

MINUTES OF MEETING
PLANNING COMMISSION
JUNE 26, 2024

Members Present: Allen, DeMarco, Bishop

Presence Noted: Michael O'Shea, Law Director
Kate Straub, Planning and Zoning Coordinator

Chairman Bishop called to order the June 26, 2024 special meeting of the Rocky River Planning Commission at 6:00 P.M. in City Council Chambers of Rocky River City Hall.

1. **THE KRUEGER GROUP**
22591 Center Ridge Rd.

PRE-PRELIMINARY REVIEW
MODIFICATION OF A PREVIOUSLY
APPROVED MULTI-FAMILY
DEVELOPMENT TO A TOWNHOUSE
DEVELOPMENT

Present: Mr. Bobby Krueger and Mr. Jack Doheny, The Krueger Group and Paul Glowacky, Dimit Architects

In response to a question from Chairman Bishop looking back at parking, Mr. Krueger explained that for the second building that was approved, the drawing showed 42 enclosed parking spaces and 42 units, which were a mix of 3 juniors, 15 one-bedrooms, 21 two-bedrooms and 3 two-bedrooms with a den. A brief discussion was had relating to parking and the variance that was required for Phase I, which was for 110 parking spaces. Mr. Bishop asked them to label the number of spaces they are providing in each parking bank for ease of calculation.

Regarding the proposed townhouses, Mr. Bishop wanted to verify that the second floor on the TH-2 units that the second floor is 650 sq. ft. or should it be 1100 sq. ft. Mr. Glowacky said that they did not design the units but the initial plan they looked at was a concept of a split-level plan where the first floor was 650 sq. ft. the second floor is 650 sq. ft. and the back of that plan was kitchen/dining area, rather than straight-stacked units. Mr. Glowacky said he has all of the zoning requirements laid out and they will present that at a future meeting. Mr. Bishop said to modify their Application so it aligns with what they are proposing for this phase.

Chairman Bishop said he would like to reference the preferred site plan that was submitted by the applicant as Site Plan "A", and Site Plan "B" is the one they submitted later. Mr. Bishop said that they redesigned the site plan and taken away parking from Phase I. Mr. Glowacky said that they have 46 parking spaces on the exterior and they need 36 exterior spaces to maintain 110 total spaces on Phase I. They need 7 spaces for Phase II and they have 9 or 10 spaces left over.

Discussion was had relating to why they prefer Site Plan "A". Mr. Krueger said it has more of a sense of connectivity and community and Site Plan "B" does not feel as connected and lacks a sense of community. With the drive aisles running through the site, it feels like they are

separating everyone from each other. Site Plan "A" has a nice green space down the middle of the site that the units are addressing from their front door. The vehicular courtyard causes the townhomes to be very disconnected from each other rather than having the neighborly front yard feel. They added the path all the way around the site back in and provided a buffer between the neighbors to the east, which helps the site. Preferred Site Plan "A" keeps the vehicular portion of the project more connected to the vehicular portion of Phase I. Mr. Allen asked some questions to familiarize himself with the proposal because he was not at the last meeting.

Mr. Bishop said that he likes Plan "B" because when you come in, there will be nice landscaping on the west edge of the townhome section and the whole bank of cars is gone. He thinks it visually connects better with the existing building. He really likes the idea of the full drive so that two cars can park outside of the garage. These are large units and there is a potential for each unit to have 3 cars. People may fill up their garage with a lot of things, especially when they first move in, so they would still have places to park in the drive. It also provides guest parking for 2 cars right at the door. He likes that the building is not looking at all of the garage doors and the building to the east is not looking at the garage doors either. To him, this site plan is more practical in everyday life. Mr. Glowacky said that there is some internal policing on the site, and they will be managing the entire Phase I and Phase II. There will actually be people to tell them they can't park in certain places. Mr. Krueger said that they have a lot of surplus internal parking for Phase I.

Mr. DeMarco said that he prefers the "A" option with the central lawn court. He does like the way that the parking is solved in option "B", especially toward the TH-2 townhomes with the extra parking behind the garage. But giving each of the units 4 parking spaces is excessive and he feels that by restricting the number of stalls to 2 inside the garage, then it forces people to park in the garage and not keep cars outside. He wants the sense of community for this project as a whole and he thinks plan "A" gets back to that point.

Mr. Allen asked about the need for a variance for plan "A" and Mr. Glowacky said that they are currently 3 spaces over what is required. Mr. Allen questioned the dimensions labeled on the site plan showing the distances. He said it feels like it is very tight on the east and west side of plan "A" with individuals passing right up against the garage, makes it feel close. He likes the idea of getting the drive aisle away from the residents. He likes the idea of the landscaping to the north where the transformer is, as well as the concept of community. He said that TH-4 units on the east side really have no front and the front to the west side is actually looking out to the building. He likes the drive away from the parking but they are sacrificing the community feel. He proposed a couple of other suggestions for layout ideas.

Mr. Krueger said that having gone through all of the iterations, the preferred plan is preferred for a lot of reasons and is the path he wants to pursue. Community and connectivity honor what the original plan was. He has a really hard time executing the non-preferred plan because it goes against what he is trying to accomplish.

More discussion was had relating to parking, width of the drive aisles, parallel parking in places, etc. to accomplish getting closer to the required parking places and what variances they would be amenable to.

The applicants thanked the Commission for the direction they provided for this project.

2. **BRICKHAUS BREEZEVALE LLC**
22650 Breezevale Cove

INFORMAL DISCUSSION
Rezoning of parcels on Breezevale Cove

Present: John J. Carney and John M. Carney, Developers

Mr. Bishop said that he wants to be clear that this is not a townhouse development as it was referenced on the agenda because they do not have any townhouses as part of the project.

Mr. Bishop asked what the square footage of just the Breezevale Cove parcel is. Mr. John J. said that they can get that information for Mr. Bishop. Mr. Bishop said that there are already 3 parcels that are zoned R-3, which he calculated at 36,912 sq. ft. of land. The R-1 portion without the easement lane is 63,529 sq. ft. He said that as a single-family cluster, they would be entitled 6 units in the R-1 portion. In the new Code that will be proposed, they would be entitled to 7.5 units. In the R-3 area, they would be entitled to 10.5 units. If you add the 10.5 and the 7.5, then you reach the 18 units they are trying to accomplish. He wonders if they really need to rezone or if they just need to look at it as an overall project with the density that would be the same whether or not it is rezoned. It may require a variance because the density laying over R-1 is probably greater than what is allowed, but the density over R-3 is less than what is allowed. He prefers to look at this as a project and based on current Code they would be at 16.5 units and then the new proposed Code they would be at 18 units and that is what they are asking for. His question is whether they really need to rezone it.

Currently in R-1 districts, they are allowed 1 unit per 11,000 sq. ft. in our cluster development regulations so they would be allowed 6 units in the R-1. In the R-3 district, they would be allowed 10.5 units based on 4,500 sq. ft. of land per unit. Mr. Bishop said that he would basically be blending the two zonings together as an overall project and following the square footages of each zoning district to get the density that is permitted. The applicants said that they are interested in consolidating all of the parcels and then re-subdividing them based on the proposed plan.

Discussion was had as to whether the way the parcels are zoned prior to a consolidation and then lot split affects anything due to the lot geometry and where the boundaries for the different zonings fall. Mr. Bishop said that if the project itself receives a variance, then the zonings wouldn't affect lot configuration. Mr. DeMarco said that if we allow the density per the way the parcels are currently defined, he thinks it would be confusing. He asked if Mr. Bishop is saying because of the way he defines the square footages, then 36,912 sq. ft. of the new parcel is zoned

R-3 and the balance is zoned R-1, no matter how it is split geometry-wise. Mr. Bishop said that Mr. DeMarco is correct because they would be looking at a project and they would be blending the density of the two zonings. Mr. Bishop said he does not really have a concern about rezoning, but he is just wondering if rezoning is necessary. Mr. DeMarco said he understands where Mr. Bishop is trying to get to with the density piece of things, but he is having trouble putting it all together. Mr. Bishop spelled out the details that would make it a better development, which is where they can lean on equivalency provision. They would be getting a better development because if they built townhomes in the R-3, they could get the density he referred to and then they could do less density on the lake with the 6 units. If it was rezoned R-3 then they could develop 23 attached units but they are only doing 18 individual units with no common walls, which is a better product, making for a better development. Mr. DeMarco said that as they move toward a site plan, then it needs to be spelled out that way.

Chairman Bishop said that the product they want to develop is permitted in both zoning districts. They are taking the two zonings and coming up with permitted density, so they are just hung up on the R-1 versus R-3 being a color on a map. When the project is approved, it will require a variance because the new Code has not been passed at 9,000 sq. ft. per unit in R-1 districts. They would be getting a better product because it will be detached with less density than what would have been permitted. If they wanted to go strictly by the book, they could put their 6 units on the 66,000 sq. ft. and put 10.5 units on the 36,000 sq.ft. Mr. DeMarco said he wants it to be clear about what the intention of doing this is. They are getting to a blended density result, applied over a whole parcel of land. Mr. DeMarco said he wants to be sure that it is very clear what they are doing and why they are doing it.

Mr. DeMarco said that the line of the zoning as it stands now is jagged through the site because some of it is R-3, but the parcel lines would be gone due to consolidation. There will be blocks of color, which represent specific zoning, that will inevitably bleed over property lines once a new site plan is developed after consolidation. The uses they are discussing for the entire project are permitted in both R-1 and R-3, which each have their own density requirements. They would just blanket the overall site with the density that is permitted. Mr. Bishop said that by combining densities, they would actually lower the overall density that is permitted.

More discussion was had relating to the fact that this project is separate and distinct from the original project next door. There will not be pool sharing, beach access sharing, etc, and they will be separate HOAs. A brief discussion was had about configuring common area and how it would relate to individual lot lines for each unit. There will be 18 units on individual parcels, plus the common area, which would also be a parcel.

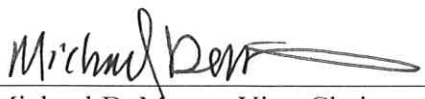
The result of the discussion is that the Planning Commission members present agree that rezoning is not necessary in order to accomplish the development of a site plan and move forward with a project. Mr. DeMarco said that he will be concerned with how the site plan works for the project and making sure the Development Plan is cohesive and goes with what they intend for that area.

The applicants thanked the Planning Commission for their guidance.

The meeting adjourned at 8:15 pm.



William Bishop, Chairman



Michael DeMarco, Vice-Chairman

Date: 7/10/24

7/10/2024

