

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda

NOVEMBER 14, 2016

6:10 PM

1. Discussion Items
 - (a) **ORD. NO. 79-16** - An ordinance approving the Phase 2 detailed site plan for the South Lake Subdivision located in the southwest neighborhood of the Brunswick Town Center Special Planning District No. 2 - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Matt Jones*)
 - (b) **ORD. NO. 80-16** - An ordinance approving the Phase 2 Final Plat for the South Lake Subdivision located in the southwest neighborhood of the Brunswick Town Center Special Planning District No. 2 - **1st Reading** (To be brought from Planning & Zoning, *Administration/Matt Jones*)
2. General Discussion
3. Adjournment

MAYOR
RON FALCONI

CITY OF BRUNSWICK

COUNCIL
MICHAEL J. ABELLA, JR
ANTHONY P. CAPRETTA
NICHOLAS HANEK
PATRICIA HANEK
ALEX V. JOHNSON
BRIAN K. OUSLEY
JOSEPH SALZGEBER

ACTING CITY MANAGER
CARL S. DEFOREST

November 4, 2016

Jim O'Connor
Drees Homes
6680 West Snowville Road,
Suite 105
Brecksville, OH 44141-3242

RE: South Lake Subdivision
Brunswick Town Center SPD-2
Phase 2 detailed site plan approval

Dear Mr. O'Connor:

The Brunswick City Planning Commission, at their meeting on November 3, 2016, voted to **recommend approval** to City Council of the South Lake Subdivision Phase 2 detailed site plan, Brunswick Town Center SPD-2, subject to the following:

1. Final approval of the Phase 2 detailed site plan is subject to City Council and Engineering approval, pursuant to Section 1224.04(d)(4) of the Subdivision Regulations.
2. Screening/fencing in the 25' wide "Do Not Disturb Zone" shall comply with Section (E) of the Southwest Neighborhood General Requirements, as approved by the Planning Commission on December 17, 2015 and adopted by City Council on February 8, 2016.
3. In addition to landscaping/streetscaping requirements in the Southwest Neighborhood, pursuant to Section (C)(2), on-lot landscaping shall be installed by the builder and consist of one tree matching the species and caliper of the corresponding street tree, two bushes of evergreen species, minimum 3-gallon size, per the requirements in Section 1282.11(e), installed in a mulched bed in front of the home and soil stabilization temporary seeding of the final grade on the lot. Temporary seeding shall be in accordance with the guidelines for the same in the "Abbreviated SWP3 for Individual Lot Residential Construction". This landscaping shall be installed within six months of final grade, weather permitting. The applicant has stated they will exceed the minimum on-lot landscaping requirements for all homes in Phase 2.



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>

The first reading on legislation for City Council approval is scheduled for November 14, 2016. Please contact Barb Ortiz, Clerk of Council, at (330) 558-6845 regarding Council meeting times for the proposed ordinance.

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

Sincerely,



Pamela Plavecski
Planning & Zoning Coordinator

c: Carl DeForest, Acting City Manager
Grant Aungst, Community and Economic Dev. Director
Barb Ortiz, Clerk of Council
Ken Fisher, Law Director
Santo Incorvaia, Assistant Law Director
Matt Jones, Consulting City Engineer
Cliff Calaway, C.B.O.

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 79-16

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

AN ORDINANCE APPROVING THE PHASE 2 DETAILED SITE PLAN FOR THE SOUTH LAKE SUBDIVISION LOCATED IN THE SOUTHWEST NEIGHBORHOOD OF THE BRUNSWICK TOWN CENTER SPECIAL PLANNING DISTRICT NO. 2.

WHEREAS: On November 4, 2016, the Brunswick City Planning Commission recommended approval to City Council of the Phase 2 detailed site plan for the South Lake Subdivision located in the Southwest Neighborhood of the Brunswick Town Center Special Planning District No. 2, subject to certain enumerated conditions detailed in Exhibit "A" attached hereto.

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

SECTION 1: That the Phase 2 detailed site plan for the South Lake Subdivision located in the Southwest Neighborhood of the Brunswick Town Center Special Planning District No. 2, as attached hereto as Exhibit "B", is hereby approved subject to the conditions enumerated by the Planning Commission and any other conditions imposed by City Council or the City Engineer.

SECTION 2: 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
Barb Ortiz

THE CITY OF BRUNSWICK

PROPOSED LEGISLATION



DATE: 11/14/2016

TO: Vice Mayor Patricia Hanek and Members of City Council

FROM: Carl S. DeForest, Acting City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 80-16** - An ordinance approving the Phase 2 Final Plat for the South Lake Subdivision located in the southwest neighborhood of the Brunswick Town Center Special Planning District No. 2 - **1st Reading** (To be brought from Planning & Zoning, *Administration/Matt Jones*)

BACKGROUND: At their meeting on November 3, 2016, the Planning Commission recommended approval to City Council of the Phase 2 final plat for the South Lake Subdivision, Sandlewood Drive and Scarborough Drive extensions, Southwest Neighborhood of Brunswick Town Center SPD-2, consisting of Sublots 31 through 61.

PURPOSE AND EXPLANATION: Pursuant to Section 1226.04(b)(13) of the Codified Ordinances of the City of Brunswick, the Phase 2 final plat for the South Lake Subdivision is subject to City Council and City Engineer approval.

IMPLEMENTATION SCHEDULE: City Council's November 14, 2016 meeting.

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?

ADDITIONAL

INFORMATION:

MAYOR
RON FALCONI

CITY OF BRUNSWICK

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November 4, 2016

Jim O'Connor
Drees Homes
6680 West Snowville Road,
Suite 105
Brecksville, OH 44141-3242

RE: South Lake Subdivision
Brunswick Town Center SPD-2
Phase 2 final plat

Dear Mr. O'Connor:

The Brunswick City Planning Commission, at their meeting on November 3, 2016 voted to **recommend approval** to City Council of the South Lake Subdivision Phase 2 final plat, Southwest Neighborhood of Brunswick Town Center SPD-2, subject to the following:

1. The build-to line on the Phase 2 final plat shall be 21 feet on Sublots 35 through 48 (south side of Sandlewood Drive), pursuant to Section (A)(1) for "Type II Buildings: Front-Loaded Homes" of the Southwest Neighborhood Design Guidelines, contingent upon Medina County Sanitary Engineer and City of Cleveland - Division of Water approval.
2. The Phase 2 final plat is subject to City Council and City Engineer approval, pursuant to Section 1226.04(b)(13) of the Codified Ordinances of the City of Brunswick.

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Pamela Plavecski
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CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 80-16

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

AN ORDINANCE APPROVING THE PHASE 2 FINAL PLAT FOR THE
SOUTH LAKE SUBDIVISION LOCATED IN THE SOUTHWEST
NEIGHBORHOOD OF THE BRUNSWICK TOWN CENTER SPECIAL
PLANNING DISTRICT NO. 2.

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PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Barb Ortiz