Brunswick City Planning Commission

February 21, 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
Kim Harrington, 5176 Sultan Drive, Brunswick Hills
Andy Gray, Mann Parsons Gray, 3660 Embassy Pkwy., Fairlawn
Brad Busson, Circle K Greatlakes, 935 East Tallmadge Avenue, Akron
Jim Ptacek, Larsen Architects, 12506 Edgewater Drive - Suite 10, Lakewood

Chairman Joe Shirilla called the meeting to order at 7:11 p.m.

The first item was the discussion of the site plan review for the Circle K electronic digital display fuel pricing ground sign conditional zoning certificate, 521 Pearl Road (public hearing held on 12/20/18). As this project was previously reviewed on December 20, 2018, the Planning Commission had no comment.

The second item was the discussion of the site plan review for the Circle K electronic digital display fuel pricing ground sign conditional zoning certificate, 1225 Pearl Road (public hearing held on 12/20/18).). As this project was previously discussed on December 20, 2018, the Planning Commission had no comment.

The third item was the review of the detailed site plan for the St. Ambrose Church outbuilding, 929 Pearl Road. Ms. Plavecski noted the minimum 0.6 footcandle level for parking and pedestrian areas needs to be confirmed and the average illumination level needs to be indicated on the plan to ensure compliance with Section 1276.14(c).

The fourth item was the review of the discussion plan for Taco Bell restaurant, southwest corner of Laurel Road and Pearl Road. Ms. Plavecski explained a photometrics plan was submitted on February 20, 2019, which indicates an average illumination level of 5.33 footcandles; this exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c).

Additionally, she commented the luminaire height of 27’-6” exceeds the maximum 25’ height permitted by Section 1276.14(e). Mr. Shirilla noted the drive-thru is facing Pearl Road, and Mr. Arona stated the drive-thru is technically the service side of the building.

The fifth item was old business regarding the revised detailed site plan for Ambrose Crossing pre-school, professional offices, and recreation center complex, 966 and 976 Pearl Road (across from St. Ambrose Church). Ms. Plavecski stated the revised building elevation does not meet the required recess depth on the south elevation facing Homestead Drive.

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

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

February 21, 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
Kim Harrington, 5176 Sultan Drive, Brunswick Hills
Andy Gray, Mann Parsons Gray, 3660 Embassy Pkwy., Fairlawn
Brad Busson, Circle K Greatlakes, 935 East Tallmadge Avenue, Akron
Jim Ptacek, Larsen Architects, 12506 Edgewater Drive - Suite 10, Lakewood

Item 1

Chairman Joe Shirilla called the meeting to order at 7:39 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 FEBRUARY 7, 2019.

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

Item 4(a)

Regarding the site plan review for the Circle K electronic digital display fuel pricing ground sign conditional zoning certificate, 521 Pearl Road (public hearing held on 12/20/18), Mr. Brad Busson, of Circle K Greatlakes, was present.

Mr. Busson addressed the Staff Review Comments as follows:

1. The proposed sign shall comply with Sections 1270.17 and 1270.05 – Table B of the Zoning Code.

2. Verify the ground sign will be located a minimum of 50 feet from the Pearl Road and Grafton Road rights-of-way intersection, and 15 feet from the side property line, pursuant to Sections 1270.04(b) and 1270.05 – Table B, respectively. Mr. Busson said the sign location complies with Code.

3. The street names of Pearl Road and Grafton Road shall be labeled on the site plan. Additionally, the north arrow is pointing east and should be corrected. Mr. Busson agreed to make these revisions.

4. As requested by the Fire Department, per Section 1470.01(c), new installation of building numbers are required with numbers of not less than twelve (12) inches in height for commercial and industrial properties. All numbers must be of contrasting color, visible from the front facade or facing the street, to which Mr. Busson agreed.

MR. SAEGER MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE FOR THE CIRCLE K ELECTRONIC FUEL PRICING DIGITAL DISPLAY GROUND SIGN, 521 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. THE PROPOSED SIGN SHALL COMPLY WITH SECTIONS 1270.17 AND 1270.05 – TABLE B OF THE ZONING CODE.

2. THE APPLICANT HAS VERIFIED THE GROUND SIGN WILL BE LOCATED A MINIMUM OF 50 FEET FROM THE PEARL ROAD AND GRAFTON ROAD RIGHTS-OF-WAY INTERSECTION, AND 15 FEET FROM THE SIDE PROPERTY LINE, PURSUANT TO SECTIONS 1270.04(b) AND 1270.05 – TABLE B, RESPECTIVELY.

3. THE STREET NAMES OF PEARL ROAD AND GRAFTON ROAD SHALL BE LABELED ON THE SITE PLAN, AND THE NORTH ARROW SHALL BE CORRECTLY LABELED.

4. PER SECTION 1470.01(c) OF THE CODIFIED ORDINANCES, NEW INSTALLATION OF BUILDING NUMBERS ARE REQUIRED WITH NUMBERS OF NOT LESS THAN TWELVE (12) INCHES IN HEIGHT FOR COMMERCIAL AND INDUSTRIAL PROPERTIES. ALL NUMBERS MUST BE OF CONTRASTING COLOR, VISIBLE FROM THE FRONT FACADE OR FACING THE STREET.

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

Item 4(b)

Concerning the site plan review for the Circle K electronic digital display fuel pricing ground sign conditional zoning certificate, 1225 Pearl Road (public hearing held on 12/20/18), Mr. Brad Busson, of Circle K Greatlakes, was present.

Mr. Busson addressed the Staff Review Comments as follows:

1. The proposed sign shall comply with Sections 1270.17 and 1270.05 – Table B of the Zoning Code, to which he agreed.

2. He will verify the existing ground sign will be located a minimum of 50 feet from the Pearl Road and Regal Avenue rights-of-way intersection, and 15 feet from the side property line, pursuant to Sections 1270.04(b) and 1270.05 – Table B, respectively.

Mr. Arona asked Mr. Busson to verify there are 12" numbers on the front of the building, as required by Section 1470.01(c), to which he agreed.

MR. ROCHA MOTIONED TO APPROVE THE CONDITIONAL ZONING CERTIFICATE FOR THE CIRCLE K ELECTRONIC DIGITAL DISPLAY FUEL PRICING GROUND SIGN, 1225 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. THE PROPOSED SIGN SHALL COMPLY WITH SECTIONS 1270.17 AND 1270.05 – TABLE B OF THE ZONING CODE.

2. VERIFY THE GROUND SIGN WILL BE LOCATED A MINIMUM OF 50 FEET FROM THE PEARL ROAD AND REGAL AVENUE RIGHTS-OF-WAY INTERSECTION, AND 15 FEET FROM THE SIDE PROPERTY LINE, PURSUANT TO SECTIONS 1270.04(b) AND 1270.05 – TABLE B, RESPECTIVELY.

3. PURSUANT TO SECTION 1470.01(c) OF THE CODIFIED ORDINANCES, VERIFY THAT MINIMUM 12" HIGH BUILDING NUMBERS ARE VISIBLE FROM THE FRONT FACADE OR FACING THE STREET AND ARE OF CONTRASTING COLOR.

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

Item 4(c)

Regarding the detailed site plan for the St. Ambrose Church outbuilding, 929 Pearl Road, Mr. Andy Gray, of Mann Parsons Gray, was present.

Mr. Gray addressed the Staff Review Comment as follows:

1. A photometrics plan was submitted on February 21, 2019; however there is one area in noncompliance with the minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a). He said they are adding three additional light poles and two wall packs on the building.

Ms. Plavecski commented a revised photometrics plan needs to be submitted indicating the average lighting level, which shall not exceed 2.4 footcandles, as required by Section 1276.14(c). She also stated the height of the luminaires needs to be indicated, which shall not exceed 25', including the height of the post and fixture.

Mr. Arona said he would like the location of the three new light poles to be indicated on the site plan.

MR. ARONA MOTIONED TO APPROVE THE ST. AMBROSE CHURCH OUTBUILDING, 929 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. AN ENHANCED PHOTOMETRICS PLAN SHALL BE SUBMITTED INDICATING THERE IS A MINIMUM 0.6 FOOTCANDLE LIGHTING LEVEL FOR PARKING AND PEDESTRIAN AREAS, PURSUANT TO SECTION 1276.14(a), AND SHALL SHOW THE MINIMUM, AVERAGE, AND MAXIMUM FOOTCANDLE LEVELS. THE AVERAGE ILLUMINATION LEVEL SHALL NOT EXCEED 2.4 FOOTCANDLES, PURSUANT TO SECTION 1276.14(c) OF THE ZONING CODE.

2. SUBMIT THE HEIGHT OF THE NEW LAMP POSTS AND INDICATE THEIR LOCATION ON THE SITE PLAN. THE MAXIMUM LUMINAIRE HEIGHT, INCLUDING THE POST AND FIXTURE, SHALL NOT EXCEED 25 FEET, IN ACCORDANCE WITH SECTION 1276.14(e)(2).

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

Item 4(d)

Regarding the discussion plan for Taco Bell, southwest corner of Laurel Road and Pearl Road, Mr. Jim "JP" Ptacek, of Larsen Architects, was present.

Mr. Ptacek explained they tried different site orientations, but the plan submitted was the best for the interior equipment layout and employee training purposes. He noted the dumpster enclosure will be constructed with EIFS with trim on the top and the doors will be painted dark gray or black.

Regarding Comment No. 8 concerning the street recess on Pearl Road, Mr. Ptacek said they have a 2'-2" deep recess that extends 14'-8", which meets the minimum 2.08' depth and 13.90' length required by Section 1260.07(a). He stated they will add a galvanized awning element on the east and west facades.

Ms. Plavecski suggested having brick or stone on the tower on the front of the building, instead of the rust metal panels. Mr. Shirilla explained the Planning Commission wants to follow the recommendations of the city's Comprehensive Plan update, which will probably

focus on the Pearl Road Corridor. He said the Laurel Pointe Plaza, which is adjacent to the Taco Bell property, is constructed with red brick. Mr. Shirilla commented Taco Bell doesn't have to match Laurel Pointe, but the Commission would like some brick or cultured stone added to the building. Mr. Arona showed the Commission a picture of Taco Bell at another location with a stone tower, and said he would like this building to have some continuity with the adjacent plaza.

Mr. Shirilla noted there is a lack of windows on the east elevation; Mr. Ptacek replied the beverage bar is located in that area. Mr. Shirilla suggested adding enhancements on the east (drive-thru) side. He also asked about screening of the mechanical equipment; Mr. Ptacek responded the equipment is screened by a 4½ ft. parapet.

Mr. Arona showed the Commission a photo of another Taco Bell with an extended canopy over the drive-thru and that has more windows on that elevation. Mr. Ptacek noted that's an older model prototype with the cultured stone that is probably eight or nine years old. Mr. Arona stated he would like the Pearl Road elevation dressed up since it has the drive-thru.

Mr. Hasan asked if the building could be rotated 180°, and the Planning Commission could grant a front yard setback modification if warranted. Mr. Shirilla suggested rotating the building 45°; Mr. Ptacek stated the drive-thru would still have to go around the front of the building. Mr. Saeger suggested flipping the building 225° with the drive-thru on the west side of the building, and the Commission could grant a modification on the front yard setback. Mr. Arona suggested having an outdoor seating area.

Mr. Ptacek showed the Commission a revised landscaping plan and noted the recess allows for more green space. He said maple trees will be planted in the 10' wide landscape strip along the Pearl Road right-of-way to create screening.

Mr. Arona said he would like to see if Mr. Saeger's suggestion to rotate the building 225° is feasible. Mr. Aungst noted the Taco Bell on Route 18 in Medina does not have a freezer in the back of the building and asked Mr. Ptacek to see if the freezer needs to be there. If it does, Mr. Aungst said he would like it dressed up and coordinated with the rest of the building.

As building placement is a major factor regarding the site plan, the remainder of the Staff Review Comments was postponed until a revised site plan is submitted.

As the Commission asked for other building placement options to be considered, Mr. Ptacek requested for the Taco Bell site plan to be tabled.

MR. ROCHA MOTIONED TO TABLE, AT THE APPLICANT'S REQUEST, THE TACO BELL DISCUSSION PLAN IN ORDER TO EXPLORE OTHER BUILDING PLACEMENT OPTIONS.

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

Item 5(a)

Regarding old business of the revised detailed site plan for the Ambrose Crossing 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, were present.

Mr. Gray stated this is a pre-engineered building, not a prefabricated building, and explained a pre-engineered building means that the builder has their own structural engineering company and all the materials come from the same place. He described the revisions made to the plan and stated the HVAC equipment will be internal. He said the condensing units will be in a recessed area tucked away from Pearl Road.

Mr. Shirilla asked why there is a break in the stone; Mr. Gray said this is to provide architectural interest. He said on the north elevation, they extended three more windows horizontally to dress up the facade. Mr. Saeger suggested adding a couple feet of brick up from grade on the east and west elevations, so the metal is not at grade level. Mr. Arona noted due to the revisions to the building, on the east elevation facing Pearl Road, some of the stone is not going to be visible from Pearl Road and more of the standing seam metal is being presented to the street view.

Mr. Shirilla suggested adding stone up to the sills of the windows on all the elevatons; Mr. Gray replied he wants to have the windows floating more. Mr. Hasan commented the previous design had more of a variety of materials and colors; the proposed one has a large quantity of metal, especially facing Pearl Road, which is bland. Mr. Arona said the extensions previously proposed softened the vertical siding; Mr. Aungst suggested having horizontal siding. Mr. Gray said that is a substantial amount of horizontal design elements, so he wanted to add vertical elements.

Mr. Gray said he would like the keep the design simple on the north elevation, as they will probably expand on this side of the building. Regarding the south elevation offset facing Homestead Drive, Mr. Arona said he is ok with not having a deeper recess, as the roofline intersects with the wall at an angle to provide visual interest. Mr. Gray explained if he pushes the building further back, he will have to reduce the square footage of the pre-school, and the engineered materials company did not want to warrant a second bump-out. On the east elevation facing Pearl Road, Mr. Arona stated he would like to see further enhancements.

Mr. Gray addressed the Staff Review Comments as follows:

1. The Planning Commission shall determine if the proposed prefabricated building is compatible with the existing or proposed adjoining buildings, pursuant to Section 1278.08(e). Architectural style should not necessarily duplicate adjoining structures, but should be compatible in overall form, texture, color, and rhythm. Compatibility can be enhanced by the use of building materials and roof lines comparable to nearby development. The Commission requested the applicant to take into consideration the façade improvements discussed tonight, especially on the east elevation facing Pearl Road.

2. On the south elevation facing Homestead Drive, the recess is 1'8" that will extend 106'. The length meets the 30' minimum required by Section 1260.07(a) for a 149'-9½" building length; however, the recess of 1'8" does not meet the minimum 4'6" required depth. Ms. Plavecski noted the applicant is applying for a variance at the Board of Zoning Appeals March 19, 2019 meeting.

3. The dumpster was relocated to the northwest corner of the site, instead of the previous southwest corner, due to the required retaining wall. Verify the dumpster is a minimum of 30' from the Kimmich Drive right-of-way, as required by Section 1260.05(a)(1). Mr. Gray stated he will move the dumpster further west near the new parking lot to comply with Code.

4. Mr. Gray said the HVAC equipment will be located internally and only the condenser units will be in a small recess facing Pearl Road, which will be screened, in compliance with Section 1278.0(i) and (k), which requires mechanical equipment and other utility features to be screened from view from the street and neighboring properties using materials harmonious with the building. Additionally, Section 1282.09(a) requires all service structures to be screened on all sides by a continuous planting of evergreens, fences or mounds.

Mr. Delsanter commented the applicant needs to show a hardship to the BZA regarding the recess; financial concerns are not a legitimate reason.

As there are architectural features that need to be added to the east elevation, the Commission suggested adding this item to their March 21, 2019 agenda under old business.

MR. HASAN MOTIONED TO CONTINUE THE AMBROSE CROSSING REVISED DETAILED SITE PLAN, 966 AND 976 PEARL ROAD, TO THE MARCH 21, 2019 PLANNING COMMISSIN MEETING UNDER OLD BUSINESS.

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

Item 6

There was no new business.

Item 7

No one appeared at the public comment period.

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Item 8

Mr. Delsanter gave the Council Representative's Report. He stated the Planning & Zoning Committee is considering legislation regarding razing of structures and discussed updating the Zoning Code.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 9:43 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT
February 21, 2019

Circle K electronic ground sign
(Public hearing – conditional zoning certificate)

Location: 521 Pearl Road
C-G District

Proposed Use & Background:
Per the applicant's request, the Planning Commission tabled the conditional zoning certificate for the electronic ground sign at their meeting on December 20, 2018. A public hearing was held at that time, as required by Section 1274.04(a) of the Zoning Code. The applicant is seeking to replace the existing pole sign with a 40 sq. ft. electronic digital display fuel pricing ground sign. The proposed sign will consist of a 4' high sign face and 2' high base, for a total height of 6', in compliance with the maximum 5' high sign face and 2' high base permitted by Section 1270.05 – Table B of the Zoning Code. The proposed ground sign will include a total electronic digital display area of approximately 15.66 sq. ft., in compliance with the maximum 50% (20 sq. ft.) changeable copy permitted by Section 1270.17(b).

Electronic moving message/digital display signs are a conditionally permitted use in the C-G General Commercial District, pursuant to Section 1260.04(r) of the Zoning Code.

As additional wall signs and signs on the fuel pump dispensers are being requested, the applicant is seeking variances at the Board of Zoning Appeals meeting on February 19, 2019.

Staff Review Comments:
5. The proposed sign shall comply with Sections 1270.17 and 1270.05 – Table B of the Zoning Code.

6. Verify the ground sign will be located a minimum of 50 feet from the Pearl Road and Grafton Road rights-of-way intersection, and 15 feet from the side property line, pursuant to Sections 1270.04(b) and 1270.05 – Table B, respectively.

7. The street names of Pearl Road and Grafton Road shall be labeled on the site plan. Additionally, the north arrow is pointing east and should be corrected.

8. Per Section 1470.01(c), new installation of building numbers are required with numbers of not less than twelve (12) inches in height for commercial and industrial properties. All numbers must be of contrasting color, visible from the front facade or facing the street.

Staff Recommendations:
Staff recommends approval of the conditional zoning certificate.

Circle K electronic ground sign
(Public hearing – conditional zoning certificate)

Location: 1225 Pearl Road
C-G District

Proposed Use & Background:
Per the applicant's request, the Planning Commission tabled the conditional zoning certificate for the electronic ground sign at their meeting on December 20, 2018. A public hearing was held at that time, as required by Section 1274.04(a) of the Zoning Code. The applicant is seeking to replace the existing pole sign with a 40 sq. ft. electronic digital display fuel pricing ground sign. The proposed sign will consist of a 4' high sign face and 2' high base, for a total height of 6', in compliance with the maximum 5' high sign face and 2' high base permitted by Section 1270.05 – Table "B" of the Zoning Code. The proposed ground sign will include a total electronic digital display area of approximately 15.66 sq. ft., in compliance with the maximum 50% (20 sq. ft.) changeable copy permitted by Section 1270.17(b).

Electronic moving message/digital display signs are a conditionally permitted use in the C-G General Commercial District, pursuant to Section 1260.04(r) of the Zoning Code.

As additional wall signs and signs on the fuel pump dispensers are being requested, the applicant is seeking variances at the Board of Zoning Appeals meeting on February 19, 2019.

Staff Review Comments:
3. The proposed sign shall comply with Sections 1270.17 and 1270.05 – Table B of the Zoning Code.

4. Verify the revised existing ground sign will be located a minimum of 50 feet from the Pearl Road and Regal Avenue rights-of-way intersection, and 15 feet from the side property line, pursuant to Sections 1270.04(b) and 1270.05 – Table B, respectively.

Staff Recommendations:
Staff recommends approval of the conditional zoning certificate.

St. Ambrose Church outbuilding
(Detailed site plan)

Location: 929 Pearl Road
C-G District

Proposed Use & Background:
An application has been submitted to construct a 2,400 sq. ft. outbuilding to house furniture donations for Catholic Works of Mercy that will be distributed to those in need. No new parking is proposed; as this structure will not be open to the general public, no handicap parking is required by the 2017 Ohio Building Code. The existing sand volleyball court and

basketball hoop will be removed and the outbuilding will be erected in that location. A new 3,500 sq. ft. volleyball court is indicated to the east of the new structure. There is an existing storage building on the site that is used to store desks and a snow blower that will be adjacent to the new outbuilding. The Fire Department has stated, as the two buildings are both for storage, there is no minimum separation required between the two structures.

No new parking lot lighting is proposed; decorative lighting sconces will be added to the front of the building.

The outbuilding will be constructed with an asphalt shingle roof and vinyl siding, and include a 4" thick concrete floor. The west and east elevations will have canopies over the entrance doors and the columns will be covered in manufactured stone. The western entrance will have an accessible curb cut, ramp, and 5' wide sidewalk, along with two 8' x 8' insulated overhead doors for loading/unloading.

Staff Review Comments:

3. A photometrics plan shall be submitted indicating there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a).

Staff Recommendations:

Staff recommends approval of the detailed site plan, provided the above item is addressed.

Taco Bell

(Discussion plan)

Location: southwest corner of Laurel Road and Pearl Road
C-G District

Proposed Use & Background:

An application has been submitted to construct a new 2,086 sq. ft. Taco Bell restaurant on a 0.7516 acre parcel north of the Laurel Pointe Plaza. Restaurants are a permitted use in the C-G General Commercial District pursuant to Section 1260.02(g).

The building meets the minimum 30' and maximum 75' setback from the Pearl Road right-of-way; and minimum 30' and maximum 60' setback from the Laurel Road right-of-way, as required by Section 1260.05(a)(1) and (2)(A) and (C), respectively.

Twenty (20) parking spaces will be provided, including one van-accessible handicap space, as required by Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. Parking spaces are indicated at 9' wide x 19' long, with a 24' wide aisle width between the rows of parking, pursuant to Table 1276-3.

The drive-thru for the restaurant will be facing Pearl Road. Drive-thru storage for waiting vehicles of at least 130 feet has been provided, in accordance with Section 1276.10(j).

Staff Review Comments:

1. Table 1276-1(d)(4) requires a minimum of 21 parking spaces; 20 spaces are shown on Sheet C102.

2. There is an existing access easement from Laurel Road and Pearl Road to the Taco Bell site; a lot split is being reviewed by the City Engineer to split the 0.7516 acre site from the 1.5868 parcel (Permanent Parcel No. 003-18C-06-025).

3. The detailed site plan shall include the amount of interior landscaping; Section 1282.08(b)(1) requires a minimum of 420 sq. ft. Sheet L-1 indicates interior landscape trees have been provided, but they are not from Plant List A; Section 1282.08(b)(2) requires a minimum of two trees. Sixteen (16) shrubs from Plant Lists D or E have been provided.

4. Pursuant to Section 1282.06(e), verify that 10% of the total front yard area not used for parking or circulation will be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner. The 10% landscape area includes the 10' wide landscape strip at the Pearl and Laurel Road rights-of-way. Trees from Plant List A, 25' to 35' on-center with a row of shrubs from Plant Lists D or E, 3' to 4' on-center, have been provided, as required by Section 1282.06(g).

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

6. Pedestrian access has been provided from Taco Bell to Laurel Road, as required by Section 1278.09(d). The City Engineer is not requiring a sidewalk from the building to Pearl Road, due to the proposed drive-thru, as this would be a safety issue. The existing sidewalk will be continued on Pearl Road, north from Laurel Pointe Plaza, to the intersection with Laurel Road.

7. Identify building materials; Section 1278.08 requires the building to be compatible with existing or proposed adjoining buildings. Architectural style should not necessarily duplicate adjoining structures, but should be compatible in overall form, texture, color, and rhythm. Compatibility can be enhanced by the use of building materials and roof lines comparable to nearby development. Additionally, there is a long expanse of blank wall on the north and west elevations; Section 1278.08(c) states excessively long, unbroken building facades should be avoided. Also, Section 1278.08(j) states the apparent bulk of a building can be lessened with the use of façade articulation and pitched roofs.

8. Section 1260.07(a) states street facades shall be designed with offsets and other breaks in the vertical plane to create an interesting and varied streetscape. Street facades greater than 60' in length shall incorporate one or more wall plane projections or recesses having a minimum depth of at least 3% of the street façade and extending at least 20% of the length of the street façade. The Laurel Road façade does not

require an offset, since it is 28'2" long. However, the Pearl Road façade is 69'6" long and will require a minimum recess/projection of 2.08' that extends a minimum length of 13.90'.

9. As requested by the Fire Department, ensure compliance with the Turning Performance Analysis.

10. The dumpster enclosure is located south of the building; verify it will be constructed of materials comparable to the building, pursuant to Section 1276.12(a).

11. Multiple wall signs are proposed; Section 1270.05 – Table B permits one wall sign per each street right-of way, allowing one wall sign facing Pearl Road and one wall sign facing Laurel Road.

12. Verify stormwater retention requirements are met on the existing downstream basin.

Staff Recommendations:
Staff withholds recommendation until façade improvements are made.

Ambrose Crossing
(Revised detailed site plan)

Location: 966 & 976 Pearl Road
C-G District

Proposed Use & Background:
The Planning Commission, at their meeting on January 17, 2019, approved the conditional zoning certificate and detailed site plan for Ambrose Crossing, 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. City Council held three readings on the legislation, with the last reading on February 11, 2019.

At their January 17th meeting, the Commission also recommended approval to City Council of the 20' variance request 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), which City Council approved on January 28, 2019.

As there is a time constraint to open the pre-school by January 1, 2020, revisions were made to the site plan and building as follows:

1. In order for the complex to be a prefabricated building, which would reduce construction time, the total size of the complex was reduced from 31,625 sq. ft. to 28,365 sq. ft. The facility will now consist of a 12,113 sq. ft. sport court (previously 13,458 sq. ft.); 8,990 sq. ft. of professional offices (previously 11,238 sq. ft.), and a

7,262 sq. ft. pre-school (size was not reduced). The two multi-purpose rooms on the west side of the site were removed. Additionally, the locker rooms and first floor mechanical room were both relocated to the southeast corner of the building interior.

2. The number of parking spaces was reduced from 92 spaces to 81 spaces, which includes the elimination of a row of 11 spaces near the southwest side of the site, due to the required installation of a retaining wall. As the building was reduced in size, the proposed parking complies with 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.

3. Changes to the façade were made including the reconfiguration of the east offset facing Pearl Road. As required by Section 1260.07(a), Sheet L1.1 indicates that a 17'-9-5/8"depth will extend 49'-10½", which complies with the minimum 4'10" offset extending a minimum of 32'-1"on a 160'2" building length. Additional windows were added on the north, east and west building elevation.

Staff Review Comments:

1. The Planning Commission shall determine if the proposed prefabricated building is compatible with the existing or proposed adjoining buildings, pursuant to Section 1278.08(e). Architectural style should not necessarily duplicate adjoining structures, but should be compatible in overall form, texture, color, and rhythm. Compatibility can be enhanced by the use of building materials and roof lines comparable to nearby development.

2. On the south elevation facing Homestead Drive, the recess is 1'8" that will extend 106'. The length meets the 30' minimum required by Section 1260.07(a) for a 149'-9½" building length; however, the recess of 1'8" does not meet the minimum 4'6" required depth.

3. The dumpster was relocated to the northwest corner of the site, instead of the previous southwest corner, due to the required retaining wall. Verify the dumpster is a minimum of 30' from the Kimmich Drive right-of-way, as required by Section 1260.05(a)(1).

4. Provide location of outdoor HVAC equipment; Section 1278.0(i) and (k) requires mechanical equipment and other utility features to be screened from view from the street and neighboring properties using materials harmonious with the building. Additionally, Section 1282.09(a) requires all service structures to be screened on all sides by a continuous planting of evergreens, fences or mounds.

Staff Recommendations:

Staff withholds recommendation pending Planning Commission review.