Brunswick City Planning Commission

April 19, 2018 – caucus

7:00 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Salzgeber, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director

Chairman Joe Shirilla called the meeting to order at 7:08 p.m.

The first item was the review of the discussion plan for the Home Appliance addition, 1997 Pearl Road. Ms. Plavecski recused herself from the discussion of this item, as the backyard of her residence abuts the north property line of the project. Mr. Jones noted there is a grade differential on the north property line. He also commented a variance would be required for Items 1 and 2 of the Staff Report.

The second item was the review of the revised discussion plan for the Conrad's Tire Express & Total Car Care expansion, 4340 Center Road. Ms. Plavecski commented a variance is needed for the southwest corner of the building due to a 7' encroachment into the rear yard setback.

The third item was the discussion of the detailed site plan for the Tru-Cut Saw addition, 2903 Interstate Parkway. The Commission discussed the modification that would be required to allow semi-trucks to back into the site.

Mr. Shirilla adjourned the meeting at 7:28 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

April 19, 2018

7:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Member
Abbas Hasan, Member
Brad Saeger, Member
Joe Salzgeber, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Pat Tumino, Conrads Tire Express & Car Care Center, 4340 Center Road, Brunswick
Dominic Umek, 14575 Lorain Avenue, Cleveland
Jeff Certo, Davison Smith Certo, 26031-B Center Ridge Road, Westlake
Chip Klinkenberg, Illes Architects, 5000 Gateway Drive, Medina
Bryan & Beth Grayson, Home Appliance, 1997 Pearl Road, Brunswick
David Otter, Tru-Cut Saw, 2903 Interstate Parkway, Brunswick
Derek Marsh, 620 Construction, 620 East Smith Road, Medina
Sam Jakabecz, 2800 Grafton Road, Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 7:33 p.m.

Ms. Plavecski called the roll: 5 present 0 absent.

Item 2

Regarding announcements or correspondence, Ms. Plavecski stated she is recusing herself from the discussion of the Home Appliance addition, as the backyard of her residence is adjacent to the north property line of the proposed addition.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF APRIL 5, 2018.

Mr. Arona seconded the motion. The vote was 4 Ayes 0 Nays 1 Abstain (Mr. Hasan)

Item 4(a)

Regarding the discussion plan for the Home Appliance addition, 1997 Pearl Road, Mr. Chip Klinkenberg, of Illes Architects; and Beth and Bryan Grayson, owners, were present.

Mr. Klinkenberg addressed the Staff Review Comments as follows:

1. The southeast corner of the addition is located 20.42' from the east (rear) property line; Section 1260.05(c) requires a minimum width of 25'. In the course of exercising its site plan review powers under Chapter 1278, the Planning Commission, pursuant to Section 1244.04(b)(1), may in specific cases, with the consent of City Council, and upon proper written applications, vary or permit exceptions to any of the provisions of Chapter 1260 (General Commercial District) if the Commission expressly finds that both (1) such variance or exception will not violate the spirit or intent of the Chapter, and (2) that a more harmonious and compatible development will result. In order to grant a variance, a public hearing will be required when the detailed site plan and conditional zoning certificate are submitted, pursuant to Section 6.02(c)(1) of the City's Charter. This will be addressed at the public hearing when the detailed site plan is reviewed.

2. A dumpster is indicated 30' from the north property line adjacent to the Arlington Estates Cluster Home Association property; Section 1260.05(b) requires a minimum 50' setback for structures, as defined in Section 1242.02(81), from the side property line when adjacent to a residential district or use. As stated in Item 1 above, pursuant to Section 1244.04(b)(1), the Planning Commission, with the consent of City Council, may grant a variance. Additionally, a dumpster enclosure is required to be constructed out of materials comparable to the building, pursuant to Section 1276.12(a) of the Zoning Code. Mr. Klinkenberg explained the dumpster will be below grade level of the Arlington Estates Clusters property. He commented the dumpster enclosure will be brick and will be part of the retaining wall, and the enclosure will be pushed back into the hillside.

   Mr. Arona stated he was concerned about the dumpster location being in close proximity to Arlington Estates Clusters, but this matter has been addressed. Mr. Klinkenberg explained the entrance to the dumpster will be from the south side. Mr. Jones commented the dumpster will be visible from the Home Appliance parking lot, but not from Arlington Estates. Mr. Klinkenberg also noted there is existing screening on the Arlington Estates property.

   Mr. Jones explained the Administration does not have a problem with the proposed layout. He noted Home Appliance has an easement on City property where their existing retention basin is located that will have to be expanded for the addition.

Mr. Incorvaia noted that no conclusions should be made regarding the variances in Staff Review Comments 1 and 2 until the public hearing is held on the detailed site plan.

3. Section 1282.06(a) requires a 25' side and/or rear screening yard when a commercial use is adjacent to a residential district or use (Arlington Estates cluster homes). Screening shall be provided using trees from Plant List "A", 25' to 35' on-center, plus a double row 6' high hedge from Plant List "E". Fourteen (14) Sweetbay magnolia trees are shown planted 30' on-center, which are from Plant List "B". These trees are interspersed with 18" high Spirea, which is from Plant List "D". Section 1282.04(b)(1) requires a minimum 2-1/2 caliper for deciduous trees, and shrubs and hedges shall be at least 36" in height at the time of planting when used for screening. Due to the grade differential, clarify the manner in which the screening yard will be installed, as the dumpster and enclosure are located approximately eight to ten feet below the existing grade.

   Mr. Hasan commented the proposed landscaping does not meet code; Mr. Klinkenberg stated they will comply with the required landscaping and will address the grade change on the detailed site plan. Mr. Shirilla requested, as this is adjacent to a residential use, that landscaping should equal or exceed the minimum requirements.

4. The east side of the concrete temporary set-aside pad shall also be enclosed by a fence to provide screening for the residents on George Drive. Mr. Klinkenberg stated they will enclose the pad on three sides; there will only be access to it through the Home Appliance truck dock.

5. The detailed site plan shall verify there is a minimum of 960 sq. ft. of interior landscaping, pursuant to Section 1282.08(b). Section 1282.08(b)(2) requires a minimum of four trees from Plant List "A"; eight Redbud trees are indicated, which are from Plant List "B". Additionally, a minimum of 32 shrubs shall be provided from Plant Lists "D" or "E"; indicate the number that is being provided. Mr. Klinkenberg said they will comply with these requirements.

6. In compliance with Section 1282.06(g), a parking perimeter screening strip is shown along the Pearl Road right-of-way with Redbud trees from Plant List "B" planted 30' on-center, and shrubs from Plant Lists "D" and "E" planted 3' to 4' on-center. Verify the landscape strip has a minimum width of 10'. Mr. Klinkenberg commented this will be designated on the detailed site plan.

7. The detailed site plan shall include a photometrics plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a). Mr. Klinkenberg commented they will be using LED lighting, which could be dimmable.

8. The detailed site plan shall include a color rendering to ensure the addition will match the existing building, as required by Section 1278.08(e). Mr. Klinkenberg showed a

color drawing to the Commission and stated they will use the same brick, stucco, and metal roofing that was constructed for the 2006 building.

MR. ARONA MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR THE HOME APPLIANCE ADDITION, 1997 PEARL ROAD, SUBJECT TO THE FOLLOWING: STAFF REVIEW COMMENTS 1 AND 2 REGARDING THE VARIANCES WILL BE CONSIDERED AT THE PUBLIC HEARING FOR THE DETAILED SITE PLAN. THE APPLICANT WILL COMPLY WITH STAFF REVIEW COMMENTS 3 THROUGH 8. A FENCE WILL BE INSTALLED ON THREE SIDES OF THE CONCRETE STAGING AREA PAD.

Mr. Saeger seconded the motion. The vote was 5 Ayes 0 Nays.

Mr. Shirilla inquired how many new employees will be added; Mrs. Grayson responded they currently have 32 employees and more will be moving from Lodi. She stated they will have approximately 40 to 45 employees when the addition is finished.

Item 4(b)

Concerning the revised discussion plan for the Conrad's Tire Express & Total Car Care expansion, 4340 Center Road, Mr. Dominic Umek, of Conrad's Tire; and Mr. Jeff Certo, of Davison Smith Certo, were present.

Mr. Certo gave an overview of the project and the Staff Review Comments were addressed as follows:

1. The 1,182 sq. ft. addition extends 7' into the 25' rear yard setback required by Section 1260.05(c) at the southwest corner of the site. In the course of exercising its site plan review powers under Chapter 1278, the Planning Commission, pursuant to Section 1244.04(b)(1), may in specific cases, with the consent of City Council, and upon proper written applications, vary or permit exceptions to any of the provisions of Chapter 1260 (General Commercial District) if the Commission expressly finds that both (1) such variance or exception will not violate the spirit or intent of the Chapter, and (2) that a more harmonious and compatible development will result. In order to grant a variance, a public hearing will be required when the detailed site plan and conditional zoning certificate are submitted, pursuant to Section 6.02(c)(1) of the City's Charter.

2. Verify one handicap space is van-accessible, pursuant to Table 1106.5 of the 2017 Ohio Building Code. Mr. Certo stated this will be shown on the detailed site plan.

3. As required by Section 1282.08(b), a minimum of 540 sq. ft. of interior landscaping (20 sq. ft. per parking space) shall be provided with a minimum of two trees from Plant List "A" and sixteen shrubs from Plant Lists "D" or "E". As this is a small existing site, and

as agreed upon at the Planning Commission's November 16, 2017 meeting, the applicant will be seeking a modification, pursuant to Section 1282.10(a), when the detailed site plan is reviewed. In exchange for not providing the required interior landscaping, the applicant will consult with the City's Park and Recreation Director to discuss removal of old shrubs on City property located to the east of Conrad's and replant with new stock. If the City is not in agreement with this, the applicant shall refresh the landscaping on Conrad's property. Mr. Umek said they have not met with the Parks and Recreation Director yet, as they are waiting for the outcome of tonight's meeting.

4. A photometrics plan shall be submitted with the detailed site plan to ensure there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a). As requested at the November 16, 2017 meeting, lighting elements shall be added on the east elevation of the building, as there is insufficient illumination on that portion of the structure. Mr. Certo said they will provide this.

5. Dimensions for the parking stalls and parking aisle width shall be provided; Table 1276-3 requires 9' wide x 19' long dimensions for 90° angle parking and a minimum aisle width of 24'. Mr. Certo stated this will be indicated on the detailed site plan.

6. If more than 1/10 acre of hard surface area is being added, stormwater retention will be required. Mr. Certo responded they are adding 0.08 acre additional hard surface area.

Mr. Shirilla commented the City's Comprehensive Plan suggests having a ground sign, instead of a pole sign; therefore, he asked Mr. Umek to consider eliminating the existing pole sign and installing a ground sign. Ms. Plavecski informed him of the ground sign height and size requirements. Mr. Umek commented they will be submitting a new sign package and they will consider a ground sign. He noted, however, as their business is situated at a lower grade than Pearl Road, they must ensure a ground sign will have enough visibility. Mr. Incorvaia explained if the applicant needs a higher sign than allowed by Code, they could apply for a variance with visibility being a possible practical difficulty. Mr. Jones said he doesn't think visibility from the Pearl and Center Road intersection will be an issue.

MR. SAEGER MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR THE CONRAD'S TIRE EXPRESS & TOTAL CAR CARE EXPANSION, 4340 CENTER ROAD, SUBJECT TO THE FOLLOWING: STAFF REVIEW COMMENT 1 WILL BE ADDRESSED AT THE PUBLIC HEARING. THE APPLICANT WILL COMPLY WITH STAFF REVIEW COMMENTS 2, 4, AND 5. REGARDING COMMENT 6, THE APPLICANT STATED THEY ARE ADDING LESS THAN 1/10 ACRE OF HARD SURFACE AREA (0.08 ACRE BEING ADDED). CONCERNING COMMENT 3, NO RULING WILL BE MADE AT THIS TIME UNTIL THE APPLICANT MEETS WITH THE CITY'S PARKS AND RECREATION DIRECTOR. REMOVAL OF THE EXISTING POLE SIGN IS A CONDITION OF SITE PLAN APPROVAL. THE APPLICANT WILL MOVE THE DUMPSTER BACK ONE (1) FOOT SO IT

IS NOT DIRECTLY IN LINE WITH THE PLANE OF THE FRONT FAÇADE OF THE BUILDING.

Mr. Arona seconded the motion. The vote was 5 Ayes 0 Nays.

Item 4(c)

Concerning the Tru-Cut Saw addition, 2903 Interstate Parkway, Mr. Dave Otter, owner; and Mr. Derek Marsh, of 620 Construction, were present.

Mr. Arona inquired about backing semi-trucks into the site; Mr. Otter responded they use the front loading dock, so it is only a short distance where the trucks need to back up. Mr. Marsh explained there is insufficient room on the site for semi-trucks to turn around.

MR. HASAN MOTIONED TO APPROVE THE TRU-CUT SAW ADDITION DETAILED SITE PLAN, 2903 INTERSTATE PARKWAY, SUBJECT TO THE FOLLOWING: AS THERE IS INSUFFICIENT ROOM FOR FORWARD MOVEMENT OF VEHICLES ON THE SITE, AS REQUIRED BY SECTION 1276.10(f), THE PLANNING COMMISSION HAS GRANTED A MODIFICATION, PURSUANT TO SECTION 1276.15(b), TO ALLOW SEMI-TRUCKS TO BACK INTO THE SITE. THE COMMISSION MAY APPROVE LESS RESTRICTIVE PARKING OR SITE DESIGN IMPROVEMENTS IN INDIVIDUAL, UNIQUE SITUATIONS WHERE SUCH STANDARDS ARE CLEARLY INAPPLICABLE. IN MODIFYING ANY REQUIREMENT OF THIS CHAPTER, THE COMMISSION HAS FOUND THAT THE OBJECTIVES OF THIS CHAPTER, AS STATED IN SECTION 1276.01, HAVE BEEN MET, THAT THE INTENT OF THE SPECIFIC REQUIREMENT WILL BE MAINTAINED, AND THAT THE PUBLIC INTEREST WILL BE SERVED.

Mr. Rocha seconded the motion. The vote was 5 Ayes 0 Nays.

Item 5

There was no old business.

Item 6

Regarding new business, Ms. Plavecski announced there will be a joint meeting on Wednesday, April 25, 2018 at 6:30 p.m. in Council Chambers between the City Council Planning and Zoning Committee, Planning Commission, Board of Zoning Appeals, and Envision Group (consultant) concerning the Comprehensive Plan update.

In further new business, Mr. Incorvaia explained the difference between a modification (minor deviation which ultimately results in a better plan and still meets Code); a “use” variance (using the property for something that is not permitted; applicant must show hardship); and an area variance (setbacks, height; applicant must show practical difficulty). He also reviewed the standards of Duncan v. Middlefield in determining if a variance should be

granted. Mr. Incorvaia further noted that a request for a variance requires a public hearing; anyone giving testimony is required to be sworn in as this is a quasi-judicial hearing.

Item 7

No one appeared at the public comment period.

Item 8

Mr. Salzgeber stated there was no Council Representative's Report at this time.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

Mr. Saeger seconded the motion. The vote was 5 Ayes 0 Nays.

The meeting was adjourned at 8:30 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

April 19, 2018

Home Appliance addition
(Discussion plan)

Location: 1997 Pearl Road
C-G District

Proposed Use & Background:
The applicant has purchased the 1.3101-acre parcel of vacant land to the north of their existing site and is proposing to construct a 14,616 sq. ft. addition on the east side of the 8,178 sq. ft. existing building, which will extend north, for a total of 22,794 sq. ft. The addition will include new warehouse space, future mezzanine, and a new truck dock and ramp.

Forty-eight (48) new parking spaces are proposed, in addition to the existing 13 spaces, for a total of 61 spaces, which meets the minimum 46 spaces required by Table 1276-1(d)(2). Parking space dimensions are indicated at 10' wide x 19' long, in compliance with Table 1276-3. Aisle widths between the rows of parking spaces are shown at 24' and 30', which complies with the minimum 24' width required by the above table. Three handicap accessible spaces are shown (one existing and two new spaces, including one van-accessible space), in accordance with Table 1106.1 of the 2017 Ohio Building Code.

The new north entrance/exit drive on Pearl Road has a 30' width at the right-of-way, which meets the minimum 24' width; along with a 79' width at the curb, which complies with the maximum 90' width (no minimum width required for drives with frequent truck use), pursuant to Table 1276-4. A new truck ramp and dock are shown on the north side of the property, located 50' from the north property line (adjacent to Arlington Estates cluster homes), as required by Section 1260.05(b). A concrete pad is located by the northeast corner of the new addition that will be used as a temporary set-aside area for merchandise that is damaged while being unloaded from the truck. This merchandise will be returned; moved inside the building for sale; or scrapped. The northern portion of the pad will be enclosed by a fence to provide screening for Arlington Estates.

Staff Review Comments:
9. The southeast corner of the addition is located 20.42' from the east (rear) property line; Section 1260.05(c) requires a minimum width of 25'. In the course of exercising its site plan review powers under Chapter 1278, the Planning Commission, pursuant to Section 1244.04(b)(1), may in specific cases, with the consent of City Council, and upon proper written applications, vary or permit exceptions to any of the provisions of Chapter 1260 (General Commercial District) if the Commission expressly finds that both (1) such variance or exception will not violate the spirit or intent of the Chapter,

and (2) that a more harmonious and compatible development will result. In order to grant a variance, a public hearing will be required when the detailed site plan and conditional zoning certificate are submitted, pursuant to Section 6.02(c)(1) of the City's Charter.

10. A dumpster is indicated 30' from the north property line adjacent to the Arlington Estates Cluster Home Association property; Section 1260.05(b) requires a minimum 50' setback for structures, as defined in Section 1242.02(81), from the side property line when adjacent to a residential district or use. As stated in Item 1 above, pursuant to Section 1244.04(b)(1), the Planning Commission, with the consent of City Council, may grant a variance. Additionally, a dumpster enclosure is required to be constructed out of materials comparable to the building, pursuant to Section 1276.12(a) of the Zoning Code.

11. Section 1282.06(a) requires a 25' side and/or rear screening yard when a commercial use is adjacent to a residential district or use (Arlington Estates cluster homes). Screening shall be provided using trees from Plant List "A", 25' to 35' on-center, plus a double row 6' high hedge from Plant List "E". Fourteen (14) Sweetbay magnolia trees are shown planted 30' on-center, which are from Plant List "B". These trees are interspersed with 18" high Spirea, which is from Plant List "D". Section 1282.04(b)(1) requires a minimum 2-1/2 caliper for deciduous trees, and shrubs and hedges shall be at least 36" in height at the time of planting when used for screening. Due to the grade differential, clarify the manner in which the screening yard will be installed, as the dumpster and enclosure are located approximately eight to ten feet below the existing grade.

12. The east side of the concrete temporary set-aside pad shall also be enclosed by a fence to provide screening for the residents on George Drive.

13. The detailed site plan shall verify there is a minimum of 960 sq. ft. of interior landscaping, pursuant to Section 1282.08(b). Section 1282.08(b)(2) requires a minimum of four trees from Plant List "A"; eight Redbud trees are indicated, which are from Plant List "B". Additionally, a minimum of 32 shrubs shall be provided from Plant Lists "D" or "E"; indicate the number that is being provided.

14. In compliance with Section 1282.06(g), a parking perimeter screening strip is shown along the Pearl Road right-of-way with Redbud trees from Plant List "B" planted 30' on-center, and shrubs from Plant Lists "D" and "E" planted 3' to 4' on-center. Verify the landscape strip has a minimum width of 10'.

15. The detailed site plan shall include a photometrics plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a).

16. The detailed site plan shall include a color rendering to ensure the addition will match the existing building, as required by Section 1278.08(e).

Staff Recommendations:
Staff recommends moving the discussion plan to a detailed site, contingent upon the required variances, and provided the above items are addressed.

Conrad's Tire Express & Total Car Care expansion
(Revised discussion plan)

Location: 4340 Center Road
C-G District

Proposed Use & Background:
A revised discussion plan has been submitted to construct a 1,182 sq. ft. addition (formerly 844 sq. ft.) on the west side of the building which will consist of a new stock room and stairs leading to a prefabricated mezzanine above. The Planning Commission moved the previously submitted plan to a detailed site plan at their meeting on November 16, 2017.

The addition is located 15' from the west property line. Although there is no minimum side yard setback stipulated in Chapter 1260 of the Zoning Code for commercial property adjacent to another commercial property, the Ohio Fire Code requires 30' between commercial buildings if the structure does not have a sprinkler system, and 15' separation if a sprinkler system is in place. If any improvements are proposed on the adjacent property, they shall comply with the above Ohio Fire Code side yard setbacks.

Two new service bays are proposed for the former stock room area, for a total of 10 bays. Table 1276-1(d)(7) requires a minimum of 20 spaces (2 spaces per bay) and maximum of 27 spaces (3 spaces per bay); 27 spaces are shown on the plan, including two handicap spaces. Additionally, Conrad's will be leasing ten spaces in the shared parking lot to the south of their building for employee parking, due to the high volume of business on their existing site. Section 1276.09(b) allows parking spaces to be located within 500' of commercial and industrial uses, but shall not be permitted in residential districts.

A color rendering of the building has been submitted to ensure compatibility with the existing structure, as required by Section 1278.08(e). The west elevation will match the existing structure with the use of new brick veneer on 8" concrete masonry units (CMU). Also, a new retaining wall with a galvanized steel pipe guardrail is shown near the west property line. The north elevation facing Center Road will include a new standing seam metal roof whereby the existing metal mansard will be removed and replaced with EIFS. Also, a proposed 8' x 10' overhead door and man-door are shown to match the existing door. A new brick pier has been added to the east elevation to provide further architectural interest.

Staff Review Comments:
7. The 1,182 sq. ft. addition extends 7' into the 25' rear yard setback required by Section 1260.05(c) at the southwest corner of the site. In the course of exercising its site plan review powers under Chapter 1278, the Planning Commission, pursuant to Section 1244.04(b)(1), may in specific cases, with the consent of City Council, and

upon proper written applications, vary or permit exceptions to any of the provisions of Chapter 1260 (General Commercial District) if the Commission expressly finds that both (1) such variance or exception will not violate the spirit or intent of the Chapter, and (2) that a more harmonious and compatible development will result. In order to grant a variance, a public hearing will be required when the detailed site plan and conditional zoning certificate are submitted, pursuant to Section 6.02(c)(1) of the City's Charter.

8. Verify one handicap space is van-accessible, pursuant to Table 1106.5 of the 2017 Ohio Building Code.

9. As required by Section 1282.08(b), a minimum of 540 sq. ft. of interior landscaping (20 sq. ft. per parking space) shall be provided with a minimum of two trees from Plant List "A" and sixteen shrubs from Plant Lists "D" or "E". As this is a small existing site, and as agreed upon at the Planning Commission's November 16, 2017 meeting, the applicant will be seeking a modification, pursuant to Section 1282.10(a), when the detailed site plan is reviewed. In exchange for not providing the required interior landscaping, the applicant will consult with the City's Park and Recreation Director to discuss removal of old shrubs on City property located to the east of Conrad's and replant with new stock. If the City is not in agreement with this, the applicant shall refresh the landscaping on Conrad's property.

4. A photometrics plan shall be submitted with the detailed site plan to ensure there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a). As requested at the November 16, 2017 meeting, lighting elements shall be added on the east elevation of the building, as there is insufficient illumination on that portion of the structure.

5. Dimensions for the parking stalls and parking aisle width shall be provided; Table 1276-3 requires 9' wide x 19' long dimensions for 90° angle parking and a minimum aisle width of 24'.

6. If more than 1/10 acre of hard surface area is being added, stormwater retention will be required.

Tru-Cut Saw addition
(Detailed site plan)

Location: 2903 Interstate Parkway
I-L District

Proposed Use & Background:
A detailed site plan has been submitted to erect a 7,500 sq. ft. addition on the north side of the existing 14,800 sq. ft. building, for a total of 22,300 sq. ft. The Planning Commission moved the discussion plan to a detailed site plan at their meeting on March 15, 2018.

The Commission determined at the March 15th meeting that based on an average of 29 employees, plus 25% for guests and employee growth, pursuant to Table 1276-1(e), the 37 parking spaces comply with Code.

Regarding compatibility of the west side of the addition with the existing structure, as required by Section 1278.08(e), the applicant chose the second option discussed at the above meeting to construct a split-face block wainscot extending 6' high from grade with the remainder of the wall built with 26-gauge beige pre-finished metal siding. The north and east elevations are permitted to be constructed with this type of metal siding. The gutters and downspouts on the west, north, and east elevations will be pre-finished in "Nucor Surrey Beige" to provide a contrasting color that will match the painted band of split-face masonry block on the existing building.

As requested at the March 15th meeting, a photometrics plan for the entire site has been submitted to ensure the lighting complies with code. Parking and pedestrian areas meet the minimum 0.6 footcandle level required by Section 1276.14(a) and the average illumination level of 1.05 footcandle complies with the maximum 2.4 footcandles permitted by Section 1276.14(c).

Also, as requested at the March 15th meeting, there is a notation on Sheet C-2.1 (grading plan), which indicates the earthen mound on the north side of the property shall be seeded to prevent erosion.

As requested by the City Engineer, a turning template is shown on Sheet C-1.1 verifying the vehicle servicing the site most frequently (box truck or semi-truck) has sufficient room to turn around.

Staff Review Comments:

1. As there is insufficient room for forward movement of vehicles on the site, as required by Section 1276.10(f), the Planning Commission may grant a modification, pursuant to Section 1276.15(b), to approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission shall find that the objectives of this Chapter, as stated in Section 1276.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. The concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.

Staff Recommendations:

Staff recommends approval of the detailed site plan, pending the Planning Commission's ruling on the modification for forward movement on the site.