

Brunswick City Planning Commission

March 21, 2019

7:00 p.m. - Caucus

Joe Shirilla, Chairman
John Rocha, Recording Secretary
Abbas Hasan, 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 7:13 p.m.

The first item was the review of the detailed site plan for the Brunswick Historical Society accessory building, 4613 Laurel Road (Heritage Farm). Mr. Aungst stated the mezzanine is not required to be ADA accessible. He commented the flat work between the parking lot and the structure needs to be shown on the site plan.

The second item was the discussion of the revised detailed site plan for the Monterey Apartments rental office, 4273 Beverly Hills Drive. Mr. Shirilla commented the plan shows that the downspouts will be connected to the storm sewer. Mr. Delsanter asked the Planning Commission to please ensure the residents near the Monterey Apartments are protected, as there have been issues in the past. Mr. Aungst noted the owners have invested \$3 million already and will be investing more. He stated there will be on-site management of the apartment complex. Mr. Aungst also said the applicant agreed to install carbon monoxide detectors in all the units.

The third item was the review of the revised discussion plan for Taco Bell restaurant, southwest corner of Laurel and Pearl Road. Mr. Shirilla commented the revised façade elevations are more harmonious with the surrounding buildings. Mr. Jones stated on the other options for building placement on the site, the negative factors outweighed the positive ones. Mr. Shirilla stated the elevation facing Laurel Road is more attractive now. Mr. Aungst noted there is no curb cut on Pearl Road, which is beneficial.

The fourth item was the discussion 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). Mr. Jones commented if the property is acquired at 956 Pearl Road, a sidewalk will need to be installed on the south side of Kimmich Drive from the western edge of the property to the eastern edge connecting with Pearl Road. He stated a right-of-way easement for the sidewalks to the City of Brunswick will be required.

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

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

March 21, 2019

7:30 p.m.

Joe Shirilla, Chairman
John Rocha, Recording Secretary
Abbas Hasan, 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
Jim Ptacek, Larsen Architects, 12506 Edgewater Drive,
#10, Lakewood
Sam Boyer, 1480 Roosevelt Avenue, Brunswick
Carl Bilski, 4214 Marks Road, Medina
Greg Crane, 3523 Sleepy Hollow Road, Brunswick
Heidi Ollish, DMG Contractors, 2050 Stapleton Court, Cincinnati
Dan Green, 6090 Orchard Hills Lane, Cincinnati
Mike Mackey, 4283 Beverly Hills Drive, Brunswick
Andy Gray, Mann Parsons Gray, 3660 Embassy Parkway,
Fairlawn
Kim Harrington, 5176 Salton Drive, Brunswick Hills
Ron Clement, 808 Pearl Road, Brunswick Hills

Item 1

Chairman Joe Shirilla called the meeting to order at 7:37 p.m.

MR. SHIRILLA MOTIONED TO EXCUSE VICE CHAIRMAN JEFF ARONA AND BRAD SAEGER FOR JUST CAUSE.

Mr. Hasan seconded the motion. The vote was 3 Ayes 0 Nays.

Ms. Plavecski called the roll: 3 present 2 absent (Mr. Arona and Mr. Saeger).

Item 2

There were no announcements or correspondence.

Item 3

MR ROCHA MOTIONED TO APPROVE THE MINUTES OF MARCH 7, 2019.

Mr. Hasan seconded the motion. The vote was 3 Ayes 0 Nays.

Item 4(a)

Regarding the detailed site plan for the Brunswick Historical Society accessory building, 4613 Laurel Road (Heritage Farm), Mr. Greg Crane, Mr. Carl Bilski, and Ms. Sam Boyer, of the Brunswick Historical Society, were present.

Ms. Boyer explained the Brunswick Historical Society does not have a heated and air conditioned building to house all their historical artifacts. She stated Edwards Middle School will be 100 years old in 2020 and they are going to use the front entrance doors of that school as the front doors for the new accessory building.

Mr. Crane noted the new accessory building will be 40' x 40'. Ms. Boyer explained they don't know if they will be able to raise enough money for a 2,400 sq. ft. building. Mr. Jones commented the site plan and size of the building should match. Mr. Crane said the project has been reviewed by City Council and they have no objections.

Mr. Shirilla asked what the floor will be constructed of; Ms. Boyer responded concrete. Mr. Shirilla inquired when construction will begin; Ms. Boyer replied immediately. She stated they have many volunteers to assist with fundraising for the project. Mr. Shirilla asked what color will the building and the roof be; Ms. Boyer answered the building will be white to match the other structures on the site, and the roof will probably be black. Mr. Hasan questioned if the rear elevation will have a window; Ms. Boyer answered no, as they don't want any vandalism.

The Staff Review Comments were addressed as follows:

1. A color rendering was provided to show how the building will look with the doors from Edwards Middle School. The applicant stated the building will have white siding with a black roof.
2. The Board of Zoning Appeals approved the approximate 24'-5" height of the accessory building at their meeting on March 19, 2019, as Section 1250.05(f)(2) permits a maximum height of 15' for an accessory building in a rural residential district.
3. The site plan will indicate the flat work between the parking lot and the structure, as the entrance door will be ADA accessible.
4. The site plan will be updated showing the correct size of the building as 2,400 sq. ft.
5. A photometrics plan shall be submitted, pursuant to Section 1276.14(a), to ensure there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas.

MR. HASAN MOTIONED TO APPROVE THE DETAILED SITE PLAN FOR THE BRUNSWICK HISTORICAL SOCIETY (HERITAGE FARM) ACCESSORY BUILDING, 4613 LAUREL ROAD, SUBJECT TO THE FOLLOWING:

1. THE APPLICANT WILL DESIGNATE THE COLOR SCHEME OF THE SIDING AND THE ROOF ON THE SITE PLAN TO ENSURE COMPATIBILITY WITH THE SURROUNDING HISTORICAL STRUCTURES, PURSUANT TO SECTION 1278.08(e).
2. THE BOARD OF ZONING APPEALS GRANTED A VARIANCE ON MARCH 19, 2019 TO ALLOW THE CONSTRUCTION OF A 2,400 SQ. FT. (60' X 40') ACCESSORY BUILDING WITH AN APPROXIMATE HEIGHT OF 24'-5"; SECTION 1250.05(f)(2) OF THE ZONING CODE PERMITS A MAXIMUM HEIGHT OF 15' FOR AN ACCESSORY BUILDING IN A RURAL RESIDENTIAL DISTRICT. A VARIANCE WAS ALSO GRANTED BY THE BOARD ON FEBRUARY 19, 2019 TO ALLOW A 2,400 SQ. FT. ACCESSORY BUILDING, WHICH EXCEEDS THE MAXIMUM 800 SQ. FT. PERMITTED BY SECTION 1280.06(d).
3. THE SITE PLAN SHALL INDICATE FLAT WORK BETWEEN THE PARKING LOT AND THE STRUCTURE, AS THE ENTRANCE DOOR WILL BE ADA ACCESSIBLE.
4. UPDATE THE SITE PLAN SHOWING THE CORRECT SIZE OF THE BUILDING AS 2,400 SQ. FT.
5. A PHOTOMETRICS PLAN SHALL BE SUBMITTED, PURSUANT TO SECTION 1276.14(a), TO ENSURE THERE IS A MINIMUM 0.6 FOOTCANDLE LIGHTING LEVEL FOR PARKING AND PEDESTRIAN AREAS.

Mr. Rocha seconded the motion. The vote was 3 Ayes 0 Nays.

Item 4(b)

Concerning the revised detailed site plan for the Monterey Apartments rental office, 4273 Beverly Hills Drive, Mr. Dan Green, owner; and Ms. Heidi Ollish, of DMG Contractors, were present.

Mr. Green explained they will be converting the existing garage to a rental office, which will include an exercise and computer room. He stated they will have a full-time maintenance person on-site. He said they have installed a dog park and playground in the area where the two buildings were razed.

The Staff Review Comments were addressed as follows:

1. Table 1276-1(d)(5)(A) requires a minimum of 10 parking spaces; six spaces are shown. 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. There are 314 parking spaces (including 47 garage spaces) provided for 178 units; Table 1276-3(a)(2) requires a minimum of 356 parking spaces (2 per dwelling unit, including one space in a garage). The apartment complex was constructed in 1978, prior to the existing parking standards that were adopted in 2005. The Planning Commission, as permitted by Section 1276.15(b), as stated above, may grant a modification to allow a lesser amount of parking spaces.
3. Sheet C-1 will be revised showing the north arrow pointing in the correct direction.
4. A photometrics plan was submitted showing the average illumination level of 0.53 footcandle, but that includes the entire site. Mr. Jones commented during engineering review, he will ensure compliance with the minimum 0.6 footcandle level for parking and pedestrian areas, as required by Section 1276.14(a).
5. Per Section 304.7.1 of the Property Maintenance Code, the roof of the rental office has been equipped with gutters and downspouts connected to a public storm sewer.
6. A color rendering has been provided for the south, east and west building elevations.
7. The applicant has agreed to install carbon monoxide detectors in all units, as requested by the Fire Department.

Mr. Delsanter stated City Council is happy to see improvements being made to the property, as there have been several resident complaints regarding the site.

MR. HASAN MOTIONED TO APPROVE THE REVISED DETAILED SITE PLAN FOR THE MONTEREY APARTMENTS RENTAL OFFICE, 4273 BEVERLY HILLS DRIVE, SUBJECT TO THE FOLLOWING:

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); SIX SPACES HAVE BEEN PROVIDED (INCLUDING ONE VAN-ACCESSIBLE SPACE, IN COMPLIANCE WITH TABLE 1106.1 AND SECTION 1106.5 OF THE 2017 OHIO BUILDING CODE). 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 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.

2. THERE ARE 314 PARKING SPACES (INCLUDING 47 GARAGE SPACES) PROVIDED FOR 178 UNITS; TABLE 1276-3(a)(2) REQUIRES A MINIMUM OF 356 PARKING SPACES. THE APARTMENT COMPLEX WAS CONSTRUCTED IN 1978, PRIOR TO THE EXISTING PARKING STANDARDS THAT WERE ADOPTED IN 2005. THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1276.15(b), AS STATED ABOVE, HAS GRANTED A MODIFICATION TO ALLOW A LESSER AMOUNT OF PARKING SPACES.
3. SHEET C-1 SHALL BE REVISED TO SHOW THE NORTH ARROW POINTING IN THE CORRECT DIRECTION.
4. THE PHOTOMETRICS PLAN SHALL COMPLY WITH THE MINIMUM 0.6 FOOTCANDLE LEVEL FOR PARKING AND PEDESTRIAN AREAS, AS REQUIRED BY SECTION 1276.14(a), AND THE AVERAGE ILLUMINATION LEVEL OF 2.40 FOOTCANDLES, PURSUANT TO SECTION 1276.14(c).
5. PER SECTION 304.7.1 OF THE PROPERTY MAINTENANCE CODE, THE ROOF OF THE RENTAL OFFICE HAS BEEN EQUIPPED WITH GUTTERS AND DOWNSPOUTS CONNECTED TO A PUBLIC STORM SEWER.
6. THE DIVISION OF FIRE IS REQUESTING CARBON MONOXIDE DETECTORS IN ALL UNITS.
7. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Rocha seconded the motion. The vote was 3 Ayes 0 Nays.

Item 4(c)

Concerning the revised discussion plan for Taco Bell restaurant, southwest corner of Laurel Road and Pearl Road, Mr. James Ptacek, of Larsen Architects, was present.

Mr. Ptacek explained the three options for building placement that the Planning Commission suggested at their February 21, 2019 meeting, which were not feasible for the site.

In order to reduce visibility, Mr. Ptacek explained he has recessed the cooler and provided screening around it. Mr. Shirilla asked about lighting on the rear elevation; Mr. Ptacek responded as there is equipment located there, they do not want to bring attention to that area. He showed samples of the building materials to the Commission.

Mr. Shirilla suggested using standing seam metal awnings instead of galvanized metal awnings, so it wouldn't be so shiny. Mr. Ptacek explained the corrugated galvanized metal awnings will dull over time due to the weather.

Mr. Ptacek addressed the Staff Review Comments as follows:

1. He will adjust the photometrics plan to comply with the average illumination level of 2.40 footcandles. He said the owners prefer not to have dimmable LED light fixtures, as they are open late on weekends and want to have sufficient site lighting for their employees. The Commission agreed since there would be a small time frame where the lights would be turned down, and that the proposed Taco Bell is not near residential development, that dimmable lights would not be required.
2. 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. Mr. Ptacek commented the owner wants to have two ground signs; one facing Pearl Road, and one facing Laurel Road. He said they may not be able to meet the minimum 500' distance between signs required by Section 1270.05 – Table B. Mr. Incorvaia noted the Planning Commission cannot approve the location of the ground signs unless they meet Code.
3. Verify stormwater retention requirements are met on the existing downstream basin. Mr. Jones stated he doesn't know how much hard surface area was designed to go into the basin.

Mr. Rocha complemented the architect on working with the Commission to produce an attractive plan.

The Commission determined there was sufficient information supplied on the discussion plan to merit its review as a detailed site plan, to which Mr. Jones concurred.

MR. HASAN MOTIONED TO TREAT THE REVISED DISCUSSION PLAN AS A DETAILED SITE PLAN, WHICH IS APPROVED FOR THE TACO BELL RESTAURANT, SOUTHWEST CORNER OF LAUREL ROAD AND PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. A PHOTOMETRICS PLAN SHALL BE SUBMITTED INDICATING THE MAXIMUM AVERAGE ILLUMINATION LEVEL OF 2.40 FOOTCANDLES, PURSUANT TO SECTION 1276.14(c) OF THE ZONING CODE. DIMMABLE LED LIGHT FIXTURES ARE NOT REQUIRED TO BE INSTALLED.
2. THE PLANNING COMMISSION HAS NOT APPROVED THE LOCATION OR NUMBER OF GROUND SIGNS OR WALL SIGNS. ALL SIGNAGE SHALL COMPLY WITH SECTION 1270.05 – TABLE B.

3. VERIFY STORMWATER RETENTION REQUIREMENTS ARE MET ON THE EXISTING DOWNSTREAM BASIN.
4. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Rocha seconded the motion. The vote was 3 Ayes 0 Nays.

Item 5

Concerning old business of the revised site plan for Ambrose Crossing pre-school, professional offices, and recreation center complex, 966 and 976 Pearl Road (across from St. Ambrose Church), Mrs. Kim Harrington, owner; and Mr. Andy Gray, of Mann Parsons Gray, were present.

Mr. Gray explained the façade changes that were made at the Commission's suggestion and addressed the Staff Review Comments as follows:

1. The Planning Commission shall determine if the above revisions to the proposed pre-engineered building are compatible with the existing or proposed adjoining buildings, pursuant to Section 1278.08(e).
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. The applicant received a variance from the Board of Zoning Appeals on March 19, 2019 to allow the above recess.
3. Sheet L1.1 indicates dumpster enclosure details are provided on Sheet L2.1, which is not included with the submission. Mr. Gray stated the dumpster enclosure will be brick on three sides to match the building and will have a metal gate. He stated he will submit Sheet L2.1.
4. Pursuant to Section 1278.09(d), the applicant shall confirm that a sidewalk will be installed on the south side of Kimmich Drive from the western edge of the property to the eastern edge connecting with Pearl Road. Additionally, a right-of-way easement for the sidewalks to the City of Brunswick shall be obtained, should the applicant acquire the property located at 956 Pearl Road. Mr. Jones explained there is no need to install the above sidewalk until the property at 956 Pearl Road (corner of Kimmich Drive and Pearl Road) is brought into the city.

Mr. Shirilla asked if water run-off from the roof has been addressed; Mr. Gray responded it is tied into the gutters and downspouts that connect to the storm sewer. Ms. Plavecski commented the Property Maintenance Code requires water run-off to be handled in this manner.

MR. HASAN MOTIONED TO APPROVE THE REVISED DETAILED SITE PLAN FOR AMBROSE CROSSING PRE-SCHOOL, PROFESSIONAL OFFICES, AND RECREATION CENTER COMPLEX, 966 AND 976 PEARL ROAD, SUBJECT TO THE FOLLOWING:

1. THE PLANNING COMMISSION HAS DETERMINED THE PROPOSED REVISIONS TO THE PRE-ENGINEERED BUILDING ARE COMPATIBLE WITH THE EXISTING OR PROPOSED ADJOINING BUILDINGS, PURSUANT TO SECTION 1278.08(e) OF THE ZONING CODE.
2. THE BRUNSWICK CITY BOARD OF ZONING APPEALS, AT THEIR MEETING ON MARCH 19, 2019, GRANTED A VARIANCE TO SECTION 1260.07(a) OF THE ZONING CODE PERTAINING TO RECESSES OR PROJECTIONS ON THE WALL PLANE OF A STREET FAÇADE. THE VARIANCE BEING: 2'8", TO CONSTRUCT THE SOUTH ELEVATION FACING HOMESTEAD DRIVE OF THE AMBROSE CROSSING FACILITY WITH A RECESS DEPTH MEASURING 1'8"; CODE REQUIRES A MINIMUM RECESS OF 4'6" (3%) FOR A 149'-9½" BUILDING LENGTH. THE RECESS LENGTH OF 106' COMPLIES WITH THE 30' MINIMUM (20%) REQUIRED BY CODE.
3. SUBMIT SHEET L2.1 WHICH INDICATES THE DUMPSTER ENCLOSURE DETAILS. THE APPLICANT HAS STATED THE ENCLOSURE WILL BE CONSTRUCTED WITH BRICK TO MATCH THE BUILDING, AS REQUIRED BY SECTION 1276.12(a).
4. IF THE APPLICANT ACQUIRES THE PROPERTY AT 956 PEARL ROAD (CORNER OF PEARL ROAD AND KIMMICH DRIVE), PURSUANT TO SECTION 1278.09(d), A SIDEWALK WILL BE INSTALLED ON THE SOUTH SIDE OF KIMMICH DRIVE FROM THE WESTERN EDGE OF THE PROPERTY TO THE EASTERN EDGE CONNECTING WITH PEARL ROAD. ADDITIONALLY, A RIGHT-OF-WAY EASEMENT FOR THE SIDEWALKS TO THE CITY OF BRUNSWICK SHALL BE OBTAINED.

Mr. Rocha seconded the motion. The vote was 3 Ayes 0 Nays.

Item 6

There was no new business.

Item 7

No one appeared at the public comment period.

tem 8

Mr. Delsanter gave the Council Representative's Report. He introduced Andrea Rodriguez as the new Ward 3 Councilperson. He noted she will be a member of Council's Planning & Zoning Committee.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

Mr. Hasan seconded the motion. The vote was 3 Ayes 0 Nays.

The meeting was adjourned at 9:27 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

March 21, 2019

Brunswick Historical Society accessory building

(Detailed site plan)

Location: 4613 Laurel Road (Heritage Farm)
R-R District

Proposed Use & Background:

A detailed site plan has been submitted to construct a 2,400 sq. ft. (60' x 40') accessory building to house historical cultural displays that will be located north of the handicap parking for Heritage Farm (32.48-acre parcel). There are seven existing detached historical structures totaling 3,388 sq. ft., for a total of 5,788 sq. ft. including the proposed structure, which exceeds the maximum 800 sq. ft. permitted by Section 1280.06(d) of the Zoning Code for all detached accessory buildings on a lot in a residential district. At their meeting on February 19, 2019, the Board of Zoning Appeals granted a variance to allow the additional square footage of the accessory building.

The building will be constructed with 8" horizontal lap siding and a metal roof. The structure will be used for an office, display, and storage area.

Staff Review Comments:

6. Provide a color rendering to ensure compatibility with the surrounding historical structures.
7. The height of the structure is approximately 24'-5" high; Section 1250.05(f)(2) permits a maximum height of 15' for an accessory building in a rural residential district. The applicant is seeking a variance at the Board of Zoning Appeals meeting on March 19, 2019.
8. The site plan shows no flat work between the parking lot and the structure; will the entrance door be built to grade? This door needs to be ADA accessible.
9. Will the accessory building be ADA accessible?
10. Update the site plan showing the correct size of the building as 2,400 sq. ft.
11. A photometrics plan shall be submitted, pursuant to Section 1276.14(a), to ensure there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas.

Staff Recommendations:

Staff recommends approval of the detailed site plan, pending approval of a height variance by the Board of Zoning Appeals, and provided the above item is addressed.

Monterey Apartments rental office

(Detailed site plan)

Location: 4273 Beverly Hills Drive
C-G District

Proposed Use & Background:

At their meeting on February 7, 2019, the Planning Commission, at the applicant's request, tabled the detailed site plan to convert the existing 2,840 sq. ft. garage into a rental office for the apartment complex. Six parking spaces, increased from the previously proposed three 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.

As requested at the February 7th meeting, a color rendering of the north building façade indicating the down-lighting has been submitted to ensure compatibility with the existing apartment buildings, pursuant to Section 1278.08(e). Additionally, Sheet A-2 indicates six sconces on both the south and north elevations.

Staff Review Comments:

8. Table 1276-1(d)(5)(A) requires a minimum of 10 parking spaces; six spaces are shown. 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.
9. There are 314 parking spaces (including 47 garage spaces) provided for 178 units; Table 1276-3(a)(2) requires a minimum of 356 parking spaces (2 per dwelling unit, including one space in a garage). The apartment complex was constructed in 1978, prior to the existing parking standards that were adopted in 2005. The Planning Commission, as permitted by Section 1276.15(b), as stated above, may grant a modification to allow a lesser amount of parking spaces.
10. Sheet C-1 needs to be revised showing the north arrow pointing in the correct direction, as it is still pointing south. Sheet A-2 has been revised to indicate the correct labeling of the building elevations.

11. Provide a photometrics plan showing the existing and proposed lighting to ensure there is a minimum 0.6 footcandle level for parking and pedestrian areas, as required by Section 1276.14(a). A photometrics plan was submitted at the February 7th meeting, but it did not show the relationship of the lighting to the rest of the site.
12. Per the City Engineer and Section 304.7.1 of the Property Maintenance Code, all roofs of every building, including secondary or appurtenant structures, shall be equipped with gutters and downspouts connected to a public storm sewer if the storm sewer is available and deemed adequate for such purposes by the City, or as otherwise approved by the Code Official.
13. Provide color rendering of the south, east and west building elevations.
14. The Division of Fire is requesting carbon monoxide detectors in all units.

Staff Recommendations:

Staff recommends approval of the detailed site plan pending the Planning Commission's ruling on the number of parking spaces, and provided the above items are addressed.

Taco Bell restaurant

(Revised discussion plan)

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

Proposed Use & Background:

At their meeting on February 21, 2019, the Planning Commission, at the applicant's request, tabled the discussion plan to construct a 2,097 sq. ft. Taco Bell restaurant in order to explore three different building placement options on the site.

The first option was considered to locate the drive-thru facing Laurel Road, instead of Pearl Road. With that option, the applicant stated the drive-thru is more visible at the Pearl and Laurel Road intersection, and drive-thru stacking is a predominant feature. Also, there is insufficient room for 130' of car stacking, as required by Section 1276.10(j) of the Zoning Code. Additionally, the applicant stated the proximity of the curb cut to Pearl Road is a concern for a sharp southbound turn into the site, and stacked exiting traffic waiting to turn left at peak times could result in a back-up on the Taco Bell site.

A second option was explored to rotate the building 225° whereby the front of the building is facing south and the drive-thru is located on the west side of the restaurant. This scenario will require a modification from the Planning Commission, as the building setback exceeds the maximum 75' setback from the Pearl Road right-of-way and maximum 60' setback from the Laurel Road right-of-way, as required by Section 1260.05(a)(2)(A) and (C), respectively. Also, Section 1260.07(a) requires that a minimum 2/3's of the building shall fall within the front yard zone established above, for which another modification will be required.

Furthermore, a third modification will be necessary for the front yard parking zone width, as there are two rows of parking and a 24' wide drive aisle on the east side of the building, which exceeds the maximum 45' width permitted by Section 1260.07(b). Additionally, the dumpster will be located on the front of the site facing Laurel Road, which is an unattractive feature. The applicant stated there are also traffic flow concerns with this option.

A third option was considered to rotate the building so that it is angled with the front of the restaurant pointing northeast and the drive-thru located on the southeast side of the building. This would require a modification from the Planning Commission, as this would result in two rows of parking facing Laurel Road, along with a 24' aisle width, which exceeds the maximum 45' front yard parking zone width permitted by Section 1260.07(b). Also, a modification will be necessary to waive the requirement that a minimum 2/3's of the building shall fall within the front yard zone, pursuant to Section 1260.05(a)(2)(A) and (C), respectively, and Section 1260.07(a). Also, due to a tight perimeter condition, the applicant stated interior landscaping would be limited. It was also noted that a potential traffic concern could arise with the proposed 180° sharp turn on the southbound entrance to the site, and that traffic could bottleneck at peak traffic times on Pearl Road with limited stacking distance.

Concerning the building façade on Pearl Road, the applicant verified at the February 21st meeting that a 2'-2" deep recess which extends 14'-8" will be implemented, in compliance with the minimum 2.08' depth and 13.90' length required by Section 1260.07(a).

The building materials have been identified on Sheet A4.0, which will include a combination of EIFS, "thin brick", and metal siding. As Section 1278.08(c) states excessively long, unbroken building facades should be avoided, the Planning Commission, at their February 21st meeting, requested that the canopy over the drive-thru should extend further down the east elevation facing Pearl Road; therefore, a second galvanized corrugated awning has been added. Additionally, as requested by the Commission, the galvanized corrugated awning on the west elevation has been extended from the entrance door forward to the front of the building. At the Commission's suggestion, the tower at the front of the building has been changed from metal to "thin brick".

A portion of the February 21, 2019 Staff Review Comments has been addressed as follows:

1. Sheet C102 indicates the number of parking spaces has been increased by one space, including one van accessible space required by Section 1106.5 of the 2017 Ohio Building Code, which complies with the minimum 21 spaces required by Table 1276-1(d)(4).
2. There is an existing access easement from Laurel Road and Pearl Road to the Taco Bell site; a lot split is currently 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. 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. Sheet

C102 indicates the existing sidewalk is continued on Pearl Road, north from Laurel Pointe Plaza, to the intersection with Laurel Road.

4. As requested by the Fire Department, a Turning Performance Analysis has been submitted.
5. The dumpster enclosure is located south of the building; Sheet G1.0 indicates it will be constructed with a 6' high masonry wall combined with EIFS to match the building, pursuant to Section 1276.12(a).
6. Section 1282.06(e) requires 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 on the Pearl and Laurel Road rights-of-way. Sheet L-1 indicates that 2,360 sq. ft. of front yard landscaping has been provided, which meets the minimum 1,203 sq. ft. (12,030 sq. ft. of front yard landscaping) required. 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).
7. Sheet L-1 indicates 830 sq. ft. of interior landscaping, which meets the minimum 440 sq. ft. required by Section 1282.08(b)(1). Also, five "Upright European Hornbeam" interior landscape trees from Plant List A are shown, in compliance with the minimum two trees required by Section 1282.08(b)(2), and the minimum 16 shrubs from Plant Lists D or E has been met.

Staff Review Comments:

4. A photometrics plan has been submitted indicating a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a). However, the average illumination level of 2.42 footcandles slightly exceeds the maximum 2.40 lighting level permitted by Section 1276.14(c). The total height of the luminaires, including the fixture and pole, is 25', in compliance with Section 1276.14(e)(2). Staff is also requesting the LED light fixtures to be dimmable.
5. 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.
6. Verify stormwater retention requirements are met on the existing downstream basin.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, provided the above items are addressed.

Ambrose Crossing

(Revised detailed site plan)

Location: 966 and 976 Pearl Road
C-G District

Proposed Use & Background:

As further architectural enhancements were requested on the building façade, in particular, the east elevation facing Pearl Road, the Planning Commission voted on February 21, 2019 to continue the review of this item until their March 21, 2019 meeting.

At the Commission' suggestion, the vertical siding on the upper portion of the east building elevation facing Pearl Road, has been changed to horizontal metal siding to lessen the industrial appearance. Also, "platinum ledgerstone" manufactured stone has been added to fill in the metal siding that was at grade level, and horizontal siding has been added above the stone banding near the lower portion of the building.

On the west elevation, manufactured stone has been added from grade level extending up to the top of the "Sport Court" entrance door in a section that previously had metal siding. Above the new stone banding, the siding is now horizontal, instead of vertical.

On the south elevation, horizontal siding, instead of vertical siding, has been added along the roofline. On the north elevation, horizontal siding, instead of vertical siding, has been added below the clerestory windows. The standing seam metal roof will be charcoal gray, with the vertical siding in "cool solar white", and the horizontal metal siding in "cool igloo white".

The dumpster has been moved further south on the west side of the site near the detention pond, which complies with the minimum 30' from the Kimmich Drive right-of-way, as required by Section 1260.05(a)(1).

The applicant stated at the February 21st meeting that the HVAC equipment will be located internally and only the condenser units will be on the exterior of the building in a small recess facing Pearl Road, which will be screened, pursuant to Section 1278.0(i) and (k), and Section 1282.09(a).

Staff Review Comments:

5. The Planning Commission shall determine if the above revisions to the proposed pre-engineered building are 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.
6. 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. The applicant is applying for a variance with the Board of Zoning Appeals on March 19, 2019.

7. Sheet L1.1 indicates dumpster enclosure details are provided on Sheet L2.1, which is not included with the submission.
8. Pursuant to Section 1278.09(d), the applicant shall confirm that a sidewalk will be installed on the south side of Kimmich Drive from the western edge of the property to the eastern edge connecting with Pearl Road. Additionally, a right-of-way easement for the sidewalks to the City of Brunswick shall be obtained, should the applicant acquire the property located at 956 Pearl Road.

Staff Recommendations:

Staff recommends approval of the revised façade elevations, pending the Board of Zoning Appeals ruling on the recess variance.