

BRUNSWICK CITY PLANNING COMMISSION

January 23, 2025 - Caucus

6:43 p.m.

Attendance:

Joe Shirilla, Chairman
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
Gerry & Dennis Jolly, 1429 Jefferson
Chris Biggers, 131 E. Commerce
Adam Glassman, 1111 Superior Ave
James Martynowski, 7670 Tyler Blvd.
Tanya Longfellow, 4424 Center Road
Nancy Frognowski, 465 Pembroke Circle
Aaron Moore, 1404-1402 Pearl Road
Joseph Moore, 1402-1404 Pearl Road
Esa Labourn, 1480 Pearl Road
John Fidel, 1480 Pearl Road
Charles Andrews (WebEx)
Kevin Schemrica, 5325 Sleepy Hollow
Thomas Decastrl, 358 Topaz
Paul Lewandowski, 810 Amherst
Linda Hudson, 314 Pearl Road
Paul Longfellow, 4424 Center Road
Aaron & Lynette Ozanich, 1407 Jefferson Ave.
Jacob Meter, 4146 Ruby Lane
Tina Bevic
Chris Kalina, 4773 Forest Grove
Arlene Robertson, 4408 Center Road

Chairman Shirilla called the meeting to order at 6:43 p.m.

The first item was **First National Bank Intelligent Teller Machine**
(Site plan review)
Location: 1733 Pearl Road, Laurel Square Shopping Center
C-G District

The Planning Commission had no comments.

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

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

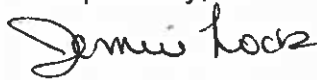
Location: North of Brunswick Plaza, 1480 Pearl Road, Brunswick, Ohio

Proposed SPD-9

Vice-Chairman Saeger explained the different documents that everyone had. Chairman Shirilla talked about the traffic study that he requested from administration. Mr. Hasan requested that Chairman Shirilla send the other Board member the traffic study. Mr. Arona mentioned that the applicant took some things from the last meeting and made changes to their new plans. Chairman Shirilla said he noticed the landscaping wall on the west side of the property for screening. Mr. Delsanter talked about the egress and wanted to know what type of traffic count was on the traffic study. Chairman Shirilla stated that both entrances and exits on Pearl and 303 are going to be controlled by stop signs.

Chairman Shirilla adjourned the meeting at 6:52 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

January 23, 2025

7:04 p.m.

Attendance:

Joe Shirilla, Chairman
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
Gerry & Dennis Jolly, 1429 Jefferson
Chris Biggers, 131 E. Commerce
Adam Glassman, 1111 Superior Ave
James Martynowski, 7670 Tyler Blvd.
Tanya Longfellow, 4424 Center Road
Nancy Frognowski, 465 Pembroke Circle
Aaron Moore, 1404-1402 Pearl Road
Joseph Moore, 1402-1404 Pearl Road
Esa Labourn, 1480 Pearl Road
John Fidel, 1480 Pearl Road
Charles Andrews (WebEx)
Kevin Schemrica, 5325 Sleepy Hollow
Thomas Decastri, 358 Topaz
Paul Lewandowski, 810 Amherst
Linda Hudson, 314 Pearl Road
Paul Longfellow, 4424 Center Road
Aaron & Lynette Ozanich, 1407 Jefferson Ave.
Jacob Meter, 4146 Ruby Lane
Tina Bevic
Chris Kalina, 4773 Forest Grove
Arlene Robertson, 4408 Center Road

Item 1

Chairman Shirilla called the meeting to order at 7:04 p.m.

Miss Lods called the roll: 5 Present, 0 Absent

Item 2

MR. ARONA MADE A MOTION TO NOMINATE MR. JOHN ROCHA FOR SECRETARY, MR. HASAN SECONDED. THERE WERE NO MORE NOMINATIONS. MOTION PASSED, 5 AYES, 0 NAYS.

MR. HASAN MADE MOTION TO NOMINATE VICE CHAIRMAN SAEGER FOR VICE CHAIRMAN, MR. ROCHA SECONDED THE MOTION. VICE CHAIRMAN SAEGER ACCEPTED THE NOMINATION. THERE WERE NO OTHER NOMINATIONS. MOTION PASSED, 5 AYES, 0 NAYS.

VICE-CHAIRMAN SAEGER MADE A MOTION TO NOMINATE CHAIRMAN SHIRILLA TO CONTINUE AS CHAIRMAN, MR. ARONA SECONDED THE MOTION. CHAIRMAN SHIRILLA ACCEPTED THE NOMINATION. THERE WERE NO OTHER NOMINATIONS. MOTION PASSED, 5 AYES, 0 NAYS.

Item 3

Announcements or Correspondence. There were none.

Item 4

Approval of December 19, 2024 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM DECEMBER 19, 2024. MR. ARONA SECONDED THE MOTION. THE VOTE WAS 5 AYES, 0 NAYS

Item 5 (a)

First National Intelligent Teller Machine

(Site plan review)

Location: 1733 Pearl Road, Laurel Square Shopping Center
C-G District

Regarding the site plan review, Adam Glassman, Chris Biggers the architect and Charles Andrews were present.

Mr. Glassman talked about what an ITM machine was. He explained there was a live teller on the screen of the machine and this is a more convenient way of doing banking.

Chairman Shirilla talked about staff review comment number 1 regarding plantings being large enough. Mr. Biggers stated that they have already modified that. Chairman Shirilla stated that they have added the sidewalk for pedestrian access. They have also added the radius for truck turn around. Regarding signage on the pole sign – Mr. Aungst addressed the Board in regards to the possibility of them going before the Board of Zoning Appeals. Chairman Shirilla wanted to know what is being proposed for signs. Mr. Aungst said there are currently 2 signs there, a monument and a pole sign. Mr. Glassman said there are no new signs being added and he turned it over to Charles

Andrews on behalf of Brunswick Limited Partnership who was present via WebEx. Mr. Andrews stated that he is going to modify the sign in front of Fat Bob's by adding bricks to make it more of a monument sign instead of a pole sign. Mr. Glassman said there is nothing being changed about the signs except brick being added due to the provision of the Code that allows the Commission to allow the two signs. Chairman Shirilla asked if the height would meet Code if turned into a monument sign. Mr. Aungst stated that they would possibly need variances from the Board of Zoning Appeals for these signs. Mr. Arona wanted to know if the ITM sign would be added to the monument sign? Mr. Andrews answered no it would not.

Mr. Hasan wanted to know if the Planning Commission would potentially approve this subject to BZA approval like a conditional approval. Mr. Aungst stated this is a site plan review but the Planning Commission could approve it because a public hearing is not needed. He referred to Mr. Incorvaia on whether this is a principally permitted use and Mr. Glassman stated that this is a principally permitted use and they are asking for an approval of the site plan.

Chairman Shirilla addressed the Board members on how they felt about approving this and then sending them to BZA for approval on the signs. Vice-Chairman Saeger confirmed this. Mr. Incorvaia agreed with Vice-Chairman Saeger and agreed they would go to BZA. Mr. Hasan asked if the approval would be subject to the sign package being approved or are they completely separate. Mr. Incorvaia said the Planning Commission would be approving the location of the signs. Mr. Aungst addressed the Board with the description of the Code that pertains to signs. Chairman Shirilla said they would be approving the site plan of the ITM, the landscaping and the location of where the signs are right now. If the signs do not meet Code, they would have to go to BZA.

Vice-Chairman Saeger wanted to know the hours of the ITM machine and Mr. Glassman said it would potentially have extended hours. Also, would it be intended for pedestrian walking up and Mr. Glassman said they could not stop people from walking up but they could put signs it is a drive up only.

Mr. Hasan asked about the truck radius and wanted to know if engineering was okay with it. Ms. Zoldak said she didn't see any issues.

Chairman Shirilla didn't see any reason for it to go through a detailed site plan because they have provided everything. Vice-Chairman Saeger was in favor of approving it as a detailed site plan.

Staff Review Comments:

1. Pursuant to Section 1282.4(b)(2) and (3), respectively, verify the evergreen trees will have a minimum 6' height at the time of planting and the burning bushes will be at least 36" high at the time of planting. Evergreens and shrubs shall be

designed to provide an effective dense screen within four years of planting. **The applicant will comply.**

2. A photometrics plan has been submitted; however, the average illumination level has not been provided. Section 1276.14(a) requires a minimum 0.6 footcandle level for parking and pedestrian areas and Section 1276.14(c) allows a maximum 2.4 footcandle average illumination level. **The applicant will comply.**
3. Pursuant to Section 1278.09(d)(1), provide pedestrian circulation from Pearl Road to the Laurel Square Shopping Center. **The applicant will provide this.**

Staff Recommendations:

Staff recommends approval of the ITM, provided the above items are addressed.

There were no further discussions from the Commission.

VICE-CHAIRMAN SAEGER MADE A MOTION TO APPROVE THE SUBMITTAL AS A DETAILED SITE PLAN REVIEW FOR FIRST NATIONAL BANK INTELLIGENT TELLER MACHINE, 1733 PEARL ROAD, LAUREL SQUARE SHOPPING CENTER, BRUNSWICK, OHIO. THE APPLICANT HAS PROVIDED EVERYTHING FROM THE STAFF REPORT AND IS SUBJECT TO ENGINEERING APPROVAL. ADMINISTRATION WOULD BE REVIEWING THE SIGN AND DETERMINE WHETHER IT NEEDS A VARIANCE FROM THE BOARD OF ZONING APPEALS.

Mr. Hasan seconded.

5 Ayes, 0 Nays

Item 5 (b)

New Brunswick SPD-9

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

Location: north of Brunswick Plaza, 1480 Pearl Road

Proposed SPD-9

Regarding the public hearing – rezoning, conceptual plan and development guidelines Ian Jones with Mann Parsons was present.

Mr. Jones talked about the entire site plan and described all the buildings and how the plans have changed over time. Chairman Shirilla asked if they had a list of species that was going to serve as the screening landscaping wall. Mr. Jones said the east and west landscaping wall is for grading purposes and to block the line of site of the development and do not have a specific species yet.

There were no further comments on the site plan and the Commission moved onto the staff review comments:

Regarding the development guidelines (2) (1-3), pertaining to garages, Mr. Aungst had explained why those comments were there regarding the garages; it was because the Planning Commission liked the idea at one of the previous meetings. Mr. Arona said normally the Code does not permit forward garages but because the developer is making a living area above the garage that is why this is being treated differently. Mr. Jones stated those are bedrooms above the garages.

Chairman Shirilla went onto staff review comment number 1 regarding the purposes of the SPD. He talked about the possibility of what types of other things could be placed there under the current zoning. Chairman Shirilla wanted to talk about the definitions of an SPD. Vice-Chairman Saeger stated that the Commission had previously agreed they meet the criteria of an SPD.

Regarding staff review comment number 3 pertaining to illumination levels, Mr. Jones stated they will meet the 2.4 footcandles in accordance with the Code.

Regarding number 4 pertaining to perimeter screening, Mr. Jones stated they will comply.

Regarding number 5 pertaining to on-site maintenance, there will be no onsite storage or maintenance facilities per Mr. Jones.

Regarding number 6 pertaining to low-illumination lighting, Mr. Jones stated they added pole lights along the walking trail.

Mr. Hasan said they should decide on number 2 as far as which one of the conditions meets the criteria of an SPD. Chairman Shirilla felt that all 3 applied. The Commission agreed.

Mr. Aungst talked about the sanitary sewer system that is there and how the applicant will have to work around it. Mr. Hasan wanted to know if the streets were going to belong to the city, or would they be private? Mr. Jones said they would be private.

Mr. Arona talked about a previous case that had knee high lighting throughout paths and wanted to bring that option up to the applicant. Mr. Jones said they could consider that.

Chairman Shirilla wanted to discuss the traffic study. He said it was performed by TMS Enterprises. Chairman Shirilla talked about some key points on the traffic study. Chairman Shirilla suggested having a slip lane on both Pearl and 303 into the main entrance of the development to avoid a backup of traffic.

Chairman Shirilla asked Mr. Jones if they would like to go through design guidelines. Mr. Jones gave a brief overview of the guidelines.

Public Hearing was open at 8:45 p.m.

Nancy Frognowski, 465 Pembroke Cove was present. Her questions are regarding questions she sees on Facebook regarding traffic. She thinks traffic is a huge concern and staffing of fire and police. Ms. Zoldak stated that the city holds the power on what to do about the traffic after the traffic study is done. There would be no occupancy until the improvements to the right of way are finished. Mr. Delsanter said there is no question that there is a shortage in fire and police because the money is short. On Monday they are going to make an announcement that they are adding to the safety forces as well as service to allow for better plowing.

Paul Longfellow, 4424 Center Road was present. He talked about the potential of a slip lane. He talked about a safer option than the slip lane.

Erin Moore, 1042 Pearl Road was present and wanted to know the start and finish dates. Mr. Jones said the year 2026 would be the start date and he would assume this would go on for one year or more.

Christopher Kalina, 4773 Forest Grove was present. He wanted to know why he did not receive a public hearing notice when he is 3 parcels away from this project. He talked about the stream that is not on their site plan. The storm sewer that runs through Jefferson and he brought a picture of the stream. He talked about the use of brick for facades. He also talked about density by providing greater green space. Ms. Zoldak said as part of their development, they will have to delineate any streams and that stream would discharge into the storm basin. Any wetlands would have to be taken care of as part of the project. Chairman Shirilla agreed that it would be a great idea to use some masonry in their construction.

Tonya Longfellow, 4424 Center Road was present. Her question was why is it only a 200-foot radius to neighbors for a public hearing notice. Mr. Incorvaia answered it was either part of the Code or Charter. She asked about the buffer zone and taking trees away and also widening the road.

Paul Lewandowski, 810 Amherst Lane in Brunswick wanted to know what type of retail was going to be in this development. Chairman Shirilla said he understands that retail is a risk but asked the developer to talk about potential retail. Mr. Osborne said his targets are local restaurants because of the patios that are part of the plans.

Esa Saboulin, owner of the Cracked Egg. He has shown a lot of his customers the plans that he keeps in his restaurant.

Public Hearing was closed at 9:08 p.m.

Chairman Shirilla continued to talk about the development guidelines. Mr. Jones started talking about the changes that were made to the development guidelines. Chairman Shirilla wants the townhomes changed to 2 stories, not three stores in the guidelines.

Mr. Hasan wanted to make sure the townhome driveways are long enough to park a car in without blocking the sidewalk. Mr. Jones confirmed they would be. Black will need to be pulled out of the prohibited list because the window frames are black. Chairman Shirilla wants it added that the primary roof be a minimum pitch. The Commission wants them to pick a type of fencing and only allow that type of fencing and put it in the guidelines, not the HOA because they could ask for a variance. This goes for pools as well to not allow them.

The Commission moved onto the Commercial section. The applicant talked about patios and local restaurants.

The Commission and the applicant went over all the changes that are going to be made to the development guidelines. They are listed below:

1. Pull the word black out of Page 6 (4) (d), Page 9 (4) (d) and Page 11 (B) (c).
2. Include wording stating no pools are permitted.
3. Include wording stating no sheds are permitted.
4. Add a section about standardize fencing.
5. Page 6 (4) (c), wording will be changed from ***except at the end elevations***, to ***except at the short-side elevations***.
6. Page 6 (4) (c), add a sub section defining standards of a short wall.
7. Page 9 (C) (b), add ***or tripartite*** after the word bipartite.
8. Page 11 (A) (2) (b) (i), Maximum building height shall be changed from three to two stories.
9. Page 12 (2) add a section (c) to state: Primary roof minimum pitch.

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. **Planning Commission has determined these 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 found that all three objectives have been met.**
3. 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 has stated they shall provide conifer species for screening.**
4. Provide an average illumination level on the photometrics plan indicating the lighting level does not exceed 2.4 footcandles, pursuant to Section 12764(c). **The applicant will comply.**
5. A minimum 10' wide perimeter screening strip shall be installed along the Pearl and Center Road rights-of-way, pursuant to Section 1282.06(g), which shall be indicated on the detailed site plan. **The applicant will comply.**

Staff Recommendations:

Staff recommends approval to City Council 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.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO RECOMMEND TO CITY COUNCIL TO APPROVE REZONING TO SPD-9, CONCEPTUAL PLAN AND DEVELOPMENT GUIDELINES FOR NEW BRUNSWICK DEVELOPMENT, NORTH OF BRUNSWICK PLAZA, 1480 PEARL ROAD, BRUNSWICK, OHIO. THE PLANNING COMMISSION DOES FIND THAT THE PURPOSES OF THE SPD HAVE BEEN MET. THE FINDINGS FOR THE

PROPOSED SPD NUMBER 1 - A CONCENTRATION OF EXISTING OR PROPOSED RETAIL, SERVICE OR INDUSTRIAL ESTABLISHMENTS SERVING AS A BUSINESS ACTIVITY CENTER FOR THE COMMUNITY AND NUMBER 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 DO APPLY. THE APPLICANT HAS PROVIDED AN UPDATED PHOTOMETRICS PLAN WHICH DOES NOT EXCEED AN AVERAGE ILLUMINATION LEVEL OF 2.4 FOOTCANDLES. THE APPLICANT WILL COMPLY WITH THE 10-FOOT-WIDE PERIMETER SCREENING STRIP. THERE WILL NOT BE STORAGE OR MAINTENANCE EQUIPMENT ON SITE. THE APPLICANT HAS AGREED TO MAKE CHANGES TO THE DEVELOPMENT GUIDELINES AND CONCEPTUAL PLAN THAT WERE RECORDED AND DISCUSSED IN THE MEETING.

Mr. Arona seconded.

5 Ayes, 0 Nays

Item 6

Old Business – None.

Item 7

New business – Culver's outparcel rezoning, Reline discussion plan and Nova Electric discussion plan.

Item 8

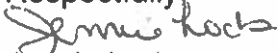
Public Comment Period – No public comments.

Item 9

Council Representative's Report – No report.

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

The meeting was adjourned at 10:28 p.m.

Respectfully,

Jennie Lods

PLANNING COMMISSION STAFF REPORT

January 23, 2025

First National Bank intelligent teller machine

(Site plan review)

Location: 1733 Pearl Road, Laurel Square Shopping Center
C-G District

Proposed Use & Background:

An application has been submitted to erect a 55.76" high x 41.25" wide x 33.46" deep intelligent teller machine (ITM) on a 114 sq. ft. concrete island on the north side of the Laurel Square Shopping Center, west of Volunteers of America near Pearl Road. The ITM is located 74' from the Pearl Road front yard setback, in compliance with the maximum 75' permitted by Section 1260.05(a)(2)(A). The ITM will be enclosed with navy blue aluminum and will have a 117" high canopy with a 9' high clearance. Bollards will be installed around the structure.

Screening for the ITM will consist of adding two red maple trees near the Pearl Road right-of-way and a double staggered row of fifteen burning bushes on the west side of the one-way exit drive.

The traffic pattern for the ITM will utilize the existing one-way angled parking spaces on the entrance drive by Volunteers of America and use the existing one-way exit drive. A stop sign will be installed at the end of the exit drive as a traffic safety measure. In compliance with Section 1276.10(j), a minimum 130' of stacking room has been provided for traffic using the ITM (Sheet A01).

A photometrics plan has been submitted (Sheet LTG) with a notation that a minimum 0.6 footcandle for parking areas will be provided and that an average illumination level of one (1) footcandle shall be maintained for vehicle use, pursuant to Section 1276.14(a) and (c), respectively. The light pole height will be 25', in compliance with Section 1276.14(e)(2).

Staff Review Comments:

1. Pursuant to Section 1282.4(b)(1) and (3), respectively, verify the two maple trees will have a minimum caliper of 2-1/2" and that the fifteen burning bushes will have a minimum 36" height at the time of planting. All shrubs and hedges shall be designed to provide an effective dense screen and mature height of at least 6' within four years after the date of final approval of each planting.
2. In accordance with Section 1278.09(d)(1), confirm the pedestrian walk from Pearl Road to the ITM has a minimum 4' width. Additionally, as required by the above section, provide pedestrian circulation from the ITM to the Volunteers of America building.

3. Provide a truck turning radius template for the southbound one-way drive west of the ITM.
4. Signage on the ITM shall comply with Section 1270.05 – Table B. The applicant has agreed to bring the nonconforming pole sign near Fat Bob’s into compliance, as pole signs are prohibited by Section 1270.11(m).

Staff Recommendations:

Staff recommends approval of the ITM, provided the above items are addressed.

New Brunswick SPD-9

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

Location: North of Brunswick Plaza, 1480 Pearl Road
Existing C-G and R-M Districts
Proposed SPD-9

Proposed Use & Background:

The Planning Commission, at their meeting on November 7, 2024, moved the discussion plan to a public hearing for the rezoning, conceptual 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 a SPD required by Section 1268.05(a) of the Zoning Code.

The development will consist of 43 two-story attached residential townhomes with attached garages, and 239 residential apartments consisting of two 3-story buildings, for a total of 60 units; and four 4-story buildings containing a total of 179 units, including six detached garage structures. Three of the 4-story buildings will have garages below the first floor. Retail space along Center Road will consist of 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. Additionally, 6,000 sq. ft. is proposed for Building “G” at the southeast corner of the site near Pearl Road.

Parking has been reduced from 399 total spaces (284 surface spaces; 42 attached garage spaces; and 73 surface garage spaces) to 396 total spaces (285 surface spaces; 42 attached garage spaces; and 69 surface garage spaces).

In compliance with Section 1276.14(d), a photometrics plan has been submitted indicating that lighting at the side or rear property lines adjacent to a residential use or zoning district does not exceed one (1) footcandle.

The following comments from the November 7th meeting have been addressed:

1. Revisions to the development guidelines and building elevations have been provided.
2. A landscape wall on the west side of the apartment garages is indicated to provide screening for the adjacent residential properties on Center Road, in addition to a 15' wide landscape buffer along the west property line near the stormwater management pond to provide screening for the residential homeowners on Jefferson Avenue. A combination of deciduous and evergreen trees will be used; species, size and spacing shall be indicated upon submission of the detailed site plan, which shall comply with Section 1282.06(a), (c), and (g).
3. The connection from the parking lot south of the roundabout to the existing plaza has been installed to ensure there is accessibility to the traffic light on Pearl Road.
4. The parking lot for Building "G" now connects to the existing shopping center to provide accessibility to the Pearl Road traffic signal.

Development Guidelines:

Highlights of the revised development guidelines are as follows:

1. Townhomes: Section J(B)(1)(c) regulates building elevation colors, stating "Colors shall be muted (of low or medium saturation) with low reflectivity. Accent and trim colors must complement the effect of the primary building color. Bold, brash, intense, bright, fluorescent, black or metallic accent colors are prohibited, unless approved by the Planning and Zoning Commission for very limited application."
2. Section J(B)(2)(c)(i)(1), (2), and (3): As requested by the Commission at the November 7th meeting, the townhomes' attached garages on the front elevations will no longer be flush with the main entrance and will protrude in excess of 2' from the entryway as follows:
"Garages may be designed as a dominant visual element of the building or streetscape. All attached garages shall comply with one of the following:
(i) When the garage door is oriented parallel, or mainly parallel, to the access street:
 1. When a singular mass contains the garage space, and no living area, and the garage door is oriented parallel, or mainly parallel, to the access street, it may project a maximum of four feet closer to the primary access street, whether public or private, than the front wall of the main living area; or
 2. When a singular mass contains the garage space, and no living area, and the garage door is oriented perpendicular, or mainly perpendicular, to the access street, it may project a maximum of ten feet closer to the primary access street, whether public or private, than the front wall of the main living area; or
 3. When a singular mass contains garage space as well as any type of living area, it may project a maximum of 24 feet closer to the primary

access street, whether public or private, than the front wall of the main living area.”

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. Provide an average illumination level on the photometrics plan indicating the lighting level does not exceed 2.4 footcandles, pursuant to Section 12764(c).
4. A minimum 10' wide perimeter screening strip shall be installed along the Pearl and Center Road rights-of-way, pursuant to Section 1282.06(g), which shall be indicated on the detailed site plan.

5. Will there be on-site maintenance equipment and salt storage; if so, where will it be housed?
6. Suggest installing low-illumination lighting on the trail leading from the townhomes to the recreation area on the west side of the site.

Staff Recommendations:

Staff recommends approval to City Council 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.

