

BRUNSWICK CITY PLANNING COMMISSION

June 6, 2024 - Caucus

6:39 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, 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
Ronald Kluchin, 23215 Commerce Park
Maggie Noshang, 826 Bowman Way
Cameron Maclellan, 2254 Sunrise Oval
Madisyn Woodring, 885 W. Liberty Street
Kelly Baon, 14300 Ridge Road
Tom Hurbeck, 14300 Ridge Road
Greg Clement, 296 Pearl Road
Travis Crane, 1310 Sharon Copley
Tom Ludwig, 1310 Sharon Copley
Sara Cheney, 1310 Sharon Copley

Chairman Shirilla called the meeting to order at 6:39 p.m.

The first item was **Laurel Hill Apartments Clubhouse**
(Public hearing – conditional zoning certificate and detailed site plan)
Location: 4375 Laurel Road
C-G District and R-M District

The front yard setback was discussed. More will be discussed during the meeting.

The second item was **Culver's Restaurant**
(Detailed site plan)
Location: 3721 Center Road northeast corner of Center Road and Warren Drive
C-G District

The front yard setback was discussed. Chairman Shirilla wanted to know what the Commission thought about the façade. More will be discussed during the meeting.

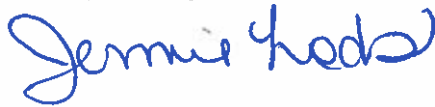
The third item was **Mapleside Farms SPD-10**
(Discussion plan)
Location: 242, 250, 294, 296 and 298 Pearl Road; and 4532 and 4556 Boston Road
C-G & R-R Districts

Mr. Jones stated that this process is a lot like SPD-2 Town Center. Mr. Aungst stated that one of the goals and objectives that we heard from Mr. Clement was the long-term prosperity of the property and long-term assets to the community. Mr. Hasan said he

would concur that an SPD is the way to go with the interesting uses they have there.
Mr. Aungst wanted to reiterate, does the SPD meet all the requirements.

Chairman Shirilla adjourned the meeting at 6:55 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

June 6, 2024

7:10 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, 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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Greg Clement, 296 Pearl Road
Travis Crane, 1310 Sharon Copley
Tom Ludwig, 1310 Sharon Copley
Sara Cheney, 1310 Sharon Copley

Item 1

Chairman Shirilla called the meeting to order at 7:10 p.m.

Vice-Chairman Saeger made a motion to excuse Jeff Arona for just cause. Mr. Rocha seconded the motion.

4 ayes, 0 nays.

Ms. Lods called the roll: 4 Present 1 Absent (Jeff Arona)

Item 2

Announcements or Correspondence. There were no announcements or correspondence.

Item 3

Approval of May 15, 2024 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM May 15, 2024.

VICE-CHAIRMAN SAEGER SECONDED THE MOTION. THE VOTE WAS 3 AYES, 1 ABSTAIN (ABBAS HASAN)

Item 4 (a)

Regarding the public hearing – conditional zoning certificate and detailed site plan – Laurel Hill Apartments clubhouse. Ron Kluchin was present.

Laurel Hill Apartments clubhouse

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

Location: 4375 Laurel Road

C-G and R-M District

Ron Kluchin was present and he is the architect for the project. He let the Commission know that they have 500 sq. ft. of landscaping which is double the landscaping required so they have fulfilled number 3 of the staff review comments in order for a modification to be considered.

Chairman Shirilla went over the staff review comments: Regarding number 2 with the signage, it is only for the Laurel Hill residents? Mr. Kluchin said that is correct and agreed to add appropriate signs pertaining to that.

Mr. Kluchin wanted to know if the location of the EV chargers could be approved tonight and Mr. Jones said no, they would have to come back for that.

Vice-Chairman Saeger wanted to make a comment about the front yard setback and that they are actually providing more green space with the current location of the building.

Mr. Aungst wanted it known that they are under new ownership and that is why we are seeing updates.

Public Hearing was open at 7:17 p.m.

No one had any comments.

Public Hearing was closed at 7:18 p.m.

No further discussions from Commission.

Staff Review Comments:

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. Additionally, the four parking spaces south of the recreation center exceed the maximum 45' front yard parking zone width allowed by Section 1260.07(b). Furthermore, Section 1260.07(a) requires that a minimum of 2/3's of a building's street façade shall fall within the front yard zone established in Section 1260.05(a)(2)(C). In accordance with Section 1260.07(c), the Planning Commission has approved 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 width 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 zone 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 200 sq. ft. required by Section 1282.08(b); 500 sq. ft. of interior

landscaping has been provided, which meets the minimum 400 sq. ft. needed (2 x 200 sq. ft.).

2. The clubhouse shall be classified as a private recreational facility, provided it is only for the use of Laurel Hill Apartments residents; signage shall be added to this effect.
3. Pursuant to Section 1292.03, EV charging stations are a conditionally permitted use in the C-G District. Further details for the charging stations will be required to ensure compliance with Section 1292.03(a)(3), which will require a public hearing.
4. All requirements shall be adhered to on the conditional zoning certificate.
5. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, pending the Planning Commission's ruling on the front yard setback modification, and provided the above items are addressed.

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR LAUREL HILL APARTMENTS CLUBHOUSE, 4375 LAUREL ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS AND MODIFICATIONS: REGARDING STAFF REVIEW COMMENT NUMBER 1, REGARDING THE FRONT YARD SETBACK, THE COMMISSION HAS FOUND THAT IT WOULD BE IN THE BEST INTEREST OF THE PUBLIC TO GRANT THE MODIFICATION WITH THE UNDERSTANDING THAT IT WOULD BE A POSITIVE EFFECT IN CREATING ADDITIONAL GREEN SPACE THAT CURRENTLY DOESN'T EXIST AT THAT LOCATION AND THE APPLICANT HAS PROVIDED MORE THAN DOUBLE THE LANDSCAPING REQUIREMENT. VICE-CHAIRMAN SAEGER READ EXACTLY FROM THE STAFF REPORT. REGARDING STAFF REVIEW COMMENT NUMBER 2, THE APPLICANT HAS ACKNOWLEDGED THAT ADDITIONAL SIGNAGE PERTAINING TO LAUREL HILL RESIDENTS ONLY FOR THE CLUBHOUSE SHALL BE INSTALLED. REGARDING EV CHARGES UNDER STAFF REVIEW COMMENT NUMBER 3 THE PLANNING COMMISSION IS NOT MAKING A RULING ON THE LOCATION OF THE CHARGES AT THIS TIME AND THE APPLICANT HAS ACKNOWLEDGED THAT. ALL REQUIREMENTS SHALL BE ADHERED TO ON THE CONDITONAL ZONING CERTIFICATE AND FINAL SITE PLAN APPROVAL IS SUBJECT TO ENGINEERING APPROVAL.

Mr. Rocha seconded.

4 Nays, 0 Nays

Item 4 (b)

Regarding the detailed site plan – Culver's Restaurant. Maggie Noschang was present.

Culver's Restaurant

(Detailed site plan)

Location: 3721 Center Road – northeast corner of Center Road and Warren Drive
C-G District

Maggie Noschang was present. Chairman Shirilla asked Mr. Jones if there was anything needed besides the two modifications. Mr. Jones stated that we are looking for a driveway width modification and a front yard setback modification.

Chairman Shirilla asked the applicant which one of the items would be addressed in order to make the modification and Ms. Noschang stated they will be providing twice the amount of landscaping. Mr. Jones said they have also provided a bike rack on the plan. So, items number 1 and 3 have been met on the staff review comments.

Regarding number 3, Mr. Jones said it's just the area where the turning lane is being provided that needs the easement. Mr. Jones said they will not approve until the easement is sorted out.

Chairman Shirilla talked about the parking spots, Ms. Noschang said they are providing 61 spaces.

Mr. Jones said it would be up to the Commission regarding the 2.5 average footcandle. Administration would not have an issue leaving it at 2.5. Mr. Jones stated they meet the less than 1.0 along the property line which is the most important thing. Chairman Shirilla said the lights also need to be shielded.

Chairman Shirilla wanted to know if they needed to grant a modification if they stayed at the 2.5 footcandle and Mr. Incorvaia said yes.

Mr. Hasan wanted to know if they should turn down the lights at night? Ms. Noschang was not sure about the hours of operation. Mr. Jones suggested turning them down 1 hour after they close. Mr. Hasan would like to see a 50 percent reduction 1 hour after they close because they abut a residential area.

Mr. Aungst read the email from Mr. Arona. Vice-Chairman Saeger talked about EIFS in regards to Mr. Arona's comment, he is ok with what is being proposed. Mr. Jones said that dumpster enclosures have to be comparable to the building so it appears that what they are using is the masonry on the building and the dumpster enclosure should be masonry as well. EIFS around the dumpster is not acceptable per Vice-Chairman Saeger and using masonry instead on the dumpster enclosure will become part of the motion and will be approved administratively. Mr. Jones agreed. Chairman Shirilla would like to see the sconce lighting proportional with the wall.

Mr. Aungst talked about the yellow on the building that sticks out and does not match the rest of the building. Ms. Noschang said that is supposed to be a tan color. Mr. Aungst wants administration to review that at the time of final site plan approval. Mr. Jones said he can most certainly look into the color during final site plan approval.

1276.15 allows the modification on the footcandles per Mr. Incorvaia. Chairman Shirilla said that is a total of 3 modifications that will be required.

Vice-Chairman Saeger wanted to confirm that the setback was only for Warren Drive? Mr. Jones said that is correct.

Staff Review Comments:

1. The structure is located 74.2' from the Warren Drive front yard setback; a maximum of 60' is permitted by Section 1260.05(a)(2)(C). Additionally, Section 1260.07(a) requires that a minimum of 2/3's of a building's street façade shall fall within the front yard zone established in Section 1260.05(a)(2)(C). In accordance with Section 1260.07(c), the Planning Commission has approved 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 front 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. A bike rack is indicated near the northeast corner of the patio.
- (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), which states a minimum of 1,220 sq. ft. (61 parking spaces x 20 sq. ft.) of interior landscaping is required; doubling that amount equals 2,440 sq. ft.; 2,677 sq. ft. has been provided.

2. The drive on Warren Drive is indicated with a 41' width at the right-of-way, which exceeds the maximum 30' width permitted by Table 1276-4. In order to accommodate the turning radius for delivery truck traffic (no semi-trucks), the drive width will need to exceed Code. The Planning Commission, as permitted by Section 1276.15(b), may modify the specific standards of this Chapter and has approved a less restrictive parking or site design improvement because this is an individual, unique situation 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 width at the right-of-way for the right-out drive on Center Road is 15' and the two-way drive width is 24', in compliance with the minimum 20' width and maximum 30' width allowed by Table 1276-4. Provide the width at the curb for the one-way and two-way traffic drives on Center Road, along with the shared access drive on Warren Drive; the above Table permits a minimum width of 30' and a maximum of width of 45'.

3. The public walk is shown partially on private property on Center Road, and entirely on private property on Warren Drive; therefore, a sidewalk easement is required along the Center Road and Warren Drive frontages. The applicant will take the proper measures in getting the easement.
4. Sheet L.1 (landscape plan) shall be revised to indicate 61 parking spaces for the interior landscaping calculations, instead of 55 spaces. The applicant agreed this was a typo and will be fixed on the final site plan.

5. A photometrics plan has been submitted indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a), and complies with the maximum one (1) footcandle along the north property line adjacent to the residential district, as required by Section 1276.14(d). However, the average illumination level of the parking lot is 2.5 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c). The Planning Commission has agreed to make a modification to allow the average 2.5 footcandle.

Staff Recommendations:

Staff recommends approval of the detailed site plan, pending the Planning Commission's modifications on the Warren Drive front yard setback and the Warren Drive driveway width right-of-way, and provided the above items are addressed.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO APPROVE THE DETAILED SITE PLAN FOR CULVER'S RESTAURANT, 3721 CENTER ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: REGARDING STAFF REVIEW COMMENT NUMBER 1 IN REGARDS TO A MODIFICATION REQUIRED FOR THE 74.2' FOR THE FRONT YARD SETBACK, THE PLANNING COMMISSION FINDS THAT NUMBER 3 APPLIES WHICH IS CONCERNING THE UNIQUE CHARACTERISTICS OF THE BUSINESS OR THE SITE. AS REQUIRED BY SECTION 1260.07(d) THE PLANNING COMMISSION HAS FOUND THAT NUMBER 2 WHICH IS THE NEGATIVE EFFECTS OF GREATER BUILDING YARDS, INCLUDING, WITHOUT LIMITATION, THE IMPAIRMENT OF PEDESTRIAN ACTIVITY AND STREETSAPES 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). AS FOR THE REQUIREMENTS TO MITIGATE THE EFFECT OF THAT CHANGE AS REQUIRED IN 1260.07(e) THE APPLICANT WILL PROVIDE A BIKE RACK AND TWICE THE AMOUNT OF MINIMUM LANDSCAPING. REGARDING COMMENT NUMBER 2 REGARDING THE MODIFICATION FOR THE 41' ON WARREN DRIVE AT THE RIGHT-OF-WAY, PER ENGINEERING THIS IS SOMETHING THAT IS REQUIRED FOR THAT SITE; THEREFORE, PLANNING COMMISSION IS APPROVING THAT MODIFICATION. BEFORE THE FINAL APPROVAL THE APPLICANT WILL COMPLY WITH THE EASEMENT THAT IS REQUIRED FOR THE PUBLIC WALK. APPLICANT WILL CORRECT THE TYPO ON SHEET ONE REGARDING THE 61 PARKING SPACES, NOT 55. REGARDING THE PHOTOMETRICS, THE PLANNING COMMISSION IS APPROVING A MODIFICATION ON THE AVERAGE 2.5 FOOTCANDLES, WHICH EXCEEDS THE MAXIMUM 2.4 AVERAGE FOOTCANDLES. IN ADDITION, THE APPLICANT HAS AGREED TO DIM THE FOOTCANDLES BY A 50 PERCENT REDUCTION 1 HOUR AFTER CLOSING. LASTLY, THE APPLICANT HAS ACKNOWLEDGED THAT EIFS IS NOT TO BE USED ON THE DUMPSTER ENCLOSURE AND THEY WILL NEED TO CONSTRUCT THE DUMPSTER ENCLOSURE OF MANONRY AND THIS WILL BE APPROVED BY ENGINEERING DURING FINAL SITE PLAN APPROVAL.

EVERYTHING IS SUBJECT TO FINAL ENGINEERING APPROVAL. THE APPLICANT WAS ASKED TO PROVIDE THE LOCATION OF THE TRANSFORMER PAD, UTILITY INPUTS AND METERS TO THE BUILDING AND THAT WILL BE REVIEWED BY THE ENGINEER. REGARDING THE SCIENCE ON THE SOUTH SIDE, CHAIRMAN SHIRILLA HAS ASKED THAT ONE BE PUT BETWEEN EACH WINDOW ON THE SOUTH SIDE AND TO CONTINUE THE FLOW TO THE REST OF THE FACADES. SIZING TO BE PROPORTIONAL TO THE WALL.

Vice-Chairman Saeger wanted to add that he wanted to know where the meter was going to be located on the building and should have talked about that during the meeting. The applicant stated it was on the west elevation and they would provide screening to screen it. THIS IS NOT PART OF THE MOTION.

Mr. Rocha seconded.
4 Nays, 0 Nays

Item 4 (c)

Regarding the discussion plan – Mapleside Farms SPD-10. Tom Ludwig, Travis Crane and Greg Clement were present.

Mapleside Farms

(Discussion plan)

Location: 242, 250, 294, 296 and 298 Pearl Road; and 4532 and 4556 Boston Road
C-G & R-R Districts
Proposed Special Planning District No. 10

Tom Ludwig, Travis Crane and Greg Clement were present. Mr. Crane talked about how Mr. Clement approached him awhile back and they discussed whether or not an SPD would make sense. Mr. Clement said he was born and raised in Brunswick and has seen this property evolve over the past 50 years. Mr. Clement talked about all the things they have done with the property so far. Mr. Clement also emphasized this is more of a 10-year plan for them in regards to the changes they want to make to Mapleside. Mr. Ludwig talked about the corridor plan in regards to more than one business. They are not presenting a project at this time; they are presenting an illustration of ideas that could happen in the future.

Chairman Shirilla wanted to know what the applicant felt was the goal of this evening's meeting. Mr. Ludwig said they would like to hear the Commission's thoughts on whether they believe this can be an SPD. Mr. Crane said he would like to know this evening if they do meet the requirements of becoming an SPD.

Chairman Shirilla asked Mr. Jones if currently they are zoned C-G and R-R? Mr. Jones answered yes. Chairman Shirilla asked Mr. Incorvaia what types of businesses can take place in those districts? Mr. Incorvaia listed all the businesses that are permissible in those 2 districts from the Code.

Chairman Shirilla asked what the motive would be to go with an SPD for Mapleside Farms. He felt that the SPD would be in Mapleside's advantage to become an SPD but didn't hear the applicant talk about cottages, boutiques, etc. Chairman Shirilla understands that they would need many variances at multiple times to do what they want to do. Chairman Shirilla understands that this is a smart play on what they are trying to accomplish. From a zoning standpoint it is a definite advantage.

Vice-Chairman Saeger said he has been living in Brunswick since 2004. One of the things they acknowledged was Mapleside when they moved here from Michigan. He feels this is a jewel of the city and with that said it would be in everyone's best interest to enhance the property for the community. He is in favor of them asking for the SPD so that the property is protected for many years down the road.

Chairman Shirilla mentioned that when Mr. Incorvaia talked about an R-R district and that could potentially simply be a parking lot within that zoning district, he also is in favor of protecting this at a zoning standpoint.

Chairman Shirilla talked about 1268.01 and the purpose of an SPD. He asked Mr. Incorvaia if these are the 5 pieces of criteria within the staff report that provide guidance of an SPD. Mr. Incorvaia answered yes that is correct.

Chairman Shirilla went over all 5 comments of the staff report and asked the Commission if anyone felt they do not meet the requirements and qualifications of an SPD. Mr. Hasan said he agrees they do meet the qualifications. Mr. Incorvaia said because this is a discussion plan the Commission cannot approve or move to City Council tonight in regards to approving an SPD but can consider whether they believe they meet the qualifications.

Mr. Lambert wanted to emphasize section(d) in regards to working with the city. He also feels that they qualify but is apprehensive because there is no plan in play right now.

Mr. Incorvaia felt those were great comments but first there has to be a conceptual plan that has to be put together, then they would have to come back to Planning Commission and have a public hearing before even getting moved to City Council for approval.

Mr. Hasan said he really likes the plan and vision. He would suggest that maybe they specifically address things that aren't in that plan but to show that they are going to preserve that central piece.

Chairman Shirilla had a couple questions: Providing a serene background ranging from 12 to 14 months? Does that mean housing for people that work there? Mr. Clement said the barns would be phase one of this vision. In regards to the cottages, short term like 1- or 2-night stays. Mid-term would be 1 to 12 months. He would like the cities input on how they felt about short-, mid- and long-term rentals. Chairman Shirilla wanted to know if these cottages would be used by orchard workers? Mr. Clement

answered it would be a mixture of people. Mr. Aungst said as far as how the city feels, he feels this property is very unique and understands that rentals provide revenue for the property.

Mr. Rocha is in favor of this project and how it brought something to that section of Pearl Road.

Mr. Lambert feels they are going to get some pushback on this project if they start putting townhouses on this property which he saw in the plan.

Vice-Chairman Saeger felt that the Planning Commission is in favor of an SPD at this point but feels that the design guidelines are not where they need to be as far as a zoning standpoint. Mr. Jones agreed and said density would be something to consider or possibly uses such as retail.

Mr. Hasan said the easiest thing for them would be to look at examples of some of the other SPD'S in the Code. Chairman Shirilla said they could also hire an outside consultant to come up with the guidelines.

There were many discussions between the applicant and the Planning Commission on what the Planning Commission expects them to do next in this process and how they need to start building the framework within their conceptual guidelines.

Mr. Incorvaia said the Commission could move to another discussion plan, it could be tabled or they could request to move forward with a consultant and a public hearing.

The applicants decided they would like to table and have some meetings with administration and then come back to Planning Commission with another discussion plan.

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 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.
- 3. Will the Cottages at Mapleside be used for long-term or short-term rentals?

Staff Recommendations:

Staff withholds recommendation, pending the Planning Commission's ruling if the requirements of a Special Planning District have been met.

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO TABLE AT THE REQUEST OF THE APPLICANT FOR MAPLESIDE FARMS SPD-10, 242, 250, 294, 296 AND 298 PEARL ROAD AND 4532 AND 4556 BOSTON ROAD, BRUNSWICK, OHIO.

Mr. Rocha seconded.
4 Nays, 0 Nays

Item 5

Old Business – There was no old business.

Item 6

New business – Site plan review for Chappelle Roofing concrete pad and outdoor storage. Discussion plan for Reline Inc. on West 130th. Revised discussion plan and development guidelines for New Brunswick Development SPD-9. Lastly, under old

business we will have the Brunswick High School Administrative building proposing a façade change on their building.

Item 7

Public Comment Period – There were no public comments.

Item 8

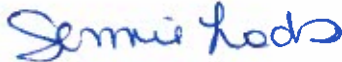
Council Representative's Report – There was no report.

MR. ROCHA MADE A MOTION TO ADJOURN

Vice-Chairman Saeger seconded the motion. The vote was 4 Ayes 0 Nays.

The meeting was adjourned at 10:01 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

June 6, 2024

Laurel Hill Apartments clubhouse

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

Location: 4375 Laurel Road
C-G District and R-M District

Proposed Use & Background:

The Planning Commission, at their meeting on April 18, 2024, moved the discussion plan to a detailed site plan to construct a 2,684 sq. ft. private recreation clubhouse on the Laurel Hill Apartments site that will be located 135.09' from the Laurel Road right-of-way in the C-G General Commercial District. A patio with an overhead canopy is indicated by the front entrance on the south side of the building, along with an auxiliary patio on the east side of the clubhouse that will be enclosed with a 4' high ornamental fence. The service entrance will be on the north side of the structure with an 18.66' wide drive constructed with heavy-duty asphalt pavement.

Privately-owned recreational facilities are a conditionally permitted use in the C-G General Commercial District, pursuant to Section 1260.04(e), subject Section 1274.08(a), (d), and (g) of the Zoning Code. As required by Section 1274.08(a) of the Zoning Code, the clubhouse is located a minimum of 100' from a residential district or from a multifamily property line.

Forty-eight (48) parking spaces will be removed. Ten new spaces, consisting of four spaces south of the recreation center, including two handicap spaces (one van-accessible), and six EV charging station spaces north of the service entrance, will be added to the site. The new parking spaces measure 9' wide x 20' long, in compliance with Table 1276-3. There are 700 existing parking spaces; with the removal of 48 spaces and the addition of 10 new spaces, there will be a total of 656 spaces for 264 apartments, which complies with the minimum 528 spaces required by Table 1276-1(a)(2). A 6' wide concrete walk for pedestrian access is shown leading from the recreation center to the four new parking spaces, pursuant to Section 1278.09(d).

A portion of the Staff Review Comments from the April 18th meeting have been addressed as follows:

1. Two handicap spaces are indicated on the site plan; one of the spaces is van-accessible, in accordance with Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code.
2. A color rendering of the clubhouse has been submitted to ensure compatibility with the surrounding buildings, pursuant to Section 1278.08(d) and (e). As the Laurel Road

As required by Section 1260.07(d), before approving a front yard or front yard parking zone width 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 zone 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 200 sq. ft. required by Section 1282.08(b); 500 sq. ft. of interior landscaping has been provided, which meets the minimum 400 sq. ft. needed (2 x 200 sq. ft.).
2. The clubhouse shall be classified as a private recreational facility, provided it is only for the use of Laurel Hill Apartments residents; signage shall be added to this effect.
 3. Pursuant to Section 1292.03, EV charging stations are a conditionally permitted use in the C-G District. Further details for the charging stations will be required to ensure compliance with Section 1292.03(a)(3), which will require a public hearing.
 4. All requirements shall be adhered to on the conditional zoning certificate.
 5. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, pending the Planning Commission’s ruling on the front yard setback modification, and provided the above items are addressed.

the Warren Drive right-of-way. Additionally, a minimum of 377.8 sq. ft. of landscaping is required for the Center Road front yard; 3,531 sq. ft. has been provided, including trees from Plant List "B" installed 20' to 30' on-center and shrubs from Plant Lists "D" or "E" planted 3' to 4' on-center in the minimum 10' wide landscape strip adjacent to the Center Road right-of-way. Notations reflecting the above are indicated on Sheet L.10 (landscaping plan).

5. In order to receive a Warren Drive front yard building setback modification, pursuant to Section 1260.07(e), interior landscaping equal to twice the minimum requirements in Section 1282.08(b), which states a minimum of 1,220 sq. ft. (61 parking spaces x 20 sq. ft.) of interior landscaping is required; doubling that amount equals 2,440 sq. ft.; 2,677 sq. ft. has been provided, including 9 trees from Plant List "A" and 37 shrubs from Plant Lists "D" or "E".
6. As required by Section 1278.09(d), pedestrian access is indicated to Warren Drive and Center Road. The sidewalk on Warren Drive has been extended to the end of the property, and the sidewalk on Center Road has been moved further east to avoid the drive-thru order waiting area. Also, the crosswalk to Warren Drive and Center Road has been signed and marked so it is prominently displayed for safety visibility.
7. A traffic impact study has been submitted for the full entrance in and right-out driveways on Center Road, including the traffic signal at Warren Drive and Center Road, to determine if a single southbound lane on Warren Drive is adequate for the increase in traffic resulting from the development of this site.
8. The connection on the shared eastern drive for a future tenant will necessitate a front yard setback modification, pursuant to Section 1260.07(c), (d), and (e), as stated above. The Planning Commission determined this condition could be eliminated at this time.

Staff Review Comments:

1. The structure is located 74.2' from the Warren Drive front yard setback; a maximum of 60' is permitted by Section 1260.05(a)(2)(C). Additionally, Section 1260.07(a) requires that a minimum of 2/3's of a building's street façade shall fall within the front yard zone established in Section 1260.05(a)(2)(C). 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 front yard.

The width at the right-of-way for the right-out drive on Center Road is 15' and the two-way drive width is 24', in compliance with the minimum 20' width and maximum 30' width allowed by Table 1276-4. Provide the width at the curb for the one-way and two-way traffic drives on Center Road, along with the shared access drive on Warren Drive; the above Table permits a minimum width of 30' and a maximum of width of 45'.

3. The public walk is shown partially on private property on Center Road, and entirely on private property on Warren Drive; therefore, a sidewalk easement is required along the Center Road and Warren Drive frontages.
4. Sheet L.1 (landscape plan) shall be revised to indicate 61 parking spaces for the interior landscaping calculations, instead of 55 spaces.
5. A photometrics plan has been submitted indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a), and complies with the maximum one (1) footcandle along the north property line adjacent to the residential district, as required by Section 1276.14(d). However, the average illumination level of the parking lot is 2.5 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c).

Staff Recommendations:

Staff recommends approval of the detailed site plan, pending the Planning Commission's modifications on the Warren Drive front yard setback and the Warren Drive driveway width right-of-way, and provided the above items are addressed.

Mapleside Farms SPD-10

(Discussion plan)

Location: 242, 250, 294, 296, and 298 Pearl Road; and 4532 and 4556 Boston Road
C-G & R-R Districts
Proposed Special Planning District No. 10

Proposed Use & Background:

Pursuant to Section 1268.04 of the Zoning Code, a conceptual plan and design guidelines have been submitted for the proposed Mapleside Farms Special Planning District No. 10 to rezone the following eight existing parcels from the C-G General Commercial District and R-R Rural Residential District to a SPD: Permanent Parcel Nos. 003-18A-13-001, 003-18A-13-002, 003-18A-13-003, 003-18A-13-006, 003-18A-13-009, 003-18A-15-008, 003-18A-49-004, and 003-18A-49-005, for a total of 110.7838 acres, which meets the minimum 10 acres to establish a SPD required by Section 1268.05(a), located at 242, 250, 294, 296, and 298 Pearl Road; and 4532 and 4556 Boston Road.

The minimum front yard setback from the Pearl Road right-of-way will be 30', and the minimum front yard setback from the Boston Road right-of-way will be 50'. Minimum boundary setbacks from residential areas will be 50' and 15' from commercial areas.

- (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.
3. Will the Cottages at Mapleside be used for long-term or short-term rentals?

Staff Recommendations:

Staff withholds recommendation, pending the Planning Commission's ruling if the requirements of a Special Planning District have been met.

PLANNING COMMISSION STAFF REPORT

June 6, 2024

Laurel Hill Apartments clubhouse

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

Location: 4375 Laurel Road
C-G District and R-M District

Proposed Use & Background:

The Planning Commission, at their meeting on April 18, 2024, moved the discussion plan to a detailed site plan to construct a 2,684 sq. ft. private recreation clubhouse on the Laurel Hill Apartments site that will be located 135.09' from the Laurel Road right-of-way in the C-G General Commercial District. A patio with an overhead canopy is indicated by the front entrance on the south side of the building, along with an auxiliary patio on the east side of the clubhouse that will be enclosed with a 4' high ornamental fence. The service entrance will be on the north side of the structure with an 18.66' wide drive constructed with heavy-duty asphalt pavement.

Privately-owned recreational facilities are a conditionally permitted use in the C-G General Commercial District, pursuant to Section 1260.04(e), subject Section 1274.08(a), (d), and (g) of the Zoning Code. As required by Section 1274.08(a) of the Zoning Code, the clubhouse is located a minimum of 100' from a residential district or from a multifamily property line.

Forty-eight (48) parking spaces will be removed. Ten new spaces, consisting of four spaces south of the recreation center, including two handicap spaces (one van-accessible), and six EV charging station spaces north of the service entrance, will be added to the site. The new parking spaces measure 9' wide x 20' long, in compliance with Table 1276-3. There are 700 existing parking spaces; with the removal of 48 spaces and the addition of 10 new spaces, there will be a total of 656 spaces for 264 apartments, which complies with the minimum 528 spaces required by Table 1276-1(a)(2). A 6' wide concrete walk for pedestrian access is shown leading from the recreation center to the four new parking spaces, pursuant to Section 1278.09(d).

A portion of the Staff Review Comments from the April 18th meeting have been addressed as follows:

1. Two handicap spaces are indicated on the site plan; one of the spaces is van-accessible, in accordance with Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code.
2. A color rendering of the clubhouse has been submitted to ensure compatibility with the surrounding buildings, pursuant to Section 1278.08(d) and (e). As the Laurel Road

street façade measures less than 60', no recesses or projections are required, pursuant to Section 1260.07(a).

3. The landscape plan (Sheet LP-2) indicates 500 sq. ft. of interior landscaping will be provided, which complies with the minimum 200 sq. ft. required by Section 1282.08(b) for the ten new parking spaces; doubling that amount, as a condition of Section 1260.07(e) for a front yard building and parking zone setback modification, equals a minimum of 400 sq. ft. Additionally, the plant species, along with the number of trees and shrubs, complies with Section 1282.08(b) and Section 1282.08(b)(2). Also, pursuant to Section 1282.06(e), a minimum 10' wide landscape strip with the required species is shown along the Laurel Road right-of-way.
4. A photometrics plan has been submitted indicating a minimum 0.6 footcandle level for parking and pedestrian areas, pursuant to Section 1276.14(a), with an average illumination level in compliance with the maximum 2.4 footcandles permitted by Section 1276.14(c).
5. There will be no dumpster for the clubhouse.
6. There will be no kitchen or food warming area, as shown on the clubhouse floor plan (Sheet A2).
7. The location of the exterior electrical service has been shown on the site plan.

Staff Review Comments:

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. Additionally, the four parking spaces south of the recreation center exceed the maximum 45' front yard parking zone width allowed by Section 1260.07(b). Furthermore, Section 1260.07(a) requires that a minimum of 2/3's of a building's street façade shall fall within the front yard zone established in Section 1260.05(a)(2)(C). 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 width 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 zone 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 200 sq. ft. required by Section 1282.08(b); 500 sq. ft. of interior landscaping has been provided, which meets the minimum 400 sq. ft. needed (2 x 200 sq. ft.).
2. The clubhouse shall be classified as a private recreational facility, provided it is only for the use of Laurel Hill Apartments residents; signage shall be added to this effect.
 3. Pursuant to Section 1292.03, EV charging stations are a conditionally permitted use in the C-G District. Further details for the charging stations will be required to ensure compliance with Section 1292.03(a)(3), which will require a public hearing.
 4. All requirements shall be adhered to on the conditional zoning certificate.
 5. Final site plan approval is subject to engineering approval.

Staff Recommendations:

Staff recommends approval of the conditional zoning certificate and detailed site plan, pending the Planning Commission’s ruling on the front yard setback modification, and provided the above items are addressed.

Culver's Restaurant
(Detailed site plan)

Location: 3721 Center Road - northeast corner of Center Road and Warren Drive
C-G District

Proposed Use & Background:

The Planning Commission, at their meeting on September 7, 2023, moved the discussion plan to a detailed site plan to construct a 4,180 sq. ft. new restaurant on a 2.5-acre site consisting of four parcels (Permanent Parcel Nos. 003-18B-44-047, 003-18B-44-048, 003-18B-44-049, and 003-18B-44-050) in the C-G General Commercial District. Restaurants are a principally permitted use in the C-G District pursuant to Section 1260.02(g) of the Zoning Code.

The building meets the minimum 30' and maximum 60' Center Road front yard setback permitted by Section 1260.05(a)(1) and (2)(B), respectively.

A portion of the September 7, 2023 Staff Review Comments have been addressed as follows:

1. The number of parking spaces has been revised to 61 spaces (previously 55 spaces) to accommodate 100 interior seats and 20 exterior patio seats, for a total of 120 seats, in compliance with the minimum 60 parking spaces required by Table 1276-1(d)(4) of the Zoning Code. Additionally, in accordance with Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code, three handicap spaces (including one van-accessible space) have been provided.
2. Section 1260.07(a) states that street facades shall be designed with offsets and other breaks in the vertical plane to create an interesting and varied streetscape. Street facades greater than 60' in length (Center Road façade measures 94'-8") shall incorporate one or more wall plane projections or recesses having a minimum depth of at least 3% (2'-10") of the street façade and extending at least 20% (18'-11") of the length of the street façade. A depth of approximately 8'-9-1/2" extending 42'-11" has been provided. The Warren Drive street façade measures less than 60' in length; therefore, no recesses or projections are required.
3. Pursuant to Section 1282.06(a), a 25' wide screening strip is indicated along the north property line adjacent to the residential homes on Warren Drive with a row of red maples from Plant List "A" and a double row of holly from Plant List "E".
4. Section 1282.06(e) states that a minimum of 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. A minimum of 160 sq. ft. is required for the Warren Drive front yard; 945 sq. ft. has been provided, including trees from Plant List "B" installed 20' to 30' on-center and shrubs from Plant Lists "D" or "E" planted 3' to 4' on-center in the minimum 10' wide landscape strip adjacent to

the Warren Drive right-of-way. Additionally, a minimum of 377.8 sq. ft. of landscaping is required for the Center Road front yard; 3,531 sq. ft. has been provided, including trees from Plant List "B" installed 20' to 30' on-center and shrubs from Plant Lists "D" or "E" planted 3' to 4' on-center in the minimum 10' wide landscape strip adjacent to the Center Road right-of-way. Notations reflecting the above are indicated on Sheet L.10 (landscaping plan).

5. In order to receive a Warren Drive front yard building setback modification, pursuant to Section 1260.07(e), interior landscaping equal to twice the minimum requirements in Section 1282.08(b), which states a minimum of 1,220 sq. ft. (61 parking spaces x 20 sq. ft.) of interior landscaping is required; doubling that amount equals 2,440 sq. ft.; 2,677 sq. ft. has been provided, including 9 trees from Plant List "A" and 37 shrubs from Plant Lists "D" or "E".
6. As required by Section 1278.09(d), pedestrian access is indicated to Warren Drive and Center Road. The sidewalk on Warren Drive has been extended to the end of the property, and the sidewalk on Center Road has been moved further east to avoid the drive-thru order waiting area. Also, the crosswalk to Warren Drive and Center Road has been signed and marked so it is prominently displayed for safety visibility.
7. A traffic impact study has been submitted for the full entrance in and right-out driveways on Center Road, including the traffic signal at Warren Drive and Center Road, to determine if a single southbound lane on Warren Drive is adequate for the increase in traffic resulting from the development of this site.
8. The connection on the shared eastern drive for a future tenant will necessitate a front yard setback modification, pursuant to Section 1260.07(c), (d), and (e), as stated above. The Planning Commission determined this condition could be eliminated at this time.

Staff Review Comments:

1. The structure is located 74.2' from the Warren Drive front yard setback; a maximum of 60' is permitted by Section 1260.05(a)(2)(C). Additionally, Section 1260.07(a) requires that a minimum of 2/3's of a building's street façade shall fall within the front yard zone established in Section 1260.05(a)(2)(C). 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 front 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. A bike rack is indicated near the northeast corner of the patio.
- (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), which states a minimum of 1,220 sq. ft. (61 parking spaces x 20 sq. ft.) of interior landscaping is required; doubling that amount equals 2,440 sq. ft.; 2,677 sq. ft. has been provided.

2. The drive on Warren Drive is indicated with a 41' width at the right-of-way, which exceeds the maximum 30' width permitted by Table 1276-4. In order to accommodate the turning radius for delivery truck traffic (no semi-trucks), the drive width will need to exceed Code. The Planning Commission, as permitted by Section 1276.15(b), 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. A concurring vote of three members of the Planning Commission shall be required to approve a less restrictive improvement.

The width at the right-of-way for the right-out drive on Center Road is 15' and the two-way drive width is 24', in compliance with the minimum 20' width and maximum 30' width allowed by Table 1276-4. Provide the width at the curb for the one-way and two-way traffic drives on Center Road, along with the shared access drive on Warren Drive; the above Table permits a minimum width of 30' and a maximum of width of 45'.

3. The public walk is shown partially on private property on Center Road, and entirely on private property on Warren Drive; therefore, a sidewalk easement is required along the Center Road and Warren Drive frontages.
4. Sheet L.1 (landscape plan) shall be revised to indicate 61 parking spaces for the interior landscaping calculations, instead of 55 spaces.
5. A photometrics plan has been submitted indicating a minimum 0.6 footcandle lighting level for parking and pedestrian areas, pursuant to Section 1276.14(a), and complies with the maximum one (1) footcandle along the north property line adjacent to the residential district, as required by Section 1276.14(d). However, the average illumination level of the parking lot is 2.5 footcandles, which exceeds the maximum 2.4 footcandles permitted by Section 1276.14(c).

Staff Recommendations:

Staff recommends approval of the detailed site plan, pending the Planning Commission's modifications on the Warren Drive front yard setback and the Warren Drive driveway width right-of-way, and provided the above items are addressed.

Mapleside Farms SPD-10

(Discussion plan)

Location: 242, 250, 294, 296, and 298 Pearl Road; and 4532 and 4556 Boston Road
C-G & R-R Districts
Proposed Special Planning District No. 10

Proposed Use & Background:

Pursuant to Section 1268.04 of the Zoning Code, a conceptual plan and design guidelines have been submitted for the proposed Mapleside Farms Special Planning District No. 10 to rezone the following eight existing parcels from the C-G General Commercial District and R-R Rural Residential District to a SPD: Permanent Parcel Nos. 003-18A-13-001, 003-18A-13-002, 003-18A-13-003, 003-18A-13-006, 003-18A-13-009, 003-18A-15-008, 003-18A-49-004, and 003-18A-49-005, for a total of 110.7838 acres, which meets the minimum 10 acres to establish a SPD required by Section 1268.05(a), located at 242, 250, 294, 296, and 298 Pearl Road; and 4532 and 4556 Boston Road.

The minimum front yard setback from the Pearl Road right-of-way will be 30', and the minimum front yard setback from the Boston Road right-of-way will be 50'. Minimum boundary setbacks from residential areas will be 50' and 15' from commercial areas.

The proposed SPD will have several components as follows: The Barns at Mapleside; The Cottages at Mapleside; The Residences at Mapleside; and The Wellness Lodge. The design for these structures will incorporate rustic construction, including wooden walls, gabled roofs, stone accents, and large glass windows to take advantage of the scenery on the property. The Barns at Mapleside will contain Barns 1 and 2, located at southeast section of the site, measuring 5,000 sq. ft. each; and Barn 3, near the northern property line, measuring 4,000 sq. ft. These structures will house multipurpose commercial and retail uses to support the cultivation, production, and storage needs of Mapleside Farms. They will also include agricultural products, winery operations, farm-to-table restaurants, and artisan markets.

The Cottages at Mapleside, measuring 960 sq. ft. each, with a maximum density of 8 units per acre, are located in two areas on the site; The Cottages "Site A" at the southwest corner of the property, south of the irrigation pond, will consist of 37 cottages on 11 acres; and The Cottages "Site B", at the northeast section of the site, will contain 13 cottages on 5.7 acres. These cottages will be one to two-story rental units, along with guest accommodations.

The Residences at Mapleside, situated at the southeast corner of the site, will contain twelve rental units measuring 900 sq. ft. each, for short-term use ranging from one to twelve months to house seasonal workers. Also, there are six rental units north of the landscaped roundabout.

The Wellness Lodge, located near the southeast section of the property behind the existing Mapleside retail buildings, will be a 4-story 10,000 sq. ft. facility consisting of retail shops on the ground floor, and a boutique hotel on the upper three floors.

There is an existing stream and forested floodplain situated at the northeast corner of the site, along with an irrigation pond near the southwest portion of the property.

Three pavilions and picnic areas are indicated north of the irrigation pond. Additionally, there is a festival/amenity area shown east of The Cottages "Site A".

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 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.
- 3. Will the Cottages at Mapleside be used for long-term or short-term rentals?

Staff Recommendations:

Staff withholds recommendation, pending the Planning Commission's ruling if the requirements of a Special Planning District have been met.