

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda

SEPTEMBER 26, 2022

6:20 PM

or Immediately Following
Safety & Environment Committee

1. Discussion Items

ORD. NO. 83-2022 - An ordinance establishing the Market 42 Special Planning District No. 8 conceptual development plan and amending the Zoning Map by designating PPNs 003-18D-19-008 and 003-18D-24-001 located on Pearl Road consisting of approximately 8.1934 total acres as SPD-8. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

2. General Discussion

3. Adjournment

PROPOSED LEGISLATION



DATE: 9/26/2022

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 83-2022** - An ordinance establishing the Market 42 Special Planning District No. 8 conceptual development plan and amending the Zoning Map by designating PPNs 003-18D-19-008 and 003-18D-24-001 located on Pearl Road consisting of approximately 8.1934 total acres as SPD-8. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: The Planning Commission held a public hearing on July 21, 2022 and recommended approval to City Council on September 15, 2022 of the rezoning, conceptual plan and revised development guidelines, pursuant to Section 1268.02 of the Codified Ordinances of the City of Brunswick, as per attached Exhibit "A".

PURPOSE AND EXPLANATION: The Planning Commission, at their meeting on September 15, 2022, recommended approval to City Council to rezone existing Permanent Parcel Nos. 003-18D-19-008 consisting of 7.229 acres in the C-G General Commercial District and R-L Low Density Residential District (2099 Pearl Road), and 003-18D-24-001 measuring approximately one acre in the GW-C Gateway Commercial District (2105 Pearl Road), for a total of 8.1934 acres, to create Special Planning District No. 8. This will be a mixed-use development consisting of a 25,610 sq. ft. commercial marketplace building and eighteen residential paired (attached/detached 2-unit) villas.

IMPLEMENTATION SCHEDULE: Immediately.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

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

If emergency or suspension of the rules, why the request?
Recommend approval.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK

MAYOR
RON FALCONI

CITY MANAGER / SAFETY DIRECTOR
CARL S. DEFOREST

COUNCIL
MICHAEL J. ABELLA, JR
ANTHONY P. CAPRETTA
JOSEPH P. DELSANTER
NICHOLAS HANEK
BRANDON LAMBERT
KRISTY PIPER
TIM SMITH

September 16, 2022

Nicholas Kyriazis
Ergotech Development Group
2185 Southpointe Trail
Brunswick Hills, OH 44212

RE: Market 42 SPD-8
2099 and 2105 Pearl Road, Brunswick

Dear Mr. Kyriazis:

The Brunswick City Planning Commission, at their meeting on September 15, 2022, voted to **recommend approval** to City Council of the Market 42 Special Planning District No. 8 rezoning, conceptual plan, and development guidelines, 2099 and 2105 Pearl Road, Brunswick, subject to the following:

1. Section 1268.05(a) requires a minimum site of ten acres; 8.1934 acres are provided. However, the Planning Commission and City Council may consider areas of less than ten acres if they determine the proposed SPD is necessary to achieve the purposes in Section 1268.01(a) through (e), which the Commission has determined has been met.
2. The Planning Commission, pursuant to Section 1268.01, as stated above, has determined the purpose of a Special Planning District has been met, and that the conditions listed in Section 1268.05(c)(1) and (3) exist within the proposed SPD.
3. The cul-de-sac length is 672 linear feet on the Glenmont Drive extension; Section 1228.02(d) of the Subdivision Regulations states streets designed to be permanently dead ended shall not be longer than 600 feet, unless a greater length is approved by the Planning Commission, and shall be provided at the closed end with a turnaround having an outside pavement diameter of at least 100 feet and a street property line diameter of at least 120 feet. As these conditions have been met, the Planning Commission has approved the 672 linear ft. cul-de-sac length.



4095 CENTER ROAD - BRUNSWICK, OHIO 44212

CITY HALL PHONE: (330) 225-9144 - FAX: (330) 273-8023 - POLICE & FIRE PHONE: (330) 225-9111 - FAX: (330) 225-6002 <http://www.brunswick.oh.us>

4. The Planning Commission requested the following revisions to the development guidelines:
 - (a) Add to Section 1.5(3)(d): "Natural stone shall be present up to the **bottom of the first floor** windows on all street facing primary elevations."
 - (b) Add to Section 2.1(2)(c): "Professional offices shall occupy no more than 15% of the enclosed building space."
 - (c) Add to Section 2.2(4)(a): "The parking setback from the side and rear property lines shall be a minimum of 5 feet."
5. Upon approval of the detailed site plan, a financial guarantee, as required by Section 1278.04(b), shall be submitted concurrently for the residential and commercial portions of the project.
6. Pursuant to Section 1268.02, City Council approval of Special Planning District No. 8 is required. Council will hold their first reading on the proposed legislation on September 26, 2022. Please contact Clerk of Council Laura Timura at (330) 558-6845 for the scheduled meeting time.

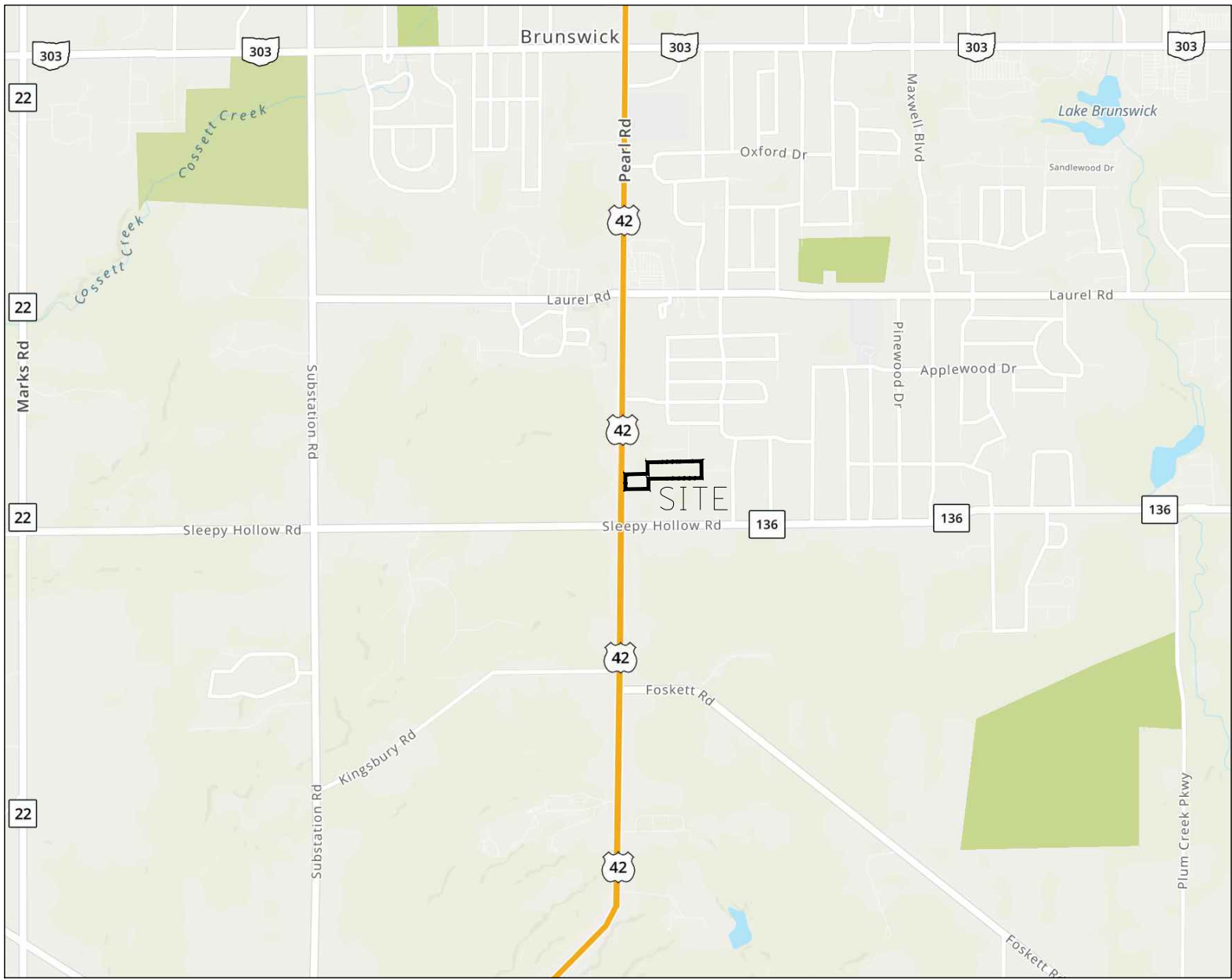
If you have any questions, please contact me at (330) 558-6865.

Sincerely,

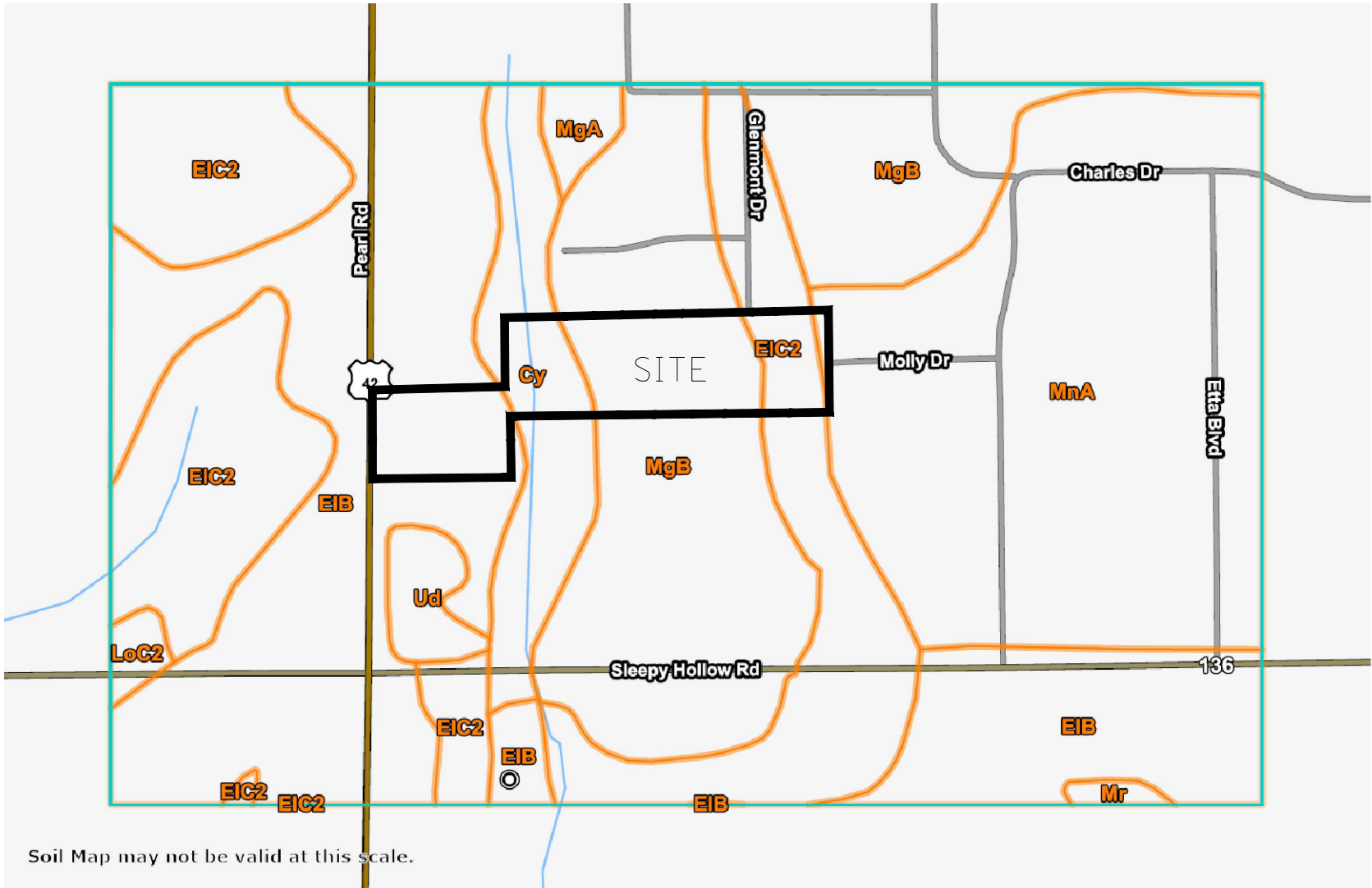
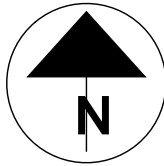


Pamela Plavecski,
Planning & Zoning Coordinator

c: Carl DeForest, City Manager/Safety Director
City Council
Grant Aungst, Community & Economic Dev. Director
Ken Fisher, Law Director
Matt Jones, Consulting City Engineer
Cliff Calaway, Chief Building Official
Thom Sutcliffe, Drees Homes
Travis Crane, Davey Resource Group



LOCATION MAP
NO SCALE



SOILS MAP

DISCUSSION PLAN

FOR
MARKET 42

CITY OF BRUNSWICK, COUNTY OF MEDINA
STATE OF OHIO

SITE DATA

PPN: 00318D24001

PPN: 00318D19008

AREA: 8.1934 AC

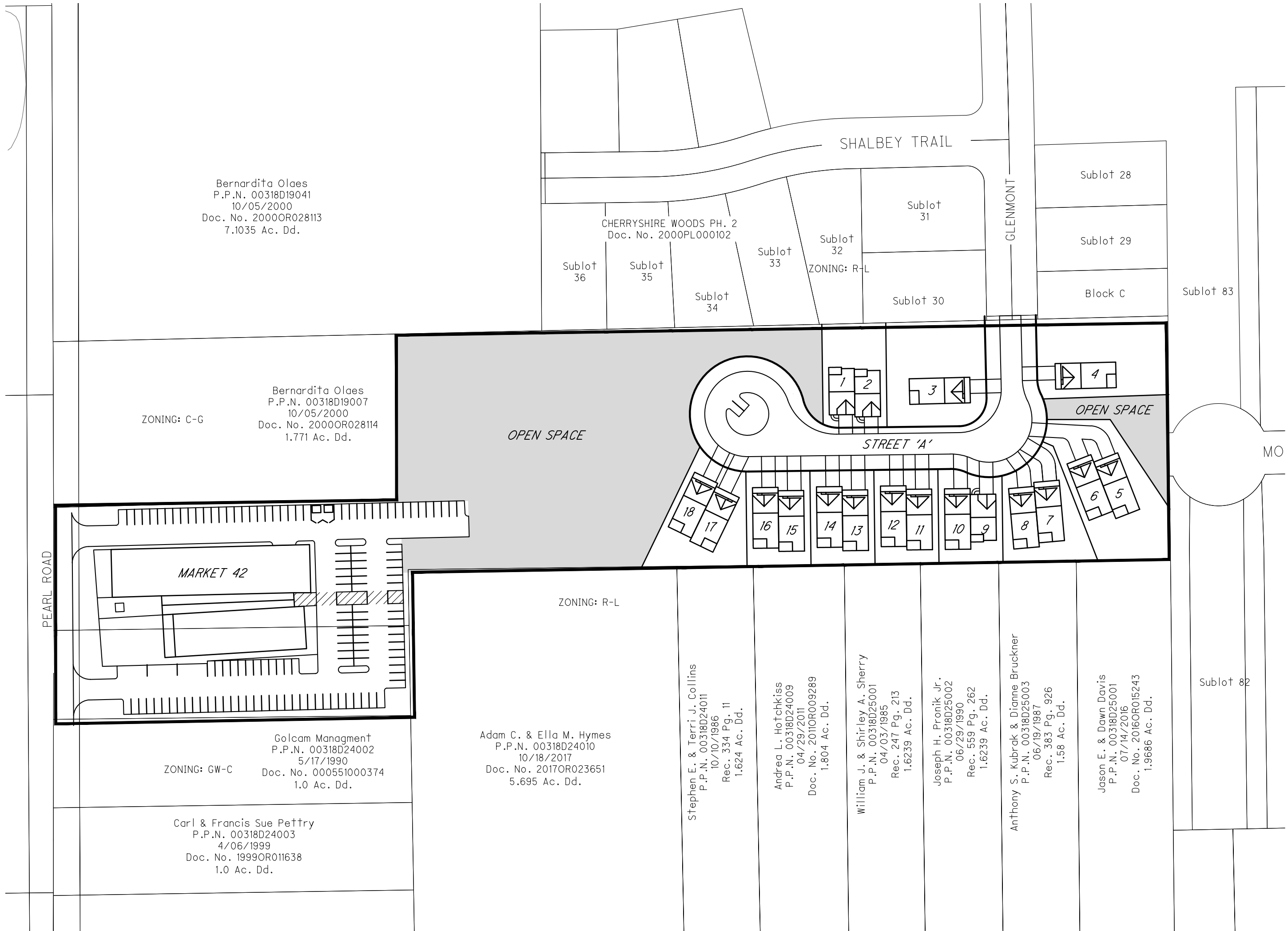
ZONING: SPECIAL PLANNING DISTRICT-8 (SPD-8)

	SHOWN
MIN. SETBACK FROM PEARL ROW:	30'
MIN. SEPARATION BETWEEN BUILDINGS:	15'
SIDE TO SIDE:	15'
MIN. BOUNDARY SETBACKS	
FROM RESIDENTIAL:	15'
FROM COMMERCIAL:	50'
MAX. BOUNDARY SETBACK FROM RESIDENTIAL	45'
MIN. BUILDING SETBACK FROM ROAD	20'

COMMERCIAL SPACE: 2.55 ACRES
RESIDENTIAL SPACE: 5.64 ACRES
OPEN SPACE: 2.4 AC (30%)

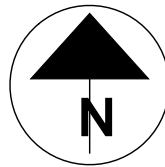
PROPOSED UNIT TOTAL:	18
DENSITY (UNITS PER TOTAL AC):	2.2
DENSITY (UNITS PER AC RESIDENTIAL AREA):	3.2

60' ROW TO CURB DISTANCE:	17.5'
50' ROW TO CURB DISTANCE:	17.5' & 7.5'
ROW TO BACK OF SIDEWALK DISTANCE:	1'
CUL-DE-SAC LENGTH:	672 LF



SITE

0 50 100 200
SCALE (IN FEET)
1 inch = 100 ft.



SHEET INDEX:

SHEET 1 TITLE SHEET
SHEET 2 PLAN SHEET

OWNERS:

ERGOTECH DEVELOPMENT GROUP LLC
2185 SOUTHPONTE TRAIL, BRUNSWICK,
OH, 44212

DESIGN ENGINEER:

DAVEY RESOURCE GROUP
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	01/13/2022
2	6/14/2022
3	8/26/2022



DRAWN BY:	TJL	2022-08-19
CHECKED BY:	XXX	2022-01-11

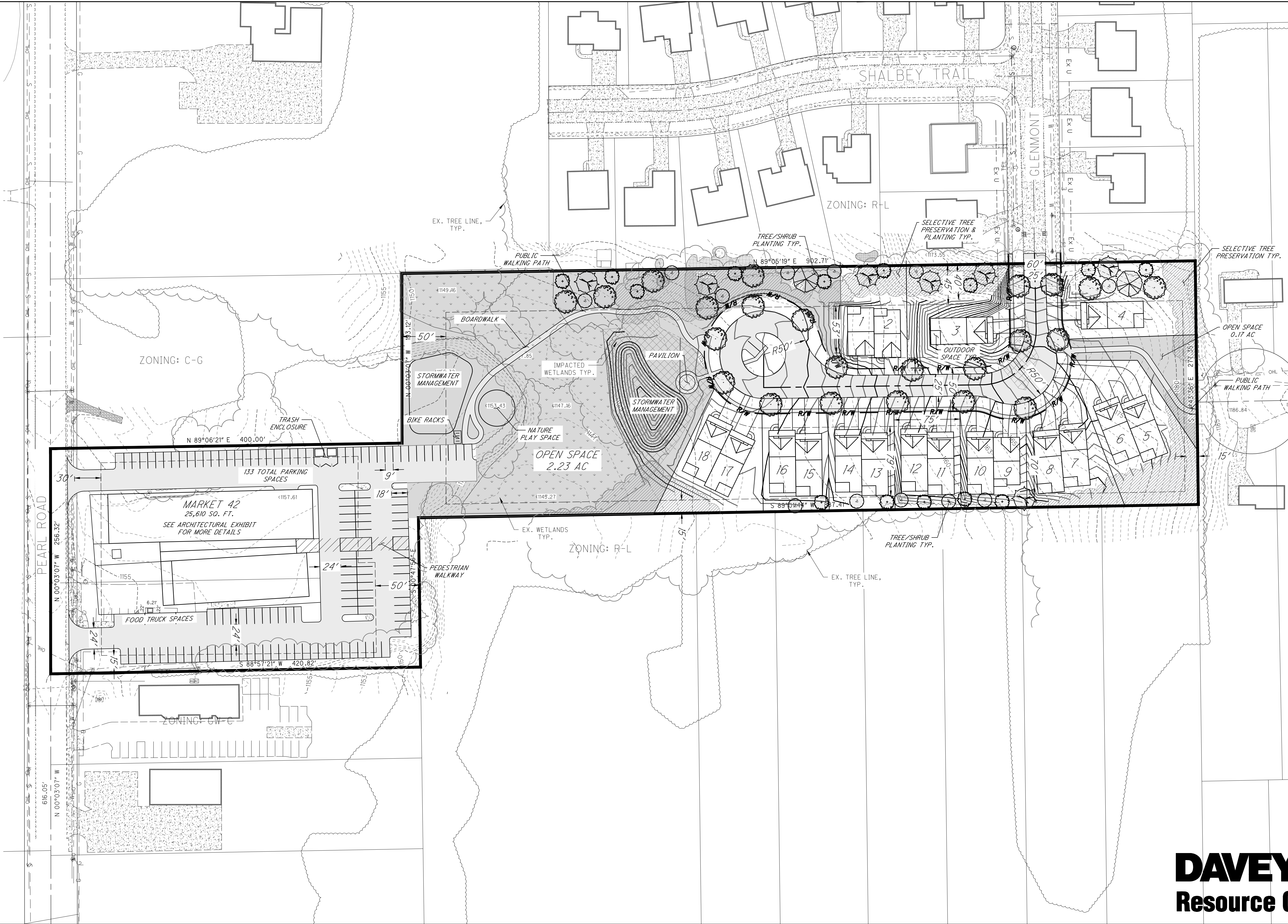


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APPENDIX to ZONING CODE - DRAFT
MARKET 42 - SPECIAL PLANNING DISTRICT NUMBER #8

CHAPTER 1 – RESIDENTIAL GUIDELINES

Section 1.1 - Overview

These development guidelines, together with the concept plan, comprise the conceptual development plan required by Chapter [1268](#) for Market 42. As such, the conceptual development plan is the zoning and development requirements for the 8.1934-acre SPD-8 area. All provisions of [Part Twelve](#) of the Brunswick Codified ordinances remain applicable to SPD-8, unless clearly indicated to the contrary in the development guidelines below.

Section 1.2 - Purpose

The purpose of the Market 42 Special Planning District is to create a zoning district designed for a mixed-use project for this unique parcel which is positioned in both commercial and residential zoning districts. SPD-8 is intended to create an opportunity for flexible and innovative site design due to very challenging topography and shape of the parcel. SPD-8 would provide needed connectivity between existing residential neighborhoods through creative design of Paired Villa living in the very limited space adjacent to current residential properties while also bringing a new Market District style of shopping and dining to the Pearl Road commercial entry corridor. This mixed-use project would provide common architectural Farmhouse features throughout, while preserving the protected natural environmental features of the parcel. The Paired Villas would be dedicated parcels with fee simple ownership, with density minimized and open space maximized. More particular purposes for creating SPD-8 are as follows:

- (1) To allow site designers and developers to integrate the concept of “Building Envelopes”, within which all structures and their respective appurtenances shall be constructed.
- (2) To allow site designers and developers to use ingenuity and imagination in keeping with the overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, lot size and related requirements of the Zoning Code to accommodate this mixed-use development.
- (3) To allow more creative and flexible design of the built environment than possible with existing zoning, to allow an integrated connectivity and range of compatible use between the residential and commercial components of the development. This flexibility will further harmonize the transition between residential and commercial zones of adjacent parcels.

- (4) To allow creative use of the clustering and density averaging concepts to concentrate both Paired Villas and commercial interactivity on the site in order to maximize common open space and to protect and preserve the unique natural features of the site. By clustering homes in the manner described, more of these unique features, including trees, natural buffers and wetlands will be preserved than would be under traditional zoning.

Section 1.3 – Residential Uses

- (1) Permitted Accessory Uses. Residential signs as regulated by Chapter [1270](#) and any use or structure which is accessory and incidental to an SPD-8 permitted use.
- (2) Permitted Uses – Residential. Fee Simple Lots supporting attached two-story Paired Villa dwellings with option of patios and/or raised decks subject to the SPD development guidelines and the site plan review procedures in Chapter 1278.

Section 1.4 – Residential Density, Separation & Floor Area Requirements

- (1) Density.

Maximum anticipated density shall be 3.2 units per acre, which shall be calculated based upon the developable net acreage of the District, less the areas designated for commercial use.

 - (a) Such areas shall include the Principal Commercial structure and associated parking for patrons of the commercial aspect of the District.
- (2) Minimum Front Yard Widths.

Public Street with 50' ROW: 19 feet from front of structure to right of way line, Back of Sidewalk will be 1' inside R/W. Allowing for 20' from back of sidewalk to front of building envelope.
- (3) Minimum Building Separation.
 - (a) Building envelopes shall be located a minimum of 15 feet from the SPD-8 boundary on all sides with the exception the northern boundary, which shall require a minimum of 45', as per the attached exhibit of the preliminary subdivision plan. Building Envelopes shall be at a minimum 15 feet from any other Building Envelopes, Structures shall by rule also be a minimum of 15 feet from each other. Notwithstanding roof overhangs and gutters. 24" of variance outside of the building envelope will be given to roof or building overhangs, gutters and downspouts, fireplaces and bay windows.
 - (b) Any Decks or Patios either on grade or raised must also fit inside of the Building Envelope provided.
 - (c) A Minimum of 50' of separation shall be maintained between residential units and principally permitted commercial structures within and adjacent to the District.

- (4) Maximum Building Height.
 - a) Principally permitted building: 35 feet.
- (5) Minimum floor area.
 - a) Minimum Living Area – Single Floor (Ranch) Building Type – 1,600 Square Feet
 - b) Minimum Living Area – Multiple Floor Building Type (Two Story) Up or Down – 1,800 Square Feet
 - c) Lower Level Finished Space Area for Buildings Constructed with Daylight Windows of 36” Height or greater or Walk Out-Doors shall not be considered Living Area for Square Footage calculation of Total Living Area.
 - d) Outdoor Living Area – Each unit will be provided with a minimum 200’ of outdoor living immediately to the rear of each Paired Villa, and within the Building Envelope of same unit. This Outdoor Living Area will have no measure less than 10’.

Section 1.5 – Residential Development Standards

- (1) Unit Types. Unit types shall be Paired Villas containing 1 and/or 2 dwelling units per building. All dwelling units shall have direct access to the outdoors without use of a common walkway. Units shall be individually owned as fee simple lots as defined in these development guidelines.
- (2) Landscaping. Landscaping shall comply with the requirements of Chapter 1282. To the extent possible, the existing trees on the site will be preserved where possible and integrated with new plantings to maintain the natural look and feel of the site and to provide and maintain natural buffers with surrounding properties.
- (3) Design Standards:
 - a) Overall Design - of all residential units will be the ‘modern farmhouse’ conceptual design, as presented with all SPD-8 entitlement submittals.
 - b) Primary Entryways (Front Door) - shall be compatible with the building as a whole and with the door themselves.
 - c) All Structures - shall have Architectural Continuity of Design, using the ‘modern farmhouse’ as the overriding design standard.
 - d) Elevations - Natural stone shall be present up to the bottom of the first floor windows on all street facing primary elevations; stamped brick to grade shall be permitted on all other non-street facing elevations. the balance of the Structure shall be Vinyl Vertical Board & Batten Siding and Horizontal Vinyl Siding with dark windows. On all street facing elevations, structures shall use offsets, projections, recesses and other comparable design elements to avoid long, uninterrupted wall or roof planes, and Modern Farmhouse textures and materials will be used to enhance the overall Farmer’s Market styling.
 - e) Garage Doors – shall be white and gridded or textured to conform to the Modern Farmhouse concept. Garage doors 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 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.

- f) Sidewalks - shall form a network of pedestrian paths with a logical continuity. Walks shall be designed around large trees and outcroppings without being overly rigid in their placement. Walkability of the neighborhood for residents and connectivity to both neighboring residential properties and the commercial corridor shall be given priority in site design.
- g) Open space areas shall be planted with trees, shrubs, hedges, ground covers and grasses, unless existing vegetation is to be retained. Landscaping shall be integrated with other functional and ornamental site characteristics to reinforce the character of the area.
- h) Parking - for each dwelling shall have 2 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 2 standard automobiles can be parked as well.
- i) Street parking - will be limited to one side of the street, opposite of hydrants, and will not be permitted within the cul-de-sacs. This will allow for the reasonable accommodation and clear path of entry and egress for fire and other emergency vehicles to and from the site.
- j) Exposed Foundation Walls - Exposed foundation walls shall be covered with brick, stone, masonry or vinyl siding on primary street facing elevations. Exposed formed-in-place concrete is acceptable no more than 4 inches above grade on front elevations and 16 inches above grade on side and rear elevations.

(4) Street Lighting:

- a) Shall be installed as Required by City of Brunswick Guidelines at Intersections and Cul De Sacs.
 - a. Such street lighting shall be appropriately sized and downward directional lighting shall be Selected.
- b) Lighting will be provided by each dwelling unit in the form of an Electric Lamp Post installed in a uniform location. Lamp Posts shall be installed 24" to the house side of the sidewalk for homes with a sidewalk. For homes without a sidewalk, Lamp Posts shall be installed in the same location as if a sidewalk existed.
- c) Said lights and location shall be uniform in design and location throughout the Market 42 neighborhood.
- d) Post light to be selected and designed to limit light pollution upwards and focus light downward.
- e) Light bulbs and colors shall remain uniform as approved by the Market 42 Homeowner's Association.

APPENDIX to ZONING CODE - DRAFT
MARKET 42 - SPECIAL PLANNING DISTRICT NUMBER #8

CHAPTER 2 – COMMERCIAL GUIDELINES

Section 2.1 – Commercial Uses

- (1) Permitted Accessory Uses. Commercial signage in accordance with this SPD-8 and any use or structure which is accessory and incidental to an SPD-8 permitted use. Such permitted commercial signage shall include those as defined in Ordinance 1270.15 (b) as;
 - a. Free-standing signs;
 - b. Ground signs;
 - c. Illuminated signs;
 - d. Indirectly illuminated signs;
 - e. Murals;
 - f. Electronic Moving Message/Digital Display Signs; and
 - g. Monuments.
- (2) Principally Permitted Uses – Commercial. Commercial space shall be limited in its principal use to activities involving the following;
 - a. Retail businesses;
 - i. Retail uses shall principally include those pertaining to the preparation, sale, and service of food and other consumable items.
 - ii. The sale of wine, beer and spirits shall be permitted in accordance with the laws of the State of Ohio.
 - iii. Other Ancillary Retail enterprises are permitted, so long as they are complimentary to the principal use of the District and conform to these SPD guidelines.
 - i. Such Ancillary Retail enterprises include, but are not limited to florists, merchandisers, beauty products, etc.
 - b. Restaurants, taverns;
 - c. Professional offices, not to exceed 15% of the enclosed building space;
 - d. Event Space;
 - i. General common use Event Space is not to exceed 35% of the indoor area and outdoor terrace.
- (3) Conditionally Permitted Uses – Commercial. Conditionally Permitted Uses shall be permitted in the District, so long as these activities do not comprise more than a maximum of 30% of the Commercial space in the District. Such Conditionally Permitted Uses include;
 - a. Financial institutions;
 - i. Freestanding exterior ATMs shall not be permitted
 - b. Personal services;
- (4) Use Restrictions – Commercial. In no event shall any business in the SPD-8 District consist of the following, as defined by the codified ordinances of City of Brunswick;

- a. Payday Lenders;
- b. Automobile filling stations;
- c. Automobile service or repair stations;
- d. Sexually-oriented or 'adult-themed' businesses;
- e. Any other use not specifically listed.

Section 2.2 – Yard and Height Requirements

- (1) Front Yard Setback for commercial properties shall be a minimum of 30 feet from the Pearl Road Right of Way.
- (2) Side Yard Setback for commercial properties shall be a minimum of 15 feet from any adjacent commercial use.
- (3) Maximum Building Height for commercial structures shall be no greater than 35 feet.
- (4) Rear Yard Setback for commercial properties shall be a minimum of 20 feet from any adjacent commercial or residential property line.
 - a) In no event shall any commercial structure encroach within these defined setbacks, however, such Side and Rear Yard Setbacks shall not apply to designated parking areas designed to maximize patronage to such commercial businesses within the structure.
 - b) The parking setback from the side and rear property lines shall be a minimum of 5 feet.
- (5) Front Yard Zone. No part of the primary commercial structure shall exist within the Front Yard Setback. Designated commercial signage in conformance with this SPD-8, patio and recreational areas, as well as ingress and egress areas to and from the property are however principally permitted to exist within such Front Yard Zone.
- (6) Use Separation. A Minimum of 50' of separation shall be maintained between residential units and principally permitted commercial structures within and adjacent to the District.

Section 2.3 – Commercial Development Standards

Exterior building materials are permitted to match the material design palette.

This will include:

- 1. Pre-finished standing seam metal roof
- 2. Aluminum storefront window/door glazing
- 3. Pre-finished vertical ribbed metal siding
- 4. Pre-finished smooth panel metal siding
- 5. Masonry brick veneer
- 6. Stained wood or composite trim boards
- 7. Break metal trim

8. Formed concrete consistent with the design intent

Exposed foundations min. 4" above grade will be finished with parge coat for consistent finish or covered with brick, stone, painted or integral color masonry, or metal siding.

DRAFT

APPENDIX to ZONING CODE - DRAFT
MARKET 42 - SPECIAL PLANNING DISTRICT NUMBER #8

CHAPTER 3 – GENERALLY APPLICABLE GUIDELINES

Section 3.1 - Common Open Space

- (1) Common open space shall be a minimum of 30 percent of the net acreage (excluding right of ways) of the SPD-8 area and shall be reserved in perpetuity for such use. Common open space shall be designed, and appropriate instruments shall be created according to the criteria established below and within these SPD-8 Guidelines.
- (2) Open space shall be available and accessible to all residents of the City of Brunswick and shall be designed primarily for their use. Common open space shall be exclusive of all streets, non-recreational buildings and individually owned building envelopes.
- (3) Common open space areas may be improved with appropriate recreation facilities and structures, such as pavilions or other recreational features.
- (4) Significant natural amenities, such as outcroppings, tree stands, ponds, ravines and stream channels should be left in their natural state and considered part of the required open space, subject to these standards.
 - (a) Retention basins present on the property shall be both functional and recreational in nature and will be designed for the use and enjoyment of pedestrians and residents of the City of Brunswick.
 - (b) Delineated Wetlands Areas shall be accounted for as part of the Common Open Space but shall not be disturbed or accessible to pedestrian traffic other than the use of designated trails and/or boardwalks throughout the Delineated Wetlands Area. This shall ensure that these environmentally beneficial and significant natural features are preserved for the benefit of the residents of the City of Brunswick.
- (5) Common open space shall be designed as to accommodate a network of spaces offering pedestrian access throughout SPD-8 and to maximize the number of homes which are adjacent to the open space.

Section 3.2 - Common Open Space Disposition

- (1) Intent. The design standards in this section are intended to insure adequate open spaces, recreation areas and related design standards for the benefit of the residents of the SPD-8 area.
- (2) Common Open Space. The development in the SPD-8 area shall provide common open space equal to a minimum of 30 percent of the development area, excluding right-of-way. As used in this chapter, common open space includes outdoor areas or enclosed recreational areas designed for use by all of the residents, and their guests, of the SPD-8 development. Common open space includes lawns and other landscaped areas, natural areas, paved terraces and sitting areas and indoor or outdoor recreation areas.

Common open space excludes vehicle parking or circulation areas, and individually controlled building envelopes. Common open space in excess of the above minimum may be considered for park and recreation credits as provided in Chapter [1232](#).

- (3) Public Recreational Space. The SPD will include recreational trails and amenities linking both the commercial and residential portions of the District with adjacent residential properties. These trails and amenities will be publicly accessible and will contribute to the enhancement of pedestrian activity in the City of Brunswick. The Public Recreational Space however will be screened from private residences so as to ensure a buffer between public and private uses. The maintenance costs for the Public Recreational Space shall be split between the commercial and residential entities encompassing the District in an agreement satisfactory to both parties involved.
- (4) Private Outdoor (Open) Space. Each Building Envelope shall contain private outdoor space in the fee simple lot. Private open space shall not occupy any portion of the common open space or recreation space required in subsections (1) and (2) above. Private Outdoor Space shall be contained within the Building Envelope for each Paired Villa residence. Private open space shall be specifically designed and constructed to be used and enjoyed by the residents of an individual dwelling unit and shall be located adjacent to and reasonably accessible from the dwelling unit. The Designated Private Open Space area of the Building Envelope can be built on and used as outdoor living area.
- (5) Exclusions. Stormwater Management areas may receive full credit towards the common open space requirement.

Section 3.3 - Supplemental Requirements.

- (1) Planning Commission Modification. The Planning Commission may 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-8, nor shall the Commission increase the maximum allowable density permitted in SPD-8.
- (2) Site Plan Review. Each development phase of SPD-8 shall require review and approval of site plans as provided in Chapter [1278](#), including approval by City Council. Site plans shall clearly depict the required common open space and private open space areas, including proposed improvements thereto, required by the development guidelines. Site plans shall also comply with the provisions of Chapter [1276](#) Parking and Site Design and Chapter [1282](#) Landscaping and Screening.
- (3) Supplemental Provisions. In reviewing the Market 42 SPD-8 development plan, or any portions thereof, the Planning Commission may attach written supplemental provisions to the plan. These supplemental requirements may be adopted by the Commission without a public hearing or action by City Council.

Section 3.4 - Definitions

As used in these development guidelines, certain terms are defined as follows:

(1) Paired Villa unit: an ownership arrangement where the individual unit owner holds fee simple title to the land beneath the foundation and may also own some amount of land around the foundation. A Paired Villa may be a detached structure or may be attached to other dwelling units within the same structure.

(Ord. 118-03. Passed 11-10-03.)

DRAFT

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 83-2022

BY: Mr. Delsanter, Mr. Lambert, Mrs. Piper

AN ORDINANCE ESTABLISHING THE MARKET 42 SPECIAL PLANNING DISTRICT NO. 8 CONCEPTUAL DEVELOPMENT PLAN AND AMENDING THE ZONING MAP BY DESIGNATING PPNs 003-18D-19-008 AND 003-18D-24-001 LOCATED ON PEARL ROAD CONSISTING OF APPROXIMATELY 8.1934 TOTAL ACRES AS SPD-8.

WHEREAS: Ergotech Development Group, LLC has requested that the properties located on Pearl Road consisting of approximately 8.1934 total acres and further identified as PPNs 003-18D-19-008 and 003-18D-24-001 (collectively the "Property"), which Property is presently located in the C-G General Commercial, R-L Low-Density Residential and GW-C Gateway Commercial Zoning Districts, be rezoned to allow for mixed-use development consisting of a 25,610 square foot commercial marketplace and eighteen (18) residential paired (attached/detached 2 unit) villas;

WHEREAS: This Council is amenable to rezoning the Property to a Special Planning District per Codified Ordinance Chapter 1268; and

WHEREAS: This Council finds that the proposed Special Planning District meets the objectives of Codified Ordinance Section 1268.01 and the required conditions contained in Codified Ordinance Section 1268.05(c)(1) and (3), to wit, the proposed Special Planning District will include a concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community and consists of land that calls 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.

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

SECTION 1: That the Market 42 Special Planning District No. 8 Conceptual Development Plan is hereby adopted as Appendix J to Title 6 of the Zoning Code as provided in Codified Ordinance Section 1268.07(a). The Market 42 Special Planning District No. 8 Conceptual Development Plan consists of Design Guidelines, as attached hereto as Exhibit "A".

SECTION 2: That the City Engineer is directed to update the Zoning Map by designating the Property as SPD-8.

SECTION 3: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____

Clerk of Council
Laura Timura