

AMENDED MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, September 6, 2016 –6:30 pm

Mayor Kathy Mulcahy, Chairperson called the meeting to order at 6:30 pm.

Members Present: Kathy Moran, Eric Newland, Scott Lewis, Brian Hitt, Jud Kline, Mayor Kathy Mulcahy.
Anthony Lazar arrived at 6:35pm

Members Absent: None

Others Present: Ben Chonocki, Assistant Law Director
Paul Singerman, Special Counsel
David Hartt, Village Planner
Ron Nied, Chief Building Officer
Mary Catherine Knight, Clerk of Council

#1 NEW HOUSE – 29999 SMITHFIELD ROAD

Present: Dean Tomkins, Payne & Payne / Builder, Representative
Craig & Heather Sesnowitz, Owners

PZ/ABR Discussion: Mr. Tomkins explained that there was a small change in the curved driveway. The Village Engineer will need to review. The Service Director will look at the tree line and comment. The landscape plan is in the works.

A Joint Motion to recommend approval of 29999 Smithfield Road New House was made by Mr. Kline; seconded by Mr. Hitt subject to the Village Engineer's review to the adjustment of the driveway and the incorporation of the Village Engineer's comments in numbers 1 and 3 dated August 26, 2016.

Ayes: Lazar, Moran, Newland, Lewis Hitt, Kline, Mayor Mulcahy
No: None

The Motion was carried 7 to 0.

#2 BUILT IN POOL- 4040 OXFORD COURT

Present: Patrick Cloonan Design Services Inc., Representative
Joseph Parambil, Owners

-Not Approved per Village Engineer
-Approved per Village Architect

PZ/ABR Discussion: The pool was moved and is not in the wetlands. The previous issue was the pool was located in the wetlands. There is an existing fence around the pool and property. Everything will match the existing stone and pavers. There is a waterslide, waterfall features, wine cellar door close off for the slide, spill pool/hot tub. The pool equipment is currently screened with hemlocks but the homeowners may look into a board on board fence.

A Joint Motion to recommend approval for the Built in Pool at 4040 Oxford Court subject to the Village Engineer's approval was made by Mr. Lewis seconded by Mr. Hitt.

Ayes: Lazar, Moran, Newland, Hitt, Kline, Mayor Mulcahy
No: None

The Motion was carried 7 to 0.

#3 PINECREST FDT (FINAL DEVELOPMENT PLAN) ONSITE AND OFFSITE IMPROVEMENTS

Present: Chris Salata, Brice Hamill, Representatives – Fairmount Properties
Josh Decker, Senior Project Manager – Independence Construction
Tom Arsovki, Project Architect – CallisonRTKL
Ted Wolff, Project Landscape Architect – Wolff Landscape Architecture, Inc.
Jordan Berns, Attorney – Berns Ockner
Paul Singerman, Attorney – Special Counsel

PZ/ABR Discussion: A slide show presentation of the FDP was presented. Two or three layers of screening will be used for landscaping the site. The Main Street will allow for a 42 foot fire truck to access. No other truck traffic will be allowed on the Main Street, service entrances will be used instead. Mr. Wolff added there will always be color bursts throughout the year by using seasonal planting. Mayor Mulcahy wanted to be on record, driving west on Harvard Road, Mayor does not want to see the buildings. PZ/ABR board would like more evergreens in the mix of screening. Discussion consisted of screening, landscaping, signage, detention basin and elevations.

A Joint Motion was made by Mr. Hitt seconded by Mr. Lazar to approve the landscaping plans set forth in the FDP and to notify Council that the landscaping conditions set forth by the Planning and Zoning Commission and the Architectural Board of Review in connection with the variances requested by the applicant have been met, subject to the following specific conditions as they relate to Ordinance 2016-16, 2016-17 and 2016-21, which conditions are to be addressed in connection with the approval of the Final Development Plan for Building No. 1:

1. More layering of landscaping, including adding shrubs and evergreen trees on the south side of Building 1;
2. Extend the all-purpose trail across the property to the east of the PD-2 Sub-District owned by the applicant;
3. Develop a landscape transition plan from west to the southern streetscape on Building No. 1 parcel; and
4. Explore increasing the grade on the south side of Building No. 1 parcel to facilitate screening and provide more variation in grade along Harvard Road.

Ayes: Lazar, Moran, Newland, Hitt, Kline, Mayor Mulcahy
No: None

The Motion was approved 7 to 0.

#4 PINECREST FDP (FINAL DEVELOPMENT PLAN) BUILDING #10

Present: Chris Salata, Brice Hamill, Representatives – Fairmount Properties
Josh Decker, Senior Project Manager – Independence Construction
Tom Arsovki, Project Architect – CallisonRTKL

Ted Wolff, Project Landscape Architect – Wolff Landscape Architecture, Inc.
Jordan Berns, Attorney – Berns Ockner
Paul Singerman, Attorney – Special Counsel

PZ Discussion: This is the first large building you will encounter upon entering. The tenants are REI and West Elm. A slide show presentation was presented for Building #10. A suggestion would be to add canopies or something for weather relief.

It is moved by Mr. Lewis seconded by Mr. Hitt to approve: (1) the Final Development Plan (FDP) for the on-site and off-site improvements for the commercial portion of the Pinecrest development, including the off-site retention areas to the east of Building #1 and to the south of Orange Place and Building #14, based on the drawings titled 'Pinecrest Final Development Plan, On Site and Off Site Improvement' dated August 30, 2016 (84 pages); and (2) the FDP for the design of Building #10 based on the drawing titled 'Pinecrest Final Development Plan Building 10' dated August 30, 2016 (44 pages).

For clarity, this FDP approval does not include the design of Buildings, #1, 3, 4, and 16; the design of buildings and the related adjacent plazas or service areas for Buildings #8, 8.1, 9, 12, 13, 14 and 15; building and site signs for which approval will be required before occupancy; and the design of Buildings #2, 5, 6 and 7 which FDP approval has been previously granted.

This approval is based on the following understandings and conditions:

1. The FDP is in 'Substantial compliance with the approved PDP, as it may be amended.' (Zoning Code Section 1175.03(d)).
2. The FDP approval incorporates, by reference, the Lighting Plan section in the FDP approved for Buildings #2, 5, 6 and 7 (September 26, 2015) and the supplemental photometric plan submitted December 29, 2015.
3. Given the minor changes to the building floor areas and number of parking spaces; the revised building to parking ratios are similar to the ratios approved with the FDP for Building #2, 5, 6 and 7 (September 26, 2015) and continue to be acceptable.
4. The P&ZC approves, as a plan amendment that the width of the parallel parking spaces may be reduced to 8 feet wide since the minimum 9 feet parking space width requirement in the Zoning Code did not contemplate the potential for, or the unique characteristics of, parallel parking.
5. The steps and walkway connecting Pinecrest's west property line with the UH medical building are approved but are not required to be constructed if an agreement between Pinecrest and UH is not reached.
6. Building #10 and the related landscaping to the rear (west side) is approved with the following stipulations:
 - a. Explore adding all weather canopies along, at least a portion, of the front façade;
 - b. Explore horizontal architectural banding – to "break-up" the blank wall and add shadow lines – on the REI and smaller tenant portions of the rear (west) elevation;
 - c. Consider adding a type of "obscure" glass that has texture to the simulated storefront architectural feature along the south elevation of the REI space to add interest and avoid the plain glass panel; and
 - d. Add evergreen shrubs to the landscaping areas west of the building.
7. Commercial trucks are not permitted to use the main roadway down the center between the buildings; fire and other emergency vehicles are permitted.

The approval of the FDP does not constitute approval by the Village Engineer of related civil engineering drawings and, the applicant recognizes that in connection with the Village Engineer's review and approval and conflicts that may exist amount the FDP, architectural and civil engineering drawing will need to be reconciled to the satisfaction of the Village Engineer.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy
No: None

The motion was approved 7 to 0.

#5 CHIEF BULDING OFFICIAL'S REPORT

Mr. Nied reported the concrete foundations, walls and structural supports for Building 5, 6 and 7 are nearly complete. The two retention basins are ready for final grading excavation.

The building permit for Building #2 is ready to be issued.

For building #10 the submitted plans for the building core and shell have been approved and is waiting for P&Z and Final Development Plan approval before issuing.

#6 ANY OTHER DISCUSSION:

Mayor Mulcahy asked that the minutes from August 16, 2016 be approved at the next meeting due to the late hour.

There being no further business, the meeting was adjourned at 9:56 pm.



Mary Catherine Knight, Clerk of Council



Date