

BRUNSWICK CITY PLANNING COMMISSION

December 19, 2024 - Caucus

6:44 p.m.

Attendance:

Joseph Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Brandon Lambert, Council Representative
Matt Jones, City Engineer
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Greg Clement, 294 Pearl Road
Mark Shaw, 20346 Boston Road
Terry Kubiak, 20274 Boston Road
Nancy Zelei, 4689 Doral Drive
Travis Crane, 1310 Sharon Copley
Tom Ludwig, 1310 Sharon Copley
Susan & Ernest Oelbracht, 4452 Boston Road
Dale & Denise Howe, 261 Marlee Court
Ferris Kleem, 151 Lou Groza
Joseph Aoun, 14961 Larkfield Drive
Greg, 43 E. Bridge
Terry Spilker, 151 Lou Groza

Vice-Chairman Saeger started the Caucus and called the meeting to order at 6:44 p.m.

The first item was **Herris Properties addition**

(Public Hearing, conditional zoning certificate and detailed site plan)

Location: 1240 Industrial Parkway North

C-H District

Ms. Lods read from the Staff Report. Mr. Aungst stated that administration is for this project.

The second item was **Mapleside Farms**

(Public hearing – rezoning, conceptual plan and development guidelines)

Location: 242, 250, 294, 296, and 298 Pearl Road; and 4532 and 4556 Boston Road, Brunswick, Ohio

Proposed SPD-10

Ms. Lods said the Planning Commission needs to decide if this warrants an SPD. Vice-Chairman Saeger said tonight will be the public hearing for this case. Mr. Aungst stated this needs some minor modifications. Chairman Shirilla wanted to know what the red lines were and Mr. Aungst said some updates. Chairman Shirilla believes that this property based on all the witness tests fits the criteria. Mr. Arona said regarding the supplemental requirements on page 2, this may be a question for Mr. Incorvaia.

Chairman Shirilla adjourned the meeting at 6:51 p.m.

Respectfully,


Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

December 19, 2024

7:02 p.m.

Attendance:

Joseph Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Brandon Lambert, Council Representative
Matt Jones, City Engineer
Jennie Lods, Planning and Zoning Coordinator
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Joseph Aoun, 14961 Larkfield Drive
Greg, 43 E. Bridge
Terry Spilker, 151 Lou Groza

Item 1

Chairman Shirilla called the meeting to order at 7:02 p.m.

Miss Lods called the roll: 5 Present, 0 Absent

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of December 5, 2024 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM DECEMBER 5, 2024.

VICE-CHAIRMAN SAEGER SECONDED THE MOTION. THE VOTE WAS 4 AYES, 1 ABSTAIN (JEFF ARONA)

Item 4 (a)

Herris Properties addition

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

Location: 1240 Industrial Parkway North

C-H District

Regarding the Public hearing, conditional zoning certificate and detailed site plan was Mr. Joseph Aoun was present.

Mr. Aoun described the project to the Planning Commission members. Mr. Aungst described the location of the property. Chairman Shirilla wanted to know what type of business this was. Mr. Aungst answered service to service repair on large vehicles with no consumer traffic. Chairman Shirilla moved on to staff review comments.

Staff Review Comments:

1. A photometrics plan has been submitted indicating an average illumination level of 3.1 footcandles for the sales lot; Section 1276.14(c) permits a maximum of 2.4 footcandles. **The applicant stated the maximum footcandle would be 2.4 and Mr. Jones will look at the adjusted values during the engineering review.**
2. Verify there is one van-accessible parking space, as required by Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code. **The applicant has provided a handicap spot.**
3. All mechanical equipment shall be screened, pursuant to Section 1282.09(a). **The applicant will not have any mechanical equipment being stored.**
4. All requirements shall be adhered to on the conditional zoning certificate. **The applicant will comply.**
5. Final approval is subject to engineering approval. **The applicant will comply.**

Staff Recommendations:

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

There were no further discussions from the Commission.

MR. ARONA MADE A MOTION TO APPROVE THE CONDITIONAL ZONING CERTIFICATE AND DETAILED SITE PLAN FOR HERRIS PROPERTIES ADDITION, 1240 INDUSTRIAL PARKWAY NORTH, BRUNSWICK, OHIO. THE APPLICANT WILL COMPLY WITH THE MAXIMUM 2.4 FOOTCANDLES AND WILL SUBMIT

ADJUSTMENTS TO ENGINEERING FOR APPROVAL. THE APPLICANT HAS PROVIDED THE HANDICAP SPOT. NUMBER 3 OF THE STAFF REPORT IS NOT APPLICABLE. THE APPLICANT WILL COMPLY WITH NUMBER 4 AND 5.

Vice-Chairman Saeger seconded.

5 Ayes, 0 Nays

Item 4 (b)

Mapleside Farms

(Public hearing – rezoning, conceptual plan and development guidelines)

Location: 242, 250, 294, 296, and 298 Pearl Road; and 4532 and 4556 Boston Road
Proposed SPD-10

Regarding the public hearing – rezoning, conceptual plan and development guidelines
Mr. Clement, Mr. Crane and Mr. Ludwig were present.

Mr. Clement gave a brief overview of the project from past to present discussing the restaurant and the land and how they acquired the property before it went into foreclosure.

Chairman Shirilla appreciated the fact that Mr. Clement shared his vision with the Planning Commission. Based on what Chairman Shirilla has read on the overview, the City of Brunswick follows a comprehensive plan. Chairman Shirilla feels that the property has unique characteristics. Pursuant to Section 1268.01 Chairman Shirilla and Mr. Arona feels that Mapleside meets all of these requirements. Vice-Chairman Saeger is in favor of the SPD but would like to hear from the public during the public hearing.

Mr. Arona would like Mr. Clement to elaborate on his vision for the Homestead conservation district. Mr. Clement stated that only 1 business could not support the entire property because it is a very expensive business to run. The goal is to create a business that has year-round income. Mr. Crane said the Homestead District is to create small homes on small lots being conservative. Mr. Arona wanted to know what community assets would this district have to the community? Mr. Clement stated selling pumpkins. Chairman Shirilla said Mr. Clement mentioned a public street? Mr. Jones said the frontage near Boston Road is in the City and Mr. Aungst said the city would support this. Chairman Shirilla wanted to know what the density would be there? Mr. Crane said the language on page 17 paragraph (a) they have 2 homes per acre. Mr. Jones said the maximum number of homes would be 34 homes. Chairman Shirilla said would D remain as open space? Mr. Crane answered yes. Mr. Crane said there would be one entrance off Boston Road and would be in the city and there would be a cul-de-sac. Mr. Clement stated this was annexed into the city around 2009. Mr. Aungst wanted Mr. Crane to state what the length of the road would be and Mr. Crane did not give a specific number. Mr. Jones said around a minimum of a 950-foot range for the

road. Mr. Aungst stated that this would have to go before the Planning Commission for approval before this would happen.

Chairman Shirilla wanted the Planning Commission to state any comments they have on this District. Mr. Hasan had some comments on the overall view. He was looking through the guidelines and normally the Planning Commission is given a detailed site plan and he understands this is a unique project. He does not want this to take away from certain things coming before the Planning Commission for approval. If the Commission approves some of the guidelines does this take away from the Planning Commissions ability to make some changes on their site plans? Mr. Incorvaia answered - what the Planning Commission would be permitting is what is currently in the guidelines currently. The current owners are not the concern, the possibility of a new owner taking over would be the concern. Mr. Aungst read some of the details regarding the tones that are in the guidelines. Mr. Incorvaia said any future owners would have to follow those guidelines. Mr. Ludwig answered they are limited to what can happen in each district. Mr. Arona feels that some of these uses should be conditionally permitted uses. Mr. Incorvaia said this would create a stricter way of looking at what would be going in the different Districts. Mr. Arona is more concerned with a different owner coming in. Chairman Shirilla referred to Mr. Incorvaia with the question of, if a different owner comes in and only wants multi-family homes because of the way it is currently written, could they? Mr. Incorvaia answered yes. Mr. Lambert stated that there is concern with moving forward that the control would be out of the Planning Commissions hands with these being principally versus conditionally permitted uses. Mr. Aungst stated if they wanted to change anything that is on the guidelines, they would have to come before the Planning Commission. Vice-Chairman Saeger wanted to ask if the Planning Commission could set a percentage allowed to be principally permitted uses. There were discussions against that idea. Chairman Shirilla felt that the entire Homestead District should all be conditionally permitted. Mr. Hasan agreed with Chairman Shirilla. Mr. Incorvaia told the Commission to consider a consultant to go through the entire list. Mr. Lambert suggested this is a simple solution to set conditions in case the property changes hands in the future. Mr. Aungst reiterated the use of a consultant per Mr. Incorvaia. Mr. Clement stated that he is not opposed to the idea of the Planning Commission setting certain things as conditionally permitted uses.

Mr. Arona stated under personal service there is a list, maybe it should be stated that anything other than what is on that list should be conditionally permitted. Mr. Incorvaia read the definition in the Brunswick Code.

Chairman Shirilla moved onto the Homestead District that was talked about earlier. He asked the Commission if there was anything in the guidelines regarding that. Mr. Aungst stated that they will still have to meet requirements with the city.

Chairman Shirilla moved onto the Homestead which is the agricultural part of the farm which appears to look untouched. Mr. Incorvaia said again, any principally permitted use can be used in that district and he read from the Code. Use of equipment that

produce noise during certain business hours, there should be some type of restriction for the noise per Incorvaia.

Chairman Shirilla opened up the public hearing at 9:26 p.m.

Susan Oelbracht, at 4452 Boston Road, the Clements have been a huge asset to the community and feels like the Commission is making it difficult for Mapleside to move forward.

Mark Shaw at 20436 Boston Road, he is concerned with the amount of water that comes down from the Brunswick Hills side and it floods everything. He would like to have some detention areas to prevent this.

Public Hearing was closed at 9:31 p.m.

Mr. Jones addressed the concern with the flooding from Mr. Shaw and said the city standards would require some sort of storm water retention on that site.

Chairman Shirilla went on to discuss the Grove District. There were more discussions on whether there should be principally or conditionally permitted uses.

The following changes were made to the red revised version of the conceptual guidelines:

Page 1 – The last sentence of the last paragraph was removed. That sentence stated: As the property owner and their family make commitments to developing the proposed uses, detailed building sizes and locations will be determined and adjusted to the needs of SPD-10

Page 2 – Section V.: Supplemental Requirements – Number 1 and 2 were removed because they are contrary to the charter. Therefore, number 3 under Supplemental Requirements should now be number 3 under Section IV of the Development Guidelines.

Page 7 – There was only 1 paragraph on this page and the entire paragraph was removed.

Page 8 – Section (b) ii, iii(1), iv., v., vi.(1) and vii were changed to accessory uses. Section (b) iii.(2) was removed.

Page 10 – Section B(a) the word and barns were added to the paragraph. It now shall read: The Grove and The Falls Districts will focus on offering tranquil, nature-immersed overnight accommodations through cottages and barns that allow visitors to extend their stay and fully experience the beauty of the farm.

Page 10 – iv. was added under Section B(b) – Storage buildings are accessories to uses in the Orchard. 2 maximum buildings per district, not to exceed 10K sq. ft. per building.

Page 10 – Section B(c)(iii.)(1) has been removed that states: No setback is required if the adjacent property is owned by the same operator as the SPD.

Page 11 – Section C(b) iv. Single and multi-family Residential, as further defined below; conditionally permitted, vi. Retail sales, as defined in Section 1242.02(67); conditionally permitted, ix. Hotels with Spa services conditionally permitted.

Page 17 – Section E(b) i. instead of number 1, ii. instead of number 2, ii. has been removed which states: Major changes, alterations, or additions to structural elements within the SPD beyond the scope of these guidelines shall be subject to a review process with the Planning 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 has determined that Section 1 (a – e) have all been satisfied.

The Planning Commission has determined that the above purposes have been met. City Council shall determine if the above purposes have been met.

2. In accordance with Section 1268.05(c), in order for City Council to create an SPD, they must first make written findings that the proposed SPD will meet the objectives of Section 1268.01, as listed above, and that one or more of the following conditions exist with the proposed SPD:

1. A concentration of existing or proposed retail, service or industrial establishments serving as a business activity center for the community.
2. Land that is occupied by substantial natural characteristics worthy of preservation or which are historic aids to the identification of residential communities.
3. Lands which call for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.

The Planning Commission has determined that Section 2 (1-3) have all been satisfied.

Development Guidelines comments:

1. Section B(c)(v): This allows a minimum floor area (without basement) of 250 sq. ft. for the cottages in The Grove and The Falls District; previously required a minimum of 650 sq. ft. Confirm the type of use for these units. **Approved.**
2. Section C(b)(ix): "Hotels with spa services" has been added as a principally permitted use in The Overlook District. **Changed to a conditional use.**
3. Section C(d)(ii)(2)(a): Multifamily dwellings are no longer designated as a conditionally permitted use in The Overlook District. **These will be conditionally permitted uses.**
4. Section C(e)(ii)(3): The ratio of total floor area to land area of 0.5:1 (FAR 0.5) has been eliminated in The Overlook District. **Approved.**
5. Section D(c)(i): The minimum lot width in The Homestead Conservation District (previously The Homestead District) has been reduced to 55' from the previous 60'. **Approved.**
6. Section D(c)(iii): The minimum front yard width in The Homestead Conservation District has been reduced to 30' from the previous 40'. For corner lots, the minimum second front yard width is 30'; formerly 40'. **Approved.**
7. Section D(c)(v): The minimum rear yard width in the Homestead Conservation District has been reduced to 30 feet from the previous 45 feet. **Approved.**
8. Section D(d)(i): This section has been added to read "The Homestead Conservation District shall provide common open space equal to a minimum of 30 percent of the development area, excluding right-of-way, as one contiguous area. Open space includes lawns and other landscaped areas, natural areas, paved terraces and sitting areas and agricultural areas. **Approved.**

9. Section E Development Standards: Subsection (a)(i) Building Character and Materials has been revised to read as follows: "The buildings across Mapleside Farms will be constructed using a blend of natural and sustainable materials to reflect the farm's rustic charm while ensuring durability and environmental responsibility. The primary materials include timber, wood, stone, brick, and large glass windows to enhance the views and connect indoor spaces with the natural landscape. Additionally, sustainable composite materials will be incorporated to align with modern sustainability practices, offering strength and longevity. These materials will be used consistently across the districts, ensuring a cohesive aesthetic while allowing flexibility in design where appropriate for each district's unique character." **Approved until we get to the facades and elevations.**
10. Due to the substantial size and impact of the development, suggest that an independent consultant should be retained, in accordance with Section 1278.03(h). **Planning Commission has agreed they are past the stage in hiring a consultant.**
11. As this is the largest property proposed for new development in the city, suggest the Planning Commission review the principally permitted uses for each district to determine if a portion of these should be conditionally permitted uses. **This was discussed and changes were made.**

Staff Recommendations:

Staff withholds recommendation of the rezoning, conceptual plan and development guidelines, pending the Planning Commission's ruling if the purpose and objectives of a Special Planning District have been met, and provided the above items have been addressed.

There were no further discussions from the Commission.

MR. MADE A MOTION THAT THE PLANNING COMMISSION REGARDING MAPLESIDE FARMS REZONING, CONCEPTUAL PLAN AND DEVELOPMENT GUIDELINES LOCATED AT, 242, 250, 294, 296, AND 298 PEARL ROAD; AND 4532 AND 4556 BOSTON ROAD, BRUNSWICK, OHIO. FOR THE PROPOSED SPD-10 THAT WE FIRST FIND THAT PURSUANT TO SECTION 1268.01, THE PLANNING COMMISSION HAS AGREED IT MEETS THE INTENT OF A SPECIAL PLANNING DISTRICT AND PURSUANT TO SECTION 1268.05(c), IN ORDER FOR CITY COUNCIL TO CREATE AN SPD, THEY MUST FIRST MAKE WRITTEN FINDINGS THAT THE PROPOSED SPD WILL MEET THE OBJECTIVES OF SECTION 1268.01, AS LISTED ABOVE, AND THAT ONE OR MORE OF THE FOLLOWING CONDITIONS EXIST WITH THE PROPOSED SPD:

1. A CONCENTRATION OF EXISTING OR PROPOSED RETAIL, SERVICE OR INDUSTRIAL ESTABLISHMENTS SERVING AS A BUSINESS ACTIVITY CENTER FOR THE COMMUNITY.

2. LAND THAT IS OCCUPIED BY SUBSTANTIAL NATURAL CHARACTERISTICS WORTHY OF PRESERVATION OR WHICH ARE HISTORIC AIDS TO THE IDENTIFICATION OF RESIDENTIAL COMMUNITIES.
3. LANDS WHICH CALL FOR INGENUITY AND IMAGINATION BY SITE DESIGNERS AND DEVELOPERS IN KEEPING WITH OVERALL LAND USE AND OPEN SPACE OBJECTIVES OF THE COMPREHENSIVE PLAN, WHILE DEPARTING FROM THE STRICT APPLICATION OF USE, SETBACK, HEIGHT, LOT SIZE AND RELATED REQUIREMENTS OF THE ZONING CODE.

THE PLANNING COMMISSION FEELS THAT THIS MEETS THE REQUIREMENTS OF AN SPD. THE PLANNING COMMISSION RECOMMENDS APPROVAL TO CITY COUNCIL FOR THE REZONING, CONCEPTUAL PLAN AND DEVELOPMENT GUIDELINES FOR MAPLESIDE FARMS BASED ON THE CHANGES WE DISCUSSED AND OUTLINED IN THIS MEETING THAT HAS BEEN DOCUMENTED BY OUR ENGINEER AND SECRETARY.

Mr. Rocha seconded.

5 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – ITM Machine at Laurel Square and New Brunswick Development.

Item 7

Public Comment Period – None.

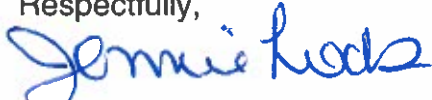
Item 8

Council Representative's Report – Mr. Lambert has decided that he will refer to the City Manager and Law Department to try and make it part of the Code that the city will use a consultant for all future SPD's

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

The meeting was adjourned at 11:20 p.m.

Respectfully,


Jennie Lods

PLANNING COMMISSION STAFF REPORT

December 19, 2024

Herris Properties addition

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

Location: 1240 Industrial Parkway North
C-H District

Proposed Use & Background:

A conditional zoning certificate application and detailed site plan have been submitted to construct an approximate 4,243 sq. ft. addition on the north and west sides of the existing 10,293 sq. ft. building, for a total of 14,536 sq. ft. As permitted by Section 1278.03(j) of the Zoning Code, the Planning Commission may agree to waive the discussion plan for small projects. The building complies with the minimum 25' side and rear setbacks required by Section 1258.04(c) and (d), respectively, and is located a minimum of 100' from all residential and multifamily property lines, pursuant to Section 1274.08(a). Hours of operation will be from 7:30 a.m. to 6:00 p.m. Monday through Friday.

Commercial truck repair is performed at this facility, which is a conditionally permitted use in the C-H Highway Interchange Commercial District, as stated in Section 1258.03(h), subject to Section 1274.08(a), (d), (f) and (g) of the Zoning Code.

A minimum 21' wide heavy-duty asphalt drive on the north and west sides of the addition is indicated on Sheet C5.0, which meets the minimum 20' width required for emergency vehicle access. Twenty-one 9' wide x 19' long 90° angle existing parking spaces are shown on the south section of the site, in compliance with Table 1276-3, that provides sufficient parking for the ten employees, plus 25% for guests, company vehicles and employment growth (minimum 13 spaces required).

In accordance with Section 1278.08(e) and (f), the addition will be constructed with a standing seam metal roof that will match the existing building in color and pitch. The building façade will match the existing white brick and will utilize a 4' height from grade of split-face concrete masonry units (CMU). The west elevation will incorporate four new 14' high x 14' wide glass overhead doors. Also, the metal siding on the north and east elevations will match the existing structure.

Staff Review Comments:

1. A photometrics plan has been submitted indicating an average illumination level of 3.1 footcandles for the sales lot; Section 1276.14(c) permits a maximum of 2.4 footcandles.
2. Verify there is one van-accessible parking space, as required by Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code.

3. All mechanical equipment shall be screened, pursuant to Section 1282.09(a).
4. All requirements shall be adhered to on the conditional zoning certificate.
5. Final approval is subject to engineering approval.

Staff Recommendations:

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

Mapleside Farms

(Public hearing – rezoning, conceptual plan and development guidelines)

Location: 242, 250, 294, 296, and 298 Pearl Road; and 4532 and 4556 Boston Road
Current C-G & R-R Districts
Proposed SPD-10

Proposed Use & Background:

Pursuant to Section 1268.06(b), the Planning Commission, at their meeting on October 17, 2024, moved the conceptual plan and development guidelines to a public hearing for the proposed Mapleside Farms Special Planning District No. 10 to rezone eight existing parcels from the C-G General Commercial District and R-R Rural Residential District to an SPD as follows: 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.

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.

Development Guidelines comments:

- 1. Section B(c)(v): This allows a minimum floor area (without basement) of 250 sq. ft. for the cottages in The Grove and The Falls District; previously required a minimum of 650 sq. ft. Confirm the type of use for these units.
- 2. Section C(b)(ix): "Hotels with spa services" has been added as a principally permitted use in The Overlook District.
- 3. Section C(d)(ii)(2)(a): Multifamily dwellings are no longer designated as a conditionally permitted use in The Overlook District.
- 4. Section C(e)(ii)(3): The ratio of total floor area to land area of 0.5:1 (FAR 0.5) has been eliminated in The Overlook District.
- 5. Section D(c)(i): The minimum lot width in The Homestead Conservation District (previously The Homestead District) has been reduced to 55' from the previous 60'.
- 6. Section D(c)(iii): The minimum front yard width in The Homestead Conservation District has been reduced to 30' from the previous 40'. For corner lots, the minimum second front yard width is 30'; formerly 40'.
- 7. Section D(c)(v): The minimum rear yard width in the Homestead Conservation District has been reduced to 30 feet from the previous 45 feet.

8. Section D(d)(i): This section has been added to read “The Homestead Conservation District shall provide common open space equal to a minimum of 30 percent of the development area, excluding right-of-way, as one contiguous area. Open space includes lawns and other landscaped areas, natural areas, paved terraces and sitting areas and agricultural areas.
9. Section E Development Standards: Subsection (a)(i) Building Character and Materials has been revised to read as follows: “The buildings across Mapleside Farms will be constructed using a blend of natural and sustainable materials to reflect the farm’s rustic charm while ensuring durability and environmental responsibility. The primary materials include timber, wood, stone, brick, and large glass windows to enhance the views and connect indoor spaces with the natural landscape. Additionally, sustainable composite materials will be incorporated to align with modern sustainability practices, offering strength and longevity. These materials will be used consistently across the districts, ensuring a cohesive aesthetic while allowing flexibility in design where appropriate for each district’s unique character.”
10. Due to the substantial size and impact of the development, suggest that an independent consultant should be retained, in accordance with Section 1278.03(h).
11. As this is the largest property proposed for new development in the city, suggest the Planning Commission review the principally permitted uses for each district to determine if a portion of these should be conditionally permitted uses.

Staff Recommendations:

Staff withholds recommendation of the rezoning, conceptual plan and development guidelines, pending the Planning Commission’s ruling if the purpose and objectives of a Special Planning District have been met, and provided the above items have been addressed.