

## PUBLIC HEARING NOTICE

### BRUNSWICK CITY PLANNING COMMISSION

A conditional zoning certificate application, detailed site plan, and map amendment have been submitted by Ambrose Crossing to construct a three-phase complex consisting of a 6,929 sq. ft. pre-school (Phase 1); 11,238 sq. ft. of professional offices (Phase 2); and a 13,458 sq. ft. recreation center (Phase 3). The project consists of property located at 976 Pearl Road, which is located in the City of Brunswick; and 966 Pearl Road (0.8432 acre parcel), which is in the process of being annexed from Brunswick Hills Township. Pursuant to Section 1248.08 of the Zoning Code, upon annexation, the property will be placed in the R-R Rural Residential holding district. As permitted by Section 6.02(c) of the City Charter, the applicant is seeking to rezone this property to the C-G General Commercial District, which will be consistent with the zoning at 976 Pearl Road and adjacent properties.

Additionally, a 20' variance will be required on the north side of the recreation center, as the structure encroaches into the minimum 50' side yard setback required by Section 1260.05(b) when adjacent to a residential use (existing residential house in Brunswick Hills Township). The Planning Commission, pursuant to Section 1244.04(b)(1), and subject to City Council approval, may grant a variance to the required setback.

The Brunswick City Planning Commission will hold a public hearing for this proposal on Thursday, January 17, 2019 beginning at 7:30 p.m. The hearing will be held in Council Chambers at the Brunswick Municipal Center, 4095 Center Road. The application can be reviewed in the office of Community Development during normal business hours, or by appointment.

Pamela Plavecski,  
Planning & Zoning Coordinator

To be published on December 18, 2018.