

AGENDA

CONCORD TOWNSHIP ZONING COMMISSION

Tuesday, July 11, 2017 7:00 PM

AT TOWN HALL, 7229 RAVENNA ROAD, CONCORD, OHIO 44077-9705

1. Public Hearing for the following zoning amendments.

Amendment #1: Establish Section XXI the Innovative Site/PD Overlay District.

Amendment #2: Amend the zoning map to rezone the following presently designated parcel numbers to the Innovative Site/PD Overlay District: 08-A-020-0-00-027-0, 08-A-020-0-00-022-0, 08-A-020-0-00-026-0, 08-A-020-0-00-020-0, 08-A-020-0-00-006-0, 08-A-020-0-00-021-0, 08-A-020-0-00-007-0, 08-A-020-0-00-035-0, 08-A-777-0-00-028-0, 08-A-020-A-00-001-0, 08-A-020-A-00-010-0, 08-A-777-0-00-027-0, 08-A-020-A-00-015-0, 08-A-020-A-00-014-0, 08-A-020-A-00-008-0, 08-A-020-A-00-013-0, 08-A-020-A-00-005-0, 08-A-777-0-00-029-0, 08-A-020-0-00-036-0, and 08-A-020-0-00-005-0.

Amendment #3: Revise Section 5.02, to include new definitions for terms related to parking and revise others.

Amendment #4: Revise Section 11.01 to require zoning permits for porches, and retaining walls that require a permit from the building department. Revise to include reorganization of the existing sections and headings.

Amendment #5: Delete Section 13.36, the Innovative Site/PD as a conditional use. Revise Sections 13.07, 13.08, 13.11, 13.12, 13.16 to reference compliance with all parking regulations in Section 29. Revise Sections 13.17, 13.25, 13.26, and 13.28 for compliance with the waiting space requirements in Section 29.

Amendment #6: Revise Section 15.03 (I), to require that all residential districts comply with the parking regulations in Section 29. Modify section 15.05 to clarify that minimum "residential" floor area and garage requirements are set forth in table 15.05-1, and off-street parking regulated in Section 29.

Amendment #7: Revise Section 16.07 (C) to reference Section 13 for a conditional use permit for a commercial center, and site plan review is required for a commercial center. Modify Section 16.08 and 16.09 to require a commercial center in a PUD to meet the requirements of section 29, Off-street Parking. Revise zoning permit process in Section 16.15 to reference Section XI. Clarify section 16.16 for minor or major modifications to an approved development plan. Revise 16.24(C)(4), to require a landscape plan to be submitted for any open space area disturbed during construction.

Amendment #8: Revise Section 22.03 to remove drive-thru facilities, Innovative Site/PD, Townhouses and Live/work units as conditional uses within the Capital District. Revise Section 22.09 to include regulations for maintenance of unimproved areas, watercourses, and storm water facilities. Delete Section 22.10 Capital District Standards.

Amendment #9: Revise Section 29.01 to add new purpose statements related to green infrastructure and reducing impervious surfaces in parking areas. Revise sections 29.02 Applicability, 29.03 General Standards, 29.04 Off-street parking requirements, 29.05

alternative parking options, 29.06 parking lot design standards, 29.07 parking lot access drive regulations, 29.08 bicycle parking and waiting space requirements.

Amendment #10: Revise Section 34.02, to require all properties, not agriculturally exempt, to obtain a zoning permit for construction of fences.

Amendment #11: Revise Section 36 .03 to require all site plans to be reviewed by Zoning Commission. Revise Section 36.04 required plan items to be submitted. New Section 36.09, significance of an approved final site plan. Revise 36.11 to add new standards for minor and major modifications.

Amendment #12: Revise Section 37 to include references to the IS/PD Overlay District, include new Sections 37.06 Pedestrian Facilities, and Section 37.07 Maximum setback and wall orientation for “Concord Circle” frontages.

Amendment #13: Revise Section 38.02, Applicability, Section 38.03 General Requirements, Section 38.05 Interior Parking Lot Guidelines, and other Sections, to reference the IS/PD Overlay District.

2. Accept Certification of Trustee Resolution No. 2017-16 dated July 5, 2017, to establish Section XXI, the Innovative Site/PD Overlay District under the Concord Township Zoning Resolution, and provide for all text and map amendments necessary thereto, and schedule a public hearing for the following zoning amendments for the August 1, 2017 meeting.

Amendment #1: Amend the Zoning Resolution to establish The Innovative Site/PD Overlay District as a planned development in Section XXI, and delete in its entirety Section 13.36, Innovative Site/PD as a conditional use in the Capital District.

Amendment #2: Amend the Zoning Map to rezone the following presently designated parcel numbers to the Innovative Site/PD Overlay District: 08-A-020-0-00-027-0, 08-A-020-0-00-022-0, 08-A-020-0-00-020-0, 08-A-020-0-00-006-0, 08-A-020-0-00-021-0, 08-A-020-0-00-007-0, 08-A-777-0-00-028-0, 08-A-777-0-00-027-0, 08-A-020-A-00-015-0, 08-A-020-A-00-014-0, 08-A-020-A-00-008-0, 08-A-020-A-00-013-0, 08-A-777-0-00-029-0, 08-A-020-A-00-005-0, and a portion of 08-A-020-A-00-010-0 as further described in Exhibit A.

3. By Motion of the Township Zoning Commission, schedule a public hearing for the following zoning amendments for the August 1, 2017 meeting.

Amendment #3: Revise Section 5.02, to include new definitions for terms related to parking and revise others.

Amendment #4: Revise Section 11.01 to require zoning permits for porches, and retaining walls that require a permit from the building department. Revise to include reorganization of the existing sections and headings.

Amendment #5: Revise Sections 13.07, 13.08, 13.11, 13.12, 13.16 to reference compliance with all parking regulations in Section 29. Revise Sections 13.17, 13.25, 13.26, and 13.28 for compliance with the waiting space requirements in Section 29.

Amendment #6: Revise Section 15.03 (I), to require that all residential districts comply with the parking regulations in Section 29. Modify section 15.05 to clarify that minimum “residential” floor area and enclosed parking requirements are set forth in table 15.05-1, and unenclosed off-street parking is regulated in Section 29.

Amendment #7: Revise Section 16.07 (C) to reference Section 13 for a conditional use permit for a commercial center, and site plan review is required for a commercial center. Modify Section 16.08 and 16.09 to require a commercial center in a PUD to meet the requirements of section 29, Off-street Parking. Revise zoning permit process in Section 16.15 to reference Section XI. Clarify section 16.16 for minor or major modifications to an approved development plan. Revise 16.24(C)(4), to require a landscape plan to be submitted for any open space area disturbed during construction.

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4. Correspondence Report by Zoning Commission members.
5. Approval of minutes of the June 6, 2017 meeting.
6. Next meeting of the Zoning Commission – August 1, 2017
7. Adjournment