

AGENDA

July 7, 2025

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of May 15, 2025

Cases

CASE NO. 2025-138

J.P. Burleigh, the representative for Integrity Green Landscaping, has submitted modified plans for a business development at the Village North Site. On November 4, 2024, the Amberley Village Board of Zoning Appeals held a public meeting and approved development plans for a 9,600-square-foot warehouse and a 4,480-square-foot warehouse with office space to be built on 5.1 acres. The 5.1-acre lot is located across the street from the Amberley Village Maintenance Facility located at 8605 Ridge Road. Amberley Village Code Section 154.83 requires a site plan review for all new structures by the Board of Zoning Appeals and a public hearing when variances are requested.

Site Plan Changes:

- **Warehouse:** Shifted warehouse southeast to move facility further away from the Northern Duke and American Tower Property Easements and in alignment with new office/workshop location.
- **Workshop/Office:** Shifted office southeast to move building outside the Duke and American Tower Easements. Shifted building further east to allow more space between the warehouse and the workshop garage door entrance.
- **Employee Parking Spaces:** Reorganized employee parking spaces to accommodate the building shifts. As a result, the parking spaces were reduced by 8 spots. The new employee parking space total is 62 spaces.
- **Interior Landscaping:** As a result of the building shifts, the interior parking islands and landscaping around the office were enhanced. The changes resulted in more square feet of interior landscaping, and a slight reduction in the total interior landscape trees. The total quantities and trees exceed the current North Site District Regulations. (Regulations require 22 square feet of interior landscape beds per parking space. 122 spaces = 2,684 square feet required interior landscape. The modified plan shows over 9,000 square feet of interior landscape. Tree requirements are 1 tree per 10 parking spaces. 122 spaces = 12.2 or 13 required trees. The modified plan shows 15 interior trees in the landscape

islands.)

The site plan requires four variances to the Village Zoning Code:

1) A variance is required from Village Code Section 154.14 (A), to allow for the 6' high black aluminum fence surrounding the outdoor west plant and material staging area and along the north property line.

2) A variance is required from Village Code Section 154.81(C) and (D) to allow the metal facade area to be greater than 75% for the 9,600-square-foot warehouse and the 4,480-square-foot office/warehouse.

3) A variance is required from Village Code Section 154.79 (E) to allow outdoor storage.

4) A variance is required from Village Code Section 154.80 (B) to allow the current northern property vegetation to remain as the required landscape buffer.

New Business

Adjournment