

Brunswick City Planning Commission

January 17, 2019 - Caucus

7:00 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice 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

Chairman Joe Shirilla called the meeting to order at 7:12 p.m.

The first item was the review of the public hearing for the Liberty Ford conditional zoning certificate and detailed site plan, 3101 and 3119 Center Road (former BP gas station). Mr. Jones explained the riparian setback and that part of the property is also in the 100-year flood plain. He noted the downstream flooding will be helped with this project. Mr. Shirilla commented the driveway on the BP lot should be eliminated; Mr. Jones stated Liberty Ford needs it for vehicle circulation so they can move cars on the lot. He said it should only be for Liberty Ford employees. Mr. Aungst noted the Planning Commission can make as a condition of approval that the BP lot will only be for new vehicle displays.

The second item was the discussion of the public hearing for the conceptual plan, development guidelines, and rezoning for Sanctus, LLC SPD-5, north of Keller-Hanna Drive, south of St. Ambrose Church, and east of the Keller water towers. Mr. Jones commented he has not received a traffic study yet, and data from the Ambrose Crossing project needs to be coordinated with Sanctus. Mr. Aungst explained the developer held a neighborhood meeting on January 14, 2019 with approximately 23 people in attendance.

The third item was the review of the public hearing for the Ambrose Crossing (Harrington) pre-school, professional offices, and recreation center complex, 966 and 976 Pearl Road (across from St. Ambrose Church). Mr. Jones explained the projection for pedestrian traffic crossing Pearl Road is minimal. Mr. Hasan asked if the portion of the property located in Brunswick Hills was annexed in to the city yet; Mr. Incorvaia responded yes, it was approved by City Council on January 14, 2019.

Chairman Shirilla adjourned the meeting at 7:35 p.m.

Respectfully,
Pamela Plavecski

Brunswick City Planning Commission

January 17, 2019

7:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice 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
Joe Salzgeber, City Council – Ward 3
Andy Gray, Mann Parsons Gray, 3660 Embassy Parkway,
Fairlawn
Becky Andrews, Withers Design Group, 1250 Chambers Road,
Columbus
Buck Withers, Withers Design Group, same as above
Jim Maclellen, 2254 Sunrise Oval, no city given
Brian Ross, no address given
Danial Hubbard, 4193 Keller-Hanna Drive, Brunswick
Tim and Sherri Merkosky, 4039 Ganyard Avenue, Brunswick
Chris Frech, 4104 Canterbury Drive, Brunswick
Paul Cerovac, 4112 Canterbury Drive, Brunswick
Hank Hoffman, (no street number given) Pearl Road, Brunswick
Renato Majorana, 1002 Pearl Road, Brunswick
Julia Amtsberg, 4089 Keller-Hanna Drive, Brunswick
Harry, Jr., Harry III, and Jane Costlow, 4000 Ganyard Avenue,
Brunswick
Mary Becker, 4088 Keller-Hanna Drive, Brunswick
Patrick O'Hara, Liberty Ford, 3101 Center Road, Brunswick
Dale Haywood, Atwell, LLC, 7100 E. Pleasant Valley Road, Suite
220, Independence
Alex Marks, Atwell, LLC, same as above
Tyler Riegle, Atwell, LLC, same as above
Brian Reakas, (no address given)
Phil Truax, (no address given)
Stephen Kemp, 4109 Keller-Hanna Drive, Brunswick
Chris & Ray Hemeyer, 4120 Canterbury Drive, Brunswick
Chip Hess, Hess Engineering, no address given
Chris Schmidt, 1310 Sharon Copley Road, Sharon Center
Dimitri Quafisi, 4069 Keller-Hanna Drive, Brunswick

Reverend Robert Stec, St. Ambrose Church, 929 Pearl Road,
Brunswick
Jake Bahari, St. Ambrose Church, same as above

Item 1

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

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

Item 2

The 2019 election of Planning Commission officers was held.

MR. ROCHA NOMINATED JOE SHIRILLA TO RETAIN HIS POSITION AS CHAIRMAN.

There were no other nominations.

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

MR. SHIRILLA NOMINATED JEFF ARONA TO RETAIN HIS POSITION AS VICE
CHAIRMAN.

There were no other nominations.

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

MR. SHIRILLA NOMINATED JOHN ROCHA TO RETAIN HIS POSITION AS RECORDING
SECRETARY.

There were no other nominations.

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

Item 3

There were no announcements or correspondence.

Item 4

MR. SAEGER MOTIONED TO APPROVE THE MINUTES OF DECEMBER 20, 2018.

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

Item 5(a)

Regarding the public hearing for the Liberty Ford parking lot expansion conditional zoning certificate and detailed site plan, 3101 and 3119 Center Road (former BP gas station), Mr. Patrick O'Hara, of Liberty Ford; and Mr. Dale Haywood, of Atwell, LLC, were present.

Mr. Matt Jones, Consulting City Engineer, explained the site is impacted by riparian setbacks and that a variance is needed to allow for these encroachments. To comply with the city's stormwater regulations, he commented Liberty Ford will be required to install a stormwater retention system, which will lower the peak flow rate leaving the site, thus, benefiting the flood plain-prone properties to the south. Therefore, Mr. Jones stated he is in favor of allowing this project to proceed. Mr. Shirilla asked if there are any stormwater concerns at the former BP site; Mr. Jones responded no, as there will be no change as to how the site drains.

Mr. O'Hara and Mr. Haywood addressed the Staff Review Comments as follows:

1. Portions of the new parking lot are located within the riparian setback; subject to Section 1222.07(a) through (f) of the Subdivision Regulations, the Planning Commission may grant a variance to allow the above encroachment, provided the following findings are met:
 - (a) Finds that unusual topographical or exceptional physical conditions exist. Mr. Haywood stated there is no stream ecology to support, which was confirmed by the Army Corps of Engineers; it is just a drainage ditch.
 - (b) Finds that strict compliance with these regulations would create an extraordinary hardship as a result of exceptional conditions. Mr. Haywood commented this is the only area available for the parking expansion.
 - (c) Permits any modification of these regulations only to the extent necessary to remove the extraordinary hardship; Mr. Haywood stated they are not asking for more than is necessary.
 - (d) Finds that any modification granted will not be detrimental to the public interest nor in conflict with the intent and purpose of these regulations. Mr. Haywood noted this will provide a space for the excess water run-off while the receiving stream empties out and acts as a holding tank, thus reducing the amount of water flowing downstream.
 - (e) Requires such other conditions to be met by the proposed plan or plat as the commission may find necessary to accomplish the purpose of these regulations when modified. Mr. Haywood explained an underground retention system will be utilized whereby large pipes enter the basin and very small pipes leave, forcing the water to back up.
 - (f) Records such modification on the plat to be submitted to Council.

Mr. Arona asked what kind of maintenance will be required for the underground retention system; Mr. Haywood replied regarding water quality, if there is an excess amount of grit or silt in the system, they will be required to vacuum it out. Mr. Jones commented Liberty Ford is required to submit a maintenance plan and to submit annual reports to the city showing needed maintenance, and verifying that maintenance has been performed.

2. As noted on Sheet L1.0, pursuant to Section 1282.08(b)(2), 37 trees have been provided for interior landscaping, which meets the minimum 32 trees required from Plant List A for the 475-space proposed north parking lot. However, the “Bald Cypress” is not on the list of approved species and has a caliper of 2”; Section 1282.04(b)(1) requires a minimum caliper of 2½”. There are 182 shrubs from Plant Lists D and E for interior landscaping on the above parking lot, which does not meet the minimum 256 shrubs required by Section 1282.08(b)(2). Mr. Haywood said they will change the caliper to 2½” and will have the correct species. He stated they will increase the number of shrubs to 256.
3. A photometrics plan has been submitted (Sheet C3.0); however, the average illumination level of 15.8 footcandles exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). Pursuant to Section 1276.15(b), the Planning Commission may modify the specific standards of Chapter 1276 and 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. Mr. Arona asked about lighting for the back parking lot; Mr. O’Hara responded it will be the same intensity as the front lot. He explained there are 10 acres of trees to the north of the new parking lot in between the residential district and their business. Mr. Hasan asked if there are any plans to turn down the lighting; Mr. O’Hara responded they will turn down the lighting levels at midnight. Mr. Hasan asked by how much; Ms. Plavecski answered that Brunswick Volkswagen turned their lighting down 50% at midnight. Mr. O’Hara said they will comply with that condition.
4. Thirty-nine (39) customer parking spaces are shown on Sheet C3.0; four handicap spaces have been provided, in compliance with Table 1106.1 of the 2017 Ohio Building Code. Verify that a minimum of two handicap spaces are van-accessible, as required by Section 1106.5 of the 2017 Ohio Building Code. Mr. Haywood stated they will comply with this requirement.
5. Pursuant to Section 1274.11(c), all areas used for vehicle display, and areas used for customer, employee and other short-term parking and circulation shall be shown on the site plan approved by the Planning Commission for this purpose and shall be paved according to the requirements of Chapter 1276. Sheet C3.0 only indicates the parking spaces designated for customer parking. Mr. O’Hara showed the Commission a revised site plan notating the above parking areas. He stated all parking areas will be paved. Mr. Shirilla noted the BP lot has cars stacked 4 deep; is this for vehicle storage? Mr. O’Hara replied the BP lot is for car inventory; Mr. Arona stated this lot should be for new cars only.

Mr. Arona asked if Mr. O’Hara is going to be storing cars for other Liberty Ford dealerships at the Brunswick location; he responded no. Mr. Shirilla asked if any of

the cars parked in the K-Mart Plaza belong to Liberty Ford; Mr. Rocha responded most of those cars belong to Jud's Best Discount Muffler & Brake located in that plaza that are waiting to be repaired.

Mr. Hasan suggested adding signage to the former BP lot stating the entrance and exit drive is for employees only, to which Mr. O'Hara agreed.

6. A lot consolidation will be required to join the former BP Gas Station at 3119 Center Road to the Liberty Ford property at 3101 Center Road, along with the proposed north parking lot, as a stand-alone parking lot is not a permitted or conditionally permitted use in the C-H District, pursuant to Sections 1258.02 and 1258.03. Mr. O'Hara stated the lot consolidation is being prepared.
7. As shown on Sheet C4.1, relocate the fire hydrant closer to the northeast corner of the former BP site, closer to McDonald's Restaurant, as recommended by the Fire Department. Mr. Haywood stated they will comply with this requirement.

Mr. Shirilla asked if any new signage is proposed; Mr. O'Hara answered only directional signage.

Ms. Plavecski suggested as a condition of approval, that only new car inventory will be permitted in the former BP lot.

Regarding the riparian setback issue, Mr. Jones said the applicant will have to comply with Chapter 1467 and obtain a flood plain development permit.

Mr. Shirilla declared the public hearing open.

Mr. Grant Aungst, City of Brunswick Community & Economic Development Director, stated he wanted to express the City's appreciation on working with them to help clean up storm water management in that area and increasing economic growth.

There was no further public comment, so Mr. Shirilla declared the public hearing closed.

MR. ARONA MOTIONED TO APPROVE THE LIBERTY FORD PARKING LOT EXPANSION CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN, 3101 AND 3119 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. PORTIONS OF THE NEW PARKING LOT ARE LOCATED WITHIN THE RIPARIAN SETBACK; SUBJECT TO SECTION 1222.07(a) THROUGH (f) OF THE SUBDIVISION REGULATIONS, THE PLANNING COMMISSION HAS GRANTED A VARIANCE TO ALLOW THE ABOVE ENCROACHMENT, AND HAS DETERMINED THE FOLLOWING FINDINGS HAVE BEEN MET: AN INDEPENDENT STUDY WAS PERFORMED INDICATING THE STREAM IS NOT PROVIDING ANY SIGNIFICANT WATER RESOURCE VALUE, WHICH WAS CONFIRMED BY THE ARMY CORPS OF ENGINEERS. THE EXISTING WATER FLOW IS PIPED UPSTREAM FROM THE

SUBJECT PROPERTY AND GOES BACK INTO A PIPE DOWNSTREAM FROM THE SUBJECT PROPERTY, RESULTING IN A NET DECREASE IN THE PEAK OUTFLOW. THE PROJECT IS CONSIDERED TO BE OF BENEFIT TO THE SURROUNDING COMMERCIAL PROPERTIES, AND THE SUBJECT PROPERTY IS BORDERED ON THE EAST BY INTERSTATE I-71, AND ON THE SOUTH AND WEST BY COMMERCIAL PROPERTIES.

2. PURSUANT TO SECTION 1282.08(b)(2) OF THE ZONING CODE, THE "BALD CYPRESS" SHALL BE REPLACED WITH AN APPROVED SPECIES FROM PLANT LIST A AND SHALL HAVE A MINIMUM CALIPER OF 2½", AS REQUIRED BY SECTION 1282.04(b)(1). ADDITIONAL SHRUBS SHALL BE ADDED FROM PLANT LISTS D AND E FOR INTERIOR LANDSCAPING ON THE PROPOSED PARKING LOT TO MEET THE MINIMUM 256 SHRUBS REQUIRED BY SECTION 1282.08(b)(2).
3. THE AVERAGE ILLUMINATION LEVEL OF 15.8 FOOTCANDLES EXCEEDS THE MAXIMUM 2.4 FOOTCANDLES PERMITTED BY SECTION 1276.14(c). THE PLANNING COMMISSION HAS FOUND THE 15.8 FOOTCANDLE LIGHTING LEVEL IS CONSISTENT WITH OTHER CAR DEALERSHIPS THEY HAVE APPROVED. THE FOOTCANDLE LEVEL SHALL BE REDUCED BY 50% BEGINNING AT MIDNIGHT UNTIL DAWN. PURSUANT TO SECTION 1276.15(b), THE PLANNING COMMISSION MAY MODIFY THE SPECIFIC STANDARDS OF CHAPTER 1276 AND 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.
4. THIRTY-NINE (39) CUSTOMER PARKING SPACES ARE SHOWN ON SHEET C3.0, INCLUDING FOUR HANDICAP SPACES. INDICATE THAT A MINIMUM OF TWO HANDICAP SPACES ARE VAN-ACCESSIBLE, AS REQUIRED BY SECTION 1106.5 OF THE 2017 OHIO BUILDING CODE.
5. PURSUANT TO SECTION 1274.11(c), ALL AREAS USED FOR VEHICLE DISPLAY, AND AREAS USED FOR CUSTOMER, EMPLOYEE AND OTHER SHORT-TERM PARKING AND CIRCULATION SHALL BE SHOWN ON THE FINAL SITE PLAN APPROVED BY THE PLANNING COMMISSION FOR THIS PURPOSE AND SHALL BE PAVED ACCORDING TO THE REQUIREMENTS OF CHAPTER 1276.
6. A LOT CONSOLIDATION WILL BE REQUIRED TO JOIN THE FORMER BP GAS STATION AT 3119 CENTER ROAD TO THE LIBERTY FORD PROPERTY AT 3101 CENTER ROAD, ALONG WITH THE PROPOSED NORTH PARKING LOT, AS A STAND-ALONE PARKING LOT IS NOT A PERMITTED OR CONDITIONALLY PERMITTED USE IN THE C-H DISTRICT, PURSUANT TO SECTIONS 1258.02 AND

1258.03. THE FORMER BP LOT SHALL BE USED ONLY FOR NEW CAR INVENTORY AND WAYFINDING SIGNAGE SHALL BE ADDED, IN COMPLIANCE WITH CHAPTER 1270 OF THE ZONING CODE, TO PREVENT CUSTOMERS FROM USING THIS LOT FOR EGRESS FROM CENTER ROAD AND OTHER ENTRANCES.

7. AS SHOWN ON SHEET C4.1, RELOCATE THE FIRE HYDRANT CLOSER TO THE NORTHEAST CORNER OF THE FORMER BP SITE, CLOSER TO MCDONALD'S RESTAURANT, AS RECOMMENDED BY THE FIRE DEPARTMENT.
8. PURSUANT TO CHAPTER 1467 FLOOD DAMAGE PREVENTION OF THE CODIFIED ORDINANCES OF THE CITY OF BRUNSWICK, FLOOD PLAIN DEVELOPMENT STANDARDS SHALL BE ADHERED TO AND A FLOOD PLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED.
9. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 5(c) – moved up on the agenda

Regarding the public hearing for the Ambrose Crossing (Harrington) pre-school, professional offices, and recreation center complex, 966 and 976 Pearl Road (across from St. Ambrose Church), Kim and Ryan Harrington, owners; and Mr. Andy Gray, of Mann Parsons Gray, architect, were present.

Mr. Jones stated a traffic study was performed, but it did not address pedestrian movement across Pearl Road, as the proposed use does not demonstrate a regular need to cross the street. He commented if the proposed use doesn't call for it, then he doesn't see a need for some type of crossing, but he would like further explanation from the applicant. Mr. Jones noted if the use changes, for example, if an after school care program with St. Ambrose was implemented, then a pedestrian crossing on Pearl Road would need to be addressed.

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). In the course of exercising its site plan review powers, as permitted by Section 1244.04(b)(1), subject to City Council approval, the Planning Commission may, in specific cases, vary or permit exceptions to any of the provisions of Chapter 1260 (General Commercial District). He said they have a notarized letter from the property owner affected by the variance, who is in support of the project.

2. A lot consolidation will be required to join the parcels together for the complex. Mr. Gray stated they had to wait until the property was annexed in to the city before they could complete a lot consolidation.
3. Provide the number of trees and shrubs being used for interior landscaping; Section 1282.08(b)(2) requires a minimum of 7 trees from Plant List A and 56 shrubs from Plant Lists D or E. Mr. Gray said they will supply 10 trees from Plant List A, and 76 shrubs from Plant Lists D or E. Ms. Plavecski asked for this to be added to the final site plan.
4. The “Lollipop Crabapple” is shown with a 2” caliper on Sheet A1.0; Section 1282.04(b)(1) requires a minimum of 2½”. Additionally, the burning bush is indicated with a 24” height; Section 1282.04(b)(3) requires a minimum height of 36” when used for screening (10’ wide landscape screening strip on Pearl Road and Homestead Drive). Mr. Gray stated they will adjust the species, caliper size, and shrub height to comply with Code.
5. Provide the results of the vehicle and pedestrian study requested by the City Engineer at the November 15, 2018 Planning Commission meeting. Mrs. Harrington explained the pedestrian count was non-existent. She commented there are no after school or during school activities that would require children from St. Ambrose to cross Pearl Road. She noted CYO sports practice starts at 4:00 p.m. and St. Ambrose day school lets out at 2:45 p.m. Mrs. Harrington said there is only one sport court and they are only able to have one game at a time. She stated if everyone shows up at the same time to attend a sporting event, including for the game that is being played and the one following it, it would be around 60 cars. She noted they have sufficient on-site parking of 67 spaces required for recreational uses. Mr. Gray said there is no need to cross Pearl Road.
6. 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. Mr. Gray said they will provide this information to the Fire Department and will also set up a meeting with them.

Mr. Arona asked if there is an agreement to purchase the property to the north of the recreation center, and if so, what the plans are for that property. Mrs. Harrington responded there is no agreement in place yet and no plans have been made.

Mr. Shirilla commented that intersection will be impacted by the Sanctus development, and in the future, some type of crossing control may be necessary. Mr. Harrington stated safety is their number one concern and they will determine the cost if they need to do so. Mr. Jones noted without some type of pedestrian protection, this is not a good place to cross Pearl Road; just painting a crosswalk would not be sufficient.

Mr. Hasan commented if the Harringtons expand their offering to after school care, the Planning Commission could add as a requirement to the conditional zoning certificate that the

applicant shall perform a pedestrian study to determine the need for a signalized crosswalk across Pearl Road. Mrs. Harrington said she would collaborate with Sanctus, St. Ambrose Church, and the City of Brunswick regarding traffic and pedestrian studies.

Mr. Delsanter asked the Harringtons if they considered a possible widening of Pearl Road concerning the setback of their project. Mr. Jones commented there are currently no plans to widen Pearl Road, and if a need to do so occurs, it would not be for decades.

Mrs. Brenda Kemp, 4109 Keller-Hanna Drive, stated her family walks across Pearl Road to attend festivals at St. Ambrose Church. She said it is hard to turn from Keller-Hanna Drive on to Pearl Road and a pedestrian crossing will need to be addressed.

Mr. Renato Majorana, 1002 Pearl Road, stated he owns property at the corner of Pearl Road and Homestead Drive. He asked who performed the pedestrian and traffic study; Mr. Jones responded the study was performed by the applicant and reviewed by the City of Brunswick. Mr. Majorana inquired about installing a traffic light at Pearl Road and Homestead Drive; Mr. Jones answered the study indicates there is not enough use to merit a traffic light, but a traffic study has not been completed yet for the Sanctus project. Mr. Majorana asked about adding a turning lane on Homestead Drive; Mr. Jones stated the study performed did not call for adding a lane.

Mr. Steve Kemp, 4109 Keller-Hanna Drive, commented as activity increases in this area, there will be more reasons for kids to walk across Pearl Road. He noted the proposed trees will be under power lines and the potential height of the trees should be addressed.

There was no further public comment, so Mr. Shirilla declared the public hearing closed.

MR. HASAN MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR AMBROSE CROSSING, 966 AND 976 PEARL ROAD, AND RECOMMEND APPROVAL TO CITY COUNCIL OF THE 20' VARIANCE ON THE NORTH SIDE OF THE RECREATION CENTER AND REZONING OF THE 0.8432 PARCEL FROM THE R-R DISTRICT TO THE C-G DISTRICT, 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.
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.”
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.

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

Item 5(b) – moved down on the agenda

Concerning the public hearing for the conceptual plan, development guidelines, and rezoning for Sanctus, LLC SPD-5, north of Keller-Hanna Drive, south of St. Ambrose Church, and east of the Keller water towers, Mr. Buck Withers and Ms. Becky Andrews, of Withers Design Group; and Mr. Chip Hess, of Hess Engineering, were present.

Mr. Withers commented they held a neighborhood meeting on Monday, January 14, 2019 at Comfort Suites to explain the project to the residents in the area. Ms. Andrews gave an overview of the project and provided a 3-dimensional fly-through. She noted they moved the turnaround at the end of Alice and Ganyard Avenues further north to add a large retention basin to provide more room for stormwater management. Mr. Hess explained the drawing concerning the underground piping and underground retention system. Mr. Jones said the city's stormwater requirements are equal to or exceed that of Medina County. Ms. Andrews noted they will no longer be able to install a gazebo, due to setback requirements.

Ms. Andrews addressed the Staff Review Comments as follows:

1. The ornamental trees on the landscaping plan (Sheet SP-2) indicate "Young's Weeping Birch" with a 1.5" caliper"; and "Prairifire Crabapple", "Appalachian Redbud"; "Yoshino Cherry", "Autumn Brilliance Serviceberry"; "Red Jewel Crabapple"; and "Eastern Redbud" with a 2.0" to 2.5" caliper; Section 1282.04(b)(1) requires a minimum 2½" caliper. Additionally, the "Rainbow Pillar Serviceberry" caliper shall be provided to ensure compliance with the minimum 2½" requirement. Ms. Andrews stated they will change the caliper of the above species to comply with the minimum 2½" caliper.
2. The "Copper Beech" and "Shademaster Honey Locust" are not approved species from Plant Lists A, B, or C of Section 1282.11 of the Zoning Code. Ms. Andrews commented they will replace the Copper Beech with Green Spire or Littleleaf Linden, and replace the Shademaster Honey Locust with Shingle Oak trees, which will have a minimum 2½" caliper.
3. As permitted by Section 1278.03(h), the City Engineer requires the coordination of data from the traffic study with adjacent property owners and proposed development sites.
4. Pursuant to Section 1268.04, City Council approval is required for the conceptual plan and development guidelines to create a Special Planning District.

Mr. Shirilla declared the public hearing open.

Mr. Timothy Merkosky, 4039 Ganyard Avenue, stated he is concerned about the water discharge pipes and asked how big they will be. He commented he has a ditch in front of his house and it fills up when it rains.

Mr. Steve Kemp, 4109 Keller-Hanna Drive, stated the proposed project area was supposed to be green space in the form of a park and said they were never informed this was not the case. He said he is worried about peak flow during a rain and the proposed buildings appear to be 4 feet above grade. Mr. Kemp also asked who will maintain the swales and how often the ditch will need to be dug out. He asked if the retention pond overflows, will water back up onto the residents' yards. He said he is concerned about erosion and the loss of property in their front yards. Mr. Kemp commented he is not sure how well white pine trees for screening will do since currently the ground is wet nine months out of the year. Mr. Kemp inquired about the capacity of the retention ponds. He asked if the swale in their backyards on Keller-Hanna Drive will still be responsible for moving stormwater.

Mr. Gary Kirchenbauer, 4103 Keller-Hanna Drive, stated he is concerned about water run-off and noted he has a sump pump in his garage to help with the water problem in his yard.

Ms. Julia Amtsberg, 4089 Keller-Hanna Drive, said she is concerned about water run-off, as her backyard is squishy all year long and she has already had her basement flood. She noted this property for the proposed project is demarked as "Water Tower Park" and is a valuable wetland.

Mr. Daniel Hubbard, 4193 Keller-Hanna Drive, stated he is concerned about water, and there are a lot of birds in their backyard which will be disturbed with the development.

Mrs. Brenda Kemp, 4109 Keller-Hanna Drive, stated there is a lot of wild life in the proposed project area that will be displaced. She also said she is concerned about the increase in assisted living facilities and senior housing in the city.

Councilman Joe Salzgeber, Ward 3, noted there are existing stormwater problems on Keller-Hanna Drive. He said the neighborhood residents want assurance that water will not be increased coming off the property.

Mr. Daniel Hubbard, 4193 Keller-Hanna Drive, asked how high the assisted living and memory care buildings are; Ms. Andrews responded 46' tall. He said he is concerned people will be looking into his backyard and house from the second story.

Mr. Grant Aungst, Community & Economic Development Director, said this project will clean up water issues in that neighborhood. He noted the developer must meet the minimum stormwater management standards. He commented when Antonio's was being built, residents in the area were concerned about water run-off; stormwater management was addressed and there has not been a problem. He said the proposed project will be a tremendous asset to the city.

There was no further public comment, so Mr. Shirilla declared the public hearing closed.

Mr. Shirilla stated the developer hired an independent consultant regarding the need for assisted living/senior housing; the consultant said there is still a need. Mr. Shirilla noted the city owned the property, but it was never developed as a park. He also explained there are

sixteen pages of Design Guidelines that are very specific as to how the project will be developed. Mr. Shirilla commented stormwater management for the development will help with the current water problems on Keller-Hanna Drive. He said the Sanctus project is a nice development. Councilman Delsanter explained the subject property was investigated as a sports facility, but it was not developed.

Mr. Jones explained the city and the applicant are aware of the water issue on the north side of Keller-Hanna Drive. He noted no water can come unconveyed on to the adjacent residents' property and the amount of water on the site will be significantly reduced. He said the size of the pond is determined by city's stormwater code standards and the city won't approve the development unless the retention basins have sufficient capacity. Mr. Jones commented no jurisdictional wetlands are being impacted, and the developer will maintain the swales.

Mr. Shirilla listed other permitted and conditionally permitted uses in the C-G and R-L Districts that could have potentially gone in if this development wasn't considered as a Special Planning District.

MR. SAEGER MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE SANCTUS, LLC REZONING, NORTH OF KELLER-HANNA DRIVE, SOUTH OF ST. AMBROSE CHURCH, AND EAST OF THE KELLER WATER TOWERS, FROM THE EXISTING C-G GENERAL COMMERCIAL AND R-L LOW DENSITY RESIDENTIAL DISTRICTS TO SPECIAL PLANNING DISTRICT NO. 5, AND RECOMMEND APPROVAL TO CITY COUNCIL OF THE CONCEPTUAL PLAN AND DEVELOPMENT GUIDELINES. THE APPLICANT SHALL COMPLY WITH STAFF REVIEW COMMENTS 1 THROUGH 4.

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

Item 6

There was no old business.

Item 7

There was no new business.

Item 8

No one appeared at the public comment period.

Item 9

Mr. Delsanter gave the Council Representative's Report. Regarding the Sanctus project, he said the Council Committee-of-the-Whole meeting on January 28, 2019 will provide more information than the actual Council meeting, and residents can contact the Council office for further updates.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 10:57 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

January 17, 2019

Liberty Ford parking lot expansion

(Public hearing – conditional zoning certificate and detailed site plan)

Location: 3101 & 3119 Center Road (former BP gas station)
C-H District

Proposed Use & Background:

The Planning Commission moved the discussion plan to a detailed site plan at their meeting on September 6, 2018 to construct a new 475-space asphalt parking lot on the north side of the site that will incorporate the former BP gas station property to provide an additional 87 spaces, along with the existing 330 spaces, for a total of 892 parking spaces. The existing BP building will be demolished.

New and/or used vehicle sales are a conditionally permitted use in the C-H District, pursuant to Section 1258.03(i), subject to Section 1274.08(a), (d), (f), and (g), and Section 1274.11 of the Zoning Code.

A portion of the Staff Review Comments from the September 6th meeting has been addressed as follows:

1. Sheet C3.0 indicates parking spaces are 9' wide x 19' long, pursuant to Table 1276-3.
2. In accordance with Section 1282.08(b)(2), Sheet L1.1 indicates interior landscaping for the former BP gas station parking lot of 87 spaces that includes 6 trees from Plant List A (meets the minimum 6 trees required), and 90 shrubs from Plant Lists D and E (meets the minimum 48 shrubs required). A minimum 5' wide parking perimeter landscaping strip has been provided, in compliance with Section 1282.08(a), for both the proposed northern parking lot and the former BP lot.
3. The eastern drive on Center Road of the former BP Gas Station has been eliminated and a new 24' wide drive, in compliance with Table 1276-3, is indicated on the east side of the parking lot to connect with the Liberty Ford site.

Staff Review Comments:

8. Portions of the new parking lot are located within the riparian setback; subject to Section 1222.07(a) through (f) of the Subdivision Regulations, the Planning Commission may grant a variance to allow the above encroachment, provided the following findings are met:
 - (g) Finds that unusual topographical or exceptional physical conditions exist;
 - (h) Finds that strict compliance with these regulations would create an extraordinary hardship as a result of exceptional conditions;

- (i) Permits any modification of these regulations only to the extent necessary to remove the extraordinary hardship;
- (j) Finds that any modification granted will not be detrimental to the public interest nor in conflict with the intent and purpose of these regulations;
- (k) Requires such other conditions to be met by the proposed plan or plat as the commission may find necessary to accomplish the purpose of these regulations when modified; and
- (l) Records such modification on the plat to be submitted to Council.

9. As noted on Sheet L1.0, pursuant to Section 1282.08(b)(2), 37 trees have been provided for interior landscaping, which meets the minimum 32 trees required from Plant List A for the 475-space proposed north parking lot. However, the "Bald Cypress" is not on the list of approved species and has a caliper of 2"; Section 1282.04(b)(1) requires a minimum caliper of 2½". There are 182 shrubs from Plant Lists D and E for interior landscaping on the above parking lot, which does not meet the minimum 256 shrubs required by Section 1282.08(b)(2).
10. A photometrics plan has been submitted (Sheet C3.0); however, the average illumination level of 15.8 footcandles exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). Pursuant to Section 1276.15(b), the Planning Commission may modify the specific standards of Chapter 1276 and 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. A concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement as authorized by this subsection.
4. Thirty-nine (39) customer parking spaces are shown on Sheet C3.0; four handicap spaces have been provided, in compliance with Table 1106.1 of the 2017 Ohio Building Code. Verify that a minimum of two handicap spaces are van-accessible, as required by Section 1106.5 of the 2017 Ohio Building Code.
5. Pursuant to Section 1274.11(c), all areas used for vehicle display, and areas used for customer, employee and other short-term parking and circulation shall be shown on the site plan approved by the Planning Commission for this purpose and shall be paved according to the requirements of Chapter 1276. Sheet C3.0 only indicates the parking spaces designated for customer parking.
6. A lot consolidation will be required to join the former BP Gas Station at 3119 Center Road to the Liberty Ford property at 3101 Center Road, along with the proposed north parking lot, as a stand-alone parking lot is not a permitted or conditionally permitted use in the C-H District, pursuant to Sections 1258.02 and 1258.03.

7. As shown on Sheet C4.1, relocate the fire hydrant closer to the northeast corner of the former BP site, closer to McDonald's Restaurant, as recommended by the Fire Department.

Staff Recommendations:

Staff recommends approval to City Council of the riparian setback variance, pending the Planning Commission's findings in Section 1222.07(a) through (f) of the Subdivision Regulations, and provided the above items are addressed.

Ambrose Crossing (Harrington project)

(Public hearing – conditional zoning certificate, detailed site plan, variance request, and rezoning)

Location: 966 and 976 Pearl Road (across from St. Ambrose Church)
C-G District and R-R District

Proposed Use & Background:

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

At their meeting on November 15, 2018, as permitted by Section 1260.07(c), the Planning Commission approved 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, the Commission approved a greater front yard parking zone width, and 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 Commission requested for the south parking lot to be modified to include a transitional landscape island between the two sections of the parking lot, as shown on Sheet A1.0.

The number of parking spaces has been revised to 92, which complies with the minimum 92 spaces required by Table 1276-1(b)(4), (c)(3), and (d)(5), respectively, for the pre-school, recreation center, and professional offices. 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. The ten parking spaces at the southwest corner of the site have been eliminated to accommodate the detention pond that has been extended to that area.

The exterior stairs located on the north side of the building have been relocated to the east side of the interior of the building, resulting in a larger gymnasium.

The dumpster has been relocated from the northwest corner off the Kimmich Drive entrance to the southwest corner of the site with access off of Homestead Drive. The dumpster enclosure will be constructed with brick masonry to match the primary building, as required by Section 1276.12(a).

Sheet A1.0 indicates the amount of interior landscaping has been revised to reflect the reduction in parking to 92 spaces; 2,752 sq. ft. has been provided, which meets the minimum 1,840 sq. ft. required by Section 1282.08(b).

The preschool will be for children three to five years of age. Hours of operation are 7:00 a.m. to 5:00 p.m., Monday through Friday, with a possibility of Saturday mornings from 7:00 a.m. to 10:00 a.m. There will be four to eight employees (including part-time workers).

The Sport Court will be used periodically by the preschool children during their school hours. It will also be utilized for various sport practices and athletic classes in the afternoon and evening hours. Hours of operation are from 8:00 a.m. to 10:00 p.m., Monday through Friday; 8:00 a.m. to 9:00 p.m. on Saturday; and 8:00 a.m. to 5:00 p.m. on Sunday. There will be one to two employees.

The professional offices will be located on the upper level with a possibility to be divided into two to five separate tenant spaces, depending on the tenant's needs. Hours of operation are from 8:00 a.m. to 6:00 p.m., Monday through Friday.

A portion of the Staff Review Comments from the November 15, 2018 meeting has been addressed as follows:

1. 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. On the east elevation facing Pearl Road, Sheet A1.0 indicates that a 4'10" depth will extend 43 feet, which complies with the minimum 4'10" offset extending a minimum of 32'1" on a 160'2" building length. On the south elevation facing Homestead Drive, the recess is 62'9" that will extend 52'3-5/8", which meets the minimum 5.25' depth and minimum 35' length on a 175' building length.
2. The width at the curb of the three driveways is 39', in compliance with Table 1276-4, which requires a minimum width of 30' and a maximum width of 45'. The entrance

drive and parking lot extending from Kimmich Drive south to Homestead Avenue is now straight and no longer curves.

3. Pursuant to Section 1278.09(d)(1), a sidewalk has been provided along Homestead Drive for pedestrian access, in addition to a sidewalk around the east and north sides of the complex. As requested by the City Engineer, the applicant is in the process of obtaining 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.
4. As required by Section 1276.14(a), a photometrics plan has been submitted indicating a minimum 0.6 footcandle level for parking and pedestrian areas, with an average illumination level of 2.23 footcandles for the south parking lot, and 1.93 footcandles for the west parking lot, in compliance with the maximum average lighting level of 2.4 footcandles permitted by Section 1276.14(c).
5. In accordance with Section 1282.06(e), Sheet A1.0 now indicates 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 and includes a 10' wide strip.

Staff Review Comments:

7. 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, the Planning Commission may, in specific cases, vary or permit exceptions to any of the provisions of Chapter 1260 (General Commercial District).
8. A lot consolidation will be required to join the parcels together for the complex.
9. Provide the number of trees and shrubs being used for interior landscaping; Section 1282.08(b)(2) requires a minimum of 7 trees from Plant List A and 56 shrubs from Plant Lists D or E.
10. The "Lollipop Crabapple" is shown with a 2" caliper on Sheet A1.0; Section 1282.04(b)(1) requires a minimum of 2½". Additionally, the burning bush is indicated with a 24" height; Section 1282.04(b)(3) requires a minimum height of 36" when used for screening (10' wide landscape screening strip on Pearl Road and Homestead Drive).
11. Provide the results of the vehicle and pedestrian study requested by the City Engineer at the November 15, 2018 Planning Commission meeting.

12. 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.

Staff Recommendations:

Staff recommends approval to City Council of the conditional zoning certificate, detailed site plan, and rezoning of the 0.8432 acre parcel to the C-G District, pending the Planning Commission's ruling on the variance request, and provided the above items are addressed.

Sanctus, LLC proposed SPD-5

(Public hearing - conceptual site plan, development guidelines, and rezoning)

Location: North of Keller-Hanna Drive, south of St. Ambrose Church, and east of the Keller water towers

Rezone from existing C-G and R-L Districts to proposed SPD-5

Proposed Use & Background:

The Planning Commission moved the revised discussion plan and proposed SPD-5 Design Guidelines to a public hearing at their meeting on December 6, 2018 to construct a senior development consisting of a 1-story, 24,174 sq. ft., 32-unit memory care facility; 2-story, 68,180 sq. ft., 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. Pursuant to Section 1268.05(a), the minimum area to be considered for a Special Planning District is 10 acres.

The landscaping plan (Sheet SP-2) indicates a double staggered row of "Eastern White Pine" trees from Plant List C along the northwest property line, north of the memory care facility. North of the independent living cottages, additional pine and spruce trees, interspersed with red oak trees and existing trees, extend along the remainder of the north property line, to provide a 50' wide screening yard, which meets the minimum 25' wide landscape buffer required by Section 1282.06(a) when adjacent to a residential zone or use.

Along the south property line, adjacent to the residential homes on Keller-Hanna Drive, a 50' wide screening buffer consisting of a double row of trees utilizing a combination of white pine trees and spruce trees, in conjunction with the existing trees, is indicated. This combination of landscaping is also utilized on the east property line, adjacent to the residential district on Alice and Ganyard Avenues, to provide a 25' wide landscape buffer, in compliance with Section 1282.06(a).

The majority of the entrance drive will be lined with red maple trees interspersed with several honey locust trees. A park shelter has been added between the West and East Neighborhoods.

A photometrics plan has been submitted indicating a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a). Lighting along the north,

south, and east property lines complies with the maximum one (1) footcandle permitted at the side and rear property lines adjacent to a residential district.

Staff Review Comments:

5. The ornamental trees on the landscaping plan (Sheet SP-2) indicate “Young's Weeping Birch” with a 1.5" caliper”; and “Prairifire Crabapple”, “Appalachian Redbud”; “Yoshino Cherry”, “Autumn Brilliance Serviceberry”; “Red Jewel Crabapple”; and “Eastern Redbud” with a 2.0" to 2.5" caliper; Section 1282.04(b)(1) requires a minimum 2½" caliper. Additionally, the “Rainbow Pillar Serviceberry” caliper shall be provided to ensure compliance with the minimum 2½" requirement.
6. The “Copper Beech” and “Shademaster Honey Locust” are not approved species from Plant Lists A, B, or C of Section 1282.11 of the Zoning Code.
7. As permitted by Section 1278.03(h), the City Engineer requires the coordination of data from the traffic study with adjacent property owners and proposed development sites.
8. Pursuant to Section 1268.04, City Council approval is required for the conceptual plan and development guidelines to create a Special Planning District.

Staff Recommendations:

Staff recommends approval to City Council to adopt the conceptual plan and development guidelines to create SPD-5, provided the above items are addressed.

