

BRUNSWICK CITY PLANNING COMMISSION

November 7, 2024 - Caucus

6:40 p.m.

Attendance:

Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Joe Delsanter, Council Representative
Jenny Zoldak, City Engineer
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
John Fadel, Brunswick
Jim Yorks, Amherst, OH
Jeff Kaltenstein, Brunswick, OH
Judy Oriold, Brunswick, OH
Todd Handlin, Brunswick, OH
Scott Naelir, 369 Crestway Oval, Brunswick, OH
Kevin Shimrick, 5325 Sleepy Hollow, Brunswick, OH
Nick Hanek, 4326 Cherryshire, Brunswick, OH
Keith Kuczma, 4300 Shenandoah Pkwy., Brunswick, OH
Paul & Tanya Longfellow, 4424 Center Road, Brunswick, OH
Randy Monahan, 1418 Pearl Road
Lynette Ozanich, 1407 Jefferson
Aaron Ozanich, 1407 Jefferson
Madisyn Woodring, 885 W. Liberty Street
Gerry Jolly, 1429 Jefferson
Barbara Rocha, 989 Substation Road
Paul Lewndowski, 810 Amherl
Esa & Gina Zaboura, 1480 Pearl Road
Kim Kocinskiu, 1197 Ridgeview Drive
Paul Geballa, 1197 Ridgeview Drive
Lee Holstein, 1258 Pearl Road
Arlene Robertson, 4408 Center Road

Vice-Chairman Saeger called the meeting to order at 6: p.m.

The first item was **Brunswick Toyota**

(Discussion Plan)

Location: 3041 Center Road

C-H District

The second item was **New Brunswick Development SPD-9**

(Revised discussion plan)

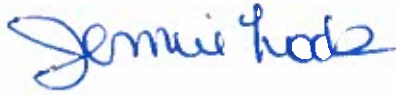
Location: North of Brunswick Plaza, 1480 Pearl Road, Brunswick, Ohio

Current C-G & R-M Districts

Proposed SPD-9

Vice Chairman Saeger adjourned the meeting at 6: 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

November 7, 2024

6:45 p.m.

Attendance:

Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Joe Delsanter, Council Representative
Jenny Zoldak, City Engineer
Jennie Lods, Planning and Zoning Coordinator
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Lee Holstein, 1258 Pearl Road
Arlene Robertson, 4408 Center Road

Item 1

Vice-Chairman Saeger called the meeting to order at 6:45 p.m.

Mr. Rocha made a motion to excuse Chairman Shirilla for just cause.

Mr. Hasan seconded.

4 Ayes, 0 Nays.

Miss Lods called the roll: 4 Present, 1 Absent (Chairman Shirilla)

Item 2

Announcements or Correspondence. Madam Secretary announced that there were emails that were to be shared with the developer and the Commission during the case discussion.

Item 3

Approval of October 17, 2024 minutes.

MR. ARONA MOTIONED TO APPROVE THE MINUTES FROM OCTOBER 17, 2024. MR. ROCHA SECONDED THE MOTION. THE VOTE WAS 3 AYES, 1 ABSTAIN (ABBAS HASAN) 2 CHANGES WERE NOTED ON PAGE 4 AND PAGE 7 PER MR. HASAN.

Item 4 (a)

Brunswick Toyota

(Discussion Plan)

Location: 3041 Center Road

C-H District

Regarding the discussion plan – Brunswick Toyota Mr. Yorks and Mr. Kaltenstein were present.

Mr. Yorks discussed the addition and how it was going to match the existing building. He went over the color rendering he had on display for the Commission.

Mr. Aungst stated that this was not impeding on any storm water, therefore there should not be any issues.

Mr. Hasan wanted clarification on the top elevation, where the existing building ends, can the applicant point out where the new addition begins. Mr. Yorks explained this to the Commission. Mr. Hasan wanted to know if there would be any large roof mounted equipment and Mr. Yorks answered no there would not.

Vice-Chairman Saeger stated that this appears to meet all the zoning requirements and the Board would just need to see what the building would look like.

Mr. Aungst said the administration would recommend moving this to a public hearing and detailed site plan.

Staff Review Comments:

1. Provide a color rendering of the service department addition to ensure compatibility with the existing building, pursuant to Section 1278.08(e).

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing on the conditional zoning certificate, provided the above item is addressed.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN AND PUBLIC HEARING FOR BRUNSWICK TOYOTA, 3041 CENTER ROAD, BRUNSWICK, OHIO.

Mr. Hasan seconded.

4 Nays, 0 Nays

Item 4 (b)

New Brunswick Development SPD-9

(Revised discussion plan)

Location: North of Brunswick Plaza, 1480 Pearl Road

Current C-G & R-M Districts

Proposed SPD-9

Regarding the revised discussion plan – New Brunswick Development SPD9- Ian Jones, Lance Osborne and James Martinowski were present.

Mr. Jones addressed the Commission and said one of the biggest changes they made were in regards to the density and traffic concerns. Regarding the stacking area on Center Road - they have pulled the buildings a little further from the road and widened the street so they can have stacking room. There is more green space in front of the parking now. More green space up front and widening of space between the buildings. They have reduced the number of units because of this change. Another concern was providing adequate green space and they have reduced the amount of town homes in the back, dropping 6 units going from 49 to 42 townhomes. This has allowed more green space within that area. They have also recalculated the storm water area. They have pickle ball courts and a substantial area for a dog park. They have put parking spaces adjacent to that area. They have kept a walking trail and kept a connection from the town homes to the shopping plaza. They provided a 15- foot buffer area. They added a 1-acre total in green space to the development.

Mr. Osborne addressed the Commission and said he believes this plan provides good vehicular access and access to the shopping center to the South. He feels that they have proper parking from the Commercial side of the development. Patios will be the

number 1 driver of a successful restaurant and he feels they have provided those. He mentioned the tremendous walkability throughout the development. He feels the finishes will be the nicest in Brunswick and the apartments will be the best in Brunswick. He is providing maintenance free townhomes in this development.

Vice-Chairman Saeger said this overall property is private property and is not owned by the City. As the property sits right now, apartments, townhouses and retail shops are allowed there. By approving the SPD, it allows the Commission to control how the site will look. The Commission's position is to work with the developer as much as they can before they move it to City Council for approval.

Mr. Aungst said based on the administrative review, we have asked the developer to add more ingresses and egresses and the developer has done that.

Mr. Arona said the transition from the multi-family area to the townhomes looks like a much better transition. He feels that is an improvement. Coming from the Brunswick Plaza, will that require an agreement from the owner. Mr. Osborne stated they have an agreement to purchase the Brunswick Plaza from the current owner. Mr. Arona asked Ms. Zoldak, the City Engineer if she was satisfied with the turning radius within the development and she had no issues. Mr. Arona wanted to know if they were choosing both designs of homes that they proposed and Mr. Osborne said they were leaning toward one over the other because the other did not meet City Code.

Mr. Aungst asked Mr. Incorvaia if under Code 1288, (Mr. Aungst read the Code) could that part of the Code be modified if this is an SPD and Mr. Incorvaia said, yes that could be modified and put in their guidelines.

Mr. Hasan would like to second on Mr. Arona's comments about the townhouses. He would not like a large flat version of the home but would like a more in and out vertical look which is more pleasing to the eye. Mr. Hasan wanted the applicant to talk more about the entrance from Center Road and what changes would be happening before and after the development would be done? Mr. Jones answered that he believes there would be difference because they are moving the buildings back further from the road.

Mr. Aungst stated that they have saw the traffic study and they have added more ingresses and egresses. He said engineering has been working on these items. The traffic study now allows for a traffic light where it did not before. Mr. Osborne said they will have an updated traffic study to show the left lane addition.

Ms. Zoldak stated that the developer will have to show this in the plans before it could be approved. Mr. Hasan said the current study suggests that turning lane but does it suggest anything eastward. Ms. Zoldak said dedicated lanes on Pearl is an addition. There will be right and left turn only lanes.

Vice-Chairman Saeger wanted to address the comments from the staff report. He feels that this new plan allows for a lot more storm water management. Ms. Zoldak agrees.

Regarding the traffic study, it is being updated. The developer will be required to be responsible for that cost. The infrastructure has been reviewed and will be sufficient. Regarding Cleveland Water, they are in communication with City Council regarding this new development having their own laterals.

Public Comment Period was opened at 7:38 p.m.

Mr. Aungst suggested reading the letters that were emailed and the Secretary read both letters from Justin Boey.

Tanya Longfellow, 4424 Center Road was present. She wanted to know if anyone including the person behind the letter ever sees the traffic in the morning. She talked about making left turns and how dangerous it is. She has talked to every house on Jefferson and Lincoln and everyone feels it's creating too much population and they are too expensive. Regarding trees on the West side, there is an 88-year-old woman that lives there and she wants a fence instead of the trees as a buffer. This property is right on her backyard. She would like them to come up with a good buffer between the properties. She is concerned with the cost for these apartments and townhouses.

Todd Handlin, East River Road was present. He owns T & M lanes and he is in support of this project.

Scott Naelir, 369 Crestway Oval. He wants to know why this area has to change to an SPD if it currently can have the things they are proposing there now. He is also concerned about the safety of the parking lot at the bowling alley with the traffic that will be exiting that area.

Kevin Shimrick, 5325 Sleepy Hollow, he has lived in Brunswick his entire life and is in favor of this project.

Nick Hanek, 4326 Cherryshire was present. He stated that when Market 42 was going in there was not a lot of happy people and not a lot of people were happy with him. He explained why it is important to make this an SPD and the developer will work with the surrounding area. He said the voters want a more vibrant economy. He is happy with the changes the developer made.

Keith Kuczma, 4300 Shenandoah Pkwy. was present. He also is in favor of this project and explained to the residents why the Commission has control over an SPD. He feels this is a positive for the city. He also mentioned that none of this is at the expense of the residents, it's the developer's financial responsibility.

Lynette Ozanich, 1407 Jefferson Ave. was present. She personally would like to thank the developers for the changes but the main thing the residents are concerned about is the traffic there every single day. She has almost been in 3 accidents this week. She is very concerned with the traffic and the water lines on this road. She feels the whole area needs evaluated in regards to the water lines, not just that section. Her last concern was the flooding of the yards.

Paul Longfellow, 4424 Center Road was present. He suggests that if they do their traffic study to please do it in the morning hours or during rush hour. He is concerned with semi-trucks pulling into this development. As far as the buffer, a fence would be great. Would the storm water attract geese, ducks and mosquitos? Is a truck going to have enough room to turn around?

Joe Delsanter addressed the audience. He feels for years Brunswick has tried to attract this kind of development. It has come a time where the city has grown and the Pearl Road corridor is the place that needs something like this. It appears that this project is welcomed from the public but with caution. He also mentioned that the plaza that is being purchased by Mr. Osborne is in need of improvements. He said once this SPD gets started, Council will have a lot of say in the project.

Mr. Rocha said when he first moved here there were 20,000 people in Brunswick and now there is about 40,000 residents. We need to work closely especially with the engineer to move projects like this forward.

Vice-Chairman Saeger took some notes and wanted to speak on some the things that were mentioned. Vice-Chairman asked if anyone else would like to speak.

Arlene Robertson, 4408 Center Road was present. She is the 1st house west of the project. She wants to know where the exit road is coming out of this development. She also wanted to know which side of the road was going to be widened and were they going to take part of her property.

Vice-Chairman Saeger closed the public comment period at 8:18 p.m.

Vice-Chairman Saeger went over the notes: We are not here to approve the SPD this evening. The zoning comment was addressed by the councilman. How the traffic enters the townhomes from the parking lot will be the developer's responsibility to mitigate that concern. Regarding the water lines, with this development, some of these issues can be mitigated. Traffic studies have been made and another one is yet to be completed. The city acknowledges traffic concerns and these will be addressed. Ms. Zoldak agreed with Vice-Chairman Saeger. Ms. Zoldak said the traffic study is studied during an entire day, not just during certain times. Ms. Zoldak stated that regarding the ducks and mosquitos, this will not be standing water so mosquitos should not be a concern. If this becomes a problem, this will become part of the HOA agreement to mitigate the problem. Ms. Zoldak addressed the concerns with the residents being concerned with the lots that flood, she said they are very strict with the storm water and this will not be a problem as well as light pollution.

Vice-Chairman Saeger said a few items for the developers to consider would be the buffer between the properties. The turning radius within the property. The noise and light pollution. These are things that should be addressed in their guidelines. Regarding the population, he referred that to Mr. Aungst. Mr. Aungst said he is very

convinced that with the current townhomes, apartments and homes, everything is quite full and very busy and feels that there is a shortage of homes. Vice-Chairman Saeger addressed the prices of these units that were brought up by the public. Are they comparable or more expensive? Mr. Osborne stated these would be in the top 5 to 10 percent on the apartment side. The townhomes would be in the \$400,000 range. Mr. Aungst stated the current costs of townhomes and apartments in the area, not just Brunswick.

Vice-Chairman Saeger went back to the staff review comments:

They increased the landscaping; they have provided screening but we do not have a finished detailed site plan yet. They have added the connections they needed to. This is not an official public hearing so we can't make a recommendation tonight. He read the purposes of an SPD out loud for the audience. The Commission feels that the developers have met most of the requirements to become an SPD. As far as the purposes being met, they definitely have met number 1 and 3. Number 2 regarding preserving land that really does not apply. Mr. Hasan, Mr. Arona and Mr. Rocha feel that this should move forward and Vice-Chairman Saeger agrees.

No further discussions from Commission.

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.

Planning Commission has established that they meet these requirements with the exception of number 2 because that does not apply.

3. The applicant will address any revisions to the Development Guidelines and building elevations at a subsequent meeting, pending approval of the conceptual plan. The applicant will comply.
4. Increase landscaping on the west side of the apartment garages to provide greater screening for the adjacent residential properties on Center Road. The applicant has addressed this.
5. Provide landscape details regarding the type of screening in the 15' wide buffer along the west property line near the stormwater management pond to ensure there is sufficient screening for the residential homeowners on Jefferson Avenue. The applicant will provide this.
6. The "future" connection from the parking lot south of the roundabout to the existing plaza should be part of the initial development to ensure there is accessibility to the traffic light on Pearl Road. The applicant will provide this.
7. The parking lot for Building "G" should connect to the existing shopping center to provide accessibility to the Pearl Road traffic signal. The applicant will provide this.

Staff Recommendations:

Staff recommends approval of the revised conceptual plan and moving it to a public hearing, along with any necessary revisions to the Development Guidelines, pending the Planning Commission's ruling if the purpose of a Special Planning District has been met, and provided the above items have been addressed.

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO MOVE THE REVISED DISCUSSION PLAN TO A DETAILED CONCEPTUAL GUIDELINES AND PUBLIC HEARING FOR NEW

BRUNSWICK DEVELOPMENT SPD-9, NORTH OF BRUNSWICK PLAZA, 1480
PEARL ROAD, BRUNSWICK, OHIO.

Mr. Hasan seconded.

4 Ayes, 0 Nays

Item 5

Old Business – There was no old business.

Item 6

New business – Regarding the dates for next year's Planning Commission meetings, everyone was ok with the proposed dates.

MR. HASAN MADE A MOTION TO APPROVE THE PROPOSED 2025 MEETING DATES.

Mr. Arona seconded.

4 Ayes, 0 Nays.

Other new business was the Culver's outparcel rezoning.

Item 7

Public Comment Period – There were no comments from the public.

Item 8

Council Representative's Report – Per Mr. Delsanter – it was pleasing to have people come up and be involved in the process. He looks forward to the SPD coming to City Councils table.

MR. ROCHA MADE A MOTION TO ADJOURN

Mr. Hasan seconded the motion.

The vote was 4 Ayes 0 Nays.

The meeting was adjourned at 8:48 p.m.

Respectfully,


Jennie Lods

PLANNING COMMISSION STAFF REPORT

November 7, 2024

Brunswick Toyota

(Discussion plan)

Location: 3041 Center Road
C-H District

Proposed Use & Background:

An application has been submitted to construct a 4,480 sq. ft. service department addition on the south side of the existing building. Existing concrete pavement, two bollards, and a catch basin will be removed. The addition will consist of new service bays and new oil storage tanks.

The service department addition will be constructed with split-face concrete masonry blocks from grade level to a 72" height and white metal siding that will match the existing dealership, as required by Section 1278.08(e) of the Zoning Code.

Automotive repair and new and/or used vehicle sales are conditionally permitted uses in the C-H Highway Interchange Commercial District, pursuant to Section 1258.03(h) and (i), respectively, subject to Section 1274.08(a), (d), (f), and (g).

Staff Review Comments:

1. Provide a color rendering of the service department addition to ensure compatibility with the existing building, pursuant to Section 1278.08(e).

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan and public hearing on the conditional zoning certificate, provided the above item is addressed.

New Brunswick Development

(Revised discussion plan)

Location: North of Brunswick Plaza (1480 Pearl Road)
Current zoning C-G and R-M Districts
Proposed SPD-9

Proposed Use & Background:

The Planning Commission, at their meeting on June 20, 2024, tabled the New Brunswick Development discussion plan and development guidelines to rezone approximately 28.2141 acres from the existing C-G General Commercial District and R-M Medium Density Residential District to create Special Planning District No. 9, consisting of six parcels as follows: Permanent Parcel Nos. 003-18C-02-072, 003-18C-02-081, 003-18C-02-082,

003-18C-02-089, 003-18C-02-011, and 003-18C-02-108, which meets the minimum 10 acres to establish an SPD required by Section 1268.05(a) of the Zoning Code.

The development will consist of 43 two-story (previously 49 three-story) attached residential townhomes with attached garages, and 239 (previously 245) residential apartments consisting of two 3-story buildings, for a total of 60 units (formerly 66 units); and four 4-story buildings containing a total of 179 units, including 7 detached garages. Three of the 4-story buildings will have garages below the first floor. Retail space along Center Road will remain at 8,140 sq. ft. for Building "A" at the northwest corner of the site and 6,743 sq. ft. for Building "B" at the northeast corner of the property. The 6,000 sq. ft. Building "G" remains the same size at the southeast corner of the site near Pearl Road.

The maximum density of the residential townhomes remains at 6 units per acre with a density shown at 5 units per acre (decreased from 5.6 units), along with approximately 8.6 acres of community area (previously 8.7 acres). The maximum density of the residential apartments remains at 25 units per acre with a density indicated at 20.8 units per acre (previously 23.3 units). The maximum building height for the apartments is indicated at four-story (previously 65' height), with a maximum two-story (previously three-story) height for the townhomes. A recreation space, playground, and pickleball courts have been added with the reconfiguration of the stormwater management pond.

Regarding parking for the apartments, a total of 399 (previously 392) parking spaces will be provided consisting of 284 (previously 277) unenclosed spaces; 42 attached garage spaces; and 73 surface garage spaces. The sixteen (16) land-banked spaces are no longer shown on the site plan. For the apartment retail portion along Center Road, 92 (formerly 96) parking spaces are provided, including 52 (formerly 54) spaces for Building "A" and 40 (previously 42) spaces for Building "B". The retail Building "G" 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 52 (including four handicap spaces) 60° angle parking spots, which comply with the dimensions of the above Table, located 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 pervious/open space for the residential townhomes is 6.0 acres (previously 5.3 acres), which is 70% (formerly 61%) of the 8.6 (formerly 8.7) acres dedicated for the townhomes. Also, the apartment/mixed use pervious/open space is 2.6 acres (formerly 1.9

acres) measuring 23% (previously 18%) of the 11.4 acres (formerly 10.3 acres) for the apartment areas. The total residential development area is 20 acres (formerly 19 acres), with a total pervious/open space of 8.6 acres (43%); the previously plan indicated 7.2 acres (40%), which exceeds the minimum 35% required by Section 1286.04(a) for multifamily and mixed-use development.

Staff Review Comments:

1. Pursuant to Section 1268.01, the purposes of the SPD Special Planning District are as follows:
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 - (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. The applicant will address any revisions to the Development Guidelines and building elevations at a subsequent meeting, pending approval of the conceptual plan.

4. Increase landscaping on the west side of the apartment garages to provide greater screening for the adjacent residential properties on Center Road.
5. Provide landscape details regarding the type of screening in the 15' wide buffer along the west property line near the stormwater management pond to ensure there is sufficient screening for the residential homeowners on Jefferson Avenue.
6. The “future” connection from the parking lot south of the roundabout to the existing plaza should be part of the initial development to ensure there is accessibility to the traffic light on Pearl Road.
7. The parking lot for Building “G” should connect to the existing shopping center to provide accessibility to the Pearl Road traffic signal.

Staff Recommendations:

Staff recommends approval of the revised conceptual plan and moving it to a public hearing, along with any necessary revisions to the Development Guidelines, pending the Planning Commission’s ruling if the purpose of a Special Planning District has been met, and provided the above items have been addressed.