

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda

SEPTEMBER 14, 2020

6:30 PM

or immediately following the Finance Committee Meeting

1. Discussion Items
 - (a) **ORD. NO. 60-2020:** An emergency ordinance repealing the temporary moratorium on the acceptance and processing of applications for zoning, occupancy and/or building permit approvals for warehousing and motor freight garages and truck or transfer terminal uses in the I-L Light Industrial District and the issuance of such approvals. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Ken Fisher*)
 - (b) Oak Ridge Preserve SPD-7 Discussion - Kim Harrington
2. General Discussion
3. Adjournment

PROPOSED LEGISLATION



DATE: 09/14/2020

TO: Vice Mayor Michael Abella Jr. and Members of City Council

FROM: Carl S. DeForest, City Manager
Ken Fisher

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 60-2020:** An emergency ordinance repealing the temporary moratorium on the acceptance and processing of applications for zoning, occupancy and/or building permit approvals for warehousing and motor freight garages and truck or transfer terminal uses in the I-L Light Industrial District and the issuance of such approvals. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Ken Fisher*)

BACKGROUND:

**PURPOSE AND
EXPLANATION:**

Repealing temporary moratorium established by Ordinance No. 35-2020.

IMPLEMENTATION

SCHEDULE: Ordinance shall be in full force and effect from and after its passage by the required number of votes.

**FINANCIAL
INFORMATION:**

**FINANCIAL
SUMMARY:**

**RECOMMENDED
ACTION:**

One Reading	Yes
Two Readings	No
Three Readings	No
Emergency	Yes
Suspension of Rules	Yes

If emergency or suspension of the rules, why the request?

This will be considered by Council as an emergency measure with suspension of rules on September 14, 2020.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 60-2020

BY: Mr. Delsanter, Mr. Hanek and Mr. Ousley

AN EMERGENCY ORDINANCE REPEALING THE TEMPORARY MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF APPLICATIONS FOR ZONING, OCCUPANCY AND/OR BUILDING PERMIT APPROVALS FOR WAREHOUSING AND MOTOR FREIGHT GARAGES AND TRUCK OR TRANSFER TERMINAL USES IN THE I-L LIGHT INDUSTRIAL DISTRICT AND THE ISSUANCE OF SUCH APPROVALS.

WHEREAS: On June 22, 2020, Council adopted Ordinance No. 35-2020 extending a temporary moratorium on the acceptance and processing of applications for zoning, occupancy and/or building permit approvals for warehousing and motor freight garages and truck or transfer terminal uses in the I-L Light Industrial District in the City, and the issuance of any such approvals during said period, through October 23, 2020; and

WHEREAS: On July 27, 2020, Council adopted Ordinance No. 34-2020 wherein warehousing, food and goods distribution stations, motor freight garages and truck or transfer terminals were removed as permitted uses in the I-L Light Industrial District and warehouses were included as a conditional use in the I-L Light Industrial District, which Ordinance will be effective on August 26, 2020.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That the temporary moratorium established by Ordinance No. 35-2020 is hereby repealed.

SECTION 2: That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public health, safety and welfare and for the additional reason to allow development in the I-L Light Industrial District with permitted and/or conditional uses. Therefore, this Ordinance shall be in full force and effect from and after its passage by the required number of votes.

PASSED: 1st Reading_____

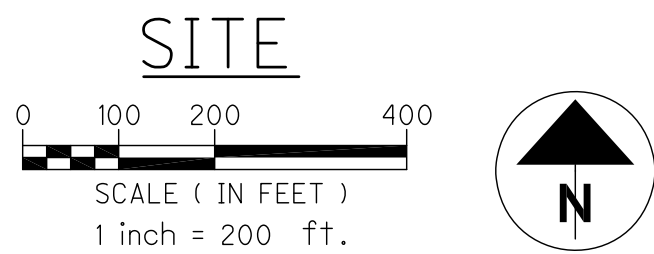
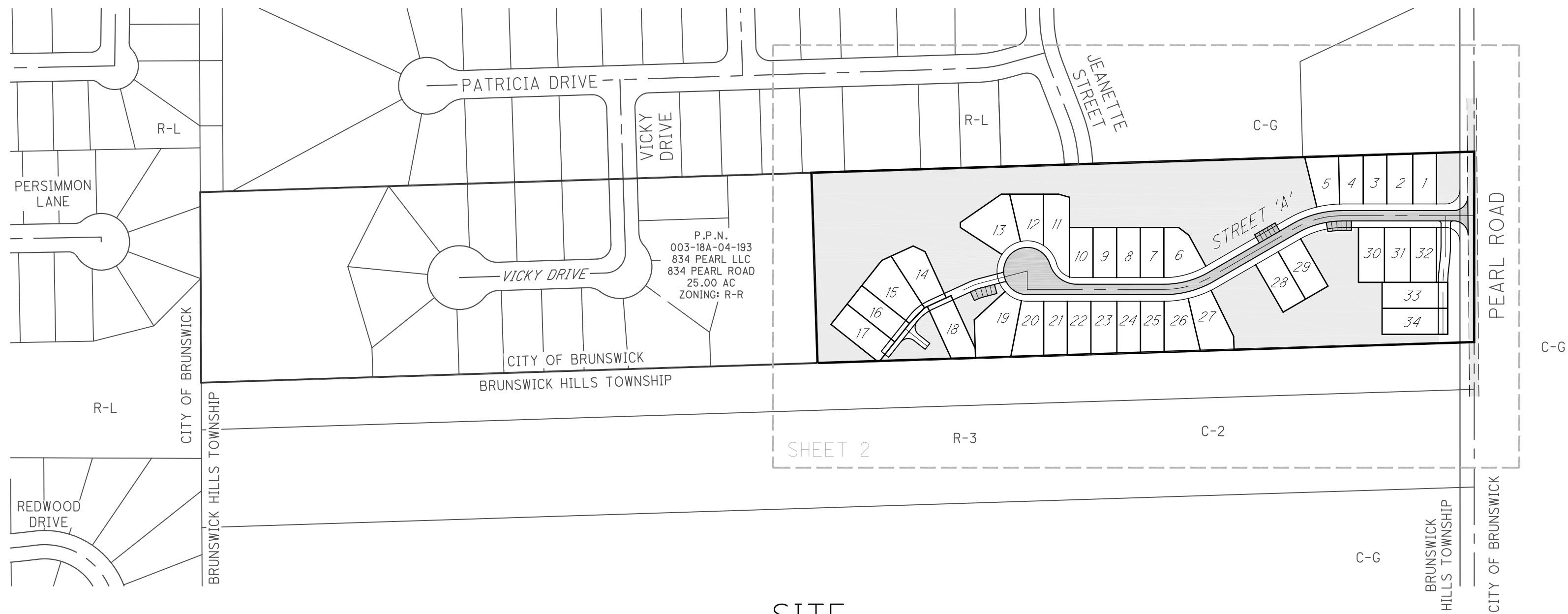
Rules Suspended: AYES _____ NAYS _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Fijabi Julien-Gallam, CMC

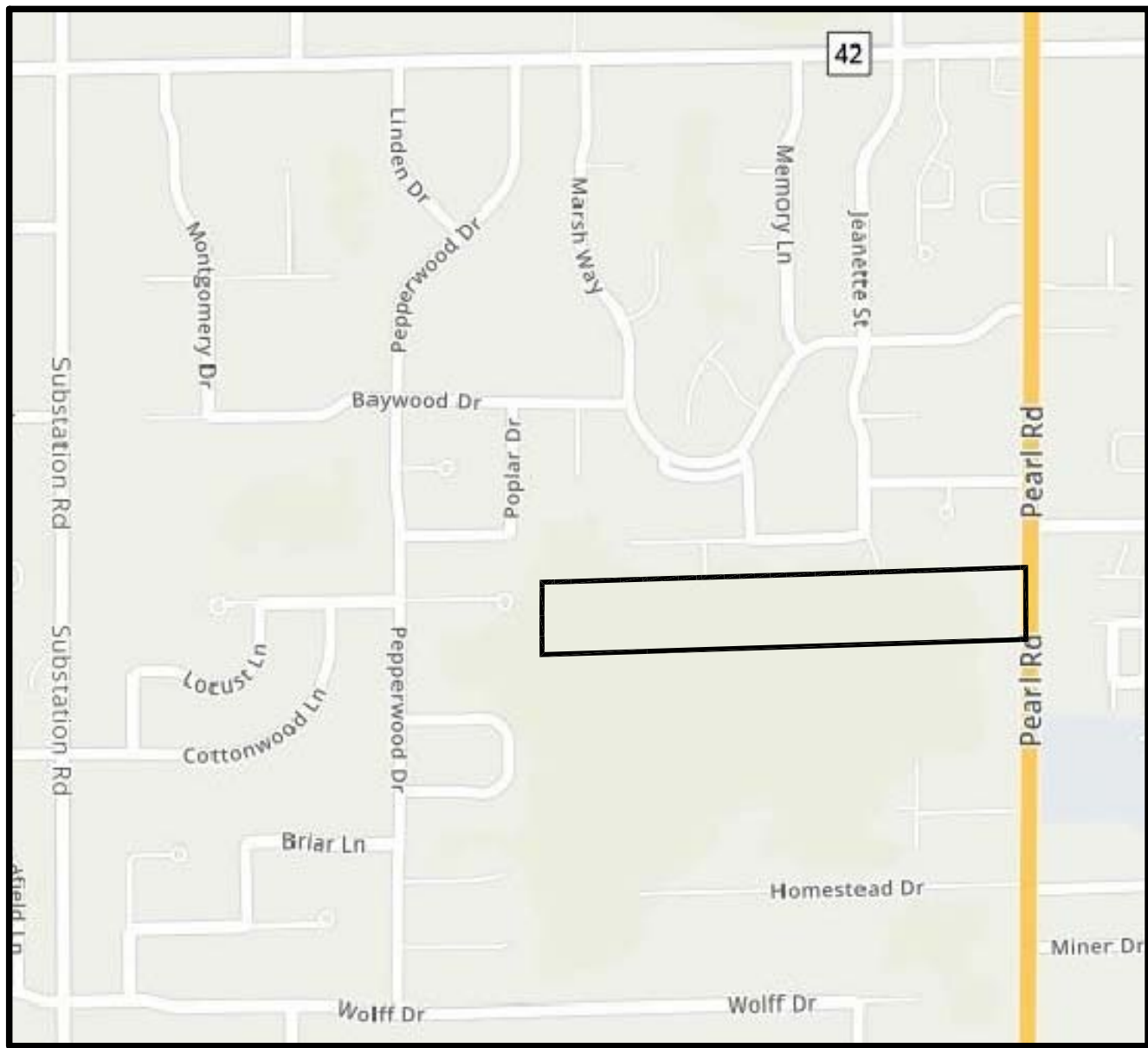
PRELIMINARY SITE PLAN

FOR
OAK RIDGE RESERVE
CITY OF BRUNSWICK, COUNTY OF MEDINA AND
STATE OF OHIO

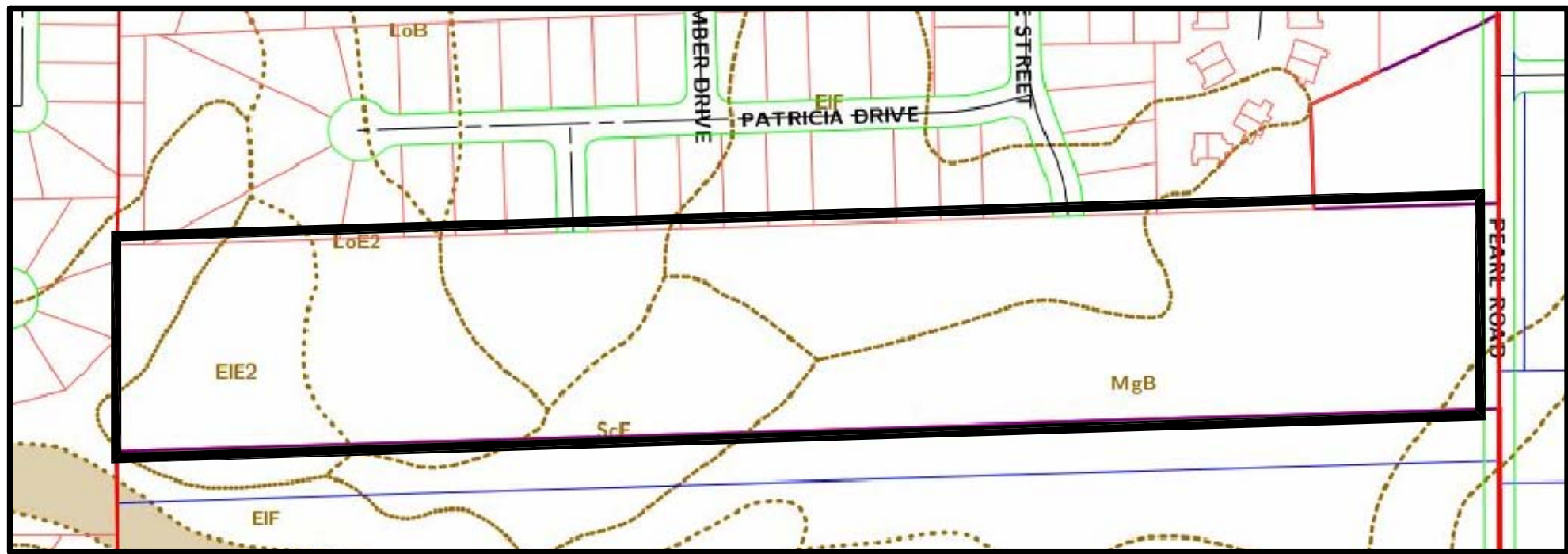
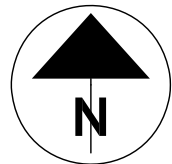


SHEET INDEX:

SHEET 1 TITLE SHEET
SHEET 2 PLAN SHEET

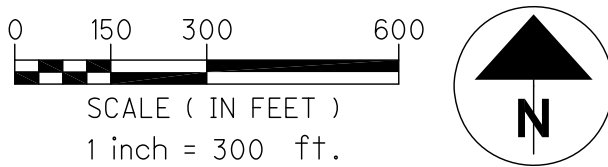


LOCATION MAP
NO SCALE



NO FLOOD PRONE SOIL TYPE ON SITE

SOILS MAP



SITE DATA

PPN: 003-18A-04-193
ADDRESS: 834 PEARL ROAD, BRUNSWICK, 44212
AREA: 25.0 AC
EXISTING VICKY LANE: 12.0 AC
PROPOSED PHASE 2: 13.0 AC
EX. ROW: 0.3 AC
PROJECT AREA: 12.7 AC

ZONING: SPECIAL PLANNING DISTRICT-7 (SPD-7)

	CODE	SHOWN
MIN. BOUNDARY SETBACKS:		
FROM PEARL ROAD ROW:	40'	50'
FROM NORTHERN & SOUTHERN SIDE BOUNDARY:	20'	20'
FROM WESTERN REAR BOUNDARY:	40'	40'
MIN. BUILDING SETBACKS:		
MIN. SEPARATION BETWEEN BUILDINGS:	10'	10'
MIN. SETBACK FROM EDGE OF PAVEMENT:	20'	20'
MIN. SETBACK FROM EDGE OF SIDEWALK	20'	20'
MIN. REAR YARD:	5'	5'
MIN. OPEN SPACE:	30% (3.8 AC)	45% (5.8 AC)
MAX. DENSITY (UNITS PER AC):	4.0 (50 UNITS)	2.7 (34 UNITS)
50' ROW TO BACK OF SIDEWALK DISTANCE:	4'	4'

OWNERS:

PARCEL: 030-18A-04-193
834 PEARL LLC
3660 CENTER ROAD
BRUNSWICK, OHIO 44212
KIM HARRINGTON
RYAN HARRINGTON
781-367-5378

DEVELOPER:

BROWNSTONE BUILDING AND
REDEVELOPMENT LLC
3660 CENTER ROAD
BRUNSWICK, OHIO 44212
KIM HARRINGTON
RYAN HARRINGTON
781-367-5378

DESIGN ENGINEER:

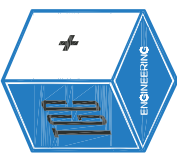
TGC ENGINEERING, LLC
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
TRAVIS G. CRANE, P.E.
330-590-8004

SUBMITTAL INDEX

SUBMITTAL	DATE
1	06/12/2020

DRAWN BY:	LMT	2020-06-10
CHECKED BY:	TGC	2020-06-11

TGC Engineering, LLC
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423



OAK RIDGE RESERVE
PRELIMINARY SITE PLAN

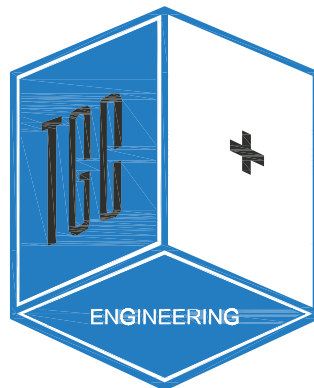
PROJECT
NUMBER

1972

DATE

2020-07-17

1
2



**The
Heritage**
1,650 actual sq.ft.
Elevation Finishes



The
Devonshire

1,590 actual sq.ft.
Elevation D





Elevation "A"



Elevation "B"



Elevation "C"



Elevation "E"



Elevation "F"



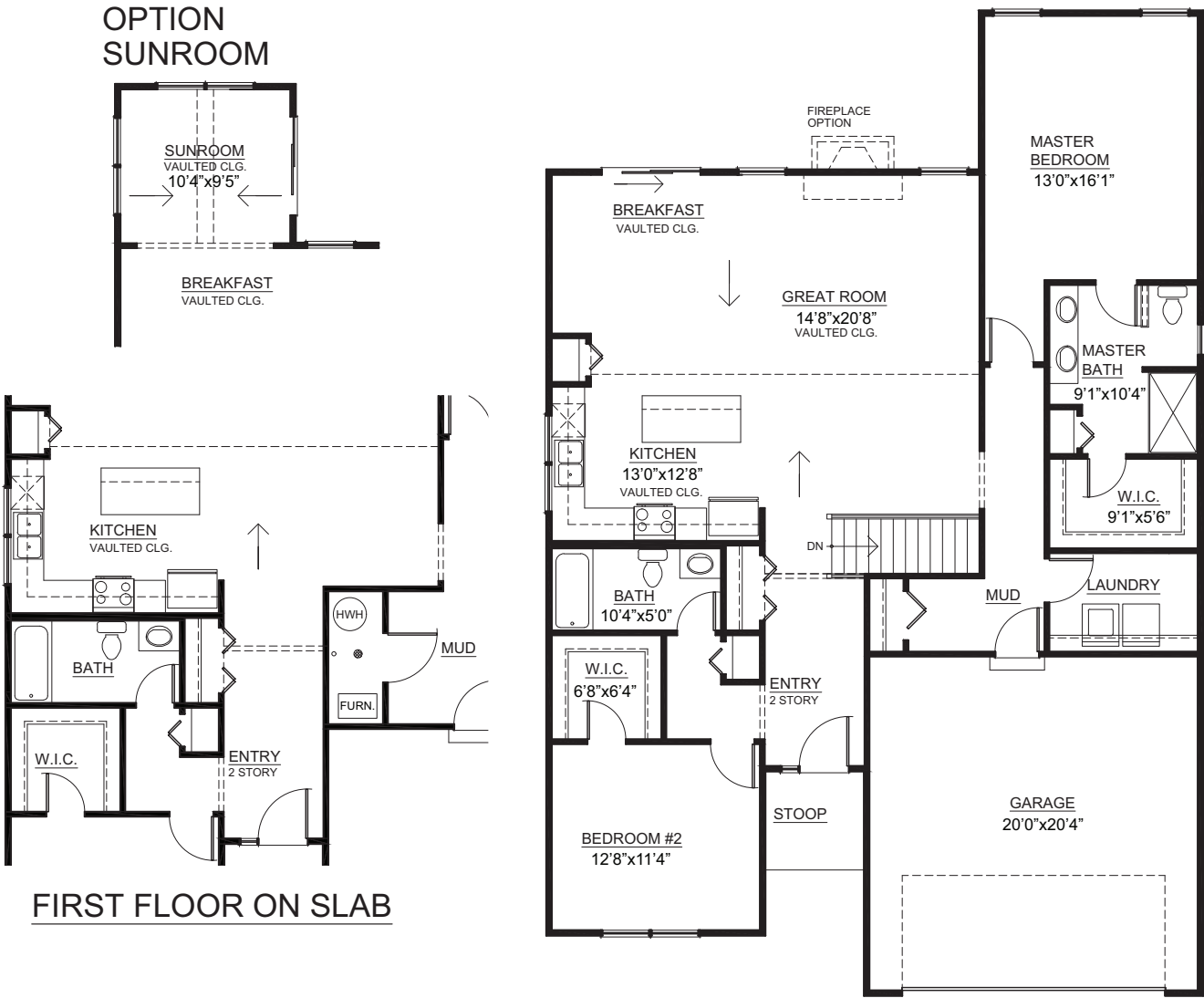
Elevation "G"



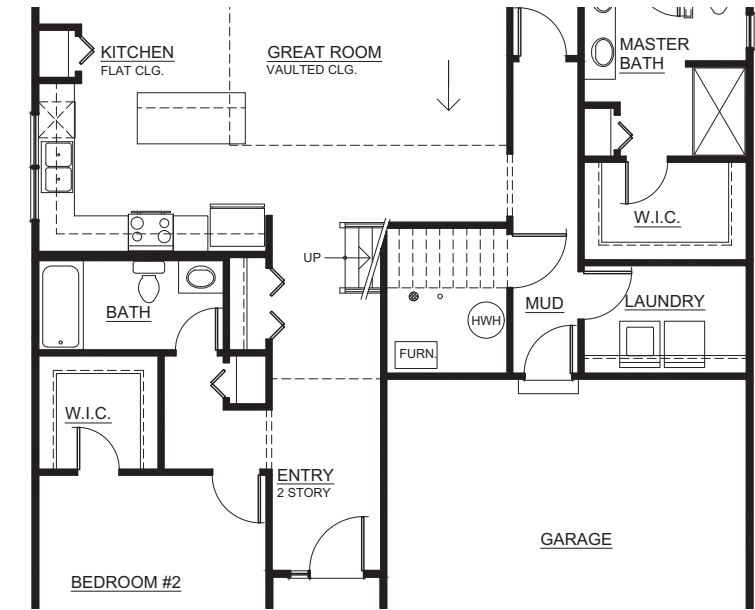
Elevation "D"

DEVONSHIRE | FIRST FLOOR

"A" Elevation



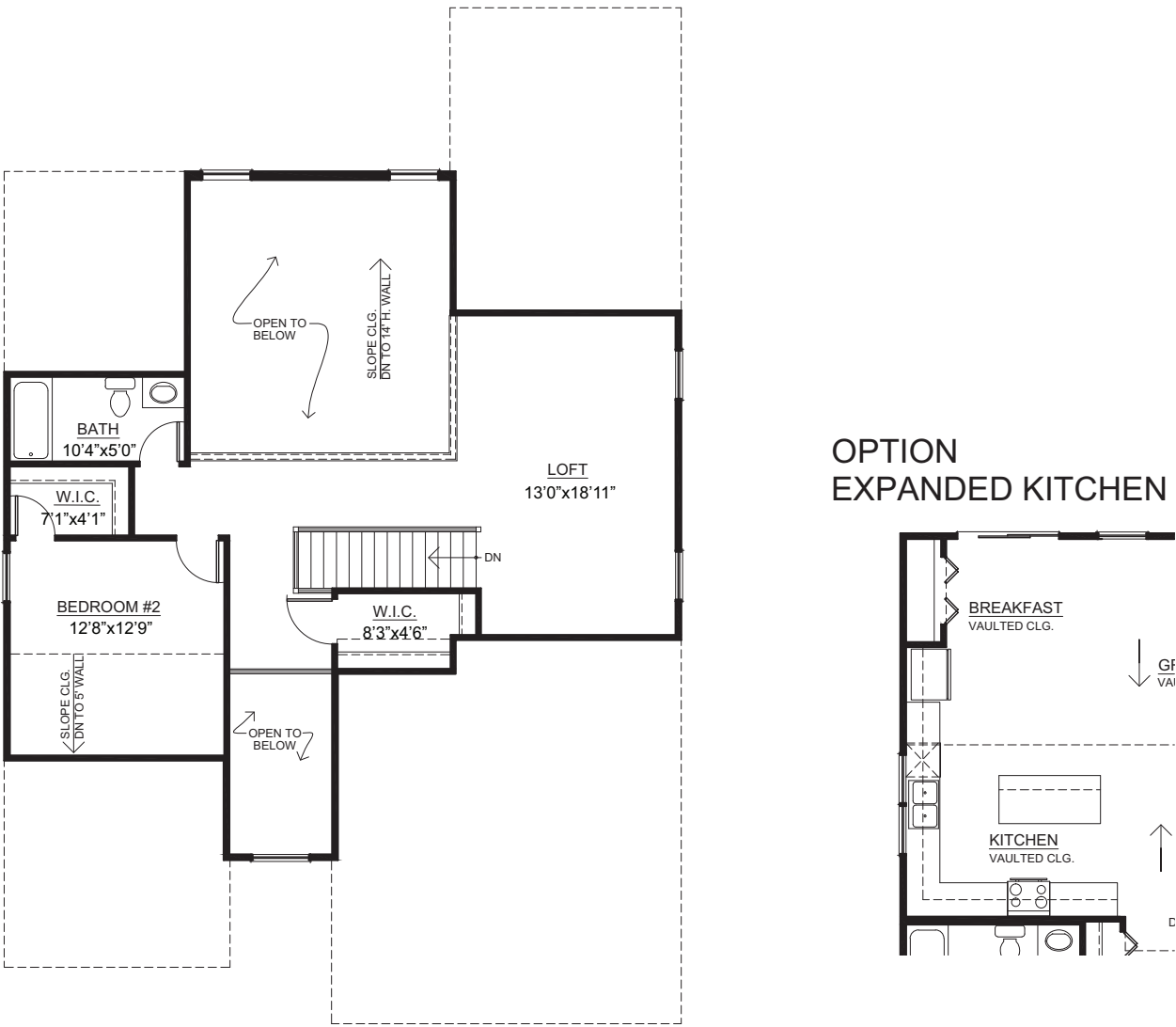
FIRST FLOOR ON SLAB



FIRST FLOOR ON SLAB w/ LOFT OPTION

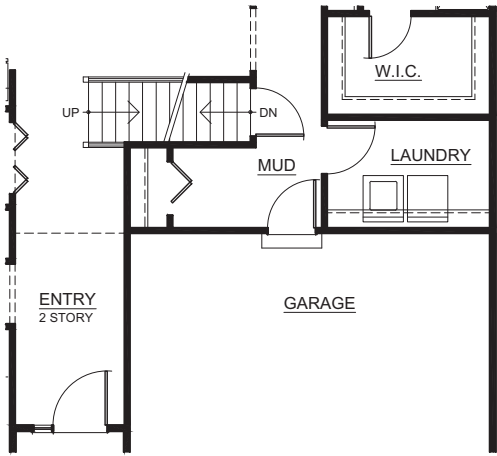
DEVONSHIRE

"A" Elevation



LOFT OPTION

Loft 729 S.F.



FIRST FLOOR w/ BASEMENT
& LOFT OPTION

The Hamilton

1,735 actual sq.ft.
Elevation F





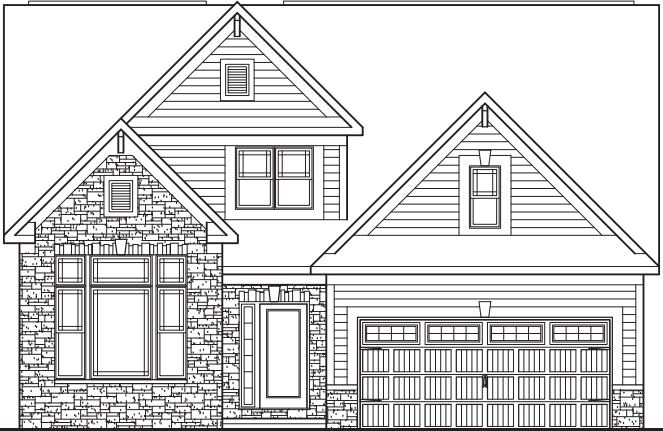
Elevation "A"



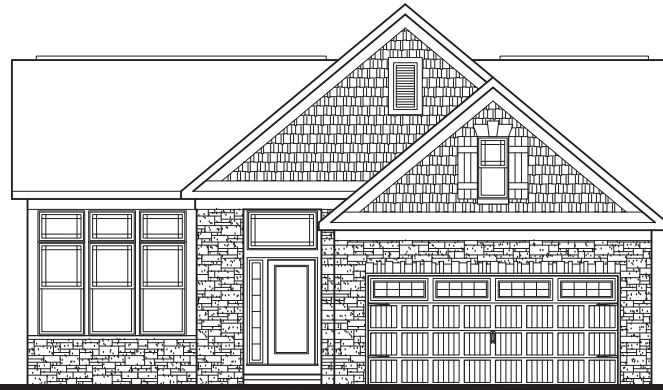
Elevation "B"



Elevation "C"



Elevation "D"



Elevation "E"



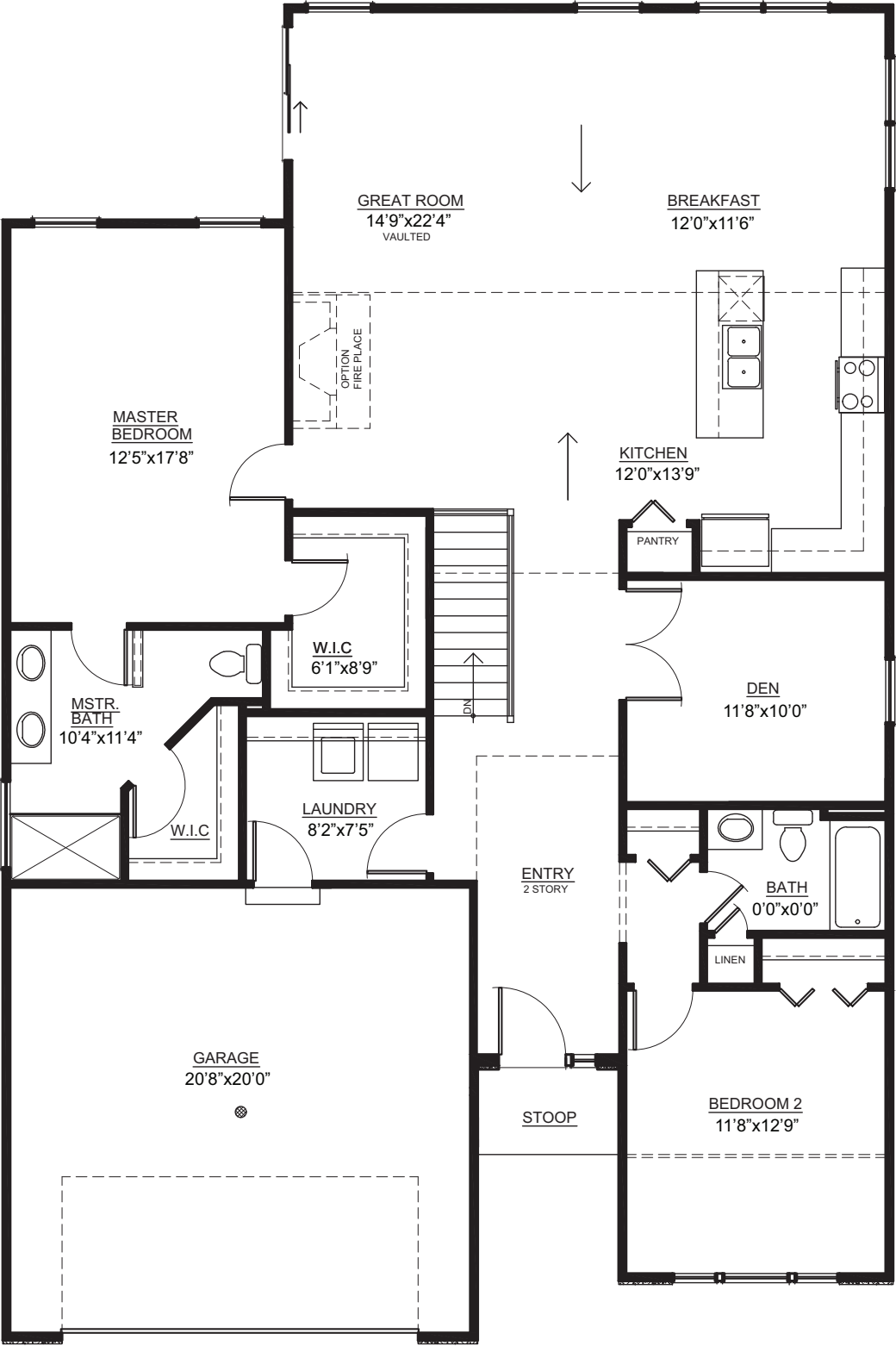
Elevation "G"



Elevation "F"

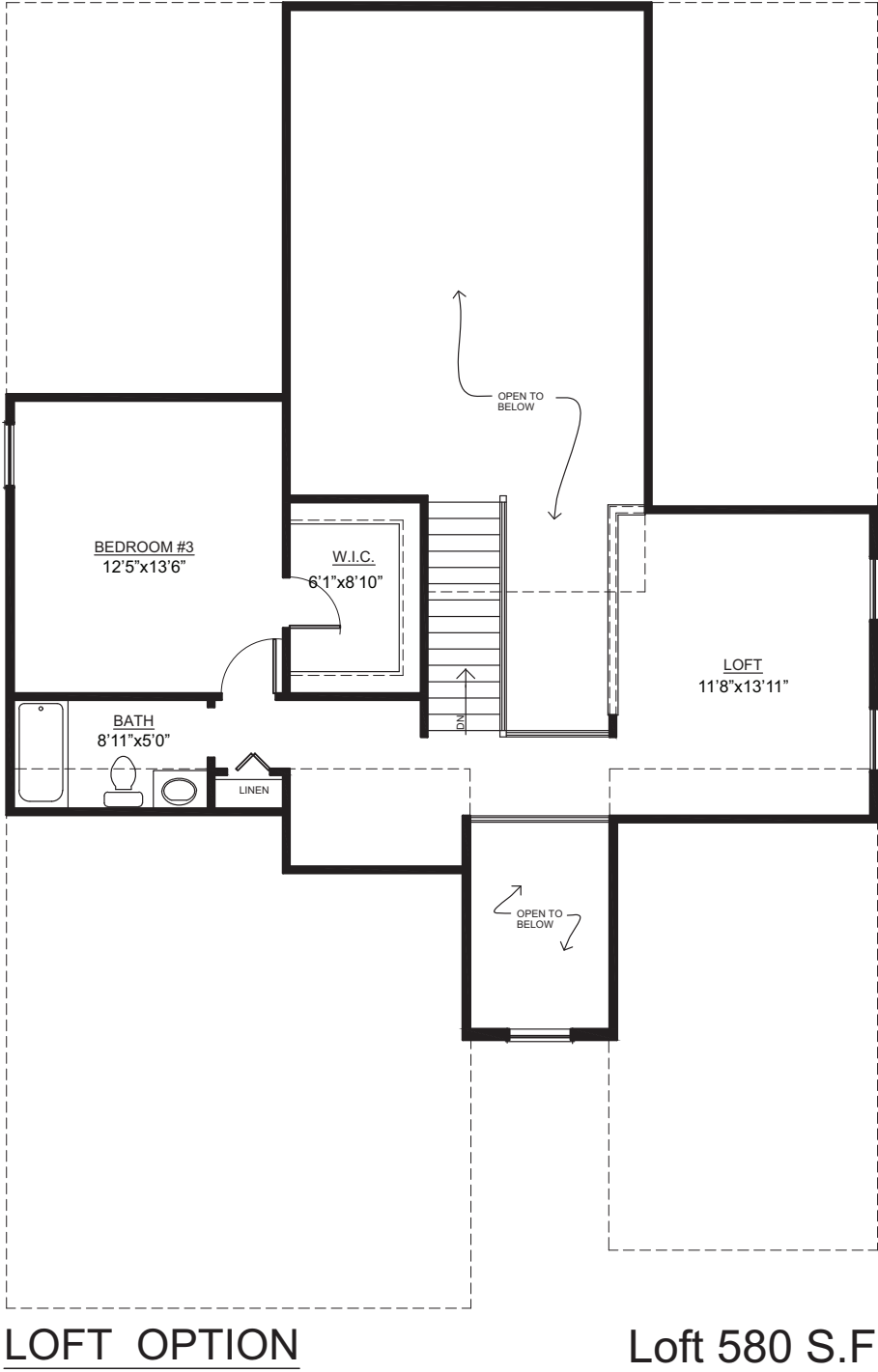
HAMILTON | FIRST FLOOR

"A" Elevation

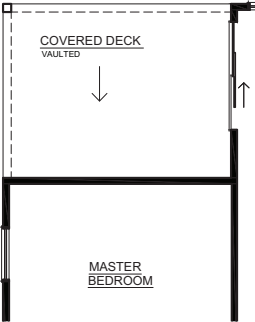


HAMILTON

"A" Elevation



OPTIONAL COVERED DECK



OPTION SUN ROOM

