

Brunswick City Planning Commission

February 7, 2019 - Caucus

7:00 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Nick Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director

Chairman Joe Shirilla called the meeting to order at 7:09 p.m.

The first item was the review of the detailed site plan for the Monterey Apartments rental office, 4273 Beverly Hills Drive. The Commission discussed that the current code violations should be corrected as part of the approval.

The second item was the discussion of the public hearing for the conditional zoning certificate and detailed site plan for Brunswick Middle School, Phase 2, 1483 Pearl Road. The Commission discussed the need for shrubbery to be installed and stated the black aluminum fence along the west property line facing Pearl Road should be enhanced with shrubs. Mr. Arona commented since the applicant is installing more trees than required, this could be a "credit" toward the amount of required shrubs.

Mr. Shirilla adjourned the meeting at 7:29 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

February 7, 2019

7:30 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Nick Hanek, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Ed Shearson, Then Design Architecture, 4135 Erie Street,
Willoughby
Ryan Weller, Hammond Construction, 1278 Park Avenue,
Canton
John Urbanick, Greenland Engineering, 4133 Erie Street,
Willoughby
Sam Grida, Brunswick City Schools, 3643 Center Road,
Brunswick
Heidi Ollish, DMG Contractors, 2050 Stapleton Court,
Cincinnati
Mike McCoy, DMG Contractors, same as above.

Item 1

Chairman Joe Shirilla called the meeting to order at 7:38 p.m.

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

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF JANUARY 17, 2019.

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

Item 4(a)

Regarding the detailed site plan for the Monterey Apartments rental office, 4273 Beverly Hills Drive, Ms. Heidi Ollish and Mr. Mike McCoy, of DMG Contractors, were present.

Ms. Ollish explained they would like to renovate the existing garage and turn it into offices, a fitness center, and a wi-fi café for their residents. She commented they are doing a 5.4 million dollar renovation on the apartment complex. She noted they turned the site of the two buildings that burned down into a dog park and playground area.

Ms. Ollish explained they added three more parking spaces, for a total of six spaces, including one van-accessible handicap space, which still does not meet the minimum ten spaces required by Code. Mr. Shirilla noted the site plan shows a clubhouse near the pool; Ms. Ollish stated that is an error, as there is a sand volleyball court there.

She commented they have added 8 to 10 windows on the proposed rental office; Mr. Shirilla inquired where the rental office is now; Ms. Ollish responded they are using a vacant apartment.

Mr. Shirilla noted the Commission received an e-mail from the Community & Economic Development Director concerning items that are not in compliance with Code, such as an illegal pole sign, and renovations that were made without permits or inspections. Mr. Shirilla said permits and inspections should be obtained for the work that has been done and for future proposed work. Mr. Incorvaia stated at a minimum, permits and inspections should be obtained for all work done from the time DMG took ownership.

Ms. Ollish addressed the Staff Review Comments as follows:

1. Table 1276-1(d)(5)(A) requires a minimum of 10 parking spaces (3.5 spaces per 1,000 sq. ft. GLA for 2,840 sq. ft. building). They have added three additional spaces, for a total of six spaces, including one van-accessible handicap space. As there is additional parking to the west of the rental office, the Planning Commission, as permitted by Section 1276.15(b), 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. The concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.
2. Provide total parking count of entire site to ensure there is adequate parking. Ms. Ollish stated 366 spaces are required; 315 spaces have been supplied. Ms. Plavecski noted this apartment complex was constructed under the former Zoning Code and the parking requirements were different.

3. Sheet C-1 shall be revised to show the north arrow pointing in the correct direction. Additionally, Sheet A-2 shall be revised to indicate the correct labeling of the building elevations. Ms. Ollish stated the plans shall be corrected.
4. A color rendering of the building façade to ensure compatibility with the existing apartment buildings, pursuant to Section 1278.08(e), was submitted tonight.
5. A photometrics plan was submitted tonight; however, Mr. Arona noted it is difficult to tell how this relates to the rest of the parking lot and the walkways. Mr. Jones suggested a new photometrics plan should be submitted indicating the lighting for the surrounding area, which could be subject to Administration approval. Mr. Shirilla noted there is no down-lighting under the canopy above the entrance doors of the proposed rental office. Ms. Ollish said additional lighting will be added on the building and a photometrics plan was submitted only for the new area due to time constraints. Mr. Shirilla stated a new building elevation should be submitted showing the coach lighting or down-lighting on the building.
6. Water from the rental office downspouts should collect to a central location and be directed toward the storm sewer, as required by Section 304.7.1 of Section 1480.07 of the Property Maintenance Code Amendments.

Mr. Arona proceeded to make an approval motion, but as other items needed to be addressed, he withdrew his motion. Mr. Incorvaia noted the Commission needs to determine if the number of parking spaces provided is sufficient, as it does not meet the 366 spaces required by Code. Ms. Ollish commented there are 178 apartment units; there were 202 units before the fire that destroyed two buildings; therefore, they are closer to complying with the 366 spaces required by Code. Mr. McCoy explained they removed two carports, which provides another 16 spaces. He stated there is no problem with insufficient parking, and said they are going to resurface and restripe the parking lot.

Mr. Shirilla asked how many people will be in the clubhouse; Ms. Ollish said there is a maximum occupancy of 17 people based on the size of the building. Mr. Hasan asked what the occupancy rate of the apartment complex is; Ms. Ollish replied 70%, due to renovations being made.

Mr. Arona said due to following information being missing, including updates of the façade color rendering showing down-lighting; a revised site plan showing the number of parking spaces; and a revised photometrics plan of the rental office in relation to the rest of the site, he is in favor of tabling the project. Mr. Shirilla said when the applicants restripe the parking lot, they may discover they need less of a parking modification, and he is in favor of tabling the project. Mr. Hasan commented he would like to see a previous site plan showing the parking count before the fire and after; Ms. Ollish commented she will bring a ALTA survey showing the number of parking spaces. Mr. Rocha stated he is also in favor of tabling the project, to which the applicant agreed.

MR. ARONA MOTIONED TO TABLE THE DETAILED SITE PLAN FOR THE MONTEREY APARTMENTS RENTAL OFFICE, 4273 BEVERLY HILLS DRIVE, AT THE REQUEST OF THE APPLICANT, WITH THE FOLLOWING NOTATIONS:

1. PROVIDE THE ORIGINAL SITE PLAN AND PROPOSED SITE PLAN SHOWING THE PARKING TOTALS TO DETERMINE IF A PARKING MODIFICATION IS REQUIRED.
2. UPDATE THE FAÇADE DRAWING SHOWING ANY ADDITIONAL LIGHTING ON THE BUILDING, SUCH AS DOWN-LIGHTING OR COACH LIGHTING.
3. SHEET C-1 SHALL BE REVISED TO SHOW THE NORTH ARROW POINTING IN THE CORRECT DIRECTION AND SHEET A-2 REVISED TO INDICATE THE CORRECT LABELING OF THE BUILDING ELEVATIONS.
4. PROVIDE ADDITIONAL PHOTOMETRICS SHOWING EXISTING AND PROPOSED LIGHTING TO ENSURE THERE IS A MINIMUM 0.6 FOOTCANDLE FOR PARKING AND PEDESTRIAN AREAS.

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

Ms. Plavecski noted when the parking lot is restriped, current code requires a minimum parking stall dimension of 9' wide x 19' long; when the apartment complex was built, a minimum parking stall width of 10' was required. She said Ms. Ollish may be able to pick up extra spaces and require less of a modification due to a reduction in the parking stall width.

Item 4(b)

Concerning the public hearing for the Brunswick Middle School, Phase 2, conditional zoning certificate and detailed site plan, 1483 Pearl Road, Mr. Ed Shearson, of Then Design Architecture; Mr. Ryan Weller, of Hammond Construction; Mr. John Urbanick, of Greenland Engineering; and Mr. Sam Grida, of Brunswick City Schools, were present.

Mr. Urbanick addressed the Staff Review Comments as follows:

1. Section 1282.08(b) requires a minimum of 200 shrubs from Plant Lists "D" or "E" for interior landscaping; no shrubs are proposed as the applicant has stated this would be an undue burden to maintain the large amount of shrubs with limited staff. The Planning Commission, as permitted by Section 1282.10(a), may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, the Commission shall find that the purpose of this Chapter, as stated in Section 1282.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. The concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter.

Mr. Urbanick stated they are seeking a modification to eliminate the shrubs; Ms. Plavecski commented the Planning Commission would be setting a precedent by allowing all shrubs to be eliminated. Mr. Shearson said it's almost out of character to put 200 shrubs on such a large site. For safety reasons, Mr. Urbanick noted they don't want to enclose the site with landscaping, whereby it would be difficult to see into the property, to which Mr. Shirilla agreed.

Mr. Arona suggested adding something more relevant to the site, such as rain gardens. Mr. Shearson described the hard surface amenities they are installing in front of the building. Mr. Saeger stated he is not in favor of approving the elimination of all the required shrubs; Mr. Urbanick replied they will install a minimum of 40 shrubs near the western and northern face of the school on the main entrance alley area. Councilman Hanek noted the shrubs may make an unwanted internal barrier. Mr. Arona said he is on board with a reduction in shrubs, but not the total elimination of them.

2. Pursuant to Section 1282.06(d), a 15' wide landscape buffer containing a staggered double row of evergreens and trees from Plant Lists "B" and "C", 15' on-center, plus a single row of 6' tall hedge from Plant List "E" is required along the southern property line bordering the residential rear yards on Oxford Drive. A portion of the existing pavement will be removed to create the 15' wide buffer. However, the applicant is seeking a modification to the required landscaping and proposes to erect a new 6' high chain link fence with black vinyl coating, in addition to one group of three clustered 5' high white fir trees and ten groups of five clustered 8' to 12' tall columnar evergreens with 25' of open space in between the groupings. The Planning Commission, as permitted by Section 1282.10(a), as stated above, may approve a less restrictive landscape or screening improvement.

Mr. Urbanick commented there are a few mature trees in the backyards of the residents on Oxford Drive; Mr. Shirilla stated there are two residents on this street by the bus parking area that have no landscape buffer in their rear yards. Mr. Hasan suggested widening the buffer in that area so trees can be planted. Mr. Grida stated the homeowners were happy with the installation of a new fence and cleaning up the shrubbery. He said this could be addressed in Phase 3. Mr. Hasan stated if Brunswick City Schools doesn't have funds for shrubs in Phase 2, then it will still be a problem in Phase 3.

Mr. Jones suggested extending the above landscaping along the western half of the southern property line by planting it on the rear yards of the two residential homes on Oxford Drive with their permission. He said if that is not feasible, then cut the pavement and install the proposed landscaping 5' from the fence line.

3. Five groups of five clustered 8' to 12' tall columnar evergreens with 25' of open space in between the groupings will be planted along the 15' wide landscape buffer required by Section 1282.06(d) between the southeast parking lot adjacent to the west side of the residential home on Oxford Drive. This will be in lieu of the staggered double row of evergreens and trees from Plant Lists "B" and "C", 15' on-center, plus a single row of

6' tall hedge from Plant List "E", that is required by the above section. As permitted by Section 1282.10(a), as stated above, the Planning Commission may grant a modification to the landscaping or screening requirements in Chapter 1282. The Commission was in favor of granting the above modification.

4. A minimum 10' wide perimeter screening strip is required along the Pearl Road and Manhattan Avenue rights-of-way, pursuant to Section 1282.06(g). The required trees are shown along Pearl Road, with the exception of the "Sunburst Honeylocust", which is not an approved species from Plant Lists "A" or "B". Additionally, the applicant is seeking relief to eliminate the required shrubs from Plant Lists "D" or "E" planted 3' to 4' on-center, as this will be a burden to maintain with limited staffing. As permitted by Section 1282.10(a), as stated above, the Planning Commission may grant a modification to the landscaping or screening requirements in Chapter 1282. Also, no new landscaping is proposed along the Manhattan Avenue right-of way on the northwest corner of the site; the existing trees and shrubs will remain, but will be pruned.

Mr. Shirilla asked why isn't there consistent landscaping along the black aluminum fence along Pearl Road; Mr. Urbanick replied there are overhead power lines and they don't want any trees in front of the bus parking area.

Mr. Urbanick said they will replace the "Sunburst Honeylocust" trees with an approved species from Plant Lists "A" or "B". He noted the Pearl Road landscape strip is 15' wide, which exceeds the minimum 10' width required by Code. Mr. Shirilla suggested extending the black ornamental fence on Pearl Road to the southern lot, to which the applicant agreed.

5. As a condition of moving the discussion plan to a detailed site plan at the December 6th meeting, the applicant agreed to add handicap accessible parking spaces by the north side of the site near the construction drive; this must be indicated on the site plan. Mr. Urbanick noted there is too high a slope heading west to east on the driveway coming down the hill to meet ADA requirements, so they would like to defer this item to Phase 3.
6. As required by Section 1278.09(d), pedestrian walkways have been provided leading from the school to Pearl Road and Manhattan Avenue. Pursuant to Section 1278.09(d)(3), a minimum 5' wide sidewalk will be provided to accommodate two pedestrian lanes for heavy pedestrian traffic, which shall be indicated on the final site plan. The applicant agreed to install a continuous sidewalk on Pearl Road and Manhattan Avenue after construction traffic is finished. Mr. Urbanick commented they will be removing the existing sidewalk starting at the southwest corner of the project, all the way north on Pearl Road, and around the corner, and will replace it with a 5' wide sidewalk.
7. The site plan doesn't indicate the black vinyl chain link fence will have privacy slats, as shown on the fence detail page, along the southern property line bordering the residential rear yards on Oxford Drive. Mr. Urbanick said the landscape plan does not

show privacy slats, as there is no intent to install them, and the fence detail page will be corrected.

8. No grading or site utility plans, which are typically included with a detailed site plan, have been submitted to the City Engineer. In the process of engineering review for these items, if any modification to the site plan is required, the applicant will be required to return to the Planning Commission for approval of the modification. Mr. Urbanick said these items will be submitted soon; Mr. Jones said the Planning Commission can make this subject to engineering approval.

Mr. Shirilla declared the public hearing open, no one appeared, so he declared it closed.

MR. HASAN MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR PHASE 2 OF THE BRUNSWICK MIDDLE SCHOOL, 1483 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. SECTION 1282.08(b) REQUIRES A MINIMUM OF 200 SHRUBS FROM PLANT LISTS "D" OR "E" FOR INTERIOR LANDSCAPING; THE APPLICANT HAS STATED THIS WOULD BE AN UNDUE BURDEN TO MAINTAIN THIS LARGE AMOUNT OF SHRUBS, AS THEY HAVE LIMITED STAFF. THE APPLICANT HAS AGREED TO INSTALL A MINIMUM OF 40 SHRUBS NEAR THE WESTERN AND NORTHERN FACE OF THE SCHOOL ON THE MAIN ENTRANCE ALLEY AREA. THE COMMISSION HAS GRANTED A MODIFICATION AND HAS FOUND THAT THE SCHOOL IS SERVING A SIGNIFICANT PUBLIC PURPOSE; THE REDUCTION IN SHRUBS WILL HELP WITH PEDESTRIAN FLOW; THE APPLICANT IS INCREASING THE REQUIRED AMOUNT OF TREES BY MORE THAN 50%; AND ADDITIONAL HARDSCAPE FEATURES WILL BE INSTALLED AT THE ENTRANCE OF THE BUILDING. THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1282.10(a), MAY APPROVE A LESS RESTRICTIVE LANDSCAPING OR SCREENING IMPROVEMENT IN INDIVIDUAL, UNIQUE SITUATIONS WHERE THE REQUIREMENTS OF THIS CHAPTER ARE CLEARLY INAPPLICABLE. IN APPROVING LESS RESTRICTIVE REQUIREMENTS, THE COMMISSION HAS FOUND THAT THE PURPOSE OF THIS CHAPTER, AS STATED IN SECTION 1282.01, HAS BEEN MET, THAT THE INTENT OF THE SPECIFIC REQUIREMENT WILL BE MAINTAINED, AND THAT THE PUBLIC INTEREST WILL BE SERVED.
2. PURSUANT TO SECTION 1282.06(d), A 15' WIDE LANDSCAPE BUFFER CONTAINING A STAGGERED DOUBLE ROW OF EVERGREENS AND TREES FROM PLANT LISTS "B" AND "C", 15' ON-CENTER, PLUS A SINGLE ROW OF 6' TALL HEDGE FROM PLANT LIST "E" IS REQUIRED ALONG THE SOUTHERN PROPERTY LINE BORDERING THE RESIDENTIAL REAR YARDS ON OXFORD DRIVE. AS REQUESTED BY THE APPLICANT, THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1282.10(a), AS STATED ABOVE, HAS GRANTED A MODIFICATION TO THE REQUIRED LANDSCAPING TO ALLOW A NEW 6' HIGH CHAIN LINK FENCE WITH BLACK VINYL COATING, IN ADDITION TO ONE GROUP OF THREE CLUSTERED 5' HIGH WHITE FIR TREES AND TEN GROUPS OF FIVE

CLUSTERED 8' TO 12' TALL COLUMNAR EVERGREENS WITH 25' OF OPEN SPACE IN BETWEEN THE GROUPINGS. THE APPLICANT HAS AGREED TO EXTEND THE ABOVE LANDSCAPING ALONG THE WESTERN HALF OF THE SOUTHERN PROPERTY LINE BY PLANTING IT ON THE REAR YARDS OF THE TWO RESIDENTIAL HOMES ON OXFORD DRIVE WITH THEIR PERMISSION, WHICH WILL NOT REQUIRE A MODIFICATION. IF THAT IS NOT FEASIBLE, THE PLANNING COMMISSION HAS GRANTED A 10' MODIFICATION TO ALLOW THE BUFFER TO BE LOCATED 5' FROM THE FENCE ALONG THE SOUTH PROPERTY LINE. NO SLATS WILL BE REQUIRED ON THE SOUTH PROPERTY LINE FENCE.

3. FIVE GROUPS OF FIVE CLUSTERED 8' TO 12' TALL COLUMNAR EVERGREENS WITH 25' OF OPEN SPACE IN BETWEEN THE GROUPINGS WILL BE PLANTED ALONG THE 15' WIDE LANDSCAPE BUFFER REQUIRED BY SECTION 1282.06(d) BETWEEN THE SOUTHEAST PARKING LOT ADJACENT TO THE WEST SIDE OF THE RESIDENTIAL HOME ON OXFORD DRIVE. THE PLANNING COMMISSION HAS GRANTED A MODIFICATION TO ALLOW THE ABOVE LANDSCAPING IN LIEU OF THE STAGGERED DOUBLE ROW OF EVERGREENS AND TREES FROM PLANT LISTS "B" AND "C", 15' ON-CENTER, PLUS A SINGLE ROW OF 6' TALL HEDGE FROM PLANT LIST "E", THAT IS REQUIRED BY THE ABOVE SECTION. AS PERMITTED BY SECTION 1282.10(a), AS STATED ABOVE, THE PLANNING COMMISSION HAS GRANTED A MODIFICATION TO THE LANDSCAPING OR SCREENING REQUIREMENTS IN CHAPTER 1282.
4. A MINIMUM 10' WIDE PERIMETER SCREENING STRIP IS REQUIRED ALONG THE PEARL ROAD AND MANHATTAN AVENUE RIGHTS-OF-WAY, PURSUANT TO SECTION 1282.06(g). THE APPLICANT WILL REPLACE THE "SUNBURST HONEYLOCUST" WITH AN APPROVED SPECIES FROM PLANT LISTS "A" OR "B". IN LIEU OF INSTALLING THE REQUIRED SHRUBS FROM PLANT LISTS "D" OR "E" PLANTED 3' TO 4' ON-CENTER, AS THE APPLICANT HAS STATED IT WILL BE A BURDEN TO MAINTAIN WITH LIMITED STAFFING, THE WIDTH OF THE PEARL ROAD SCREENING STRIP HAS BEEN INCREASED TO 15 FEET AND A BLACK ORNAMENTAL FENCE WILL BE INSTALLED EXTENDING TO THE SOUTH LOT ON PEARL ROAD. AS PERMITTED BY SECTION 1282.10(a), AS STATED ABOVE, THE PLANNING COMMISSION MAY GRANT A MODIFICATION TO THE LANDSCAPING OR SCREENING REQUIREMENTS IN CHAPTER 1282.
5. THE HANDICAP ACCESSIBLE PARKING SPACES BY THE NORTH SIDE OF THE SITE NEAR THE CONSTRUCTION DRIVE WILL BE DEFERRED TO PHASE 3, DUE TO THE GRADING CHANGE.
6. PURSUANT TO SECTION 1278.09(d)(3), A MINIMUM 5' WIDE SIDEWALK WILL BE PROVIDED TO ACCOMMODATE TWO PEDESTRIAN LANES FOR HEAVY PEDESTRIAN TRAFFIC, WHICH SHALL BE INDICATED ON THE FINAL SITE PLAN. THE APPLICANT HAS AGREED TO INSTALL A CONTINUOUS SIDEWALK ON PEARL ROAD AND MANHATTAN AVENUE AFTER CONSTRUCTION TRAFFIC IS FINISHED.

7. THE FENCE DETAIL SHEET SHALL BE CORRECTED TO INDICATE PRIVACY SLATS WILL NOT BE INSTALLED ON THE BLACK VINYL CHAIN LINK FENCE ALONG THE SOUTHERN PROPERTY LINE BORDERING THE RESIDENTIAL REAR YARDS ON OXFORD DRIVE.
8. NO GRADING OR SITE UTILITY PLANS, WHICH ARE TYPICALLY INCLUDED WITH A DETAILED SITE PLAN, HAVE BEEN SUBMITTED TO THE CITY ENGINEER. IN THE PROCESS OF ENGINEERING REVIEW FOR THESE ITEMS, IF ANY MODIFICATION TO THE SITE PLAN IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO RETURN TO THE PLANNING COMMISSION FOR APPROVAL OF THE MODIFICATION.
9. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 5

There was no old business.

Item 6

There was no new business.

Item 7

No one appeared at the public comment period.

Item 8

Mr. Hanek gave the Council Representative's Report. He explained the Comprehensive Plan update is still being worked on due to the consultant working on the grant to the Ohio Department of Natural Resources concerning the trail from Plum Creek to Mooney Park.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 10:18 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

February 7, 2019

Monterey Apartments rental office

(Detailed site plan)

Location: 4273 Beverly Hills Drive
C-G District

Proposed Use & Background:

An application has been submitted to convert the existing 2,840 sq. ft. garage into a rental office for the apartment complex. Three parking spaces (including one van-accessible handicap space, as required by Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code) are shown on the south side of the office.

The north and south elevation have been enhanced with a canopy and columns over the entrance to the rental office, along with a concrete landing. The existing garage door has been removed on the north elevation and replaced with windows. The existing roof will remain, but will include a new continuous ridge vent.

Staff Review Comments:

7. Table 1276-1(d)(5)(A) requires a minimum of 10 parking spaces (3.5 spaces per 1,000 sq. ft. GLA for 2,840 sq. ft. building). As there is additional parking to the west of the rental office, the Planning Commission, as permitted by Section 1276.15(b), 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. The concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.
8. Provide total parking count of entire site to ensure there is adequate parking.
9. Sheet C-1 shall be revised to show the north arrow pointing in the correct direction. Additionally, Sheet A-2 shall be revised to indicate the correct labeling of the building elevations.
10. Provide a color rendering of the building façade to ensure compatibility with the existing apartment buildings, pursuant to Section 1278.08(e).
11. Submit a photometrics plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas, as required by Section 1276.14(a).

12. Water from the rental office downspouts should collect to a central location and be directed toward the storm sewer, as required by Section 304.7.1 of Section 1480.07 of the Property Maintenance Code Amendments.

Staff Recommendations:

Staff recommends approval of the detailed site plan, provided the above items are addressed.

Brunswick Middle School – Phase 2

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

Location: 1483 Pearl Road
R-L & C-G Districts

Proposed Use & Background:

The Planning Commission moved the Phase 2 discussion plan to a detailed site plan at their meeting on December 6, 2018, subject to variances that were granted by the Board of Zoning Appeals on December 18, 2018. A variance of 85 feet was granted, resulting in the construction trailer being located 15 feet from the north property line, where Code requires in residential districts, that all structures and activity areas shall be located at least 100 feet from all property lines. In commercial districts, all structures and activity areas shall be located at least 100 feet from a residential district or from a multi-family property line.

Additionally, on the east side of the proposed middle school, a variance of 90 feet was granted to install a temporary gravel construction lay-down/staging/parking area approximately 10 feet from the north property line (adjacent to the Manhattan Avenue apartments), and a variance of 75 feet was granted for the above staging area to be located approximately 25 feet from the east property line (adjacent to the Princeton Drive residential homes). These variances will expire on December 31, 2021. As a condition of granting the above variances, there will be no construction traffic or parking of construction vehicles on Princeton Drive, which shall be designated as such by the use of signage. Additionally, the general contractor is required to maintain dust control in the above staging area.

Items from the December 6th meeting that will be addressed in Phase 3 impacting Princeton Drive will include pedestrian traffic, reworking of the drainage, emergency vehicle access, and the location of the fence around the athletic complex. Additionally, the applicant stated that parking for the new stadium will only be near the west school entrance.

Items from the December 6, 2018 meeting that have been addressed in Phase 2 include:

1. A color rendering has been submitted in accordance with Section 1278.08 pertaining to building design and character.
2. Section 1282.08(b) requires a minimum of 7,380 sq. ft. (369 parking spaces x 20 sq. ft.) of interior landscaping; approximately 16,000 sq. ft. will be provided. Additionally, a

minimum of 25 trees from Plant List “A” is required; 38 trees are proposed. The Planning Commission agreed at their December 6, 2018 meeting that the number of parking spaces for bus storage (87 spaces, including 79 bus and 8 special education bus spaces) shall be eliminated from the 456 total number of parking spaces used to calculate interior landscaping.

3. A traffic study has been submitted to the City Engineer.

Staff Review Comments:

9. Section 1282.08(b) requires a minimum of 200 shrubs from Plant Lists “D” or “E” for interior landscaping; no shrubs are proposed as the applicant has stated this would be an undue burden to maintain the large amount of shrubs with limited staff. The Planning Commission, as permitted by Section 1282.10(a), may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, the Commission shall find that the purpose of this Chapter, as stated in Section 1282.01, will be met, that the intent of the specific requirement will be maintained, and that the public interest will be served. The concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter.
10. Pursuant to Section 1282.06(d), a 15’ wide landscape buffer containing a staggered double row of evergreens and trees from Plant Lists “B” and “C”, 15’ on-center, plus a single row of 6’ tall hedge from Plant List “E” is required along the southern property line bordering the residential rear yards on Oxford Drive. A portion of the existing pavement will be removed to create the 15’ wide buffer. However, the applicant is seeking a modification to the required landscaping and proposes to erect a new 6’ high chain link fence with black vinyl coating and slats, in addition to one group of three clustered 5’ high white fir trees and ten groups of five clustered 8’ to 12’ tall columnar evergreens with 25’ of open space in between the groupings. The Planning Commission, as permitted by Section 1282.10(a), as stated above, may approve a less restrictive landscape or screening improvement.
11. Five groups of five clustered 8’ to 12’ tall columnar evergreens with 25’ of open space in between the groupings will be planted along the 15’ wide landscape buffer required by Section 1282.06(d) between the southeast parking lot adjacent to the west side of the residential home on Oxford Drive. This will be in lieu of the staggered double row of evergreens and trees from Plant Lists “B” and “C”, 15’ on-center, plus a single row of 6’ tall hedge from Plant List “E”, that is required by the above section. As permitted by Section 1282.10(a), as stated above, the Planning Commission may grant a modification to the landscaping or screening requirements in Chapter 1282.
12. A minimum 10’ wide perimeter screening strip is required along the Pearl Road and Manhattan Avenue rights-of-way, pursuant to Section 1282.06(g). The required trees are shown along Pearl Road, with the exception of the “Sunburst Honeylocust”, which is not an approved species from Plant Lists “A” or “B”. Additionally, the applicant is

seeking relief to eliminate the required shrubs from Plant Lists “D” or “E” planted 3’ to 4’ on-center, as this will be a burden to maintain with limited staffing. As permitted by Section 1282.10(a), as stated above, the Planning Commission may grant a modification to the landscaping or screening requirements in Chapter 1282. Also, no new landscaping is proposed along the Manhattan Avenue right-of way on the northwest corner of the site; the existing trees and shrubs will remain, but will be pruned.

13. As a condition of moving the discussion plan to a detailed site plan at the December 6th meeting, the applicant agreed to add handicap accessible parking spaces by the north side of the site near the construction drive; this must be indicated on the site plan.
14. As required by Section 1278.09(d), pedestrian walkways have been provided leading from the school to Pearl Road and Manhattan Avenue. Pursuant to Section 1278.09(d)(3), a minimum 5’ wide sidewalk will be provided to accommodate two pedestrian lanes for heavy pedestrian traffic, which shall be indicated on the final site plan. The applicant agreed to install a continuous sidewalk on Pearl Road and Manhattan Avenue after construction traffic is finished.
15. The site plan doesn’t indicate the black vinyl chain link fence will have privacy slats, as shown on the fence detail page, along the southern property line bordering the residential rear yards on Oxford Drive.
16. No grading or site utility plans, which are typically included with a detailed site plan, have been submitted to the City Engineer. In the process of engineering review for these items, if any modification to the site plan is required, the applicant will be required to return to the Planning Commission for approval of the modification.

Staff Recommendations:

Staff recommends approval of the detailed site plan, pending the Planning Commission’s ruling on the landscape modifications.

