

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda

MAY 18, 2020

6:20 PM

In Council Chambers

1. Discussion Items
 - (a) **ORD. NO. 32-2020** - An ordinance approving the Ridgeline Chase Single Family Cluster Development Preliminary Subdivision Plan, home model elevations, and conditional zoning certificate. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)
2. General Discussion
3. Adjournment

THE CITY OF BRUNSWICK

PROPOSED LEGISLATION



DATE: 5/18/2020

TO: Vice Mayor Michael Abella Jr. and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 32-2020** - An ordinance approving the Ridgeline Chase Single Family Cluster Development Preliminary Subdivision Plan, home model elevations, and conditional zoning certificate. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: On May 7, 2020, the Planning Commission held a public hearing and recommended approval to City Council of the Ridgeline Chase single family cluster development preliminary subdivision plan, home elevations, and conditional zoning certificate, subject to certain conditions, pursuant to Sections 1224.04(d)(4) and 1252.04(j) of the Codified Ordinances of the City of Brunswick. The property is located west and south of 1918 Pearl Road, and south of the Laurel Glens Subdivision, Permanent Parcel Numbers 003-18C-08-012 and 003-18C-08-015 (attached Exhibit "A"). This subdivision will consist of 50 conventional single family dwellings and 27 single family cluster units, for a total of 77 homes.

PURPOSE AND EXPLANATION: City Council approved the rezoning of the subject property from the R-R Rural Residential District and C-G General Commercial District to the R-L Low Density Residential District on December 16, 2019 for the purpose to construct a single family cluster development.

IMPLEMENTATION SCHEDULE: Immediately

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

One Reading	No
Two Readings	No
Three Readings	Yes
Emergency	No

Suspension of Rules

No

If emergency or suspension of the rules, why the request?
Recommend first reading on May 18, 2020.

**ADDITIONAL
INFORMATION:**

SITE DATA

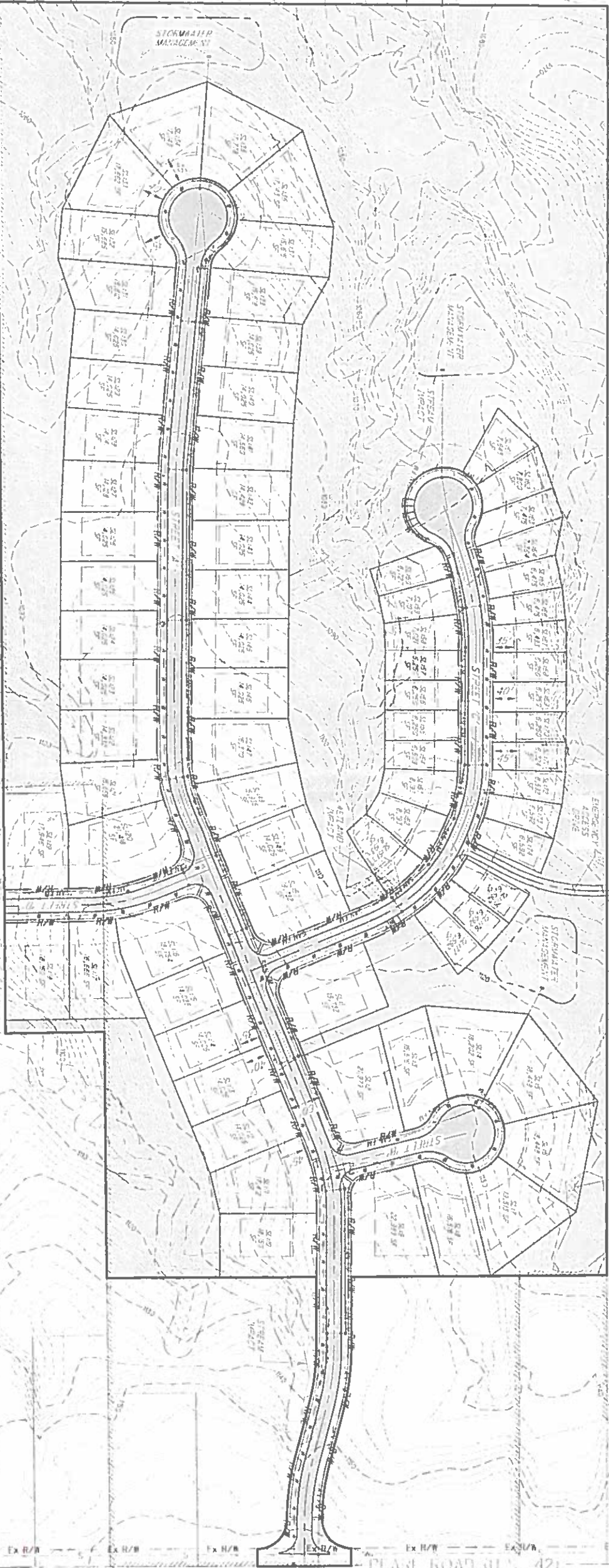
PARCEL INFORMATION:
PARCEL ID: 003-18C-083-2
TOTAL PROJECT AREA: 43.60 AC
1.65 AC
51.25 AC

ENVIRONMENTAL INFORMATION:
WETLAND IMPACT: 0.121 AC
WETLAND IMPACT: 168 LF (0.002 AC)
TOTAL IMPACT: 0.123 AC

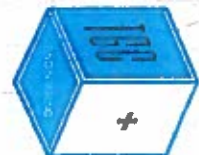
LAND INFORMATION:
R-L LOW DENSITY RESIDENTIAL CONSTRUCTION USE:
SINGLE FAMILY CLUSTER DEVELOPMENT

W. PROJECT AREA:	PER CODE	SHOW:
15 AC	15 AC	51.2 AC
MAX. DENSITY:	2.2 UNITS/AC	1.5 UNITS/AC
MAX. UNITS ALLOWED:	112	11
COMMON OPEN SPACE:	30% (13.4 AC)	42% (22.1 AC)
COM/RECREATIONAL SINGLE FAMILY DWELLINGS:	50 DWELLINGS	
W. LOT AREA:	13,500 SF	14,025 SF
MIN. LOT WIDTH:	35'	35'
MIN. FRONT YARD:	40' AVG. (35'-45')	40' AVG. (35'-45')
MIN. SIDE YARD:	15' BETWEEN BLDGS.	10' (20' BETWEEN BLDGS.)
MIN. REAR YARD:	35'	35'
TYP. LOT:	35' x 55'	35' x 55'

SINGLE FAMILY CLUSTER UNITS: 27 UNITS
MAX. CLUSTER UNITS:
MIN. LOT AREA: 35% OF UNITS (27)
MIN. FRONT YARD: 6,000 SF
MIN. BLD. FRONT YARD: 20' GAR. TO SDALK. 35'-45' GAR. TO SDALK.
MIN. SIDE YARD: 15' TO RCM 35'-45' TO RCM (AVG. 40')
MIN. REAR YARD: 5'
TYP. LOT: 15' 50' x 25'



PRELIMINARY SITE PLAN
FOR
RIDGE LINE CHASE
CITY OF BRUNSWICK
AND STATE OF OHIO



CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 32-2020

BY: Mr. Delsanter, Mr. Hanek, and Mr. Ousley

AN ORDINANCE APPROVING THE RIDGELINE CHASE SINGLE FAMILY CLUSTER DEVELOPMENT PRELIMINARY SUBDIVISION PLAN, ELEVATION PLAN AND CONDITIONAL ZONING CERTIFICATE.

WHEREAS: On May 7, 2020, the Brunswick City Planning Commission held a public hearing and recommended approval to City Council of a Preliminary Subdivision Plan, Elevation Plan and Conditional Zoning Certificate for the Ridgeline Chase Single Family Cluster Development.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That the Preliminary Subdivision Plan, as attached hereto as Exhibit "A", Elevation Plan and Conditional Zoning Certificate for the Ridgeline Chase Single Family Cluster Development are hereby approved subject to any conditions enumerated by the Planning Commission and any other conditions imposed by this Council.

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading_____

2nd Reading_____

3rd Reading_____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC