

# **BRUNSWICK CITY PLANNING & ZONING COMMITTEE**

## **Agenda**

**JANUARY 13, 2025**

**6:20 PM**

**or Immediately following  
Parks, Recreation & Community Committee**

1. Discussion Items
  - (a) **ORD. NO. 2-2025** - An ordinance establishing the Mapleside Special Planning District No. 10 Conceptual Development Plan and amending the Zoning Map by designating PPNs 003-18A-13-001, 003-18A-13-002, 003-18A-13-003, 003-18A-13-006, 003-18A-13-009, 003-18A-15-008, 003-18A-49-004 and 003-18A-49-005 located on Pearl Road and Boston Road consisting of approximately 110.7838 total acres as SPD-10. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)
2. General Discussion
3. Adjournment

THE CITY OF BRUNSWICK

PROPOSED LEGISLATION



**DATE:** 1/13/2025

**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. 2-2025** - An ordinance establishing the Mapleside Special Planning District No. 10 Conceptual Development Plan and amending the Zoning Map by designating PPNs 003-18A-13-001, 003-18A-13-002, 003-18A-13-003, 003-18A-13-006, 003-18A-13-009, 003-18A-15-008, 003-18A-49-004 and 003-18A-49-005 located on Pearl Road and Boston Road consisting of approximately 110.7838 total acres as SPD-10. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

**BACKGROUND:** The Planning Commission, at their meeting on December 19, 2024, held a public hearing and recommended approval to City Council to rezoning approximately 110.7838 acres from the existing C-G General Commercial District and R-R Rural Residential District to proposed Special Planning District No. 10.

**PURPOSE AND EXPLANATION:** This Council finds that the proposed Special Planning District meets the objectives of Codified Ordinance Section 1268.01 and the required conditions contained in Codified Ordinance Section 1268.05(c)(1) and (3), to wit, the proposed Special Planning District will include a concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community, consists of land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification or residential communities, and consists of land that calls for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.

**IMPLEMENTATION SCHEDULE:** First reading on January 13, 2025.

**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:**

1  
CITY OF BRUNSWICK, OHIO  
ORDINANCE NO. 2-2025

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

AN ORDINANCE ESTABLISHING THE MAPLESIDE SPECIAL PLANNING DISTRICT NO. 10 CONCEPTUAL DEVELOPMENT PLAN AND AMENDING THE ZONING MAP BY DESIGNATING PPNs 003-18A-13-001, 003-18A-13-002, 003-18A-13-003, 003-18A-13-006, 003-18A-13-009, 003-18A-15-008, 003-18A-49-004 AND 003-18A-49-005 LOCATED ON PEARL ROAD AND BOSTON ROAD CONSISTING OF APPROXIMATELY 110.7838 TOTAL ACRES AS SPD-10.

WHEREAS: The record owners of the eight (8) properties located on Pearl Road and Boston Road consisting of approximately 110.7838 total acres and further identified as PPNs 003-18A-13-001, 003-18A-13-002, 003-18A-13-003, 003-18A-13-006, 003-18A-13-009, 003-18A-15-008, 003-18A-49-004 AND 003-18A-49-005 (collectively the “Property”), which Property is presently located in the C-G General Commercial and R-R Rural Residential Zoning Districts, be rezoned to a Special Planning District;

WHEREAS: This Council is amenable to rezoning the Property to a Special Planning District per Codified Ordinance Chapter 1268; and

WHEREAS: This Council finds that the proposed Special Planning District meets the objectives of Codified Ordinance Section 1268.01 and the required conditions contained in Codified Ordinance Section 1268.05(c)(1) and (3), to wit, the proposed Special Planning District will include a concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community, consists of land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification or residential communities, and consists of land that calls for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.

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

SECTION 1: That the Mapleside Special Planning District No. 10 Conceptual Development Plan is hereby adopted as Appendix L to Title 6 of the Zoning Code as provided in Codified Ordinance Section 1268.07(a). The Mapleside Special Planning District No. 10 Conceptual Development Plan consists of Development Guidelines, as attached hereto as Exhibit “A”.

SECTION 2: That the City Engineer is directed to update the Zoning Map by designating the Property as SPD-10.

SECTION 3: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

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PASSED: 1<sup>st</sup> Reading \_\_\_\_\_

2<sup>nd</sup> Reading \_\_\_\_\_

3<sup>rd</sup> Reading \_\_\_\_\_

ADOPTED: \_\_\_\_\_

AYES \_\_\_\_\_ NAYS \_\_\_\_\_

ATTEST: \_\_\_\_\_

Clerk of Council  
Laura E. Timura, CMC

APPENDIX C  
CONCEPTUAL DEVELOPMENT PLAN  
SPECIAL PLANNING DISTRICT NUMBER 10  
MAPLESIDE FARMS

Section I: Overview

These development guidelines, together with the conceptual plan, comprise the conceptual development plan required by Chapter 1268 for the Mapleside Farms Special Planning District Number 10 (SPD-10). As such, the conceptual development plan is the zoning and development requirements for the 110.7838-acre Mapleside Farms SPD-10 area, as specified by Section 1268.04 of the Zoning Code. All provisions of Part Twelve of the Brunswick Codified Ordinances remain applicable to SPD-10, unless clearly indicated to the contrary in the conceptual development plan.

Section II: Purpose

The purpose of the Mapleside Farms Special Planning District is to create a zoning district designed to accommodate an agricultural mixed-use development in an area currently zoned as Rural-Residential and General-Commercial. More particular purposes for creating SPD-10 are as follows:

1. To preserve historic Mapleside Farms as an essential component of the City of Brunswick, and to ensure it can remain an integral part of the fabric of the city into the future.
2. To create an opportunity for flexible and innovative site design allowing the public to interact with agricultural practices and techniques at various scales for people from different backgrounds and with different abilities.
3. To provide the owners of the property with flexibility in developing their property as a family business that is also their homestead.
4. To protect sensitive environmental features associated with the property including stream corridors and woodlands. These are areas with substantial natural characteristics that are worthy of preservation.

Section III: Conceptual Plan

The plan titled “Conceptual Master Plan for Mapleside Farms SPD 10” and dated November 5, 2024 which is attached to and made a part of the conceptual development plan, shall be the conceptual plan for SPD-10 as required by Section 1268.04(a) of the Zoning Code. The conceptual plan, which is a framework for developing the site, shows representative areas for different proposed uses on the property.

#### Section IV: Development Guidelines

1. Guidelines. The document titled “Mapleside Farms Special Planning District Number 10” and dated November 5, 2024 which is attached to and made a part of the conceptual development plan, shall be the development guidelines for SPD-10 as required by Section 1268.04(b) of the Zoning Code. The development guidelines list permitted uses, and accessory uses, as envisioned by Section 1268.04(c) of the Zoning Code.
2. Effect. The Development Guidelines adopted in (1) above, in conjunction with the Conceptual Plan, shall be the zoning regulations for the SPD-10 area. The Conceptual Development Plan, consisting of the Conceptual Plan and the Development Guidelines, shall supersede provisions to the contrary in the Zoning Code.
3. Site Plan Review: Site plans shall be reviewed by the Planning Commission for conformity with the Conceptual Development Plan. Site plans shall be submitted and reviewed for each development site within SPD-10 as required by Chapter 1278.

# MAPLESIDE FARMS SPECIAL PLANNING DISTRICT NUMBER 10

## DESIGN GUIDELINES

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- C. The Overlook District
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## SPECIAL PLANNING DISTRICT NUMBER 10

### DESIGN GUIDELINES

#### I. OVERVIEW

##### A. Comprehensive Planning:

It is important to situate the farm's future into the context of local planning efforts including the City of Brunswick Comprehensive Plan and the Pearl/Center Roads Corridor Plan.

The Comprehensive plan specifically mentions Mapleside Farms as a "District Anchor" (Implementation Strategy, Page 102) and details opportunities for turning the Mapleside Farms District into a community center and regional destination:

"Leveraging Mapleside Farms as a District Anchor: Community and stakeholder input cited the North Gateway/Mapleside Farms district along Pearl Road, south of Boston Road, and Laurel Square as gateway areas with opportunities for community-scaled retail centers and potential for increased placemaking beyond standard "Welcome to the City" signage.

Opportunities for Gateway placemaking include: Concentration of future multi-family housing around these mixed-use development nodes to foster a sense of community and increase walkability."

The Comprehensive Plan also lays out goals and considerations for Multi-Use projects along Pearl road, with the following guidelines (Page 17):

"Mixed-use is designated along both Pearl Road and the western portion of Center Road in the City. These areas are currently commercial corridors, but by providing for mixed-uses, market forces would drive the development. The City should eliminate the 350 foot limit for commercial development and strive to create mixed-use developments along these corridors. Development should be controlled using strict design standards – to ensure the public realm is attractive and safe – but the uses could include retail, restaurant, residential or other uses as market forces change."

The Mapleside Farms District is also noted in several places in the Pearl/Center Road Corridor plan, specifically as a "Regional Destination" on page 24:



The future uses that Mapleside Farms could accommodate with more flexible development guidelines matches up squarely with the Economic and Social Character vision and goals set forth in the Corridor plan (pages 40-41), namely:

"- The Corridors will provide retail, service, dining and entertainment opportunities, as well as safe and enjoyable physical amenities, designed to meet the needs of all ages, including young people and young families.

“- The Corridors will continue to support a variety of unique destination opportunities that will draw visitors from across northern Ohio”

The Pearl/Center Roads Corridor Plan further details strategies for future economic development with flexible design strategies that allow for a mix of uses on page 56:

“Emphasize mixed-use developments, and place priority for incentives or support on developments that offer more than one type of business. As Brunswick’s existing corridors indicate, locations that focus on only one type of commercial activity do not do well in the modern economic climate. Not only should uses be mixed throughout the corridor, but Brunswick’s existing and new developments will maintain their economic value longer if they provide a rich, mutually-reinforcing mix of uses as well.”

#### B. Rezoning:

Under current zoning, new development on 96 acres of the 110 acre Mapleside Farms property would be limited to Rural-Residential (R-R). This incentivizes the future development of the property as a series of residential subdivisions, potentially removing a beloved and economically important district anchor from the community. Rural Residential zoning is also at odds with the City of Brunswick comprehensive plan which envisions this area as a multi-use district that responds to the needs of the community. An SPD would allow for the development of a regional destination that conforms with current planning and economic development goals and can adapt to modern community and consumer demands as well as changes in agricultural practices. Flexible design and zoning will also ensure the property remains a viable homestead for future generations of property owners, with the opportunity to create a unique mixed-use neighborhood for residents of Brunswick.

## II. DEVELOPMENT GUIDELINES

### A. The Orchard District

- a. Purpose: The Orchard District is established to preserve the farm's rich agricultural history, maintaining its status as an agricultural hub, while continuing to produce and process fruits and other farm products.
- b. Principally Permitted Uses
  - i. Agricultural production as defined in the Brunswick City Codified Ordinances including the production and processing of fruits, vegetables, and animal husbandry and any use which is accessory and incidental to agricultural use subject to Planning Commission approval;
    1. Inclusive of orchards and commercial agricultural products
    2. Inclusive of any agricultural use necessary for the operation of an approved commercial use
    3. Inclusive of irrigation facilities and ponds
    4. The selling or growing of Cannabis and Cannabis products is not permitted, subject to local ordinances;
- c. Accessory Uses
  - i. Community and Educational Programming;
  - ii. Use of Off-Road Vehicles, including but not limited to:
    1. Gators, golf carts, tractors and other machinery;
      - a. Any equipment which is accessory and incidental to any of the principally permitted uses;
  - iii. Preservation or creation of natural areas and open space;
  - iv. Festivals, events, and celebrations;
  - v. Agritourism;
    1. Agriculturally-related activity for educational, historical, cultural, or recreational purposes conducted on a farm that allows the general public to enjoy such an activity subject to Planning Commission approval.
  - vi. Underground utilities and required infrastructure to support development in other districts

d. Guidelines and General Requirements

- i. Minimum setback for all buildings shall be 50ft from any property line, unless adjoining property is owned by the same operator as the SPD

B. The Grove and The Falls Districts:

- a. Purpose: The Grove and The Falls Districts will focus on offering tranquil, nature-immersed overnight accommodations through cottages and barns that allow visitors to extend their stay and fully experience the beauty of the farm.

b. Principally Permitted Uses

- i. Short term rental dwellings, consisting of rental periods of 1-30 consecutive days
- ii. Long term rental dwellings, consisting of rental periods greater than 31 consecutive days;
- iii. Accessory amenity buildings
- iv. Storage buildings accessory to uses in the Orchard District
  - 1. Maximum of 2 buildings per district, not to exceed 10,000 sq feet per building

c. Lot, Height, and Floor Area Requirements

- i. Maximum density per District: 8 units per acre, consisting of any combination of attached and detached units
- ii. Maximum area per District: 16 acres
- iii. Minimum setback from adjacent property lines: 50ft,
- iv. Minimum separation between units: 15ft
- v. Minimum floor area (without basement): 250 sqft
- vi. Maximum building height: 35ft

d. Open Space Requirements

- i. Each cottage unit shall be provided private open space at the ratio of 50 square feet per unit. Private open space shall not occupy any portion of the common open space or recreation space required above. Private open space shall be specifically designed and constructed to be used and enjoyed by the residents of an individual cottage unit, and shall be located adjacent to and reasonably accessible from the unit.

C. The Overlook District:

- a. Purpose: The Overlook District is established as the commercial and operational core of Mapleside Farms, housing the winery, multifamily residences, and other commercial activities, including a boutique hotel and spa. This district will blend modern amenities with the farm's historic charm, providing a year-round draw for visitors.
- b. Principally Permitted Uses
  - i. Live music and performing arts venues;
  - ii. Wineries, distilleries, and breweries;
  - iii. Wedding venues and commercial event centers, as defined in Section 1242.02 (22.1);
  - iv. Single and multi-family Residential are conditionally permitted, as further defined below;
  - v. Markets, farmers markets, and temporary retail sales;
  - vi. Retail sales are conditionally permitted, as defined in Section 1242.02(67);
  - vii. Personal services such as barber or beauty shops, health and wellness offices, artist or photographic studios or galleries, as defined in Section 1242.02(59);
  - viii. Restaurants and taverns;
  - ix. Hotels with Spa services are conditionally permitted;
  - x. Festivals;
  - xi. Uses which are comparable in character to the above subject to Planning Commission approval;
  - xii. Agricultural uses (as defined in The Orchard District, above);
  - xiii. Any use or structure which is accessory and incidental to any of the principally permitted uses subject to Planning Commission approval.
- c. Yard and Height Requirements
  - i. Front Yard Zone
    - 1. Minimum front yard: 40 feet
    - 2. Maximum front yard: 60 feet
  - ii. Minimum side yard width: 50 feet when adjacent to a residential district or use, on the side adjacent to the residential district or use only.

- iii. Minimum rear yard width: 25 feet, 50 feet adjacent to a residential district or use.
- iv. Maximum building height: 45 feet.
- d. Multifamily dwelling requirements
  - i. Lot, Height, and Floor Area Requirements
    - 1. Minimum floor area per unit:
      - a. For each one bedroom dwelling unit, 800 square feet; and
      - b. For each additional bedroom, per dwelling unit, 150 square feet.
  - ii. Development Standards
    - 1. Density
      - a. Multifamily density in the Overlook District will be limited to 4 units per acre
    - 2. Unit Types
      - a. Multifamily residential dwellings may include a variety of unit types, including but not limited to attached, detached, townhouse, patio and similar unit types. Multifamily dwellings may also include a variety of unit types, including fee simple, footprint and condominium.
    - 3. Landscaping
      - a. Required front yards in a multifamily development shall be landscaped and shall not be used for parking or any other purpose, except driveways to reach designated parking areas. Landscaping shall comply with the requirements of Chapter 1282.
    - 4. Landscaping Adjacent to Commercial Uses
      - a. Multifamily developments which are located behind commercial uses shall maintain a landscaped area with a 25-foot minimum width between multifamily buildings and the nearest commercial building or commercial parking or circulation area. This area shall be landscaped with lawns and planting beds, except for driveways to reach designated parking areas.

## 5. Building Spacing

- a. A multifamily development shall be considered as one building for the purpose of determining front, side and rear yard requirements, the entire group as a unit requiring one front yard, one side yard and two side yards. All buildings in a multifamily development shall be a minimum of 20 feet apart. All garage doors shall be a minimum of 10 feet from a sidewalk or a private drive or street.

### iii. Design Standards.

1. Attached or townhouse-type dwellings shall have a maximum of 4 units attached in a single building.
2. Garages shall be designed and located so that they are not the dominant visual element of the building or streetscape. All attached garages shall comply with one of the following:
  - a. The garage door shall be set back a minimum of two feet further from the primary access street, whether public or private, than the front wall of the main living area; or
  - b. The garage door shall be oriented perpendicular, or mainly perpendicular, to the access street. All attached garages shall be fully integrated into the building mass.
3. Multifamily buildings shall use offsets, projections, recess and other comparable design elements to avoid long, uninterrupted wall or roof planes. Blank walls are prohibited, except where necessary to maintain privacy.
4. Doorways shall be defined and articulated with architectural elements such as intels, pediments, porches or overhangs. Doorways shall be compatible with the building as a whole and with the doors themselves.
5. There shall be a maximum of 16 inches between exterior wall finishes and the final grade. Exposed foundation walls shall be covered with brick, stone or masonry with a surface design.
6. Sidewalks shall form a network of pedestrian paths with a logical continuity. Walks shall be designed around large trees and outcroppings without being overly rigid in their placement. Pedestrian connectivity to Pearl Road will be designed into the overall project layout as appropriate during development.
7. Landscaping shall be integrated with other functional and ornamental site characteristics to reinforce the character of the area.

e. Mixed Use Development Areas

- i. Multifamily dwellings in The Overlook District can be combined with one or more other uses which are permitted in the district
- ii. Design Criteria
  1. Uses may be mixed vertically (in a single building), horizontally in separate buildings, or both.
  2. Non-multifamily uses shall occupy a minimum of 30 percent of total floor area of the mixed use development.
  3. Commercial and multifamily uses shall be fully integrated in terms of architecture and circulation, including pedestrian circulation. Sidewalks shall connect buildings and activity areas with each other and with the street sidewalks.
  4. Buildings facing Pearl Road with ground floor commercial space shall comply with the front yard zone provisions for the Overlook District and shall provide a 10-foot landscaped strip along the street right of way required by Section 1284.06(g).
  5. To insure that space approved for commercial use within a mixed use development is in fact used for that purpose, space intended for commercial use shall incorporate a minimum of 50 percent glass (clear or translucent) between the height of 3 feet and 8 feet above grade in ground floor front elevations.

D. The Homestead Conservation District

- a. Purpose: The Homestead District is established to ensure that current and future property owners have the opportunity to reside on the property at densities up to 2 units per acre.
- b. Principally Permitted Uses
  - i. Single family detached dwellings;
  - ii. Signs as regulated by Chapter 1270;
  - iii. Agricultural uses as defined in The Orchard District above;
- c. Lot, Height and Floor Area Requirements
  - i. Minimum lot width: 55 feet
  - ii. Minimum lot depth: 130 feet
  - iii. Minimum front yard width: 30 feet. For corner lots, minimum second front yard width: 30 feet.
  - iv. Minimum side yard width: 7.5 feet
  - v. Minimum rear yard width: 30 feet
  - vi. Maximum building height: 35 feet
  - vii. Minimum floor area, which minimum square footage of a single family dwelling shall not include any area below the front grade:
    - 1. With a full basement: 1100 square feet
    - 2. Without a full basement: 1300 square feet
- d. Open Space Requirements
  - i. The Homestead Conservation District shall provide common open space equal to a minimum of 30 percent of the development area, excluding right-of-way. Open space includes non-residential lawns and other landscaped areas, natural areas, paved terraces and sitting areas and agricultural areas.

## E. DEVELOPMENT STANDARDS

- a. Building Character and Materials
  - i. The buildings across Mapleside Farms will be constructed using a blend of natural and sustainable materials to reflect the farm's rustic charm while ensuring durability and environmental responsibility. The primary materials include timber, wood, stone, brick, and large glass windows to enhance the views and connect indoor spaces with the natural landscape. Additionally, sustainable composite materials will be incorporated to align with modern sustainability practices, offering strength and longevity. These materials will be used consistently across the districts, ensuring a cohesive aesthetic while allowing flexibility in design where appropriate for each district's unique character.
- b. Structures can be developed in accordance with their intended purpose and adapt to changing conditions on the property, including:
  - i. To allow multiple uses subject to Planning Commission approval
    1. Uses include equipment and general storage operational to the farm and seasonal public access.
  - ii. Structures that are necessary for the processing and/or distribution of agricultural products as defined in Section II(A)(b) above
  - iii. Residential structures may be combined with commercial or agricultural structures subject to Planning Commission approval
- c. The SPD shall provide common open space equal to a minimum of 35 percent of the development area, excluding right-of-way. Common open space includes outdoor areas or enclosed recreational areas designed for use by all of the residents, and their guests. Common open space includes lawns and other landscaped areas, natural areas, paved terraces and sitting areas and indoor or outdoor recreation areas, and agricultural areas.
- d. Stormwater retention areas and ponds may receive full credit towards the common open space requirement in (b) above. Water areas shall not exceed percent of the minimum recreation area in (b) above.

# CITY OF BRUNSWICK

MAYOR  
RON FALCONI

COUNCIL  
MICHAEL J. ABELLA, JR  
JOSEPH P. DELSANTER  
NICHOLAS HANEK  
KEITH A. KUCZMA  
BRANDON LAMBERT  
KRISTY PIPER  
TIM SMITH

CITY MANAGER / SAFETY DIRECTOR  
CARL S. DEFOREST

December 20, 2024

Greg Clement  
296 Pearl Road  
Brunswick, OH 44212

RE: Mapleside Farms Proposed SPD-10  
242, 250, 294, 296, and 298 Pearl Road; and 4532 and 4556 Boston Road, Brunswick

Dear Mr. Clement:

The Brunswick City Planning Commission, at their meeting on December 19, 2024, voted to **recommend approval** to City Council of the rezoning for the Mapleside Special Planning District No.10, to rezone eight existing parcels from the C-G General Commercial District and R-R Rural Residential District to an SPD as follows: Permanent Parcel Nos. 003-18A-13-001, 003-18A-13-002, 003-18A-13-003, 003-18A-13-006, 003-18A-13-009, 003-18A-15-008, 003-18A-49-004, and 003-18A-49-005, for a total of 110.7838 acres, which meets the minimum 10 acres to establish a SPD required by Section 1268.05(a), located at 242, 250, 294, 296, and 298 Pearl Road; and 4532 and 4556 Boston Road, subject to the following:

1. The Planning Commission has determined that the purpose of an SPD has been met pursuant to Section 1268.01(a), (b), (c), (d) and (e) of the Zoning Code. City Council shall also determine if the above purposes have been met.
2. In accordance with Section 1268.05(c), in order for City Council to create an SPD, they must first make written findings that the proposed SPD will meet the objectives of Section 1268.01, as listed above, and that one or more of the following conditions exist with the proposed SPD:
  - (1) A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.
  - (2) Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities.



4095 CENTER ROAD - BRUNSWICK, OHIO 44212

CITY HALL PHONE: (330) 225-9144 - FAX: (330) 273-8023 - POLICE & FIRE PHONE: (330) 225-9111 - FAX: (330) 225-6002  
<http://www.brunswick.oh.us>

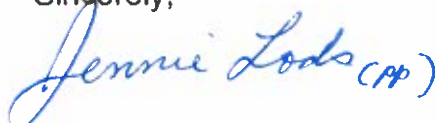
Greg Clement

December 20, 2024

3. The revised development guidelines, per the Planning Commission's recommendations at the above meeting, shall be submitted to the administration.
4. The first reading on the proposed SPD-10 rezoning, conceptual plan and development guidelines is scheduled for City Council's meeting on Monday, January 13, 2025. Please contact Laura Timura, Clerk of Council, at (330) 558-6845 regarding the meeting time.

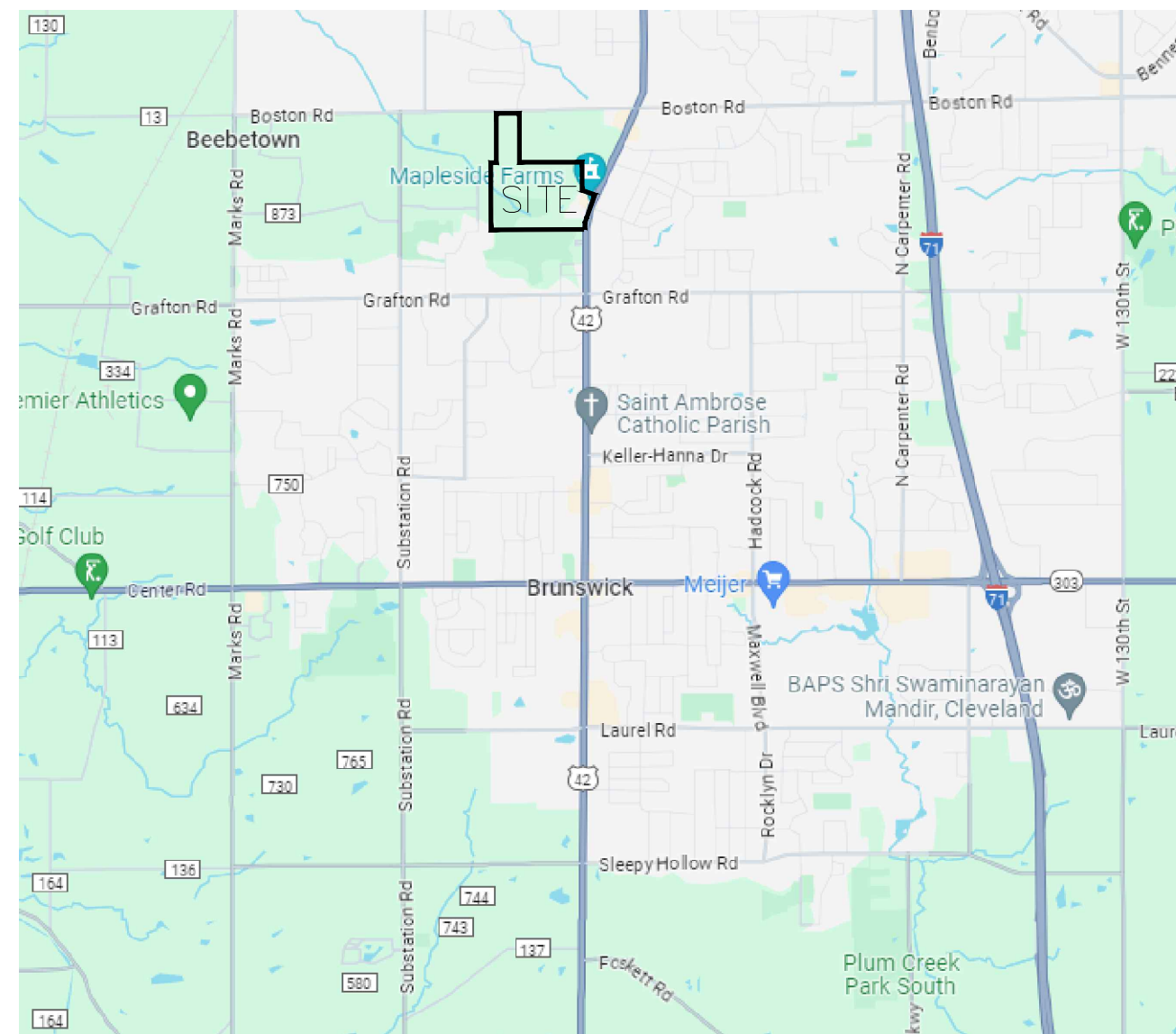
If you have any questions, please contact me at (330) 558-6830.

Sincerely,

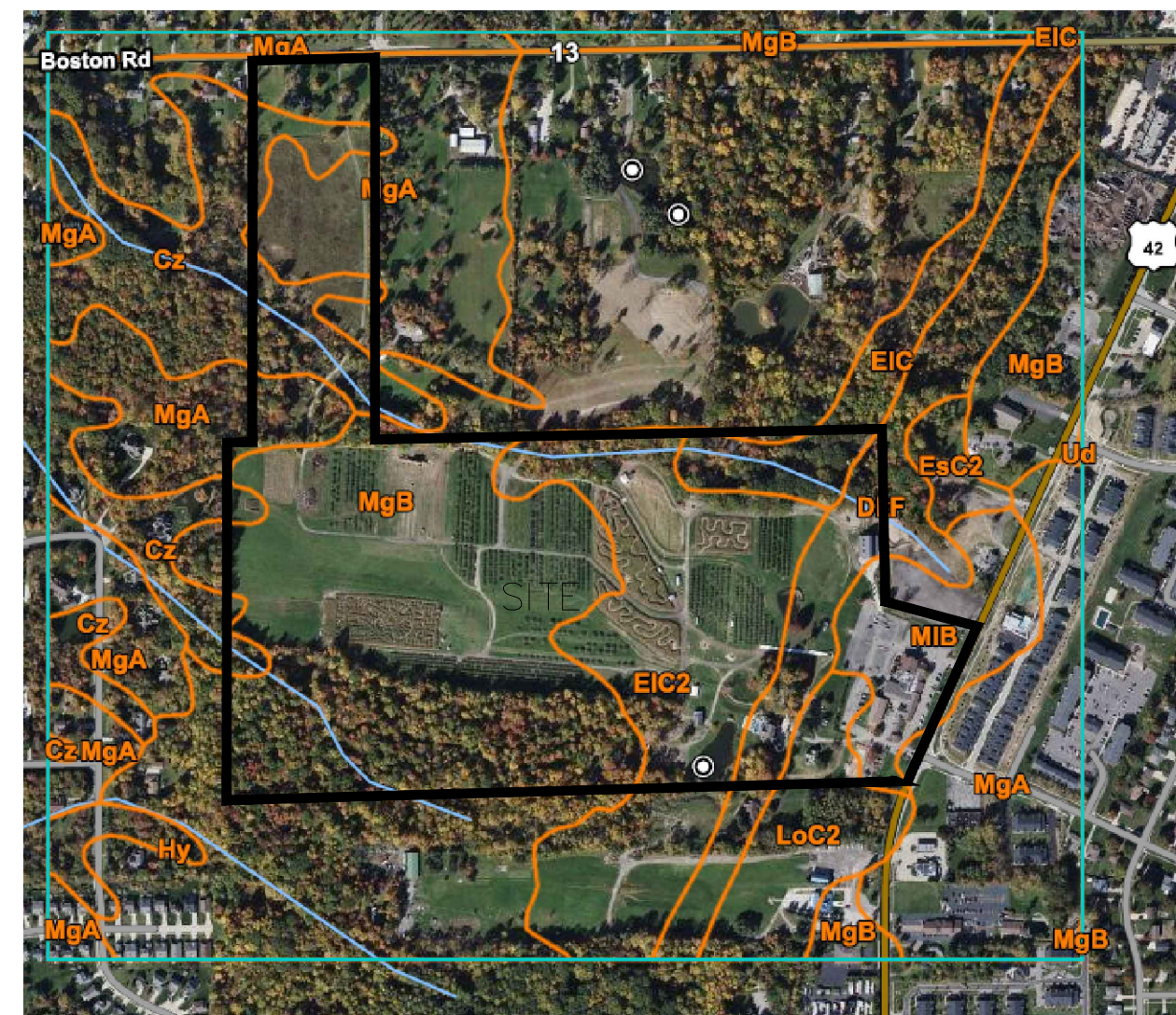


Jennie Lods,  
Planning & Zoning Coordinator

- c: City Council  
Carl S. DeForest, City Manager  
Grant Aungst, Community & Economic Dev. Director  
Dennis Nevar, Law Director  
Jenny Zoldak, Consulting City Engineer  
James Urankar, Chief Building Official  
Travis Crane, Davey Resource Group  
Tom Ludwig, Davey Resource Group



LOCATION MAP  
NO SCALE



SOILS MAP

# CONCEPTUAL PLAN

FOR  
MAPLESIDE FARMS SPD 10  
CITY OF BRUNSWICK, COUNTY OF MEDINA  
STATE OF OHIO

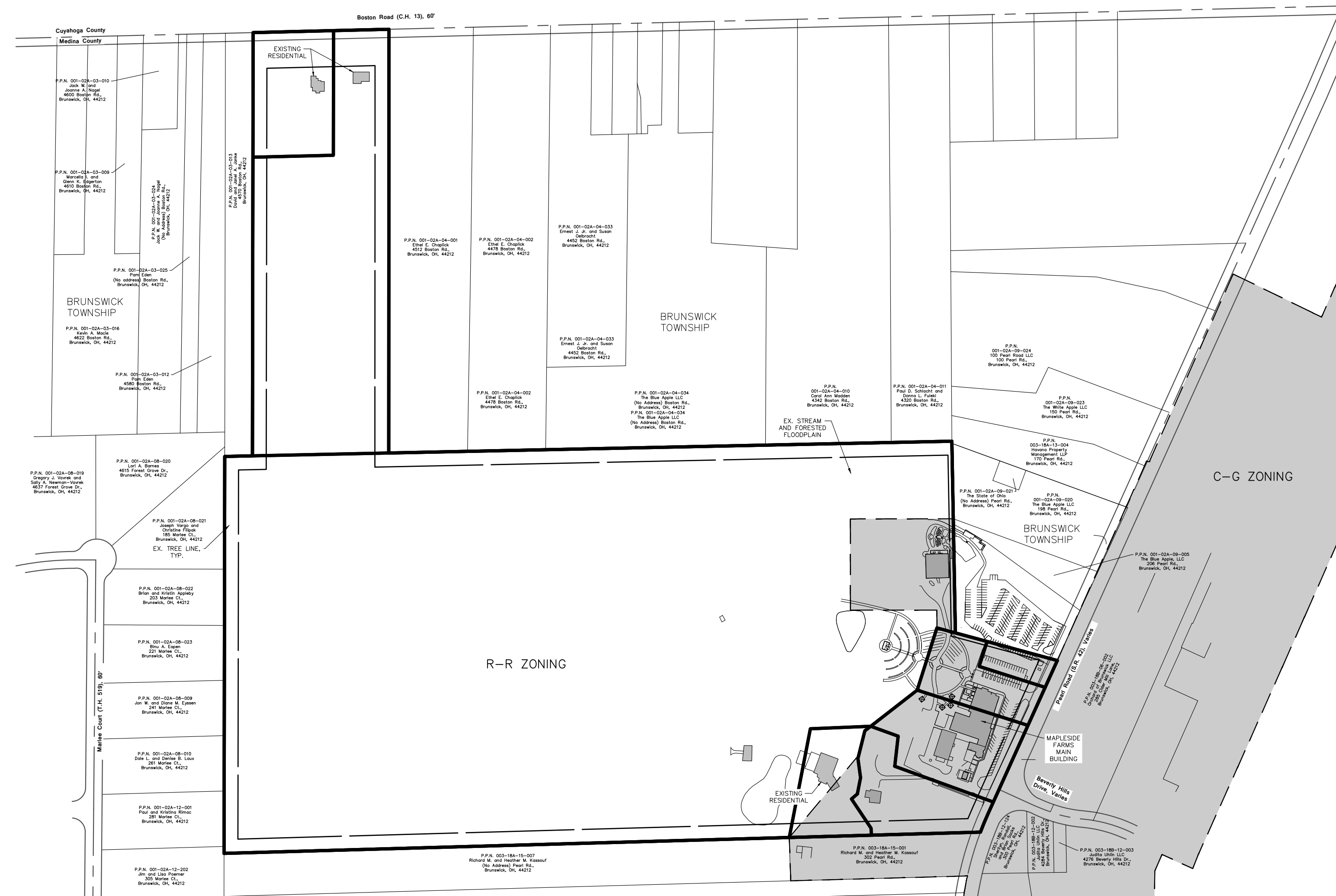
**SITE DATA**

- PPN:  
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003-18A-13-006  
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003-18A-15-008  
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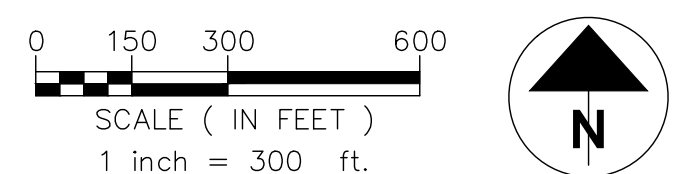
AREA: APPROX. 110.78 ACRES  
ZONING: SPECIAL PLANNING DISTRICT-10 (SPD-10)  
ADJOINING LAND USES: RESIDENTIAL/COMMERCIAL (PEARL RD)

	SHOWN
MIN. SETBACK FROM PEARL ROW:	30'
MIN. SETBACK FROM BOSTON ROW:	50'
MIN. BOUNDARY SETBACKS:	
FROM RESIDENTIAL:	50'
FROM COMMERCIAL:	15'

DISTRICTS:	
THE ORCHARD DISTRICT:	44.54 AC
CURRENT LAND USE	AGRICULTURE
PROPOSED LAND USE	AGRICULTURE
THE GROVE AND THE FALLS DISTRICT:	
CURRENT LAND USE:	GROVE: 15.41 AC
PROPOSED LAND USE:	FALLS: 10.85 AC
MAX. DENSITY	AGRICULTURE/ OPEN SPACE
THE OVERLOOK DISTRICT:	18.64 ACRES
CURRENT LAND USE:	COMMERCIAL
PROPOSED LAND USE:	COMMERCIAL/ MIXED USE DEVELOPMENT
MAX. DENSITY	4 UN/AC
THE HOMESTEAD CONSERVATION DISTRICT:	17.24 AC
CURRENT LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL
MAX. DENSITY	2 UN/AC



EXISTING SITE CONDITONS



**SHEET INDEX:**

SHEET 1	TITLE SHEET
SHEET 2-4	CONCEPTUAL MASTER PLAN

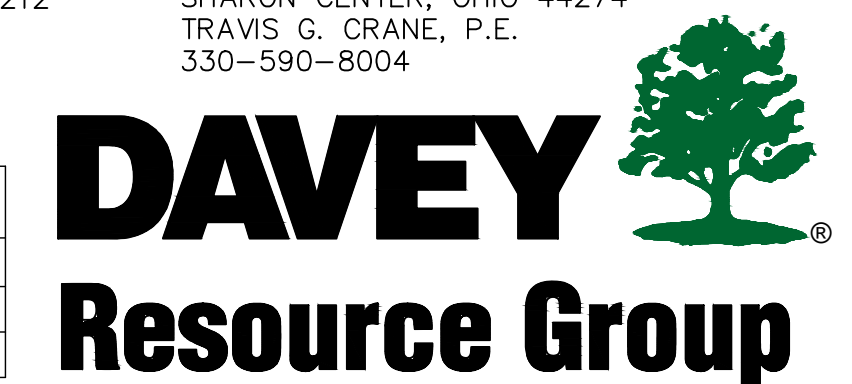
**OWNERS:**

THE BLUE APPLE LLC  
250 PEARL RD.  
BRUNSWICK, OH 44212

**DESIGN ENGINEER:**

DAVEY RESOURCE GROUP  
1310 SHARON COPLEY ROAD, P.O. BOX 37  
SHARON CENTER, OHIO 44274  
TRAVIS G. CRANE, P.E.  
330-590-8004

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	04/05/2024
2	11/5/2024



DRAWN BY:	TJL	2024-11-05
CHECKED BY:	INTL.	DATE

Cuyahoga County  
Medina County

Boston Road

EXISTING RESIDENTIAL

### The Homestead Conservation District

17.24 acres

Public Vehicular and Private Pedestrian access

BRUNSWICK TOWNSHIP

BRUNSWICK TOWNSHIP

EX. STREAM AND FORESTED FLOODPLAIN

Private Pedestrian Access only

### The Orchard District

44.54 acres

Private Vehicular and Pedestrian access

### The Falls District

10.85 acres

Private Vehicular and Pedestrian access

BRUNSWICK TOWNSHIP

Marlee Court

EX. TREE LINE, TYP.

### The Grove District

15.41 acres

Private Vehicular and Pedestrian access

### The Overlook District

18.64 acres

Private Vehicular and Pedestrian access

Pearl Road (S.R. 42)

C-G ZONING

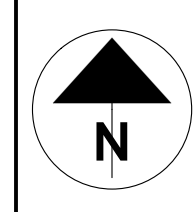
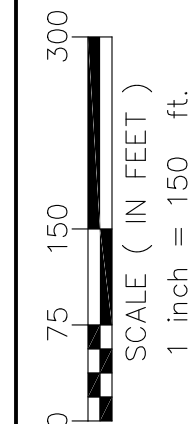
MAPLESIDE FARMS MAIN BUILDING

Beverly Hills Drive

EXISTING RESIDENTIAL

**DAVEY**  
Resource Group

DAVEY RESOURCE GROUP  
17185 WILSON ROAD, SUITE 100, CLEVELAND, OH 44128  
PH: 216.885.8200 FAX: 216.885.8202



MAPLESIDE FARMS - SPD 10  
CONCEPTUAL MASTER PLAN

PROJECT NUMBER

2849

DATE

2024-11-05

2/4

Cuyahoga County  
Medina County

Boston Road

EXISTING RESIDENTIAL

**The Homestead Conservation District**

17.24 acres

Public Vehicular and Private Pedestrian access

BRUNSWICK TOWNSHIP

BRUNSWICK TOWNSHIP

EX. STREAM AND FORESTED FLOODPLAIN

Private Pedestrian Access only

**The Falls District**

10.85 acres

Private Vehicular and Pedestrian access

BRUNSWICK TOWNSHIP

**The Orchard District**

44.54 acres

Private Vehicular and Pedestrian access

EX. TREE LINE, TYP.

Marlee Court

Pearl Road (S.R. 42)

C-G ZONING

MAPLESIDE FARMS MAIN BUILDING

Beverly Hills Drive

**The Overlook District**

18.64 acres

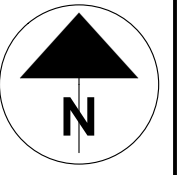
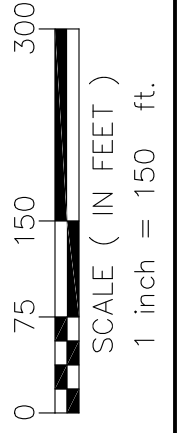
Private Vehicular and Pedestrian access

EXISTING RESIDENTIAL

**The Grove District**

15.41 acres

Private Vehicular and Pedestrian access



MAPLESIDE FARMS - SPD 10  
CONCEPTUAL MASTER PLAN

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3  
4

Cuyahoga County  
Medina County

Boston Road

EXISTING RESIDENTIAL

**The Homestead Conservation District**

17.24 acres

Public Vehicular and Private Pedestrian access

BRUNSWICK TOWNSHIP

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MAPLESIDE FARMS MAIN BUILDING

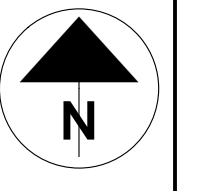
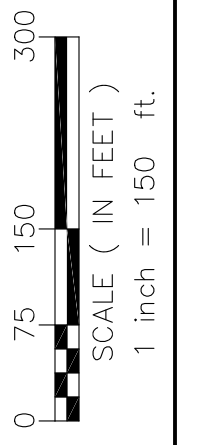
Beverly Hills Drive

**The Grove District**

15.41 acres

Private Vehicular and Pedestrian access

EXISTING RESIDENTIAL



MAPLESIDE FARMS - SPD 10  
CONCEPTUAL MASTER PLAN

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4