CITY OF KENT DEPARTMENT OF PUBLIC SERVICE

TO:

David Coffee, Director of Budget and Finance

FROM:

Gene Roberts, Director of Public Service

DATE:

January 7, 2014

SUBJECT: Christenson Foundation Donation for Adopt-a-Spot Program

Please find attached check number 1435 in the amount of \$1,500.00 from the Christenson Foundation intended for the City's Beautification Program.

Historically, the City has received a grant from the Christenson Foundation each year for the Adopt-a-Spot program. The last donation from the Christenson Foundation was received by the City in January of 2013. The 2013 donation was forwarded onto Main Street Kent as part of the 2013 agreement with Main Street Kent to administer the Adopt-a-Spot Program.

Changes to the Adopt-A-Spot Program have taken place over the last year and the City, through a contact with Family & Community Services, now maintains and waters all of the Adopt-a-Spot locations.

I am requesting that the donation from the Christenson Foundation be accepted by Kent City Council at this time to help off set the costs incurred by the city for the watering of the Adopt-a-Spot locations and hanging baskets.

Dave Ruller, City Manager CC: Linda Copley, Clerk of Kent City Council





CITY OF KENT, OHIO

OFFICE OF THE MAYOR

February 19, 2014

Mr. Aaron Pechota The NRP Group 5309 Transportation Boulevard Cleveland, Ohio 44125

RE: Phase II: Maplebrook at Golden Pond, City of Kent

Dear Mr. Pechota:

At their regular meeting on Feb. 19, 2014, Kent City Council, the legislative representatives for the City of Kent, voted to submit this letter to demonstrate a majority of support for The NRP Group's planned development of Phase II at the new Maplebrook at Golden Pond location. The first phase of the Maplebrook project has created new affordable housing options for low income seniors in the community. The Maplebrook development was greatly needed because a residential apartment complex, which had provided affordable housing options for more than 150 seniors, was purchased in 2011 and the new developer converted the complex into student housing, displacing all of the low income senior residents.

The 68 units of new affordable senior housing that were created through the construction of the first phase of the Maplebrook project has helped to address the shortage of affordable senior housing in the community, but additional units are still needed. The proposed construction of an additional 63 units on the newly constructed Maplebrook senior campus will greatly expand the availability of affordable housing options for seniors. The proposed Phase II will incorporate access to services and healthcare options that will greatly enhance the residential experience and aid in facilitating greater independence for the seniors. The newly constructed first phase of Maplebrook and the proposed Phase II complex are located adjacent to a privately-owned assisted living facility, known as the Kentridge at Golden Pond. The Kentridge management team has become a great partner and is working in collaboration with the Maplebrook staff to develop and promote programs and services that will benefit the seniors living at both residential communities. Such collaborative efforts are needed in order to meet the diverse needs of the community's senior population.

On behalf of the City of Kent, Council extends its appreciation to The NRP Group for its efforts to try and expand affordable housing options for seniors in the community. Please keep the City apprised of your progress as you move forward with the tax credit application process.

Sincerely,

Jerry T. Fiala

Mayor

Cc: Maplebrook Phase II, 2014 file

CITY OF KENT BOARD OF ZONING APPEALS PUBLIC HEARING & BUSINESS MEETING FEBRUARY 17, 2014 COUNCIL CHAMBERS – KENT CITY HALL 325 SOUTH DEPEYSTER STREET

- I. CALL TO ORDER
- II. PLEDGE
- III. ROLL CALL
- IV. PREAMBLE
- V. ADMINISTRATION OF THE OATH
- VI. NEW BUSINESS

A. BZ14-001 DAVID SOMMERS & ASSOCIATES / DUNKIN' DONUTS

525 EAST MAIN STREET

Section: 1167.10(b)(1)

Request: The applicant is requesting a 15.5-foot variance from the

20-foot front yard landscaping strip requirement to allow a parking space to be 4.5 feet from the front property line

along University Drive.

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

VII. MEETING MINUTES

- A. MINUTES FROM THE APRIL 15, 2013 MEETING
- **B. MINUTES FROM THE JULY 15, 2013 MEETING**
- C. MINUTES FROM THE SEPTEMBER 16, 2013 MEETING
- D. MINUTES FROM THE OCTOBER 21, 2013 MEETING

VIII. OTHER BUSINESS

IX. ADJOURNMENT



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE:

FEBRUARY 7, 2014

TO:

KENT CITY BOARD OF ZONING APPEALS

FROM:

HEATHER PHILE, DEVELOPMENT PLANNER

RE:

STAFF REPORT FOR THE FEBRUARY 17, 2014 OF ZONING APPEALS

MEETING

The following case appears on the agenda for the February 17, 2014 Board of Zoning Appeals meeting:

NEW BUSINESS

CASE NO .:

BZ14-001

APPLICANT:

DAVID SOMMERS & ASSOCIATES / DUNKIN' DONUTS

SITE LOCATION:

525 East Main Street

STATUS OF APPLICANT:

The applicant is the architect for the owner of the property.

REQUESTED ACTION:

The applicant is requesting a 15.5-foot variance from the 20-foot front yard landscaping strip requirement to allow a parking space to be 4.5 feet from the front property line

along University Drive.

ZONING:

This property is currently located in the C-R: Commercial

- High Density Multi-family Residential Zone District.

TRAFFIC:

The property is accessible from East Main Street and

University Drive.

SURROUNDING LAND USES:

The property is surrounded by commercial uses on the

East and West sides, the University on the South side, and

residential uses on the North side.

APPLICABLE CODE SECTIONS:

1167.10(b)(1)

ANALYSIS:

This property is located at 525 East Main Street and is currently zoned C-R: Commercial – High Density Multi-family Residential. The newly acquired parcel is currently a single family dwelling (118 University).

Page 2
Board of Zoning Appeals Staff Report
February 17, 2014 meeting

In June of 2012, a number of variances were granted for building setback, signage, and landscaping setbacks along the parking area for the construction of the new Dunkin' Donuts. In September of 2012, the parcel of land to the north was acquired and the site plan had been revised. A variance was granted for the addition of an extra parking space.

Dunkin' Donuts has now acquired the next property to the north, and have reconfigured the site again to show a different and better traffic pattern for the drive thru, and will add eight additional parking spaces. Since the new parcel will have one of the added parking spaces, a new variance will be required. Therefore, the applicant is now requesting a variance to allow the parking area to be 4.5 feet from the front property line along University Drive.

CC:

Applicant
Case file
Jennifer Barone, Development Engineer
Bridget Susel, Community Development Director
Eric Fink, Asst. Law Director

KENT HEALTH DEPARTMENT STATISTICAL REPORT 2014

	Jan 2014	YTD 2014	Jan 2013	YTD 2013
HEALTH DEPT. \$ COLLECTED				
FamAbuse fund	\$ 432.00	\$ 432.00	\$ 648.00	\$ 648.00
Vital Stats Rev.	\$ 2,448.00	\$ 2,448.00	\$ 3,672.00	\$ 3,672.00
Child Abuse	\$ 864.00	\$ 864.00	\$ 1,296.00	\$ 1,296.00
State VS	\$ 2,592.00	\$ 2,592.00	\$ 3,888.00	\$ 3,888.00
β Perm Rev	\$ 19.50	\$ 19.50	\$ 21.00	\$ 21.00
B Perm State	\$ 97.50	\$ 97.50	\$ 105.00	\$ 105.00
Food Estab. RFE	\$ 135.90	\$ 135.90	\$ 0.00	\$ 0.00
Food Service FSO	\$ 1,223.00	\$ 1,223.00	\$ 864.00	\$ 864.00
FSO Vending	\$ 0.00	\$ 0.00	\$ 28.00	\$ 28.00
Home Sewage	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Housing	\$ 4,835.00	\$ 4,835.00	\$ 4,365.00	\$ 4,365.00
Swim Pools	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
SolWst(Trks)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Tattoo Parlors	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
*Misc(Xerox, etc.)	\$ 0.20	\$ 0.20	\$ 51.60	\$ 51.60
- PEP Distribution	\$ 1,243.20	\$ 1,243.20	\$ 0.00	\$ 0.00
MAC Claiming	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
**ST Subsidy	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL COLLECTED	\$ 14,090.30	\$ 14,090.30	\$ 15,138.60	\$ 15,138.60
TO STATE				
FamAbuse fund	\$ 419.03	\$ 419.03	\$ 628.59	\$ 628.59
Food Estabs	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Bur.Permits	\$ 97.50	\$ 97.50	\$ 105.00	\$ 105.00
Child Abuse	\$ 838.08	\$ 838.08	\$ 1,257.12	\$ 1,257.12
State VS QTRLY	\$ 2,592.00	\$ 2,592.00	\$ 3,888.00	\$ 3,888.00
Food Service	\$ 84.00	\$ 84.00	\$ 56.00	\$ 56.00
Food Vendors	\$ 0.00	\$ 0.00	\$ 6.00	\$ 6.00
Swim Pools	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Wells	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 4,030.61	\$ 4,030.61	\$ 5,940.71	\$ 5,940.71
TOTAL ASSETS	\$ 10,059.69	\$ 10,059.69	\$ 10,993.90	\$ 10,993.90
+Admin fee to Vital Stats	\$ 38.88	\$ 38.88	\$ 30.40	\$ 30.40
-3% FamAbuse				
	\$ 12.96	\$ 12.96	\$ 10.15	\$ 10.15

STATISTICAL	REPORT Cont.	Jan 2014	YTD 2014	Jan 2013	YTD 2013		
	4470° 10° 10° 14						
PERMIT/lic.							
	Food Estabs	0	0	0	0		
	Food Service	3	3	2	2		
	FS Vending	0	0	1 3	1.		
	Home Sewage	0	0	0	0		
	Housing	14	14	21	21		
	Solid Waste	0	0	0	0		
	Swim Pools	0	0	0	0		
	Septic Haul.	0	0	0	0		
	Tattoo Parlors	1	1	2	2		
	Other	0	0	0	0		
	TOTAL	18	18	26	26		
MOSQ.CON	т.						
	Sites Treat.	0.0	0.0	0.0			
	Adulticide	0.0	0.0	0.0	0.0		
	Tot Man Hrs	0.0		0.0	0.0		
		0.0	0.0	0.0	0.0		
COMPLAINT	rs						
	Received	29	29	14	14		
	Abated	25	25	7	7		
LEGAL.COMPL,							
	Filed	0	0	0	0		
	Pre-trials	0	0	0	0		
	Trials	0	0	0	0		
COMM.DISE	ASE						
		0	0	77	77		
VNA CLINICS IMMUNIZATIONS		5	5	60	60		
BIRTH Copie	es issued	45	45	30	30		
DEATH Copi	es issued	243	243	402	402		

KENT CITY PLANNING COMMISSION BUSINESS MEETING FEBRUARY 18, 2014

COUNCIL CHAMBERS KENT CITY HALL 325 S. DEPEYSTER STREET 7:00 P.M.

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. READING OF PREAMBLE
- IV. <u>ADMINISTRATION OF OATH</u>
- V. CORRESPONDENCE
- VI . OLD BUSINESS
- VII. NEW BUSINESS
 - A. PC14-001

KM PROPERTIES (Turf Trimmers) 1480 Fairchild Avenue Site Plan Review & Approval

The applicant is requesting Site Plan Review & Approval in order to construct a new storage unit buildings and a new commercial building. The subject property is zoned I-Industrial District.

- 1) Public Comment
- 2) Planning Commission Discussion/Action
- B. PC14-002 CITY OF KENT
 Zoning Code Text Amendment
 Chapter 1191

The City is seeking a recommendation from the Planning Commission to City Council to amend the language to update calculation methods and reflect current practices and clarify Chapter 1191-Parks & Recreation Fees.

- 1) Public Hearing
- 2) Planning Commission Discussion/Action

VIII. <u>OTHER BUSINESS</u>

IX. ADJOURNMENT



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE:

February 10, 2014

TO:

Kent City Planning Commission

FROM:

Jennifer Barone, PE, Development Engineer

RE:

Staff Report for the February 18, 2014 Planning

Commission Meeting

The following items appear on the agenda for the February 18, 2014 Planning Commission meeting:

NEW BUSINESS

CASE NO:

PC14-001

APPLICANT:

KM Properties (Turf Trimmers)

SITE LOCATION:

1480 Fairchild Avenue (Quay Boulevard)

STATUS OF APPLICANT:

The applicant is the owner of the property

REQUESTED ACTION:

Site Plan Review and Approval for an

additional storage unit building and a new

commercial building

ZONING:

1: Industrial

TRAFFIC:

The parcel is accessed from Quay Boulevard.

SURROUNDING LAND USES:

The property is surrounded by residential on the west and south sides and commercial/

industrial on the east and north sides.

APPLICABLE CODE SECTIONS:

Chapters 1113 and 1155 of the Kent Codified

Ordinances.

ANALYSIS:

PROJECT DESCRIPTION:

The applicant is seeking site plan approval for a new storage unit building and a new commercial building. The current site consists of the Turf Trimmers landscape business, four self storage buildings and outdoor storage. The applicant is asking for the project to be constructed in phases with the new storage building being the first construction item. The commercial building is being proposed for a future phase that will house start up businesses. The use proposed will be a combination of office and warehouse space with the majority of the building being warehouse space. The tenants have not been confirmed at this time.

Section 1113.08 allows for staged (phased) development. All stages must be constructed within 10 years of the initial approval. The future stage(s) (the commercial building in this case) will have to built in conformance with this approved site plan. The Commission should be aware that the City owns a parcel at the end of Quay Boulevard. Discussions are underway to consider selling this parcel to KM Properties. Should this occur, the building placement may be adjusted since the property lines will be altered. Staff will evaluate any movement of the building site, whether due to the sale of the City's parcel or other reasons, and determine if this is a minor adjustment. If it is minor, Staff will review this with the technical plans. If the this is a major change, the applicant will have to return to Planning Commission for a site plan revision.

TRAFFIC/PARKING:

Staff had a concern about the maneuverability of the fire trucks at the commercial building. The applicant has agreed to install gravel drive around the rear of the building so that the fire trucks can circle around for access to fight fires and to avoid backing the truck.

The applicant is proposing 18 parking spaces. If the proposed building was entirely used for warehousing, 2 spaces are required. If the whole building was used for offices, approximately 30 spaces are required. Since the applicant has indicated that the intended use is primarily warehouse, Staff believes the proposed 18 parking spaces is sufficient.

UTILITIES:

The storm sewer is existing. The water and sanitary lines will have to be extended to service the commercial building.

STORMWATER:

Stormwater from the new storage unit building will be directed to the existing stormwater management basin along Quay Boulevard. The new water management facility will be constructed to serve the proposed commercial building.

SIGNAGE:

No signage is proposed at this time. Should the new commercial building need signage, the existing sign at the corner of Fairchild Avenue and Quay Boulevard will be refaced.

LIGHTING/LANDSCAPING/DUMPSTER:

Lighting will be provided through wall packs on both the storage unit and commercial buildings.

Proposed landscaping is not depicted. At a minimum the landscaping must include a 50' planting strip along the west side yard and rear yard in compliance with 1155.04(d) to screen this property from the adjacent residential properties. The screening is to consist of evergreen trees planted in a staggered pattern with to more than ten feet between trees and shall be at least 8' tall within two years. There is some vegetation existing on site, but whether it is sufficient for screening is in question.

A dumpster is proposed for the new commercial building.

ARCHITECTURAL REVIEW BOARD:

The storage unit building does not require review by the Architectural Review Board (ARB). The new commercial building will need to be reviewed be the ARB. Plans are not available at this time since this is a future phase. Staff recommends the ARB review of the commercial building be a condition of approval.

VARIANCES:

No variances are required.

RECOMMENDATION:

Staff is recommending approval of this staged development request.

Planning Commission may approve, approve with conditions, or disapprove the application. Should Planning Commission wish to approve this project, the following language may be used:

I move that in Case PC14-001, the Planning Commission approve the KM Properties request for Site Plan approval of a staged development to construct a storage unit building and a new commercial building at 1480 Fairchild Avenue subject to the following conditions:

- 1. Installation of a planted buffer strip per 1155.04(d).
- 2. Review of the commercial building by the Architectural Review Board.
- 3. Technical Plan Review.

<u>List of Enclosures for This Project:</u>

- 1. Cover letter (e-mail) received 01/14/14.
- 2. Plans received 02/10/14.

- 3. Photographs of the storage units received 02/06/14.
- 4. Google Earth Photo, Aerial Topo and Zoning Map.

CASE NO:

PC14-002

APPLICANT:

CITY OF KENT

REQUESTED ACTION:

The proposed Zoning Code Text Amendment is being forwarded to the Commission for

review and comment.

APPLICABLE CODE SECTIONS:

Chapter 1191 of the Kent Codified Ordinances.

ANALYSIS:

PROJECT DESCRIPTION:

Staff is recommending amendments to Kent Codified Ordinance 1191- Parks and Recreation Fees. Staff has experienced difficulty in calculating the fee in lieu of land dedication for park area associated with developments that have a residential component. Although section 1191 is not part of the zoning code, the Planning Commission plays a significant role in the process by having to approve the land to be dedicated and/or the fee in lieu of land dedication dollar amount.

This item was advertised to be placed on this agenda. However, Staff is still working on the language and is requesting this item be tabled.

RECOMMENDATION:

The following language may be used for the motion:

I move that in Case PC14-002, the Planning Commission table the amendments to Kent Codified Ordinance 1191- Parks and Recreation Fees to the March 4, 2014 regularly scheduled meeting.

cc: Bridget Susel, Community Development Director
Jim Bowling, City Engineer
Eric Fink, Assistant Law Director
John Idone, Parks & Recreation Director
Heather Phile, Development Planner
Applicant
PC Case File