

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda

JANUARY 28, 2019

6:25 PM

**or immediately following Parks, Recreation & Community Committee
In Caucus Room**

1. Discussion Items
 - (a) **ORD. NO. 12-19** - An ordinance rezoning PPN 001-02A-25-046 from the R-R Rural Residential District to the C-G General Commercial District. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)
 - (b) **ORD. NO. 13-19** - An ordinance establishing the Senior Development Special Planning District NO. 5 Conceptual Development Plan and amending the zoning map by designating approximately 16.35 acres on Keller Hanna Drive as SPD-5. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)
 - (c) **ORD. NO. 14-19** - An ordinance authorizing the City Manager to forward a petition for detachment to the Medina Count Commissioner's Office for the purpose of adjusting the city boundary lines to include an annexation into the City of Brunswick. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Ken Fisher*)
 - (d) **ORD. NO. 15-19** - An ordinance authorizing the City Manager to forward a petition for detachment to the Medina County Commissioner's Office for the purpose of adjusting the city boundary lines to include an annexation into the City of Brunswick. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Ken Fisher*)
2. General Discussion
3. Adjournment

THE CITY OF BRUNSWICK
PROPOSED LEGISLATION



DATE: 01/28/2019

TO: Vice Mayor Michael Abella Jr. and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 12-19** - An ordinance rezoning PPN 001-02A-25-046 from the R-R Rural Residential District to the C-G General Commercial District. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: Pursuant to Charter Section 6.02(c) of the Codified Ordinances of the City of Brunswick, the Planning Commission held a public hearing on January 17, 2019 for the rezoning from the R-R Rural Residential District to the C-G General Commercial District of the 0.8432-acre parcel that was annexed into the City of Brunswick on January 14, 2019, Resolution 2-19, for the Ambrose Crossing complex, 966 and 976 Pearl Road.

PURPOSE AND EXPLANATION: Pursuant to Section 1248.08 of the Codified Ordinances of the City of Brunswick, if an application to zone property under City Charter Section 6.02(c) is not pending, City Council shall, by legislative action, place property annexed into the City in the R-R Rural Residential District to act as a holding zone until the developer seeks to rezone the property.

IMPLEMENTATION SCHEDULE: First reading at City Council's January 28, 2019 meeting.

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 adoption of the ordinance.

**ADDITIONAL
INFORMATION:**

MAYOR
RON FALCONI

CITY OF BRUNSWICK

COUNCIL
MICHAEL J. ABELLA, JR
ANTHONY P. CAPRETTA
JOSEPH P. DELSANTER
NICHOLAS HANEK
PATRICIA HANEK
BRIAN K. OUSLEY
JOSEPH SALZGEBER

CITY MANAGER / SAFETY DIRECTOR
CARL S. DEFOREST

January 18, 2019

Kim and Ryan Harrington
3660 Center Rd Suite #117
Brunswick, OH 44212

RE: Ambrose Crossing
966 & 976 Pearl Road, Brunswick

Dear Mr. and Mrs. Harrington:

The Brunswick City Planning Commission, at their meeting on January 17, 2019, voted to **approve** the conditional zoning certificate and detailed site plan for Ambrose Crossing, 966 and 976 Pearl Road; and **recommended approval** to City Council of the rezoning from the R-R District to the C-G District for the 0.8432-acre parcel that was annexed into the City of Brunswick on January 14, 2019. The Commission also **recommended approval** to City Council of the variance request, as described in Item 1 below, 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). In the course of exercising its site plan review powers, as permitted by Section 1244.04(b)(1), subject to City Council approval on January 28, 2019, the Planning Commission may, in specific cases, vary or permit exceptions to any of the provisions of Chapter 1260 (General Commercial District) if the Commission 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. The Commission has recommended approval to City Council of the variance, as a written letter has been obtained from the affected property owner stating he is in favor of the variance.
2. A lot consolidation will be required to join the parcels together for the complex.



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>

3. The applicant stated they will provide 10 trees from Plant List A and 76 shrubs from Plant Lists D or E, which meets the minimum 7 trees and 56 shrubs required by Section 1282.08(b)(2) for interior landscaping, that shall be indicated on the final site plan.
4. The caliper of the "Lollipop Crabapple" shall be corrected to 2½", as required by Section 1282.04(b)(1), and shown on Sheet A1.0. Additionally, the height of the burning bush shall be revised to indicate a minimum height of 36", pursuant to Section 1282.04(b)(3).
5. The results of the vehicle and pedestrian study have been provided to the City Engineer.
6. Item 12 has been added to the conditional zoning certificate as follows: "If there is a change impacting pedestrian use, including but not limited to, before or after school care, the applicant shall perform a pedestrian study to determine the need for a signalized crosswalk across Pearl Road." **Please sign the enclosed revised conditional zoning certificate and return to the Division of Planning.**
7. Provide clarification regarding the location of the Fire Department connection, indicator valve, sprinkler system, and fire alarm system, subject to Fire Department approval of the fire suppression system.
8. Special consideration shall be taken on the height of the trees from Plant List A in the 10' wide landscape strip along the Pearl Road and Homestead Drive rights-of-way to ensure they do not interfere with the overhead power lines.
9. The applicant shall collaborate with the City of Brunswick and any new surrounding development regarding traffic and pedestrian studies.
10. Final site plan approval is subject to engineering approval.
11. Following engineering approval, necessary permits and inspections must be obtained from the Division of Building.
12. The rezoning will require three readings before City Council and thirty days following the third reading before the legislation is adopted. The first reading is scheduled for Council's meeting on January 28, 2019. Additionally, the 20' variance on the north side of the recreation center is also subject to City Council approval and will be scheduled for that same date at Council's Committee-of-the-Whole meeting. **Please contact Fiji Gallam, Clerk of Council, at (330) 558-6845 for meeting times.**

Please provide one set of complete engineering drawings and calculations to the City Engineer for review. The drawings and calculations submitted must include any plan revisions stipulated by the Planning Commission in their approval motion and listed above. The drawings and calculations submitted must each be signed and stamped by a registered Professional Engineer and be based upon a current topographic existing conditions survey of the site. The existing conditions survey shall be included in the project plan set and must be signed and stamped by the registered Professional Surveyor who performed the work.

Also, please ensure your design engineer reviews Chapter 1234 Erosion and Sediment Control; Chapter 1236 Storm Water Management; and Chapter 1238 Riparian Zones of the Brunswick Codified Ordinances, and includes any appropriate measures into the engineered plans and calculations. Should you or your design engineer have any questions regarding site plan requirements, please contact the Engineering Department at (330) 558-6880.

Section 1234.11 (effective February 11, 2008), requires the Storm Water Pollution Prevention Plan and Abbreviated Storm Water Pollution Prevention Plan review, filing, and inspection fee to be included as part of a complete submittal and is required to be submitted to the City of Brunswick before the review process begins. **Please remit payment in the amount of \$2,500.00 for the above process when engineering detailed site plans are submitted.**

Effective February 7, 2007, the project applicant shall be responsible for all costs associated with the engineering review of a proposed project. The applicant shall post a review fee deposit, pursuant to Section 1278.03(g) of the Brunswick Codified Ordinances. **The City Engineer has established a review deposit of \$7,000.00 for this project.** A check in that amount, made payable to the City of Brunswick, must be included with the submission of the engineered drawings and calculations. **The engineering review of the project will not begin until these funds have been placed on deposit with the City of Brunswick.**

It is important to note the deposit amount presented above is only an estimate. As engineering costs are incurred, a corresponding amount will be deducted from the deposit balance. Any funds that remain after the project has been constructed and accepted shall be returned to the entity or person that posted the funds initially. Should the deposit fall below 30% of the initial amount, the applicant may be required to deposit additional funds as determined by the City Engineer.

Upon completion of the review, the City Engineer will request **four final sets** of plans for signature purposes. After the plans are signed by the Planning Commission and City Engineer, one signed set will be returned to your attention.

The Zoning Code requires a **financial guarantee** "to insure that all site features, including, but not limited to, parking, drainage, sidewalks, screening, exterior lighting and landscaping, conform to the approved site plan." The guarantee amount must be based on an itemized estimate from a designer or contractor and must be approved by the City Engineer.

The guarantee must be **in the form of cash, letter of credit, or performance bond**, unless another form is approved by the Law Director. The enclosed samples may be utilized for this purpose. Please contact the City Engineer for more information regarding the financial guarantee.

The record site plans, engineering approval, project cost estimate, and financial guarantee must all be in place before building permits can be issued.

The Commission's **site approval is valid for one year** from the date the Planning Commission voted to approve the project.

If you have any questions, please contact me at (330) 558-6865.

Sincerely,



Pamela Plavecski,
Planning & Zoning Coordinator

c: City Council
Carl DeForest, City Manager
Grant Aungst, Community & Economic Dev. Director
Ken Fisher, Law Director
Matt Jones, Consulting City Engineer
Cliff Calaway, C.B.O.
Andy Gray, Mann Parsons Gray

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 12-19

BY: Mr. Delsanter, Mr. Hanek and Mr. Salzgeber

AN ORDINANCE REZONING PPN 001-02A-25-046 FROM THE R-R RURAL RESIDENTIAL DISTRICT TO THE C-G GENERAL COMMERCIAL DISTRICT.

WHEREAS: Upon application of the property owner to rezone the property known as PPN 001-02A-25-046 from the R-R Rural Residential District to the C-G General Commercial District, on January 17, 2019, the Planning Commission held a public hearing on the requested rezoning; and

WHEREAS: On January 17, 2019, the Planning Commission voted to recommend approval to City Council of the proposed rezoning of the property known as PPN 001-02A-25-046 from the R-R Rural Residential District to the C-G General Commercial District.

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

SECTION 1: That upon application of the property owner, the property known as PPN 001-02A-25-046 is hereby rezoned from the R-R Rural Residential District to the C-G General Commercial District.

SECTION 2: Upon the effective date of this Ordinance, the City Engineer shall cause the Official Zoning Map of the City of Brunswick to be revised to reflect such rezoning.

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

PASSED: 1st Reading_____

2nd Reading_____

3rd Reading_____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC

THE CITY OF BRUNSWICK

PROPOSED LEGISLATION



DATE: 01/28/2019

TO: Vice Mayor Michael Abella Jr. and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 13-19** - An ordinance establishing the Senior Development Special Planning District NO. 5 Conceptual Development Plan and amending the zoning map by designating approximately 16.35 acres on Keller Hanna Drive as SPD-5. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: The Planning Commission held a public hearing on January 17, 2019, pursuant to Charter Section 6.02(c) of the Codified Ordinances of the City of Brunswick, and recommended approval to City Council of the conceptual plan (Exhibit A), development guidelines (Exhibit B), and rezoning from the existing C-G General Commercial District and R-L Low Density Residential District to the proposed Sanctus, LLC Special Planning District No. 5 (SPD-5) senior development. This property is located north of Keller-Hanna Drive, south of St. Ambrose Church, and east of the Keller water towers. This project will consist of a 32-unit memory care facility; 2-story, 80-unit assisted living structure; and 36-unit independent living with services cottages (4 units per building with a total of 9 buildings) on a 16.35-acre site.

PURPOSE AND EXPLANATION: Pursuant to Section 1268.04 of the Codified Ordinances of the City of Brunswick, City Council approval is required for the conceptual plan and development guidelines to create a Special Planning District.

IMPLEMENTATION SCHEDULE: First reading at City Council meeting on January 28, 2019.

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 of the conceptual plan and development guidelines.

**ADDITIONAL
INFORMATION:**



Sanctuary Health Network

DATE: 11-16-18

TO: Brunswick Zoning Department and Planning Commission

Our Goal

To be approved for a Special Planning District for an expanded use of senior living. We have taken the existing S-R District zoning code and have made alterations to accommodate for Assisted Living, Skilled Nursing, Memory Care, and other Congregate Living facilities in addition to the Independent Living the code already provides for. The guidelines have been updated based on staff recommendations and the report from Harsany and Associates.

Design Guidelines

Special Planning District Number 5 (SPD-5)

1) DEFINITION

- a) This SPD-5 is defined as a self-contained, care-based, residential development for individuals fifty-five years of age and older, or for individuals less than fifty-five years of age when residing with a spouse or sibling fifty-five years of age or older. All residents will have some degree of services and medical care available to them.

2) SITE PLANNING CRITERIA

- a) **Ancillary Facilities.** This senior-living development shall contain the following ancillary facilities: a multipurpose activity room, dining room, health and counseling office, meeting room, a lounge area, area for passive and active recreation, and any and all other amenities required to meet the needs of the senior residents.
- b) **Special Safety and Convenience Features.** This senior-living development shall be designed specifically for seniors, incorporating necessary safety and convenience features.
 - i) The site amenities provided should be more attractive than for multifamily projects, since the elderly people spend nearly all their time on the site.
 - ii) The yards and passive recreation areas should be extensive in quantity and fully landscaped.
 - iii) There should be a composition of small, intimate, private yard and court areas for a variety of passive activities.

- iv) All pedestrian walkways designed for the use by residents shall be accessible. In addition, at least one accessible route within the site shall be provided from any public transportation stops, accessible parking, all resident facilities, accessible passenger loading zones, and public streets or sidewalks to an accessible entrance to each housing unit.
- c) **The Neighborhoods.** The site shall be divided into two neighborhoods to provide specific regulations for each side. The West Neighborhood shall be approximately 7.5 acres on the West side of the property. The East Neighborhood shall be approximately 8.7 acres on the East side of the property. The specific regulations for each neighborhood shall be specified in this SPD-5 guidelines.

3) BASIC DEVELOPMENT STANDARDS FOR THE ENTIRE DEVELOPMENT SITE

- a) **Minimum front yard setback:** 30 feet
- b) **Minimum side yard setback:** 50 feet
- c) **Minimum rear yard setback:** 50 feet
- d) **Landscaping Requirements**
 - i) The front yard to the West of the SPD-5 development shall be landscaped and shall not be used for parking or any other purpose, except driveways to reach designated parking areas. The following shall be allowed in this area: a sign and retaining wall with fall-protection fence that is properly landscaped to soften the façade. The fall-protection fencing shall be approximately 3-4 feet tall, built of wrought iron, or similar material. See Chapter [1282](#) Landscaping and Screening and 1270 Signs for other regulations.
 - ii) The South side yard shall be landscaped to provide a buffer between the residential neighborhood to the South and the SPD-5 development area. This area may be used for stormwater management, including wetland and stream enhancement. The SPD-5 development will not increase water detention on the properties to the South and will improve water drainage for those properties.
 - (1) The buffer area to the South shall be maximized by thoughtful placement of built components, such as buildings and roads to the North of this buffer. The natural vegetation, and especially large trees, within this buffered area shall be protected to the extent possible. The construction process, addressing of drainage issues, and stream enhancement efforts shall be done with sensitivity and care to avoid damage to trees and root systems within this buffered area. Where it is impossible to save trees during the construction process, drainage work, and stream enhancement efforts, appropriate trees shall be replanted.
 - iii) The North side yard shall be landscaped to provide a buffer between the church property to the North and the SPD-5 development area. This area accommodates a large wetland area in the East neighborhood. In the West neighborhood, this area may accommodate necessary retaining walls with fall-protection fence that are properly landscaped to soften the façade, outdoor patios and recreation areas, and sidewalks that could link to activities on the church property. The fall-protection fencing shall be approximately 3-4 feet tall, built of wrought iron, or similar material. Landscaping will be provided in this yard area to screen loading areas, dumpsters, and other utility uses. An access road and staff parking will be located in this area and will be properly screened from the church property.
 - (1) The natural vegetation, and especially large trees, within the buffered area to the North shall be protected, to the extent possible. Construction shall be done with sensitivity and care to avoid damage to trees and root systems within this buffered area.

- iv) The rear yard to the East of the SPD-5 development shall be landscaped to provide a buffer between the residential neighborhood to the South and East and the SPD-5 development area. This area shall provide an easement to the City of Brunswick that will allow for the use of a public, connection drive from Alice Avenue to Gaynard Avenue. A private access drive to the SPD-5 development area will be located in this area from the new connection drive. This access point shall be gated with a “breakaway” gate used only for emergencies. A turn-around road is located in this area for emergency vehicles and visitors. All drives shall be located a minimum of 10 feet from the property line and shall be landscaped.
 - (1) The natural vegetation, and especially large trees, within the buffered area to the East shall be protected, to the extent possible. Construction shall be done with sensitivity and care to avoid damage to trees and root systems within this buffered area. Additional trees of appropriate species, both evergreen and deciduous, will also be added in this East end buffer to enhance the buffer’s effectiveness.
- v) Trees of an appropriate species and mature size shall be planted along the main roadways on both sides, and in other locations, as appropriate to add shade, reduce wind, and enhance aesthetics of the site. Thought shall be given in the selection and placement of new trees to the following:
 - (1) The tree species’ hardiness, appropriateness for the climate, and susceptibility to disease and pests.
 - (2) The tree species’ messiness, speed of growth, and maintenance requirements
 - (3) The appropriateness of the mature trees size, shape, and overall aesthetic appeal to the scale and texture of the built and natural environment in which it will be placed
 - (4) The root structure’s potential damage to walks, roadways, foundations, pipes, and other structural elements
 - (5) The potential rubbing of a mature tree’s branches on buildings
 - (6) A growing tree’s potential for interference with snow removal and clear sight lines of vehicular traffic.
- vi) The landscape design shall be regulated by chapter 1282 Landscaping and Screening.
- e) **Lighting Standards:** Lighting shall be provided near all circulation areas, buildings, and recreation areas where appropriate. The lighting design shall follow the guidelines below to promote safety, conserve resources, reduce effects on neighbors, and avoid light pollution.
 - i) Exterior lighting shall be designed and located at a pedestrian scale consistent with pedestrian movements and the neighborhood.
 - ii) The site shall be lite in a way that promotes use of the area after dark and addresses safety concerns.
 - iii) Lighting shall be spaced together closely to create an even lighting of the sidewalk, features a white light, and be concealed or shielded to avoid glare.
 - iv) Lighting poles and fixtures shall be compatible with the function and design of the feature and the aesthetics of the property.
 - v) The position of a lamp along a pedestrian walkway shall not exceed fifteen feet in height above the surface of the walkway.
 - vi) Total installed initial luminaire lumens of all outdoor lighting shall not exceed the total site lumen limit, which is 2.5 lumens per SF of hardscape. The following shall be provided to the zoning commission prior to final plat approval:

- (a) A calculation of the total square footage of hardscape in the project, the total allowable lumens, and the total lumens and foot-candles of outdoor lighting to be installed.
 - (b) A table showing all exterior luminaires to be installed, their output in lumens, and the height at which they will be installed.
 - (c) In addition, all exterior lighting shall comply with the requirements, as outlined in 1276.14 of the City of Brunswick Planning and Zoning Code.
- f) **Common Open Space:** Each SPD-5 development shall provide common open space equal to a minimum of thirty percent (30%) of the development area. Common open space includes outdoor areas or enclosed recreational areas designed for use by all 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. Common open space excludes all areas within 20 feet of a building wall, vehicle parking or circulation areas.
- g) **Parking and Road Standards**
 - i) All parking spaces shall be 9 feet by 19 feet.
 - ii) All drives between 90-degree parking spaces shall be 24 feet.
 - iii) All other drives shall be a minimum of 20 feet.
 - iv) The West entry drive shall match the width of the existing access road from Pearl and then shall taper to a minimum of 25 feet to the property line. From the property line, the road shall taper to 22 feet.
- h) **Stormwater Standards**
 - i) All stormwater and drainage requirements as outlined in Section 1230.01 and Sections 1234 and 1236 will apply to this SPD-5. Where conflicts arise between these sections, the more stringent standard shall be followed.

4) **THE WEST NEIGHBORHOOD**

- a) **PERMITTED USES:**
 - i) **Congregate Living**
 - (1) These types of residences include services provided on-site, within the building, that provide basic daily needs for the residents. Such services may include, but are not limited to housekeeping, transportation and basic daily care. Such facilities may include, but are not limited to dining, spa, beauty/barber shop, fitness, activity, indoor living spaces, and outdoor living/activity spaces. Types of permitted congregate living are as follows:
 - (2) **Assisted Living**
 - (a) A coordinated array of supportive personal and health services, available 24 hours a day, to residents who need those services in a residential setting. Promotes self-direction and participation in decisions that emphasize independence, privacy, dignity, and homelike surroundings. Such facilities may include, but are not limited to dining, spa, beauty/barber shop, fitness, activity, indoor living spaces, and supervised outdoor living spaces.
 - (b) Each unit shall contain: a sleeping area/bedroom, closet, bathroom, kitchenette, living space.
 - (3) **Memory Care**
 - (a) Assisted or Skilled Nursing care specifically for those who have Alzheimer's, dementia, or other age-associated memory impairments. Such facilities may

include, but are not limited to dining, spa, beauty/barber shop, fitness, activity, indoor living spaces, and secured outdoor living spaces.

(b) Each unit shall contain: a sleeping area/bedroom, closet, and bathroom.

(4) Skilled Nursing

(a) Residential facility providing daily nursing and/or rehabilitative care that can be performed only by or under the supervision of skilled medical personnel. Such facilities may include, but are not limited to dining, and indoor living/activity spaces.

(b) Each unit shall contain: a sleeping area, closet, and bathroom.

ii) Accessory Structures

(1) The dumpster enclosure shall have 3 sides of masonry that matches the façade of the congregate living building, with the 4th side being an opaque gate for access, as specified on the conceptual development plan and in these regulations. This enclosure shall be buffered with landscaping.

(2) The generator enclosure shall have walls, approximately 10 feet in height, clad in a mix of materials including masonry to match the congregate living building, as specified on the conceptual development plan and in these regulations. This enclosure shall be buffered with landscaping.

(3) An entry sign that matches in style, design, and materials the congregate living building, and as regulated by Chapter 1270.

(4) Other accessory structures shall be permitted in the recreation areas to provide shelter, recreational activity space, and/or storage for recreational activities. These structures shall match the style, design, and materials of the independent living buildings, be secondary in scale, and no more than 25 feet tall.

b) **SITE AND BUILDING REQUIREMENTS**

i) Minimum lot area: 7.5-acre neighborhood area

ii) Minimum floor area per unit: Minimum 360 square feet per unit, plus minimum 120 square feet for each additional bedroom or bed (see supporting documents for comparable unit sizes)

iii) Maximum building height: 50 feet, this will accommodate a 2-story building and keeps with the scale of the surrounding buildings.

iv) Density: a maximum of 15 units per acre

v) Accessibility Standards:

(1) All facilities shall meet the accessibility standards as outlined in the Ohio Administrative Code 4101:1-11-01

vi) Building Design Standards:

(1) Buildings shall have a maximum of 112 units.

(2) The front façade of the building shall provide a varying shape to break up the face of the building and to avoid walls in excess of 50 feet.

(3) A single material covering the exterior of a building shall not exceed 50% of the total façade. There shall be a minimum of 3 materials used on the building, one of which must be masonry.

(4) Style and materials shall match those used in the East Neighborhood.

(5) Earth tones will prevail in the color scheme throughout the West Neighborhood.

(6) All overhangs must be a minimum of 12 inches.

- (7) All roofs will maintain at least a 4/12 pitch, with the predominant roof structures at a minimum of 6/12 pitch. Long rooflines shall be broken up through the use of gables, dormers, or other design elements.
- (8) A means, such as a snow retention system, will be installed to ensure the safety of pedestrians from the dangers of snow falling from roof surfaces onto pedestrians below.
- (9) Roofing colors shall be complementary to and darker than the predominant siding material.
- (10) All exterior materials shall be low maintenance and durable, with resistance to moisture, wind, and sunlight.
- (11) Windows throughout the development shall be generous in size and number to allow for sunlight to enter the interior spaces. Windows shall have a consistent mullion design throughout the development.
- vii) Building Spacing:
 - (1) The congregate living building, including their terraces, decks and patios, shall be separated by at least 30 feet to other buildings, except when windows of living areas and patios, decks and terraces face each other, they shall be separated by at least 40 feet, unless visions obscuring landscaping, walls or fences are provided between such patios, decks, or terraces.
- viii) Recreation Space: minimum of 60 square feet of common recreation space per unit is required. This space shall be grouped in large blocks, secured where necessary, and well landscaped.
- ix) Private Open Space: not required for congregate living facilities because of safety concerns. (see supporting documents for references)
- x) Parking Requirements: there shall be a minimum of .5 parking spaces per dwelling unit, per Table [1276.1](#). See Chapter [1276](#) Parking and Site Design.

5) THE EAST NEIGHBORHOOD

a) PERMITTED USES:

- i) Independent Living with Services
 - (1) These residents will be participants in the on-site, medical care community while maintaining a degree of independence. They will benefit from services that may include, but are not limited to transportation, home health assistance, meals, maintenance, housekeeping, and concierge services. These residences may be attached units with private garages and entrances.
 - (2) Each unit shall contain: a bedroom, closet, bathroom, kitchen, living space, at least a 1 car-garage, and 60 square feet of private open space such as a patio.
- ii) Accessory Structures
 - (1) The maintenance and storage building shall match the style, design, and materials of the independent living buildings, be no larger than 30 feet by 30 feet, be no more than 25 feet tall, and as specified on the conceptual development plan and in these regulations. This building shall be buffered with landscaping.
 - (2) Other accessory structures shall be permitted in the recreation areas to provide shelter, recreational activity space, and storage for recreational activities. These structures shall match the style, design, and materials of the independent living buildings, be secondary in scale, and no more than 25 feet tall.

b) **SITE AND BUILDING REQUIREMENTS IN THE EAST NEIGHBORHOOD**

- i) Minimum lot area: 7.5-acre neighborhood area, 16 acres for total site
- ii) Minimum floor area per unit: Minimum 1000 square feet for each one-bedroom unit; plus minimum 120 square feet for each additional bedroom
- iii) Maximum building height: 35 feet, this will accommodate a single-story building and keeps with the scale of the surrounding neighborhood.
- iv) Density: a maximum of 5 units per acre
- v) Accessibility Standards:
 - (1) All housing units shall have at least one accessible entrance. To the extent feasibly, all entrances and exterior private spaces for use by residents such as porches, decks, balconies, and walks shall be accessible. Where accessibility to secondary entrances and private spaces is not feasible, there shall not be more than two steps to these areas.
- vi) Building Design Standards:
 - (1) Buildings shall have a maximum of 4 units attached in a single building.
 - (2) The front façade of each building shall provide a varying shape to break up the face of the building.
 - (3) A single material covering the exterior of a building shall not exceed 50% of the total façade. There shall be a minimum of 3 materials used on the building, one of which must be masonry.
 - (4) Style and materials shall match those used in the West Neighborhood.
 - (5) All overhangs must be a minimum of 12 inches.
 - (6) Earth tones will prevail in the color scheme throughout the East Neighborhood.
 - (7) All roofs will maintain at least a 6/12 pitch. Long rooflines shall be broken up through the use of gables, dormers, or other design elements.
 - (8) Roofing colors shall be complementary to and darker than the predominant siding material.
 - (9) All exterior materials shall be low maintenance and durable, with resistance to moisture, wind, and sunlight.
 - (10) Windows shall be generous in size and number to allow for sunlight to enter the interior spaces. Windows shall have a consistent mullion design throughout the development.
 - (11) Garages shall be designed and located so they are not the dominant visual element of the building or streetscape. All attached garages shall comply with the following:
 - (a) The garage door shall be set back a minimum of 25 feet from the road or sidewalk, whichever is closer, and shall be set back a minimum of 2 feet from the front façade of the building.
 - (b) All attached garages shall be fully integrated into the building mass.
- vii) Building Spacing:
 - (1) Independent living residences, including their terraces, decks, and patios require setbacks of:
 - (a) 15 feet front yard setback to sidewalk or road, whichever is closer; and 25 feet from garage door to sidewalk or road, whichever is closer.
 - (b) 20 feet side yard setback to another single-family structure or road
 - (c) 30 feet rear yard setback to another single-family structure or road
- viii) Recreation Space: minimum of 500 square feet of common recreation space per unit is required. In developments of more than 4 acres, at least one recreation area shall be a

block with minimum dimensions of 100 feet by 100 feet and the balance shall be in large blocks to support its intended recreation use.

- ix) Private Open Space: minimum of 60 square feet per unit is required. Private open space shall not occupy any portion of the common open space or recreation space already required. Private open space shall be specifically designed and constructed to be used and enjoyed by the residents of an individual dwelling unit. Such space shall be screened or otherwise designed to provide privacy for the intended users.
- x) Parking Requirements: there shall be a minimum of 2 off-street parking spaces per dwelling unit, one of which shall be in a garage attached to its corresponding unit. In addition, 1 off-street visitor space per every 5 units shall be provided. See Table [1276.1](#). See Chapter [1276](#) Parking and Site Design.

1
CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 13-19

BY: Mr. Delsanter, Mr. Hanek and Mr. Salzgeber

AN ORDINANCE ESTABLISHING THE SENIOR DEVELOPMENT SPECIAL PLANNING DISTRICT NO. 5 CONCEPTUAL DEVELOPMENT PLAN AND AMENDING THE ZONING MAP BY DESIGNATING APPROXIMATELY 16.35 ACRES ON KELLER HANNA DRIVE AS SPD-5.

WHEREAS: Sanctus, LLC has submitted an Application to establish a Special Planning District for senior development relative to the real properties located on Keller Hanna Drive consisting of approximately 16.35± total acres and further identified as PPNs 003-18B-31-539 and 003-18B-31-540, which are presently located in the C-G General Commercial and R-L Low Density Residential Zoning District (the “Properties”);

WHEREAS: The Special Planning District Application includes a Conceptual Development Plan consisting of proposed Design Guidelines and a Conceptual Site Plan for the development of the Properties;

WHEREAS: On January 17, 2019, the Planning Commission held a public hearing on the Special Planning District Application and recommended approval to City Council; and

WHEREAS: This Council finds that the proposed Special Planning District meets the objections of Codified Ordinance Section 1268.01 and the required conditions contained in Codified Ordinance Section 1268.05(c)(1), to wit, the proposed Special Planning District 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 Senior Development Special Planning District No. 5 Conceptual Development Plan, as recommended by the Planning Commission for approval on January 17, 2019, is hereby adopted as Appendix F to Title 6 of the Zoning Zone as provided in Codified Ordinance Section 1268.07(a). The Senior Development Special Planning District No. 5 Conceptual Development Plan consists of Design Guidelines, as attached hereto as Exhibit “A”, and a Conceptual Site Plan for the development of the Properties, as attached hereto as Exhibit “B”.

SECTION 3: That the City Engineer is directed to update the Zoning Map by designating the Properties as SPD-5.

SECTION 4: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading_____

2nd Reading_____

3rd Reading_____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC

THE CITY OF BRUNSWICK
PROPOSED LEGISLATION



DATE: 01/28/2019

TO: Vice Mayor Michael Abella Jr. and Members of City Council

FROM: Carl S. DeForest, City Manager
Ken Fisher

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 14-19** - An ordinance authorizing the City Manager to forward a petition for detachment to the Medina Count Commissioner's Office for the purpose of adjusting the city boundary lines to include an annexation into the City of Brunswick. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Ken Fisher*)

BACKGROUND: The City of Brunswick passed legislation accepting the proposed annexation per Resolution No. 1-19.

PURPOSE AND EXPLANATION: The City wishes to petition the Medina County Commissioners Office for detachment for the purposes of adjusting the City boundary lines to include this annexation into the City of Brunswick.

IMPLEMENTATION SCHEDULE:

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?

This Ordinance is to be considered as non-emergency measures upon three (3) separate readings.

ADDITIONAL INFORMATION:

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 14-19

BY: Mr. Delsanter, Mr. Hanek and Mr. Salzgeber

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO FORWARD A PETITION FOR DETACHMENT TO THE MEDINA COUNTY COMMISSIONER'S OFFICE FOR THE PURPOSE OF ADJUSTING THE CITY BOUNDARY LINES TO INCLUDE AN ANNEXATION INTO THE CITY OF BRUNSWICK

WHEREAS: A Petition for Annexation of certain territory in Brunswick Hills Township was duly filed by a property owner located in the territory of Brunswick Hills;

WHEREAS: Said Petition was duly considered by the Board of County Commissioners of Medina County;

WHEREAS: The Board of County Commissioners certified the transcript of this proceeding in connection with said annexation with the map and Petition required in connection therewith to the Clerk of Council;

WHEREAS: The appropriate time frames have elapsed in accordance with the provisions of the Ohio Revised Code Section 709.04;

WHEREAS: The City of Brunswick passed legislation accepting the proposed annexation per Resolution No. 1-19;

WHEREAS: The City wishes to petition the Medina County Commissioners Office for detachment for the purposes of adjusting the City boundary lines to include this annexation into the City of Brunswick; and

WHEREAS: The Petition is being filed to comply with all relevant provisions of Ohio Revised Code Chapters 503 and 709.

THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: The City Manager is authorized to forward a Petition for detachment to the Medina County Commissioner's Office for the purpose of adjusting the City boundary lines to include this annexation into the City of Brunswick pursuant to all relevant provisions of Ohio Revised Code Chapters 503 and 709. A copy of said Petition is attached hereto as Exhibit "A".

SECTION 2: The annexation to be included in the boundary adjustment is contained in Resolution No. 1-19. A copy of said Resolution is attached hereto as Exhibit "B".

SECTION 3: Therefore, the same shall be in full force and effect from and after its passage by the required number of votes or from the earliest time allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES __ NAYS __

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC

THE CITY OF BRUNSWICK
PROPOSED LEGISLATION



DATE: 01/28/2019

TO: Vice Mayor Michael Abella Jr. and Members of City Council

FROM: Carl S. DeForest, City Manager
Ken Fisher

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 15-19** - An ordinance authorizing the City Manager to forward a petition for detachment to the Medina County Commissioner's Office for the purpose of adjusting the city boundary lines to include an annexation into the City of Brunswick. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Ken Fisher*)

BACKGROUND: The City of Brunswick passed legislation accepting the proposed annexation per Resolution No. 2-19.

PURPOSE AND EXPLANATION: The City wishes to petition the Medina County Commissioners Office for detachment for the purposes of adjusting the City boundary lines to include this annexation into the City of Brunswick.

IMPLEMENTATION SCHEDULE:

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?

This Ordinance is to be considered as non-emergency measures upon three (3) separate readings.

ADDITIONAL INFORMATION:

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 15-19

BY: Mr. Delsanter, Mr. Hanek and Mr. Salzgeber

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO FORWARD A PETITION FOR DETACHMENT TO THE MEDINA COUNTY COMMISSIONER'S OFFICE FOR THE PURPOSE OF ADJUSTING THE CITY BOUNDARY LINES TO INCLUDE AN ANNEXATION INTO THE CITY OF BRUNSWICK

WHEREAS: A Petition for Annexation of certain territory in Brunswick Hills Township was duly filed by a property owner located in the territory of Brunswick Hills;

WHEREAS: Said Petition was duly considered by the Board of County Commissioners of Medina County;

WHEREAS: The Board of County Commissioners certified the transcript of this proceeding in connection with said annexation with the map and Petition required in connection therewith to the Clerk of Council;

WHEREAS: The appropriate time frames have elapsed in accordance with the provisions of the Ohio Revised Code Section 709.04;

WHEREAS: The City of Brunswick passed legislation accepting the proposed annexation per Resolution No. 2-19;

WHEREAS: The City wishes to petition the Medina County Commissioners Office for detachment for the purposes of adjusting the City boundary lines to include this annexation into the City of Brunswick; and

WHEREAS: The Petition is being filed to comply with all relevant provisions of Ohio Revised Code Chapters 503 and 709.

THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: The City Manager is authorized to forward a Petition for detachment to the Medina County Commissioner's Office for the purpose of adjusting the City boundary lines to include this annexation into the City of Brunswick pursuant to all relevant provisions of Ohio Revised Code Chapters 503 and 709. A copy of said Petition is attached hereto as Exhibit "A".

SECTION 2: The annexation to be included in the boundary adjustment is contained in Resolution No. 2-19. A copy of said Resolution is attached hereto as Exhibit "B".

SECTION 3: Therefore, the same shall be in full force and effect from and after its passage by the required number of votes or from the earliest time allowed by law.

PASSED: 1st Reading_____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES __ NAYS __

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC