

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

May 25, 2005

Chair: Terry Mader; Vice Chair: George Potts; Member: Kathy Hummel

Mr. Mader called the Planning & Zoning Committee Meeting to order at 5:30 p.m. All members of Committee were present.

Pieces of Legislation this evening (second readings):

B-67	An Ordinance amending the Planning and Zoning Code, Part 11 of the codified ordinances of the City of Cuyahoga Falls, and repealing Part 17 of the codified ordinances and declaring an emergency.
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Questions/Review of last Monday's discussion:

Page 1-33 on Minor Site Plans was discussed on Monday and the 12,000 SF that triggers certain commercial specifications. According to Peter Bell, this figure could be reduced to 6,000 SF. The residential buildings indicate anything under 8,000 doesn't come to Planning or Council. There are different regulations for residential/commercial. Mrs. Hummel feels the current residential requirement of 8 units is appropriate and she feels it should stay that way; however, the commercial reduction from 12,000 SF may be something we should consider. Mrs. Pyke feels it should be at least 8 dwelling units, and on the commercial side it should be 6,000 SF. We will consider 8 units on the dwelling along with 6,000-8,000 SF for commercial.

Fred indicates it is difficult to put in a cul-de-sac as outlined on page 2-37. With the definitions, it is controlled tightly.

Title 3 is about zoning regulations:

Zoning Districts and Uses:

- 1) Zoning Districts and Intent
- 2) Zoning Map
- 3) Planning Areas and Zoning District Applicability
- 4) Categories and Descriptions of Land Use
- 5) Zoning District and Use Table

This emphasizes areas and encourages or spurs development in certain areas. There is an employment zone for light industrial. Car Dealers will be allowed in a C1 area only. Laconi's will be non-conforming with this new code. Mr. Walters asks about the school "labeling". Mr. Guerra indicates it should be K-6 labeled Primary, and high schools/middle schools should be labeled Secondary. Fred looked at Main Street and tried to keep high paying, industrial still available for downtown and the schools. One quirky area is between the car dealerships and the industrial area so we made them employment area.

Specific Zoning District Standards

- 1) Residential Lot and Dimension Standards, Division 1-Residential Neighborhoods
- 2) Rural Residential, R-R
- 3) Large Lot Residential, R-1
- 4) Low Density Residential, R-2
- 5) Sub-Urban Residential, R-3
- 6) Medium Density residential, R-4
- 7) Moderate density Residential, R-5

- 8) Urban Residential, R-6, Division 2 – Mixed Use Centers
- 9) Hamlet MU-1
- 10) Neighborhood Center, MU2
- 11) Sub-Urban Center, MU3
- 12) Mixed-Use Corridor, MU4
- 13) Urban Center, MU5
- 14) Downtown, MU-6, Division 3 – General Districts
- 15) Commercial District, C-1
- 16) Employment District, E-1
- 17) Manufacturing District, M-1
- 18) National Park, NP-1, Division 4 Special Overlay Districts
- 19) Mixed-Density Residential, R-M
- 20) Residential Cluster Overlay, R-C
- 21) Historic Overlay, H

Specific Use Standards:

- 1) Specific Use Standards
- 2) Limited Uses
- 3) Conditional Uses
- 4) Accessory use Limitations

Supplemental Provisions:

- 1) Supplemental Provision, Generally
- 2) Stream Corridor Protection

Parking Requirements:

- 1) Intent and Applicability
- 2) Required Parking
- 3) Shared Parking
- 4) Parking Credits
- 5) Specifications and Maintenance

Wireless Telecommunication Facilities

- 1) Intent and Applicability
- 2) Location and Design
- 3) Retention of Expert Assistance and Reimbursement by Applicant
- 4) Conditional zoning Certificate Applicability
- 5) Maintenance and Enforcement

Chapter 4

Design Regulations-Generally

- 1) Intent and applicability
- 2) Design Elements and Goals
- 3) Modification of Standards

There are guidelines for handicap ramps, decks, garages, etc. Snout style garages are no longer permitted.

Residential Neighborhoods

- 1) Applicability
- 2) General Design Guidelines
- 3) Specific Residential design Regulations
- 4) Access & Circulation
- 5) Parking design
- 6) Fencing

Mixed Use Centers

- 1) Applicability
- 2) Façade Designs

- 3) Massing and Scale
- 4) Mixed-use center Design Regulations
- 5) Service Areas, Equipment, and vehicle Bays
- 6) Access and Circulation
- 7) Parking Design
- 8) Lighting Design

General Districts

- 1) Applicability
- 2) Façade Design
- 3) Service Areas, Equipment, and vehicles
- 4) General District Access and circulation
- 5) Parking Design
- 6) Lighting Design

Open Space Design

- 1) Design Goals
- 2) Types of Open Spaces
- 3) Open Space Requirements

Landscape Design

Mary Ellen asks if residents can cut trees that are hanging over their property. Virgil confirms they can trim to the line as long as they don't kill the tree/bush.

- 1) Design Goals
- 2) Applicability
- 3) General Requirements
- 4) Street Trees
- 5) Installation and Maintenance
- 6) Tree Protection During Construction
- 7) Other Regulations

Signs

On corner lots, we currently allow for frontage at 100% for both streets. We have changed the lot to 100% for the primary street and 25% for the secondary frontage. Now they can get a larger sign, but not obnoxiously larger.

- 1) Design Goals
- 2) Levels of Regulation
- 3) Exempt Signs
- 4) Sign Classifications
- 5) Sign Standards
- 6) Rules for Special Signs

Green Development

- 1) Intent
- 2) Threshold Requirements
- 3) Process
- 4) General Design Guidelines

This is a new chapter and used the NAHB to develop this chapter. Basically there are three threshold requirements.

Appendices:

- A. Glossary of Terms
- B. Applications
- C. Official Interpretation and Applicability

- D. Planning Area Map Zoning District Map
- E. Zoning Map Amendments
- F. Text Amendments
- G. Resources, Guides and Industry Standards

Held Legislation:

B-1	An Ordinance authorizing and approving the site plan for a 19,177 Sq. Ft. addition to the existing Acme #12 at 2630 Bailey Road in a Highway Service Commercial District and declaring an emergency.
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Miscellaneous Business:

Planning and Zoning Committee Meeting adjourned at 7:38 p.m.