

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda

MARCH 11, 2024

6:35 PM

**or Immediately Following
Economic Development Committee**

1. Discussion Items
 - (a) **ORD. NO. 25-2024** - An ordinance rezoning the 5.6140-acre parcel of real property located at 1406 Congressional Avenue and further identified as PPN. 003-18C-01-080 from the R-M Medium Density 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: 3/11/2024

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. 25-2024** - An ordinance rezoning the 5.6140-acre parcel of real property located at 1406 Congressional Avenue and further identified as PPN. 003-18C-01-080 from the R-M Medium Density Residential District to the R-L Low Density Residential District. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: On March 7, 2024, the Planning Commission voted to recommend approval to City Council of the proposed rezoning of the Property from the R-M Medium Density Residential District to the R-L Low Density Residential District to allow for development with a single-family residence.

PURPOSE AND EXPLANATION: The Board of Zoning Appeals, at their meeting on October 16, 2023, granted a variance to allow a residential house to be constructed on the subject property without having frontage on a public street, as required by Section 1280.01(d) of the Zoning Code. Granting of this variance was contingent upon an easement that was obtained from The Fairways Homeowners Association to provide frontage for the residential driveway to a public street. In return, a maintenance/utility easement was granted to The Fairways HOA by the property owner (see attached Exhibit "A").

IMPLEMENTATION SCHEDULE: 1st Reading on March 11, 2024.

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:**

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 25-2024

BY: Mr. Delsanter, Mr. Lambert, and Mr. Kuczma

AN ORDINANCE REZONING THE 5.6140 ACRE PARCEL OF REAL PROPERTY LOCATED AT 1406 CONGRESSIONAL AVENUE AND FURTHER IDENTIFIED AS PPN 003-18C-01-080 FROM THE R-M MEDIUM DENSITY RESIDENTIAL DISTRICT TO THE R-L LOW DENSITY RESIDENTIAL DISTRICT.

WHEREAS: Upon application of the property owner to rezone the 5.6140-acre parcel of real property located at 1406 Congressional Avenue and further identified as PPN 003-18C-01-080 (the "Property") from the R-M Medium Density Residential District to the R-L Low Density Residential District, on March 7, 2024, the Planning Commission held a public hearing on the requested rezoning; and

WHEREAS: On March 7, 2024, the Planning Commission voted to recommend approval to City Council of the proposed rezoning of the Property from the R-M Medium Density Residential District to the R-L Low Density Residential District to allow for development with a single-family residence.

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

SECTION 1: That upon application of the property owner, the 5.6140-acre parcel of real property located at 1406 Congressional Avenue and further identified as PPN 003-18C-01-080 is hereby rezoned from the R-M Medium Density 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, CMC