

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda

JULY 24, 2023

5:50 PM

**or Immediately Following
Safety & Environment Committee**

1. Discussion Items

ORD. NO. 59-2023 - An ordinance rezoning the 20.1561 acre parcel of real property located at 897 N. Carpenter Road and further identified as PPN 003-18B-27-260 from the R-R Rural Residential District to the R-L Low Density Residential District. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

2. General Discussion

3. Adjournment

PROPOSED LEGISLATION



DATE: 7/24/2023

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 59-2023** - An ordinance rezoning the 20.1561 acre parcel of real property located at 897 N. Carpenter Road and further identified as PPN 003-18B-27-260 from the R-R Rural Residential District to the R-L Low Density Residential District. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: The Planning Commission held a public hearing at their meeting on July 13, 2023 and recommended approval to City Council to rezone a 20.156100-acre parcel for property located at 897 North Carpenter Road, from the existing R-R Rural Residential District to the R-L Low Density Residential District, in conjunction with the preliminary subdivision plan, to construct a single-family cluster development consisting of 26 homes.

PURPOSE AND EXPLANATION: The rezoning and preliminary subdivision plan are subject to City Council approval, pursuant to Section 6.02(c)(6) of the City of Brunswick Charter and Section 1224.04(d) of the Subdivision Regulations.

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 approval.

**ADDITIONAL
INFORMATION:**

PRELIMINARY
SUBDIVISION PLAN

FOR
CARPENTER GLEN
CITY OF BRUNSWICK, COUNTY OF MEDINA, STATE OF OHIO

SITE INFORMATION:
SITE LOCATION: 897 CARPENTER ROAD, BRUNSWICK, OHIO
PARCEL: 003-18B-27-280
PARCEL AREA: 20.1 AC GROSS
0.5 AC EXISTING ROW
19.6 AC NET AREA

PARCEL OWNER: TRIBAN INVESTMENT LLC
EXISTING ZONING: R-R RURAL RESIDENTIAL DISTRICT
PROPOSED ZONING: R-L LOW DENSITY RESIDENTIAL DISTRICT
PROPOSED DEVELOPMENT ZONING:
R-L CONDITIONALLY PERMITTED USE:

SINGLE FAMILY CLUSTER DEVELOPMENT (CHAPTER 1284)
CONVENTIONAL SINGLE FAMILY DWELLINGS

- PER CODE
- | | | | |
|--------------------------------|----------------------|-------|------------------------|
| -MIN. DEVELOPMENT AREA: | 15 AC | SHOWN | 20.1 AC |
| -MAX. DENSITY: | 2.2 D.U./AC (43) | | 1.3 D.U./AC (26 UNITS) |
| -MIN. OPEN SPACE: | 30% (6.03 AC) | | 32% (6.54 AC) |
| -MIN. LOT AREA: | 13,800 SF | | 13,892 SF |
| -MIN. LOT FRONTAGE: | 85' | | 85' |
| -MIN. FRONT YARD: | 40' | | 40' |
| -FRONT YARD VARIATION: | 35 TO 45' | | 35 TO 45' |
| -ADJACENT SAME FRONT YARD: | MAX. 3 LOTS | | 3 LOTS |
| -MIN. REAR YARD: | 35' | | 35' |
| -MIN. SIDE YARD, FRONT GARAGE: | 15' & 5' | | 15' & 5' |
| -MIN. SIDE YARD, SIDE GARAGE: | 26' | | 26' |
| -MIN. BUILDING SEPARATION: | 20' | | 20' |
| -MIN. DISTANCE DRIVEWAY TO PL: | 5' | | 5' |
| -REQUIRED DRIVEWAY MATERIAL: | CONCRETE | | CONCRETE |
| -PARKING: PER CHAPTER 1276 | MIN. 4 (2 GARAGE) | | 4 (2 GARAGE) |
| -LANDSCAPING: PER CHAPTER 1282 | 1282.05 STREET TREES | | |

LAYOUT NOTES:
-PROPOSED LOTS: 26
-PROPOSED LINEAR FEET OF ROAD: 1,465 LF
-REQUIRED 40' FRONT YARD DEPTH AVERAGE. NO MORE THAN THREE FRONT YARDS IN A ROW MAY BE THE SAME DEPTH. FRONT YARD DEPTHS ARE TO VARY FROM 35' TO 45'. LAYOUT COMPLETES.
SITE NOTES:
-GAS WELLS: NO WELLS ON SITE, PER ODNR GIS
-FLOODPLAINS: NO FLOODPLAIN ON SITE, PER FEMA FLOOD HAZARD VIEWER
ENVIRONMENTAL INFORMATION: PER HW AQUATIC RESOURCES MAP, JULY 2022
-WETLAND IMPACT: 0.498 AC OF TOTAL FILL



LOCATION MAP



NO SCALE

DEVELOPER:
KNEZ HOMES
7555 FREDIE DRIVE
PAINESVILLE, OHIO 44071
440-346-0098
DAVEY RESOURCE GROUP, INC.
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
TRAVIS G. CRANE, P.E.
330-930-8004

DESIGN ENGINEER:
DAVEY RESOURCE GROUP, INC.
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
TRAVIS G. CRANE, P.E.
330-930-8004

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	05/26/2023



Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PH)408.330.9304 (FAX) 330.930.7300

SCALE (IN FEET)
1 inch = 80 ft.



CARPENTER GLEN
PRELIMINARY SUBDIVISION PLAN

PROJECT
NUMBER

2605

DATE

2023-05-26

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 59-2023

BY: Mr. Delsanter, Mr. Lambert, Mrs. Piper

AN ORDINANCE REZONING THE 20.1561 ACRE PARCEL OF REAL PROPERTY LOCATED AT 897 N. CARPENTER ROAD AND FURTHER IDENTIFIED AS PPN 003-18B-27-260 FROM THE R-R RURAL RESIDENTIAL DISTRICT TO THE R-L LOW DENSITY RESIDENTIAL DISTRICT.

WHEREAS: Upon application of the property owner to rezone the 20.1561 acre parcel of real property located at 897 N. Carpenter Road and further identified as PPN 003-18B-27-260 (the "Property") from the R-R Rural Residential District to the R-L Low Density Residential District, on July 13, 2023, the Planning Commission held a public hearing on the requested rezoning; and

WHEREAS: On July 13, 2023, the Planning Commission voted to recommend approval to City Council of the proposed rezoning of the Property from the R-R Rural Residential District to the R-L Low Density Residential District as necessary for and in conjunction with the proposed development of the Property with twenty-six (26) single-family cluster units to be known as Carpenter Glen per submitted Preliminary Subdivision Plan.

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

SECTION 1: That upon application of the property owner, the 20.1561 acre parcel of real property located at 897 N. Carpenter Road and further identified as PPN 003-18B-27-260 is hereby rezoned from the R-R Rural Residential District to the R-L Low Density Residential District.

SECTION 2: Upon the effective date of this Ordinance, the City Engineer shall cause the Official Zoning Map of the City of Brunswick to be revised to reflect such rezoning.

SECTION 3: 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
Laura E. Timura