

Brunswick City Planning Commission

November 15, 2018 – Caucus

7:00 p.m.

Joe Shirilla, Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Nate Gehring, Ryan Homes, 6770 W. Snowville Road, Brecksville
Andy Gray, MPG Architects, 3660 Embassy Parkway, Fairlawn

Chairman Joe Shirilla called the meeting to order at 7:13 p.m.

The first item is the discussion plan for the Harrington pre-school, medical office, and recreation center complex, 966 and 976 Pearl Road (across from St. Ambrose Church). Mr. Jones commented there will probably be a substantial amount of traffic and pedestrian activity between St. Ambrose Church and this facility. Therefore, he stated he is asking for a traffic and pedestrian activity study. Mr. Hasan commented the elevation facing Pearl Road is not as attractive as the elevation facing Homestead Drive. Mr. Jones explained there is a grade differential that will hide a portion of the building.

The second item is old business of the revised report performed by the independent consultant (Doug Harsany) for the Sanctus, LLC project, north of Keller-Hanna Drive, south of St. Ambrose Church, and east of the Keller water towers. Mr. Shirilla commented the report looks satisfactory and is very thorough.

The third item is additional old business of revised building elevations for The Enclave at Autumn Creek SPD-3, Broadleaf Way, north side of Grafton Road, east of the I-71 overpass. Ms. Plavecski commented the Commission agreed at their meeting on November 1, 2018 to allow the revised Calvert home elevation with the first floor master bedroom suite on the two-unit attached buildings only, as the garage protrudes 20' forward of the house. She noted these units will be located on the cul-de-sac.

Regarding adoption of the 2019 Planning Commission meeting schedule, Mr. Rocha said he cannot attend the January 17th meeting, and Mr. Jones stated he is unable to attend the March 7th meeting, but he will send a representative from Chagrin Valley Engineering.

Mr. Shirilla adjourned the meeting at 7:36 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

November 15, 2018

7:30 p.m.

Joe Shirilla, Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Nate Gehring, Ryan Homes, 6770 W. Snowville Road, Brecksville
Andy Gray, Mann Parsons Gray Architects, 3660 Embassy
Parkway, Fairlawn
Kim & Brian Harrington, 5176 Sultan Drive, Brunswick Hills
Buck Withers, Withers Design Group, 120 Chambers Road,
Columbus
Becky Andrews, Withers Design Group, same as above
Doug Harsany, 5415 St. Andrews Drive, Westerville

Item 1

Chairman Joe Shirilla called the meeting to order at 7:43 p.m.

MR. ROCHA MOTIONED TO EXCUSE VICE CHAIRMAN JEFF ARONA FOR JUST CAUSE.

Mr. Shirilla seconded the motion. The vote was 4 Ayes 0 Nays.

Ms. Plavecski called the roll: 4 Present 1 Absent (Mr. Arona).

Item 2

There were no announcements or correspondence.

Item 3

MR. SEAGER MOTIONED TO APPROVE THE MINUTES OF NOVEMBER 1, 2018 WITH THE CORRECTION ON PAGE 1 REGARDING THE ADDITION OF THE NUMBER OF "AYE" VOTES.

Mr. Rocha seconded the motion. The vote was 3 Ayes 0 Nays 1 Abstain (Mr. Shirilla).
Item 4(a)

Regarding the discussion plan for the Harrington pre-school, medical office, and recreation center complex, 966 and 976 Pearl Road (across from St. Ambrose Church), Mr. Andy Gray, of Mann Parsons Gray Architects; and Kim and Brian Harrington, owners, were present.

Mr. Gray gave an overview of the project. He explained there is a 15' grade differential, so the form and layout of the building follow that topography. He said in order to access the upper level of the medical building, they need as much parking on the south side (facing Homestead Drive) of the building as possible. Mr. Gray noted they have installed a 4' high ornamental fence extending along Homestead Drive, as required by Section 1260.07(e)(2) of the Zoning Code.

Mr. Shirilla inquired how the façade will address the grade change at the southwest corner of the site; Mr. Gray replied they will add some masonry. Mr. Shirilla suggested adding decorative masonry on the east elevation. Mr. Hasan suggested adding interior landscaping in the parking lot where the grade differential is located. Mr. Hasan asked what the maximum slope is; Mr. Jones replied 5%.

Mr. Shirilla questioned if the Harrington complex is a stand-alone operation or is in conjunction with St. Ambrose Church. Mrs. Harrington answered she and her husband are members of St. Ambrose Church. She explained Catholic Youth Organization and after-school activities will take place in early evening and on weekends at their facility. She commented children will be dropped off by car. Mr. Hasan questioned what the primary income generation for the gym is; Mr. Gray replied CYO activities, sport court, and volleyball. Mr. Shirilla commented that will result in all of the parking being used; Mrs. Harrington stated most of the lot will be filled as there is only one game in progress at a time in the gym. Mr. Shirilla noted there could be waves of traffic coming and going; Mr. Gray explained the pre-school, medical office and gym all have different hours of operation.

Councilman Delsanter commented the Planning Commission does not want people running across Pearl Road. He inquired what sort of intruder prevention into the pre-school will be in place; Mr. Gray answered there will be secured doors before entering into that area. He also commented they will be performing a traffic study to determine the type of crosswalk to connect the facility with St. Ambrose Church.

Mr. Gray addressed the Staff Review Comments as follows:

1. 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). Mr. Gray stated they have a notarized letter of support from the adjacent neighbor; Mr. Shirilla requested that a copy of the letter should be submitted

to the Administration for their records. Ms. Plavecski commented a public hearing and City Council approval will be required to grant a variance, pursuant to Section 1244.04(b)(1).

2. Sheet L1.1 indicates a building setback ranging from 77'-8-1/8" to 82'-8¾" on the south elevation facing Homestead Drive, which exceeds the maximum 60' permitted by Section 1260.05(a)(2)(C). Additionally, Section 1260.07(b) allows a maximum front yard parking zone width of 45' on Homestead Drive, which has also been exceeded, due to two rows of parking and a 24' aisle width. Furthermore, Section 1260.07(a) states that a minimum of 2/3's of a building's street façade shall fall within the front yard zone established in Section 1260.05(a)(1) and (2)(B) and (C) on both Pearl Road and Homestead Drive; the street façade on Homestead Drive does not comply with this requirement. Mr. Gray explained they need the two rows of parking for the medical office.
3. The Planning Commission may approve a greater front yard and front yard parking zone width, pursuant to Section 1260.07(c)(1), (2), and (3) of the Zoning Code, along with Section 1260.07(d)(1) and (2). Additionally, pursuant to Section 1260.07(e)(1) and (2), respectively, the applicant has provided benches and bike racks, and will install a 4' high decorative metal fence along Homestead Drive. Furthermore, as suggested by Mr. Shirilla in tonight's caucus meeting, Mr. Gray said they will add masonry banding (manufactured stone) from grade extending up to the bottom of the windows on the east elevation. Mr. Hasan suggested adding enhancements to the top portion of the building, as it is more visible due to the grade differential. Mr. Gray said they can provide a view of the east elevation as seen from Pearl Road with the detailed site plan.
4. Section 1260.07(a) requires that street facades shall be designed with offsets and other breaks in the vertical plane to create an interesting and varied streetscape. Street facades greater than 60' in length shall incorporate one or more wall plane projections or recesses having a minimum depth of at least 3% of the street façade and extending at least 20% of the length of the street façade. Mr. Gray said they will provide calculations verifying this with the submission of the detailed site plan.
5. Provide the width at the curb of the three driveways; Table 1276-4 requires a minimum width of 30' and a maximum width of 45'. Mr. Gray said the correct width will be indicated on the detailed site plan.
6. A sidewalk is indicated along Pearl Road and from the building to Pearl Road, pursuant to Section 1278.09(d)(1). However, a sidewalk shall also be provided along Homestead Drive for pedestrian access. Additionally, the City Engineer has requested a traffic and pedestrian activity study due to projected changes in the traffic pattern for the new development. The study should include an analysis if a crosswalk will be required across Pearl Road. Mr. Gray stated they will comply with this requirement.

7. Mr. Gray said the lot consolidation is in progress to join the parcels together.
8. As required by Section 1276.14(a), a photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas. Mr. Gray stated they will comply with this requirement and will use dimmable LED lighting.
9. There is a notation on Sheet L1.1 that states 10% of the front yard shall be landscaped, including a 5' wide landscape strip; this shall be modified to a 10' wide strip, pursuant to Section 1282.06(e) – (typographic error in code). Mr. Gray said they will change the plan to indicate a 10' wide landscape strip.

MR. HASAN MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR THE HARRINGTON PRE-SCHOOL, MEDICAL OFFICE, AND RECREATION CENTER COMPLEX, 966 AND 976 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. 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). A COPY OF THE NOTARIZED LETTER OF SUPPORT FROM THE ADJACENT NEIGHBOR SHALL BE SUBMITTED TO THE ADMINISTRATION FOR THEIR RECORDS. PURSUANT TO SECTION 1244.04(b)(1), A PUBLIC HEARING AND CITY COUNCIL APPROVAL WILL BE REQUIRED TO GRANT A VARIANCE.
2. SHEET L1.1 INDICATES A BUILDING SETBACK RANGING FROM 77'-8-1/8" TO 82'-8 3/4" ON THE SOUTH ELEVATION FACING HOMESTEAD DRIVE, WHICH EXCEEDS THE MAXIMUM 60' PERMITTED BY SECTION 1260.05(a)(2)(C). ADDITIONALLY, SECTION 1260.07(b) ALLOWS A MAXIMUM FRONT YARD PARKING ZONE WIDTH OF 45' ON HOMESTEAD DRIVE, WHICH HAS ALSO BEEN EXCEEDED, DUE TO TWO ROWS OF PARKING AND A 24' AISLE WIDTH. FURTHERMORE, SECTION 1260.07(a) STATES THAT A MINIMUM OF 2/3'S OF A BUILDING'S STREET FAÇADE SHALL FALL WITHIN THE FRONT YARD ZONE ESTABLISHED IN SECTION 1260.05(a)(1) AND (2)(B) AND (C) ON BOTH PEARL ROAD AND HOMESTEAD DRIVE; THE STREET FAÇADE ON HOMESTEAD DRIVE DOES NOT COMPLY WITH THIS REQUIREMENT.

AS THE APPLICANT HAS DEMONSTRATED THAT TWO ROWS OF PARKING ARE NECESSARY TO ACCESS THE UPPER LEVEL PARKING OF THE MEDICAL OFFICE, THE PLANNING COMMISSION HAS APPROVED A GREATER FRONT YARD AND FRONT YARD PARKING ZONE WIDTH, AND HAS FOUND THAT THE CONDITIONS OF SECTION 1260.07(c)(1), (2), AND (3) OF THE ZONING CODE, ALONG WITH SECTION 1260.07(d)(1) AND (2), HAVE BEEN MET. PURSUANT TO SECTION 1260.07(e)(1) AND (2), RESPECTIVELY, THE APPLICANT HAS PROVIDED BENCHES AND BIKE RACKS, ALONG WITH DECORATIVE METAL

FENCING ALONG HOMESTEAD DRIVE. FURTHERMORE, THE SOUTH PARKING LOT WILL BE MODIFIED TO INCLUDE A TRANSITIONAL LANDSCAPE ISLAND BETWEEN THE TWO SECTIONS OF THE PARKING LOT.

3. SECTION 1260.07(a) REQUIRES THAT STREET FACADES SHALL BE DESIGNED WITH OFFSETS AND OTHER BREAKS IN THE VERTICAL PLANE TO CREATE AN INTERESTING AND VARIED STREETScape. STREET FACADES GREATER THAN 60' IN LENGTH SHALL INCORPORATE ONE OR MORE WALL PLANE PROJECTIONS OR RECESSES HAVING A MINIMUM DEPTH OF AT LEAST 3% OF THE STREET FAÇADE AND EXTENDING AT LEAST 20% OF THE LENGTH OF THE STREET FAÇADE. THE APPLICANT SHALL PROVIDE CALCULATIONS VERIFYING THE ABOVE RECESSES AND/OR PROJECTIONS WITH THE SUBMISSION OF THE DETAILED SITE PLAN.
4. PROVIDE THE WIDTH AT THE CURB OF THE THREE DRIVEWAYS; TABLE 1276-4 REQUIRES A MINIMUM WIDTH OF 30' AND A MAXIMUM WIDTH OF 45'.
5. A SIDEWALK IS INDICATED ALONG PEARL ROAD AND FROM THE BUILDING TO PEARL ROAD, PURSUANT TO SECTION 1278.09(d)(1). HOWEVER, A SIDEWALK SHALL ALSO BE PROVIDED ALONG HOMESTEAD DRIVE FOR PEDESTRIAN ACCESS. ADDITIONALLY, THE CITY ENGINEER HAS REQUESTED A TRAFFIC AND PEDESTRIAN ACTIVITY STUDY DUE TO PROJECTED CHANGES IN THE TRAFFIC PATTERN FOR THE NEW DEVELOPMENT. THE STUDY SHOULD INCLUDE AN ANALYSIS IF A CROSSWALK WILL BE REQUIRED ACROSS PEARL ROAD.
6. A LOT CONSOLIDATION WILL BE REQUIRED TO JOIN THE PARCELS TOGETHER FOR THE COMPLEX.
7. AS REQUIRED BY SECTION 1276.14(a), A PHOTOMETRICS PLAN SHALL BE SUBMITTED WITH THE DETAILED SITE PLAN INDICATING A MINIMUM 0.6 FOOTCANDLE LEVEL FOR PARKING AND PEDESTRIAN AREAS.
8. THERE IS A NOTATION ON SHEET L1.1 THAT STATES 10% OF THE FRONT YARD SHALL BE LANDSCAPED, INCLUDING A 5' WIDE LANDSCAPE STRIP; THIS SHALL BE MODIFIED TO A 10' WIDE STRIP, PURSUANT TO SECTION 1282.06(e) – (TYPOGRAPHIC ERROR IN CODE).
9. DECORATIVE MASONRY WILL BE ADDED ON THE EAST ELEVATION FROM GRADE TO BELOW THE WINDOWS.
10. AS A PRIVATE RECREATIONAL FACILITY IS A CONDITIONALLY PERMITTED USE, PURSUANT TO SECTION 1260.04(e), SUBJECT TO SECTION 1274.08(a), (d), AND (g) OF THE ZONING CODE, A PUBLIC HEARING WILL BE REQUIRED FOR THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN.

Mr. Saeger seconded the motion. The vote was 4 Ayes 0 Nays.

Item 5(a)

Regarding old business of the revised report performed by the independent consultant for the Sanctus, LLC project, north of Keller-Hanna Drive, south of St. Ambrose Church, and east of the Keller water towers, Mr. Doug Harsany was present.

Mr. Harsany described the revisions to the report. Mr. Shirilla commented Mr. Harsany's detailed analysis is very helpful and is very thorough. Mr. Shirilla noted that he liked that the Sanctus facility could change its use, should the project not work out. He also stated the position and height of the lamp posts was a good recommendation. Regarding the trees along the entrance drive, Mr. Shirilla agreed with Mr. Harsany's recommendation that the trees planted along the entrance drive should not be too large. Mr. Shirilla asked about a snow retention system for the project; Mr. Harsany replied he doesn't want to be too specific, as it is up to the engineer to decide which system will break up the snow best.

MR. SAEGER MOTIONED TO RECOMMEND TO THE APPLICANT TO CONSIDER THE RECOMMENDATIONS OF THE CONSULTANT (DOUG HARSANY) AND INCORPORATE THEM INTO THE SANCTUS, LLC SPD-5 DESIGN GUIDELINES.

Mr. Rocha seconded the motion. The vote was 4 Ayes 0 Nays.

Item 5(b)

Concerning further old business of revised building elevations for The Enclave at Autumn Creek SPD-5, Mr. Nate Gehring, of Ryan Homes, was present.

He described the new "Calvert" home elevation, which includes a first floor master bedroom suite, and said the price will range from \$250,000 to \$290,000. He noted, as agreed upon at the Commission's November 1, 2018 meeting, that this style of home will be used on the two-unit buildings on the cul-de-sac only. In order to break up the 20' forward garage protrusion, Mr. Gehring said they added two windows on the garage and two windows on the house on the side elevation.

The Commission discussed the minimum size of the windows to be added on the side elevation; Ms. Plavecski suggested it could be per the Calvert elevation floor plan submitted at tonight's meeting.

MR. SAEGER MOTIONED TO APPROVE THE REVISED ELEVATION FOR THE "CALVERT" HOME MODEL FOR THE ENCLAVE AT AUTUMN CREEK (PHASE 6 OF THE RESERVE AT AUTUMN CREEK SPD-3), BROADLEAF WAY, BRUNSWICK, SUBJECT TO THE FOLLOWING:

1. AS THE GARAGE WILL BE PROMINENT, THE “CALVERT” MODEL WITH THE FIRST FLOOR MASTER BEDROOM SUITE WILL BE PERMITTED ON THE TWO-UNIT ATTACHED BUILDINGS ONLY, WITH THE EXCEPTION OF SUBLOTS 247 AND 248, WHICH WILL INCLUDE THE FOLLOWING: SUBLOTS 216-217; 227-228; 232-233; 240-241; AND 245-246. WINDOWS SHALL BE ADDED ON THE SIDE OF THE ABOVE UNITS, AS PRESENTED ON THE FLOOR PLAN SUBMITTED ON NOVEMBER 15, 2018 (TWO WINDOWS ON THE HOUSE AND TWO WINDOWS ON THE GARAGE).
2. SECTION M(1) OF THE RESERVE AT AUTUMN CREEK SPD-3 PERMITS THE PLANNING COMMISSION TO MAKE A MODIFICATION TO THE REQUIREMENTS IN THE DESIGN GUIDELINES IF THEY FIND THAT PRIVACY, LIGHT AND OPENNESS ARE IMPROVED BECAUSE OF SKILLFUL DESIGN IN THE ARRANGEMENT OF BUILDINGS, OPEN SPACES, LANDSCAPING, OR OTHER SITE FEATURES.

Mr. Hasan seconded the motion. The vote was 4 Ayes 0 Nays.

Item 6

Regarding new business of adoption of the 2019 Planning Commission Meeting Schedule, the Commission agreed with the proposed dates.

MR. SHIRILLA MOTIONED TO APPROVE THE 2019 PLANNING COMMISSION MEETING SCHEDULE.

Mr. Rocha seconded the motion. The vote was 4 Ayes 0 Nays.

Item 7

Regarding the public comment period, Mr. Hasan asked if Brunswick Library received approval for their electronic moving message sign. Ms. Plavecski responded yes, they received approval from the Board of Zoning Appeals, as an electronic sign is not a permitted or conditionally permitted use in a residential district.

Item 8

Mr. Delsanter gave the Council Representative's Report. He said City Council had no objections to the re-appointment of Mr. Hasan to the Planning Commission.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

Mr. Saeger seconded the motion. The vote was 4 Ayes 0 Nays.

The meeting was adjourned at 9:25 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

November 15, 2018

Harrington pre-school, medical office, and recreation center complex (Discussion plan)

Location: 976 Pearl Road (across from St. Ambrose Church) & 966 Pearl Road
C-G District & R-R District (property being annexed in from Brunswick Hills
Township)

Proposed Use & Background:

An application has been submitted to construct a three-phase complex consisting of a 6,929 sq. ft. pre-school (Phase 1); 11,238 sq. ft. medical office (Phase 2); and 13,458 sq. ft. recreation center (Phase 3). The pre-school will also have a 1,580 sq. ft. fenced-in playground area on the west side of the building. 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 in 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.

The facility meets the minimum 30' setback required by Section 1260.05(a)(1) and maximum 75' setback permitted by Section 1260.05(a)(2)(A) for a right-of-way less than 90' (Pearl Road right-of-way is 60').

Parking of 102 spaces complies with the minimum 90 spaces required by Table 1276-1(b)(4), (c)(3), and (d)(5), respectively, for the pre-school, recreation center, and medical office. Four handicap spaces, including one van-accessible space, are shown on the west side of the building, in compliance with Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code.

Entrance to the complex will consist of two driveways on Homestead Drive and one entrance on Kimmich Drive. The driveway width at the right-of-way is shown at 24', in compliance with the minimum 20' width required by Table 1276-4.

The dumpster enclosure is located in the northwest corner of the parking lot and will be constructed out of brick masonry to match the primary building, as required by Section 1276.12(a).

Sheet L1.1 indicates a 48" high black ornamental aluminum fence that will be installed around the perimeter of the 10,355 sq. ft. (surface area) detention basin.

The building will be constructed with manufactured stone in the color “Whitebark”; aluminum composite metal panels in “Hazelnut Mica” and Platinum Mica”; and vertical ribbed metal siding in “Cool Igloo White”.

A medical office and pre-school (educational institution) are principally permitted uses, pursuant to Section 1260.02(e) and (f), respectively; and a private recreational facility is a conditionally permitted use, in accordance with Section 1260.04(e), subject to Section 1274.08(a), (d), and (g) of the Zoning Code. There are no residential districts or multi-family property lines within the 100’ setback required by Section 1274.08(a) for activity areas.

Concerning interior landscaping, 2,362 sq. ft. has been provided, which meets the minimum 2,040 sq. ft. required by Section 1282.08(b). A 10’ wide landscape strip is shown along Homestead Avenue, pursuant to Section 1282.06(g). In accordance with Section 1282.06(e), there is a notation on Sheet L1.1 that states 10% of the total front yard area not used for parking or circulation shall be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner. The note should be amended to state the 10% area includes a 10’ wide strip, instead of a 5’ wide strip (typographic error in code), at the right-of-way. Additionally, a 10’ wide landscape strip is also indicated on the northwest portion of Kimmich Drive.

Staff Review Comments:

1. 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).
2. Sheet L1.1 indicates a building setback ranging from 77’-8-1/8” to 82’-8¾” on the south elevation facing Homestead Drive, which exceeds the maximum 60’ permitted by Section 1260.05(a)(2)(C). Additionally, Section 1260.07(b) allows a maximum front yard parking zone width of 45’ on Homestead Drive, which has also been exceeded, due to two rows of parking and a 24’ aisle width. Furthermore, Section 1260.07(a) states that a minimum of 2/3’s of a building’s street façade shall fall within the front yard zone established in Section 1260.05(a)(1) and (2)(B) and (C) on both Pearl Road and Homestead Drive; the street façade on Homestead Drive does not comply with this requirement.
3. Pursuant to Section 1260.07(c), the Planning Commission may approve a greater front yard and front yard parking zone width, provided the requirements in Section 1260.07(c) are met as follows:
 - (1) An applicant demonstrates to the satisfaction of the Planning Commission that a greater front yard is necessary for maneuvering or display for uses such as, without limitation, auto dealers, auto service stations, and garden centers.
 - (2) The master plan for the site shows that the negative effect of buildings with more than the maximum front yard will be offset by other buildings included in

the master plan that will line the right-of-way in compliance with the maximum yard.

- (3) An applicant demonstrates to the satisfaction of the Planning Commission that more front yard parking than a single loaded bay is necessary because of the unique characteristics of the business or the site.

Pursuant to Section 1260.07(d), before approving a front yard or front yard parking zone greater than the maximum, the Planning Commission shall find:

- (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals, and preferred characteristics in Chapter 3; and
- (2) That the negative effects of greater buildings yards, including without limitation, the impairment of pedestrian activity and streetscapes visually defined by a “sea of asphalt” will be outweighed by required landscaping and other required site amenities as provided below in Section 1260.07(e).

As stated in Section 1260.07(e), where the Planning Commission approves a front yard or front yard parking exceeding the maximum, the Commission shall, as part of its findings, require one or more of the following improvements to lessen the negative effects of larger front yards:

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks, and landscaped or covered walkways. Bike racks, pursuant to Section 1278.09(f), and benches have been installed along the west side of the building to meet this requirement.
 - (2) Structural elements such as walls or decorative metal fencing used to satisfy the purpose and intent of the maximum yard requirement. Such walls or fencing shall be a minimum height of 4 feet, constructed of materials similar to or harmonious with the street facades of nearby buildings, and shall have openings no wider than necessary for vehicles or pedestrians to pass through.
 - (3) Landscaping within adjacent parking areas equal to twice the minimum requirements in Section 1282.08(b).
4. Section 1260.07(a) requires that street facades shall be designed with offsets and other breaks in the vertical plane to create an interesting and varied streetscape. Street facades greater than 60’ in length shall incorporate one or more wall plane projections or recesses having a minimum depth of at least 3% of the street façade and extending at least 20% of the length of the street façade. The applicant shall provide calculations verifying these requirements have been met.
 5. Provide the width at the curb of the three driveways; Table 1276-4 requires a minimum width of 30’ and a maximum width of 45’.

6. A sidewalk is indicated along Pearl Road and from the building to Pearl Road, pursuant to Section 1278.09(d)(1). However, a sidewalk shall also be provided along Homestead Drive for pedestrian access. Additionally, the City Engineer has requested a traffic and pedestrian activity study due to projected changes in the traffic pattern for the new development. The study should include an analysis if a crosswalk will be required across Pearl Road.
7. A lot consolidation will be required to join the parcels together for the complex.
8. As required by Section 1276.14(a), a photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas.
9. There is a notation on Sheet L1.1 that states 10% of the front yard shall be landscaped, including a 5' wide landscape strip; this shall be modified to a 10' wide strip, pursuant to Section 1282.06(e) – (typographic error in code).
10. As a private recreational facility is a conditionally permitted use, pursuant to Section 1260.04(e), subject to Section 1274.08(a), (d), and (g) of the Zoning Code, a public hearing will be required for the conditional zoning certificate and detailed site plan.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing, contingent upon the Planning Commission's findings regarding a greater front yard and front yard parking zone width, and provided the above items are addressed.

The Enclave at Autumn Creek

(Revised building elevation)

Location: Broadleaf Way, north side of Grafton Road, east of the I-71 overpass
SPD-3

Proposed Use & Background:

At the Planning Commission's meeting on November 1, 2018, under "new business", the applicant for Ryan Homes explained over the last two months, prospective buyers of the units at The Enclave at Autumn Creek have been requesting a first floor master bedroom suite; therefore, the "Calvert" model has been revised to accommodate this request.

Due to the above reconfiguration, the garage protrudes forward 20' from the front living area. As stated in Section H(3) of The Reserve at Autumn Creek SPD-3 Design Guidelines pertaining to Single Family Cluster Lot General Requirements, the garage is permitted to be a maximum of 2' forward of the house; however, this requirement is not mentioned in Section I Single Family Cluster Dwelling General Requirements for the attached units.

In order to prevent a row of houses with the garage protruding substantially (“snout houses”), the Commission suggested allowing the Calvert model with the first floor master bedroom suite on the two-unit attached buildings only, with the exception of Sublots 247 and 248, which will include the following: Sublots 216-217; 227-228; 232-233; 240-241; and 245-246.

Staff Review Comments:

1. Section M(1) of The Reserve at Autumn Creek SPD-3 permits the Planning Commission to make a modification to the requirements in the Design Guidelines if they find that privacy, light and openness are improved because of skillful design in the arrangement of buildings, open spaces, landscaping, or other site features. The Commission may also require, where an adjoining building is near a lot line, such features as fences and plantings shall be installed to protect adjoining residences.

Staff Recommendations:

Staff recommends approval of the revised Calvert home elevation, pending the Planning Commission’s ruling on the substantial garage-forward design of the first floor master bedroom suite.