

PLANNING COMMISSION
SUMMARY MINUTES
JANUARY 9, 2024
5:00 P.M. Training and Organizational Session
7:00 P.M. Planning Commission Meeting

I. CALL MEETING TO ORDER

The training and organizational session was called to order at 5:00 pm by Mr. Braun.

II. ROLL CALL

Members Present: Al Chang, Steve Galster, Carolyn Ghantous, Michelle McFarland, Joe Ramirez, Meghan Sullivan-Wisecup, Dave Okum

Staff Present: Carl Lamping, Building Official
Anne McBride, City Planner
Shawn Riggs, City Engineer
Brian Uhl, Assistant City Manager
Joe Braun, City Law Director
Retha Bullock, Administrative Assistant

III. SWEARING IN OF COMMISSION MEMBERS

All members were sworn in by the City Law Director, Joe Braun. Mrs. Sullivan-Wisecup was the only exception as her term was still in effect.

IV. TRAINING FOR PLANNING COMMISSION MEMBERS

Training was presented by Joe Braun. Each member was given a copy of the Commission Laws and a packet consisting of things like council rules, the city charter, etc. as a resource for the members. The section to reflect on most is the Planning Commission section. The importance of discussion being held only in open meetings was discussed. Members were advised on email etiquette regarding city business.

Training was presented by Greg Dale. Members were advised that the Planning Commission is only 1 of 4 parts to the system. The 4 parts of the system are the City Council, Planning Commission, Board of Zoning Appeals (BZA), and Staff. Table 151-1 in the handout is very helpful and is a good roadmap for all Zoning decisions.

No questions were presented. Mr. Okum advised that there are other members that have been in place and can offer guidance on member's duties.

Training directed by Carl Lamping is as follows. Members are to gear themselves towards a fact finding process and stay focused on that. The member's job is to implement the Ordinances that have been set forth by Council. Members are to be prepared and always do their homework. Carl advised members to always make sure that the community speaking feels that they have been heard. The Planning Commission decides if a plan is in the best interest of the City. When at meetings, ask clarifying questions so that a good decision is made regarding the plans.

V. ORGANIZATION

A. ELECTION OF OFFICERS

a. Chair

- i. Motion to accept Mr. Okum as Chairman of the Planning Commission made by Mr. Galster.
- ii. Mrs. Sullivan-Wisecup seconded the motion.
- iii. Voice vote taken and Mr. Okum was elected as Chairman by a vote of 7-0.

b. Vice Chair

- i. Motion to accept Mr. Galster as Vice Chairman of the Planning Commission made by Ms. McFarland.
- ii. Mrs. Sullivan-Wisecup seconded the motion.
- iii. Voice vote taken and Mr. Galster was elected as Vice Chairman by a vote of 7-0.

c. Secretary

- i. Motion to accept Mr. Ramirez as Secretary of the Planning Commission made by Mr. Ramirez.
- ii. Mrs. Sullivan-Wisecup seconded the motion.
- iii. Voice vote taken and Mr. Ramirez was elected as Secretary by a vote of 7-0.

B. APPOINTMENT

a. Planning Commission Representative for the BZA

- i. Mr. Ramirez was nominated by Mrs. Sullivan-Wisecup and Mr. Galster was nominated by Mr. Okum.
- ii. Voice vote was taken and Mr. Galster was appointed by a vote of 4-3.

VI. RECESS

VII. CALL MEETING TO ORDER

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

VIII. ROLL CALL

Members Present: Al Chang, Steve Galster, Carolyn Ghantous, Michelle McFarland, Joe Ramirez, Meghan Sullivan-Wisecup, Dave Okum

Staff Present: Carl Lamping, Building Official
Anne McBride, City Planner
Shawn Riggs, City Engineer

IX. PLEDGE OF ALLEGIANCE

X. APPROVAL OF MINUTES FROM PREVIOUS MEETING NOVEMBER 14, 2023
(December 12, 2023 meeting was cancelled)

Motion to adopt minutes made by Mrs. Sullivan-Wisecup.

Mr. Galster seconded the motion.

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

XI. REPORT ON COUNCIL

Report on City Council presented by Mrs. Sullivan-Wisecup for the meeting held on January 3, 2024. Minutes and recording of that meeting can be found on the City website.

Ordinance 01-2024 which was an ordinance authorized in the purchase of certain real property associated with the Northland Blvd. reconstruction project in declaring an emergency. That was passed 6-0.

We had Resolution 01-2024, authorizing the City Administrator to file an application for urban forestry, inflation reduction act grant funding for established tree program through the Ohio Dept. of Natural Resources. That passed 6-0.

We had Resolution 02-2024, declaring intent to appropriate the public use of property required for the construction of road and other traffic improvements on Northland Blvd. in the City of Springdale. That passed 6-0.

We had Resolution 03-2024, requesting advanced payment from the Hamilton County Auditor. That passed 6-0.

Finally, we had a resolution 04-2024, authorizing investment of municipal funds. That passed 6-0.

Most of these are beginning of the year things that we do every year and everything that applied to the Northland Blvd. project is things that most of us up here already know about. We are redoing the whole Northland Blvd. from Forest Park through and this was having to do with eminent domain and things like that and also preparing everything for the construction of the road traffic improvements for the Northland Blvd. project.

XII. CORRESPONDENCE - None

XIII. OLD BUSINESS - None

XIV. NEW BUSINESS

A. Aunty Awa Academy – Conditional Use Application
1275 KEMPER RD
(Application #20230846)
PUBLIC HEARING

Anne McBride read comments from her report.

This is a Conditional Use application for a childcare facility in our Office Business (OB) district. Section 153.253C allows childcare facilities as a conditional use. Existing building has previously been used as a childcare facility. Per Section 153.205D2, since the property has been vacant for more than 6 months, applicant was required to obtain another conditional use approval. Applicant is proposing providing 8 levels of care ranging from 6 weeks through Pre-Kindergarten. There would be a total of approximately 132 children in the facility. There are to be no modifications to the exterior of the building/site. Applicant will not have any building or ground signs. Should applicant decide to move forward with signs it would require a permit from the City of Springdale. Requirement for this site is 19 parking spaces. Thirty (30) parking spaces exist.

Awa Ba of 840 Summerfield Ln., Springdale, OH 45240 stepped to the podium. She has lived in Springdale since 2009 and doing childcare since 2005. She is attempting to grow her business and has been running a home day care. This would be a new location for her and would be operating the same as the previous day care.

Per staff, there were no know issues with the previous day care and it would be a good idea to get the facility filled and in use. The facility hours would start by running from 6 am to 6 pm. Per Awa, she is expecting a maximum of 132 children which would depend on the states approval of how many children will be permitted. Awa indicated that her license is currently pending with the State of Ohio due to approvals needed from the building and fire departments of Springdale.

The audience was given opportunity to relay questions. No questions were presented. Mr. Okum closed the public hearing for discussion.

Chairman Okum entertained a motion to approve the following project the Aunty Awa Academy Conditional Use application #20230846 for the specifications and designs provided in our meeting packets as exhibits which were submitted by the applicant prior to this meeting and reviewed by staff. This motion includes our City Staff and City Planners recommendations and considerations contained in their report.

Mrs. Sullivan-Wisecup made a motion to approve as presented. Ms. McFarland seconded the motion. Commission was polled and the motion was approved 7-0.

B. Best Buy Minor Modification to PUD – Waste Container Screening
865 E KEMPER RD
(Application #20230868)

The facility at 865 E. Kemper Rd. Facility used to be a Best Buy which is being converting into a Best Buy Outlet. The property is zoned PUD. Section 153.254G of the zoning code requires screening for compactors, waste enclosures, dumpsters, etc. It also specifies where said container can be located. Applicant is requesting to not screen the compactor since it is located in the rear of the building. If required, they would like to use modular framing instead of brick masonry as required by code. Staff has concerns about the durability of the modular framing. The current ones in place with no screening are non-conforming and were put in before that requirement was added to the code.

Mr. Lamping made a visual presentation showing a mound currently in place that blocks the view from the public right of way. The difference in this scenario vs. others is that this is a compactor which is more like a semi-trailer that is attached to the building vs. a free standing dumpster. Ms. McBride recommended that we amend our zoning code. Even being considered a mechanical unit fed from inside the building, they are still required to be screened so as not to be viewed from the public right of way. This situation is different since it has mounding; therefore, wouldn't require screening around it. Should it change from an indoor feed to an external feed into a dumpster, then it would require screening. Ms. McFarland presented a safety concern of someone getting into the compactor from the outside.

Heather Latham, Development Manager for Best Buy and Claud Schaller representing MJM Architects out of Nashville, TN approached the podium. The safety concern was addressed that no one can enter the compactor from the outside. Mr. Galster presented to the applicant that should they decide to change the set up at any point and it becomes a standalone dumpster that they would be required to meet the code by using masonry screening and questioned applicants acceptance of the code. Applicant was in agreement with the code. Mr. Lamping asked that this be included in the motion so that it can be enforced.

Chairman Okum entertained a motion to approve the following project Best Buy at 865 E. Kemper Rd. Compactor Assembly Screening PUD application #20230868 per specifications and designs provided in our meeting packets as exhibits where were submitted by the applicant prior to this meeting. This Commission has the following exception whereas mounding and view from the adjoining properties and the public right of way is not possible; therefore, screening will not be necessary. Should this application and method of trash disposal change this approval shall not apply.

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

C. GE Aerospace STAC Exterior Alterations – Development Plan
181 PROGRESS PL
(Application #20230839)

Mr. Lamping made visual presentation indicating the growth for GE in the old Avon building. Presentation indicated the areas where GE is growing into the existing building which requires raising the roof in one section and adding

ventilation which involves exterior renovations. All renovations to date have been interior.

Ms. McBride indicated that the applicant is taking 21,472 SF of vacant building area at the SW corner to be remodeled for office and meeting space and 42,103 SF in the Northern portion of the existing vacant building to contain technology and repair services/processes. GE will have to install a number of outdoor mechanical equipment. The property is within the General Industrial (GI) district where these uses are permitted. Pursuant to Section 153.254B located as an integral part of the building cannot extend above 20' over the main building. Any ground or rooftop mounted equipment must be screened from view of public right of ways or private access ways. All rooftop equipment must be screened by a metal louver screening system in a grey color. The height and material type needs to be provided for various screenings that were proposed. Applicant is proposing to add 19 lights to the site. Applicant must submit a revised lighting plan for Staff's review and approval. Applicant will need to submit a formal landscape plan and identify any trees that are to be removed or relocated. Proposed monument sign will be required to be in a landscape bed.

Illustrations were shown to Commission regarding distance from highway.

Mr. Riggs addressed storm water control and the catch basin to be installed in his report.

Eric Bennett, Facilities Manager for the STAC Building Services Technology Acceleration Center spoke on the growth of GE. This is mostly an engineering, but also a production shop where GE is trying to advance repairs for engines. Rob Krimple, BSI Engineering Project Architect and Dustin Bingham, Project Manager for GE are also in attendance with Eric Bennett. Mr. Okum asked about Gama Testing. Per Eric, there will be no Gama Testing, but will have some cleaning operations with chemical acid tanks. Eric is in charge of getting GE their exhaust system.

Chairman Okum entertained a motion to approve the following project GE Aerospace STAC Exterior Alterations application #20230839 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. This motion includes the following conditions, Staffs, Our City Engineer, and City Planners recommendations and conditions contained in their report. This motion also includes whereas all other zoning code regulations and conditions not detailed in this motion shall remain in effect.

Mrs. Sullivan-Wisecup made a motion to approve as presented. Mrs. Ghantous seconded. Commission was polled and the motion was approved 7-0.

D. DEVELOPMENT PLAN – Subdivision
200 NORTHLAND BV
(Application #20240004)

These comment apply to items D, E, and F. Per Mr. Okum, there are 3 applications which require 3 motions. Mr. Riggs indicated that work on Northland Blvd. has been going on for several years. The right of way negotiations are all but complete. The simplified description of the project is that 5' is being added to the right of way. Mr. Lamping indicated that we do not have complete concurrence from the owners yet. We are still in negotiations with the owners.

Chairman Okum entertained a motion to approve the following project 200 Northland Blvd application #20240004 subject to the property owner reaching an agreement with the City of Springdale.

Mr. Galster made a motion to approve as presented. Mrs. Sullivan-Wisecup seconded. Motion was approved by unanimous vote of 7-0.

E. DEVELOPMENT PLAN – Subdivision
230 NORTHLAND BV
(Application #20240005)

Chairman Okum entertained a motion to approve the following project 230 Northland Blvd application #20240005 subject to the property owner reaching an agreement with the City of Springdale.

Mr. Galster made a motion to approve as presented. Mrs. Sullivan-Wisecup seconded. Motion was approved by unanimous vote of 7-0.

F. DEVELOPMENT PLAN – Subdivision
150 NORTHLAND BV
(Application #20240006)

Chairman Okum entertained a motion to approve the following project 150 Northland Blvd application #20240006 subject to the property owner reaching an agreement with the City of Springdale.

Mr. Galster made a motion to approve as presented. Mrs. Sullivan-Wisecup seconded. Motion was approved by unanimous vote of 7-0.

XV. DISCUSSION

Chairman Okum indicated that according to the charter about 30 years ago we had a set of rules to follow, an organizational plan or bi-laws. They have been lost. I have ask that Staff look into this and we should have them within the next couple of months as we are required to have them.

XVI. ADJOURNMENT

Mr. Galster moved to adjourn; all were in favor.
Meeting was adjourned at 8:14 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: BODEGA **Area of Development:** .981 Acres
(Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

Project Location: 12021 Sheraton Lane 45246
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

Applicant: Sugar Creek Packing Co. 513-560-4457
(Name) (Daytime Phone Number)

4347 Indeco Court Cincinnati , Ohio 45241 eharris2@sugar-creek.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>

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: The existing property use is commercial office space. Applicant
(Provide Existing and Proposed Zoning for this Property)
is proposing to use the property as a daytime convenience grocery and coffee shop with evening alcohol
service.

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) Thomas J Bollinger 12/28/23
(Signature of Owner/Agent) (Print Name) (Date)

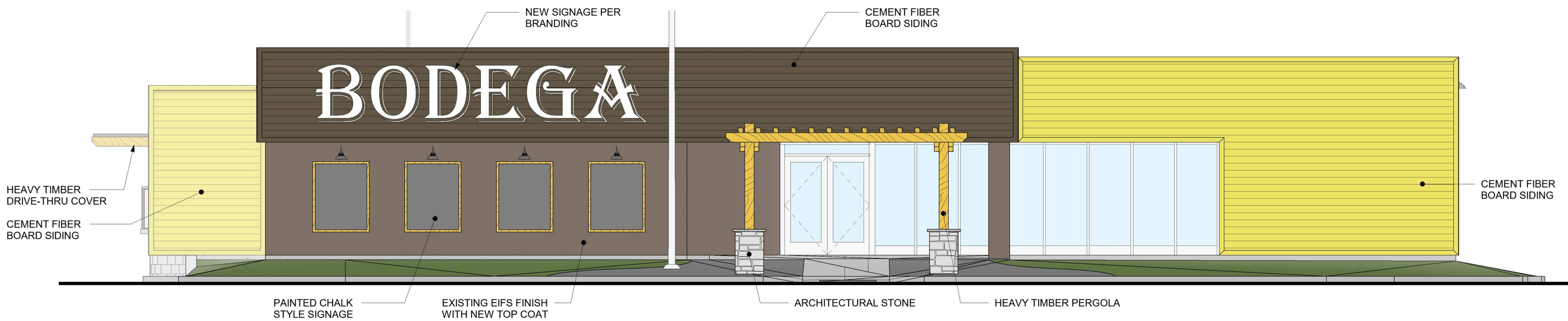


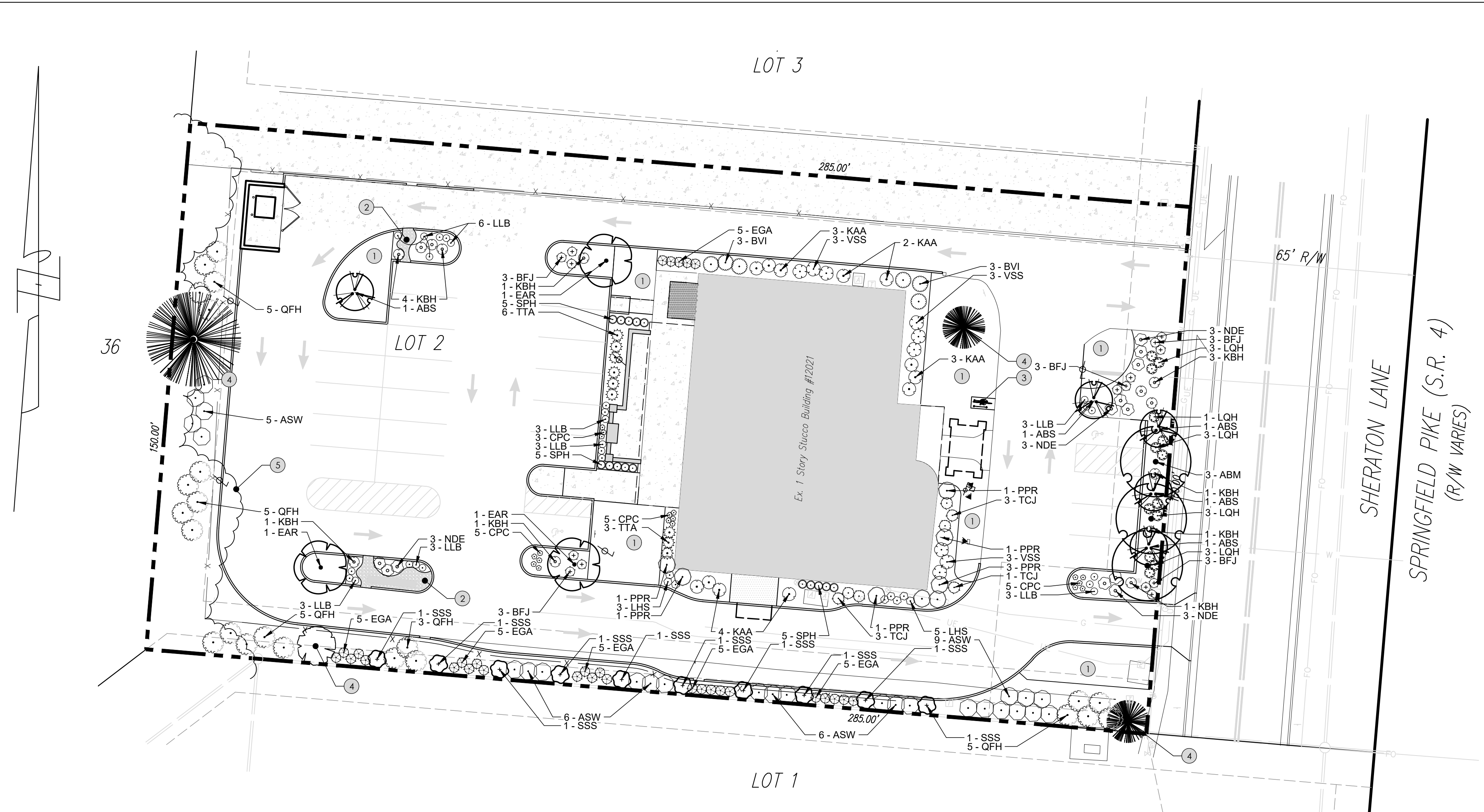


WELCOME TO
BODEGA
CINCY









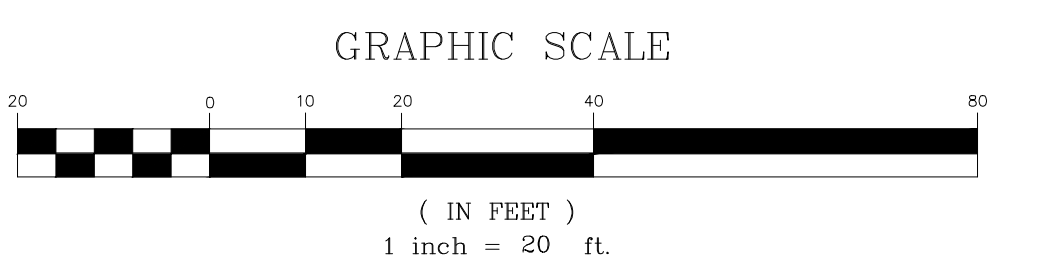
PLANT SCHEDULE PLANTING PLAN

CODE	QTY	BOTANICAL / COMMON NAME	INSTALLATION SIZE	MATURE SIZE	EXPOSURE	REMARKS
GROUP A - CANOPY TREES						
ABM	3	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2' - 2 1/2' CAL. B&B	40'-50' x 30'-40'	Full Sun - Part Shade	Green foliage turns orange-red to scarlet-red in Fall
GROUP B - SMALL/ORNAMENTAL TREES						
ABS	5	Amelanchier grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	8'-10' B&B	15'-25' x 15'-25'	Full Sun - Part Shade	Bright orange-red fall color
EAR	3	Cercis canadensis / Eastern Redbud	1 1/2' - 2' CAL. B&B	25'-35' x 25'-35'	Full Sun - Part Shade	Deer, clay soil, black walnut tolerant; Showy pink flowers in April; Good fall color
SSS	10	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	1 1/2' - 2' CAL. B&B	50'-60' x 5'-6'	Full Sun	Minimal fruit, good fall color
GROUP D - SHRUBS (LARGE)						
ASW	26	Calycanthus x 'Aphrodite' / Aphrodite Sweetshrub	#3 CONT.	5'-8' x 4'-6'	Full - Part Sun	Deer tolerant, fragrant bright red flowers from May - June
PPR	8	Hibiscus syriacus 'Gandini Santiago' / Purple Pillar® Rose of Sharon	#3 CONT.	10'-16' x 4'-5'	Full - Part Sun	Deer, drought, and heat tolerant; Purple/pink flowers summer - fall
OFH	23	Hydrangea paniculata 'Bulk' / Quick Fire® Panicle Hydrangea	#3 CONT.	6'-8' x 6'-8'	Full - Part Sun	Pink to White Flowers, Mid Summer thru Late Fall
EGA	30	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	#7 CONT.	10'-12' x 3'-4'	Full Sun	Dry soil tolerant, emerald green foliage holds its color throughout winter
GROUP E - SHRUBS (SMALL)						
KAA	12	Azalea hybrids 'Karen' / Karen Azalea	#3 CONT.	3'-4' x 3'-4'	Part Shade	Lavender-pink flowers, Spring
VSS	9	Clethra alnifolia 'Caleb' / Vanilla Spice® Summersweet	#3 CONT.	3'-6' x 3'-6'	Full Sun - Full Shade	White flowers, Mid Summer
NDE	12	Deutzia gracilis 'Nikko' / Nikko Deutzia	#3 CONT.	1'-2' x 2'-5'	Full Sun - Part Shade	Clay soil tolerant; good fall color, white flowers April - May
KBH	13	Diervilla rivularis 'Kodiak Black' / Kodiak® Black Diervilla	#3 CONT.	3'-4' x 3'-4'	Full Sun - Full Shade	Yellow flowers, Summer, green-purple foliage
LQH	13	Hydrangea paniculata 'SMHPLQF' / Little Quick Fire® Panicle Hydrangea	#3 CONT.	3'-5' x 2'-4'	Full - Part Shade	Pinkish-White flowers, Early - Late Summer
BFJ	15	Hypericum kalmianum 'SMHKBPF' / Blues Festival St. Johnswort	#3 CONT.	2'-3' x 2'-3'	Full Sun	Bright yellow flowers, July - August, blue-green foliage
SPH	15	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	#3 CONT.	4'-10' x 1'-3'	Full - Part Shade	Air pollution tolerant
LHS	8	Itea virginica 'Sprich' / Little Henry Sweetpire	#3 CONT.	1.5'-2' x 2'-3'	Full Sun - Part Shade	Showy fragrant white flowers, Late Spring - Early Summer
TCJ	7	Juniperus communis 'Tortuga' / Tortuga Common Juniper	#2 CONT.	2'-2.5' x 3'-4'	Full - Part Sun	Deer, heat, drought, and salt tolerant
TTA	9	Thuja occidentalis 'Tater Tot®' / Tater Tot® Arborvitae	#2 CONT.	2'-3' x 3'-4'	Full - Part Sun	Light green mounding foliage
BVI	6	Viburnum nudum 'Bulk' TM / Brandywine Viburnum	30' - 36' B&B	5'-6' x 5'-6'	Full Sun - Part Shade	Showy edible fruit, good winter interest; White flowers from April to May
PERENNIALS						
LLB	24	Monarda x 'Leading Lady Plum' / Leading Lady Plum Bee Balm	#1 CONT.	10'-14" x 22'-28"	Full - Part Sun	Magenta Purple flowers - Early to Mid Summer
CPC	18	Nepeta x 'Cat's Pajamas' / Cat's Pajamas Catmint	#1 CONT.	1'-1.25' x 1.5'-1.75'	Full Sun	Blue flowers, Late Spring thru Late Summer

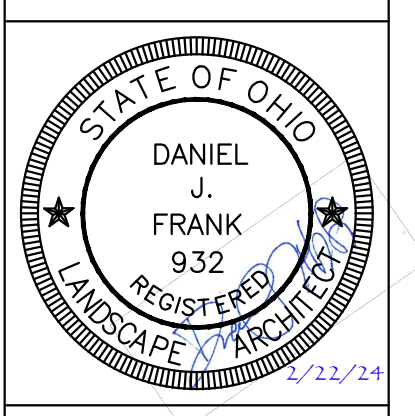
NOTE: FIELD LOCATE 10 QUICK FIRE PANICLE HYDRANGEA AND 5 APHRODITE SWEETSHRUB ON WEST PROPERTY LINE TO FILL IN GAPS IN EXISTING VEGETATION.

CODED NOTES

- 1 SEEDED LAWN
- 2 1 1/2' - 2' DECORATIVE CLEAN GRAVEL
- 3 BIKE RACK
- 4 EXISTING TREE
- 5 EXISTING TREELINE



REQUIRED	PROPOSED
§153.257(C)(8) Landscaping. Landscaping requirements shall be subject to § 153.404(F): Landscape Requirements for State Route 5 Corridor Review District	
LANDSCAPING AND BUFFERYARDS	
§153.403 LANDSCAPE MATERIALS AND STANDARDS	
(D)(2) Plants	i) Group A: Canopy trees - 2" min. caliper w/ average mature crown width and height of 25' ii) Group B: Small/ornamental trees - 2" min. caliper; single stem; 1 1/2" cal. & 8' ht; multi-stem; mature crown width and height less than 25'; iii) Group C: Evergreen Trees - 6' ht. x 4' sp. min. w/ average ht. of 20' or greater iv) Group D: Shrubs (large) - deciduous and evergreen; min. 36" ht. x 24" sp.; min of 6' w/in 4 yrs. #3 cont. min.; ornamental grass included v) Group E: Shrubs (small) - deciduous and evergreen; #3 cont. min.; ornamental grass included; interior landscape use-
(E) Diversity of plant material	(2) 20 - 40 trees - 3 species in roughly equal portions (4) Required shrubs shall utilize the same diversity requirements as stated above
§153.404 LANDSCAPE REQUIREMENTS	
(C) Landscape requirements for vehicular use areas	
(1) Vehicular use area landscaping requirements	
a) VUA containing 6 spaces or more shall provide for perimeter landscaping per Table 404-1: Landscape and Bufferyard Requirements	
b) VUA containing more than 5,000sf or 20 or more vehicles, shall provide interior landscaping w/ peninsular or island landscape areas	Total VUA = 20,485 sf. Total parking spaces = 23
(c) For each 100 sf of VUA at least 5 sf of landscape area shall be provided	20,485/100 = 204.85 sf. x 5 = ±1,024 sf. required ±1,643 sf. provided
(2) Interior landscape requirements	
b) The min. landscape area permitted is 180 sf. and c) and no larger than 350 sf. in VUAs less than 30,000 sf	180 sf. min. area used 350 sf. max. area used
e) Trees - 1 Group A tree or 1 1/2 Group B trees planted in the VUA per 25 parking spaces; min. 1 tree per island	24/25 = 1 Group A tree or 1 1/2 Group B trees required; however there are 5 landscape islands; 5 trees required 5 Group B trees provided
e)ii) Shrubs - for every 25 parking spaces, in the VUA, 6 Group E shrubs shall be planted in the VUA; min. 4 shrubs per island	23/25 = 1 x 6 = 6 shrubs required; however there are 5 landscape islands; 4 x 5 = 20 shrubs required 28 Group E shrubs provided
(D) Landscape requirements for service structures	
(2) Location of screening	
a) a continuous planting of evergreens or a fence must enclose any service structure on all sides	Service dumpster is enclosed by a wall and fence N/A
(F) Landscape requirements for State Route 4 Corridor Review District (CRD) - In addition to the landscape requirements set forth in Table 404-1: Landscape and Bufferyard Requirements, street tree plantings shall be required across all parcels within the CRD frontage, as described in § 153.257(C)(8). The planting ratio shall be 1 - 2" min. cal. per 35' of frontage with a min. of 5' distance from the ROW.	120 lf. of frontage - 45' of pavement / 35 = 3 trees required 3 trees provided
(G) Landscaping and bufferyard requirements	
(1) Table 404-1: Landscape and Bufferyard Requirements defines the minimum buffer requirements between lots based on adjacent zoning districts and uses.	
When a parking area or drive associated with any zone or land use except single household residences is proposed to abut any public or private street/access drive, a minimum bufferyard of 10' front, side and/or rear yard shall be planted with either	1 tree (B) per 25 lf. of parking area or access drive frontage + 1 shrub (D or E) per 3' of frontage (1 tree min.) East boundary - 3 B trees provided 25 D or E shrubs provided
When a parking area or drive associated with any zone or land use except single household residences is proposed to abut adjacent property line to a non-residential district use, a minimum bufferyard of 10' front, side and/or rear yard shall be planted with either	1 tree (A) per 35 lf. of parking area or access drive frontage + 1 shrub (D or E) per 3' of frontage (1 tree min.) North boundary - 285 lf. / 35 = 9 trees - 9 tree required; 285 lf. / 3 = 95 shrubs required 1 tree (B) per 25 lf. of parking area or access drive frontage + 1 shrub (D or E) per 3' of frontage (1 tree min.) North boundary - 0 tree and 0 shrubs provided (concrete drainage swale)
When a parking area or drive associated with any zone or land use except single household residences is proposed to abut adjacent property line to a residential district use, a minimum bufferyard of 20' front, side and/or rear yard shall be planted with either	1 tree (A) per 35 lf. of parking area or access drive frontage + double row 6 foot hedge (D) OR 6' wall/fence or 3' earth mound + 3' hedge (D) + 1 tree (A) per 35 lf. or 1 tree (B) per 25 lf. of parking area or access drive frontage OR a double row, staggered planting of trees (C) at 15' O.C. West boundary - 127 lf. / 35 = 4 trees required; 127 lf. / 4 lf./O.C. x 2 = 64 shrubs required South boundary - 285 lf. / 25 = 12 trees required; 285 lf. / 4 lf./O.C. x 2 = 143 shrubs required West boundary - 0 trees per staff comments and 15 shrubs provided filing in open areas South boundary - 2 existing trees to remain; 10 B trees provided 59 shrubs provided



PUD MODIFICATION PLAN
CROSSINGS OF SPRINGDALE

Date	12-27-23
Drawn By	D.F.
Checked By	D.F.
Scale	1" = 20'

PLANTING PLAN
BODEGA AT SUGARCREEK
CROSSINGS OF SPRINGDALE
SPRINGDALE LAKE SUBDIVISION
CITY OF SPRINGDALE, HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
www.abercrombie-associates.com

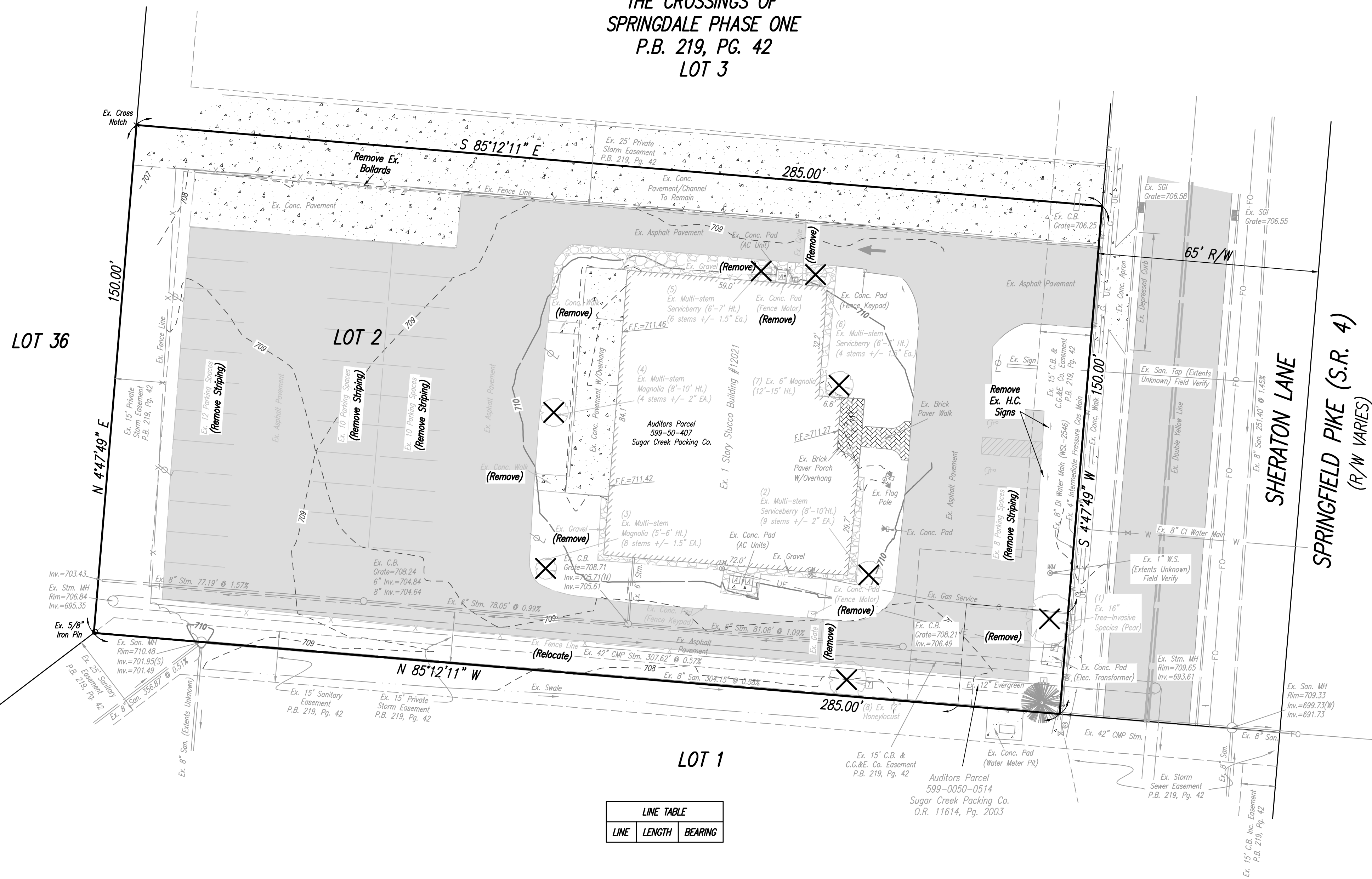


1-800-362-2764



NORTH RELATIVE TO THE CROSSINGS OF SPRINGDALE PHASE ONE AS RECORDED IN P.B. 219, PG. 42 OF THE HAMILTON COUNTY, OHIO RECORDS.

THE CROSSINGS OF
SPRINGDALE PHASE ONE
P.B. 219, PG. 42
LOT 3



LEGEND

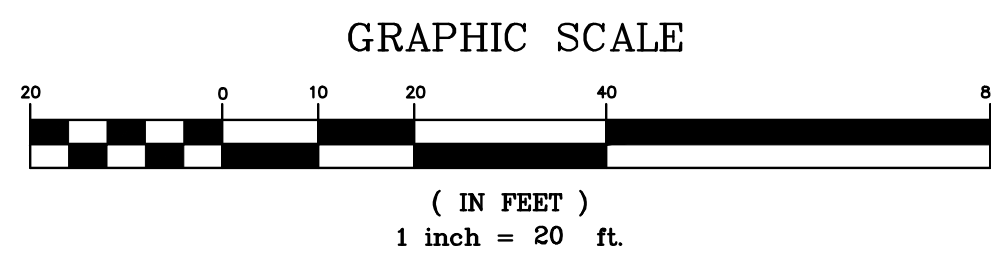
⊕	Ex. Light Pole
⊖	Ex. Electric Meter
⊞	Ex. Electric Box
⊠	Ex. Telephone Box
⊡	Ex. A.C. Unit
⊢	Ex. Sign
⊣	Ex. Bollard
⊤	Ex. Flood Light
⊥	Ex. Water Valve
⊦	Ex. Water Meter
⊧	Ex. Gas Meter
⊨	Ex. Gas Valve
⊩	Ex. Sanitary Sewer Manhole
⊪	Ex. Storm Sewer Manhole
⊫	Ex. C.B. Catch Basin
⊬	Ex. Catch Basin
⊭	Ex. Single Gutter Inlet
—UU—	Ex. Underground Utility Lines
—UE—	Ex. Underground Electric
—UT—	Ex. Underground Telephone
—FO—	Ex. Underground Fiber Optic

EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING ARE APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND AVAILABLE RECORDS. CONTACT THE LOCAL UTILITY PROTECTION SERVICES AND AGENCIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ELEVATION DATUM SHOWN IS RELATIVE TO NAVD 88 BASED ON VRS OPS OBSERVATIONS.

LINE TABLE

LINE	LENGTH	BEARING
------	--------	---------



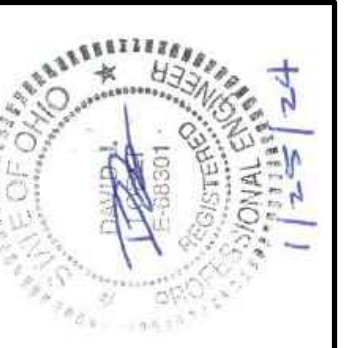
EXISTING TREE CHART - TREES TO BE REMOVED

TREE #	TREE QUANTITY	EXISTING TREE TYPE	EXISTING SIZE	COMMENTS
1	1	PEAR TREE	10"	Invasive species in Ohio
2	1	SERVICEBERRY	Avg. stem size 2"	Multi-stem
3	1	MAGNOLIA	Avg. stem size 1.5"	Multi-stem
4	1	MAGNOLIA	Avg. stem size 2"	Multi-stem
5	1	SERVICEBERRY	Avg. stem size 1.5"	Multi-stem
6	1	SERVICEBERRY	Avg. stem size 1.5"	Multi-stem
7	1	MAGNOLIA	6"	Single stem tree - too close to building
8	1	HONEYLOCUST	12"	Single stem tree - in proposed pavement

TREES TO REMAIN

9	1	BLUE SPRUCE	UNKNOWN	12'-15' Ht. by building
10	1	WHITE PINE	12"	West property line
11	1	UNKONWN	Avg. stem size 4"	South property line

VARIOUS TREES ON WEST PROPERTY LINE TO REMAIN UNDISTURBED.



PUD MODIFICATION PLAN
CROSSINGS OF SPRINGDALE

Date	12-13-23
Drawn By	G.R.
Checked By	C.A.
Scale	1" = 20'

EX. COND., DEMO & TREE REMOVAL
BODEGA AT SUGARCREEK
CROSSINGS OF SPRINGDALE
SPRINGDALE LAKE SUBDIVISION
CITY OF SPRINGDALE, HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
www.aberacrombie-associates.com

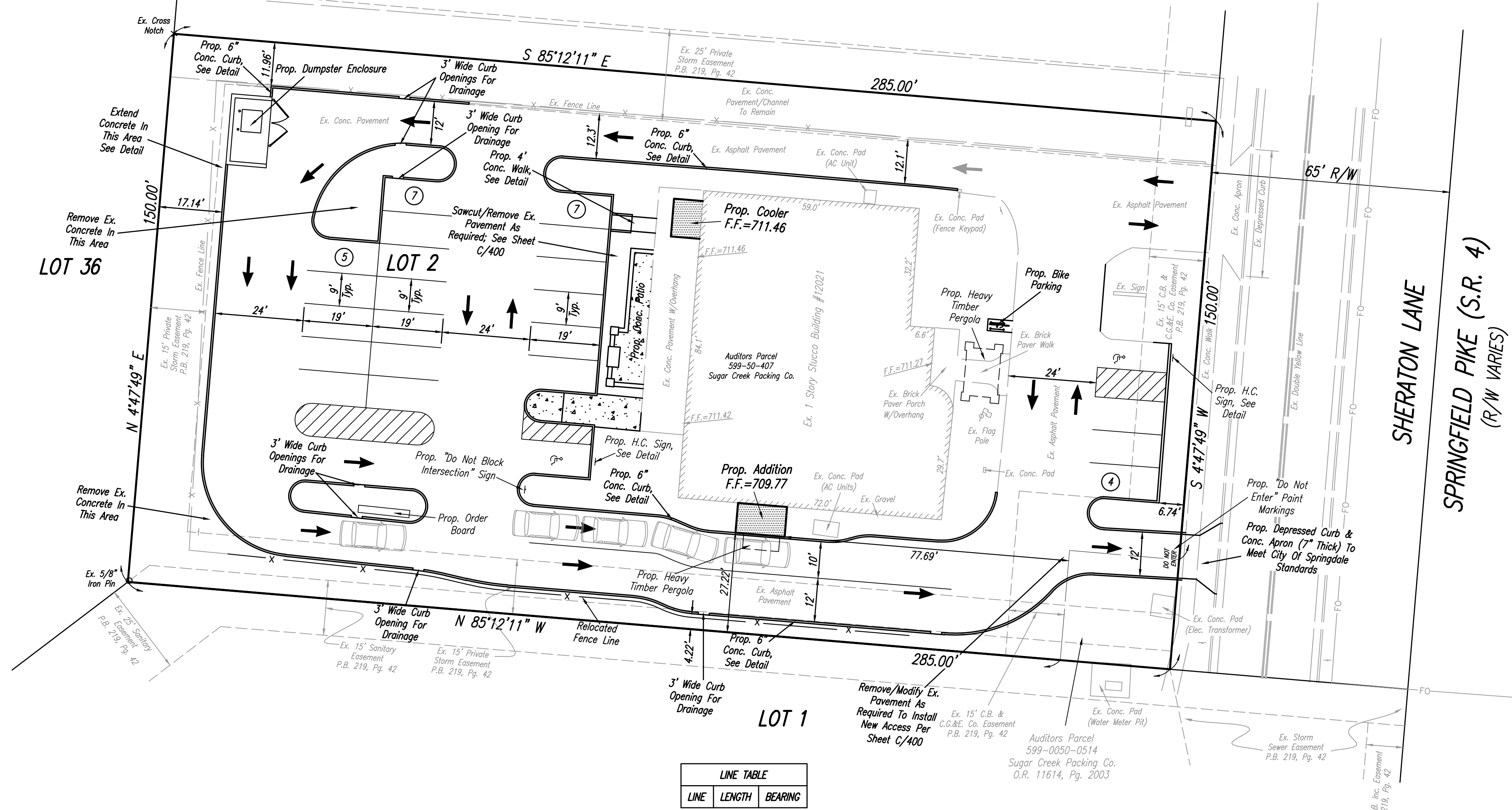
Job No. 23-0244 C 200



This drawing and the design concepts represented, as instruments of service, are the sole property of Abercrombie & Associates Inc., and may not be used, reproduced, or copied for any purpose without prior written authorization of Abercrombie & Associates, Inc.

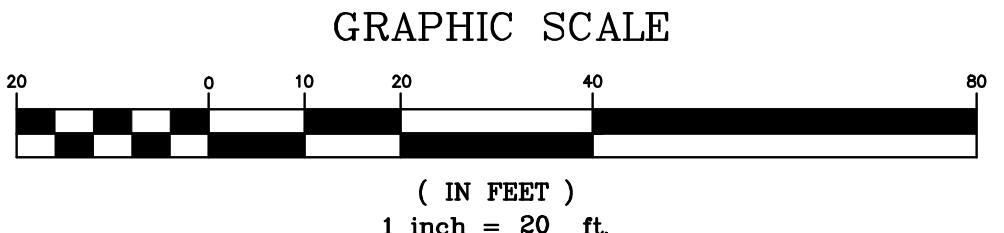
NORTH RELATIVE TO THE CROSSINGS OF SPRINGDALE PHASE ONE AS RECORDED IN P.B. 219, PG. 42 OF THE HAMILTON COUNTY, OHIO RECORDS.

THE CROSSINGS OF
SPRINGDALE PHASE ONE
P.B. 219, PG. 42
LOT 3



LINE TABLE		
LINE	LENGTH	BEARING

NOTE: SUBJECT PROPERTY & ALL ADJOINING PARCELS ARE ZONED "PUD" & WITHIN THE STATE ROUTE 4 CORRIDOR DISTRICT



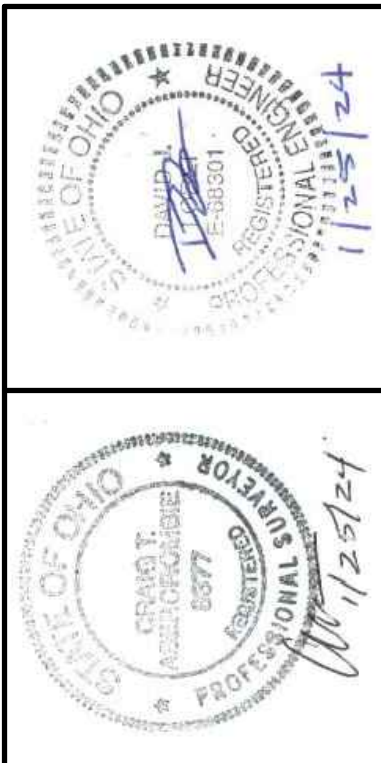
ZONING ANALYSIS
THE INTENT OF THIS PUD MODIFICATION IS TO CHANGE THE USE FROM OFFICE TO ALLOW FOR A "BODEGA" STYLE MARKET WITH A DRIVE THRU PICK UP WINDOW ON THE SOUTH SIDE OF NEW BUILDING ADDITION.

TOTAL BUILDING = 5,277 S.F.
PARKING REQUIRED: RETAIL 1 SPACE/300 S.F.
= 1,955 S.F./300 = 7 SPACES
RESTAURANT TO BE DETERMINED

RESTAURANT INFORMATION: CUSTOMERS WILL ORDER & PICK UP AT COUNTER. FOOD SERVED WILL BE BOTH MADE FRESH WHEN ORDERED & PRE-PREPARED. HOURS OF RESTAURANT & DRIVE THRU WILL BOTH BE 6:00 AM - 7:00 PM. ALL DELIVERIES WILL BE CONDUCTED AFTER/BEFORE HOURS RECEIVED BY STORE EMPLOYEE THROUGH REAR ACCESS.

PARKING PROVIDED = 24 SPACES
GREENSPACE/IMPERVIOUS SURFACE ANALYSIS (BASED ON NET ACREAGE)
EX. IMPERVIOUS SURFACE RATIO = 32,973 S.F./42,749 S.F. = 77.1%
PROP. IMPERVIOUS SURFACE RATIO = 31,744 S.F./42,749 S.F. = 74.3%
REDUCTION IN HARD SURFACE = 2.8%
PROP. GREENSPACE = 11,005 S.F./42,749 S.F. = 25.7%

This drawing and the design concepts represented, as instruments of service, are the sole property of Abercrombie & Associates Inc. and may not be used, reproduced, or copied for any purpose without prior written authorization of Abercrombie & Associates, Inc.



PUD MODIFICATION PLAN
CROSSINGS OF SPRINGDALE

Date: 12-13-23
Drawn By: G.R.
Checked By: C.A.
Scale: 1" = 20'

REVISIONS	DATE	DESCRIPTION
1-26-24	RESUBMITTAL/CITY COMMENTS	
2-22-24	RESUBMITTAL/CITY COMMENTS	

SITE LAYOUT PLAN
BODEGA AT SUGARCREEK
CROSSINGS OF SPRINGDALE
SPRINGDALE LAKE SUBDIVISION
CITY OF SPRINGDALE, HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
www.abercrombie-associates.com





Bodega
12021 Sheraton Lane
PUD Amendment / Preliminary Development Plan
Application# 20230909
March 12, 2024

Request:

The applicant is requesting approval to redevelop the former Sugarite office building into a convenience store, coffee shop, and bar. The 0.981 acres located at 12021 Sheraton Lane is located within the “PUD” Planned Unit Development District and is also within SubArea “A” of the “CRD” Corridor Review District. The existing 5,277 square foot building, which was built in 1983, was used by Sugarite as an office. The applicant is proposing to reutilize the building as a bodega/convenience store with a coffee shop by day and bar in the evening. An outdoor seating area would be added to the west side of the building and a drive thru operation added to the south side of the building/property. A 110 square foot addition will be added to the south side of the building as part of the drive thru, and a pergola is proposed for the front entry and over the outdoor seating area.

Comments

- 1) The applicant is proposing to change the use of the building from office to retail/restaurant. Per Section 153.255 (H), the two members of Planning Commission who sit on City Council will need to determine if this is a minor or major amendment to the PUD. Given that the application is for a change in use, staff believes this to be a major amendment to the PUD.
- 2) The applicant indicates that with the drive thru addition, the building will be 5,277 square feet. The 5,277 square feet is broken down, according to the applicant, as follows, relative to the parking requirements per Section 253.302 (P):

Retail: 1,955 SF

Interior Restaurant: 3,272 SF

Per Section 153.302 (P) and the information supplied by the applicant on details of the restaurant, the type of restaurant being proposed can either be classified as a “fast casual restaurant” or a “fast food restaurant” per the definitions in Article 153.600 as follows:

RESTAURANT, FAST CASUAL.

An eating establishment that sells food and/or beverages in a ready-to-consume state and whose principal method of operation typically includes customers ordering from a counter and food is either taken to a table by the customer or delivered to a table by an employee and the food is made fresh when ordered and is not pre-packaged or pre-prepared. A **FAST CASUAL RESTAURANT** typically does not include a drive-thru or pick-up window, but if it does have a drive-thru, its hours of operation are limited to the indoor dining hours.

RESTAURANT, FAST FOOD.

An eating establishment that sells food and/or beverages in a ready-to-consume state and whose principal method of operation includes providing customers pre-prepared or pre-packaged food and/or beverages in disposable containers for consumption either on- or off-premises. **FAST FOOD RESTAURANTS** typically include drive-thru or pick-up windows which are a major source of business for the establishment and may operate outside of the hours of any indoor dining room.

The applicant indicates the following:

- Customers will order and pick up at counter.
- There will be a drive thru.
- Hours of the restaurant and drive thru will be 6:00 AM to 7:00 PM.
- Food served will be both fresh made and pre-prepared.

Given that the restaurant will have a drive thru component, the restaurant cannot be considered a sit down restaurant as indicated in the applicant's parking analysis.

Based on the 3,272 square feet of interior restaurant area, the following parking would be required, depending on the restaurant classification:

Fast Casual Restaurant:	33 spaces
Fast Food Restaurant:	22 spaces

The 1,955 square feet of retail space is required to have seven parking spaces. The applicant has not provided the dimensions of the outdoor patio area which will require parking per Section 153.253 (E) (8) (e). Total required parking, excluding the outdoor dining area, is between 29 and 40 spaces. Planning Commission will need to determine if 23 parking spaces proposed by the applicant is sufficient to serve the uses.

- 3) The site is within SubArea "A" of the "CRD" Corridor Review District. The proposed exterior building modifications would need to conform with the building design guidelines of Sections 153.257 (C) and (E) unless modified by Planning Commission. Since this is an existing building being modified, staff believes only the following standards would pertain:

“CRD” - Section 153.257 (C)

(1) Building Materials

- a) All buildings and structures to be constructed within the CRD shall have an equal level of finish on all sides and shall generally utilize no more than two primary materials with one or two accent materials.
- b) The primary building materials shall be brick and/or stone which shall not be painted or stained. The existing building is EFIS. The applicant is proposing to add cement fiber board siding to majority of the front (east) and rear (west) elevations with stone and wood accents. The side (north & south) elevations are to be painted EFIS with cement fiberboard siding accents. Building elevations have been provided for all the elevations.
- c) A traditional architectural style that respects the character of adjacent residential neighborhoods shall be utilized where applicable. Staff believes the proposed building modifications will be complementary to the recently constructed multifamily development to the south.
- d) Minor accenting of a structure or the use of a third building material may be permitted. Staff believes the proposed accent materials of stone and wood are appropriate adding character to the building.

(2) Building Color

- a) One coordinated color scheme shall be utilized for all structures. Said color scheme shall have a predominant color and may use additional colors to accent, demark, or otherwise provide interest or to achieve a more compatible scale for the individual structure. The applicant is proposing to utilize a variety of brown and yellow shades.
- b) Building colors shall primarily consist of earth tones and the use of bright, high chroma shades as dominant building colors shall be prohibited. The specific color selections have not been provided.
- c) The use of non-earth tone accent colors on a building shall be limited to a maximum of 10 percent of any elevation including features on an elevation (columns, archways, canopies, etc.) The percentage of the elevations utilizing non-earthtone colors has not been provided to determine compliance with Section 153.257 (C) (2) (c).
- d) The applicant is proposing to paint the EFIS to remain on the front (east) and rear (west) elevations a variety of brown colors and add brown fiber cement siding. The balance of the elevations will be fiber cement siding in a yellow color. The north and south side elevations will be predominately brown painted EFIS with yellow cement fiberboard accents. Planning Commission will need to decide if these colors meet the intent of the “CRD” requirements.

- 4) A 97 square foot channel cut letter sign is proposed for the front/east elevation which is permitted per Section 153.459 (C) (2).

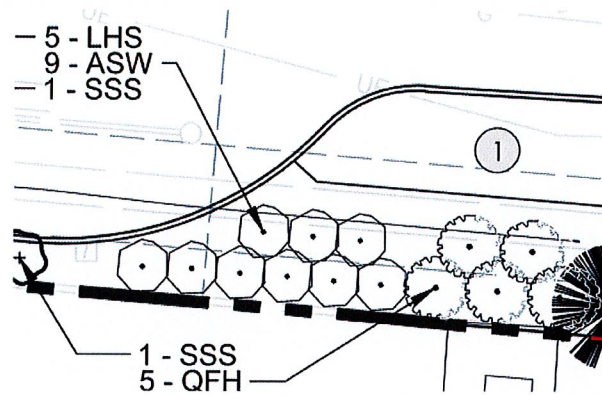
Additionally, four externally illuminated chaulk signs are proposed for the east elevation. Submittals indicate these signs would contain advertising for the “Bodega,” “Tap Room,” etc. The applicant now indicates that these “signs” will not include any advertising and are not “signs”, however, per Section 153.600, the proposed “signs” meet the definition of wall signs per Section 153.600. These signs would not be permitted pursuant to Section 153.459 (C) (2) unless approved by Planning Commission. Similar signage is also proposed for the west and south elevations which are also not permitted since they do not front a right-of-way or meet the requirements of the Code. The applicant is proposing to reface the existing pole mounted sign which does not conform to the requirements of the “CRD.” Per Section 153.462 (C), the existing sign has lost its nonconforming status and should be brought into Code compliance.

- 5) The exterior of the cooler at the northwest corner of the building is to be stainless. The applicant is proposing to screen it from the north with five arborvitae shrubs. No screening is proposed on the west side of the cooler which faces residential uses. Planning Commission has recently required material screening of similar coolers in the “CRD” and will need to determine if the lack of screening is acceptable.
- 6) All new ground and roof mounted equipment will need to be screened per Section 153.254 (C). The applicant indicates they will screen all new roof and ground mounted equipment, but details have not been provided, and new equipment is not included on the building elevations or site plan. Existing air handlers and condensers on the north and south elevations are to be screened as much as possible per the applicant. The existing transformer and related equipment at the southeast corner of the site should be screened with plant material.
- 7) Details of the waste enclosure, consistent with Section 153.254, were provided. The applicant is proposing to construct a waste enclosure in the northwest corner of the parking area. The enclosure is to be made of painted CMU with cement board siding. Planning Commission will need to determine if this material is acceptable.
- 8) Details of the outdoor dining area, to indicate compliance with Section 153.253 (E) (8), need to be provided along with the area of the outdoor patio. The applicant has not provided this information as requested. The applicant has indicated there will not be outdoor entertainment.
- 9) The applicant indicated there will not be any additions or modifications to site or building lighting fixtures. Staff believes there may be changes to illuminate the outdoor dining area. Any lighting modifications to building or site lighting would need to be submitted to staff for review and approval per Section 153.351.

- 10) The south side of the building is proposed to have a drive thru structure. The applicant is proposing a 10 foot wide drive thru lane and a 12 foot wide bypass lane. Five stacking spaces (10' x 20') per Section 153.304 from the pick-up window are required and have been included on the site plan, however, these spaces cannot be provided without the potential to block traffic within the parking lot. The applicant acknowledges that the five required stacking spaces cannot be provided and is requesting that only four stacking spaces be required. The applicant needs to indicate how the bypass and drive thru lanes will be separated. The proposed menu board with audio does not meet the required 100' setback from a residential use per Section 153.253 (E) (4) (e). A 4'- 6' screen, fence, or wall is required for the drive thru structure adjacent to the residential use to the south. Per Section 153.304 (D), Planning Commission may approve a reduction in the requirements for drive thrus if they find that there is an exceptional situation or condition that justifies such action. Staff does not believe the site circulation will function adequately and the drive thru will not be buffered from the adjacent residential use to the south. Staff would recommend that the drive thru be eliminated.
- 11) The applicant indicates deliveries for the facility will be handled before the use is open and after it is closed and will occur through the rear door.
- 12) The applicant submitted a landscape plan to which staff has the following comments:
- A) Bufferyards are required for the west and south property lines for parking or access drives adjacent to residential use per Section 153. 404 (G) (1) Table 404-1. Bufferyard requirements for parking or access drive adjacent to a residential district or use, require a 20' wide yard with 1 canopy tree per 35' (or 1 ornamental tree per 25') and a double row of 6' hedge.

West Property Line

The requirements for the 127 lf of parking adjacent to a residential use is 4 canopy trees and approximately 84 shrubs (double row of 6' hedge). The existing conditions only provide an 18' wide yard instead of a 20' yard. Existing trees and treeline are identified on the landscape plan and on C-200 that "Existing Trees to Remain". No additional trees are required, but the 6' double hedge must be added where a vegetative buffer does not exist. Shrubs were added to this bufferyard for this submission, but they are not proposed as a double row of planting. A double row of planting is accurately depicted in this snippet of the landscape plan. Additional shrubs need to be added to the west bufferyard to meet the intent of the bufferyard requirements.



South Property Line

The requirements for the 256 lf of parking adjacent to a residential use are 11 ornamental trees and approximately 170 shrubs (double row of 6' hedge). The site plan provides a bufferyard that varies from 4.22' to 22' wide yard, instead of a continuous 20' bufferyard. The majority of the bufferyard width is 10' or less. A total of 12 trees (2 existing canopy trees and 10 ornamental trees) and 59 shrubs are provided. No trees are required to be added, however a double row of shrubs is not provided for the full length of the bufferyard. Additional shrubs need to be added to the south bufferyard to meet the intent of the bufferyard requirements, along with the required fence.

- B) A bufferyard is required along the north property line. The existing conditions on the site layout, with maintaining the access drive and paved swale along the north property line, will not allow installation of a bufferyard. The bufferyard is required to be 10' wide. The existing paved swale is 13' wide. The required bufferyard for the north property line for parking or an access drive adjacent to a right-of-way (public street) or adjacent use (non-residential use) per Section 153.404 (G) (1) Table 404-1, is 1 canopy tree per 35' (or 1 small/ornamental tree per 25') and 1 shrub per 3'. The requirements for the 267 lf of bufferyard are 8 canopy trees and 89 shrubs. No plant material is proposed. Applicant will need Planning Commission to approve a modification to the required bufferyard standards.
- C) Street tree plantings need to be provided in the State Route 4 Corridor Review District, 153.404 (F) in addition to the required bufferyard Section 153.404 (G) for the east property line. The required Street tree planting is 1 tree per 35' of street frontage. The 150 lf of frontage requires 5 trees. The required bufferyard for the east property line for parking or an access drive adjacent to a right-of way (public street) per Section 153. 404 (G) (1) Table 404-1, is 1 canopy tree per 35' (or 1 small/ornamental tree per 25') and 1 shrub per 3' in a 10' wide bufferyard. The bufferyard width varies from 7' to 26' wide. The plant material requirements for the 97 lf of bufferyard are 3 canopy trees and 33 shrubs. The total planting requirements for the east property line is 8 trees and 33 shrubs. A total of 5 trees and 33 shrubs are provided. An additional 3 trees are required.

- D) Tree removal for redeveloped sites is required at one inch replacement for each one inch removed per Section 156.09. Sheet C-200 identifies that 26.5” of tree caliper are to be removed. The City has calculated 33 caliper inches are proposed on the current Landscape Plan, which meets the required replacement requirements.
- E) A landscape buffer needs to be added around the dumpster enclosure for sides that are visible from residential uses (the south and west elevations). To meet the intent of Section 153.254 (G) (9) which provides for additional requirements for screening service structures beyond Section 153.404 (D).

The applicant indicated they would seek variances to resolve these issues.

Considerations:

Should Planning Commission choose to recommend approval of the requested major amendment to the PUD and the proposed Preliminary Development Plan, the following items should be considered:

- 1) The two members of City that serve on Planning Commission determine that, pursuant to Section 153.255 (H), the request is a major amendment.
- 2) Planning Commission determine if the 23 parking spaces provided are sufficient where 29 - 40 spaces would be required by Code, in addition to parking required for the unknown outdoor patio area.
- 3) The landscape plan be revised consistent with staff comments or as modified by Planning Commission.
- 4) Details of the proposed required screen fence or wall on the south property line be provided in compliance with Section 153.253 (E) (4) (f).
- 5) Planning Commission determine that the proposed elevation modifications, building materials, and colors are within keeping of the “CRD” building material and color requirements per Section 153.257.
- 6) Planning Commission determine if the limited screening, as proposed for the cooler at the northwest corner of the building, is appropriate.
- 7) All new building or ground mounted equipment and the existing equipment in the southeast corner of the site will be screened per the requirements of Section 153.254 (C).
- 8) Planning Commission determine if the use of cement board siding on the exterior of the waste enclosure is appropriate.
- 9) Details of the proposed outdoor patio area, as requested by staff, be provided for review, and that they be consistent with Section 153.253 (E) (8).

- 10) There is to be no modification of light fixtures or poles on the site without staff review and approval per Section 153.153.351.
- 11) The existing ground mounted signage be brought into conformance with the requirements of Sections 153.459 (C) (3) and 153.257 (C) (4) and (E) (2).
- 12) Planning Commission determine if it is appropriate to include illuminated “chalk signs” on multiple building elevations, which are not permitted by Code.
- 13) Planning Commission determine that the proposed drive thru use is appropriate in view of the fact that it does not meet a number of the requirements for Drive Through Structures contained in Section 153.253 (E) (4), including required stacking, location of the order station, screening from a residential use, and separation of the drive thru / bypass lane designation.

Submitted by:

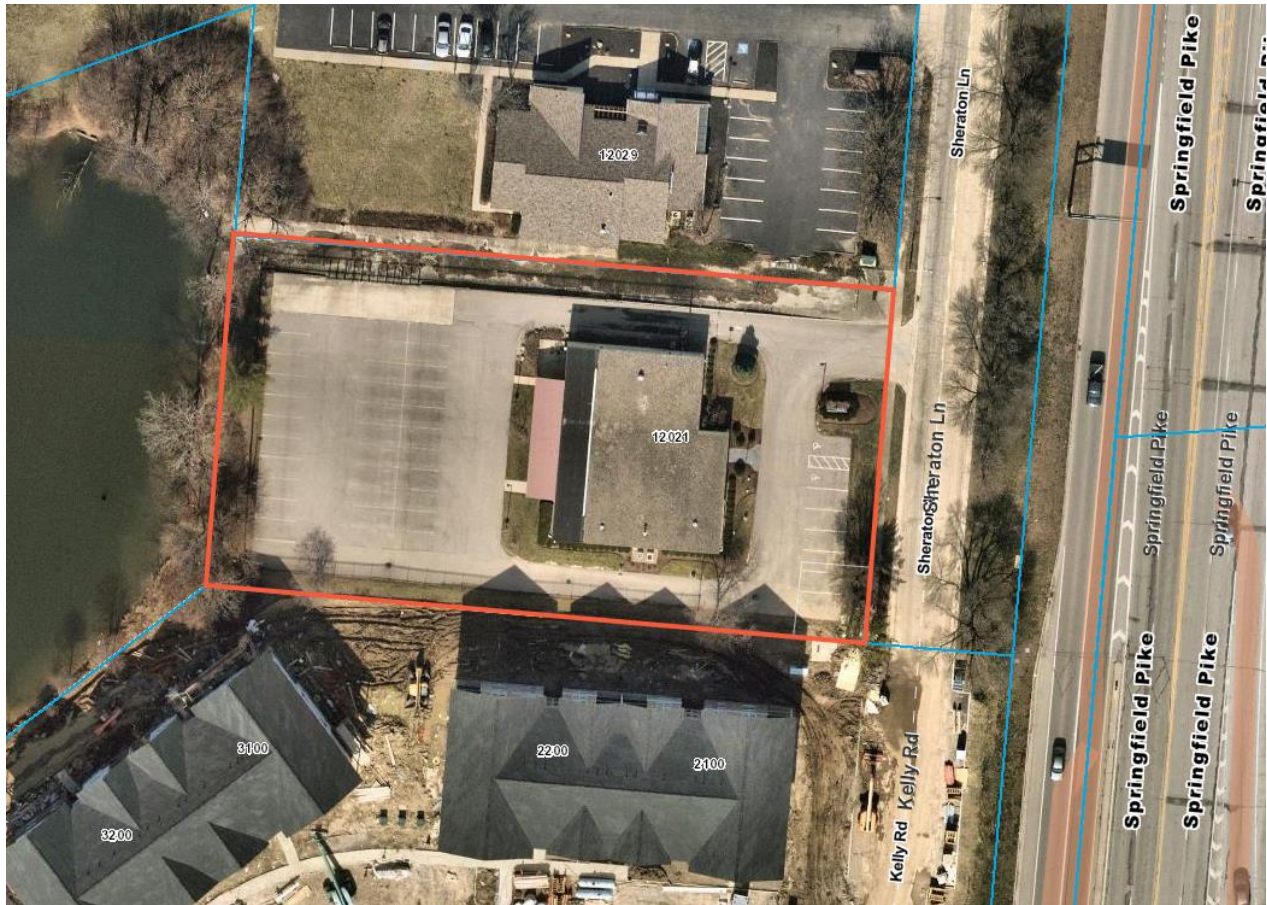
Anne. F. McBride, FAICP
City Planner

MDC #5028



BODEGA
12021 SHERATON LANE
PLAN REVIEW PERMIT #20230909
24020103
FEBRUARY 27, 2024

PLANNING COMMISSION
ENGINEERING REVIEW



PROJECT SITE

REQUEST: To change the use from office to allow for a “bodega” style market with a drive-thru pickup window on the south side of the new building addition.

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. Per City regulations 150.13 of the City's regulations, streets shall conform substantially to the thoroughfare plan adopted by the planning commission and any revisions or amendments thereto. The City's current Thoroughfare Plan (1998) classifies Sheraton Lane as a local street with a right-of-way width of typically 50' and that the spacing of access points should be one hundred feet (100') measured from point of curb return to point of curb return. Also, the number of access points should be limited to one per tract except where it can be demonstrated by the developer that an additional curb cut will benefit traffic movement.
 - a. The applicant's response letter dated January 26, 2024, indicated that the second exit/lane is important to the project as it provides a "straight shot" for cars exiting the drive-thru. This will allow cars exiting the drive-thru to exit the site with minimal interaction with cars and pedestrians parking and entering the site. Also, the second exit access would eliminate the interaction with cars and pedestrians parking and entering the drive-thru.
2. Per City's current Bike and Pedestrian Connectivity Plan (2022), this section of Sheraton Lane is classified as an existing road with sidewalks with no specific improvements recommended. Multi-modal (bike, pedestrian, transit, etc.) connections are encouraged to be part of every development within the city in an effort to eliminate connectivity gaps for all users.
 - a. A public sidewalk exists on the west side of Sheraton Lane. The submitted revised site plan dated January 26, 2024, does not include any proposed pedestrian connections to the public right-of-way. The applicant's response letter dated January 26, 2024, indicated that a bike rack/parking area has been added to the front entrance of the building however the owner does not plan to install a sidewalk connection at this time.
3. The project site is currently accessed by a single entrance. The submitted revised site plan dated February 22, 2024, includes the construction of an additional exit drive. The below comments apply if the additional exit drive is warranted.
 - a. The details for the removal and construction of the entrance apron and curb replacement shall be included in the construction plans. The work inside the public right-of-way shall adhere to City Specifications and/or Standard Construction Drawings.

B. UTILITIES

1. The applicant shall confirm that no site utilities work is proposed with the proposed renovation.
2. Per City regulations §150.32, Greater Cincinnati Water Works (GCWW) shall be responsible for design, review, and inspection of all water mains. Hydrant type shall be approved by the City of Springdale Fire Department.
3. Per City regulations §150.33, Metropolitan Sewer District (MSD) shall be responsible for design, review, and inspection of all sanitary sewers.

C. TRAFFIC

1. The applicant has submitted a revised Traffic Impact Study (TIS) for the proposed development dated January 25, 2024. The report concluded that the intersection of Ray Norrish Drive at Sheraton Lane has adequate capacity is available at the intersection to handle additional trips generated by the proposed development. The report also determined that a

northbound left turn lane or a southbound right turn lane from Sheraton Road into the access drive are not warranted.

- a. The City Traffic Engineer (TEC) has reviewed the TIS dated January 25, 2024, and agrees that no improvements are required on the public street and that a site plan showing the secondary access location should be included in the final report. TEC's TIS review memorandum dated February 7, 2024, is attached.
2. Trucks over 5 Tons empty weight are currently prohibited on Sheraton Lane. Also, the applicant shall demonstrate that the delivery vehicle can maneuver within the site to exit onto Sheraton Lane.
 - a. The Applicant's response letter response letter dated February 27, 2024, indicated that the maximum size of delivery truck will be a standard box truck which can easily maneuver the site and exit onto Sheraton Lane and that Trucks over 5 tons empty weight will not utilize this site. An "Autoturn" simulation is to be provided with the Construction Plans.

D. 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.
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](#).
 - 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.
3. 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 revised site plans dated February 22, 2024, indicated that the existing site impervious area is 32,973 SF while the proposed site impervious area is 31,744 SF, providing an approximate 2.8% reduction in site impervious area. This is acceptable to Staff.

4. 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

DATE: 2/7/24
SUBJECT: BODEGA TIS REVIEW COMMENTS
PREPARED BY: TEC Engineering, Inc.
PREPARED FOR: The City of Springdale

TEC has reviewed the TIS dated 1/25/24.

Background Volumes:

Approved in previous submittal.

Trip Generation/Distribution :

Approved in previous submittal.

Capacity Analysis :

Approved

Turn Lane Analysis:

Approved

Findings and conclusions:

TEC agrees that no improvements are required on the public street.

Since a secondary access is proposed, a site plan showing the access locations should be included in the final report. No additional changes to the report are necessary.