

PLANNING COMMISSION MEETING
SUMMARY MINUTES
NOVEMBER 14, 2023
7:00 P.M.

I. CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Okum.

II. ROLL CALL

Members Present: Jeff Singleton, Tom Hall, Joe Ramirez, Steve Galster,
Megan Sullivan-Wisecup, Michelle Miller, Dave Okum

Staff Present: Carl Lamping, Building Official,
Liz Fields (Filling in for Anne McBride, City Planner)

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE REGULAR MEETING ON SEPTEMBER 12, 2023

Motion to adopt minutes with change made by Ms. Sullivan-Wisecup.

Mr. Hall seconded the motion.

Voice vote taken and the minutes were adopted with change by a vote of 6-0.

V. REPORT ON COUNCIL

Report on City Council presented by Ms. Sullivan-Wisecup for the meeting held on November 1, 2023. Minutes and recording of that meeting can be found on the City website.

Ordinance 44-2023 authorizing Council and finance director to enter into an agreement with Samantha R. Phillips for the public defender for the City of Springdale in an emergency. Our public defender was not returning for mayor's court, so we voted 7-0 for Samantha R. Phillips to be our new public defender for mayor's court.

We had Ordinance 45-2023 which was an Ordinance amending Chapters 30 and 38 and repealing Section 94.202 of the Code of Ordinances for the City of Springdale. That is the ordinance removing the Clerk of Council/ Finance Director and adding the Clerk of Council position.

Finally, we had Resolution 15-2023, a Resolution adopting the 2023 Hamilton County Multi-Hazard Mitigation Plan. That passed by a 7-0 vote and that was everything that we have.

VI. CORRESPONDENCE - None

VII. OLD BUSINESS - None

VIII. NEW BUSINESS

- A. WAWA C-STORE MINOR MODIFICATION TO DEVELOPMENT PLAN-
BUILDING COLORS
APPLICATION #20230764
370 GLENSPRINGS DRIVE
PUBLIC HEARING

Liz Fields gave a brief description.

Wawa is here to present their building colors for their new convenient store. The site is located within Sub Area B of the corridor view district and per those

regulations, 10% of each facade can be comprised of non-earth tone colors. The only non-earth tone colors are the red bands that wrap around the building. The staff report would have the exact percentages, but each elevation has significantly less than 10% of the elevation comprised of those non-earth tone colors. Staff recommends the approval of the elevation colors as presented.

Commission had no questions. Mr. Riggs had nothing to add. Mr. Lamping had nothing to add.

Patrick Warnement, Wawa representative, of 260 West Baltimore Pike, Wawa, PA 19063, granted permission to speak. Everything was explained well. There are a number of other municipalities that are focused on the earth-tone work as well and this is very similar to what Wawa has done in most places.

Commission had no questions. Mr. Okum entertained a motion to approve the following project Wawa at 370 Glensprings Drive, Case # 20230764 for specifications and designs provided in our meeting packet as Exhibits, which were submitted by the applicant prior to the meeting and reviewed by staff.

Mr. Hall made a motion to approve as presented. Mr. Galster seconded. Commission was polled and the motion was approved 7-0.

Mr. Okum inquired as to when Wawa plans on opening. Patrick Warnement, indicated sometime in 2025.

**B. CHICK-FIL-A – PARKING LOT EXPANSION & MODIFICATION
APPLICATION #20230739
501 E. KEMPER RD.
PUBLIC HEARING**

Mr. Okum started by indicating that this is a zone change in the PUD. Because it is a public hearing and so that everyone is aware, this will be forwarded to Council for consideration as well. We will open up the public hearing and turn it over to staff for their analysis and presentation on this Chick-fil-A work.

Liz Fields gave a brief description. This application is an expansion of the existing PUD for Chick-fil-A. Chick-fil-A has purchased the adjacent vacant parcel that is next to them, which is a grass lot. The adjacent lot is 0.74 acres. The lot was purchased so that Chick-fil-A can reconfigure and expand the amount of staffing spaces and their drive thru. The existing building on the site is not changing. Only parking spaces and drive thru. They are just reconfiguring the parking spaces and the drive thru. Also, the canopy for the drive thru is to be relocated. The site next to them and the existing site have some utility and easement circumstances that are causing some issues with the site design. On the northern part of the site there are the drive thru lanes pushed really close to Kemper Road and that is due to an easement that runs through the site. This has resulted in their need to push the drive thru lanes and the canopy closer to Kemper Road. The site that they purchased is zoned SS. Zoning is what is requiring them to expand the PUD to include them because the drive thru use won't be permitted within an SS zone. They will be adding quite a few staffing spaces resulting in having 27 staffing spaces. They are also increasing the number of parking spaces. They are over the minimum requirement, going from 59 spaces to 72 spaces. The site meets the open space requirement of the PUD requirements. The requirement is 25% and they are at just over 30%. They are facing some setback issues due to easement for the plaza to design their site. The code requires a 25 foot setback or drive thru lanes from right of ways and a 10 foot setback for all driving and circulation lanes from roadways. The northern circulation and drive thru lanes meet the setback requirements. They are aware of this and are trying to work around the site constraints. Those productions and setbacks can be approved by Planning Commission and Council since it is a PUD application. For the landscaping, there are small clarifications that staff is requesting from them. First issue is that they are proposing some landscaping in the right of way of Kemper Road on the northern part of the site to meet our landscaping requirements along vehicular use areas, but that is located in the right of way. That's going to be something that needs further discussion and further approvals outside of the city's purview. Other than that, from the landscapers point of view there's just small issues like changing some plant diversity and confirming species counts.

The site is proposing a reorganization and expansion of their lighting. The code has a limit of an average illumination of 2.00 foot candles per site. They are proposing a 4.15 foot candles average for the site. The code has a maximum of 10 foot candles being permitted where the new light plan has 8 foot candles in the parking lot and 51.4 foot candles under the canopy near Kemper Road, which is a significant increase in that maximum.

They are going to relocate the existing waste enclosure, so that can be an issue here.

Two members of Planning Commission and Council need to determine if this is a major amendment or a minor amendment is currently being processed as a major amendment due to the expansion of the PUD. That will need to be confirmed.

Discussion regarding major or minor modification. Staff believes that this is a major modification. It was declared by two members of City Council that this is in fact a major modification. It will continue to be processed as a major modification which is the process that we've been going through so far.

There are other items in consideration, most of which have been touched on. There are a few small things on the site plan that they need to address. One of which is the minimum width of the staffing lanes that needs to be increased by a foot. This is not going to significantly change the plans, but we will need to see that those are addressed at some point making sure that all those plans giving comments are addressed per staff comments. Planning commission will need to determine if the proposed setbacks, the proposed lighting, the items that are not consistent with the code, if those are appropriate and determine if the proposed zone map amendment and addition of this site of the PUD is appropriate moving forward.

Mr. Riggs gave comments from his review. The site layout is obviously one of the key things. The landscaping is inside of the right away that was mentioned earlier is along Kemper Road. This was a county road and is now a city maintained roadway. The county maintains the street and the city right of way. They'll need a permit for that work and any installation inside of the right of way. This includes trees and proposed landscaping. In the past, screens have been required to be installed. We need to balance all uses within the right of way so that it doesn't come back on us. Any landscaping on the north side and the north side driveway may come back to haunt us if it is allowed. There are a few other things with the sidewalks. They're connecting to the curb ramp. There is one existing at the northwest corner at Kemper Road. They are proposing a sidewalk running south along Tri-County and right now they're showing it to the curb going into the site which is fine, but Curb Ramp will be required to accommodate a future sidewalk connection towards the south.

Everything is at the right of way and will need a R/W permit. They will also have to provide all the details for the construction within the right of way. There is also concern with the site distance on the existing entrance that is not on the site, but as you're looking left or to the south in the driveway, there is a tree that is really hard to see around. We have recommended that the property owner clear that line of sight as it is a dangerous situation right now and since we are doing all the work in the area, so now is the time to get it fixed. It is believed to be the Lowe's tree. The possibility of trimming the lower part of the tree to eliminate or help the issue. They also proposed an entrance on the SE corner. Mr. Riggs recommended to narrow the shared entrance and add some green space. Currently the entrance is 3 lanes. There is a water line easement issue for the canopy and they need to ensure that they do not encroach upon that easement. There is a history of private sewer breaks along the eastern property line. Recommends that this is inspected prior to work start up. They are proposing to install another underground storage retention basin which we are fine with.

Mr. Lamping made 2 points. First is the property east of the current Chick-fil-A is a vacant piece of land not owned by Lowe's, this commission recommended that it would be really nice for them to acquire this property. The second item, it was recommended that we ask the developer for

elevations and renderings of this proposal from Kemper. They are proposing to add trees in the right of way which would provide the required landscaping.

Mayor Webster made an observation that this is not a simple vote or decision. Given the fact that new planning commission members are coming on board, Mayor Webster to question again that they reconsider their decision as to whether this is a major or minor modification. Mr. Okum indicated that it is a zoning issue and will need to go to Council. Had the vacant lot been considered as part of the PUD initially when the planning commission approved Lowe's, then there would not be an issue with zoning.

Mr. Ramirez recommended to make this a minor modification rather than throwing this on new individuals coming into Council and planning commission.

Sarah Vecchione of 7965 North High Street, Suite 200, Columbus, OH 43235 representing Chick-fil-A, reiterated the plans for the Chick-fil-A modifications. She is requesting approval and that it may be passed on.

1. ZONING CHANGE

Mr. Okum entertained a motion to approve the following project; Chick-fil-A Store at 501 E. Kemper Road, with a Zone Change from SS to PUD. Whereby this approval, Planning Commission is referring this to City Council for consideration.

Mr. Galster made a motion to approve as presented. Ms. Sullivan-Wisecup seconded.

Commission was polled and the motion was approved 7-0.

2. PUD MODIFICATION

Mr. Okum entertained a motion to approve the following project; Chick-fil-A Store at 501 E. Kemper Road, for a PUD Modification; Case # 20230739 for specifications and designs provided in our meeting packet as exhibits which were presented by the applicant prior to this meeting and reviewed by staff. Whereas, this approval by Planning Commission is referring this to City Council for consideration, this motion includes the following conditions, Staff's, City Engineer's, City Planner's recommendations and consideration contained in the report. As this is a PUD, this staff shall also request that the Law Director approve covenants as necessary as it pertains to the project. And, additionally, all lighting and re-lamping of the existing fixtures shall confirm with the existing codes to the City of Springdale. Special lighting fixture conditions regarding the canopy. Canopy lighting shall be reduced to a medium use from 2 to 10 max illumination. Additionally, special landscaping conditions to include, allowing landscaping to be placed in the public right of way as it is illustrated which shall be maintained by Chick-fil-A, and this shall be reviewed by staff. This shall be by permit only and is not an easement. Additional trees and landscaping in the public right of way to be reviewed as illustrated by the applicant to be reviewed and approved by City staff and shall be by permit with the City and not an easement. The existing structure is not to change. Whereas all other zoning code regulations and conditions not detailed in this motion shall remain in effect and any changes to the above conditions shall constitute a change in the approved plans. Such changes shall require an approval by the Springdale Planning Commission.

Mr. Galster made a motion to approve as presented. Mr. Ramirez seconded.

Commission was polled and the motion was approved 7-0.

IX. DISCUSSION

Mayor Webster invited all to attend the farewell function at the Rec Center from 11:30 am to 2 pm in Rooms A, B, and C. Mayor Webster thanked all members of the body, especially the long term members. He reflected upon his 28 years as Mayor of Springdale and showed his appreciation to the members for a job well done.

- X. CHAIRMAN'S REPORT - None
- XI. ADJOURNMENT

Mr. Galster moved to adjourn; Ms. Sullivan-Wisecup seconded the motion.
Meeting was adjourned at 8:11 pm.

Respectfully submitted,

_____, 2024 _____
Chairman

_____, 2024 _____
Secretary



CITY OF SPRINGDALE - BUILDING DEPARTMENT

11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246
PHONE: 513-346-5730 FAX: 513-346-5747
WEBSITE: www.springdale.org/building-department.aspx
EMAIL: Building@Springdale.org

Application Number

PLANNING/ZONING APPLICATION

Project Name: CHILDCARE CENTER Area of Development: Acres
(Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

Project Location: 1275 E. KEMPER RD SPRINGDALE OH, 45246
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

Applicant: AWA BA (1513)254-50-36
(Name) (Daytime Phone Number)

840 SUMMERFIELD LANE SPRINGDALE OH 45240
(Mailing Address: Street No; Street Name, City, State, Zip) (E-mail Address)
awaiba200@gmail.com

APPLICATION FOR: (Pick 1) Please review the applicable Sections of the Zoning Code listed below and the Zoning Map provided online at: https://www.springdale.org/building-department.aspx

Major Project: Application process requires a Public Hearing and a Review/Recommendation by Planning Commission; AND a Public Hearing and a Decision by City Council. Include Major Projects Submission Requirements Document with this Application

Minor Project: Application process requires a Meeting and a Decision by Planning Commission. Include Minor Project Submission Requirements Document with this Application

BZA Hearing: Application process requires a Public Hearing and a Decision by the Board of Zoning Appeals. Include BZA Submission Requirements document Project Types: (Pick 1 Below)

Project Types include the following: (Pick 1 Below)

Project Types include the following: (Pick 1 Below)

Zoning Text or Map Amendments Describe Zone Change and Total (Net) Acres Below Section 153.202

Concept Plan (Hearing by PC/ No Decision)
Development Plan Section 153.203
Conditional Use Permits Section 153.204
Determination of Similar Uses Sec 153.205

Variance Section 153.206

Planned Unit Development (PUD):

Preliminary Development Plan Sec 153.255(F)(1)
Major Modification Section 153.255 (H)(1)

Planned Unit Development (PUD):

Final Development Plan Section 153.255(F)(5)
Minor Modification Section 153.255 (H)(2)

Appeal Section 153.208

Transition Overlay District (T-District):

Preliminary Development Plan Sec 153.256(F)(1)
Major Modification Section 153.256 (G)(1)

Transition Overlay District (T-District):

Final Development Plan Sect. 153.256 (F)(5)
Minor Modification Section 153.256 (G)(2)

Route 4 Corridor Review District Plan All new exterior work on properties in the Rt 4 Corridor required to be Approved. Sec 153.257(I)



BRIEFLY DESCRIBE PROJECT: (Provide Existing and Proposed Zoning for this Property)

1275 E KEMPER RD was a CHILDCARE CENTER for 10 years and I'm trying to reopen another daycare at the same location

The undersigned Property Owner and/or the Applicant (acting as an Agent for the Property Owner), do hereby covenant and agree to comply with all the laws of the State of Ohio, Hamilton County and the ordinances of the City of Springdale pertaining to land usage, buildings and site development.

(12/16/2020) (Signature of Owner/Agent)

monique Johnson 11/20/23 (Print Name) (Date)



CITY OF SPRINGDALE - BUILDING DEPARTMENT
 11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246
 PHONE: 513-346-5730 FAX: 513-346-5747
 WEBSITE: www.springdale.org/building-department.aspx
 EMAIL: Building@Springdale.org

Application Number

PLANNING/ZONING APPLICATION

Project Name: CHILD CARE CENTER **Total Area/Development:** _____ Acres
(Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

Project Location: 1275 E KEMPER RD, Springdale OH 45946
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

Area of this Parcel: _____ Acres **Parcel ID:** 059900
(From Auditor's Website; Use additional sheets for all associated Parcel Numbers)

Property Owner: _____
(Name From Auditor's Website) (Daytime Phone Number)

(Mailing Address: Street No; Street Name, City, State, Zip) (E-mail Address)

Note: Please provide One Affidavit for Each Different Parcel Owner Associated with this Project.

OWNER'S AFFIDAVIT

STATE OF OHIO, COUNTY OF HAMILTON

I (we) Monique Johnson agent for Cherished Memories hereby certify that we are the owners of the real estate listed above which is the subject of this application; that we hereby consent to the Planning Commission of the City of Springdale acting on my/our application for the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the City of Springdale Building Department and Zoning Code; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the property by the Planning Commission of the City of Springdale. The statements and attached exhibits provided are in all respects true and correct to the best of my/our knowledge and belief.

Further, I understand that I am responsible for the review costs incurred by the City as described more specifically in Section 1.2 of the Checklist associated with this Application. I also understand that failure to pay such fees within 30 days of invoice shall halt all processing and review of the site development plans or shall cause suspension of all development activities on the site and shall possibly result in a municipal lien being placed against the property to recover the expenses.

[Signature]
 Signature

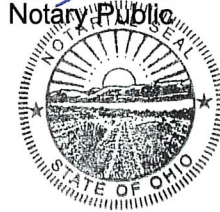
1259 Kemper Meadow Dr.
 Mailing Address

Cincinnati, OH
 City and State

513-500-1691
 Phone

Subscribed and sworn to before
 me this 30 day of Nov, 2023

[Signature]

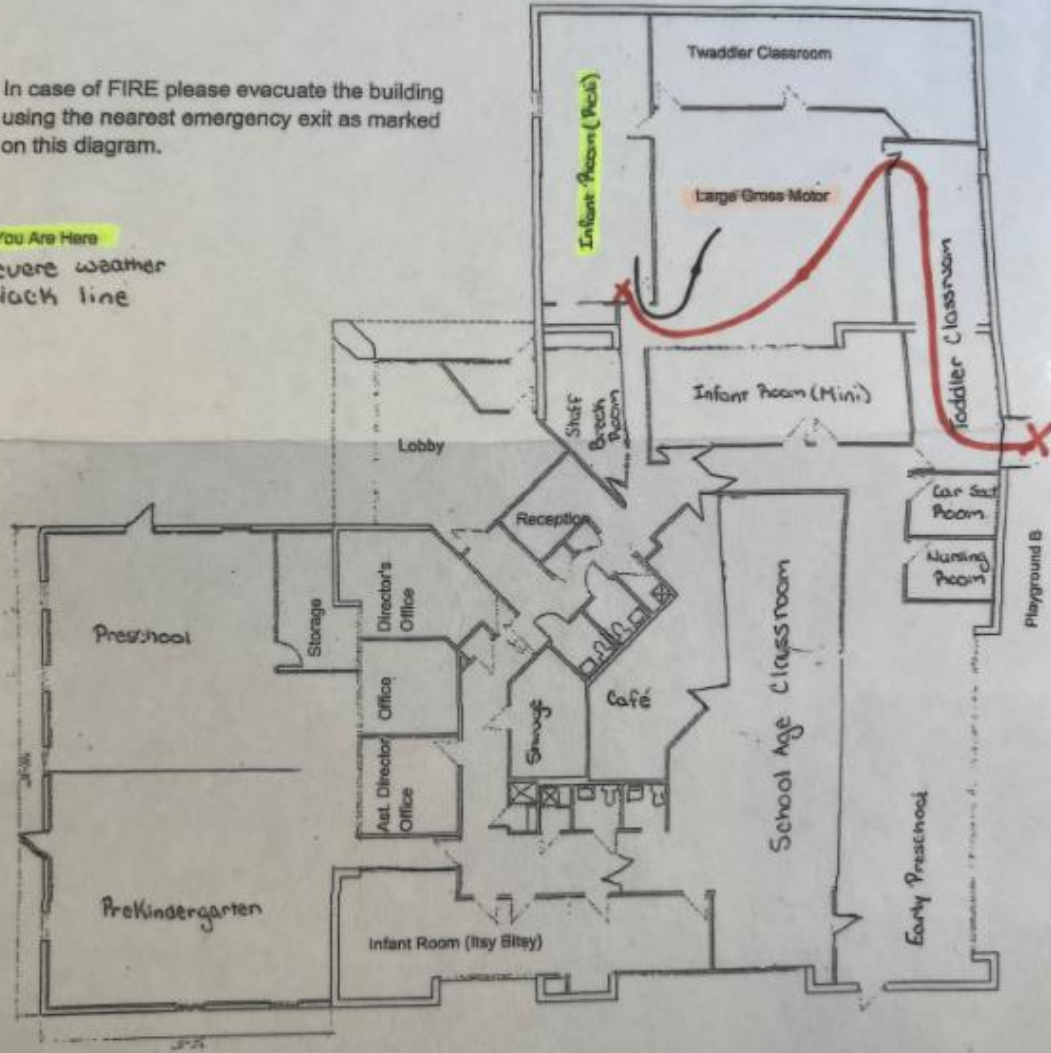


TERESA MCGINNIS
 NOTARY PUBLIC - OHIO
 MY COMMISSION EXPIRES 08-01-2026

FIRE AND WEATHER ALERT PLAN LITTLE MIRACLES CDC FIRE AND WEATHER ALERT PLAN

In case of FIRE please evacuate the building using the nearest emergency exit as marked on this diagram.

You Are Here
Severe weather
black line



In case of severe weather (i.e. tornado) all classrooms and other rooms in this building should evacuate to the large gross motor room and assume the proper position for safety.

Aunty Awa Academy Childcare

Classroom list

Mini-Me infant room 8 kids aged 6 weeks to 18 months

Itsy Bitsy infant room 9 kids aged 6 weeks to 18 months

Roli Poli infant room 12 kids aged 12 months to 18 months

Twaddler (young toddlers) 14 kids aged 18 months to 24 months

Toddlers 16 kids aged 24 months to 36 months

Preschool 24 kids aged 3 to 4 years old

Pre-K 24 kids aged 4 to 5 years old

School age 25



**Aunty Awa Academy Childcare
1275 Kemper Road
Conditional Use
Application# 2023-0846
January 9, 2024**

Request:

A Conditional Use application to allow for a childcare facility in the “OB” Office Business District.

The applicant is proposing to operate a childcare facility on the 1.38 acres of property at 1275 Kemper Road. The property is located in the “OB” Office Business District, which per Section 153.253 (C), allows childcare facilities as a Conditional Use. The 11,141 square foot property had previously been utilized as a childcare, however, per Section 153.205 (D) (2), since the property has been vacant for more than six months, the previously approved Conditional Use has become null and void. The applicant plans on providing eight levels of care ranging from infants (6 weeks to 18 months) through pre-kindergarten/school age children. A total of 132 children are proposed to utilize the facility.

Comments:

- 1) No modifications to the exterior of the building or to the site are being proposed.
- 2) Ground or building signage is not proposed for the business.
- 3) A total of 19 parking spaces are required per Section 153.302 (P) for the use, and 30 spaces are existing.
- 4) Planning Commission must consider the following factors per Section 153.204 (B) in approving a Conditional Use:
 - a) The conditional use is consistent with the spirit, purpose, and intent of the comprehensive plan and will not negatively affect or harm the appropriate use of neighboring property.
 - b) The proposed conditional use is to be located in a district wherein such use may be permitted, subject to the requirements of this section.
 - c) The use complies with all applicable use-specific provisions established in sections 153.252 (E): Public and Institutional Use-Specific Regulations and 153.253 (D): Non-Residential Use-Specific Regulations.

- d) The proposed use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse pick-up, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- e) The proposed use will comply with all applicable development standards, except as specifically altered by the planning commission in the approved conditional use.
- f) The proposed use will be harmonious with the existing or intended character of the area, will not be hazardous or have a negative impact on adjacent properties, and will not be detrimental to property values or the economic welfare of the general vicinity.
- g) The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operations, including but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, or other characteristic not compatible to the uses permitted in the base zoning district.
- h) The proposed use will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in the district.

It was suggested that the applicant provide information regarding the above Review Factors contained in Section 153.204 (B) for consideration by the Commission.

Submitted by:

Anne. F. McBride, FAICP
City Planner

MDC #5025



**Aunty Awa Academy Childcare
1275 Kemper Road
Conditional Use
Application# 2023-0846
December 4, 2023**

Request:

A Conditional Use application to allow for a childcare facility in the “OB” Office Business District.

The applicant is proposing to operate a childcare facility on the 1.38 acres of property at 1275 Kemper Road. The property is located in the “OB” Office Business District, which per Section 153.253 (C), allows childcare facilities as a Conditional Use. The 11,141 square foot property had previously been utilized as a childcare, however, per Section 153.205 (D) (2), since the property has been vacant for more than six months, the previously approved Conditional Use has become null and void. The applicant plans on providing eight levels of care ranging from infants (6 weeks to 18 months) through pre-kindergarten/school age children. A total of 132 children are proposed to utilize the facility.

Comments:

- 1) Will there be any modifications to the exterior of the building or to the site?
No.
- 2) Will there be a ground or building sign for the proposed business? If so, where will the sign be located, and what size will it be? No, there will not be.
- 3) How many parking spaces are included on the site? A total of 19 parking spaces are required per Section 153.302 (P). 30 parking spaces.
- 4) Planning Commission must consider the following factors per Section 153.204 (B) in approving a Conditional Use:
 - a) The conditional use is consistent with the spirit, purpose, and intent of the comprehensive plan and will not negatively affect or harm the appropriate use of neighboring property.
 - b) The proposed conditional use is to be located in a district wherein such use may be permitted, subject to the requirements of this section.
 - c) The use complies with all applicable use-specific provisions established in sections 153.252 (E): Public and Institutional Use-Specific Regulations and 153.253 (D): Non-Residential Use-Specific Regulations.

- d) The proposed use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse pick-up, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- e) The proposed use will comply with all applicable development standards, except as specifically altered by the planning commission in the approved conditional use.
- f) The proposed use will be harmonious with the existing or intended character of the area, will not be hazardous or have a negative impact on adjacent properties, and will not be detrimental to property values or the economic welfare of the general vicinity.
- g) The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operations, including but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, or other characteristic not compatible to the uses permitted in the base zoning district.
- h) The proposed use will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in the district.

The applicant should provide information regarding the above Review Factors contained in Section 153.204 (B) for consideration by the Commission.

Reviewed by:

Anne. F. McBride, FAICP
City Planner



CITY OF SPRINGDALE - BUILDING DEPARTMENT
 11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246
 PHONE: 513-346-5730 FAX: 513-346-5747
 WEBSITE: www.springdale.org/building-department.aspx
 EMAIL: Building@Springdale.org

Application Number

PLANNING/ZONING APPLICATION

Project Name: BEST BUY #2692 - INTERIOR ALTERATION **Area of Development:** 14.638 Acres
(Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

Project Location: 865 E KEMPER RD SPRINGDALE, OHIO 45246
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

Applicant: CLAUDE SCHALLER 615.244.8170
(Name) (Daytime Phone Number)
2948 SIDCO DR, NASHVILLE, TN 37204 23297@MJMARCH.COM
(Mailing Address: Street No; Street Name, City, State, Zip) (E-mail Address)

APPLICATION FOR: (Pick 1) Please review the applicable Sections of the Zoning Code listed below and the Zoning Map provided online at: <https://www.springdale.org/building-department.aspx>

<input type="checkbox"/> Major Project: Application process requires a Public Hearing and a Review/Recommendation by Planning Commission; AND a Public Hearing and a Decision by City Council. Include Major Projects Submission Requirements Document with this Application <i>Project Types include the following: (Pick 1 Below)</i>	<input type="checkbox"/> Minor Project: Application process requires a Meeting and a Decision by Planning Commission. Include Minor Project Submission Requirements Document with this Application <i>Project Types include the following: (Pick 1 Below)</i>	<input checked="" type="checkbox"/> BZA Hearing: Application process requires a Public Hearing and a Decision by the Board of Zoning Appeals. Include BZA Submission Requirements document <i>Project Types: (Pick 1 Below)</i>
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<input type="checkbox"/> Zoning Text or Map Amendments Describe Zone Change and Total (Net) Acres Below Section 153.202	<input type="checkbox"/> Concept Plan (Hearing by PC/ No Decision) <input type="checkbox"/> Development Plan Section 153.203 <input type="checkbox"/> Conditional Use Permits Section 153.204 <input type="checkbox"/> Determination of Similar Uses Sec 153.205	<input checked="" type="checkbox"/> Variance Section 153.206
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Planned Unit Development (PUD): <input type="checkbox"/> Preliminary Development Plan Sec 153.255(F)(1) <input type="checkbox"/> Major Modification Section 153.255 (H)(1)	Planned Unit Development (PUD): <input type="checkbox"/> Final Development Plan Section 153.255(F)(5) <input type="checkbox"/> Minor Modification Section 153.255 (H)(2)	<input type="checkbox"/> Appeal Section 153.208
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Transition Overlay District (T-District): <input type="checkbox"/> Preliminary Development Plan Sec 153.256(F)(1) <input type="checkbox"/> Major Modification Section 153.256 (G)(1)	Transition Overlay District (T-District): <input type="checkbox"/> Final Development Plan Sect. 153.256 (F)(5) <input type="checkbox"/> Minor Modification Section 153.256 (G)(2)	
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<input type="checkbox"/> Route 4 Corridor Review District Plan All new <u>exterior</u> work on properties in the Rt 4 Corridor required to be Approved. Sec 153.257(I)	
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BRIEFLY DESCRIBE PROJECT: _____
(Provide Existing and Proposed Zoning for this Property)

INTERIOR REMODEL OF EXISTING BEST BUY IN SPRINGDALE, OH. THE RENOVATION INCLUDES NEW FINISHES AND REFLOW OF FIXTURES ON SALES FLOOR. ELECTRICAL WILL HAVE MODIFIED LED LIGHTING, ELECTRICAL CONNECTIONS, AND HUB REFRESH AS NEEDED. RESTROOM UPGRADES TO BE COMPLETED FOR ADA COMPLIANCE.

EXISTING CONDITIONS SHOW NO SCREENING INSTALLED FOR PROPOSED NEW COMPACTOR. PROPOSED ZONING VARIANCE IS TO:

- 1) ALLOW NO SCREENING BASED ON LOCATION IN BUILDING REAR AND LOW VISIBILITY OF COMPACTOR FROM ADJACENT BUILDINGS OR PUBLIC STREETS
- 2) REQUEST ALLOWANCE OF ALTERNATE MATERIALS IN COMPACTOR SCREENING CONSTRUCTION (SEE DRAWINGS)

The undersigned Property Owner and/or the Applicant (acting as an Agent for the Property Owner), do hereby covenant and agree to comply with all the laws of the State of Ohio, Hamilton County and the ordinances of the City of Springdale pertaining to land usage, buildings and site development.

11/28/2023 Claude Schaller 11/28/2023 11/28/2023
(12/16/2020) (Signature of Owner/Agent) (Print Name) (Date)



CITY OF SPRINGDALE - BUILDING DEPARTMENT
 11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246
 PHONE: 513-346-5730 FAX: 513-346-5747
 WEBSITE: www.springdale.org/building-department.aspx
 EMAIL: Building@Springdale.org

Application Number

PLANNING/ZONING APPLICATION

Project Name: BEST BUY #2692 - INTERIOR ALTERATION **Total Area/Development:** 14.638 Acres
(Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

Project Location: 865 E KEMPER RD SPRINGDALE, OHIO 45246
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

Area of this Parcel: 14.638 Acres **Parcel ID:** 059900200087
(From Auditor's Website; Use additional sheets for all associated Parcel Numbers)

Property Owner: U S BANK NATIONAL ASSOCIATION TR 513.769.1700
(Name From Auditor's Website) (Daytime Phone Number)
5221 NORTH OCONNOR BLVD, IRVING, TX 75039 aaron@bergman-group.com
(Mailing Address: Street No; Street Name, City, State, Zip) (E-mail Address)

Note: Please provide One Affidavit for Each Different Parcel Owner Associated with this Project.

OWNER'S AFFIDAVIT

STATE OF OHIO, COUNTY OF HAMILTON

I (we) Aaron Watts (agent for owner), hereby certify that we are the owners of the real estate listed above which is the subject of this application; that we hereby consent to the Planning Commission of the City of Springdale acting on my/our application for the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the City of Springdale Building Department and Zoning Code; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the property by the Planning Commission of the City of Springdale. The statements and attached exhibits provided are in all respects true and correct to the best of my/our knowledge and belief.

Further, I understand that I am responsible for the review costs incurred by the City as described more specifically in Section 1.2 of the Checklist associated with this Application. I also understand that failure to pay such fees within 30 days of invoice shall halt all processing and review of the site development plans or shall cause suspension of all development activities on the site and shall possibly result in a municipal lien being placed against the property to recover the expenses.

Aaron Watts (agent for owner)
 Signature
4695 Lake Forest Drive #100
 Mailing Address
Cincinnati, Ohio 45242
 City and State
513-322-6311
 Phone

Subscribed and sworn to before
 me this 29 day of November, 2023

[Signature]
 Notary Public



MATTHEW S FEIGELSON
 Notary Public
 State of Ohio
 My Comm. Expires
 January 19, 2027



PROPOSED NEW
COMPACTOR
LOCATION. NO
EXISTING
SCREENING IN
PLACE



AREA OF WORK

REAR OF BLDG,
NO VISIBILITY
FROM STREET
OR ADJ. BLDG

865 E Kemper Rd

Century Blvd

Century Blvd



PREVIOUS WOOD
SCREENING ON
SITE BEFORE
DEMOLITION

ADJACENT
TENANTS WITH
EXISTING WOOD
SCREENING



Best Buy
865 East Kemper Road
Application# 2023-0868
January 9, 2024

Request:

The applicant is requesting approval from the Planning Commission to either not screen a compactor or to utilize a material, other than one specified by the Zoning Code, for the compactor enclosure. The applicant is locating a “Best Buy Outlet” in the former Best Buy location at 865 East Kemper Road. The property is zoned “PUD” Planned Unit Development District. Section 153.254 (G) provides the following requirements for waste container screening:

The owner, tenant, or occupant of any lot in any district may store, place, or keep, or permit to be stored, placed, or kept on that lot, any combination of dumpsters, compactors, grease dumpsters, or any other waste or garbage containers (hereinafter referred to as “containers”), that exceed a total of 120 gallons in capacity, outside of an enclosed building, unless the following conditions are met:

- 1) The container shall be located on a concrete pad that is enclosed by a three sided structure sufficient to provide complete visual screening of the containers to a height of 12 inches above the top of the containers.*
- 2) The exterior of the unit shall be constructed of brick veneer or stone veneer or with other materials similar to the principal structure if other materials are approved by Planning Commission.*
- 3) The fourth accessible side of the dumpster shall be screened by steel reinforced composite wood, composite lumber, or other similar materials. Such gates are to remain closed unless the waste containers are being accessed.*
- 4) The structure shall be located not less than 20 feet from any dwelling on an adjacent residential lot.*
- 5) It shall not project into or be located in a front yard.*
- 6) It may be located in a rear or side yard but shall not be less than five feet from any rear or side lot lines.*
- 7) On corner lots, it shall be set back from the side street not less than the required setback for the adjacent main building on the abutting lot plus an additional five feet.*
- 8) All service to and for the container shall be done from private property and shall not extend into a public right-of-way.*

- 9) *Landscaping shall be provided around the structure as is required by Section 153.404 (D): Landscape Requirements for Service Structures, to ensure that the visual impact of the structure is harmonious with the general appearance of the surrounding structures and uses.*

The applicant is requesting approval to not screen the compactor on the basis that it is located to the rear of the building. If required to screen the compactor, the applicant wants to utilize a modular framing system with slide-in Urestone brick panels in 4' x 8' sheets. The proposed material for the gates is to be Urestone metal panels. The height of the compactor has not been provided, however the screening is proposed to be 10' in height. The reason for the screening material request is financial in that the cost of the proposed screening is 50% of the cost of the required masonry enclosure according to the manufacturer.

Considerations:

The applicant has not indicated that special conditions or circumstances exist at this location that are not common to other retail locations, and that are not self-created. The request is not necessary to make reasonable use of the property or allow it to yield a reasonable return. The granting of this request will confer a special privilege to this site that is not conferred to other sites within the "PUD" District. Staff believes that the requested modifications, which is for monetary reasons, would set a precedence for future requests.

Submitted by:

Anne. F. McBride, FAICP
City Planner

MDC #5026

City of Springdale



Building Department

(513) 346-5730

11700 Springfield Pike
Springdale, Ohio 45246

Fax (513) 346-5747

Planning/Zoning Application

Date: 11/15/2023

Applicant / Owner

Applicant Name: Dustin Bingham
Address: 181 Progress Place
City, State, Zip: Springdale, OH 45246
Phone: 513-444-8614
E-mail: dustin.bingham@ge.com

Owner Name: PROGRESS PLACE LLC
Address: 181 PROGRESS PL
City, State, Zip: HYDE PARK , MA 02136
Phone: 513-404-8000
Email: ksmith@firsthighland.com

Project

Project Name: GE Aerospace STAC
Renovation
Project Location: 177 Progress Place,
City, State, Zip: Springdale, OH 45246
Parcel(s): Old Avon Building - South Old
Corporate Office Wing
Dev. Area: Existing Building

Major Project:
Minor Project: Development Plan Review
BZA Hearing: Variance
Permit Type: Planning - Minor Project
Use Group: R - Residential
Flood Hazard: No
Project Cost: 0

Project Description: New Tenant Renovation with Exterior Improvements

The undersigned Property Owner and/or the Applicant (acting as an Agent for the Property Owner), do hereby covenant and agree to comply with all the laws of the State of Ohio, Hamilton County and the ordinances of the City of Springdale pertaining to land usage, buildings and site development.

Dustin Bingham

Name

Date

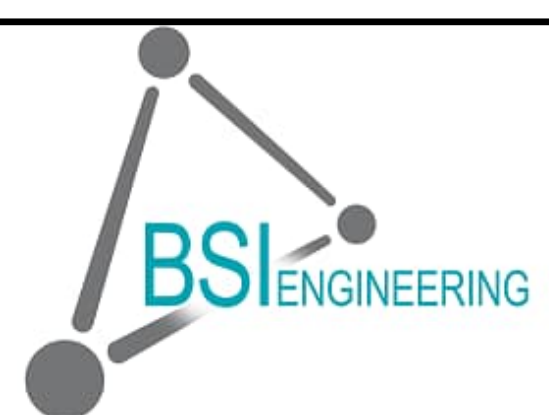


GE STAC RENOVATION PROJECT

177 PROGRESS PL, SPRINGDALE, OH 45246

CODE DATA SUMMARY AND COMPLIANCE:

BUILDING DEPARTMENT:	CITY OF SPRINGDALE, OH CARL LAMPING, BUILDING OFFICIAL 11700 SPRINGFIELD PIKE SPRINGDALE, OH 45246	ZONING:	GENERAL INDUSTRIAL
PROJECT ADDRESS:	181 PROGRESS PLACE SPRINGDALE, OH 45246	USE AND OCCUPANCY:	PER CHAPTER 3 B BUSINESS F-1 FACTORY (MODERATE HAZARD)
PROJECT TYPE:	RENOVATION / ALTERATION	CONSTRUCTION TYPE:	PER 601 IB, NON-COMBUSTIBLE
GOVERNING CODES:	2017 OHIO BUILDING CODE 2017 NATIONAL ELECTRIC CODE NFPA 70 2017 OHIO MECHANICAL CODE 2017 OHIO PLUMBING CODE 2012 INTERNATIONAL ENERGY CONSERVATION CODE 2017 OHIO FIRE CODE 2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	FIRE SUPPRESSION:	EXISTING BUILDING IS FULLY SPRINKLERED THROUGHOUT PER 603.3.1.1
PROJECT DESCRIPTION:	RENOVATION OF AN EXISTING COMMERCIAL BUILDING TO SUPPORT GE AEROSPACE RELATED TO THEIR MACHINE REPAIR SERVICE AND OPERATIONS TECHNOLOGIES.	BUILDING STATISTICS:	OFFICE (B): 21,472 SF FACTORY (F-1): 42,103 SF PROPOSED TENANT SF: 63,575 SF
		TOTAL BUILDING AREA:	APPROX. 1,100,000 SF (INCLUSIVE OF ALL TENANT OCCUPIED SPACE)
		ALLOWABLE AREA:	UNLIMITED PER 507
		BUILDING HEIGHT (ACTUAL):	27'-0"
		BUILDING HEIGHT(ALLOWABLE):	55'-0"



(513)201- 3100 Phone
(513)201- 3190 Fax
300 E- Business Way,
Suite 300
Cincinnati, Ohio 45241



GE Aerospace

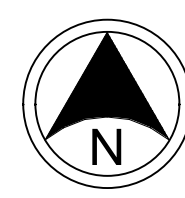
RENDERING AND PROJECT INFO

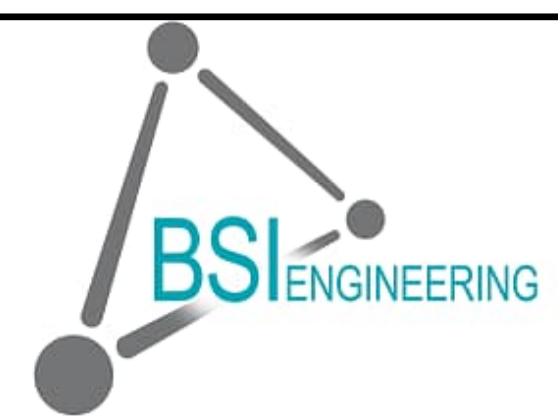
EXHIBIT-1.0

ISSUED: 09/28/23

REV. 0




OVERALL SITE PLAN
 SCALE: 1" = 80'-0"



(513)201- 3100 Phone
 (513)201- 3190 Fax
 300 E- Business Way,
 Suite 300
 Cincinnati, Ohio 45241



GE Aerospace

SITE PLAN

EXHIBIT-1.1

ISSUED: 09/28/23

REV. 0



A - PUBLIC WAY VIEW FROM I-275 EAST BOUND



B - PUBLIC WAY VIEW FROM I-275 WEST BOUND



C - PRIVATE WAY VIEW FROM PARKING LOT



A - ACTUAL PUBLIC WAY VIEW FROM I-275 EAST BOUND



B - ACTUAL PUBLIC WAY VIEW FROM I-275 WEST BOUND



C - ACTUAL PRIVATE WAY VIEW FROM PARKING LOT



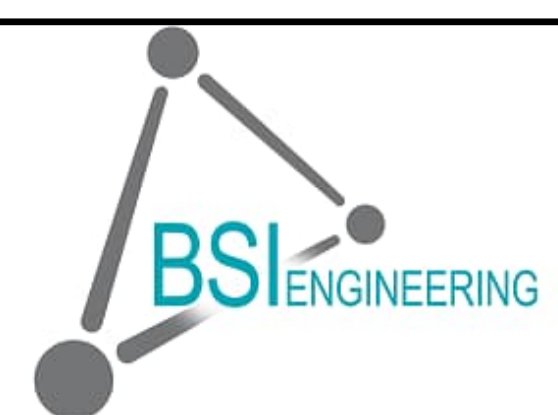
D - PRIVATE WAY VIEW FROM PARKING LOT



E - PRIVATE WAY VIEW FROM BACK OF PARKING LOT



OVERALL SITE PLAN
SCALE: N.T.S.



(513)201- 3100 Phone
(513)201- 3190 Fax
300 E- Business Way,
Suite 300
Cincinnati, Ohio 45241

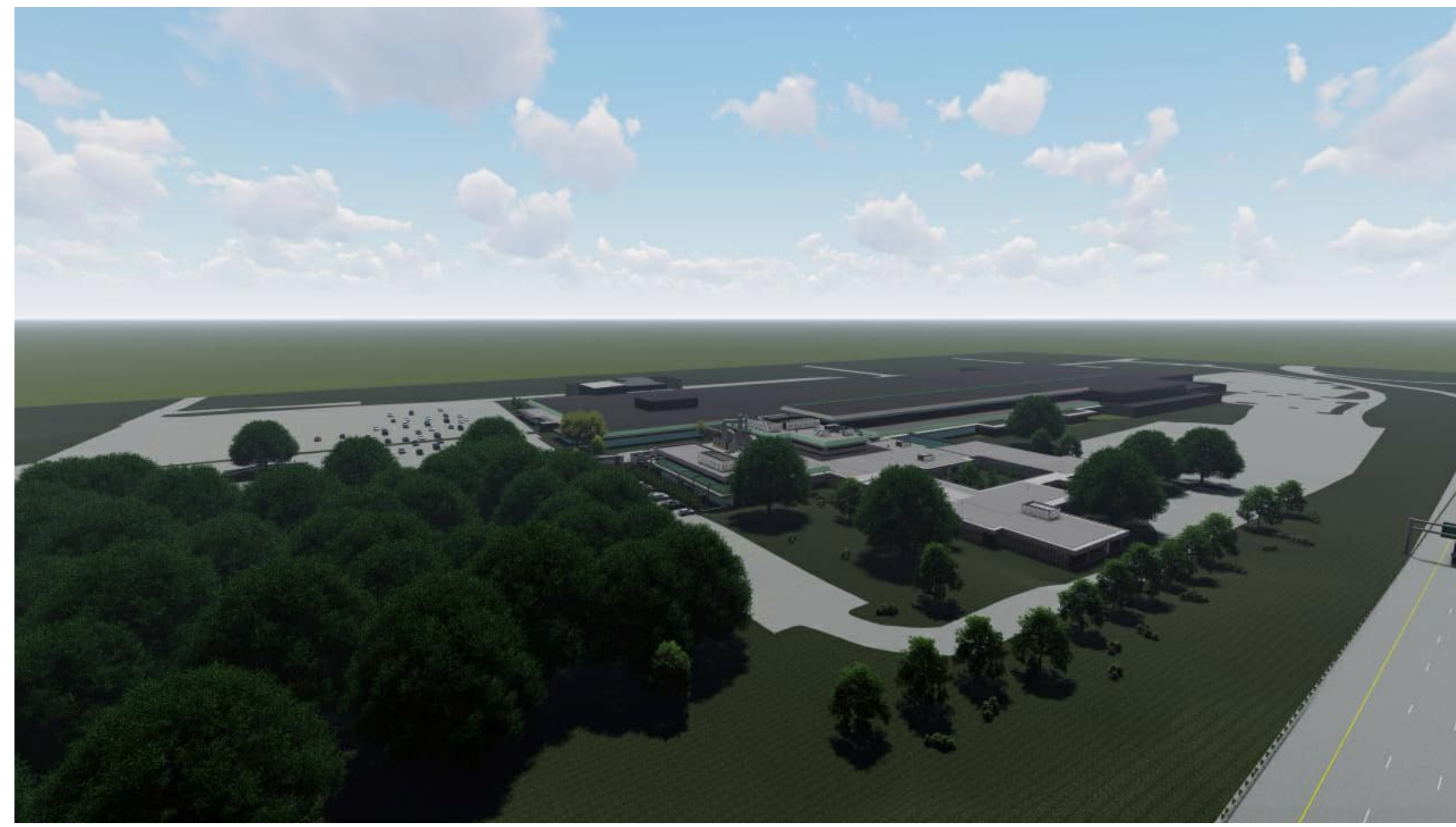


PERSPECTIVE VIEWS & RENDERINGS

EXHIBIT-2.0

ISSUED: 09/28/23

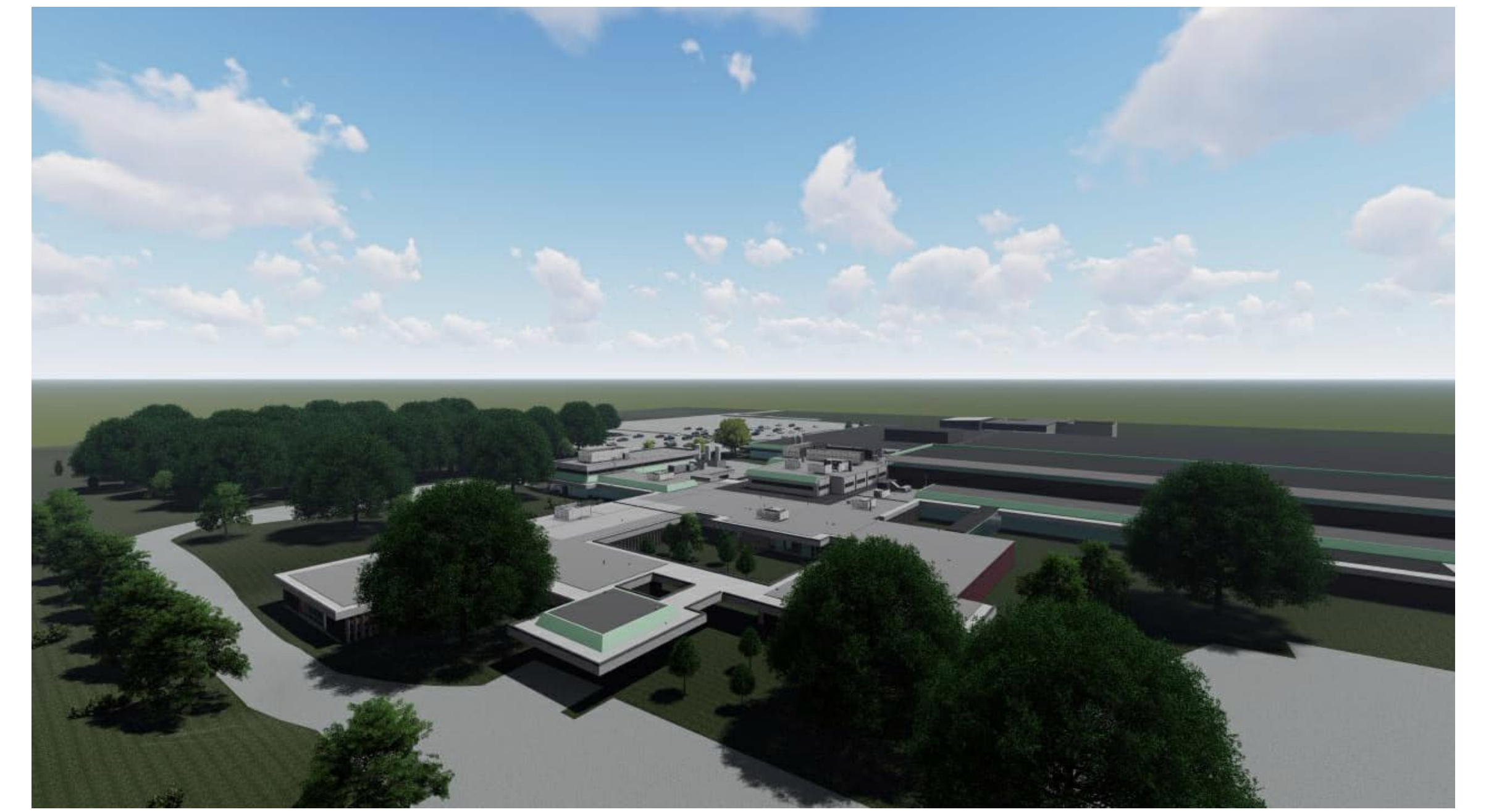
REV. 0



A - PERSPECTIVE - BIRDS EYE VIEW



B - PERSPECTIVE - PARKING LOT VIEW



C - PERSPECTIVE - BIRDS EYE VIEW



D - PERSPECTIVE - EQUIPMENT SCREENING



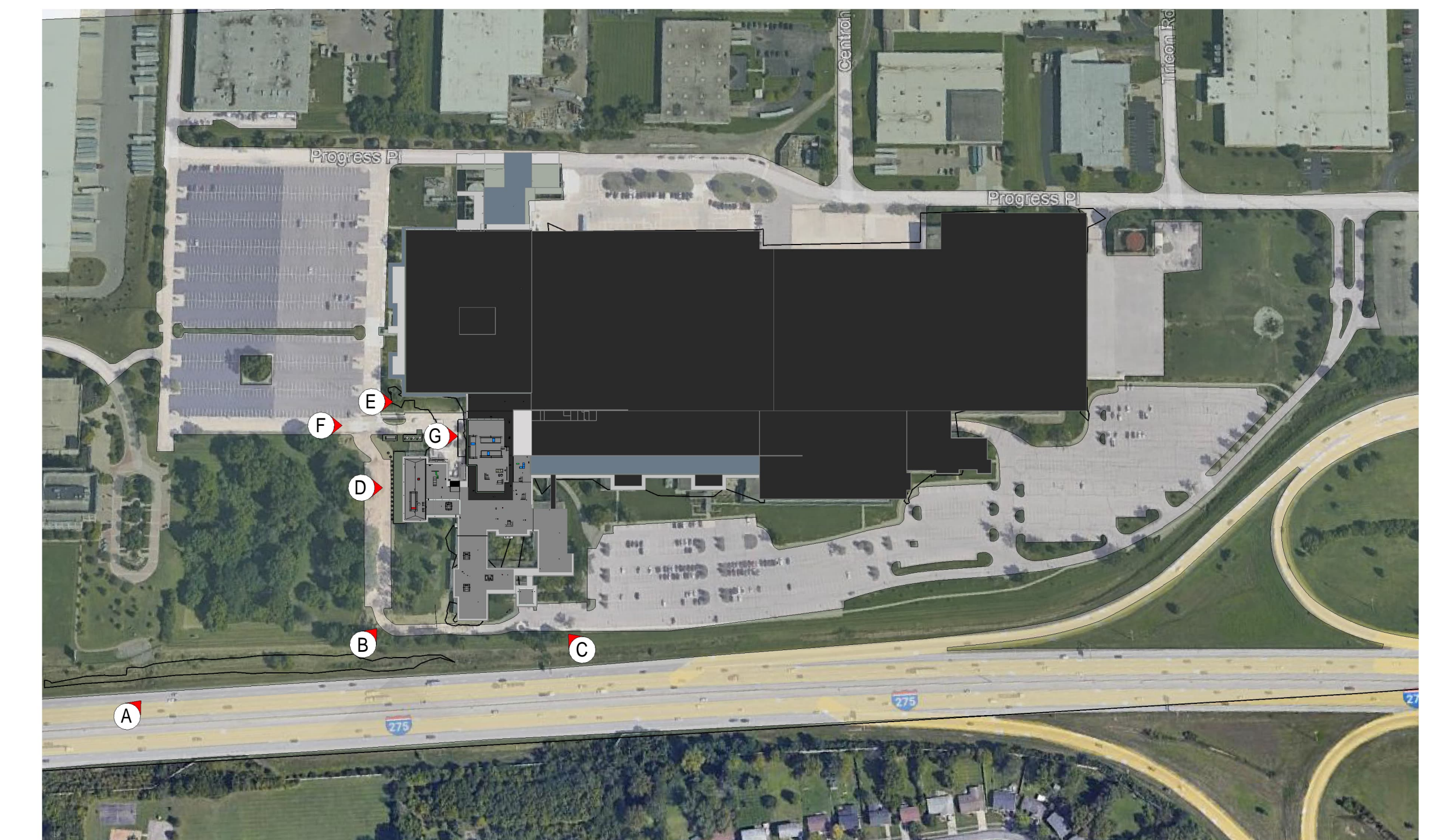
E - PERSPECTIVE - EQUIPMENT SCREENING



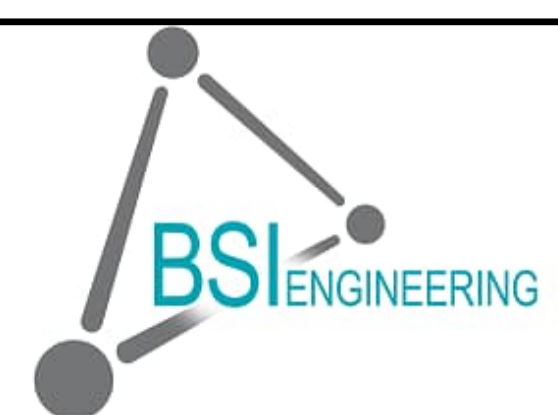
F - PERSPECTIVE - EQUIPMENT SCREENING



G - PERSPECTIVE - EQUIPMENT SCREENING



OVERALL SITE PLAN
SCALE: 1" = 50'



(513)201- 3100 Phone
 (513)201- 3190 Fax
 300 E- Business Way,
 Suite 300
 Cincinnati, Ohio 45241

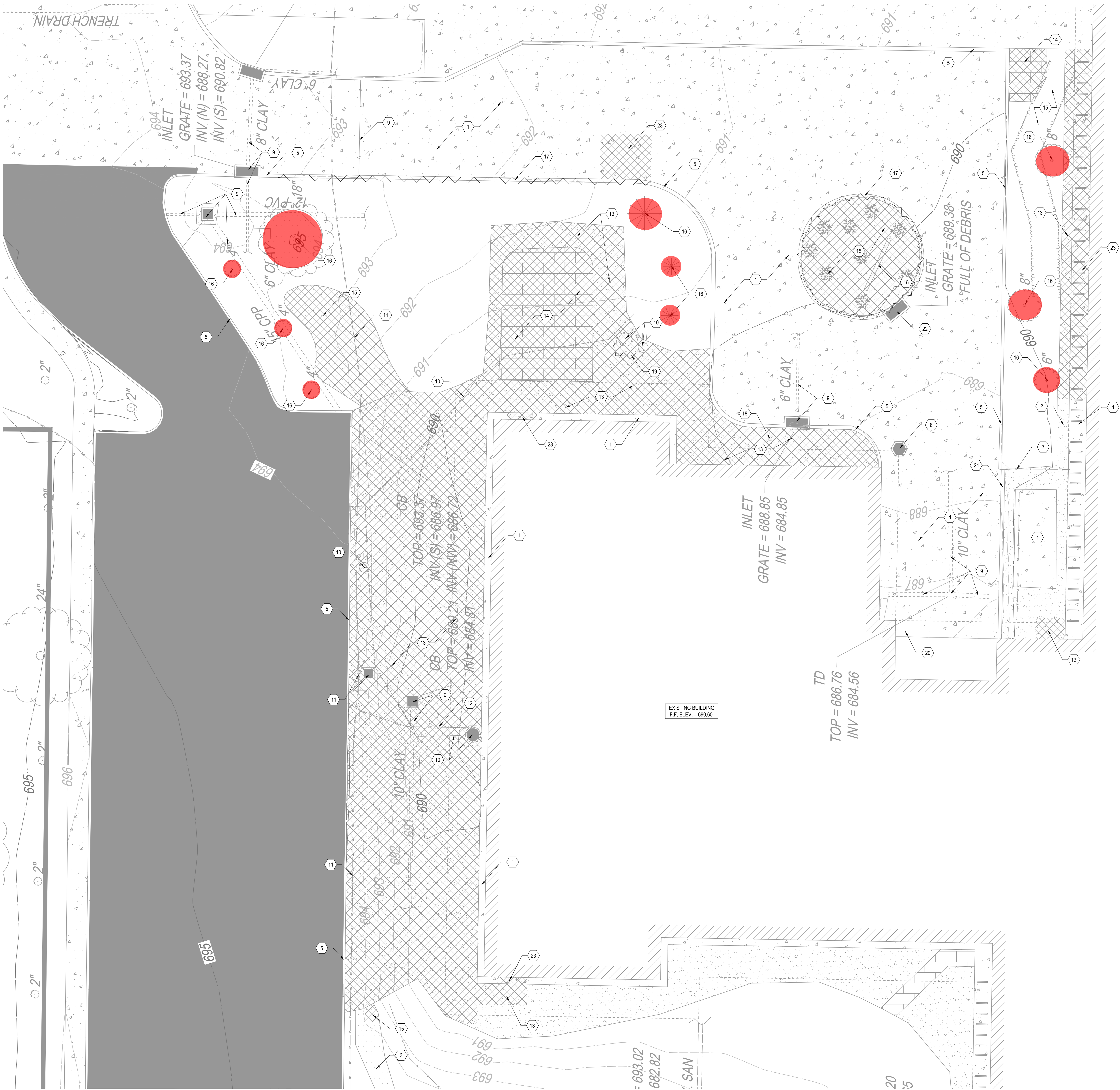


PERSPECTIVE VIEWS & RENDERINGS

EXHIBIT-2.1

ISSUED: 12/19/23

REV. 1



GENERAL NOTES:
 A. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO ANY FABRICATION OR CONSTRUCTION.
 B. CONTRACTOR TO NOTIFY OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND OBTAIN OWNER APPROVAL FOR ANY CHANGES.
 C. EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY BY THE KLEINGERS GROUP, DATED 05/02/2023.
 D. FINISH FLOOR ELEVATION OF EXISTING BUILDING = 690.60' (PER SURVEY) = 100'-0" (STRUCTURAL/ARCHITECTURAL).

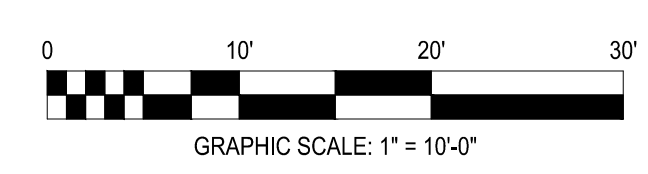
- DRAWING NOTES: #**
- PROTECT EXISTING CONCRETE
 - PROTECT EXISTING GRAVEL
 - PROTECT EXISTING LANDSCAPING
 - NOT USED
 - PROTECT EXISTING CURB
 - NOT USED
 - PROTECT EXISTING FENCE
 - REMOVE EXISTING BOLLARD
 - PROTECT EXISTING STORM PIPE/STRUCTURE
 - PROTECT EXISTING WATER PIPE/STRUCTURE. LOWER TO MAINTAIN 5' COVER AS NECESSARY.
 - PROTECT EXISTING ELECTRICAL/STRUCTURE
 - PROTECT EXISTING FIBER
 - REMOVE EXISTING GRAVEL
 - REMOVE EXISTING PAVERS
 - REMOVE EXISTING LANDSCAPING
 - RELOCATE EXISTING TREE PER OWNER AND LANDLORD DIRECTION.
 - DEMO EXISTING CURB
 - REMOVE EXISTING SIGN
 - DEMO EXISTING FENCE
 - REMOVE EXISTING STAIRS
 - PROTECT EXISTING WALL
 - REMOVE EXISTING STORM STRUCTURE. CAP EXISTING PIPE AND ABANDON IN PLACE.
 - DEMO EXISTING CONCRETE

LEGEND:

- GRAVEL REMOVAL
- PAVERS REMOVAL
- LANDSCAPE REMOVAL
- DEMO

TREES TO BE RE-LOCATED:
 (3) 4" CALIPER
 (1) 6" CALIPER
 (2) 8" CALIPER
 (1) 18" CALIPER
 (3) UNKNOWN

SITE DEMOLITION PLAN
 SCALE: 1"=10'-0"



ISSUED FOR CONSTRUCTION - NORTH PHASE

NO. 0	ISSUED FOR CONSTRUCTION - NORTH PHASE	11/10/23	NO DATA	BSI	APPROVED
-------	---------------------------------------	----------	---------	-----	----------

DATE	BY	DESCRIPTION
11-10-23	K. ARONSON	ISSUED FOR CONSTRUCTION
11-10-23	K. ARONSON	REVISION
11-10-23	K. ARONSON	REVISION
11-10-23	K. ARONSON	REVISION
11-10-23	K. ARONSON	REVISION

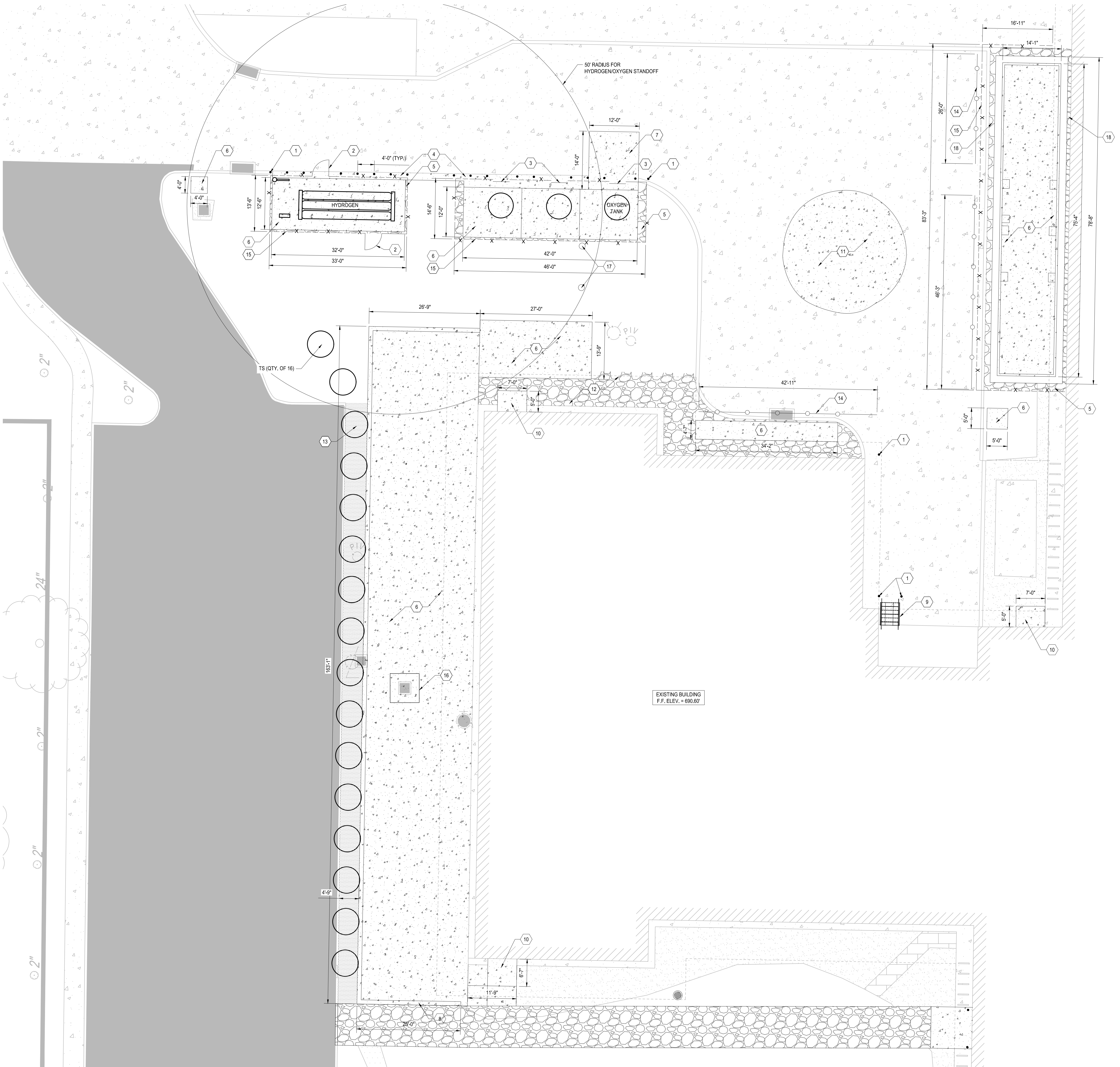
GE Aerospace
 177 PROGRESS PL, SPRINGDALE, OH 43246
 Redesigning for the future
 Collaborating on the past

BSI ENGINEERING
 3333111-1100 Phone
 300 E. Business Way, Suite 203
 Columbus, Ohio 43215

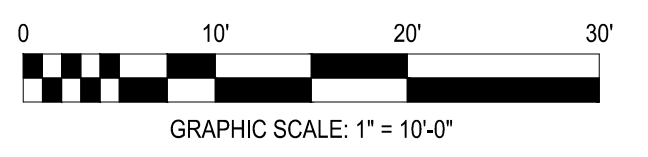
CIVIL
STAC RENOVATION PROJECT
SITE DEMOLITION PLAN

DWG. NO. **CD202**

DWG. BAY LOCATION



SITE LAYOUT PLAN
SCALE: 1"=10'-0"



GENERAL NOTES:

- CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO ANY FABRICATION OR CONSTRUCTION.
- CONTRACTOR TO NOTIFY OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND OBTAIN OWNER APPROVAL FOR ANY CHANGES.
- EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY BY THE KLEINGERS GROUP, DATED 05/02/2023. (STRUCTURAL/ARCHITECTURAL).
- FINISH FLOOR ELEVATION OF EXISTING BUILDING = 690.60' (PER SURVEY) = 100'-0"
- REFER TO VENDOR (AIR PRODUCTS) SUPPLIED DRAWINGS FOR EQUIPMENT PAD FOUNDATIONS.
- EQUIPMENT/TANKS SET BY OTHERS.
- SEED ALL AREAS DISTURBED BY CONSTRUCTION.

DRAWING NOTES: #

- BOLLARD (TYP. OF 21); SEE DETAIL 1, SHEET C204.
- 4'-0" MANUAL MAN GATE.
- 4'-0" MANUAL SLIDE GATE.
- CONCRETE PAVING BETWEEN EXISTING CONCRETE AND CONCRETE PAD. SEE DETAIL 2, SHEET C204.
- STONE BASE BETWEEN CONCRETE PAD AND FENCE. SEE DETAIL 3, SHEET C204.
- SEE STRUCTURAL DRAWINGS FOR CONCRETE PAD DETAILS.
- SEE MANUFACTURER DRAWINGS FOR CONCRETE PAVING DETAIL.
- SEE STRUCTURAL DRAWINGS FOR RETAINING WALL.
- SEE ARCHITECTURAL DRAWINGS FOR STAIR DETAILS.
- CONCRETE STOOP. SEE DETAIL 2, SHEET C204.
- CONCRETE PAVING. SEE DETAIL 2, SHEET C204.
- AGGREGATE. SEE DETAIL 3, SHEET C204.
- LANDSCAPING BY OWNER.
- HIGHWAY GUARDRAIL BARRIER. SEE ARCHITECTURAL DRAWINGS FOR DETAIL.
- EQUIPMENT SCREEN/FENCING. SEE ARCHITECTURAL DRAWINGS.
- EXPANSION JOINT AROUND EXISTING CATCH BASIN.
- NEW PIERS. SEE STRUCTURAL DRAWINGS.
- STONE BASE BETWEEN CONCRETE PAD AND EXISTING CURB/BUILDING. SEE DETAIL 3, SHEET C204.

LEGEND:

- CONCRETE PAVING
- GRAVEL
- LANDSCAPE
- SCREENING
- GUARDRAIL

PLANT SCHEDULE				
KEY	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME
TS	16		THUJA STANDISH X PUCATA	ARBORVITAE, GREEN GIANT

ISSUED FOR CONSTRUCTION - NORTH PHASE

DATE	DESCRIPTION	BY	APPROVED
12/22/23	REVISED FOR PERMIT - NORTH PHASE	BSI	BSI
11/10/23	ISSUED FOR CONSTRUCTION - NORTH PHASE	BSI	BSI
11/02/23	REVISION DESCRIPTION	MD/DAV	APPROVED

AE PROJ. NO.: 23015

FILE PATH & NAME	DATE	BY	APPROVED
MD/DAV/11-10-23	11-10-23	K. ARONSON	
MD/DAV/11-10-23	11-10-23	K. ARONSON	
MD/DAV/11-10-23	11-10-23	K. ARONSON	
MD/DAV/11-10-23	11-10-23	ERIC BENNETT	
MD/DAV/11-10-23	11-10-23	ERIC BENNETT	

GE Aerospace
177 PROGRESS PL, SPRINGDALE, OH 43246

Redesigning for the future
Innovating on the past

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300 E. Business Way, Suite 203
Cincinnati, Ohio 45241

CIVIL
STAC RENOVATION PROJECT
SITE LAYOUT PLAN

DWG. NO. SHEET **C202**

DWG. BAY LOCATION

PLANT SCHEDULE				
KEY	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO ANY FABRICATION OR CONSTRUCTION.
 - CONTRACTOR TO NOTIFY OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND OBTAIN OWNER APPROVAL FOR ANY CHANGES.
 - EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY BY THE KLEINGERS GROUP, DATED 05/02/2023, REFERENCE SHEET C200.
 - FINISH FLOOR ELEVATION OF EXISTING BUILDING = 690.60' (PER SURVEY) = 100'-0" (STRUCTURAL/ARCHITECTURAL).
 - SEED ALL AREAS DISTURBED BY CONSTRUCTION.

- DEMOLITION DRAWING NOTES:**
- PROTECT EXISTING CONCRETE
 - PROTECT EXISTING GRAVEL
 - PROTECT EXISTING ASPHALT
 - PROTECT EXISTING CURB
 - PROTECT EXISTING TREE
 - PROTECT EXISTING STORM PIPE/STRUCTURE
 - PROTECT EXISTING SANITARY PIPE/STRUCTURE
 - PROTECT EXISTING WATER PIPE/STRUCTURE
 - PROTECT EXISTING ELECTRICAL/STRUCTURE
 - REMOVE EXISTING GRAVEL
 - REMOVE EXISTING CONCRETE
 - REMOVE EXISTING CURB
 - REMOVE EXISTING LANDSCAPING
 - PROTECT EXISTING LANDSCAPING

- DEMOLITION LEGEND:**
- Gravel Removal
 - Concrete Removal
 - Demo

- NEW WORK DRAWING NOTES:**
- BOLLARD (TYP. OF 2); SEE DETAIL 1, SHEET C206.
 - CONCRETE STOOP; SEE DETAIL 2, SHEET C206.
 - COMPACTED AGGREGATE; SEE DETAIL 3, SHEET C206.
 - NEW SIGN; SEE STRUCTURAL DRAWINGS FOR CONCRETE PAD DETAILS.
 - CONCRETE PAVING; SEE DETAIL 5, SHEET C206.
 - NEW CATCH BASIN; SEE DETAIL 4, SHEET C206.
 - LANDSCAPE AREA BY OWNER.

- NEW WORK LEGEND:**
- Concrete Paving
 - Compacted Aggregate
 - Landscape
 - EX - EXISTING
 - BC - BOTTOM OF CURB
 - TC - TOP OF CURB
 - BW - BOTTOM OF WALL
 - TW - TOP OF WALL
 - Proposed Spot Elevation
 - 75.0 - EXISTING CONTOURS
 - 75.00 - PROPOSED CONTOURS
 - Direction of Flow

ISSUED FOR CONSTRUCTION - SOUTH PHASE

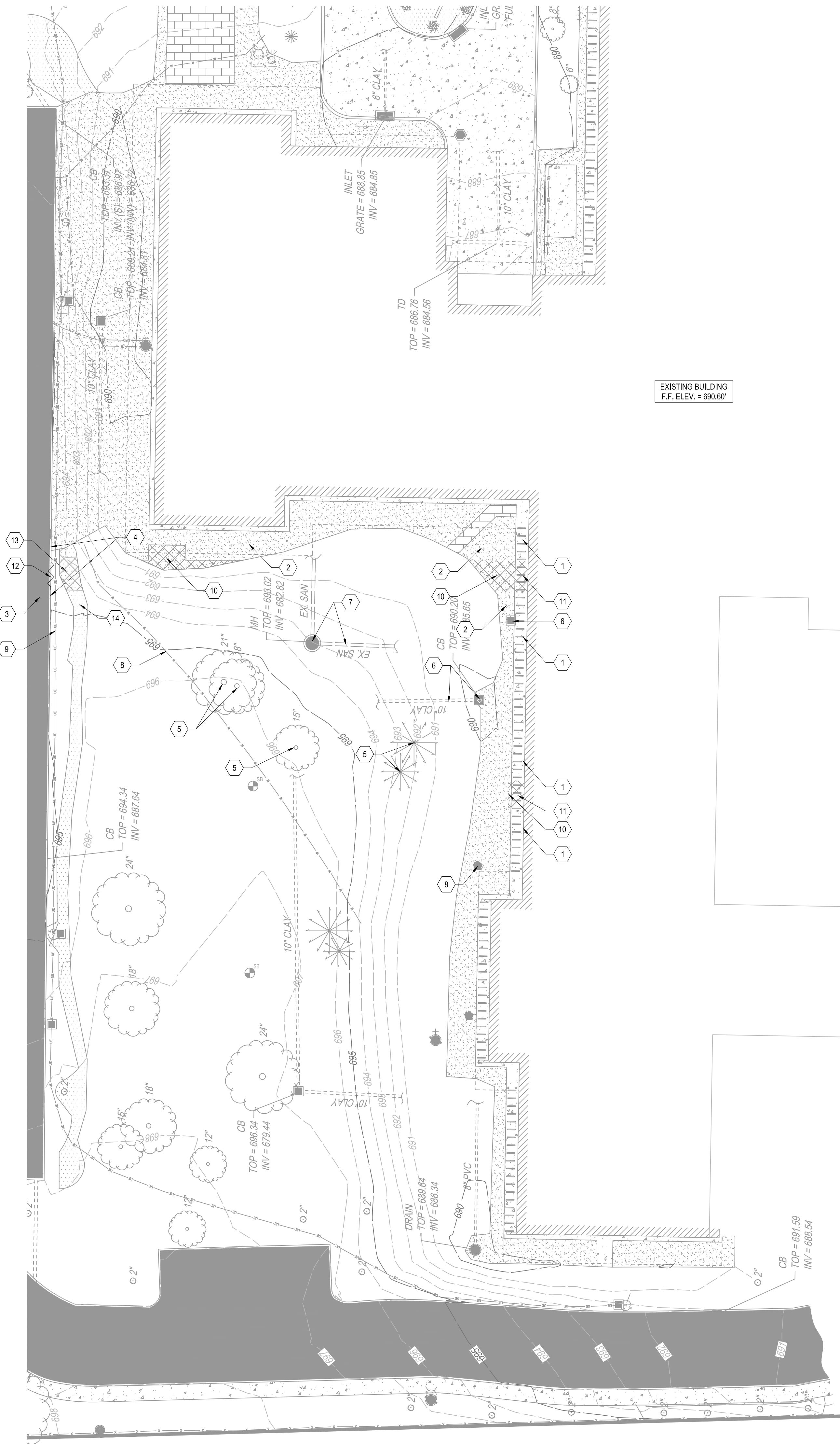
0 ISSUED FOR CONSTRUCTION - SOUTH PHASE

12/21/23

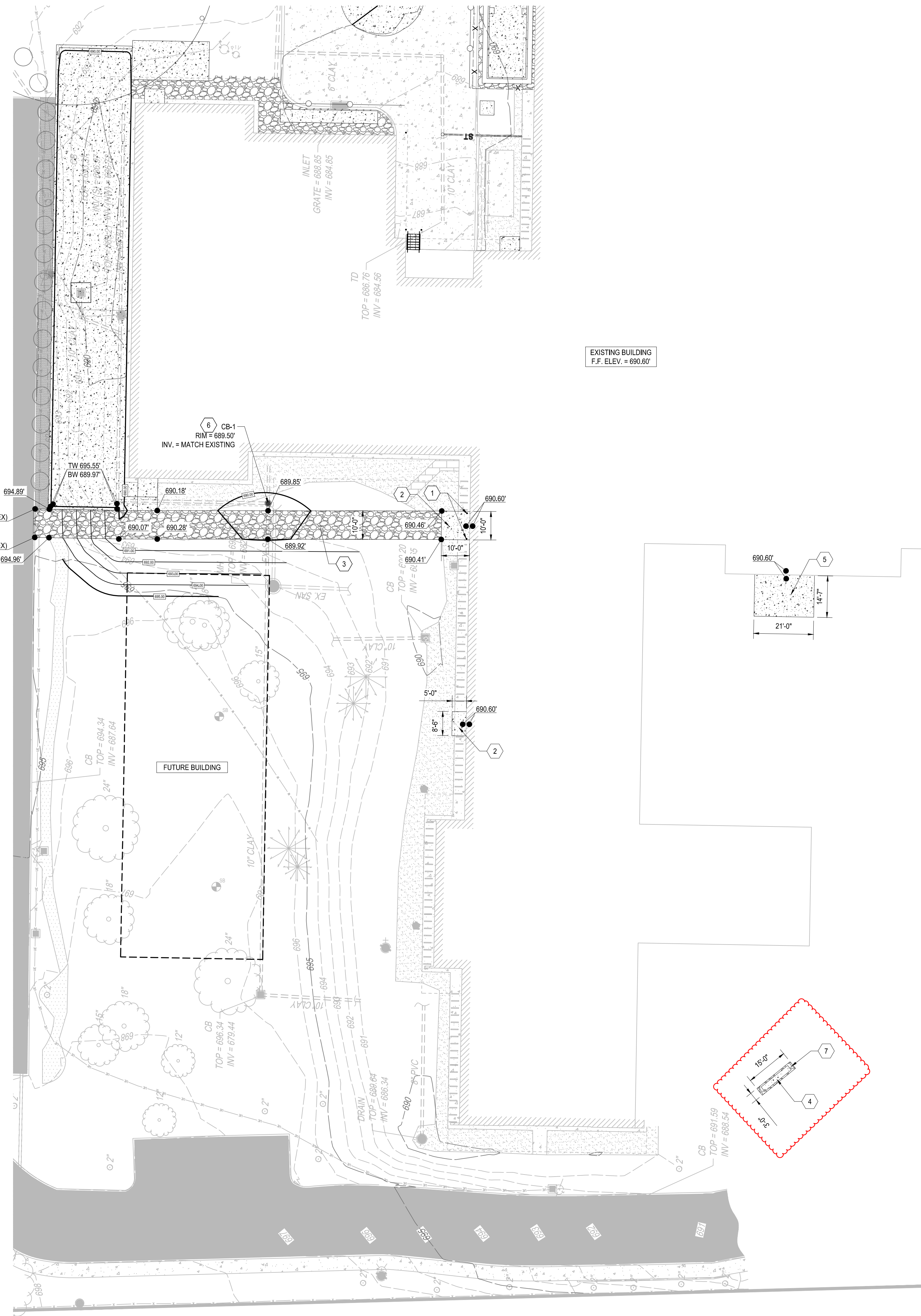
BSI

APPROVED

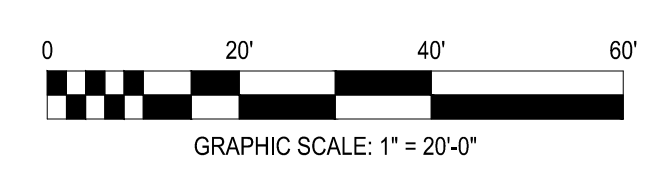
AE PROJ. NO.: 23015



SITE DEMOLITION PLAN
SCALE: 1" = 20'-0"



SITE LAYOUT AND GRADING PLAN
SCALE: 1" = 20'-0"



GE Aerospace
177 PROGRESS PL, SPRINGDALE, OH 43246

BSI ENGINEERING
3333111-1100
300 E. Business Way, Suite 200
Columbus, Ohio 43215

FILE DATE & NAME:
DRAWN BY: K. ARONSON
DESIGNED BY: K. ARONSON
CHECKED BY: K. ARONSON
AE PROJECT TEAM LEADER: ERIC BENNETT
GENERAL CONTRACTOR: BSI ENGINEERING

DRAWING ISSUED:
DATE: 12-21-23
BY: ERIC BENNETT

CIVIL
STAC RENOVATION PROJECT
SITE DEMOLITION, LAYOUT AND GRADING PLAN

DWG. NO.: C205

DWG. BAY LOCATION: 12/21/23

SHEET: C205



GE Springfield
STAC Exterior Lighting Calc

Designer

Date

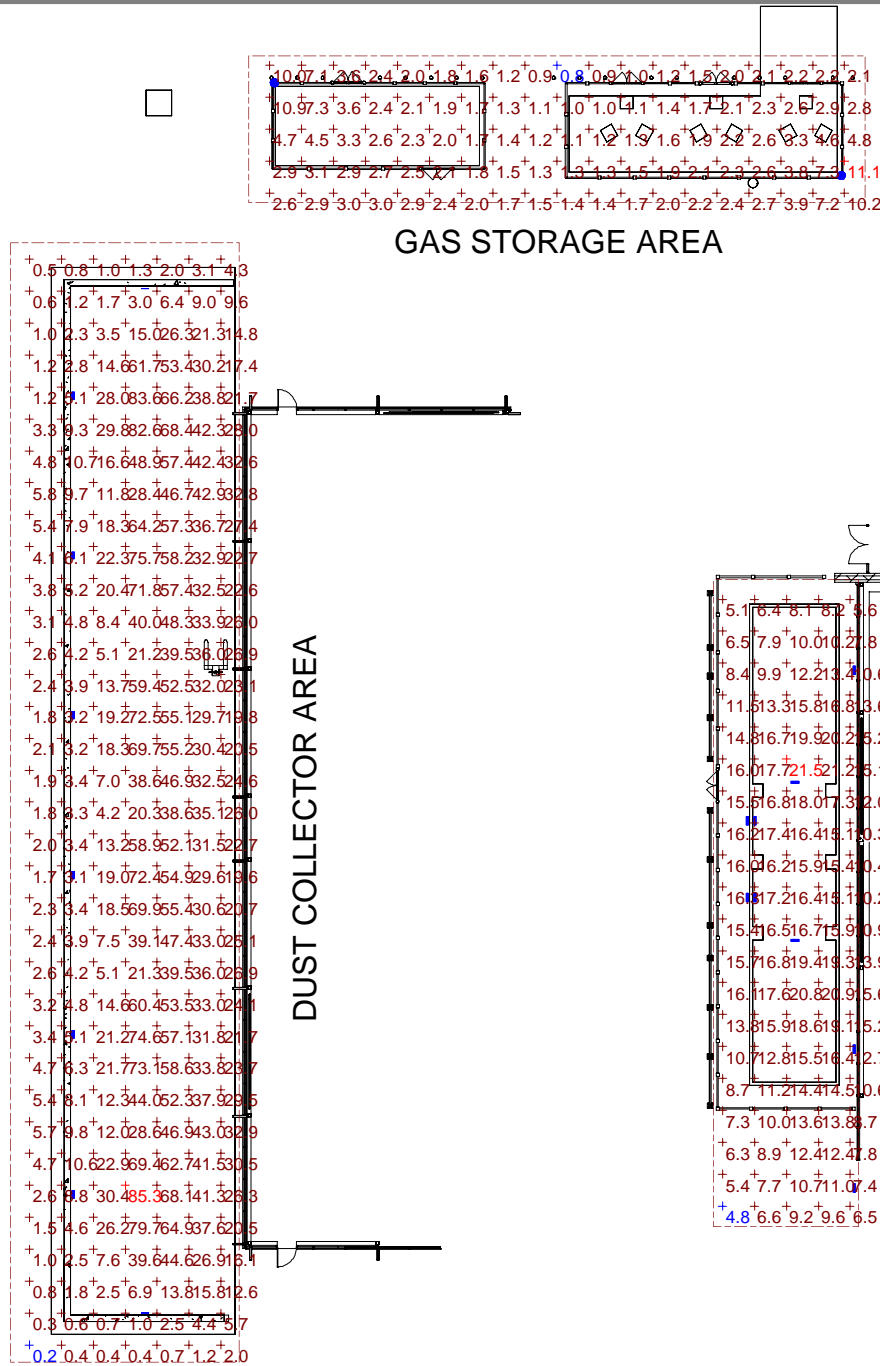
04/26/2023

Scale

Not to Scale

Drawing No.

Summary



GAS STORAGE AREA

DUST COLLECTOR AREA

SCRUBBER AREA

Plan View

Scale - 1" = 30ft

Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	8	Holophane	PMLD P1 40K XXXXX 55	1	-1	1	265
□	B	9	Holophane	WCNG P3 40K T3M	1	6701	1	50.54
○	I	2	Holophane	SU1A175M400TL	1	13500	1	198



**GE Aerospace STAC Renovation
181 Progress Place
Development Plan Review
Application# 2023-0839
January 9, 2024**

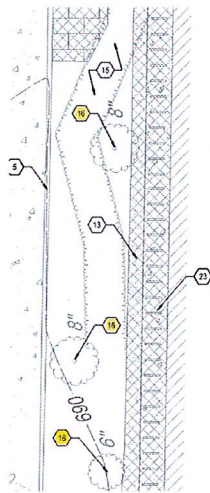
Request:

To modify the existing site to include mechanical equipment to the exterior of the building. GE Aerospace is proposing to add to their existing facility machine repair service and operations technologies. To be able to offer these services, existing vacant 21,472 square feet at the southwest corner of the building will be remodeled for office and meeting space. The northern 42,103 square foot portion of the existing vacant building would contain technology and repair processes such as grit blasting, heat treatment, thermal spraying, and associated GE Aerospace functions. Outdoor mechanical equipment, in the form of outdoor scrubbers, generators, dust collectors, bulk tank storage, and others are to be added to the site on the west side of the building. The site is included in the "GI" General Industrial District which permits manufacturing, warehousing, and production per Section 153.253 (C) per the Standards contained in Section 153.253 (D) (7).

Comments

- 1) The submitted plans indicate the addition of a number of outdoor equipment locations. Per Section 153.254 (B) mechanical equipment located as or constituted as an integral part of the building may extend 20' above the main building. Per Section 153.254 (C), all ground and roof top mounted equipment must be screened from view from public rights-of-way and private access ways. All roof top equipment is to be screened by a metal louver screening system in "Shadow Grey". The proposed scrubber exhaust on the south elevation will extend 45' in height, with the lower portion being screened with a metal louver system in "Shadow Grey", the height of which needs to be provided. The proposed dust collector at the west end of the south elevation will extend 20' 6" and will be partially screened by an unidentified material which needs to be provided. The west elevation will have scrubber equipment at the north end of the building with ductwork extending 33'. The lower 10' of the equipment is to be screened by a privacy screen with the type to be provided. Dust collection equipment is located in five positions on the west elevation with no screening proposed with ductwork extending 20' 6". The north elevation will have visibility of the scrubber equipment, the lower 10' which will be shielded by privacy screening, the type of which is to be provided. The upper 35' of the equipment and exhaust will be visible. A series of three bulk air tanks will be located at the west end of the north elevation. The lower 10' of the tanks will be screened with a material to be provided. The upper 15' of the tanks will not be screened. West of the bulk air tanks is dust collection equipment which extends 20' 6" to the top of the ductwork. This is not to be screened.

- 2) The applicant is proposing to add 19 lights to the site to provide illumination for the scrubber, dust collector, and gas storage areas. The applicant needs to submit a revised lighting plan which meets the requirements of Section 153.351 for staff review and approval.
- 3) A Landscape Plan was submitted to which staff has the following comments:
- A) The Applicant needs to provide a summary of the caliper inches of trees that are to be removed with redevelopment/construction. Tree removal and replacement needs to be identified per caliper inches removed and replaced. Tree removal for redeveloped sites is one inch replacement for each one inch removed per Chapter 156 Preservation of Trees and Wooded Areas.
 - B) A Landscape Plan was not submitted. A Landscape Plan needs to be submitted for staff review and approval that documents all existing plant material and quantities, as well as proposed plant material. The Landscape Plan must meet the requirements identified in Section 153.400. Sheet C202 only identifies a plant symbol labeled “Landscaping By Owner”.
 - C) The Site Demolition Plan, Sheet CD202, identifies existing trees to be relocated. Relocating existing trees requires significant preparation, especially with some of the existing trees to be relocated identified as 6” and 8” caliper trees. The Applicant must clearly detail the timeline and preparation for the existing trees that will be relocated, and exactly where they will be relocated to.



DRAWING NOTES: (#)

1. PROTECT EXISTING CONCRETE
2. PROTECT EXISTING GRAVEL
3. PROTECT EXISTING LANDSCAPING
4. NOT USED
5. PROTECT EXISTING CURB
6. NOT USED
7. PROTECT EXISTING FENCE
8. REMOVE EXISTING BOLLARD
9. PROTECT EXISTING STORM PIPE/STRUCTURE
10. PROTECT EXISTING WATER PIPE/STRUCTURE. LOWER TO MAINTAIN 5' CI
11. PROTECT EXISTING ELECTRICAL/STRUCTURE
12. PROTECT EXISTING FIBER
13. REMOVE EXISTING GRAVEL
14. REMOVE EXISTING PAVERS
15. REMOVE EXISTING LANDSCAPING
16. RELOCATE EXISTING TREE PER OWNER AND LANDLORD DIRECTION
17. DEMO EXISTING CURB
18. REMOVE EXISTING SIGN
19. DEMO EXISTING FENCE
20. REMOVE EXISTING STAIRS
21. PROTECT EXISTING WALL
22. REMOVE EXISTING STORM STRUCTURE. CAP EXISTING PIPE AND ABAND
23. DEMO EXISTING CONCRETE

- 4) A new monument sign is proposed for the south side of the building adjacent to the entrance. The sign is indicated to be 5' 6" tall with a sign area of 44.5 square feet. The sign is to be located in a landscape bed equal to the area of the sign.

Considerations:

Should Planning Commission choose to approve the proposed Development Plan for GE Aerospace, the following items need to be considered:

- 1) Planning Commission determine that, given the nature of the business and the location of facilities, the proposed heights and screening of ground mounted equipment are appropriate pending staff review and approval of additional information to be provided.
- 2) Detailed information regarding screening systems is to be provided for all ground mounted equipment and will be subject to staff review and approval.
- 3) A Landscape Plan be prepared per staff comments for review and approval by staff.
- 4) A revised lighting plan, consistent with Section 153.351 needs to be provided for staff review and approval.

Submitted by:

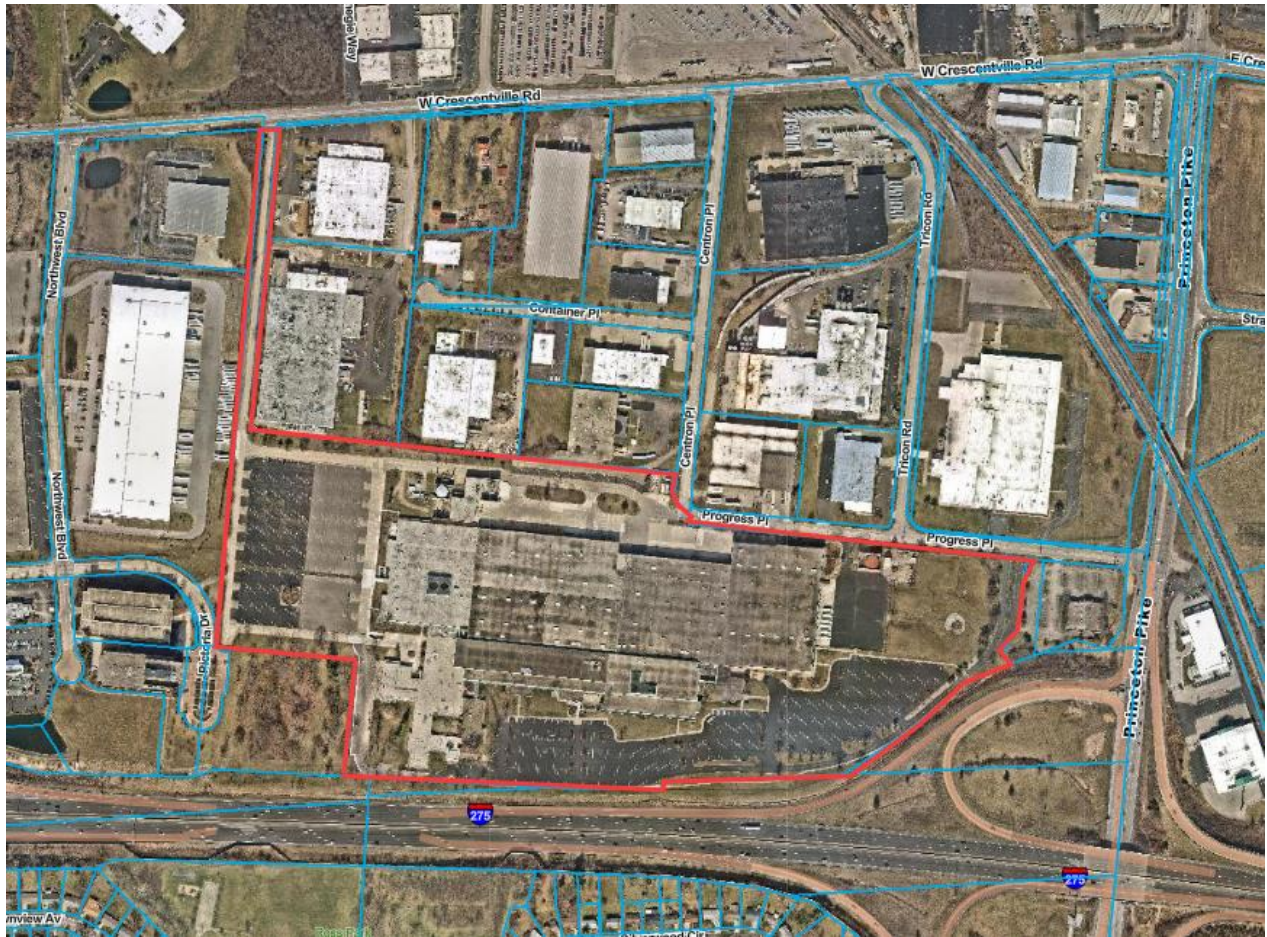
Anne. F. McBride, FAICP
City Planner

MDC #5022



GE AEROSPACE STAC RENOVATION
181 PROGRESS PLACE
PLAN REVIEW PERMIT #20230839
23020109
JANUARY 4, 2024

PLANNING COMMISSION ENGINEERING REVIEW



PROJECT SITE

REQUEST: To renovate a portion of the existing commercial building to support GE Aerospace related to their machine repair service and operations technologies.

A plan review for code compliance for the subject referenced project has been completed. The following reports includes items required by codes adopted by the City of Springdale that must be resolved before a building permit can be issued to commence construction. Please note that Development is to comply with all requirements of the City of Springdale's Code of Ordinances, specifically Title XV: Land Usage, unless approved otherwise. The items contained herein should not be consider final or all-inclusive and are subject to change pending review of subsequent submittals.

A. LAND USAGE (Chapter 150)

1. The submitted plans dated November 10, 2023, does not include any significant site work besides what can generally described as the removal/modification of existing landscaping, minor grading, and installation of an enclosed tank farm and other mechanical equipment. The applicant has indicated that the future high-bay building is not part of this application.

B. UTILITIES

1. The applicant has confirmed that no site utilities work is proposed with the proposed renovation.

C. STORMWATER MANAGEMENT (Chapter 151)

1. Per City regulations 151.03(A), Erosion control shall be practiced whenever a parcel is cleared, graded or otherwise disturbed by the movement of earth. The applicant's review comments response letter dated December 15, 2023, indicated that erosion control practices will be included with the construction plans and that the total area of disturbance is 12,293 SF (0.282 acres). The anticipated site disturbance area shall be noted in the development plans.
2. Per City regulations 151.03(B)(4), the installation of the specific Storm Water Management Plan measures shall be accomplished in accordance with the standards and specifications contained in the City Regulations and the latest edition of the [ODNR Rainwater and Land Development Manual](#) or [ODOT Location and Design Manual - Volume 2 - Drainage Design](#). It should be noted that an Ohio EPA Notice of Intent (NOI) for coverage under Ohio Environmental Protection Agency general permit is not required for sites that includes a disturbance area greater less 1 acre.
 - a. The stormwater management plan as required by City regulation 151.03(C) shall be provided with the construction plans. The stormwater management plan shall include but not be limited to detailed plans of all proposed storm water provisions, vegetative practices, erosion and sediment control measures, post-construction storm water quality best management practices, and other protective measures to be constructed in connection with, or as a part of the proposed work shall be provided with the construction plans.
 - i. The applicant's review comments response letter dated December 15, 2023, indicated that the proposed stormwater provisions will be submitted with the construction plans. Plan sheets C203 and C206 were not included in the current plan submission.
3. Per City regulations 151.04(A)(1), Every Subdivision and land development shall be provided with a Storm Water Management System which is adequate to serve the area and meets the requirements of this chapter and other criteria of the City. Any unsubdivided parcel less than 1 AC. in size is exempt from the detention requirement per § 151.04(D) of these regulations.
 - a. The proposed improvement includes the installation of a catch basin to tie into the existing storm sewer. The site plans do not clearly indicate if the catch basin tie-in outlets into the existing stormwater detention facility located on the eastern portion of the project site or if it outlets to the existing inline storage stormwater detention utilizing an oversized storm sewer (60" & 48") with a control structure that includes a 4" orifice to the west (constructed with west parking lot expansion project). The applicant shall confirm the storm sewer outlet location with the construction plans.

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4. Per City regulations 151.04(A)(4), improvements shall be designed such that, at a minimum, all developed areas are treated with an acceptable post-construction storm water quality best management practice. Practices chosen must be sized to treat the water quality volume (WQv) and to ensure compliance to the maximum extent practicable with Ohio EPA Water Quality Standards (Ohio Administrative Code Chapter 3745-1) and Ohio EPA Construction General Storm Water NPDES discharge permit requirements applicable to the property. The WQv shall be equal to the volume of runoff from a 0.75-inch rainfall. Sites that have been previously developed where no Post-Construction BMPs were installed are required to provide:
- (a) A 20 percent net reduction of the site's current impervious area, achieved by either the use of pervious pavement or removing the impervious surface.
 - (b) Treatment of at least 20 percent of the WQv.
 - (c) A combination of (a) and (b).

The submitted plans do not note the proposed change (increase) in site impervious area however the applicant's review comments response letter dated December 15, 2023, indicated that the existing site impervious area is 7,519 SF and the proposed site impervious area is 10,337 SF, providing an increase of 2,818 SF. The applicant has also indicated that the existing drainage areas will not change as part of this project and that the stormwater run-off from the 2,818 SF increase in impervious area is negligible and therefore the existing system can accommodate the proposed construction.

It is recommended the additional 2,818 SF of impervious area be presented as a percentage increase of the entire site impervious area (61.622 Acres). The existing and proposed impervious area of the entire site/parcel shall be noted on the construction plans to reference for future site improvements.

5. Per §151.05(E), a performance bond in the amount of the cost of the Storm Water Management Plan measures shall be required to be filed with the City Finance Director. This bond shall include post-construction best-management practices. Said performance bond shall authorize immediate payment to the City of Springdale upon certification by the City Administrator with the concurrence of the Planning Commission, that necessary emergency work must be done immediately to insure proper water management and sediment control as a result of the landowner's failure to complete or adhere to the approved Stormwater Management Plan.



Memorandum

To: Carl Lamping - Building Department Director/Building Official

From: Shawn Riggs, P.E. – City Engineer

Subject: HAM-CR614-1.39 Northland Boulevard (PID 114475)
Right-of-Way Recordings

Date: 1/5/2024

Both permanent and temporary right-of-way easements are necessary to complete the Northland Boulevard Improvements project scheduled for 2024. Negotiations with the affected property owners have been ongoing since fall 2023. The City has been able to successfully negotiate an agreement to acquire three fee simple titles (WD – grantor retains the right of ingress and egress to and from any residual area) for additional permanent right-of-way along Northland Boulevard to accommodate construction of the proposed improvements.

The proposed improvements on Northland Boulevard include reconstructing the roadway to drain to a landscaped swale in the median and hydrodynamic separators to improve water quality in the area as well multimodal connectivity throughout the city. The project will include construction of new sidewalks filling in gaps between the existing sidewalks and replace the existing sidewalk along the north/west side from Olde Gate Drive to the existing bus stop located at Kerry Buick across from Boggs Lane with a new 10' asphalt multi-use path.

The Transfer & Conveyance Standards for Hamilton County for lot splits requires approval by the City Planning Commission before it will be accepted by the County Auditor for recording.

8. Survey Plats

1. New Survey Plats and New Metes and Bounds Descriptions

A new survey plat and a new metes and bounds legal description is required when any tract, lot or parcel that is being conveyed is not described in the same manner as the tract, lot or parcel described in the preceding conveyance of record.

2. Must Meet Minimum Standards

All new survey plats and new metes and bounds descriptions required under Section 8 (1) must be made in accordance with the “Minimum Standards for Boundary Survey” in the State of Ohio as defined by Chapter 4733.37 of the Ohio Administrative Code along with the current requirements of the County Engineer (see Section 12).

3. Consolidation Plat/Boundary Survey

The consolidation of parcels of same ownership requires a Consolidation Plat/Boundary Survey. The said survey plat must meet the requirements of the County Engineer (see Section 12), contain deed references of the consolidated parcels and the Book, Page, Parcel numbers of the consolidated parcels. ***Consolidations may never create cut-ups and all parcels must be in the same taxing district.***

9. Planning Commission Approval Of Parcel Split

1. Subdivision of Existing Parcel

Any transfer or conveyance that causes a tax parcel to be split into a new parcel of five (5) acres or less, or leaves an existing parcel with five (5) or less acres, or otherwise is required to be approved by the appropriate planning commission, must be so approved before it will be accepted by the County Auditor.

2. Auditor Will Not Determine Exemptions.

The County Auditor will not determine whether any split of five (5) acres or less is exempt from planning commission approval, and will accept only a communication from the appropriate planning commission that the split is exempt.

3. No Transfer By Plat.

The County Auditor will not transfer (change the name of any owner of) any real property pursuant to a plat except by dedication of property to the public purpose upon acceptance by a political subdivision that is set forth on the plat or in a separate document.

