

Brunswick City Planning Commission

April 15, 2021

6:30 p.m. - Caucus

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Chris Monastra, Circle K, 2770 Boston Road & 521 Pearl Road,
Brunswick
Tim Powers, Tri-Powers Development, 4499 Regal Drive, Copley
Rob Rupp, Landmark Homes, 125 N. Broadway Street, Medina
Travis Crane, Davey Resource Group, 1310 Sharon Copley Road,
Sharon Center
Danielle Bohannon, Technical Group, Inc., 37716 Hills Tech
Drive, Farmington Hills, MI
Maryann Chandler, 4046 Center Road, Brunswick
Wayne Guisinger, Advance Auto Parts, 2830 Carquest Drive,
Brunswick

Chairman Joe Shirilla called the meeting to order at 6:35 p.m.

The first item was the discussion of the site plan review for the Circle K seasonal outdoor sales display, 2770 Boston Road. Ms. Plavecski commented this is the same seasonal outdoor sales display request and location that the Planning Commission approved in 2019. She noted as there have been no issues with the seasonal display, the Administration is recommending a three-year approval. The Commission had no questions or comments on this item.

The second item was the discussion of the site plan review for the Circle K seasonal outdoor sales display, 521 Pearl Road. Ms. Plavecski commented this is the same seasonal outdoor sales display request and location that the Planning Commission approved in 2019. She noted as there have been no issues with the seasonal display, the Administration is recommending a three-year approval. The Commission had no questions or comments on this item.

The third item was the review of the detailed site plan and park fees for the Meadow View SPD-6. She noted the Planning Commission, at their meeting on January 21, 2021, voted to recommend approval to City Council of the rezoning, conceptual plan, development guidelines, home elevations, and sidewalk location variance for Meadow View SPD-6, which was subsequently approved by City Council on March 8, 2021. She explained the detailed site plan is primarily to address engineering items. Mr. Arona inquired if there are any engineering challenges; Mr. Jones replied no; but the stormwater management has to be reviewed. Mr. Shirilla asked about the crosswalk at Faulkner Boulevard; Mr. Jones answered the line-of-sight is fine and installing this crosswalk is no different from elsewhere in the city.

The fourth item was the review of the detailed site plan for the Burger King new restaurant, 3276 Center Road. Mr. Shirilla noted there were two options for the brick on the lower portion of the façade. Mr. Hasan commented the footcandle level is too high along the south property line and the parking and pedestrian areas exceed the 2.4 maximum footcandle level.

The fifth item was the review of the comparable in character determination for the Advance Auto Parts retail sales in the I-L District, 2830 Carquest Drive. Mr. Incorvaia read the definition of “comparable in character”, as stated in Section 1242.02(26) of the Zoning Code. He also noted legislation is pending to remove large single-user retail establishments as a conditionally permitted use in the I-L Light Industrial District.

Mr. Shirilla adjourned the meeting at 7:00 p.m.

Respectfully,

Pamela Plavecski

Brunswick City Planning Commission

April 15, 2021

7:00 p.m.

Joe Shirilla, Chairman
Jeff Arona, Vice Chairman
John Rocha, Recording Secretary
Abbas Hasan, Member
Brad Saeger, Member
Joe Delsanter, Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community & Economic Development Director
Chris Monastra, Circle K, 2770 Boston Road & 521 Pearl Road,
Brunswick
Tim Powers, Tri-Powers Development, 4499 Regal Drive, Copley
Rob Rupp, Landmark Homes, 125 N. Broadway Street, Medina
Travis Crane, Davey Resource Group, 1310 Sharon Copley Road,
Sharon Center
Danielle Bohannon, Technical Group, Inc., 37716 Hills Tech
Drive, Farmington Hills, MI
Maryann Chandler, 4046 Center Road, Brunswick
Wayne Guisinger, Advance Auto Parts, 2830 Carquest Drive,
Brunswick

Item 1

Chairman Joe Shirilla called the meeting to order at 7:03 p.m.

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

Item 2

There were no announcements or correspondence.

Item 3

MR. ROCHA MOTIONED TO APPROVE THE MINUTES OF APRIL 1, 2021.

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

Item 4(a) and 4(b)

Regarding the Circle K outdoor sales display, 2770 Boston Road, and 521 Pearl Road, Ms. Chris Monastra, from Circle K, was present.

Ms. Plavecski explained this is the same seasonal outdoor sales display request and locations that the Planning Commission approved in 2019. She noted as there have been no issues with the seasonal displays at the above locations, the Administration is recommending a three-year approval.

Mr. Shirilla asked Ms. Monastra if she is satisfied with a three-year approval; she replied yes.

MR. ARONA MOTIONED TO APPROVAL THE CIRCLE K OUTDOOR SEASONAL SALES DISPLAY FOR THREE YEARS AT THE LOCATIONS OF 2770 BOSTON ROAD AND 521 PEARL ROAD.

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

Item 4(c)

Concerning the detailed site plan and park fees for Meadow View SPD-6, Mr. Tim Powers, developer; Mr. Rob Rupp, Landmark Homes; and Mr. Travis Crane, Davey Resource Group, were present.

Mr. Shirilla inquired if the park fee calculations were correct; Ms. Plavecski responded yes, the calculations are based on the formula in Chapter 1232 of the Subdivision Regulations. She noted, however, the developer determines the fair market value of the land.

Mr. Arona questioned if there will be more water stacking into the existing pond; Mr. Crane answered he will be performing an analysis of the pond, including the water levels. Regarding pond #1, Mr. Shirilla inquired if the pond would overflow into the easement; Mr. Crane responded there is a spillway to send water to the existing ditch.

MR. SAEGER MOTIONED TO APPROVE THE MEADOW VIEW SPD-6 DETAILED SITE PLAN AND PARK FEES, 1849 SOUTH CARPENTER ROAD, AS FOLLOWS:

1. A FINAL PLAT SHALL BE SUBMITTED AFTER THE STREETS AND UTILITIES ARE INSTALLED AND ACCEPTED BY THE CITY. APPROVAL OF THE PLAT IS REQUIRED BY THE PLANNING COMMISSION, CITY ENGINEER, AND CITY COUNCIL, IN ACCORDANCE WITH SECTIONS 1224.04(a)(3) AND 1226.04 OF THE SUBDIVISION REGULATIONS.
2. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(d)

Concerning the detailed site plan for the Burger King new restaurant, 3276 Center Road, Ms. Danielle Bohannon, Technical Group, Inc., was present.

The Staff Review Comments were addressed as follows:

1. As a condition of granting a front yard setback modification, as stated in Section 1260.07(e)(3) above, provide a notation on Sheet LS-1 (landscaping plan) that a minimum 1,320 sq. ft. of interior landscaping shall be planted (twice the amount of 660 sq. ft. required by Section 1282.08(b)(1)). As Clearbrooke Drive is a private street, the Commission agreed the landscape strip along this road would be counted as interior landscaping.
2. At the March 4, 2021 meeting, the Planning Commission requested changing the light color to a darker shade of split-face block on the west elevation, along with adding banding. Sheet A-2 indicates that the light color stucco on the west and rear elevations is gray; however, the color appears as light yellow on Sheet A-2.1. The Commission discussed the two face brick options on the lower portion of the west (drive-thru) and south (rear) elevations and agreed to use the "Old Irvington" face brick, as it would be compatible to the adjacent building to the west. Ms. Bohannon confirmed the stucco on the above elevations is gray.
3. A photometrics plan has been submitted; however, the maximum average illumination level of 2.4 footcandles permitted by Section 1276.14(c) for parking and pedestrian areas has been exceeded. The maximum of one footcandle permitted by Section 1276.14(d) along the south property line adjacent to Clearbrooke Apartments shall be maintained. In order to reduce the lighting levels, Ms. Bohannon suggested they could reduce the number of heads on the light poles in the back to one head, instead of two. Mr. Jones suggested using dimmable lights. Ms. Plavecski commented Section 1276.14(f) requires shields with an 85° cut-off; Ms. Bohannon stated they will comply. The Commission discussed the three options presented for the wall sconces and agreed the square-shaped ones would look the best, which is Product No. DWEP154761. Mr. Shirilla commented since there are residential apartments to the south of the site, he would like the average illumination level to comply with the maximum 2.4 footcandles allowed by code.
4. Verify that 10% of the total front yard area not used for parking or circulation is landscaped with trees, shrubs, planting beds, and/or perennial borders in a design selected by the owner, which includes a minimum 10' wide landscape strip along the Center Road right-of-way, in accordance with Section 1282.06(e) and (g). This shall be indicated on Sheet LS-1. Ms. Plavecski stated a notation should be added to the landscape plan, along with the 10' landscape strip stated above, to which Ms. Bohannon agreed.
5. Signage shall comply with Section 1270.05 – Table B.

6. Final site plan approval is subject to engineering approval.

MR. SAEGER MOTIONED TO APPROVE THE BURGER KING DETAILED SITE PLAN, 3276 CENTER ROAD, SUBJECT TO THE FOLLOWING:

1. AS A CONDITION OF GRANTING A FRONT YARD SETBACK MODIFICATION, AS STATED IN SECTION 1260.07(e)(3), PROVIDE A NOTATION ON SHEET LS-1 (LANDSCAPING PLAN) THAT A MINIMUM 1,320 SQ. FT. OF INTERIOR LANDSCAPING SHALL BE PLANTED (TWICE THE AMOUNT OF 660 SQ. FT. REQUIRED BY SECTION 1282.08(b)(1)). AS CLEARBROOKE DRIVE IS A PRIVATE STREET, THE PLANNING COMMISSION HAS ALLOWED THE LANDSCAPE STRIP ALONG THIS ROAD TO BE COUNTED AS INTERIOR LANDSCAPING.
2. "OLD IRVINGTON" FACE BRICK WILL BE USED ON THE LOWER PORTION OF THE WEST (DRIVE-THRU) AND SOUTH (REAR) ELEVATIONS. ADDITIONALLY, PRODUCT NO. DWEP154761 WILL BE USED FOR THE WALL SCONCES.
3. THE PHOTOMETRICS PLAN SHALL COMPLY WITH THE MAXIMUM AVERAGE ILLUMINATION LEVEL OF 2.4 FOOTCANDLES PERMITTED BY SECTION 1276.14(c) FOR PARKING AND PEDESTRIAN AREAS. ALSO, THE MAXIMUM OF ONE FOOTCANDLE PERMITTED BY SECTION 1276.14(d) ALONG THE SOUTH PROPERTY LINE ADJACENT TO CLEARBROOKE APARTMENTS SHALL NOT BE EXCEEDED.
4. INDICATE ON SHEET LS-1 THAT 10% OF THE TOTAL FRONT YARD AREA NOT USED FOR PARKING OR CIRCULATION IS LANDSCAPED WITH TREES, SHRUBS, PLANTING BEDS, AND/OR PERENNIAL BORDERS IN A DESIGN SELECTED BY THE OWNER, WHICH INCLUDES A MINIMUM 10' WIDE LANDSCAPE STRIP ALONG THE CENTER ROAD RIGHT-OF-WAY, IN ACCORDANCE WITH SECTION 1282.06(e) AND (g).
5. SIGNAGE SHALL COMPLY WITH SECTION 1270.05 – TABLE B.
6. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(e)

Regarding the comparable in character determination for the Advance Auto Parts retail sales in the I-L District, 2830 Carquest Drive, Mr. Wayne Guisinger, owner; and Ms. Maryann Chandler, Brown, Amodio & Chandler, were present.

Mr. Incorvaia read the Section 1266.01 Purpose of the I-L Light Industrial District to the audience, noting that "The I-L Light Industrial District is established to accommodate light industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling and

distribution, free from the encroachment of residential, **retail** and institutional uses.” He also stated there is legislation pending to eliminate large single-user retail establishments as a conditionally permitted use in the I-L District.

Mr. Shirilla commented the owner is changing the scope of their customers to add a small amount of retail. Mr. Incorvaia noted the Advance Brunswick Comprehensive Plan 2020 Update has recommendations regarding uses in the I-L District. (Letter from Envision, dated April 12, 2021, gave examples such as to “Strengthen the municipal tax base by... refining the industrial area zoning to ensure the highest and best use of remaining available commercial properties...”, and that “the intent of the Comprehensive Plan is to maintain the existing light industrial park for industrial uses only as shown on the Future Land Use Plan and reinforced in the text of the Planning Initiatives, Focus Area, and Implementation Strategy sections.”). Mr. Incorvaia stated it is up to the applicant to show the proposed retail use is comparable in character to a principally permitted use in the I-L District.

Ms. Chandler commented she drove to the site and the building looks like a retail store. She asked the Planning Commission to consider a modification in use to allow retail for 15 to 20 residents. She stated the impact to the neighborhood is minimal. Ms. Chandler noted the proposed retail use could be comparable to Section 1266.02(f) Building materials sale yards and lumber yards, which could be construed as retail. She noted she was involved with the Comprehensive Plan Update and said this is an existing business-to-business retail establishment. Ms. Chandler commented if a lumber yard is being proposed, there would be substantially more traffic, which would also occur with the other principally permitted uses in the I-L District. She asked how the Planning Commission would distinguish a parts truck driver from a resident buying parts; they are similar clientele.

Mr. Aungst commented Advance Auto Parts closed two retail businesses, one each located on Center Road and Pearl Road. He stated the Advance Auto Parts corporate office verbally assured him there would be no retail sales at their Carquest Drive location. He said there could be no changing of oil, windshield wipers, batteries, etc. in the parking lot, which are services normally provided at locations in the C-G General Commercial District. He proceeded to read the letter from Envision dated April 12, 2021. He commented building materials, as stated in Section 1266.02(f), doesn’t necessarily mean retail sales. He noted having retail at the Carquest Drive location will generate more than 15 to 20 customers, as they will probably have signs and advertise. He stated there are a lot of heavy trucks coming in and out of this location, which would be a safety issue. He said the city administration doesn’t recommend or support allowing retail sales at this location.

Mr. Shirilla inquired how the number of potential retail customers was determined; Mr. Guisinger answered on an average, they turn away ten customers. He said residents see Carquest and associate the name with car parts. He stated they have no intention to draw in hundreds of customers.

Mr. Arona stated if a building materials/lumber yard wants to have retail sales, the Planning Commission would be setting a precedent by allowing Advance Auto Parts to have retail sales.

Ms. Plavecski commented the Planning Commission will be reviewing text amendments at their May 6, 2021 meeting to remove medical and dental clinics and offices; veterinary hospitals and clinics; and indoor recreational facilities as conditionally permitted uses in the I-L District. She also commented, as noted by Mr. Incorvaia, the retail use does not meet the purpose of Section 1266.01, which states the I-L District shall be free from the encroachment of residential, retail and institutional uses.

Mr. Incorvaia noted commercial traffic is different from industrial traffic, so there would be traffic impact, and the retail use changes the character of an industrial neighborhood. Mr. Aungst stated he doesn't see this as a retail facility.

MR. ARONA MOTIONED TO DENY THE ADVANCE AUTO PARTS APPLICATION FOR RETAIL SALES AS COMPARABLE IN CHARACTER TO THE PRINCIPALLY PERMITTED USES IN SECTION 1266.02 OF THE I-L LIGHT INDUSTRIAL DISTRICT.

Mr. Hasan seconded the motion. The vote was 4 Ayes 1 Nay (Mr. Shirilla).

Item 5

There was no old business.

Item 6

Concerning new business, Ms. Plavecski stated a large amount of applications have been submitted for both Planning Commission meetings in May and asked the Commission if it would be alright to add a fifth item to both meeting agendas, to which the Commission agreed.

Item 7

No one appeared at the public comment period.

Item 8

Mr. Delsanter gave the Council Representative's Report. He said he was concerned about setting a precedent to allow retail sales in the I-L District for the Advance Auto Parts application and noted there are only a few choice pieces of property left in this district. He commented that 15 to 20 customers wouldn't generate very much revenue.

MR. ROCHA MOTIONED TO ADJOURN THE MEETING.

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

The meeting was adjourned at 9:23 p.m.

Respectfully,

Pamela Plavecski

PLANNING COMMISSION STAFF REPORT

April 15, 2021

Circle K outdoor sales display

(Site plan review)

Location: 2770 Boston Road
C-N District

Proposed Use & Background:

An application has been submitted to renew approval for the seasonal outdoor sales display of eight pallets of mulch on the north side of the site facing Boston Road behind the 10' green space. In compliance with Section 1280.12(d), the seasonal display area is not located at the pump islands. The Planning Commission, at their meeting on April 18, 2019, approved the location of the above outdoor sales display, which expired on June 30, 2020 (2-year approval).

Staff Review Comments:

1. Pursuant to Section 1280.12, all product display, sales activity, food service and other related commercial activities shall be conducted within a completely enclosed building, unless areas for such outdoor activities are clearly indicated on site plans approved for that purpose by the Planning Commission. Such outdoor activities shall be accessory to a principally permitted or conditionally permitted use on the same parcel.
2. In accordance with Section 1280.12(a), no commercial product display, sales or other activities may be conducted within a required front yard setback area unless specifically approved by the Planning Commission.
3. Approval of the outdoor sales display shall be from April 1st through June 30th (same as previous approval). As there have been no issues with the proposed outdoor display, the Administration recommends approval for a three-year period.
4. There shall be a maximum of eight pallets permitted, as indicated on the approved site plan. The stacking height of the mulch shall be no higher than five feet.
5. The outdoor display shall not impede customer traffic or parking.
6. The seasonal outdoor sales display is approved only for mulch and no other product.
7. The seasonal outdoor sales display area shall be maintained in a clean and orderly manner.

Staff Recommendations:

Staff recommends approval of the seasonal outdoor sales display.

Circle K outdoor sales display
(Site plan review)

Location: 521 Pearl Road
C-G District

Proposed Use & Background:

An application has been submitted to renew approval for the seasonal outdoor sales display of eight pallets of mulch on the north side of the site. In compliance with Section 1280.12(d), the seasonal display area is not located at the pump islands. The Planning Commission, at their meeting on April 18, 2019, approved the location of the above outdoor display, which expired on June 30, 2020 (2-year approval).

Staff Review Comments:

1. Pursuant to Section 1280.12, all product display, sales activity, food service and other related commercial activities shall be conducted within a completely enclosed building, unless areas for such outdoor activities are clearly indicated on site plans approved for that purpose by the Planning Commission. Such outdoor activities shall be accessory to a principally permitted or conditionally permitted use on the same parcel.
2. As required by Section 1280.12(a), no commercial product display, sales or other activities may be conducted within a required front yard setback area unless specifically approved by the Planning Commission.
3. Approval of the outdoor sales display shall be from April 1st through June 30th (same as previous approval). As there have been no issues with the proposed outdoor display, the Administration recommends approval for a three-year period.
4. There shall be a maximum of eight pallets permitted, as indicated on the approved site plan. The stacking height of the mulch shall be no higher than five feet.
5. The outdoor display shall not impede customer traffic or parking.
6. The seasonal outdoor sales display is approved only for mulch and no other product.
7. The seasonal outdoor sales display area shall be maintained in a clean and orderly manner.

Staff Recommendations:

Staff recommends approval of the seasonal outdoor sales display.

Meadow View SPD-6

(Detailed site plan)

Location: 1849 South Carpenter Road
Special Planning District 6

Proposed Use & Background:

The Planning Commission, at their meeting on January 21, 2021, voted to recommend approval to City Council of the rezoning, conceptual plan, development guidelines, home elevations, and sidewalk location variance for Meadow View SPD-6, which was subsequently approved by City Council on March 8, 2021. The proposed subdivision will consist of 44 single family homes on a 19.485-acre parcel.

As requested by the Planning Commission at the January 21st meeting, the crosswalk by Faulkner Boulevard will be striped white and will include a pedestrian crossing sign with warning arrows. The City Engineer stated at the above meeting this will be satisfactory.

Park fees have been submitted, pursuant to Chapter 1232 of the Subdivision Regulations, whereby \$1,321.36 will be charged with each subplot building permit.

Staff Review Comments:

1. Final site plan approval is subject to engineering approval.
2. A final plat shall be submitted after the streets and utilities are installed and accepted by the city. Approval of the plat is required by the Planning Commission, City Engineer, and City Council, in accordance with Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations.

Staff Recommendations:

Staff recommends approval of the detailed site plan, contingent upon engineering approval.

Burger King new restaurant

(Detailed site plan)

Location: 3276 Center Road
C-G General Commercial District

Proposed Use & Background:

The Planning Commission, at their meeting on March 4, 2021, moved the discussion plan to a detailed site plan to construct a 3,520 sq. ft. new restaurant on the existing 39,250 sq. ft. parcel. The existing 4,115 sq. ft. building will be demolished.

1. At the above meeting, the Planning Commission granted a modification to allow the building to be located 70'7-3/4" from the Center Road right-of-way; Section 1260.05(a)(2)(B) requires a maximum front yard setback of 60' and that two-thirds of

the building street façade shall fall within the front yard zone. However, Section 1260.07(c) allows the Planning Commission to approve front yards or front yard parking zones greater than the maximum in the following instances: The Commission found that the applicant complied with Sections 1260.07(c)(1), (2), and (3); along with Sections 1260.07(d)(1) and (2); and Sections 1260.07(e)(1) and (3), whereby one bike rack and one bench will be installed in front of the building, as shown on Sheet C-2. The applicant has chosen not to add an outdoor seating area.

A portion of the March 4th Staff Review Comments have been addressed as follows:

1. Sheet C-2 has been corrected to indicate the parking spaces with a 19' length for 90° angle parking, pursuant to Table 1276-3.
2. Sheet C-3 indicates the new trash enclosure will be constructed with masonry veneer to match the building, in accordance with Section 1276.12(a).
3. In order to break up the long expanse of blank wall, pursuant to Sections 1278.08(c) and (j), as requested by the Planning Commission, sconces have been added on the north (front) elevation, and tan face-brick banding has been added on the bottom portion of the wall on the west (drive-thru) and south (rear) elevations.
4. A landscaping plan has been submitted which indicates the minimum three trees from Plant List "A" and 24 shrubs from Plant Lists "D" or "E" for interior landscaping, in accordance with Section 1282.08(b)(2).
5. As required by Section 1276.10(k) of the Zoning Code and Section 302.3 of the 2018 Property Maintenance Code, the applicant agreed to replace the deteriorated parking lot areas with either asphalt or concrete.
6. There is a note on Sheet C-2 stating repairs to the sidewalks shall be performed; Section 302.3 of the 2018 Property Maintenance Code requires the sidewalks along Center Road and Clearbrooke Drive to be kept in a proper state of repair, free from hazardous conditions.

Staff Review Comments:

1. As a condition of granting a front yard setback modification, as stated in Section 1260.07(e)(3) above, provide a notation on Sheet LS-1 (landscaping plan) that a minimum 1,320 sq. ft. of interior landscaping shall be planted (twice the amount of 660 sq. ft. required by Section 1282.08(b)(1)).
2. At the March 4, 2021 meeting, the Planning Commission requested changing the light color to a darker shade of split-face block on the west elevation, along with adding banding. Sheet A-2 indicates that the light color stucco on the west and rear elevations is gray; however, the color appears as light yellow on Sheet A-2.1.

3. A photometrics plan has been submitted; however, the maximum average illumination level of 2.4 footcandles permitted by Section 1276.14(c) for parking and pedestrian areas has been exceeded. The maximum of one footcandle permitted by Section 1276.14(d) along the south property line adjacent to Clearbrooke Apartments is maintained.
4. Verify that 10% of the total front yard area not used for parking or circulation is landscaped with trees, shrubs, planting beds, and/or perennial borders in a design selected by the owner, which includes a minimum 10' wide landscape strip along the Center Road right-of-way, in accordance with Section 1282.06(e) and (g). This shall be indicated on Sheet LS-1.
5. Signage shall comply with Section 1270.05 – Table B.
6. Final site plan approval is subject to engineering approval.

Staff Recommendations:

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

Advance Auto Parts retail sales in I-L District
(Comparable in character determination)

Location: 2830 Carquest Drive
I-L District

Proposed Use & Background:

An application has been submitted to allow retail sales to the public at the existing Advance Auto Parts/Carquest facility located in the I-L Light Industrial District, as the retail store in the C-G General Commercial District, 1456 Pearl Road, has closed. Currently, only business-to-business sales (wholesale) are permitted in the I-L District, pursuant to Section 1266.02(c).

As allowed by Section 1266.02(k) of the Zoning Code, subject to Planning Commission and City Council approval, the applicant is seeking a comparable in character determination, as defined in Section 1242.02(26), to the principally permitted uses in Section 1266.02(c), (d), (f), (g), (h), and (j), which are wholesale establishments; contractor's headquarters or plant; machine shop; laboratories and research facilities; building materials sale yards and lumber yards; and general administrative and business offices, respectively. Comparable in character is defined as "a use with similar characteristics to a specified use listed in a particular zoning district in terms of traffic generation, parking, and circulation, utility demands, environmental and neighborhood impacts, physical space needs and clientele."

Hours of operation are currently 8:00 a.m. to 6:00 p.m. The applicant anticipates 15 to 20 retail customers per day, with no increase in the number of employees.

Staff Review Comments:

1. Provide number of parking spaces to ensure there is adequate parking for retail use; Table 1276-1(d)(3) requires 4 spaces per 1,000 sq. ft. of net floor area, with a minimum of 6 spaces for retail stores and services, and Table 1276-1(e) requires a minimum of one space per employee on the two largest consecutive shifts, plus 25% for guests, company vehicles and employment growth in an industrial district.
2. The Planning Commission, at their meeting on April 1, 2021, recommended approval to City Council to repeal Section 1266.04(d) in its entirety (Ordinance No. 23-2021) to remove single-user 40,000 sq. ft. retail businesses as a conditionally permitted use in the I-L District.

Staff Recommendations:

Staff recommends denial of the comparable in character determination.

