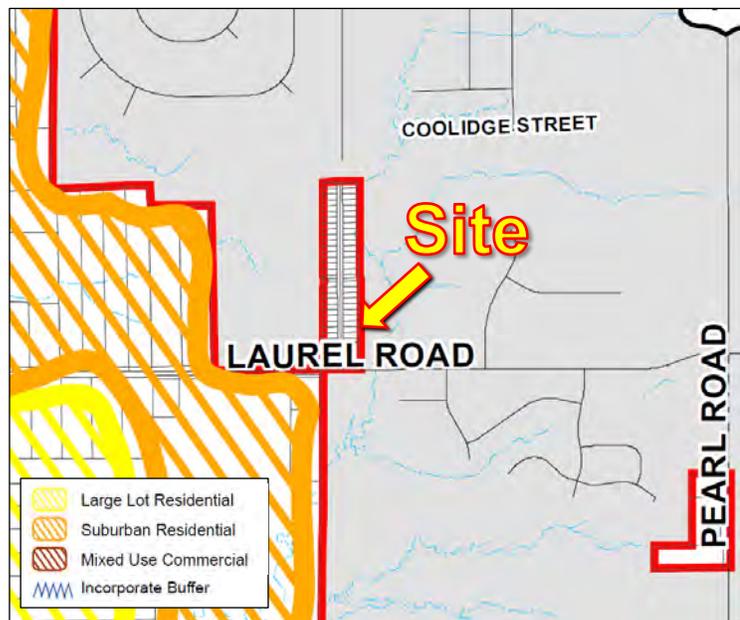
Access: The site has direct access to Laurel Road.

Comprehensive Plan: The 2005 Comprehensive Land Use Plan (Comprehensive Plan) Section 6 Preferred Land Use Plan indicates the following (see Map 2 below):

- There is no recommended land use for the subject site and all land contained in the Brunswick Heights Allotment.
- The area of the township southwest of the site is recommended for Suburban Residential use. The recommended land use for the adjacent property is appropriate for the subject site.

The following are excerpts from the Plan:

- *This land use designation [Suburban Residential] is concentrated around the existing City boundaries, particularly in areas that are dominated by existing subdivisions and areas that adjoin residential subdivisions in the City of Brunswick.*
- *Concentrate as much future development pressure as possible in areas that are already dominated by conventional-density subdivisions.*
- *Avoid providing an additional impetus for annexation along the Township’s boundaries with the City of Brunswick.*
- *Preserve residential opportunities for Township residents who are not seeking large acre properties.*
- *Proposed land uses are limited to single family residential and similar land uses. Minimum lot sizes of 1/4 to 2 acres may be appropriate*



Map 2: Preferred Land Use Map Excerpt

Current Zoning: The R-R Rural Residential District “is established to provide for detached single-family dwellings on large lots with very low densities in a semi-rural atmosphere. The district is also intended to “preserve significant areas of open space, retain rural vistas, and limit the density of development consistent with the rural nature of the Township and its public facilities, services, and infrastructure” (Brunswick Hills Township Zoning Resolution Section (§ 402-1).

Permitted uses include the following (§ 402-2(A)):

- Single-family residential dwellings
- Roadside stands
- Accessory uses incidental to the principal use
- Signs

- Parking
- Adult Family Homes
- Class I Home Occupation
- Conservation Developments

Conditionally permitted uses include the following (§ 402-2(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
- Rear lot developments

Minimum sized lots are two acres with 100 feet of frontage and 200 feet wide at the building line (100 feet).

Proposed Zoning: The stated purpose of the R-1 Residential District is to “...accommodate detached single-family residences at low densities in areas suitable for suburban style development as set forth in the Comprehensive Land Use Plan. The stipulated densities and development controls are 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 dwelling
- Roadside stands
- Signs
- Parking
- Adult Family Homes
- Accessory uses provided such uses are incidental to the principal use.

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

- Public and parochial schools
- Churches and other buildings for the purpose of religious worship
- Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, equestrian activities, and other similar recreational facilities or uses of similar character
- Cemeteries
- Class II Home Occupations
- Governmental owned and/or operated buildings or facilities
- Special events
- Quasi-public, institutionally or organizationally owned and/or operated recreational, instructional, and meeting facilities, such as those developed and used by the Y.M.C.A., Y.W.C.A., Boy Scouts, or various fraternal or community service groups
- Adult Group Homes

The minimum sized lots are 15,000 square feet (§ 403-3) with a minimum lot width of 90 feet at the setback line (50 feet).

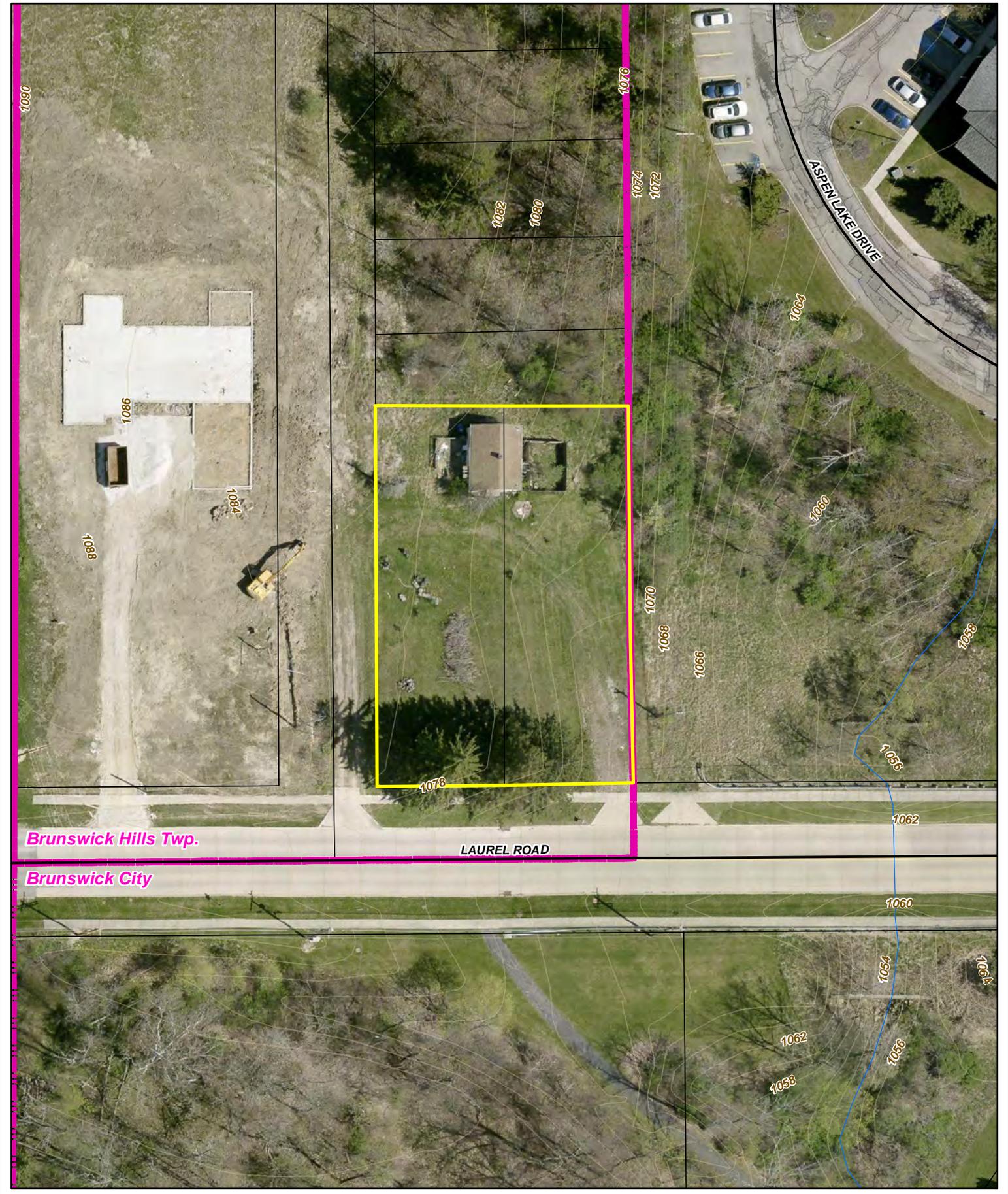
Comments:

1. Sewer and water are available to the site.
2. While the proposed map amendment is not technically consistent with the Comprehensive Plan, the subject site has no future land use assigned. The map amendment is consistent with the future land use recommended for the property immediately south and west of the subject site.

3. The property and the current structure are non-conforming with the current R-R Residential zoning. The property is non-conforming with regards to size; the R-R minimum lot size is two acres and the subject site is 0.35 acres. The structure is also non-conforming with regard to side yard setbacks; the structure is divided by the lot line that separates the two properties.
4. The subject property is not consistent with the purpose of the R-R district as it is no longer “semi-rural.”
5. Amending the zoning district on this property would make the property conforming in terms of size. The minimum lot size in the R-1 district is 15,000 square feet and the subject site is 15,246 square feet.
6. While not part of the Zoning Amendment, the Department of Planning Services recommends that the property owner pursue a Replat of the subject property prior to developing the subject site. An administrative Replat should be conducted to combine the two pieces of the subject property; this combination will allow the subject property to comply with zoning. The property owner should contact the Department of Planning Services to discuss the process.

Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE** the proposed zoning map amendment from R-R Rural Residential to R-1 Residential.

Attachments: GIS map
Map Exhibit



Brunswick Hills Twp.

Brunswick City

LAUREL ROAD

ASPEN LAKE DRIVE



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Hajek Property
 Map Amendment
 App. No.: 016-2021-MA
 Brunswick Hills Township

PC Meeting: 4/7/2021
 ZC Hearing: TBD
 Amendment: R-R to R-1
 Area: Approx. 0.35 acres

