

Brunswick City Planning Commission

July 16, 2020 – Caucus

6:00 p.m. – Video teleconference

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Brian Ousley, Council Representative
Nick Hanek, City Council – Ward 2
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Dev. Director
Thom Sutcliffe, Drees Homes, 6860 W. Snowville Road, Suite 105
Brecksville
Julie Duong Nguyen, 4237 Manhattan Avenue, Brunswick
Eli Zogheib, Professional Design Consultants, 3606 Dover Center
Road, Westlake
Tim Powers, Tri-Powers Development, 4499 Regal Drive, Copley
Tim Pelton, Landmark Homes, 125 N. Broadway Street, Medina
Travis Crane, TGC Engineering, 1310 Sharon Copley Road,
Sharon Center

Chairman Joe Shirilla called the meeting to order at 6:07 p.m.

The first item was the review of the revised site plan review for Song Salon, 4237 Manhattan Avenue. Mr. Shirilla stated he agrees that the crosswalk should be removed, since shared parking between Song Salon and Oceana Day Spa and Restaurant isn't necessary. He commented he feels a modification on the 5' wide parking perimeter landscape strip required by Section 1282.08(a) along the north property line would be acceptable, to which Mr. Saeger and Mr. Hasan concurred. Mr. Aungst noted a dumpster enclosure to match the building should be added to the site.

The second item was the review of the detailed site plan for the Ridgeline Chase single family cluster development, west and south of 1918 Pearl Road, south of the Laurel Glens Subdivision. Ms. Plavecski stated she will recuse herself from the discussion regarding the Ridgeline Chase detailed site plan, as she lives in close proximity to the proposed subdivision. She commented she will be available to answer questions regarding the Staff Review Comments only.

Mr. Jones noted the traffic study has not been submitted yet, but he doesn't anticipate any major issues. He said if it is satisfactory with the Planning Commission, he can approve it administratively. The Commission discussed the variance that is needed for Sublot 8, as it impacts the riparian zone.

The third item was the discussion of the public hearing for the Meadow View SPD-6 rezoning, conceptual plan, and development guidelines, 1849 South Carpenter Road. Ms. Plavecski noted the Planning Commission needs to make a finding to justify that a Special Planning District is necessary. Regarding Item 3 of the Staff Review Comments, Mr. Hasan commented he is in favor of allowing a finished basement to be counted towards the minimum living space square footage. Ms. Plavecski stated the Administration is not in favor of this and it would be setting a precedent. Mr. Saeger explained the 2017 Ohio Residential Code defines living space as grade level and above, which excludes finished basements. The Commission discussed Item 5 of the Staff Review Comments regarding the percentage of brick and stone on the home model elevations.

Mr. Shirilla adjourned the meeting at 6:36 p.m. and stated the regular meeting will begin at 6:40 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

July 16, 2020

6:45 p.m. – Video teleconference

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Brian Ousley, Council Representative
Nick Hanek, City Council – Ward 2
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Road, Westlake
Tim Powers, Tri-Powers Development, 4499 Regal Drive, Copley
Tim Pelton, Landmark Homes, 125 N. Broadway Street, Medina
Travis Crane, TGC Engineering, 1310 Sharon Copley Road,
Sharon Center
John Dunlap, 1875 Shaw Circle, Brunswick
Robin Gager, 3110 Laurel Road, Brunswick Hills
Tracy Haywood, 1891 Alcott Lane, Brunswick
Gary Anderson, 1820 South Carpenter Road, Brunswick
John Kokensparger, 3124 Laurel Road, Brunswick Hills

Item 1

Chairman Joe Shirilla called the meeting to order at 6:45 p.m.

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

Item 2

Regarding announcements and correspondence, Ms. Plavecski announced she will recuse herself from discussion of the Ridgeline Chase Subdivision, as she lives in close proximity to the proposed subdivision. She stated she will be available to answer questions regarding the Staff Review Comments only.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF JULY 2, 2020.

Mr. Saeger seconded the motion. The vote was 3 Ayes 0 Nays 2 Abstain (Mr. Arona and Mr. Hasan).

Item 4(a)

Regarding the revised site plan review for Song Salon, 4237 Manhattan Avenue, Ms. Julie Duong Nguyen, owner; and Mr. Eli Zogheib, of Professional Design Consultants, were present.

Mr. Zogheib addressed the Staff Review Comments as follows:

1. Mr. Zogheib stated they need additional parking at Song Salon to accommodate the restaurant overflow at Oceana Day Spa and Restaurant across the street at 4218 Center Road. Mr. Saeger stated he was not comfortable approving extra parking for the restaurant, as it is not part of tonight's application. He commented the owner doesn't know if they will even need additional parking. Mr. Shirilla asked Mr. Saeger if he is in favor of granting a modification to allow the existing 33 parking spaces to remain; he responded yes, to which Mr. Arona and Mr. Rocha concurred.
2. Sheet A-0.5 indicates one of the handicap spaces is van-accessible, pursuant to Section 1106.5 of the 2017 Ohio Building Code. Two handicap spaces are indicated, which meets the minimum two spaces required by Table 1106.1 of the above code. However, the northern handicap space should be moved one space further west, as there is not a consistent 5' width for the striped loading zone that is necessary for compliance with ADA requirements. Mr. Zogheib stated they will move the northern handicap space one space further west, resulting in 32 existing parking spaces.
3. Sheet A-0.5 indicates that 639 sq. ft. of front yard landscaping and a 10' wide landscape strip will be installed adjacent to the Manhattan Avenue right-of-way. Pursuant to Section 1282.06(e), verify this amount is 10% of the total front yard area not used for parking or circulation, which shall be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner. Mr. Zogheib stated they will comply.
4. Section 1282.08(a) requires a 5' wide parking perimeter screening strip along the north property line. Due to this being an existing site, 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 a less restrictive requirement, 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. The Administration is in favor of granting a modification, to which Mr. Shirilla concurred.

5. The applicant is in the process of obtaining lighting levels to ensure there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas, in accordance with Section 1276.14(a). Mr. Shirilla suggested the photometrics plan could be approved administratively. Mr. Aungst noted there is an existing nonconforming residential use to the south, to which Ms. Plavecski responded a maximum lighting level of one footcandle is permitted adjacent to a residential use or district.
6. Pursuant to Section 1278.09(d), a sidewalk shall be added along Manhattan Avenue for pedestrian access, to which Mr. Zogheib agreed. Mr. Jones explained he isn't sure if the sidewalk will fit in the right-of-way, and the 10' wide landscape parking perimeter strip may need to be pushed back. He said this would result in a loss of one or two parking spaces, but they have more than enough parking on the site. Mr. Jones commented the property to the north has a sidewalk and the new sidewalk should connect to it, which should also extend south to the existing drive.
7. As requested at the June 18, 2020 meeting, a striped crosswalk is shown on Sheet A-0.5 to provide pedestrian access between Oceana Day Spa and Song Salon, in accordance with Section 1278.09(d). However, as shared parking is unnecessary between the above establishments, a crosswalk is not required. Furthermore, the City Engineer is not in favor of the proposed location, and the sidewalk must meet ADA requirements. The Commission agreed, as no data was presented indicating the need for shared parking, that the crosswalk should be removed.
8. Mr. Aungst noted that a dumpster and enclosure comparable to the building materials should be added to the site. Mr. Zogheib stated he could remove some of the interior landscaping, as it exceeds the minimum required by Section 1282.08(b). Mr. Shirilla commented the dumpster location could be approved by the City Engineer.

MR. ARONA MOTIONED TO APPROVE THE REVISED SITE PLAN FOR SONG SALON, 4237 MANHATTAN AVENUE, SUBJECT TO THE FOLLOWING:

1. THE 32 PARKING SPACES EXCEED THE MAXIMUM 14 PARKING SPACES PERMITTED BY TABLE 1276-1(a)(2) AND (d)(3) OF THE ZONING CODE. AS THIS IS AN EXISTING SITE, AND THE APPLICANT WILL BE MAKING OTHER SITE IMPROVEMENTS, ALONG WITH ADDING INTERIOR LANDSCAPING, THE PLANNING COMMISSION, AS PERMITTED BY SECTION 1276-15(b), MAY MODIFY THE SPECIFIC STANDARDS OF THIS CHAPTER 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. THE ABOVE MODIFICATION IS FOR A MAXIMUM OF 32 PARKING SPACES. SHARED PARKING WITH OCEANA DAY SPA AND RESTAURANT IS NOT BEING CONSIDERED AS PART OF TONIGHT'S APPLICATION.

2. THE NORTHERN HANDICAP SPACE SHALL BE MOVED ONE SPACE FURTHER WEST TO PROVIDE A CONSISTENT 5' WIDTH FOR THE STRIPED LOADING ZONE THAT IS NECESSARY FOR COMPLIANCE WITH ADA REQUIREMENTS. THIS WILL RESULT IN THE REMOVAL OF ONE PARKING SPACE, FOR A TOTAL OF 32 PARKING SPACES.
3. SHEET A-0.5 INDICATES THAT 639 SQ. FT. OF FRONT YARD LANDSCAPING AND A 10' WIDE LANDSCAPE STRIP WILL BE INSTALLED ADJACENT TO THE MANHATTAN AVENUE RIGHT-OF-WAY. PURSUANT TO SECTION 1282.06(e), A NOTATION SHALL BE ADDED TO THE PLAN VERIFYING THIS AMOUNT IS 10% OF THE TOTAL FRONT YARD AREA NOT USED FOR PARKING OR CIRCULATION, WHICH SHALL BE LANDSCAPED WITH TREES, SHRUBS, PLANTING BEDS, AND/OR PERENNIAL BORDERS AND BEDS IN A DESIGN SELECTED BY THE OWNER.
4. SECTION 1282.08(a) REQUIRES A 5' WIDE PARKING PERIMETER SCREENING STRIP ALONG THE NORTH PROPERTY LINE. DUE TO THIS BEING AN EXISTING SITE, AND THAT EXISTING PAVEMENT EXTENDS TO THE NORTH PROPERTY LINE, 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 A LESS RESTRICTIVE REQUIREMENT, 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.
5. LIGHTING LEVELS SHALL BE SUBMITTED, SUBJECT TO ENGINEERING APPROVAL, TO ENSURE THERE IS A MINIMUM 0.6 FOOTCANDLE LIGHTING LEVEL FOR PARKING AND PEDESTRIAN AREAS, IN ACCORDANCE WITH SECTION 1276.14(a); AND A MAXIMUM OF ONE (1) FOOTCANDLE ALONG THE SOUTH PROPERTY LINE ADJACENT TO THE RESIDENTIAL NONCONFORMING USE, PURSUANT TO SECTION 1276.14(d).
6. IN ACCORDANCE WITH SECTION 1278.09(d), A SIDEWALK SHALL BE ADDED ALONG MANHATTAN AVENUE FOR PEDESTRIAN ACCESS, SUBJECT TO

7. ENGINEERING APPROVAL. THE LOCATION OF THE SIDEWALK MAY POTENTIALLY RESULT IN THE 10' WIDE LANDSCAPE STRIP REQUIRED IN ITEM 3 ABOVE TO BE SHIFTED FURTHER WEST, AFFECTING THE NUMBER OF PARKING SPACES.
8. AS THERE WILL BE NO SHARED PARKING BETWEEN OCEANA DAY SPA AND RESTAURANT AND SONG SALON, THE CROSSWALK SHALL BE REMOVED.
9. THE DUMPSTER AND ENCLOSURE SHALL BE INDICATED ON THE FINAL SITE PLAN, SUBJECT TO ENGINEERING APPROVAL. AS REQUIRED BY SECTION 1276.12(a), THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED OF MATERIALS COMPARABLE TO THE BUILDING.

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

Item 4(b)

Concerning the detailed site plan for the Ridgeline Chase single family cluster development, west and south of 1918 Pearl Road, and south of the Laurel Glen Subdivision, Mr. Thom Sutcliffe, of Drees Homes, was present.

Mr. Sutcliffe addressed the Staff Review Comments as follows:

1. A traffic study is the process of being performed and shall be submitted to the Planning Commission, subject to approval by the City Engineer. Mr. Jones stated the applicant was unable to complete the traffic study in time for tonight's meeting, but he said he doesn't anticipate any major problems. Mr. Jones explained the proposed entrance to the subdivision is in the best location, as it will line up with Arlington Drive across Pearl Road.
2. Per the City Engineer, in Phase 1, Sublot 8 will be impacted by the riparian setback. Although the riparian setback also extends onto the Phase 1 Sublots of 1, 12 through 16, 24, 25, 27, 28, and 39 through 41, no impact to the riparian setback area is proposed. The City Engineer has stated the plans submitted do not show detailed grading for the Phase 2 sublots; therefore, he is unable to identify if variances will be needed for Sublots 46, 49 through 51, 59 through 62, and 72. Riparian setbacks fall within portions of all of these lots, but it's unclear at this time if variances will be needed for any of them. Mr. Jones stated he doesn't have an issue with granting a variance on Sublot 8.

Mr. Sutcliffe commented he could regulate the size of the home on that subplot. Mr. Hasan noted the house model with the least depth should be built on that lot. Mr. Shirilla stated he doesn't feel there is an extraordinary hardship to justify granting a variance, to which Mr. Saeger agreed. Mr. Hasan inquired if a smaller house footprint

was used, would a variance still be required; Mr. Jones answered it might be possible to avoid a need for a variance if the lot is adjusted. Mr. Incorvaia explained if the Planning Commission doesn't approve a variance, the house would have to fit on the lot with existing conditions. Mr. Sutcliffe stated he will remove the variance request and a smaller house will be built on that lot, subject to engineering approval. Mr. Shirilla asked if engineering will approve the size of the house on Sublot 8; Mr. Jones replied yes.

3. Provide documentation that the entire subdivision will be serviced for water by the City of Cleveland (property currently is serviced for water both by Medina County, through Avon Lake Regional Water, and the City of Cleveland). Mr. Sutcliffe stated he will provide this information.
4. Verify compliance with Section 1230.01(b)(6)(A), (B), and (C) of the Subdivision Regulations, which requires that street trees shall be spaced so that there will be approximately ten feet between branch tips when the trees are full grown. No trees shall be planted within forty feet of the intersection of two street right-of-way lines. Approaches to buildings should be considered when locating trees. Trees shall be at least one and one-half inches in diameter, one foot above the ground. The lowest branches shall be not less than seven feet and no more than ten feet above the ground. Mr. Sutcliffe stated the landscaping plan will comply with the above requirements.
5. The sidewalk along the north side of Street "A" shall be extended around the corner and connected to the existing south end of the sidewalk on Pearl Road in front of Rito's Bakery. Additionally, the sidewalk along the south side of Street "A" shall be extended around the corner and will end at the limits of the property boundary. Due to the above sidewalk extensions, the crosswalk shall be relocated closer to Pearl Road. Mr. Sutcliffe said he will extend the sidewalk as requested above.
6. Final plat approval is subject to Planning Commission and City Council approval, pursuant to Section 1224.04(a)(3) of the Subdivision Regulations.

Mr. Arona stated he needed clarification regarding the garage design, as stated in Section 1284.06(j)(2). Mr. Sutcliffe said there will be no side-loaded garages and all the garages will comply with Section 1284.06(j)(1).

MR. SAEGER MOTIONED TO APPROVE THE DETAILED SITE PLAN FOR THE RIDGELINE CHASE SINGLE FAMILY CLUSTER DEVELOPMENT, WEST AND SOUTH OF 1918 PEARL ROAD, SOUTH OF THE LAUREL GLENS SUBDIVISION, SUBJECT TO THE FOLLOWING:

1. A TRAFFIC STUDY IS THE PROCESS OF BEING PERFORMED, SUBJECT TO APPROVAL BY THE CITY ENGINEER.

2. THE APPLICANT HAS WITHDRAWN HIS REQUEST FOR A VARIANCE TO THE SUBDIVISION REGULATIONS ON SUBLOT 8 PERTAINING TO IMPACT OF THE RIPARIAN SETBACK, AND HAS AGREED TO BUILD A SMALLER HOUSE, SUBJECT TO ENGINEERING APPROVAL.
3. PROVIDE DOCUMENTATION THAT THE ENTIRE SUBDIVISION WILL BE SERVICED FOR WATER BY THE CITY OF CLEVELAND (PROPERTY CURRENTLY IS SERVICED FOR WATER BOTH BY MEDINA COUNTY, THROUGH AVON LAKE REGIONAL WATER, AND THE CITY OF CLEVELAND).
4. IN COMPLIANCE WITH SECTION 1230.01(b)(6)(A), (B), AND (C) OF THE SUBDIVISION REGULATIONS, A NOTATION SHALL BE ADDED TO THE LANDSCAPE PLAN INDICATING THAT STREET TREES SHALL BE SPACED SO THAT THERE WILL BE APPROXIMATELY TEN FEET BETWEEN BRANCH TIPS WHEN THE TREES ARE FULL GROWN. NO TREES SHALL BE PLANTED WITHIN FORTY FEET OF THE INTERSECTION OF TWO STREET RIGHT-OF-WAY LINES. TREES SHALL BE AT LEAST 1-1/2" IN DIAMETER, ONE FOOT ABOVE THE GROUND. THE LOWEST BRANCHES SHALL BE NOT LESS THAN SEVEN FEET AND NO MORE THAN TEN FEET ABOVE THE GROUND. THE REVISED LANDSCAPING PLAN INDICATES THAT ONE "MALUS ROYAL RAINDROPS" CRABAPPLE TREE WITH A 2" CALIPER WILL BE LOCATED ON EACH TREE LAWN, AND THE SIX CORNER LOTS WILL HAVE THREE OF THE ABOVE SPECIES.
5. THE FINAL SITE PLAN SHALL INDICATE THAT THE SIDEWALK ALONG THE NORTH SIDE OF STREET "A" SHALL BE EXTENDED AROUND THE CORNER AND CONNECTED TO THE EXISTING SOUTH END OF THE SIDEWALK ON PEARL ROAD IN FRONT OF RITO'S BAKERY. ADDITIONALLY, THE SIDEWALK ALONG THE SOUTH SIDE OF STREET "A" SHALL BE EXTENDED AROUND THE CORNER AND WILL END AT THE LIMITS OF THE PROPERTY BOUNDARY. DUE TO THE ABOVE SIDEWALK EXTENSIONS, THE CROSSWALK SHALL BE RELOCATED CLOSER TO PEARL ROAD.
6. THE PLANNING COMMISSION REQUESTED TWO ADDITIONAL HOME MODELS TO BE SUBMITTED FOR THE SINGLE FAMILY CLUSTER UNITS; ONE ADDITIONAL RANCH MODEL, AND ONE ADDITIONAL TWO-STORY MODEL WITH THE MASTER BEDROOM ON THE FIRST FLOOR. THE "GABRIEL" RANCH - ELEVATIONS "A", "B", "C" AND "D", AND THE "CHESTER" TWO-STORY MODEL WITH A MASTER BEDROOM ON THE FIRST FLOOR – ELEVATIONS "C", "F", "H", AND "J" ARE APPROVED.
7. FINAL PLAT APPROVAL IS SUBJECT TO PLANNING COMMISSION AND CITY COUNCIL APPROVAL, PURSUANT TO SECTION 1224.04(a)(3) OF THE SUBDIVISION REGULATIONS.

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

Item 4(c)

Concerning the public hearing for the Meadow View SPD-6 rezoning, conceptual plan, and development guidelines, 1849 South Carpenter Road, Mr. Tim Powers, developer; Mr. Tim Pelton, Landmark Homes; and Mr. Travis Crane, TGC Engineering, were present.

Mr. Shirilla read the requirements of establishing a Special Planning District, pursuant to Section 1268.05(c). Mr. Powers explained there are substantial wetlands and trees to preserve, along with a large pond. He said they are trying to keep as much open space as possible. Mr. Powers commented they are targeting the senior population, but it will not be senior exclusive. He stated that Section 1268.05(c)(2) and (3) would be applicable in determining if establishing a SPD is justified.

Mr. Shirilla inquired what the natural features on the property are; Mr. Powers replied there are substantial ravines, designated wetlands, and there is a natural buffer to the homes on Laurel Road. Mr. Arona asked if the pond will be left in its current natural state or revised for retention; Mr. Powers answered it will be left in its current natural state. Mr. Jones noted from a drainage standpoint, the pond should be satisfactory, although it may need to be improved aesthetically. Mr. Crane commented they could make a slight modification to the pond for aesthetics and stormwater management.

Mr. Shirilla asked if the only impact to existing residential homes is to the north; Mr. Powers replied yes. Mr. Shirilla inquired if the property is left in its current R-R Rural Residential District, how many homes could be built? Mr. Powers replied there would be 6 to 10 curb cuts on South Carpenter Road. Mr. Shirilla asked how many homes would there be if the property was developed under R-L Low Density Residential District; Mr. Powers answered approximately 30 homes, but a substantial amount of the property's natural character would be lost, along with a large amount of green space. Mr. Arona questioned if the property is developed as a SPD, would there be less impervious surface than with developing it under R-L guidelines; Mr. Jones replied yes, as a SPD allows the houses to be constructed closer together. Mr. Jones commented the applicant will have to identify the wetlands on the site, which will require Army Corps of Engineers and Environmental Protection Agency approval.

Mr. Arona asked for further details regarding the amenities in the proposed development; Mr. Powers reiterated the subdivision will be senior targeted, but not senior exclusive. He explained the grass will be mowed and the snow will be plowed with a maintenance fee to provide these services. He noted this will be a walkable development and there will be a space for a community garden. Mr. Powers said they have constructed homes in Medina and Landmark Homes is their builder of choice. He also noted that financing for the project is more available if it is not exclusively for seniors.

Mr. Shirilla inquired if all the streets will be public; Mr. Powers responded yes, except for the shared private drive leading to Sublots 44 and 43. Mr. Shirilla suggested eliminating those

sublots and locating the community garden there, which would also increase the amount of open space. Mr. Powers agreed that would be a good location for the community garden. Mr. Hasan said there is a safety concern regarding the above sublots and stated there could be one lot in that location facing the street, possibly angled. He said he didn't like that Sublots 44 and 43 have a private drive that could easily be blocked with snow. Mr. Ousley agreed and said the two neighbors may not get along that would share this drive.

Regarding Staff Review Comment No. 1, pertaining to establishing a SPD, Mr. Saeger stated he felt Section 1268.05(c)(1) and (2) would not apply, but Section (3) would be pertinent.

Concerning Staff Report Comment No. 7, Mr. Incorvaia explained the Planning Commission can choose to have an outside expert to review the conceptual plan and development guidelines. Mr. Hasan stated he would like input from an independent consultant, to which the Commission concurred.

Mr. Arona stated there are several lots (Sublots 13, 29, 30, 31, 32, 33, and 34) that don't have direct access to common open space, and he would like to minimize the number of lots that don't abut open space.

Mr. Shirilla declared the public hearing open.

Mr. John Dunlap, 1875 Shaw Circle, Brunswick, stated he is concerned with water run-off to the west of the proposed development and noted that Laurel Creek Subdivision has had water problems.

Ms. Robin Gager, 3110 Laurel Road, Brunswick Hills, stated her property is across from Sublot 25 and she has had flooding problems. She suggested eliminating the sublots that don't abut common open space and said there is an insufficient buffer zone. She said she is not opposed to the development, but stated she is concerned about pesticide run-off contaminating the wells, lighting pollution, and stormwater run-off.

Mr. Nick Hanek, Ward 2 Councilman, explained he met with the residents of Laurel Creek Subdivision, which is west of the Meadow View Subdivision. He noted there is a substantial amount of flooding, and they are concerned about line of sight distance and traffic.

Tracy Haywood, 1891 Alcott Lane, via Webex chat, stated she is concerned about traffic being generated from the proposed development.

John Kokensparger, 3124 Laurel Road, Brunswick Hills, said flooding has been a problem ever since he lived here and asked how this new development will affect his property, along with his neighbor's.

Councilman Brian Ousley noted the catch basin by Lares Lane and Holly Drive will be depositing water onto Sublots 7 and 8 and stated he was concerned if the stormwater retention basins are adequate. Mr. Jones explained the city's stormwater ordinance requires

that any property which is developed will have less peak water run-off than what currently exists. He noted all the stormwater currently drains towards South Carpenter Road, whereby water is draining into the Laurel Creek Subdivision. He commented the proposed development will slow down the water flow.

Mr. Powers stated they will keep the trees along the residents' backyards to reduce light trespass and they can plant pine trees for an added buffer.

Mr. Jones commented the city would like a traffic study performed to see the traffic impact at South Carpenter Road and Faulkner Boulevard, including line of sight distance and road capacity. Regarding the pesticides contaminating wells, he explained the stormwater management basins also help with water quality.

Mr. Gary Anderson, 1820 South Carpenter Road, asked if any other entrance to the development is being considered. He noted he has lived here for 20 years and traffic has increased during rush hour with cars lined up in front of his house. He inquired if there could be an entrance on Laurel Road.

Mr. Travis Crane stated the developer owns frontage only on South Carpenter Road and the subdivision entrance should line up on South Carpenter Road with Faulkner Boulevard, but a traffic study needs to confirm the line of sight distance.

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

The Staff Review Comments were addressed as follows:

1. Pursuant to Section 1268.05(c), in order for City Council to create a SPD, it must first make written findings that the proposed SPD will meet the objectives of Section 1268.01, and that one or more of the following conditions exist within the proposed SPD:
 1. A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.
 2. Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities.
 3. Lands which call for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.

This was discussed earlier in the meeting.

2. Section D(3)(d) notes that any decks or patios either on grade or raised must also fit inside of the building envelope. As there have been numerous requests for variances concerning the size of decks and patios in The Reserve at Autumn Creek SPD-3 and the South Lake Subdivision in Brunswick Town Center SPD-2, it is important to ensure

there is sufficient room for these improvements. Mr. Tim Pelton, Landmark Homes, noted all the lots will be 48' wide x 80' deep, so there is sufficient room to add patios and decks.

3. Section D(5)(c) states that lower level finished space area for buildings constructed with daylight windows of 36" height or greater or walk-out doors shall be considered living area for square footage calculation of total living area. Currently, lower level finished spaces are not calculated in the minimum required living area square footage, which would be setting a precedent. Mr. Shirilla stated he would like this section removed from the Development Guidelines as it is not permitted by the Ohio Residential Code, to which Mr. Pelton agreed. Mr. Shirilla asked if the homes will be multiple stories or all ranches; Mr. Pelton answered it will be a combination of both. Mr. Hasan stated he has no problem with that.
4. The applicant will verify the proposed sidewalk within the Meadow View Subdivision will be a minimum 4' wide, as required by Section 1278.09(d)(3).
5. In order to prevent an abundance of vinyl being used on the home elevations, suggest adding a condition to Section E(3) Design Standards as follows: "Twenty-five percent (25%) of all homes shall have 100 percent of the surface area of walls facing the street clad with brick or stone to add interest, value and character to the streetscape. Seventy percent (70%) of the remaining homes will have some brick or stone treatment or accent to enhance interest, value and character; such treatment shall be approximately 20 percent of the total surface area facing the streetscape. This provision shall also apply to exposed foundation walls facing the street and shall apply to only one wall facing the street for corner lots." This would be consistent with the provision stated in Section G(6) of the Design Standards for conventional single family homes in The Reserve at Autumn Creek SPD-3. Mr. Shirilla stated he would prefer replacing Section E(3)(c), subsection (b) of the Meadow View Development Guidelines, which states that street facing primary elevations are permitted to have a maximum of 40% horizontal vinyl lap siding, with language stated above in Section G(6). Mr. Pelton commented he would prefer to keep the language as written.
6. Home model elevations shall be submitted as part of the conceptual plan. Mr. Pelton showed the Planning Commission photos of proposed home model elevations. He said the homes need to have textural difference, but not necessarily all brick. He stated they are going with a "farmhouse" style of home models. Mr. Shirilla commented only 11 homes would need to be 100% brick. Ms. Plavecski noted some of the home models seem to have the garage protruding more than two feet forward of the house, which Section 1284.06(j)(1) of the single family cluster home design criteria prohibits.
7. As permitted by Section 1278.03(h), during the course of reviewing a site plan, the Planning Commission or Council may find the assistance of a qualified consultant is necessary to fully determine the effects of the proposal. The applicant shall pick the consultant, subject to Planning Commission approval, and shall bear the costs of the

consultant. The Commission agreed to request the assistance of a qualified consultant, to which Mr. Powers agreed.

8. The City Engineer has requested a traffic study.
9. Pursuant to Section 1268.04, City Council approval of SPD-6 is required.

As the assistance of a qualified consultant is being requested, the applicant asked to table the Meadow View SPD-6 application.

MR. SAEGER MOTIONED TO TABLE, AT THE APPLICANT'S REQUEST, THE MEADOW VIEW SPD-6 REZONING, CONCEPTUAL PLAN, AND DEVELOPMENT GUIDELINES, 1849 SOUTH CARPENTER ROAD. PURSUANT TO SECTION 1278.03(h) OF THE ZONING CODE, THE PLANNING COMMISSION HAS REQUESTED THE ASSISTANCE OF A QUALIFIED CONSULTANT, TO WHICH THE APPLICANT HAS AGREED.

Mr. Hasan 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. Ousley gave the Council Representative's Report. He commented he was concerned that homes in the Meadow View Subdivision ranging from \$300,000 to \$400,000 would be adjacent to existing homes ranging from \$185,000 to \$200,000, and said more affordable new housing is needed. He suggested the homes at Meadow View should be only one story to keep the price more affordable.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 9:46 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT
July 16, 2020

Song Salon

(Revised site plan review)

Location: 4237 Manhattan Avenue
C-G District

Proposed Use & Background:

At the applicant's request, the Planning Commission tabled the site plan review at their meeting on June 18, 2020 to renovate the former dance studio into a 1,849 sq. ft. hair and nail salon, along with an existing 1,185 sq. ft. apartment, for a total of 3,034 sq. ft.

A portion of the Staff Review Comments from the above meeting have been addressed as follows:

1. Pursuant to Section 1282.08(b), 660 sq. ft. of interior landscaping is required; 795 sq. ft. has been provided.
2. The existing landscaping at the northwest corner of the site will remain as part of the interior landscaping required by Section 1282.08(b).
3. The proposed enclosed canopy on the south side of the existing apartment is for protection from the weather. It will be constructed with gray vinyl siding, and the existing concrete will be painted gray to match the existing building, pursuant to Section 1278.08(e).
4. As required by Section 915 of the Ohio Fire Code, carbon monoxide detectors and smoke alarms will be installed.
5. Hours of operation for Oceana Day Spa are from 10:00 a.m. to 6:30 p.m. Monday through Friday; the restaurant will be open from 11:00 a.m. to 9:00 p.m. Tuesday through Saturday; and Song Salon will be open from 7:30 a.m. to 2:30 p.m. Monday through Saturday.

Staff Review Comments:

1. The 33 parking spaces exceed the maximum 14 parking spaces permitted by Table 1276-1(a)(2) and (d)(3). The applicant stated there will be shared parking between this site and the Oceana Day Spa and Restaurant located across the street at 4218 Center Road. However, per the Planning Commission's November 19, 2015 approval for Oceana Day Spa, the applicant stated there are 30 existing parking spaces on that site, in compliance with the minimum 20 spaces required by Table 1276-1(d)(3) and (4). Therefore, shared parking would not be necessary.

As this is an existing site, in order to exceed the maximum 14 spaces allowed by Table 1276-1(a)(2) and (d)(3), the Planning Commission, as permitted by Section 1276-15(b), may modify the specific standards of this Chapter 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. Sheet A-0.5 indicates one of the handicap spaces is van-accessible, pursuant to Section 1106.5 of the 2017 Ohio Building Code. Two handicap spaces are indicated, which meets the minimum two spaces required by Table 1106.1 of the above code. However, the northern handicap space should be moved one space further west, as there is not a consistent 5' width for the striped loading zone that is necessary for compliance with ADA requirements.
3. Sheet A-0.5 indicates that 639 sq. ft. of front yard landscaping and a 10' wide landscape strip will be installed adjacent to the Manhattan Avenue right-of-way. Pursuant to Section 1282.06(e), verify this amount is 10% of the total front yard area not used for parking or circulation, which shall be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds in a design selected by the owner.
4. Section 1282.08(a) requires a 5' wide parking perimeter screening strip along the north property line. Due to this being an existing site, 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 a less restrictive requirement, 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. The Administration is in favor of granting a modification.
5. The applicant is in the process of obtaining lighting levels to ensure there is a minimum 0.6 footcandle lighting level for parking and pedestrian areas, in accordance with Section 1276.14(a).
6. Pursuant to Section 1278.09(d), a sidewalk shall be added along Manhattan Avenue for pedestrian access.
7. As requested at the June 18, 2020 meeting, a striped crosswalk is shown on Sheet A-0.5 to provide pedestrian access between Oceana Day Spa and Song Salon, in accordance with Section 1278.09(d). However, as shared parking is unnecessary between the above establishments, a crosswalk is not required. Furthermore, the City

Engineer is not in favor of the proposed location, and the sidewalk must meet ADA requirements.

Staff Recommendations:

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

Ridgeline Chase Subdivision

(Detailed site plan)

Location: west and south of 1918 Pearl Road, south of the Laurel Glens Subdivision
R-L District

Proposed Use & Background:

The Planning Commission, at their meeting on May 7, 2020, held a public hearing on the preliminary subdivision plan, home model elevations, and conditional zoning certificate for a 77-home single family cluster development (50 conventional single family homes and 27 single family cluster lots), and recommended approval to City Council, who subsequently approved the above on June 22, 2020 (Ordinance No. 32-2020). This subdivision will be constructed in two phases: Sublots 1 through 43 in Phase 1 consisting of 16 conventional single family homes and 27 single family cluster units; and Sublots 44 through 77 in Phase 2 comprising of 34 conventional single family homes and zero (0) single family cluster units.

A landscaping plan has been submitted indicating a row of 3" caliper Autumn Blaze maple trees interspersed with 8' high Norway spruce trees along the Pearl Road frontage. Fourteen (14) Greenspire Little Leaf Linden trees with a 2.5" caliper are shown on both sides of the entrance drive off of Pearl Road, in compliance with Section 1230.01(b)(6)(C) of the Subdivision Regulations. Item 17 of the signed approved conditional zoning certificate dated May 7, 2020 requires that a street tree shall be planted in the right-of-way in front of each home. Pursuant to Section 1230.01(b)(3) and Appendix H of the Subdivision Regulations, a 4' wide sidewalk is indicated on both sides of Street "A". The subdivision entrance sign, surrounded by landscaping, will be located on the south side of Street "A" near the Pearl Road entrance.

A portion of the Staff Review Comments from the May 7th meeting have been addressed as follows:

1. On the conventional single family dwelling lots, as required by Section 1284.04(7), verify on lots where the house has the garage door(s) oriented perpendicular to the access street, that the minimum side yard setback on the garage side shall be 15' and the minimum side yard setback on the side of the dwelling opposite the garage shall be 5'. The minimum distance from any side loaded garage door and the property line shall be 26'. The minimum separation between dwellings shall not be less than 20', except where the dwelling is on a cul-de-sac. In such case, as provided in Section 1284.04(b)(4), the minimum side yard width shall be 5', provided that a minimum of 15' is maintained between adjacent dwellings. All driveways shall be a minimum of 5'

from the property line. Aprons in front of the garage door(s), and their associated tapers, may be within 1' of the property line, provided they do not interfere with drainage swales or other storm water features. The applicant agreed to comply with the above requirements at the May 7th meeting.

2. For the single family cluster lots, in accordance with Section 1284.06(j), garages shall be designed and located so they are not the dominant visual element of the building or streetscape. The applicant agreed at the May 7th meeting that all attached garages shall comply with the following:
 - (1) The garage door shall be a maximum of 2' forward (towards the primary access street) of either the front wall of the main living area, if there is no covered porch; or the front porch line, provided the porch is both covered with a roof and has a concrete frost depth foundation. In no instance shall the garage door be more than 6' in front of the main living area.
 - (2) The garage door shall be oriented perpendicular, or mainly perpendicular, to the access street.
3. Each cluster unit will have a minimum 100 sq. ft. of private open space, in accordance with Section 1284.06(h).
4. The emergency vehicle access drive leading to Aylesworth Drive will be maintained by Drees Homes and will be kept accessible at all times, especially during the winter months.
5. The applicant has signed the conditional zoning certificate and agrees to comply with its requirements.
6. Pursuant to Section 1278.03(c), a detailed site plan has been submitted to include engineering details, subject to Planning Commission and Engineering approval.
7. The Planning Commission requested two additional home models to be submitted for the single family cluster units; one additional ranch model, and one additional two-story model with the master bedroom on the first floor. The "Gabriel" ranch - Elevations "A", "B", "C" and "D" have been submitted with a base of 1,832 sq. ft. The "Chester" two-story home model with a master bedroom on the first floor – Elevations "C", "F", "H", and "J" with a base of 2,223 sq. ft. have also been included.

Staff Review Comments:

1. A traffic study is the process of being performed and shall be submitted to the Planning Commission, subject to approval by the City Engineer.
2. Per the City Engineer, in Phase 1, Sublot 8 will be impacted by the riparian setback. Although the riparian setback also extends onto the Phase 1 Sublots of 1, 12 through 16, 24, 25, 27, 28, and 39 through 41, no impact to the riparian setback area is proposed.

The City Engineer has stated the plans submitted do not show detailed grading for the Phase 2 sublots; therefore, he is unable to identify if variances will be needed for Sublots 46, 49 through 51, 59 through 62, and 72. Riparian setbacks fall within portions of all of these lots, but it's unclear at this time if variances will be needed for any of them.

In order to grant a variance for Sublot 8, pursuant to Section 1222.07 of the Subdivision Regulations, the Planning Commission may grant variances to these Subdivision Regulations where unusual or exceptional factors or conditions require such modification, provided that the Commission:

- a) Finds that unusual topographical or exceptional physical condition
- b) Finds that strict compliance with these Regulations would create an extraordinary hardship as a result of exceptional conditions;
- c) Permits any modification of these Regulations only to the extent necessary to remove the extraordinary hardship;
- d) Finds that any modification granted will not be detrimental to the public interest nor in conflict with the intent and purpose of these Regulations;
- e) Requires such other conditions to be met by the proposed plan or plat as the Commission finds necessary to accomplish the purposes of these Regulations when modified; and
- f) Records such modification on the plat to be submitted to Council.

- 3. Provide documentation that the entire subdivision will be serviced for water by the City of Cleveland (property currently is serviced for water both by Medina County, through Avon Lake Regional Water, and the City of Cleveland).
- 4. Verify compliance with Section 1230.01(b)(6)(A), (B), and (C) of the Subdivision Regulations, which requires that street trees shall be spaced so that there will be approximately ten feet between branch tips when the trees are full grown. No trees shall be planted within forty feet of the intersection of two street right-of-way lines. Approaches to buildings should be considered when locating trees. Trees shall be at least one and one-half inches in diameter, one foot above the ground. The lowest branches shall be not less than seven feet and no more than ten feet above the ground.
- 5. The sidewalk along the north side of Street "A" shall be extended around the corner and connected to the existing south end of the sidewalk on Pearl Road in front of Rito's Bakery. Additionally, the sidewalk along the south side of Street "A" shall be extended around the corner and will end at the limits of the property boundary. Due to the above sidewalk extensions, the crosswalk shall be relocated closer to Pearl Road.
- 6. Final plat approval is subject to Planning Commission and City Council approval, pursuant to Section 1224.04(a)(3) of the Subdivision Regulations.

Staff Recommendations:

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

Meadow View Subdivision SPD-6

(Public hearing – rezoning, conceptual plan, and development guidelines)

Location: 1849 South Carpenter Road
R-R District

Proposed Use & Background:

A rezoning application, conceptual plan, and development guidelines have been submitted for the proposed Meadow View Subdivision Special Planning District No. 6 to construct 46 single family lots on a 19.485-acre parcel that was annexed into the City of Brunswick on May 11, 2020 (Resolution No. 28-2020) from Brunswick Hills Township (former Permanent Parcel No. 001-02D-09-011). Pursuant to Section 1248.08 of the Zoning Code, the subject property is currently in the R-R Rural Residential District, which acts as a temporary holding zone for newly annexed property until a request for a zoning change is received. The subdivision will be constructed in two phases: Phase 1 will consist of Sublots 1 through 23, and Phase 2 will incorporate Sublots 24 through 46.

The proposed 19.485-acre site meets the minimum 10 acres required by Section 1268.05(a) to develop a Special Planning District (SPD). The minimum front yard setback from the right-of-way is 16', with a minimum side yard setback between buildings of 15'. Building envelopes will be 20' from the north, east, and south property lines, and 40' from the South Carpenter Road right-of-way on the west property line.

The proposed density for SPD-7 is 2.4 units per acre, with a maximum density of 3 units per net acre. For comparison purposes, the density for the Ritchie property proposed SPD-7 (834 Pearl Road) is 2.7 units per acre, and the density for single family cluster development, pursuant to Section 1284.04(a)(2), is 2.2 dwelling units per acre. As stated in Section 1268.05(b), a Special Planning District shall not be used to achieve densities or other development conditions which are clearly contrary to the recommendations of the most recently adopted comprehensive plan and contrary to the intent and the specific regulations of the existing zoning district or district of the land proposed for SPD designation.

Common open space is indicated at 40% (7.6 acres), which for comparison purposes, exceeds the minimum 30% (5.7 acres) required by Section 1284.04(a)(3) for single family cluster development in a R-L District.

Two stormwater management retention basins are proposed; one near the northwest corner of the site, and one southwest of Sublot 45 (existing pond). A private drive is shown extending from Street "C" that leads to Sublots 44 and 43.

Development guidelines have been submitted, highlighting the following:

1. Section D(5)(a) states the minimum living area for a single floor (ranch) building is 1,200 sq. ft. Section D(5)(b) indicates the minimum living area for a multiple floor building (2-story) is 1,500 sq. ft. on the first or second level with 1,000 sq. ft. minimum on the main living floor.
2. Section E(3)(h) states each dwelling unit shall have two parking spaces per unit in a garage, which is physically attached to and directly accessible from the dwelling unit. Each dwelling unit shall also have a drive specified above wherein two standard automobiles can be parked. This complies with Table 1276-1(a)(1) for single family dwelling units, which requires four parking spaces per dwelling unit, including two spaces in a garage.
3. Section G(3) requires a minimum private open space of 100 sq. ft.; this is similar to the requirements in Section 1284.06(h) for single family cluster development.
4. Section H(1) allows the Planning Commission to modify the strict requirements of the development guidelines if it finds that privacy, light and openness are improved because of skillful design in the arrangement of buildings, open spaces, landscaping or other site features. The Commission shall not decrease the yard width, common open space or private open space requirements in order to allow the maximum number of units permitted in SPD-6, nor shall the Commission increase the maximum allowable density permitted in SPD-6. The above modification language is also present in Laurel Glen SPD-1; The Reserve at Autumn Creek SPD-3; and Greenbriar Colony SPD-4.

Staff Review Comments:

1. Pursuant to Section 1268.05(c), in order for City Council to create a SPD, it must first make written findings that the proposed SPD will meet the objectives of Section 1268.01, and that one or more of the following conditions exist within the proposed SPD:
 1. A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.
 2. Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities.
 3. Lands which call for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.
2. Section D(3)(d) notes that any decks or patios either on grade or raised must also fit inside of the building envelope. As there have been numerous requests for variances concerning the size of decks and patios in The Reserve at Autumn

Creek SPD-3 and the South Lake Subdivision in Brunswick Town Center SPD-2, it is important to ensure there is sufficient room for these improvements.

3. Section D(5)(c) states that lower level finished space area for buildings constructed with daylight windows of 36" height or greater or walk-out doors shall be considered living area for square footage calculation of total living area. Currently, lower level finished spaces are not calculated in the minimum required living area square footage, which would be setting a precedent.
4. Verify the proposed sidewalk within the Meadow View Subdivision will be a minimum 4' wide, as required by Section 1278.09(d)(3).
5. In order to prevent an abundance of vinyl being used on the home elevations, suggest adding a condition to Section E(3) Design Standards as follows: "Twenty-five percent (25%) of all homes shall have 100 percent of the surface area of walls facing the street clad with brick or stone to add interest, value and character to the streetscape. Seventy percent (70%) of the remaining homes will have some brick or stone treatment or accent to enhance interest, value and character; such treatment shall be approximately 20 percent of the total surface area facing the streetscape. This provision shall also apply to exposed foundation walls facing the street and shall apply to only one wall facing the street for corner lots." This would be consistent with the provision stated in Section G(6) of the Design Standards for conventional single family homes in The Reserve at Autumn Creek SPD-3.
6. Home model elevations shall be submitted as part of the conceptual plan.
7. As permitted by Section 1278.03(h), during the course of reviewing a site plan, the Planning Commission or Council may find the assistance of a qualified consultant is necessary to fully determine the effects of the proposal. The applicant shall pick the consultant, subject to Planning Commission approval, and shall bear the costs of the consultant.
8. The City Engineer has requested a traffic study.
9. Pursuant to Section 1268.04, City Council approval of SPD-6 is required.

Staff Recommendations:

Staff withholds recommendation until the above items have been addressed.

