

BRUNSWICK CITY PLANNING COMMISSION

April 18, 2024 - Caucus

6:44 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Brandon Lambert, Council Representative
Matt Jones, City Engineer
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Jennie Lods, Planning and Zoning Coordinator
Andy Gray, 3660 Embassy Pkwy
Ronald Kluchin, 23215 Commerce Park
Beth Meister, 556 Pepperwood Drive
Kevin Schemrich, 5325 Sleepy Hollow
Arlene Robertson, 4408 Center Road
Taunya Longfellow, 4424 Center Road
Paul Longfellow, 4424 Center Road
Laura Jackson, 1423, Jefferson
Mike Jackson, 1423 Jefferson
Scott Naelitz, 369 Crestway Oval
Denise Ledenian, 1398 Garfield
Jeremy Ledenian, 1398 Garfield
Christopher Kalina, 4773 Forest Grove Drive
Cindy Wargo, 4195 Arlington Drive
Stephen Hanover, 4146 Blue Ridge Drive
Brian Ousley, 3185 Laurel Road
Paul Lewandousk, 810 Amherst Lane
Scott Alleman, 4230 River Street
Kristy Piper, 3565 Fireside Drive
Kathy Kuczma, 4100 Shenandoah Pkwy
Joel Wilson, 4416 Center Road
Kathy Verhest, 3643 Center Road
Nicholas Hanek, 4235 Cherryshire Drive
Aaron & Lynnette Ozanich, 1407 Jefferson Ave.
Lance Osborne, 7670 Tyler Blvd.
Michelle Naelitz, 369 Crestway Oval
Jason Niedermeyer, 3643 Center Road
David Riley, 24502 Cornerstone
Gerald Wise, 7979 Hub Pkwy
Scharf, 1432 Jefferson
James Martynowski, 7670 Tyler Blvd.
John Reyes, 46405 Telegraph Road
Justin Boey, 4225 Mayfair Drive
Paula Otter, 10141 Forest
Barbara Otter, 10141 Forest

David Otter, 10141 Forest
William Lenarz, 618 North Carpenter
Doug Harsany, WEBEX
Ian Jones, WEBEX and in person

Chairman Shirilla called the meeting to order at 6:44 p.m.

The first item was **Tru-Cut Saw Addition**
(Public hearing – conditional zoning certificate and detailed site plan)
Location: 2903 Interstate Parkway
I-L District

There were no comments from Planning Commission.

The second item was **Applewood Elementary School parking lot addition**
(Conditional zoning certificate and detailed site plan)
Location: 3891 Applewood Drive
R-L District

Vice-Chairman Saeger noticed they removed some of the parking spaces and Mr. Jones stated they made some modifications per the comments at the last meeting. Chairman Shirilla asked Mr. Jones if the Planning Commission was only making a modification on the parking? Mr. Jones stated this is due to the new drive exceeding the maximum 45' wide allowed. Chairman Shirilla wanted to know if the curb cut needed to be the modification and Mr. Jones stated yes. This is not about the parking, just the curb cut.

The third item was **Laurel Hill Apartments clubhouse**
(Discussion plan)
Location: 4375 Laurel Road
C-G District

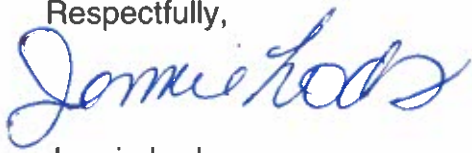
Mr. Jones stated a portion of the site is R-M and other sections are C-G. Chairman Shirilla wanted to know if there was any additional landscaping, screening or greenspace needed? Mr. Incorvaia stated no because the apartments are a non-conforming use.

The fourth item was **New Brunswick Development**
(Revised discussion plan)
Location: north of Brunswick Plaza (1480 Pearl Road)
Current zoning C-G District & R-M District
Proposed SPD-9

Chairman Shirilla felt the most important thing to focus on was if it fits the guidelines and criteria of an SPD.

Chairman Shirilla adjourned the meeting at 6:54 p.m.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jennie Lods". The signature is fluid and cursive, with the first name "Jennie" being more prominent than the last name "Lods".

Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

April 18, 2024

7:07 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Brandon Lambert, Council Representative
Matt Jones, City Engineer
Grant Aungst, Community and Economic Director
Santo Incorvaia, Assistant Law Director
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William Lenarz, 618 North Carpenter
Doug Harsany, WEBEX
Ian Jones, WEBEX and in person

Item 1

Chairman Shirilla called the meeting to order at 7:07 p.m.

Ms. Lods called the roll: 5 Present 0 Absent

Item 2

Announcements or Correspondence. There were no announcements or correspondence.

Item 3

Approval of April 4, 2024 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM APRIL 4, 2024.
VICE-CHAIRMAN SAEGER SECONDED THE MOTION. THE VOTE WAS 5 AYES, 0
NAYS

Chairman Shirilla wanted to tell the audience that he would open up a public comment period after each individual case.

Item 4 (a)

Regarding the public hearing – conditional zoning certificate and detailed site plan –Tru-Cut Saw. John Reyes was present.

Tru-Cut Saw addition

(Public hearing – conditional zoning certificate and detailed site plan)

Location: 2903 Interstate Parkway

I-L District

John Reyes was present and displayed a color rendering to the room that he brought with him. He showed the Commission where they were adding onto the building and how they were using matching colors. He stated there are existing trees on the side and hope to not have to remove those but if they have to, they will replace them on the west side adjacent to the parking area.

Chairman Shirilla went over staff review comments:

Regarding the photometrics exceeding the footcandle, Mr. Jones stated they are not in a residential area. Mr. Reyes had the photometrics redone and they reduced the footcandles. Mr. Reyes stated they are lowered to meet Code and Chairman Shirilla said they do not have to make a modification now for that. Mr. Jones will review.

Regarding the conditional zoning certificate, Mr. Arona wanted to know if the hours were correct on the conditional zoning certificate? Mr. Reyes answered yes.

Mr. Jones said they have already submitted for engineering review but he has not signed off yet so leave condition 3 in the motion and pending we receive the photometrics.

Chairman Shirilla opened the public hearing at 7:17 p.m.
There were no public comments.
Public hearing closed at 7:17 p.m.

No further discussions from Commission.

Staff Review Comments from the March 7th meeting have been addressed as follows:

1. One of the two handicap spaces required by Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code will be van-accessible, as shown on Sheet L2.1.
2. Along the west property line, Sheet 2 indicates the existing tree brush line will be removed; Section 1282.08(a) requires a minimum 5' wide parking perimeter screening strip containing material from Plant Lists "D" or "E" that will achieve a minimum height of 4'. There is a notation on the above Sheet that Korean boxwood trees will be planted in this area, spaced a maximum of 3' apart.
3. No outside storage is proposed.
4. Performance standards have been submitted, in accordance with Section 1266.07.
5. The driveway pavement has been revised to end before the north property line, in order to convey water to the new drainage basin.

The Staff Review Comments were addressed as follows:

1. A photometrics plan has been submitted indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, as required by Section 1276.14(a). However, the average illumination level for the new parking lot is shown at 2.58 footcandles and the area by the north exterior doors is shown at

3.03 footcandles, which exceeds the 2.4 maximum footcandles permitted by Section 1276.14(c). **Applicant has lowered the footcandles to meet Code and this will be reviewed by engineering during the final site plan approval.**

2. All requirements shall be adhered to on the conditional zoning certificate. **The applicant will comply.**
3. Final site plan approval is subject to engineering approval. **The applicant understands.**

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, provided the above items are addressed.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR TRU-CUT SAW ADDITION, 2903 INTERSTATE PARKWAY, BRUNSWICK, OHIO. THE APPLICANT HAS INDICATED THEY HAVE UPDATED THE PHOTOMETRICS TO CODE AND WILL SUBMIT TO ENGINEER FOR APPROVAL. THE APPLICANT WILL ADHERE TO ALL CONDITIONS ON THE CONDITIONAL ZONING CERTIFICATE AND THIS IS ALL SUBJECT TO ENGINEER APPROVAL.

Mr. Rocha seconded.
5 Nays, 0 Nays

Item 4 (b)

Regarding the conditional zoning certificate and detailed site plan –Applewood Elementary School parking lot addition. Mr. Scott Alleman and Mr. Jason Niedermeyer were present.

Applewood Elementary School parking lot addition

(Conditional zoning certificate and detailed site plan)

Location: 3891 Applewood Drive
R-L District

Mr. Scott Alleman and Mr. Jason Niedermeyer were present. Mr. Alleman addressed the Commission and stated that they have eliminated some parking spaces on the east side of the site and made some other amendments since the previous meeting. They reduced the asphalt paving by 4,500 sq. ft. Chairman Shirilla wanted to make sure the storm water basin is designed to manage the new parking staging area. Mr. Alleman answered yes.

Vice-Chairman Saeger talked about adding a sidewalk to the east side and if not, will there be a crossing guard? Mr. Niedermeyer stated there is a cross walk on Laurel that

is not manned currently but they will have a safety patrol adult help students cross the apron. Chairman Shirilla asked Mr. Jones if there will be required striping on Laurel? Mr. Jones replied, they are proposing a striped crosswalk across the new driveway and they will be using the existing sidewalk. Mr. Jones reiterated, as the applicants have stated to us previously, there aren't a lot of walkers from that direction.

Chairman Shirilla went over staff review comments:

Regarding the interior landscaping under number 1 and 2, Vice-Chairman Saeger felt that the mounding and the additional 6 trees is sufficient.

Regarding number 3, Mr. Jones felt the width being 54' at the curb for the new drive would work better at 54'. Mr. Alleman stated there will be no bus traffic.

Regarding 4, Mr. Alleman will provide adequate signage that will have hours of operation.

Regarding number 5, submit stormwater calculation to City engineer, Mr. Jones answered yes, they know they need to do this.

Regarding the conditional zoning certificate under number 6 there were no comments.

Regarding number 7, final site plan approval is subject to engineering approval.

Vice-Chairman Saeger asked about the gate? Mr. Niedermeyer stated they removed the gate but they will monitor; if they feel it necessary to replace the gate, they will do so.

Chairman Shirilla opened up the public comment period at 7:33 p.m.

Justin Boey of 4225 Mayfair Drive in Brunswick felt that wider curbs encourage people to speed. Regarding crossing Laurel, there is no big demand coming from the north. Mr. Jones agreed wider curbs can encourage faster turns but they are placing a crossing guard at that location. Mr. Jones answered regarding the cross walk on Laurel, it would make it much safer if they placed a crossing guard there.

Mr. Hanek of 4235 Cherryshire and also Councilman of Ward 2 spoke about living south of Laurel and east of Pearl. Mr. Hanek does not like this project and is not in favor of it. Despite his direct discussion with the Superintendent, he has not seen why this change is necessary. It is creating a traffic flow on Laurel that is not necessary. He feels like the applicant is not in favor of adding sidewalks. Mr. Jones stated with respect to the sidewalk not being included, he would like the applicant to discuss that. Mr. Alleman addressed the board regarding the sidewalk. He displayed a diagram on the screen. Two requests were eliminating the parking and bringing a sidewalk down on the east side. As they were investigating on how to make the sidewalk work, one of the issues that came up were the culvert. The land will be graded to come up and come back

down and around the 3-sided culvert where there is a significant slope. Mr. Alleman said they cannot meet ADA requirements to put a sidewalk in that location. It would be difficult to change the topography in that area. Mr. Alleman felt that this was not a safe crossing area. He displayed the different option on the screen for the audience and the Commission. Mr. Alleman said the Fire Chief and Police agreed where they have the crossing is the safest place. Mr. Jones wanted to clarify that the parent loop will not cross that existing crosswalk and neither will bus traffic.

Mr. Lambert wanted to know if there was any concern about having a crossing guard at the entrance and causing an unnecessary back up on Laurel Road. Mr. Jones said the speed limit will be 20 mph during that time and crossing guards can stop kids from crossing. He felt having a crossing guard makes that situation better.

Public comment period was closed at 7:52 p.m.

No further discussions from Commission.

The Staff Review Comments were addressed as follows:

1. As there is insufficient room for 1,120 sq. ft. of interior landscaping required by Section 1282.08(b), containing 4 trees from Plant List "A" and 32 shrubs from Plant Lists "D" or "E", 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 HAD 3 CONCURRING VOTES TO APPROVE THIS MODIFICATION.**
2. A 3' to 5' high landscape mound will be installed on the west side of the new parking lot to provide headlight screening for the residential properties. Additionally, three "Tupelo Tower" black gum trees with a 2-1/2" caliper, pursuant to Section 1282.04(b)(1), having a mature height of 30' to 40' with a 20' width, will be planted on the north side of the proposed parking lot facing Laurel Road, along with three trees of the same species that will be installed on the east side of the new lot. Section 1282.08(a) requires a minimum 5' wide parking perimeter screening strip containing material from Plant Lists "D" or "E" that will achieve a minimum height of 4'. The Planning Commission, as permitted by Section 1282.10(a), as stated in Item 1 above, may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable. **PLANNING COMMISSION APPROVED A LESS RESTRICTIVE LANDSCAPING AS THIS IS A UNIQUE SITUATION.**

3. The 54'-1" width at the curb for the new drive exceeds the maximum 45' width allowed by Table 1276-4. As permitted by Section 1276.15(b), the Planning Commission may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission shall find that the objectives of this Chapter, as stated in Section 1276.01, 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 approve a less restrictive improvement. **THE PLANNING COMMISSION HAD 3 CONCURRING VOTES TO APPROVE THIS MODIFICATION.**
4. Signage shall be installed indicating the parking pattern will change during designated drop-off and pick-up times. **THE APPLICANT WILL INSTALL SIGNAGE WITH TIMES LISTED.**
5. Submit stormwater calculations to the City Engineer. **APPLICANT WILL COMPLY.**
6. All requirements shall be adhered to on the conditional zoning certificate. **APPLICANT WILL COMPLY.**
7. Final site plan approval is subject to engineering approval. **APPLICANT UNDERSTANDS.**

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, pending the Planning Commission's ruling on the above modifications.

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN APPLEWOOD ELEMENTARY SCHOOL PARKING LOT ADDITION, 3891 APPLEWOOD DRIVE, BRUNSWICK, OHIO IN THE R-L DISTRICT WITH THE FOLLOWING COMMENTS: REGARDING STAFF REVIEW COMMENT NUMBER 1 AND 2 IN REGARDS TO APPROVING A LESS RESTRICTIVE LANDSCAPING REQUIREMENT THE COMMISSION SHALL FIND THAT THE PURPOSE OF THIS CHAPTER AS STATED IN SECTION 1282.01 WILL BE MET AND THE INTENT AND SPECIFIC REQUIREMENTS WILL BE MAINTAINED AND THE PUBLIC INTEREST WILL BE SERVED. REGARDING THE INTERIOR LANDSCAPING REQUIREMENT, THE 1,120 SQ. FT. IS NOT FEASIBLE AND THE APPLICANT IS PROPOSING MORE THAT DOUBLE OF THAT TO BE INSTALLED ADJACENT TO THE PARKING LOT AND THE COMMISSION FOUND THAT ACCEPTABLE. IN REGARDS TO THE LANDSCAPE MOUND THE COMMISSION HAS FOUND THAT IN SECTION 1282.10(a) AND IN ADDITION TO THE EXTRA TREES THE PLANNING COMMISSION HAS FOUND THIS TO BE ACCEPTABLE.

REGARDING THE CURB WIDTH – 1276.01 IN THE CODE HAS BEEN MET. THE WIDER WIDTH IS ACCEPTABLE AND THE FIRE DEPARTMENT AGREES. WITH REGARDS TO STAFF REVIEW COMMENT NUMBER 4, THE APPLICANT HAS AGREED TO PROVIDE SIGNAGE. APPLICANT WILL SUBMIT STORMWATER CALCULATIONS TO THE CITY ENGINEER AS MENTION IS STAFF REVIEW COMMENT NUMBER 5. ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITONAL ZONING CERTIFICATE AND THE APPLICANT HAS ACKNOWLEDGED. LASTLY, THE APPLICANT UNDERSTANDS THAT THE FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Hasan seconded and 3 members voted to agree on the modifications in regards to section 1282.08(b) and 1276-4 on the width of the curb.
5 Nays, 0 Nays

Item 4 (c)

Regarding the discussion plan – Laurel Hill Apartments Clubhouse. Mr. Ronald Kluchin was present.

Laurel Hill Apartments Clubhouse

(Discussion plan)

Location: 4375 Laurel Road
C-G District

Mr. Ronald Kluchin was present and gave an overview of the project. After this project they will be working on the pool building. They are currently working on signage. He talked about the electric being underground and they will be adding landscaping on the front of the building. In the future they will be adding 6 EV stations but understands they will need to come back to the Planning Commission to present that.

Chairman Shirilla wanted to know if there would be tables and chairs so if people used the grill they could eat there? Mr. Kluchin answered yes. Chairman Shirilla stated they will need a landscaping plan.

Chairman Shirilla went over staff review comments: Greater front yard width needs approval. Mr. Jones stated again that this is partially R-M and C-G. Mr. Jones felt they were proposing this in an area that makes sense and there is a significant grade difference so putting it at the top of the hill makes sense. This is the most logical space for this clubhouse.

Mr. Hasan added this is a clubhouse for the residents and not the public so it's better served in the area its currently in.

Mr. Arona would add that is the Commission did not allow the modification and moved the applicant closer to the street they would be losing greenspace.

Number 1 of the staff review comments - Chairman Shirilla asked Mr. Incorvaia about that section of the code 1260.07(c). Mr. Incorvaia was looking into it. Mr. Jones felt that they demonstrated number 3 of the staff review comments regarding the more front yard parking. He felt that would be the reason they could approve this. Number 1, 1260.07(e), The Planning Commission will need to see that in a detailed site plan that they are fulfilling one of those 3 options. The applicant feels that he will fulfill all three. Number 2, the applicant will add signage. Number 3, this shall be noted on detailed site plan. Number 4, the applicant can bring a piece of material. Number 5, landscape plan shall be in the detailed site plan. Number 6, photometrics shall be provided in the detailed site plan. Number 7, there will be an oven and microwave but no range. Number 8, there will be underground electric but none on the building. Number 9, dumpsters, we need to see the location and materials of what it consists of. The clubhouse will not have its own dumpster so number 9 needs to be taken off.

Public comment period was open at 8:22 p.m. and there were no comments so public comment period was closed at 8:22 p.m.

Vice-Chairman Saeger was in favor of the modification but will not vote until the detailed site plan is presented. They can vote to move forward without making the modifications per Mr. Incorvaia.

No further discussions from Commission.

The Staff Review Comments were addressed as follows:

1. The clubhouse is located 135.09' from the Laurel Road right-of-way; Section 1260.05(a)(2)(C) permits a maximum 60' front yard setback. In accordance with Section 1260.07(c), the Planning Commission may approve a greater front yard width or front yard parking zone width greater than the maximum in the following instances:
 - (1) The applicant demonstrates to the satisfaction of the Planning Commission that a greater yard is necessary for maneuvering or display for uses such as, without limitation, auto dealers, auto service stations, and garden centers.
 - (2) The master plan for the site shows that the negative effect of buildings with more than the maximum front yard will be offset by other buildings included in the master plan that will line the right-of-way in compliance with the maximum yard.
 - (3) The applicant demonstrates to the satisfaction of the Planning Commission that more front yard parking than a single loaded bay is necessary because of the unique characteristics of the business or the site.

As required by Section 1260.07(d), before approving a front yard or front yard parking zone greater than the maximum, the Planning Commission shall find:

- (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals and preferred characteristics in Chapter 3; and
- (2) That the negative effects of greater building yards, including, without limitation, the impairment of pedestrian activity and streetscapes visually defined by a "sea of asphalt" will be outweighed by required landscaping and other required site amenities as provided below in Section 1260.07(e).

Pursuant to Section 1260.07(e), where the Planning Commission approves a front yard or front yard parking width exceeding the maximum, the Commission shall, as part of its findings, require one or more of the following improvements to lessen the negative effect of larger front yards:

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks and landscaped or covered walkways.
- (2) Structural elements such as walls or decorative metal fencing used to satisfy the purpose and intent of the maximum yard requirement. Such walls or fencing shall be a minimum height of 4 feet, constructed of materials similar to or harmonious with the street facades of near-by buildings, and shall have openings no wider than necessary for vehicles or pedestrians to pass through.
- (3) Landscaping within adjacent parking areas equal to twice the minimum requirements in Section 1282.08(b).

THE APPLICANT UNDERSTAND AND WILL COMPLY.

2. The clubhouse shall be classified as a private recreational facility, provided it is only for the use of Laurel Hill Apartments residents; the Administration requires adding signage to this effect. **THE APPLICANT WILL COMPLY.**
3. Two handicap spaces are indicated on the site plan; one of the spaces shall be van-accessible, in accordance with Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code. **THE APPLICANT WILL COMPLY.**
4. A color rendering of the clubhouse shall be provided to ensure compatibility with the surrounding buildings, pursuant to Section 1278.08(d) and (e). **THE APPLICANT WILL COMPLY.**
5. The detailed site plan shall include a landscape plan; Sheet C101 refers to a landscape plan, but one was not submitted. **THE APPLICANT WILL COMPLY.**

6. A photometrics plan shall be included with the detailed site plan, indicating a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a), with an average illumination level not to exceed 2.4 footcandles permitted by Section 1276.14(c). **THE APPLICANT WILL COMPLY.**
7. Will there be a kitchen or food warming area within the clubhouse. **THE APPLICANT ANSWERED AND OVEN, MICROWAVE AND REFRIGERATOR.**
8. The detailed site plan shall include the location of the exterior electrical service as to whether the placement will be located overhead or underground. **THE APPLICANT STATED UNDERGROUND ELECTRIC, EXISTING POLES AND NO BOXES ON THE BUILDING.**
9. Will there be any dumpsters on-site; if so, they shall be screened with material comparable to the building, as required by Section 1276.12(a), and indicated on the detailed site plan. **THE CLUBHOUSE WILL NOT BE ADDING A DUMPSTER.**

Staff Recommendations:

Pending the Planning Commission's ruling on the front yard setback modification, staff recommends moving this to a detailed site plan.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE DISCUSSION PLAN AND MOVE TO A DETAILED SITE PLAN FOR LAUREL HILL APARTMENTS CLUBHOUSE, BRUNSWICK, OHIO. THE APPLICANT IS AWARE OF THE NEED TO COMPLY WITH SECTION 1260.07(e) FOR THE PLANNING COMMISSION TO GRANT A MODIFICATION FOR THE REQUESTED FRONT YARD SETBACK AND FRONT YARD PARKING WIDTH. FURTHER, THE APPLICANT HAS AGREED TO COMPLY WITH ADMINISTRATIVE REVIEW COMMENTS 2,3,4 5 AND 6. REGARDIING ITEM NUMBER 7 THE APPLICANT HAS STATED THERE WILL BE AN OVEN, MICROWAVE AND REFRIGERATOR. APPLICANT HAS INDICATED THE WILL COMPLY WITH ADMINISTRATIVE COMMENT NUMBER 8. IT HAS BEEN DETERMINED THAT ITEM NUMBER 9 IN NOT APPLICABLE BECAUSE THE APPLICANT WILL NOT BE ADDING A NEW DUMPSTER AS PART OF THE CLUBHOUSE SITE PLAN.

Vice-Chairman Saeger seconded.
5 Nays, 0 Nays

Item 4 (d)

Regarding the revised discussion plan – New Brunswick Development. Andy Gray and Ian Jones were present.

New Brunswick Development

(Revised discussion plan)

Location: north of Brunswick Plaza (1480 Pearl Road)

Current zoning – C-G District & R-M District

Proposed SPD-9

Andy Gray and Ian Jones were present. Before the applicant addressed the Planning Commission, per the request of Chairman Shirilla – he had Mr. Incorvaia read what an SPD was from Code Section 1268.01 a-e. Chairman Shirilla addressed the audience and told them this Code was available to read online. Chairman Shirilla also asked Mr. Incorvaia to explain what could potentially go on this site the way it is currently zoned as R-M and C-G and Mr. Incorvaia read all the principally permitted and conditionally permitted uses from Code section 1254 and 1260.

Chairman Shirilla re-explained to the public what could potentially go in that area if it were not an SPD. He wanted to make sure everyone understood what an SPD was and it is an extensive process.

Chairman Shirilla stated the new plan is going in the right direction of an SPD. There were many enhancements made since the last meeting.

Mr. Lambert wanted to make it clear we are in the very beginning stages of this project and we will have a public comment period later on down the road. Keep in mind this is just the beginning. This is privately owned land and the city does not have a lot of control of that. An SPD gives the city more power to be involved in what goes in that area. Mr. Lambert wanted to ask Mr. Incorvaia to explain where we are in the moratorium of multi-family dwellings. Mr. Incorvaia asked Mr. Aungst to explain, Mr. Aungst said we currently are not under a moratorium right now for multi-family dwellings.

New plans were passed out to the Commission. Mr. Gray addressed the Board and said they really took the feedback to heart and completely scrapped the entire design and came up with a new plan. They focused on meeting the intent of the SPD. They went over what they were going to go over this evening.

Mr. Jones read from his proposal in regards to why they chose an SPD and what their limitations and conditions are. Mr. Arona stated that they are reading from Brunswick's Code. Mr. Aungst said this is under the comprehensive plan. Mr. Jones answered that yes, they wanted to meet what was under Brunswick's Comprehensive Plan. Mr. Jones said their focus area is on the Pearl Road Corridor. He wants to create a walkable environment and meet the demand of retail development. Mr. Jones said the Comprehensive Plan mentioned on the street parking.

Mr. Matt Jones stated that there are a lot of sites within this and none of them currently have storm water management.

Mr. Gray said this is a landlocked property because the bottom half of the site is in the General Commercial District.

Vice-Chairman Saeger said if we were to not do an SPD, a good majority can be made apartments with not a lot of feedback. In allowing an SPD, the city could help regulate and put controls in how the buildings look and fit into the city and mitigate the storm water issues in that area.

Mr. Arona compared the plan in 2023 versus today and he thinks the current plan has moved along way from 2023.

Mr. Hasan feels as a city we get to collaborate and control what goes in that area if it's an SPD.

Mr. Arona said if you think about the number of businesses around that area, it would be good for those small businesses.

Mr. Rocha stated that there was a big study done in 1995 on that corridor and he would like to say that it's important to get together and brainstorm.

Chairman Shirilla talked about how much work goes into an SPD and how specific everything is. He also thought about how this could potentially bring the plaza that is near there back to life. He would hate to see what could possibly go in that area. He feels it falls into the qualifications of an SPD.

Mr. Jones went over the site plan with the Commission on the screens. Mr. Gray said the major difference is the parking is behind the buildings now. Mr. Jones displayed the walkability on the site plan.

Mr. Gray stated they have storm water management in place and they conducted and completed a traffic study. Mr. Matt Jones talked about the City's storm water requirements. He said that currently this property drains onto certain properties around this property. So, developing this property under the city's storm water regulations it would greatly improve the run-off water issues. Any issues that properties have currently would not have these issues any more.

Mr. Lambert thought it would be a great service to release the traffic study to the public. Mr. Matt Jones would like to review the study first before it is released.

Mr. Gray displayed the entire lot and buildings for the public on the screens. Chairman Shirilla went over some notes he took. He wanted to know if the buildings with the white trim were retail? Mr. Gray said yes, but there are apartments above it. He would like to see the retail wrap around. Mr. Gray answered he could consider a

few more retail units. Chairman Shirilla would like to see some pole lighting that would complement and contrast the retail area.

Mr. Arona felt like he was looking at loading docks. Chairman Shirilla wanted to talk about the round a bout. He would like to see it slightly enhanced and the buildings that are facing the round a bout, maybe those walls could be feature walls to bring in more color to the development.

Chairman Shirilla talked about dropping some of the townhomes especially the ones that may potentially be near the entrance to the plaza.

Mr. Hasan would like to see additional screening to an area of the site. Chairman Shirilla asked Mr. Matt Jones about potential screening near Washington Street which is a paper street per Mr. Matt Jones.

Mr. Arona told Chairman Shirilla we needed to go through Staff Review Comments: We discussed number 1 and number 2 and decided this does fit into an SPD. Number 3 regarding open space on the balconies, not there yet but will need to be provided. Number 4 regarding recreation space, the applicant is aware of this and they are working on it. Regarding number 5 pertaining to screening yard, the applicant will comply. Regarding number 6 in regards to balconies being constructed of non-combustible material, the applicant will comply. Regarding number 7, Doug Harsany, who is their consultant will be need to be approved by the Commission. Lastly, regarding number 8, the applicant has already conducted a traffic study.

Chairman Shirilla opened the public comment period at 10:04 p.m.

Arlene Robertson of 4408 Center Road stated that her home is West and only 10 feet from her home and was concerned with screening. Chairman Shirilla said they have to follow the code for screening. She mentioned adding all these dwellings will affect the schools and taxes and traffic. Mr. Jones told her to talk to the professionals after the meeting.

Taunya Longfellow of 4424 Center Road talked about a major 4 car accident near her home. She does not care for the look of these buildings. She feels it does not match and it feels cold and stale. She is concerned with the animals in the woods and where they will go once this site is developed.

Scott Naelitz of 369 Crestway Oval stated he had 32 years in Government. What is Brunswick's ISO rating? This is fire safety and fire prevention. The higher the rating raises the insurance rates up. Cleveland had to put up another water tower. He feels the continued growth puts Brunswick further behind. He does not feel that the traffic study that was conducted for this development considered all the other developments that bring traffic to the intersection.

Dennis Jolly of 1429 Jefferson said his property butts up to this development. He is concerned that the storm retention will overflow and regarding more store front – how does adding more store front improve the Pearl Road corridor?

Cindy Wargo of 4195 Arlington Drive is concerned with this being in the center of town. She feels everyone should be able to enjoy this area. She feels it's a large apartment complex. She feels that the retail is considerably small compared to the density of people and feels traffic will be a nightmare. She doesn't see enough green space in the development. What is the benefit for the residents that live elsewhere in the city?

Lynette Ozanich of 1407 Jefferson Ave. feels Meadowbrook and 303 are a very dangerous intersection. Regarding water main breaks that happen constantly, how will this new development impact that? Regarding the north part of the development, how does the water flow in that section? Regarding the sea of asphalt, she sees a lot of asphalt in the picture.

Christopher Kalina of 4473 Forest Grove Drive talked about the stream that flows by Washington and how the retention pond will affect the stream. He wanted to know about the wetland delineation? Mr. Matt Jones said the stream would be part of that. What is the riparian setback in Brunswick? Mr. Matt Jones answered it would depend on the amount of drainage. Does the city consider the detention pond to be a structure and Mr. Matt Jones answered no.

Public Comment Period ended at 10:23 p.m.

Chairman Shirilla asked Mr. Incorvaia what are our options to move this? Can there be another revised discussion plan? Mr. Incorvaia said yes you could ask for another revised discussion plan. The Commission could approve the consultant as well. Then the consultant could provide things in the future.

Chairman Shirilla would like the applicant to take today's comments and discuss them with Mr. Harsany and come back for a third discussion plan.

Vice-Chairman Saeger said one of the biggest things we look for is a comparison to what they brought and what the zoning code is. He would like to see their consultant provide a comparison.

Mr. Gray is in agreement with the Commission that it would be best to come back with a third discussion plan.

No further discussions from Commission.

The Staff Review Comments were addressed as follows:

1. Pursuant to Section 1268.01, the purposes of the SPD Special Planning District are as follows:
 - (a) To regulate the development and use of property in areas throughout the City that contain sensitive or unique environmental, historic, architectural, or other features which require additional protections and flexibility not provided through the application of the Zoning Code;
 - (b) To promote creative and sensitive site planning;
 - (c) To provide for a greater range or mixture of compatible uses than would be allowable in the standard zoning districts of this Code, while also requiring features that protect against negative impacts of incompatible land uses or harm to the environment;
 - (d) To provide an effective method for the City to guide the development of such areas so as to preserve unique characteristics or to provide for the greater range or mixture of land uses when appropriate and;
 - (e) To create a regulatory structure which will allow more flexible and creative design of the built environment, within the limits of the approved conceptual development plan, than is possible with the lot-by-lot design approach of a conventional zoning district.

The Planning Commission and City Council shall determine if the above purposes have been met.

2. In accordance with Section 1268.05(c), in order for City Council to create an SPD, they must first make written findings that the proposed SPD will meet the objectives of Section 1268.01, as listed above, and that one or more of the following conditions exist with the proposed SPD:
 - (1) A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.
 - (2) Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities.
 - (3) Lands which call 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.

THE APPLICANT UNDERSTANDS WHAT IS EXPECTED OF AN SPD.

3. Provide the amount of private open space on the balconies for each multifamily dwelling. For comparison, Section 1286.04(d) regarding multifamily and mixed-use development states private open space at the ratio of 100 square feet per unit shall be provided. **APPLICANT WILL COMPLY**
4. Provide the amount of recreation space; for comparison, Section 1286.04(c) regarding multifamily and mixed-use development requires a minimum of 5.8% of

the development area, excluding the right-of-way. Recreation space shall be appropriately improved for use by residents and their guests, and shall include a mix of activities, such as play apparatus; active use areas for tennis, basketball or comparable activities; areas for sitting or gathering; open play fields, and walkways or other recreation improvements (except walks adjacent to a private street or drive). All recreation space shall have a least dimension of 50 feet. In multifamily developments of more than four acres, at least one recreation area shall be a block with minimum dimensions of 100' x 100' and the balance shall be in large blocks to support its intended recreation use. Improvements to recreation space may be considered for park and recreation credits as provided by Chapter 1232.

APPLICANT WILL COMPLY.

5. Pursuant to Section 1282.06(c), when any multifamily use abuts any residential zone, a minimum 15' side and/or rear screening yard is required with either a staggered double row of evergreens and trees from Plant Lists "B" and "C", 15' on-center, plus a single row of 6' tall hedge from Plant List "E"; or a 6' tall wall or fence and trees from Plant List "A", 25' to 35' on-center.

APPLICANT WILL COMPLY.

6. The top floor balcony ceilings shall be constructed of similar non-combustible material comparable to what is used on the balconies.

APPLICANT WILL COMPLY.

7. In accordance with Section 1278.03(h), during the course of reviewing a site plan, the Planning Commission or Council may find that the assistance of a qualified consultant is necessary to fully determine the effects of the proposal. The applicant shall pick the consultant, subject to Planning Commission approval, and shall bear the costs of the consultant.

APPLICANT IS USING DOUG HARSANY AND COMMISSION HAS APPROVED HIM.

8. A traffic impact study for this development shall be submitted to the city engineer for review.

APPLICANT HAS ALREADY SUBMITTED THIS TO ENGINEER FOR REVIEW.

Staff Recommendations:

Staff recommends moving the discussion plan to a public hearing on the conceptual plan and development guidelines, pursuant to Section 1268.04 of the Zoning Code, provided the above items are addressed.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO APPROVE THE HIRING OF DOUG HARSANY AS THE QUALIFIED CONSULTANT ON THE SPD AND THE GUIDELINES FOR THE

SPD AND MOVE THE PROJECT TO A PUBLIC HEARING ON THE CONCEPTUAL AND REVISED DISCUSSION PLAN FOR NEW BRUNSWICK DEVELOPMENT, NORTH OF BRUNSWICK PLAZA (1480 PEARL ROAD), BRUNSWICK, OHIO IN THE C-G AND R-M DISTRICT, PROPOSING SPD-9.

Mr. Arona seconded.
5 Nays, 0 Nays

Item 5

Old Business – NONE

Item 6

New business – Panda Express detailed site plan.

Item 7

Public Comment Period – There were no comments.

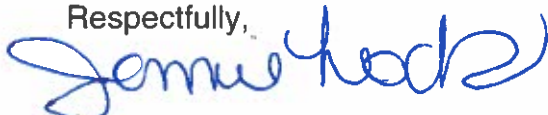
Item 8

Council Representative's Report – None.

MR. ROCHA MADE A MOTION TO ADJOURN
Vice-Chairman Saeger seconded the motion. The vote was 5 Ayes 0 Nays.

The meeting was adjourned at 10:36 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

April 18, 2024

Tru-Cut Saw addition

(Public hearing – conditional zoning certificate and detailed site plan)

Location: 2903 Interstate Parkway
I-L District

Proposed Use & Background:

The Planning Commission, at their meeting on March 7, 2024, moved the discussion plan to a detailed site plan and public hearing on the conditional zoning certificate to construct a 7,000 sq. ft. addition on the north side of the existing 22,450 sq. ft. building, for a total of 29,450 sq. ft., on a 1.75-acre site.

Manufacturing is a permitted use in the I-L Light Industrial District, pursuant to Section 1266.02(a), with warehousing allowed by Section 1266.04(h) as a conditionally permitted use that is accessory to and necessary for the support of a principally or conditionally permitted use.

Staff Review Comments from the March 7th meeting have been addressed as follows:

1. One of the two handicap spaces required by Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code will be van-accessible, as shown on Sheet L2.1.
2. Along the west property line, Sheet 2 indicates the existing tree brush line will be removed; Section 1282.08(a) requires a minimum 5' wide parking perimeter screening strip containing material from Plant Lists "D" or "E" that will achieve a minimum height of 4'. There is a notation on the above Sheet that Korean boxwood trees will be planted in this area, spaced a maximum of 3' apart.
3. No outside storage is proposed.
4. Performance standards have been submitted in accordance with Section 1266.07.
5. The driveway pavement has been revised to end before the north property line, in order to convey water to the new drainage basin.

Staff Review Comments:

1. A photometrics plan has been submitted indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, as required by Section 1276.14(a). However, the average illumination level for the new parking lot is shown at 2.58 footcandles and the area by the north exterior doors is shown at 3.03 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c).

incidental to the principal use and is not required to be located 75' from a residential property line, although the new parking lot location meets this condition.

Staff Review Comments:

1. As there is insufficient room for 1,120 sq. ft. of interior landscaping required by Section 1282.08(b), containing 4 trees from Plant List "A" and 32 shrubs from Plant Lists "D" or "E", 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.
2. A 3' to 5' high landscape mound will be installed on the west side of the new parking lot to provide headlight screening for the residential properties. Additionally, three "Tupelo Tower" black gum trees with a 2-1/2" caliper, pursuant to Section 1282.04(b)(1), having a mature height of 30' to 40' with a 20' width, will be planted on the north side of the proposed parking lot facing Laurel Road, along with three trees of the same species that will be installed on the east side of the new lot. Section 1282.08(a) requires a minimum 5' wide parking perimeter screening strip containing material from Plant Lists "D" or "E" that will achieve a minimum height of 4'. The Planning Commission, as permitted by Section 1282.10(a), as stated in Item 1 above, may approve a less restrictive landscaping or screening improvement in individual, unique situations where the requirements of this Chapter are clearly inapplicable.
3. The 54'-1" width at the curb for the new drive exceeds the maximum 45' width allowed by Table 1276-4. As permitted by Section 1276.15(b), the Planning Commission may modify the specific standards of this Chapter and approve less restrictive parking or site design improvements in individual, unique situations where such standards are clearly inapplicable. In modifying any requirement of this Chapter, the Commission shall find that the objectives of this Chapter, as stated in Section 1276.01, 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 approve a less restrictive improvement.
4. Signage shall be installed indicating the parking pattern will change during designated drop-off and pick-up times.
5. Submit stormwater calculations to the City Engineer.
6. All requirements shall be adhered to on the conditional zoning certificate.
7. Final site plan approval is subject to engineering approval.

- (1) That the objectives of the Pearl and Center Road Corridor Plan adopted by Ordinance 86-04 will be met, including the vision, goals and preferred characteristics in Chapter 3; and
- (2) That the negative effects of greater building yards, including, without limitation, the impairment of pedestrian activity and streetscapes visually defined by a “sea of asphalt” will be outweighed by required landscaping and other required site amenities as provided below in Section 1260.07(e).

Pursuant to Section 1260.07(e), where the Planning Commission approves a front yard or front yard parking width exceeding the maximum, the Commission shall, as part of its findings, require one or more of the following improvements to lessen the negative effect of larger front yards:

- (1) Pedestrian amenities to create a physical and design linkage with the street, including, without limitation, plazas, benches, bike racks and landscaped or covered walkways.
 - (2) Structural elements such as walls or decorative metal fencing used to satisfy the purpose and intent of the maximum yard requirement. Such walls or fencing shall be a minimum height of 4 feet, constructed of materials similar to or harmonious with the street facades of near-by buildings, and shall have openings no wider than necessary for vehicles or pedestrians to pass through.
 - (3) Landscaping within adjacent parking areas equal to twice the minimum requirements in Section 1282.08(b).
2. The clubhouse shall be classified as a private recreational facility, provided it is only for the use of Laurel Hill Apartments residents; the Administration requires adding signage to this effect.
 3. Two handicap spaces are indicated on the site plan; one of the spaces shall be van-accessible, in accordance with Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code.
 4. A color rendering of the clubhouse shall be provided to ensure compatibility with the surrounding buildings, pursuant to Section 1278.08(d) and (e).
 5. The detailed site plan shall include a landscape plan; Sheet C101 refers to a landscape plan, but one was not submitted.
 6. A photometrics plan shall be included with the detailed site plan, indicating a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a), with an average illumination level not to exceed 2.4 footcandles permitted by Section 1276.14(c).

Regarding parking for the apartments, a total of 483 (previously 361) parking spaces will be provided consisting of 329 unenclosed spaces; 42 attached garage spaces; 90 surface garage spaces; and 22 land-banked spaces. For the apartment retail portion along Center Road, 94 parking spaces are provided, and the retail along Pearl Road will have 34 spaces. There are a total of 20 van-accessible parking spaces, in compliance with Table 1106.02 and Section 1106.6 of the 2024 Ohio Building Code. The 90° angle parking spaces measure 9' wide by 19' long, as required by Table 1276-3, and the aisle width for two-way traffic meets the minimum 24' required by the above Table. Additionally, there are 62 - 60° angled parking spots measuring 10'-4" wide by 24'-2" long, in accordance with the above Table, between Buildings "A" and "B", and "C" and "D". Pursuant to Section I(C)(4)(a) of the SPD-9 Development Guidelines for the townhomes, each dwelling unit will have two parking spaces per unit in a garage which is physically attached to and directly accessible from the dwelling unit, along with a driveway that will accommodate two standard size cars.

As required by Section 1278.09(d), pedestrian walkways are shown throughout the site to connect the townhomes with the apartments and retail space, in addition to Center and Pearl Roads. Landscape seating areas with benches are also interspersed throughout the property. A round-about is indicated south of Buildings "C" and "D".

The amount of common open space for the residential townhomes is indicated at 5.3 acres, which is 61% of the 8.7 acres dedicated for the townhomes. Also, 1.9 acres measuring 18% of the 10.3 acres for the apartment areas is shown. The total residential development area is 19 acres, with a total common open space of 7.2 acres (38%), which is comparable to the minimum 35% required by Section 1286.04(a) for multifamily and mixed-use development.

The building façade for the apartment buildings will be constructed with Hardie Board fiber cement lap siding, combined with brick veneer and vinyl siding in shades of light gray, dark gray, and black. A black metal canopy above the retail sections is shown, along with black metal panels for tenant signage.

The apartment buildings will contain one and two-bedroom units, ranging in size from 790 sq. ft. to 980 sq. ft. for a one-bedroom unit, and 1,206 sq. ft. for a two-bedroom unit. For comparison purposes, Section 1286.02(b)(1) and (2), respectively, require a minimum of 800 sq. ft. for a one-bedroom unit and 950 sq. ft. for a two-bedroom unit.

Staff Review Comments:

1. Pursuant to Section 1268.01, the purposes of the SPD Special Planning District are as follows:
 - (a) To regulate the development and use of property in areas throughout the City that contain sensitive or unique environmental, historic, architectural, or other features which require additional protections and flexibility not provided through the application of the Zoning Code;
 - (b) To promote creative and sensitive site planning;
 - (c) To provide for a greater range or mixture of compatible uses than would be allowable in the standard zoning districts of this Code, while also requiring

5. Pursuant to Section 1282.06(c), when any multifamily use abuts any residential zone, a minimum 15' side and/or rear screening yard is required with either a staggered double row of evergreens and trees from Plant Lists "B" and "C", 15' on-center, plus a single row of 6' tall hedge from Plant List "E"; or a 6' tall wall or fence and trees from Plant List "A", 25' to 35' on-center.
6. The top floor balcony ceilings shall be constructed of similar non-combustible material comparable to what is used on the balconies.
7. In accordance with Section 1278.03(h), during the course of reviewing a site plan, the Planning Commission or Council may find that the assistance of a qualified consultant is necessary to fully determine the effects of the proposal. The applicant shall pick the consultant, subject to Planning Commission approval, and shall bear the costs of the consultant.
8. A traffic impact study for this development shall be submitted to the city engineer for review.

Staff Recommendations:

Staff recommends moving the discussion plan to a public hearing on the conceptual plan and development guidelines, pursuant to Section 1268.04 of the Zoning Code, provided the above items are addressed.