

BRUNSWICK CITY PLANNING COMMISSION

December 1, 2022 - Caucus

6:30 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Brandon Lambert, City Council Representative
Matt Jones, Consulting City Engineer
Pamela Plavecski, Planning & Zoning Coordinator
Grant Aungst, Community & Economic Development Director
Santo Incorvaia, Assistant Law Director
Jennie Lods, Secretary, Board of Zoning Appeals/Planning & Zoning Coordinator
Trainee
Lauren Robinson, Brixmor Property Group, 8700 West Bryn Mar Ave. Chicago, IL
Isabella Culliton, Kimley-Horne, 7965 North High Suite 200, Columbus Ohio
Tom George, MCG Architecture, 7100 East Pleasant Valley Rd, Suite 320, Cleveland, OH
Randy Smith, DSC Architects, 401 Front Street, Berea, Ohio

Chairman Shirilla called the meeting to order at 6:32 p.m.

The first item was the detailed site plan for Mission BBQ and First Watch, 3412 and 3404 Center Road, Main Street District of Brunswick Town Center SPD-2. Ms. Plavecski gave an overview of the project and highlighted items that needed to be addressed per the staff review comments. Ms. Plavecski noted that with Chick-fil-A, it was requested that after operating hours they wanted the lighting on the parking lot to be brought down to 0.2' footcandle for property security with a maximum of 2.4. She stated it will be up to the Planning Commission if they would like to implement this again with First Watch and Mission BBQ. The Commission had no comments/questions.

The second item was the discussion plan for Master Distribution, 1645 Industrial Parkway South. Ms. Plavecski stated they are seeking a modification for the minimum 5' wide parking perimeter screening strip on the south side of the site. Mr. Aungst noted there is an existing fire hydrant on the north side of the building, but a hydrant needs to be added on the south side in addition to a fire lane. Mr. Hasan was looking at the aerial view of the building and all the trees around it; he questioned whether or not there were buildable pads around it? Mr. Aungst responded that there was a nature preserve on the corner. Mr. Hasan also wanted to know if they were planning on putting in truck docks around the back of the warehouse where the truck maneuvering area was.

Chairman Schirilla adjourned the meeting at 6:42 p.m.

Respectfully,

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

December 1, 2022

6:50 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice Chairman
Jeff Arona, Member
John Rocha, Secretary
Abbas Hasan, Member
Matt Jones, Consulting City Engineer
Brandon Lambert, City Council Representative
Pamela Plavecski, Planning & Zoning Coordinator
Grant Aungst, Community & Economic Development Director
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Lauren Robinson, Brixmor Property Group, 8700 West Bryn Mar Ave. Chicago, IL
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Tom George, MCG Architecture, 7100 East Pleasant Valley Rd, Suite 320, Cleveland, OH
Randy Smith, DSC Architects, 401 Front Street, Berea, Ohio

Item 1

Chairman Shirilla called the meeting to order at 6:50 p.m.

Ms. Lods 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 NOVEMBER 17, 2022.

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

Item 4 (a)

Regarding the detailed site plan for Mission Barbeque/First Watch restaurants, 3412 and 3404 Center Road, Main Street District of Brunswick Town Center SPD-2, Ms. Lauren Robinson, Brixmor Property Group; Ms. Isabella Culliton of Kimley-Horne; and Mr. Tom George, of MCG Architecture were present.

Ms. Robinson said she was enthusiastic about the project and felt that it would be a great addition to the community. Mr. Shirilla noted at the intersection of Center Road and Town Center Boulevard that there are some random pine trees, and questioned if they are going to enhance that area where there are existing pine trees, or are they removing them and starting all over? Ms. Robinson responded she does not know the species, but the additional trees will be used to screen the patio from Town Center Boulevard. Ms. Culliton said 10 percent will be landscaped. Ms. Robinson said there are two patios, one on the east side and one on the west. Mr. Arona said there is a notation on the site plan that reads “evergreen tree type shall be identified in field to match new adjacent evergreen.” Therefore, he stated it appears one additional evergreen tree is being added. Chairman Shirilla inquired if they are screening Mission Barbeque as well; Mr. Jones replied there is an aisle there. Ms. Robinson stated that during the first meeting, it was discussed that the aisle was being widened to create a space buffer.

Ms. Culliton mentioned the purpose of the Honey Locust tree is to create a buffer, but they decided they were going to change out that species. Chairman Shirilla asked why they chose that species; Ms. Robinson replied she would have to ask the architect, but they said they are going to revise the species.

Regarding building elevations, Ms. Robinson asked if First Watch decides to use a different type of brick for accent, would they have to come back before the Planning Commission? Mr. Jones responded the Commission would probably want to see that revision; therefore, Ms. Robinson said they will not change the accent brick. Mr. Aungst said any changes would need to come through the Planning Commission.

The Staff Review Comments were addressed as follows:

1. Mission Barbeque will contain 132 seats, including the exterior seats on the 500 sq. ft. patio, and First Watch will have 175 seats, including the exterior seats on the 684 sq. ft. patio, for a total of 307 seats. Table 1276-1(d)(4) requires a minimum of 154 parking spaces to accommodate the proposed 307 seats for both restaurants, resulting in a minimum of six handicap spaces (one van-accessible) pursuant to Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code; only three spaces are shown. Ms. Robinson stated they will add three additional handicap spaces.
2. A landscape plan (Sheet L1.0) has been submitted indicating there is existing landscaping adjacent to the Center Road right-of-way with additional plantings being installed. As required by Section 1282.06(e), provide a notation confirming that 10% of the total front yard area not used for parking or circulation shall be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds, in a design selected by the owner. The 10% area shall include a 10' wide strip at the right-of-way. Ms. Robinson stated they will add the notation regarding the 10% landscape area, but they are seeking a modification waiving the 10' wide landscape strip. The Commission agreed a modification would be appropriate, pursuant to Section 1282.10(a).
3. Section 1282.06(g) requires a 10' wide screening strip along Town Center Boulevard for adjacent parking spaces utilizing trees from Plant List “A” 25' to 35'

on-center, or trees from Plant List “B” 20’ to 30’ on-center, with a row of shrubs from Plant Lists “D” or “E”, 3’ to 4’ on-center. There are existing trees in this location; therefore, as permitted by Section 1282.10(a), the Planning Commission may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, 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. A concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter. The Commission agreed a modification would be in order.

4. The “Skyline Honey Locust” tree shown on the landscape plan is not an approved species from Section 1282.11(a) – Plant List “A”. However, Section 1282.11 allows other plants that are comparable in size and characteristics, and which are also hardy in Zone 5 of the USDA Plant Hardiness Zone Map, may be used within the landscaping or screening yard areas, subject to Planning Commission approval. Ms. Robinson stated they will revise the species to comply with code.
5. A photometrics plan has been submitted indicating a minimum 0.6 footcandle level for parking and pedestrian areas, in accordance with Section 1276.14(a). However, the average illumination level for the Mission Barbeque/First Watch parking lot is 3.80 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). As part of the Chick-fil-A detailed site plan approval, the Planning Commission requested that after operating hours, the parking lot lights should be reduced to a minimum 0.2 footcandle level for property security, with a maximum of 2.4 footcandles. The Commission shall determine if they would like this condition added as part of the Mission Barbeque/First Watch approval. Ms. Robinson stated the footcandle levels will comply with code. The Commission said they would like the lighting levels reduced one hour after closing to a minimum of 0.2 footcandles for property security, with a maximum of 2.4 footcandles.
6. The sign package submitted to the Division of Building shall comply with the Brunswick Town Center SPD-2 Part I General Signage Guidelines. Ms. Robinson commented they will comply with code.
7. Final site plan approval is subject to engineering approval.

Mr. Rocha questioned if there will be room on the Brunswick Town Center monument sign for First Watch/Mission Barbeque; Ms. Robinson answered they are not planning to add to that sign, as they will have wall signs. Mr. Aungst inquired if there are any additional dumpster enclosures on the site, other than the one shown on Sheet C31; Ms. Robinson responded no.

MR. SAEGER MADE A MOTION TO APPROVE THE MISSION BARBEQUE/FIRST WATCH DETAILED SITE PLAN FOR THE NEW BUILDING LOCATED AT 3412 AND

3404 CENTER ROAD, MAIN STREET DISTRICT OF BRUNSWICK TOWN CENTER
SPD-2, BRUNSWICK, OHIO, SUBJECT TO THE FOLLOWING:

1. IN COMPLIANCE WITH TABLE 1106.1 AND SECTION 1106.5 OF THE 2017 OHIO BUILDING CODE, THREE (3) ADDITIONAL HANDICAP SPACES SHALL BE ADDED, FOR A TOTAL OF SIX (6) SPACES (ONE VAN-ACCESSIBLE) FOR THE PROPOSED 154 PARKING SPACES.
2. A LANDSCAPE PLAN (SHEET L1.0) HAS BEEN SUBMITTED INDICATING THERE IS EXISTING LANDSCAPING ADJACENT TO THE CENTER ROAD RIGHT-OF-WAY WITH ADDITIONAL PLANTINGS BEING INSTALLED. AS REQUIRED BY SECTION 1282.06(E), PROVIDE A NOTATION CONFIRMING THAT 10% OF THE TOTAL FRONT YARD AREA NOT USED FOR PARKING OR CIRCULATION SHALL BE LANDSCAPED WITH TREES, SHRUBS, PLANTING BEDS, AND/OR PERENNIAL BORDERS AND BEDS, IN A DESIGN SELECTED BY THE OWNER. BASED ON THE PROPOSED AND EXISTING LANDSCAPING, THE PLANNING COMMISSION HAS WAIVED THE 10' WIDE LANDSCAPE STRIP AT THE CENTER ROAD RIGHT-OF-WAY REQUIRED BY THE ABOVE SECTION. AS PERMITTED BY SECTION 1282.10(a), THE PLANNING COMMISSION MAY APPROVE A LESS RESTRICTIVE LANDSCAPING OR SCREENING IMPROVEMENT IN INDIVIDUAL, UNIQUE SITUATIONS WHERE THE REQUIREMENTS OF THIS CHAPTER ARE CLEARLY INAPPLICABLE. IN APPROVING LESS RESTRICTIVE REQUIREMENTS, 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.
3. SECTION 1282.08(g) REQUIRES A 10' WIDE SCREENING STRIP ALONG TOWN CENTER BOULEVARD WITH TREES FROM PLANT LIST "A" 25' TO 35' ON-CENTER, OR TREES FROM PLANT LIST "B" 20' TO 30' ON-CENTER, WITH A ROW OF SHRUBS FROM PLANT LISTS "D" OR "E", 3' TO 4' ON-CENTER. THERE ARE EXISTING TREES IN THIS LOCATION; THEREFORE, AS PERMITTED BY SECTION 1282.10(a), AS STATED ABOVE, THE PLANNING COMMISSION HAS WAIVED THE REQUIREMENT TO INSTALL THIS LANDSCAPE STRIP.
4. THE "SKYLINE HONEY LOCUST" TREE SHOWN ON THE LANDSCAPE PLAN IS NOT AN APPROVED SPECIES FROM SECTION 1282.11(a) – PLANT LIST "A" AND SHALL BE REPLACED WITH A SPECIES THAT COMPLIES WITH THIS SECTION.
5. THE AVERAGE ILLUMINATION LEVEL FOR THE MISSION BARBEQUE/FIRST WATCH PARKING LOT SHALL COMPLY WITH THE MAXIMUM 2.4 FOOTCANDLES PERMITTED BY SECTION 1276.14(c). ADDITIONALLY, THE PLANNING COMMISSION REQUESTED THAT ONE HOUR AFTER CLOSING, THE PARKING LOT LIGHTS SHALL BE REDUCED TO A MINIMUM 0.2 FOOTCANDLE LEVEL FOR PROPERTY SECURITY, WITH A MAXIMUM OF 2.4 FOOTCANDLES.

6. THE SIGN PACKAGE SUBMITTED TO THE DIVISION OF BUILDING SHALL COMPLY WITH THE BRUNSWICK TOWN CENTER SPD-2 PART I GENERAL SIGNAGE GUIDELINES.
7. FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

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

Item 4(b)

Regarding the discussion plan for Master Distribution, 1645 Industrial Parkway South, Mr. Randy Smith, of DSC Architects, was present.

The existing front yard landscaping will not be disturbed; interior landscaping is not required for property in an industrial district.

The building will be constructed with beige prefinished vertical metal siding on the upper portion of the structure, and tan split-face block with accent stripes extending from the base to 8' above grade on the north and south elevations to match the existing structure, in compliance with Section 1278.08(e).

The Staff Review Comments were addressed as follows:

1. Section 1282.08(a) requires a minimum 5' wide parking perimeter screening strip for the new parking spaces along the south side of the site. As there are heavily dense woods and a nature preserve in this area, 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 less restrictive requirements, 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 Commission agreed to waive the 5' wide parking perimeter screening strip.
2. A photometrics plan has been submitted; the existing and new parking lots meet the minimum 0.6 footcandle level required by Section 1276.14(a). However, the average illumination level for the existing parking lot is 3.0 footcandles and the new parking lot is 3.43 footcandles, which exceeds the maximum 2.4 footcandles allowed by Section 1276.14(c). Mr. Smith stated they will comply with code.
3. Prefinished metal gutters and downspouts are shown on the addition; as required by Section 304.7.1 of the Property Maintenance Code, verify the gutters and downspouts will be connected to a public storm sewer. Clarify the intent for stormwater conveyance for the building addition and southern parking lot. Mr. Smith stated they will comply with code.

4. Provide the total area of earth disturbance to determine the post-construction water quality requirements. Mr. Smith stated they are disturbing more than one acre.
5. Per the Fire Department's recommendation, a fire hydrant shall be added on the north and south sides of the building, as a hydrant is required a minimum distance of 300' apart. Additionally, a fire lane shall be added on the north side of the building, pursuant to Section 1276.12(b). There is an existing fire hydrant on the north side of the building; however, one hydrant shall be added on the south side of the building. The applicant agreed to add a fire lane on the north side of the building.

MR. ARONA MOTIONED TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN AND PUBLIC HEARING FOR THE CONDITIONAL ZONING CERTIFICATE FOR THE MASTER DISTRIBUTION EXPANSION, 1645 INDUSTRIAL PARKWAY SOUTH, SUBJECT TO THE FOLLOWING:

1. SECTION 1282.08(a) REQUIRES A MINIMUM 5' WIDE PARKING PERIMETER SCREENING STRIP FOR THE NEW PARKING SPACES ALONG THE SOUTH SIDE OF THE SITE. AS THERE ARE HEAVILY DENSE WOODS AND A NATURE PRESERVE IN THIS AREA, 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 LESS RESTRICTIVE REQUIREMENTS, 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.
2. A PHOTOMETRICS PLAN HAS BEEN SUBMITTED; THE EXISTING AND NEW PARKING LOTS MEET THE MINIMUM 0.6 FOOTCANDLE LEVEL REQUIRED BY SECTION 1276.14(a). THE AVERAGE ILLUMINATION LEVEL FOR THE EXISTING PARKING LOT AND THE NEW PARKING LOT SHALL COMPLY WITH THE MAXIMUM 2.4 FOOTCANDLES ALLOWED BY SECTION 1276.14(c).
3. PREFINISHED METAL GUTTERS AND DOWNSPOUTS ARE SHOWN ON THE ADDITION; AS REQUIRED BY SECTION 304.7.1 OF THE PROPERTY MAINTENANCE CODE, SHALL BE CONNECTED TO A PUBLIC STORM SEWER.
4. MORE THAN ONE ACRE OF EARTH IS BEING DISTURBED TO DETERMINE THE POST-CONSTRUCTION WATER QUALITY REQUIREMENTS.
5. THERE IS AN EXISTING FIRE HYDRANT ON THE NORTH SIDE OF THE BUILDING; HOWEVER, ONE HYDRANT SHALL BE ADDED ON THE SOUTH SIDE OF THE BUILDING, PER THE FIRE DEPARTMENT'S RECOMMENDATION, TO COMPLY WITH THE MINIMUM DISTANCE OF 300'

APART. ADDITIONALLY, A FIRE LANE SHALL BE ADDED ON THE NORTH SIDE OF THE BUILDING, PURSUANT TO SECTION 1276.12(b).

Mr. Saeger 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

Public Comment Period – Mr. Aungst wanted to take a moment to thank Ms. Plavecski for her years of service.

Item 8

Council Representative's Report – Mr. Lambert said thank you to Ms. Plavecski.

MR. ROCHA MADE A MOTION TO ADJOURN
Mr. Hasan seconded the motion. 5 AYES 0 NAYS.

The meeting was adjourned at 7.47 p.m.

Respectfully,

Jennie Lods

PLANNING COMMISSION STAFF REPORT

December 1, 2022

Mission Barbeque/First Watch restaurants

(Detailed site plan)

Location: Mission Barbeque – 3412 Center Road
First Watch – 3404 Center Road
Main Street District - Brunswick Town Center SPD-2

Proposed Use & Background:

The Planning Commission, at their meeting on October 6, 2022, moved the discussion plan to a detailed site plan to construct a new two-tenant building containing a 3,765 sq. ft. restaurant for Mission Barbeque (western tenant – Suite A) and a 4,004 sq. ft. restaurant for First Watch (eastern tenant – Suite B), for a total of 7,769 sq. ft., in the Brunswick Town Center SPD-2 Main Street District, in compliance with the maximum 8,000 sq. ft. lot coverage permitted by Section D of the “Type VI Outparcel Buildings”. Pursuant to Section A(7) of the Main Street District General Requirements, restaurants are a permitted use.

Concrete sidewalks are shown in varying widths for pedestrian circulation, along with crosswalk striping to the rest of the parking lot, pursuant to Section 1278.09(d). As required by Section 1282.09, screening has been provided around the dumpster enclosure located at the southeast corner of the site.

A portion of the Staff Review Comments from the October 6th meeting have been addressed as follows:

1. The parking stall dimensions of 9’ wide x 19’ long for 90° angle parking are shown on Sheet C2.0, in compliance with Table 1276-3.
2. The affected existing interior landscape islands comply with the design standards required by Section III(C) of the Brunswick Town Center Design Guidelines and Section 1282.08(b)(1) of the Zoning Code.
3. The Mission Barbeque delivery/catering truck measures 8’ wide x 23’ long; it will extend beyond the minimum 19’ long parking spaces allowed by Table 1276-3, but will not encroach into the minimum 24’ aisle width required by the above Table, as it is contained in the striped crosswalk aisle.
4. In compliance with Ordinance No. 76-2022, which was adopted by City Council on November 14, 2022, the existing Huntington Bank ATM will be removed, as they have vacated their tenant space inside of Giant Eagle at Brunswick Town Center, resulting in the ATM no longer being a permitted accessory use, pursuant to Section 1242.02(92). Parking stalls will be added in this area.

Staff Review Comments:

1. Mission Barbeque will contain 132 seats, including the exterior seats on the 500 sq. ft. patio, and First Watch will have 175 seats, including the exterior seats on the 684 sq. ft. patio, for a total of 307 seats. Table 1276-1(d)(4) requires a minimum of 154 parking spaces to accommodate the proposed 307 seats for both restaurants, resulting in a minimum of six handicap spaces (one van-accessible) pursuant to Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code; only three spaces are shown.
2. A landscape plan (Sheet L1.0) has been submitted indicating there is existing landscaping adjacent to the Center Road right-of-way with additional plantings being installed. As required by Section 1282.06(e), provide a notation confirming that 10% of the total front yard area not used for parking or circulation shall be landscaped with trees, shrubs, planting beds, and/or perennial borders and beds, in a design selected by the owner. The 10% area shall include a 10' wide strip at the right-of-way.
3. Section 1282.06(g) requires a 10' wide screening strip along Town Center Boulevard for adjacent parking spaces utilizing trees from Plant List "A" 25' to 35' on-center, or trees from Plant List "B" 20' to 30' on-center, with a row of shrubs from Plant Lists "D" or "E", 3' to 4' on-center. There are existing trees in this location; therefore, as permitted by Section 1282.10(a), the Planning Commission may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. In approving less restrictive requirements, 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. A concurring vote of three members of the Planning Commission shall be required to modify any of the specific requirements of this Chapter.
4. The "Skyline Honey Locust" tree shown on the landscape plan is not an approved species from Section 1282.11(a) – Plant List "A". However, Section 1282.11 allows other plants that are comparable in size and characteristics, and which are also hardy in Zone 5 of the USDA Plant Hardiness Zone Map, may be used within the landscaping or screening yard areas, subject to Planning Commission approval.
5. A photometrics plan has been submitted indicating a minimum 0.6 footcandle level for parking and pedestrian areas, in accordance with Section 1276.14(a). However, the average illumination level for the Mission Barbeque/First Watch parking lot is 3.80 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). As part of the Chick-fil-A detailed site plan approval, the Planning Commission requested that after operating hours, the parking lot lights should be reduced to a minimum 0.2 footcandle level for property security, with a maximum of 2.4 footcandles. The Commission shall determine if they would like this condition added as part of the Mission Barbeque/First Watch approval.

6. The sign package submitted to the Division of Building shall comply with the Brunswick Town Center SPD-2 Part I General Signage Guidelines.
7. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the detailed site plan, pending the Planning Commission's ruling on the landscape modification, and provided the above items are addressed.

Master Distribution addition

(Discussion plan)

Location: 1645 Industrial Parkway South
I-L District

Proposed Use & Background:

An application has been submitted to construct an 18,000 sq. ft. warehouse on the east side of the existing 24,000 sq. ft. office/warehouse, for a total of 42,000 sq. ft. Assembly work in the existing building, which is a permitted use in the I-L District, pursuant to Section 1266.02(a) of the Zoning Code, is being expanded, resulting in the existing warehouse space being moved to the new addition. As allowed by Section 1266.04(h), warehousing is a conditionally permitted use, provided it is accessory to and necessary for the support of a principally or conditionally permitted use.

The new building meets the minimum 25' side and rear setbacks required by Sections 1266.05(d) and (e), respectively, and the 24' height complies with the maximum 55' height permitted by Section 1266.05(f) of the Zoning Code.

There are 46 existing parking spaces, with 22 proposed new asphalt parking spaces on the south side of the building, for a total of 68 spaces, in compliance with Table 1276-1(e). Three handicap spaces (one van-accessible) are indicated, as required by Table 1106.1 and Section 1106.5 of the 2017 Ohio Building Code. The new parking spaces measure 10' wide x 19' long, with a 28' aisle width, in accordance with Table 1276-3. A new 5' wide concrete sidewalk will be installed to match the existing sidewalk for pedestrian circulation, as required by Section 1278.09(d).

The existing front yard landscaping will not be disturbed; interior landscaping is not required for property in an industrial district.

The building will be constructed with beige prefinished vertical metal siding on the upper portion of the structure, and tan split-face block with accent stripes extending from the base to 8' above grade on the north and south elevations to match the existing structure, in compliance with Section 1278.08(e).

Staff Review Comments:

1. Section 1282.08(a) requires a minimum 5' wide parking perimeter screening strip for the new parking spaces along the south side of the site. As there are heavily

dense woods and a nature preserve in this area, 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 less restrictive requirements, 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 Planning Commission agreed to waive the 5' wide parking perimeter screening strip.

2. A photometrics plan has been submitted; the existing and new parking lots meet the minimum 0.6 footcandle level required by Section 1276.14(a). However, the average illumination level for the existing parking lot is 3.0 footcandles and the new parking lot is 3.43 footcandles, which exceeds the maximum 2.4 footcandles allowed by Section 1276.14(c).
3. Prefinished metal gutters and downspouts are shown on the addition; as required by Section 304.7.1 of the Property Maintenance Code, verify the gutters and downspouts will be connected to a public storm sewer. Clarify the intent for stormwater conveyance for the building addition and southern parking lot.
4. Provide the total area of earth disturbance to determine the post-construction water quality requirements.
5. Per the Fire Department's recommendation, a fire hydrant shall be added on the north and south sides of the building, as a hydrant is required a minimum distance of 300' apart. Additionally, a fire lane shall be added on the north side of the building, pursuant to Section 1276.12(b).

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing for the conditional zoning certificate, provided the above items are addressed.