

PLANNING COMMISSION
SPECIAL MEETING AGENDA
March 7, 2023
7:00 P.M.

PLEASE TURN OFF CELL PHONES

- I. CALL MEETING TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. MINUTES OF THE PREVIOUS MEETING
February 14, 2023
- V. REPORT ON COUNCIL
- VII. CORRESPONDENCE

During the February meeting, the Commission nominated Mr. Diehl to represent the Commission on the Springdale CRA Housing Council board. Mr. Diehl questioned the term of the appointment. We received correspondence from Administration that the appointment is a 3-year term.

- VIII. OLD BUSINESS
- IX. NEW BUSINESS
 - A. DITSCH USA, LLC – MAJOR MOD TO A PUD (COSTCO)
1100 E KEMPER RD
(Application #20230013)
PUBLIC HEARING
- X. DISCUSSION
- XI. CHAIRMAN'S REPORT
- XII. ADJOURNMENT

Note: The next Planning Commission Meeting is scheduled for April 11, 2023.

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

I. CALL MEETING TO ORDER

Meeting was called to order at 7:00 p.m. by Mr. Okum, Chairman.

II. ROLL CALL

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

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

III. PLEDGE OF ALLEGIANCE

IV. OATH OF OFFICE

Mr. Jeff Singleton was sworn in as a member of the Planning Commission by Mayor
Doyle Webster

V. ORGANIZATION

Annual Elections (Chair, Vice Chair, Secretary)

Mr. David Okum was re-elected as Chair with a unanimous voice vote

Mr. Steve Galster was re-elected as Vice-Chair with a unanimous voice vote

Mr. Tom Hall was elected as Secretary with a unanimous voice vote

VI. MINUTES OF THE PREVIOUS MEETING

January 10, 2023 – No Meeting

December 13, 2022 – unanimously approved and signed by David Okum, Chair
and Bob Diehl, Secretary

VII. REPORT ON COUNCIL

Report was given on City Council's February 1, 2023 meeting by Ms. Sullivan-
Wisecup

VIII. CORRESPONDENCE

Staff received a request from City Administration for the Commission to nominate a
Member of the Planning Commission to represent the Commission on the Springdale
CRA Housing Council board for a three year term. Mr. Darby has been the past
Commission representative.

A motion to nominate Mr. Bob Diehl to serve on the board was made by Ms. Sullivan-
Wisecup and seconded by Mr. Tom Hall. Motion was approved with a unanimous voice
vote.

IX. OLD BUSINESS - None

X. NEW BUSINESS

A. COSTCO – MAJOR MOD TO A PUD
1100 E KEMPER RD
(Application #20230013)

Mr. Carl Lamping, Building Official, explained that the City has received a proposed modification to the PUD for Costco. Ditsch USA is proposing to redevelop the building and provide some additions.

Ms. Anne McBride, City Planner, asked for two members of City Council who serve on the Planning Commission to agree that it is in fact a Major Modification. Ms. Sullivan-Wisecup and Mr. Ramirez agreed, it is a Major Modification. She then continued to read her report. She then asked for any questions from the Commission. Mr. Galster asked for clarification on the tree replacement plan.

Mr. Lamping suggested we go through the slides provided by the applicant before moving forward. He went through each slide to explain what we were looking at. He then asked for any questions from the Commission. No questions were asked.

Mr. Shawn Riggs, City Engineer, read his report. He then asked for any questions from the Commission. No questions were asked.

Mr. Lamping commented that the proposed factory will be making the pretzel bites. He then gave the floor to the applicant's representatives.

Mr. Carl Bell, representative for the applicant, gave comments and took questions from the Commission.

Mr. Okum asked where the feeding location would be for the storage tanks. Mr. Bell informed him that they would be on the East side. Mr. Okum then asked if they would side load or dump load into the towers. Mr. Bell stated they will pump in.

Mr. Galster, about the lighting requirement listed for the enclosures on Northland Blvd., asked if that was a requirement of the Architect or the City. Mr. Bell stated that was a requirement that the City made. Mr. Lamping clarified that it was a FPA requirement, not a City requirement.

Sebastian Gooding, representative for the applicant, gave comments and took questions from the Commission. Mr. Okum asked if there was a contract to purchase on the property. Mr. Gooding stated they were in the final stages at this point and in an ideal world they would aim for signing in the next four weeks and closing will be subject to the final agreement, plans, and submissions. Mr. Okum asked how many office workers will be in the facility. Mr. Gooding referred to Mr. Thorsten Schroeder, another representative for the applicant, for comment. Mr. Schroeder stated there will be 15-20 back office rolls and about 100 manufacture labor rolls in the first stage. He explained that in the end stage there would be about 50 back office rolls and 220 labor rolls on site.

Other questions were asked by various Commission Members and answered by representatives of the applicant and the City Planner regarding noise, lights, pollution, smell, etc.

Mr. Okum stated The Chair will entertain a motion to approve the following project: The Costco Development Major Modification to the PUD at 1100 E Kemper Rd. case #20230013, for the specifications and designs provided in the meeting packet as exhibits, which were submitted by the applicant prior to this meeting. Whereby this approval Planning Commission is referring this to City Council for consideration. This motion includes the following conditions: our Staff, City Engineer, City Planners recommendations and considerations contained in their report, where consistency with the Comprehensive Land Use Plan has been determined. Whereas all other Zoning Code regulations and conditions not detailed in this motion shall remain in effect.

Mr. Hall moved to approve the motion.

Ms. Sullivan-Wiscup seconded.

A poll was taken and the motion was approved 7/0.

XI. DISCUSSION - None

XII. CHAIRMAN'S REPORT

XIII. ADJOURNMENT

A motion to adjourn was presented by Ms. Sullivan-Wisecup and seconded by Mr. Hall. After a unanimous voice vote the meeting was adjourned.

Respectfully submitted,

_____, 2023 _____
Dave Okum, Chairman

_____, 2023 _____
Tom Hall, Secretary

NOTE: Next Planning Commission Meeting is scheduled for March 14, 2023



Phase 1:	
Existing Facility:	146,026 sf
Office Addition:	6,800 sf
Freezer Addition:	17,200 sf
Shipping Dock Addition:	7,000 sf
Total:	177,026 sf
Phase 2:	
Office Addition:	3,500 sf
Freezer Addition:	25,200 sf
Total:	28,700 sf
Total Master Plan: 205,726 sf	

GREEN SPACE CALCULATIONS		
HARD SURFACE	ISLANDS	GREEN AREA
205,726 Building		100,773 Basin
56,447 Pavement		27,307 New Buffer
40,876 NW drive		4,830 Entry Buffer
31,376 E drive		16,218 Corner Buffer
35,527 Gas		
4,722 Entry 1		
157,610 Parking	8,660	21,820 NW Buffer
5,112 Entry 2		
537,396	8,660	170,948
537,396		179,608
25.05%		

1 MASTER PLAN
SK-01 1" = 60'-0"

Conceptual Designs by
STRUCTURA *ltd*
architects

Issued: 01/30/2023

MASTER SITE PLAN

1100 E Kemper Road, Springdale, OH 45246



SK-01



A - Master Plan (View of Main Entrance from the Parking Lot)

Conceptual Designs by
STRUCTURA_{ltd}
architects

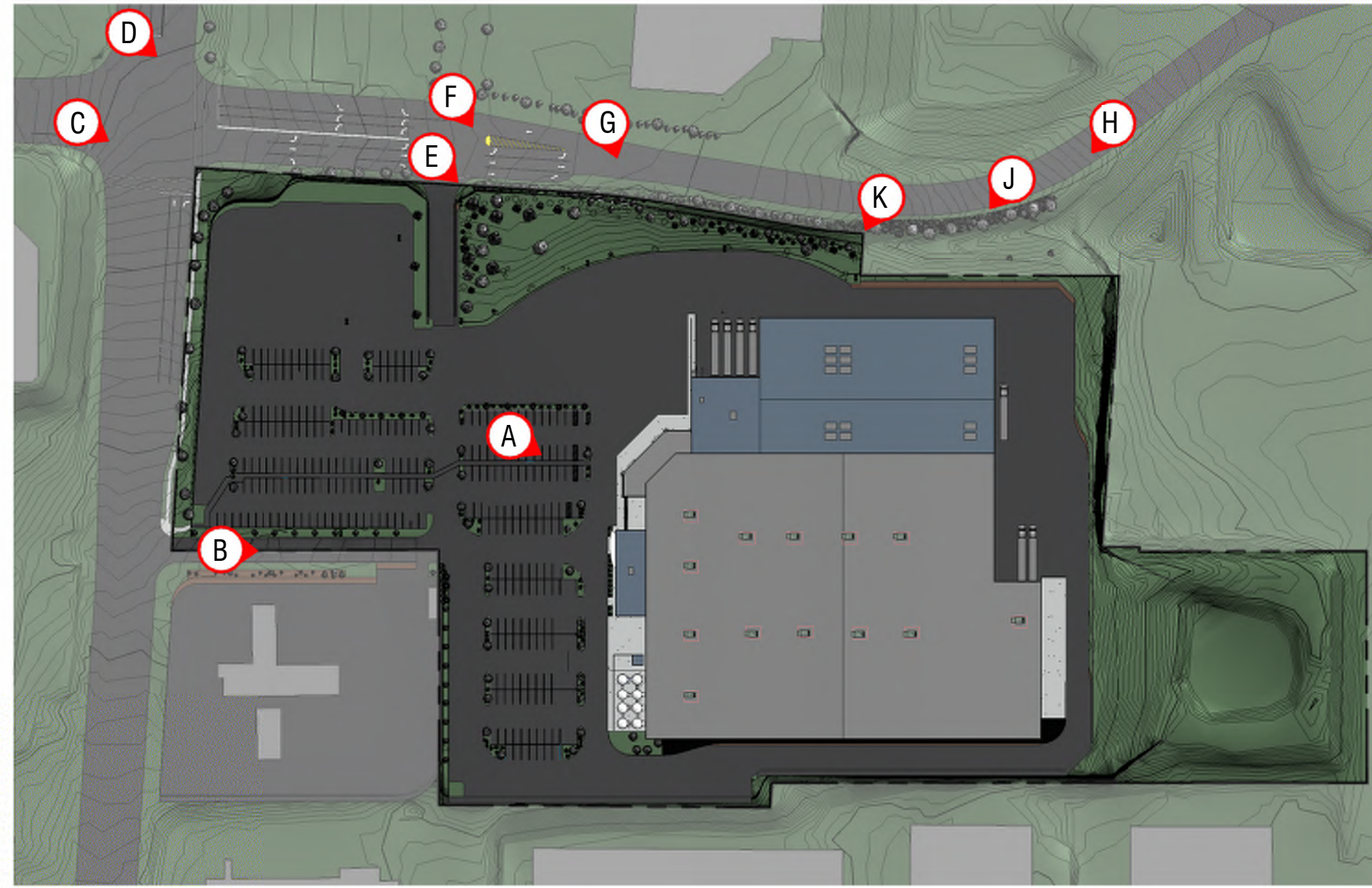
Issued: 01/30/2023

MASTER PLAN SITE PLAN AND RENDERINGS

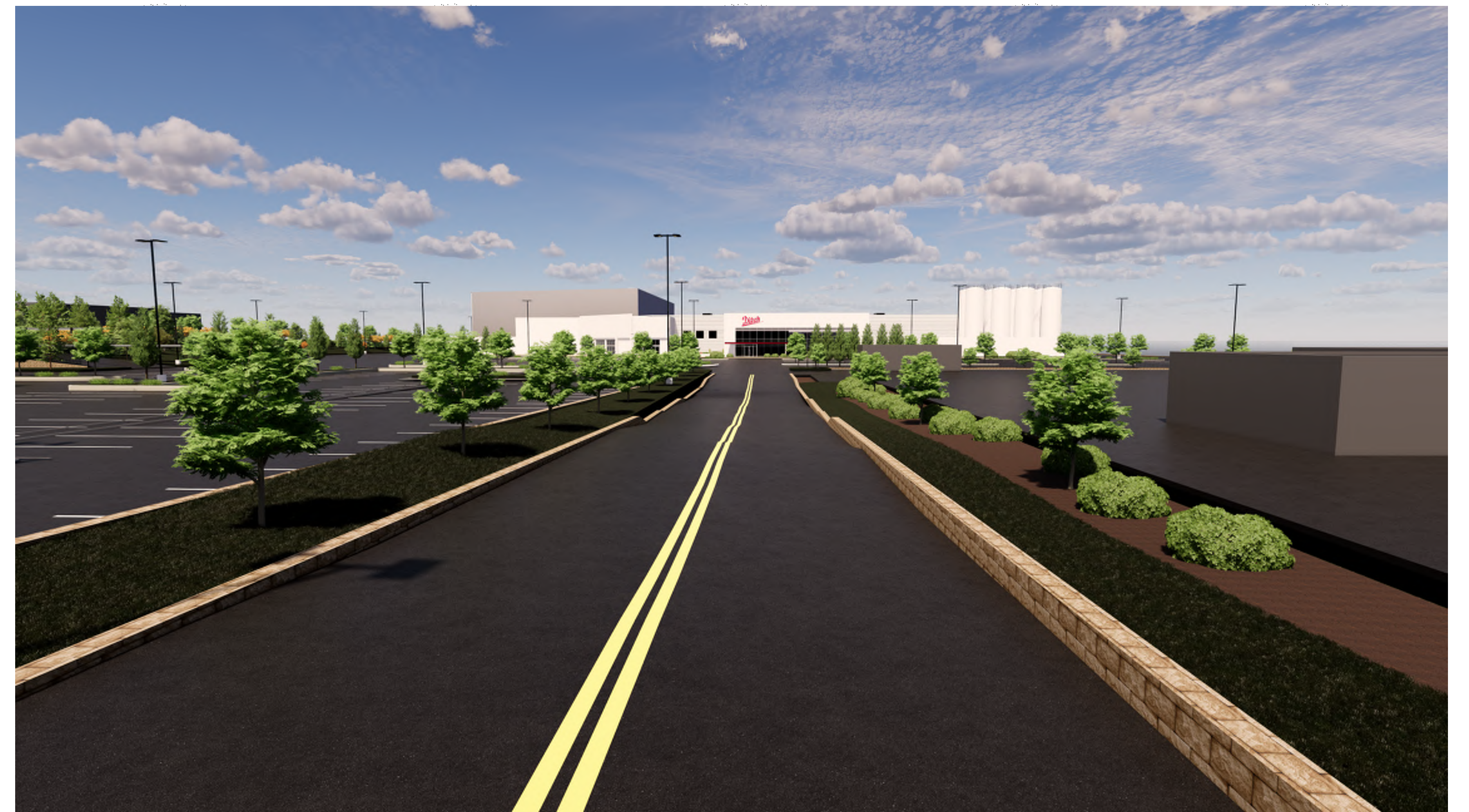
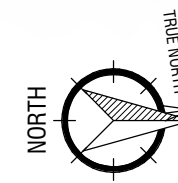
1100 E Kemper Road, Springdale, OH 45246



SK-04.1



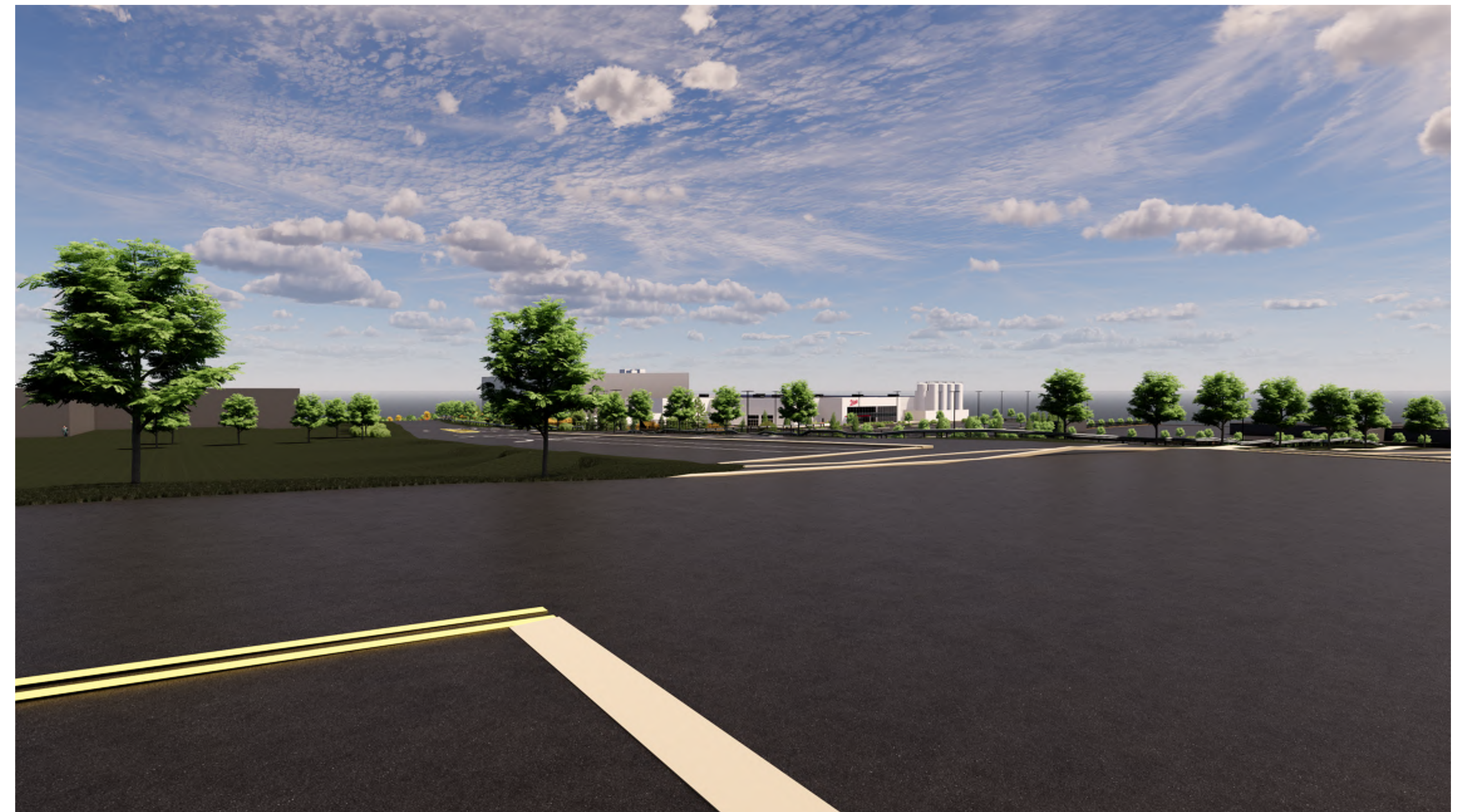
SITE PHASE II
1" = 160'-0"



B - Master Plan (Entrance drive from East Kemper Drive)



C - Master Plan (From Century Blvd at East Kemper Intersection)



D - Master Plan (From East Kemper turning Left at Intersection to Commons Drive)

Conceptual Designs by
STRUCTURA *ltd*
architects

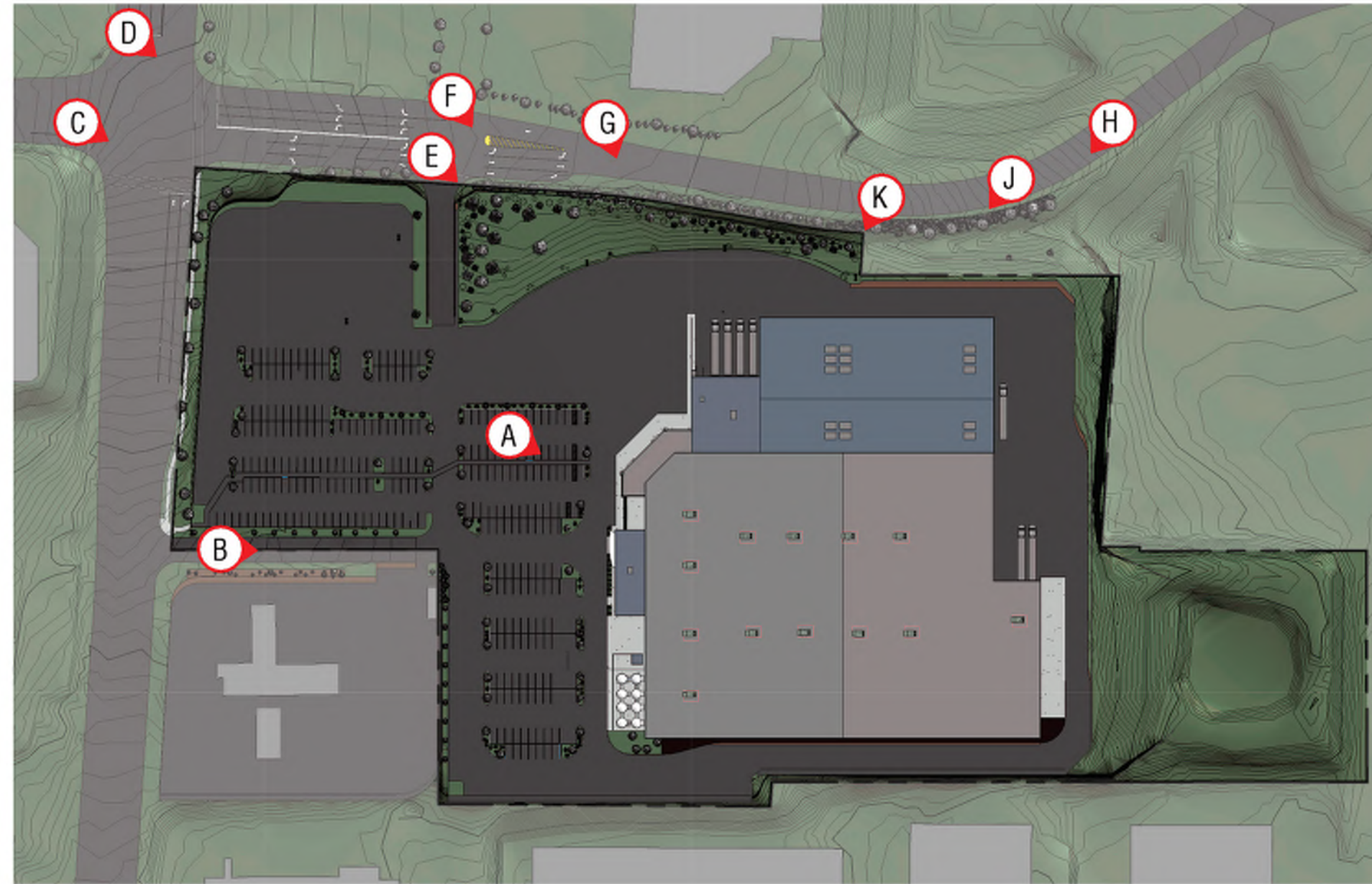
MASTER PLAN SITE PLAN AND RENDERINGS

1100 E Kemper Road, Springdale, OH 45246

Issued: 01/30/2023



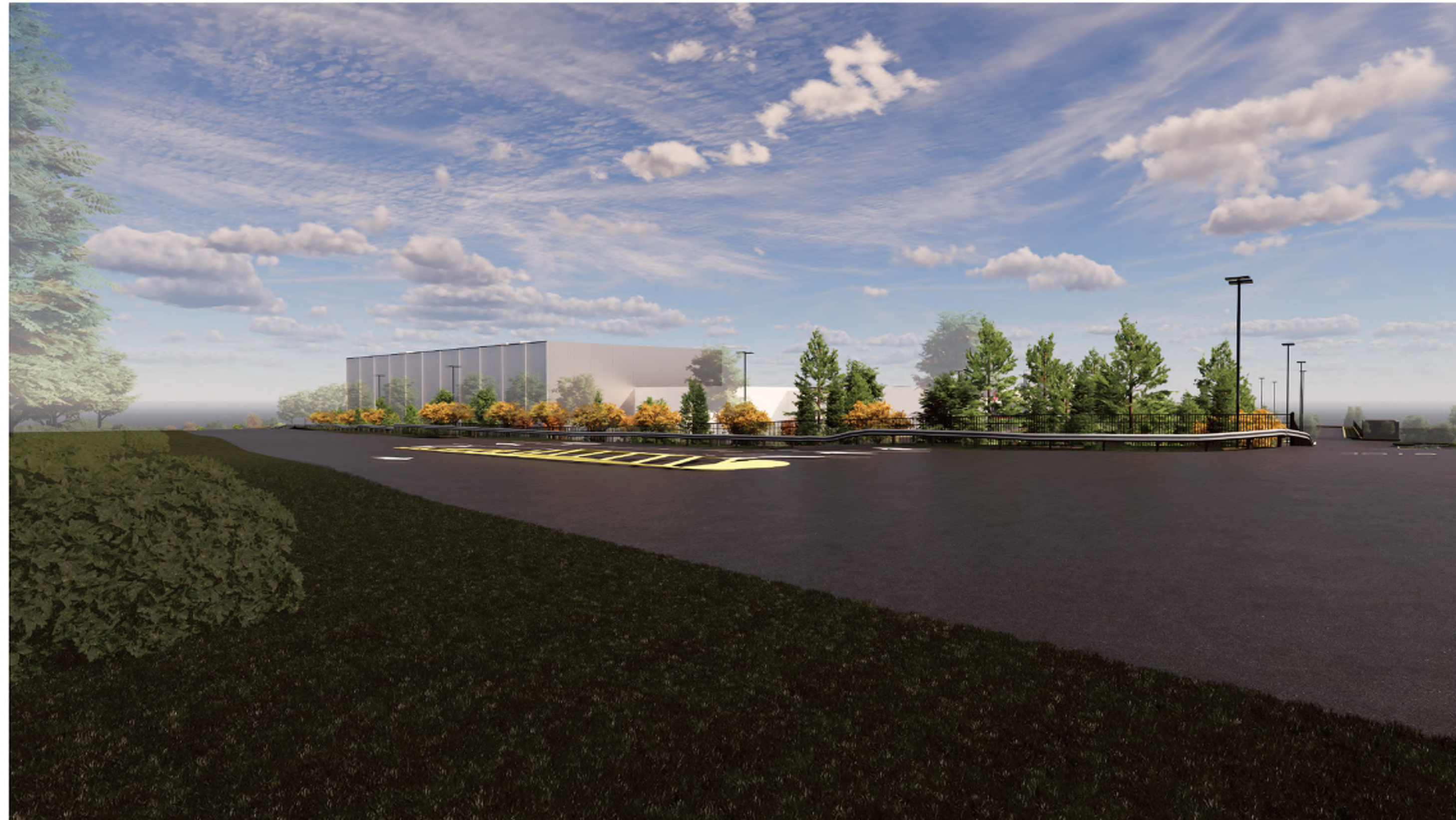
SK-04.2



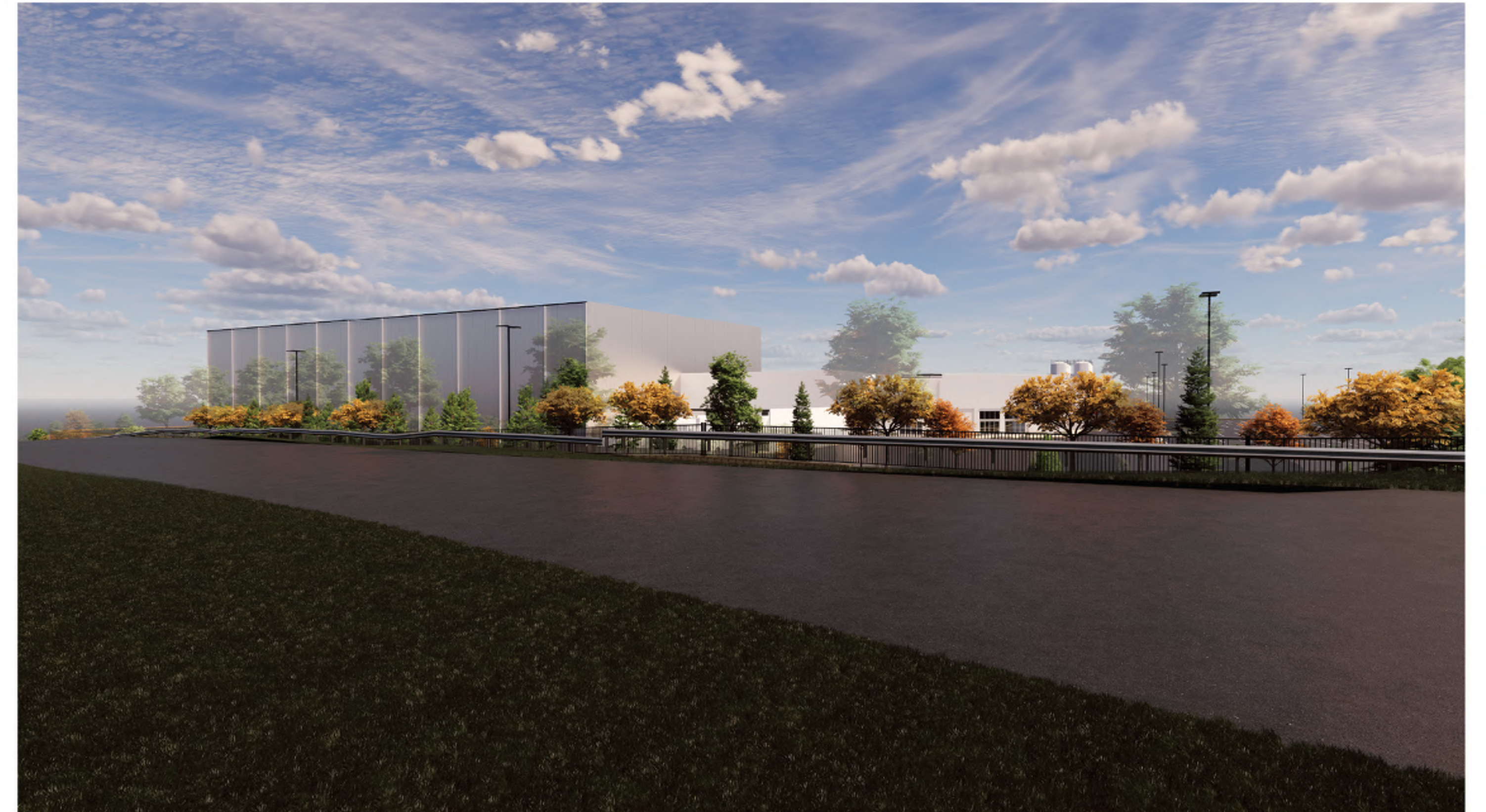
SITE PHASE II
1" = 160'-0"
NORTH



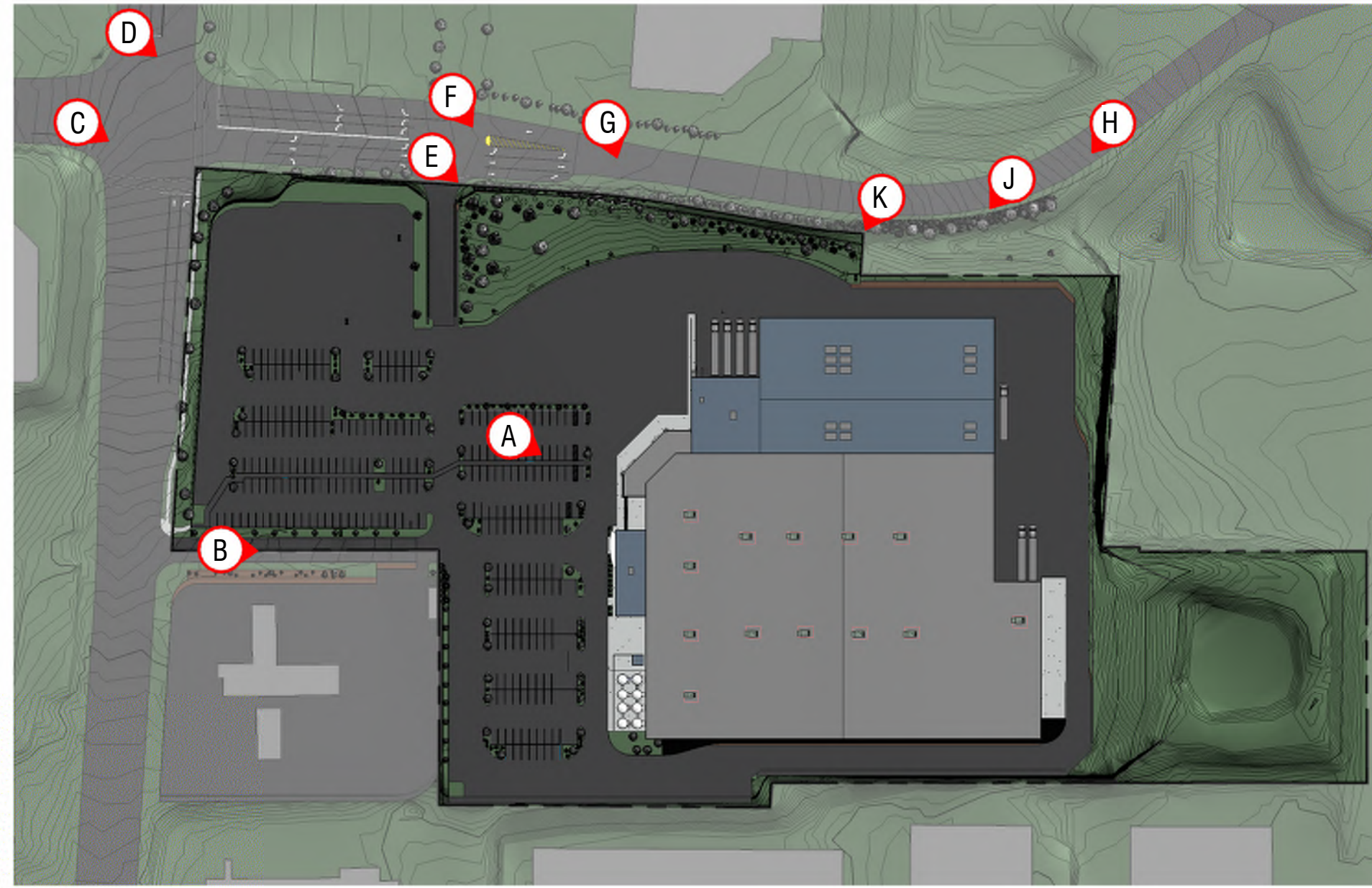
E - Master Plan (View from Common Drive near top of Entrance Ramp)



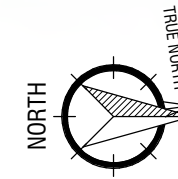
F - Master Plan (View from Target South Exit onto Commons Drive)



G - Master Plan (View from Target North Exit onto Commons Drive)



SITE PHASE II
1" = 160'-0"



H - Master Plan (View from Commons Drive at Bottom of Hill Heading South)



J - Master Plan (View from Commons Drive Climbing Hill Heading South)



K - Master Plan (View from Commons Drive Climbing Hill Heading South)

Conceptual Designs by
STRUCTURA *ltd*
architects

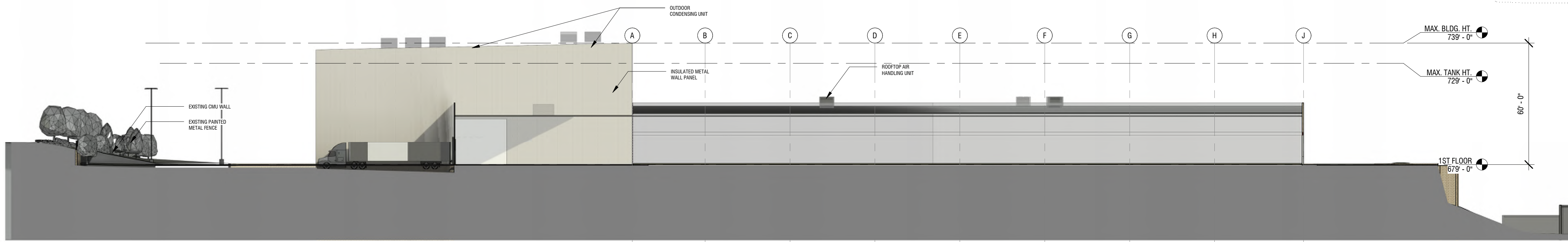
MASTER PLAN SITE PLAN AND RENDERINGS

1100 E Kemper Road, Springdale, OH 45246

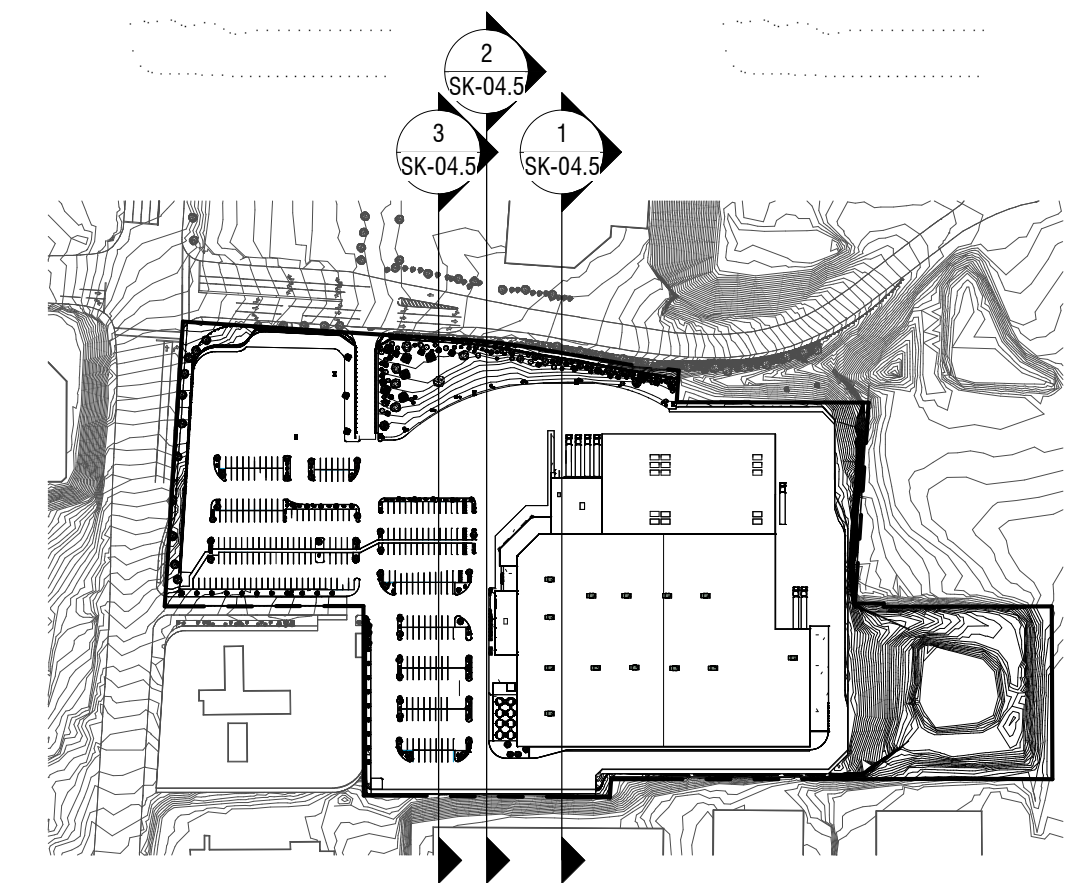
Issued: 01/30/2023



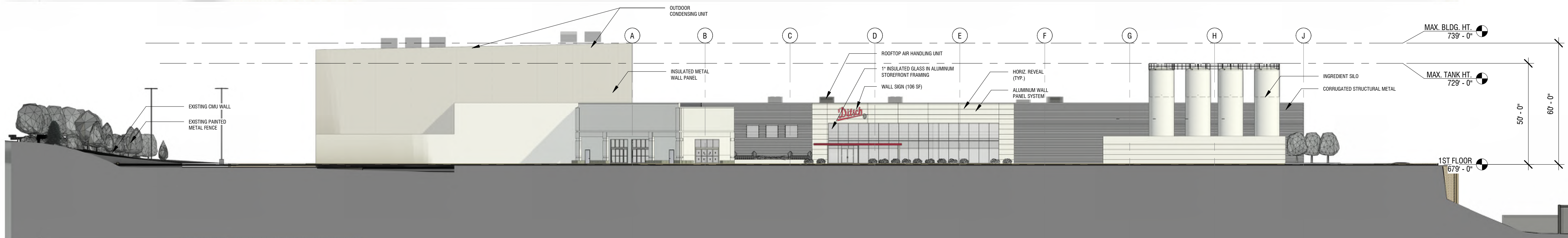
SK-04.4



1 DOCKS & BLDG SECTION - LOOKING NORTH - FUTURE
1" = 30'-0"



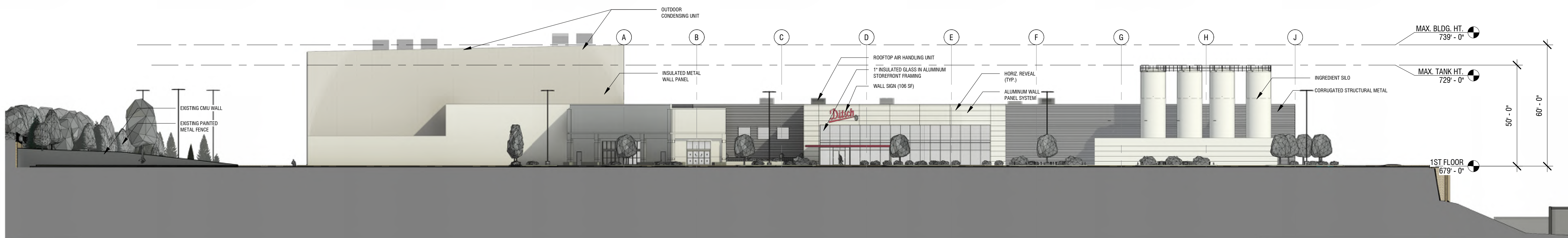
SECTION MASTER PLAN KEY PLAN 07



2 DOCKS & BLDG ELEVATION - LOOKING NORTH - FUTURE
1" = 30'-0"

LIST OF REQUESTED ITEMS:

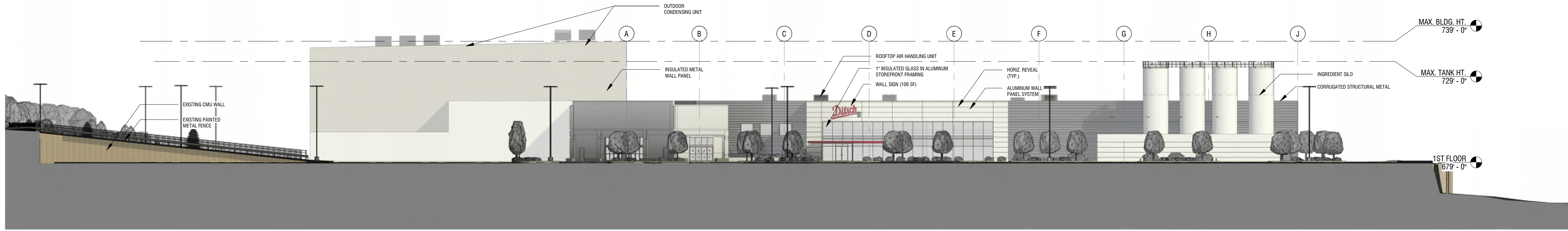
- BUILDING HEIGHT: 60'-0"
- TANKS HEIGHT: 50'-0"
- SCREENING FOR TANKS ENCLOSURE 14' FROM BASE
- LANDSCAPE SCREENING FOR DOCKS
- DOCKS FACING COMMONS DRIVE



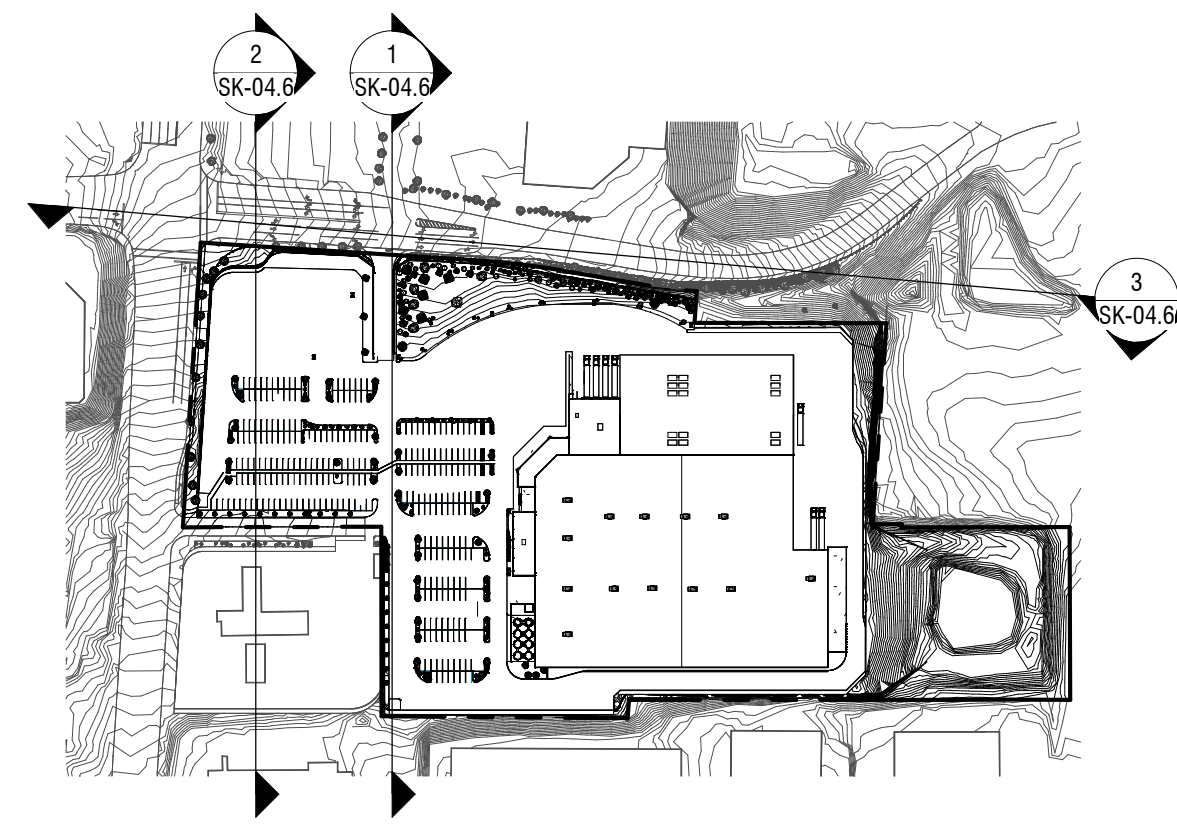
3 DOCKS & BLDG ELEVATION WITH LANDSCAPING - LOOKING NORTH - FUTURE
1" = 30'-0"

WALL SIGNS (Corner Lot)				
PRIMARY FRONTAGE				
	LF	Multiplier	Bonus	Total SF Allowed
East Kemper Road	SETBACK > 400 LF, MAX EA. SIGN = 250 SF			
Office to Silo	430	1.5	20	665
Freezer to Silo	488	1.5	20	752
SECONDARY FRONTAGE				
	LF	Multiplier	Bonus	Total SF Allowed
Commons Drive	SETBACK < 400 LF, MAX EA. SIGN = 150 SF			
Dock to Silo	495	1		495
Freezer to Office	406	1		406
Freezer to Silo	441	1		441

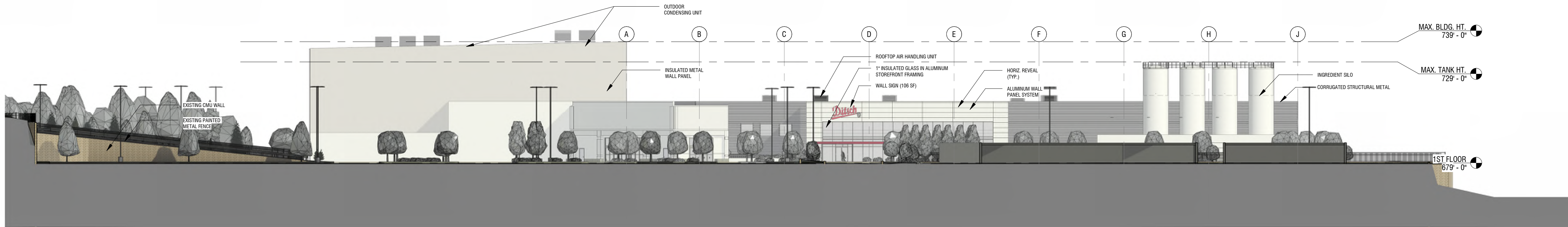
GROUND SIGNS (Corner Lot)				
PRIMARY				
Size	Height	Setback	Landscaping	Electronic portion
100 SF	8 FT	10 FT	100 SF	50%
SECONDARY				
Size	Height	Setback	Landscaping	Electronic portion
50 SF	8 FT	10 FT	50 SF	50%



1 SK-04.6 SITE SECTION & BLDG ELEVATION - LOOKING NORTH - FUTURE
1" = 30'-0"



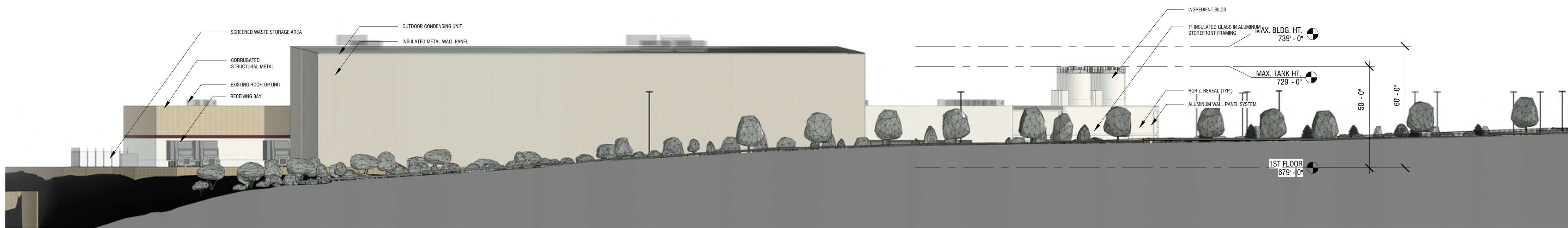
SECTION MASTER PLAN KEY PLAN 08



2 SK-04.6 SITE SECTION & BLDG ELEV WITH LANDSCAPING - LOOKING NORTH - FUTURE
1" = 30'-0"

LIST OF REQUESTED ITEMS:

- BUILDING HEIGHT: 60'-0"
- TANKS HEIGHT: 50'-0"
- SCREENING FOR TANKS ENCLOSURE 14' FROM BASE
- LANDSCAPE SCREENING FOR DOCKS
- DOCKS FACING COMMONS DRIVE



3 SK-04.6 SITE SECTION & BLDG ELEVATION - LOOKING EAST - FUTURE
1" = 30'-0"

WALL SIGNS (Corner Lot)				
PRIMARY FRONTAGE				
	LF	Multiplier	Bonus	Total SF Allowed
East Kemper Road	SETBACK > 400 LF, MAX EA.SIGN = 250 SF			
Office to Silo	430	1.5	20	665
Freezer to Silo	488	1.5	20	752
SECONDARY FRONTAGE				
	LF	Multiplier	Bonus	Total SF Allowed
Commons Drive	SETBACK < 400 LF, MAX EA.SIGN = 150 SF			
Dock to Silo	495	1		495
Freezer to Office	406	1		406
Freezer to Silo	441	1		441

GROUND SIGNS (Corner Lot)				
PRIMARY				
Size	Height	Setback	Landscaping	Electronic portion
100 SF	8 FT	10 FT	100 SF	50%
SECONDARY				
Size	Height	Setback	Landscaping	Electronic portion
50 SF	8 FT	10 FT	50 SF	50%



**Ditsch – Costco Site
1100 East Kemper Road
Application# 2023-0013
February 14, 2023**

Request:

The applicant is requesting a Major Modification to a “PUD” Planned Unit Development and Preliminary Development Plan review to change the use of the property from Commercial to Industrial.

Comments:

The site was rezoned to “PUD” Planned Unit Development District in 1999 to allow for the 16.3 acres to be developed as a 148,686 square foot Costco retail store with a fuel center and parking. Costco has vacated the site, and Ditsch USA, LLC. is considering redeveloping the site for use in conjunction with their existing pretzel business on Northland Boulevard. To allow for the additional use of the property from commercial to industrial use, it will require the review and approval of a Major Modification to the PUD, pursuant to Section 153.256 (H) (1) following concurrence by the two members of Council who serve on Planning Commission. Approval of a Preliminary Development Plan for the proposed use of the site is also requested. The recently adopted Comprehensive Plan for the City designates this site for “Regional Mixed Use”. Suggested uses include multifamily residential, entertainment, fitness, contemporary offices or co-working facilities and other similar options to encourage new life and reinvestment in the area.

To allow for the conversion of the former Costco retail store to a manufacturing use, the applicant is proposing to make the following modifications to the site in several phases:

- 1) Add 10,300 square feet to the existing building with office additions, and 49,400 square feet in manufacturing/loading additions. The initial phase of construction would include a 6,800 square foot office addition, a 17,200 square foot freezer addition, and 7,000 square feet of shipping dock addition. The second phase of construction would include another 3,500 square feet of office space and 25,200 square feet of freezer space. With the completion of Phase Two, the facility will have increased from the existing 146,026 square feet to 205,726 square feet.
- 2) Four loading docks are proposed to be added to the southern end of the west building elevation. Per Section 153.303 (B) (1), loading spaces are not permitted in a front yard. Planning Commission and Council would need to approve the proposed location pursuant to Section 153.255 (F) (3) (c). Screening, per Section 153.303 (C), will be provided with the Final Development Plan.

- 3) Removal of the existing fuel station in the southwest corner of the site will be done with the initial phase of construction. The application submitted indicates that a “hard surface” would be installed, and the area used for “material storage for future phased construction”. Staff is not in support of this use of the site for the following reasons:
 - A) No timeline has been provided for future construction or the length of time material would be stored.
 - B) Maintenance of this area as a material storage area could be difficult.
 - C) Section 153.253 (E) (10) permits the outdoor storage of materials subject to the following:
 - i.) Must be located in a side or rear yard. Applicant is proposing the storage in the front yards of Kemper Road and Commons Drive.
 - ii.) The outdoor area cannot exceed 20% of the main use.
 - iii.) Outdoor storage cannot include the use of banners, pennants, etc. and cannot include the storage of scrap or rubbish.
 - iv.) Outdoor storage areas shall be required to be fully screened with a solid fence, or wall, not to exceed 14 feet in height. The screening shall be constructed of materials similar to or complementary to those materials used on the principal building.
 - v.) Palletized, stackable goods and the structures used for storing or displaying goods shall not exceed the height of the screened area.
 - vi.) Fenced outdoor storage areas that are visible from a front yard and/or public drive shall also have a hedge, mounding, or similar landscaping.
 - vii.) Outdoor areas shall be submitted as part of the development plan depicting the location for said storage.
 - viii.) Outdoor storage areas shall be located a minimum of 300 feet from any residential zoning district or use.

In a meeting with the applicant on 2/8/23, the applicant has agreed to remove the fuel center, pave the area, and use it in the future for additional parking, which is acceptable to staff.

- 4) Per Section 153.302 (P), the proposed development would be required to provide the following parking:

Phase I:

Office: (10,300 SF) 34 spaces
Manufacturing/Warehouse: (170,226 SF) 170 spaces
204 spaces required

Phase II:

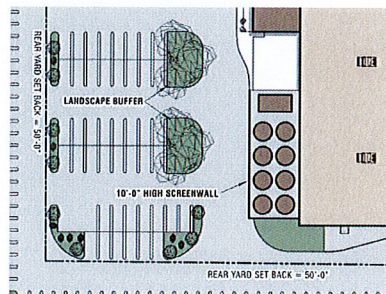
Office: (13,800 SF) 46 spaces
Manufacturing/Warehouse: (195,426 SF) 195 spaces
241 spaces required

The applicant is proposing 300 parking spaces.

- 5) Section 153.253 (F) requires a minimum of 30% of the site to be open space. The applicant indicates the existing open space on the site is 21.95% and will be increased to 25% with the redevelopment.
- 6) The proposed building addition on the west elevation is to be 60 feet tall which is permitted per Section 153.253 (F) with the Major Modification. The height of the proposed addition on the south elevation will be 30' 8" consistent with the existing building height.
- 7) Eight silos (50 feet in height) are proposed for the southeast corner of the building. The eight silos will be considered accessory structures per the definition contained in Section 153.600. As such, unless modified by Planning Commission and Council, they would need to comply with the provisions of Section 153.253 (E) (20) unless it is determined that unusual conditions exist per Section 153.253 (F) (3) (c). Section 153.253 (E) (20) requires the following relevant provisions for accessory structures:
 - A) Such accessory building is constructed simultaneously or subsequent to the main building.
 - B) Detached storage structure or accessory buildings shall only be erected in a rear yard.
 - C) Detached storage structures or accessory buildings shall not exceed ten percent of the main building or 750 square feet, whichever is less.
 - D) A detached storage structure or accessory building shall be at least five feet from the side and rear lot lines.
 - E) On a corner lot, storage structures must be set back at least the depth of the required front yard setback for the side property line that is adjacent to a right-of-way.
 - F) Storage structures and accessory buildings shall be constructed out of materials complementary to the materials of the main building, unless otherwise approved by Planning Commission.

Any mechanical equipment located at the top of the silos will need to be screened. All new roof, silo, or ground mounted equipment must be screened per the requirements of Section 153.254 (C). Screening details will need to be provided with the Final Development Plan.

- 8) The applicant indicates that there will be trash/waste compactors which exists on the north of the building. The existing enclosure is in compliance with Section 153.254 (G) for the waste containers with exception of not having gates. A detail indicating the inclusion of gates per Code requirements will need to be provided with the Final Development Plan.
- 9) Modifications to site/building lighting will need to be provided per Section 153.351 as a part of the Final Development Plan.
- 10) Proposed freestanding and building signage details will need to be provided consistent with Section 153.459 (C) as a part of the Final Development Plan.
- 11) A Landscape Plan needs to be submitted with the Final Development Plan which:
 - A) Documents all existing and proposed plant material quantities. The Landscape Plan needs to meet the requirements identified in Section 153.400.
 - B) Identifies any trees that are to be removed. These are to be replaced one caliper inch per every one caliper inch removed, per Chapter 156 Preservation of Trees and Wooded Areas.
 - C) Identifies any plant material that may have not survived since the initial plantings. Replacement will be required to meet the landscape/bufferyard requirements, per Section 153.404 (G).
 - D) Provides screening of the docks from all views, per Section 153.303 (C).
 - E) Provides calculations for the revisions to the parking layout to meet the requirements of Section 153.404 (C) with regards to interior landscaping.
 - F) It should be noted that previous submission had the ability to provide better screening for the silos. Parking islands should be considered to provide additional screening.



- 12) Bicycle parking is to be shown on the Final Development Plan as required per Section 153.302 (S).
- 13) The applicant indicates that there will be two screening walls located on the site. Walls, 14 feet tall with a finish to match the exterior of the building, are proposed to the south of the silos on the front elevation, and to the south of the loading dock on the west elevation to aid in screening of the uses. Planning Commission and Council will need to determine that the height of 14 feet, where a 10 foot wall is permitted, is warranted to maximize screening.
- 14) As an industrial use, the site will need to conform to the Industrial Performance Standards contained in Section 153.253 (D) (7).
- 15) The applicant indicates there will not be any outdoor storage. If out-storage is ever added, the provisions of Section 153.253 (E) (10) will pertain, and the location and compliance methods need to be identified for staff review.
- 16) The covenants for the “PUD” will need to be modified to reflect the proposed additions in uses and modifications to the site. Such covenants shall be modified, approved by the Law Director, and executed by the City and property owner. A recorded copy of same shall be provided to the City prior to a Certificate of Occupancy being issued.

Considerations:

Should Planning Commission choose to recommend approval of the Major Modification to the “PUD” and approval of the Preliminary Development Plan to Council, the following issues should be considered:

- 1) Per Section 153.256 (H) (1), the two members of Council who serve on Planning Commission determine that the proposed change in land use and site alterations are a Major Modification to the “PUD”.
- 2) Planning Commission determine that per Section 153.255 (F) (3) (c), unusual conditions exist which should allow for the construction of four loading spaces on the south end of the west building elevation in a front yard which is not permitted in a front yard pursuant to Section 153.303 (B) (1). The Final Development Plan will contain site and landscape plans to document compliance with Section 153.303 (C) unless modified by Planning Commission.
- 3) The existing fuel center in the southwest corner of the property is to be removed, and the area paved. At which time as the area is striped to create additional parking, it will comply with all of the applicable provisions of the Zoning Code.
- 4) The proposed development contains a minimum of 25% open space.
- 5) Planning Commission determine that per Section 153.255 (F) (3) (c) that unusual conditions exist relative to the eight proposed accessory structures (silos) on the

front building elevation, and that the requirements of Section 153.303 (B) (1) are to be demonstrated to the greatest extent possible on the Final Development Plan. Any mechanical equipment on top of the silos is to be screened.

- 6) All new roof or ground mounted equipment be screened per Section 153.254 (C) with details provided on the Final Development Plan unless modified by Planning Commission.
- 7) A Photometric Lighting Plan, meeting the provisions of Section 153.351, be provided with the Final Development Plan for any new lighting or modifications to existing lighting unless modified by Planning Commission.
- 8) Details and specifications for any new freestanding or building signage be provided consistent with the requirements of Section 153.459 (C) with the Final Development Plan submission unless modified by Planning Commission.
- 9) A Landscape Plan, addressing staff comments and the requirements of the Zoning Code, be submitted with the Final Development Plan.
- 10) The proposed use is to comply with the Industrial Performance Standards contained in Section 153.253 (E) (5).
- 11) If outdoor storage is proposed in the future, it must be in compliance with Section 153.253 (E) (10) and will need to be reviewed and approved by staff.
- 12) Any proposed exterior waste facility or compactor is to be screened per the requirements of Section 153.254 (G) with location and details submitted with the Final Development Plan. The existing compactor on the north side of the building is to have gates added to comply with Zoning Code requirements.
- 13) The covenants for the “PUD” be modified to reflect the proposed use and modifications to the site. Such covenants shall be modified, approved by the Law Director, and executed by the City and property owner. A recorded copy of same shall be provided to the City prior to a Certificate of Occupancy being issued.
- 14) Planning Commission determine that unusual conditions exists, per Section 153.255 (F) (3) (c), and that the inclusion of 14 foot screen walls, exceeding the 10 feet in height permitted by Section 153.253 (E) (5), is appropriate.

Submitted By:

Anne F. McBride, FAICP
City Planner



DITSCH-COSTCO SITE
1100 EAST KEMPER ROAD
PLAN REVIEW APP #20230013
23020103
FEBRUARY 9, 2023

ENGINEERING PLANNING COMMISSION REVIEW



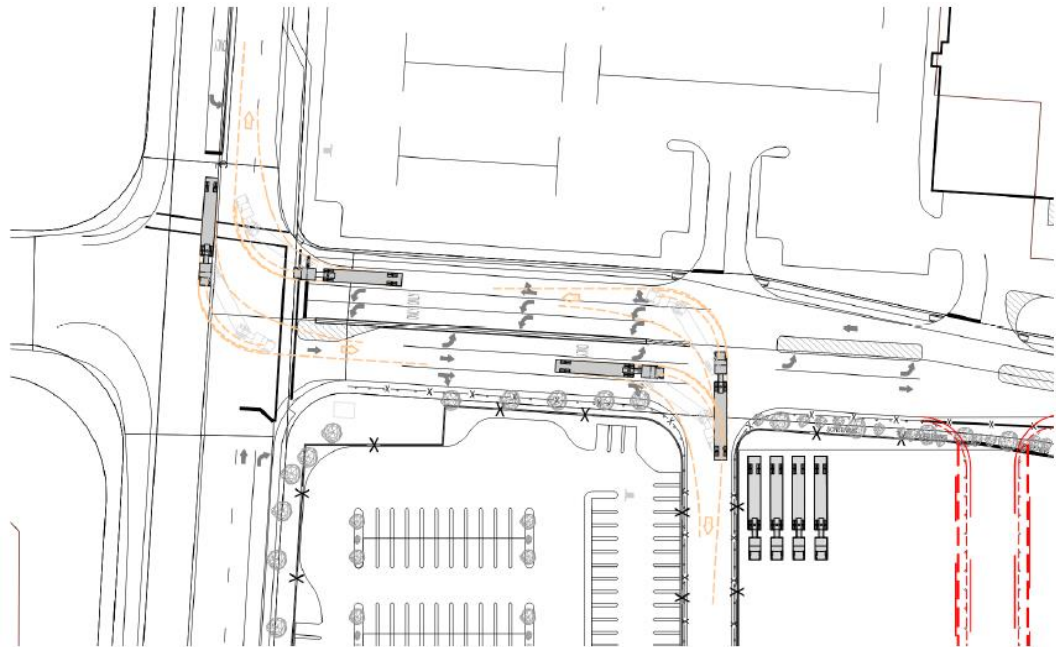
PROJECT SITE

REQUEST: A major modification to the PUD and Preliminary Plan approval for the property located at 1100 East Kemper Road to be expanded to include permitted uses in the General Industrial (GI) zoning district classification to allow the former Costco site to be redeveloped into food processing / production facility.

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 project site is approximately 16.32 acres that is currently accessed by two full-movement entrances off Commons Drive as well as a by a shared right-in/right-out private entrance drive off E. Kemper Road.
 - a. The applicant is proposing to remove the northern entrance off Commons Drive with the southern entrance which is located approximately 250 LF north of the Kemper Road intersection to remain. The existing shared right-in/right-out private entrance drive located off E. Kemper Road is to also remain.
 - i. The demolition & construction plans/details for the removal of the fuel station shall be included in the Final Development Plan. The future submittal shall also include documentation/calculation of any change in drainage areas so that impacts to both the public and private storm sewer systems may be reviewed.
 - ii. A truck swept path analysis (AutoTurn) of the existing entrance to remain on Commons Drive was provided to verify that semitrailer trucks can enter/exit the site without tracking on to opposing traffic and/or outside the pavement areas. The submitted diagram shown below is acceptable to Staff.



2. The Application noted that the existing fuel station is to be removed by Costco and is not included in the proposed master plan for the development. The demolition & restoration plans/details for the removal of the fuel station shall be submitted to the City for review and approval.
3. Public sidewalks exist on the west side of Commons Drive as well as along East Kemper Road. The site redevelopment plans reflect the recent construction of an accessible pedestrian route (sidewalk) to the existing public sidewalk system along Kemper Road. The certificate of completion for the Costco construction permit (Permit # 20211417) was issued on 10/20/2022. Per the Applicant's review response letter dated January 30, 2023, the existing accessible pathway is to remain with the redevelopment.

B. TRAFFIC (Chapter 150)

1. Per City regulations 153.101(B)(6), Traffic generation and its impacts on the existing roadway facilities must be considered. The threshold value of 100 trips is utilized by the City to determine if a traffic impact study will be required.
 - a. The applicant has submitted a trip generation comparative report dated January 6, 2023 based upon data published by the Institute of Transportation Engineers (ITE) in their Trip Generation Manual, 11th edition. The provided trip generation comparison table is shown below.

Table 1 - Trip Generation Comparison

Land Use Type	Land Use Code	Size	Weekday	AM Peak		PM Peak	
				Enter	Exit	Enter	Exit
<i>Ditsch Pretzel Bakery</i>	N/A	150,000 sf	1,016	106	106	106	106
<i>Discount Club</i>	857	150,000 sf	6,369	270	249	347	346
Gross Trip Differential			-5,353	-164	-143	-241	-240

The report concluded that it could be reasonably assumed that the proposed facility will generate significantly less traffic than the previous land use. Reductions in over 5,000 average weekday trips, 307 AM Peak trips, and 481 Peak PM trips can be expected. Given these results and the nature of the existing roadway network, the redevelopment is expected to have a negligible impact to the surrounding transportation system. Staff agrees with this assessment and no further traffic study is necessary at this time.

- b. It was noted that a shipping time frame of 18-hours per day with 6 trucks per hour was assumed. Of the 1,016 weekday trips, 216 are expected to be truck traffic (21.26% trucks).

C. STORMWATER MANAGEMENT (Chapter 151)

1. 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. Stormwater detention for the proposed development will be achieved by an existing detention basin north of the existing building. The submitted proposed master plan dated January 9, 2023 noted that that the site impervious area is to remain the same as existing with the proposed redevelopment. If the final development plans provide an increase in site impervious area then the applicant shall provide evidence that the existing underground detention facility and associated storm sewer system can accommodate the proposed construction while providing no increase in stormwater discharge or provide additional measures as required.
2. Per §151.04(A)(7), an Inspection and Maintenance Agreement will need to be submitted for the existing and any proposed post construction water quality measures prior to issuance of the building permit and recorded as a covenant, prior to the Certificate of Occupancy being granted.
3. Per § 151.04(F)(1), All detention/retention and Post Construction BMP(s) shall be routinely inspected as determined by the city. A copy of the City’s 2020 basin inspection

report has been uploaded to iWorQ for the Applicant's reference. All comments noted on the inspection form not previously addressed shall be required to be addressed with the redevelopment and included in the Final Development Plan.

- a. Per the Applicant's review response letter dated January 30, 2023, the maintenance and repair work will be performed.
4. Per § 151.05(E), a performance bond in the amount of the cost of any proposed 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.



Intersection of East Kemper Road and Commons Drive (view from left turn lane on E. Kemper)



Intersection of East Kemper Road and Commons Drive (view from Century Blvd.)



View from Commons Drive near top of southern entrance ramp



View from Target across Commons Drive near top of northern entrance ramp



View from Target across Commons Drive near top of northern entrance ramp



View from Target loading docks across Commons Drive



View from halfway up the hill along Commons Drive



View from bottom of the hill along Commons Drive



View of retaining wall at the corner of East Kemper Road and Commons Drive, screening existing Fueling Station



View from main entrance from East Kemper Road



Views from East Kemper Road, Costco is located behind the Car Wash, and screened.



View from East Kemper Road, Costco is located behind the Oil Change, and screened.



Loading Docks at Target



Loading Docks at Target



RTUs visible on Office building to the south



Nearby John Morrell (mechanical equipment very visible)



Nearby Kroger (mechanical equipment and silos are visible)



Nearby John Morrell (mechanical equipment very visible)



Nearby Kroger (mechanical equipment and silos are visible)



Ditsch 311 Northland Blvd. (Enclosure is required to be lighted)

City of Springdale



Building Department

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Springdale, Ohio 45246

Fax (513) 346-5747

March 8, 2023

Mr. Thomas Vanover
Springdale City Council
11700 Springfield Pike
Springdale, OH 45246

RE: Major Modification to PUD - Costco
Preliminary Plan – Ditsch USA LLC
AP 20230013

Dear Mr. Vanover:

The Springdale Planning Commission held a public hearing for the Proposed Major Modification to the PUD for Costco. The site was rezoned to "PUD" Planned Unit Development District in 1999 to allow for the 16.3 acres to be developed as a 148,686 square foot Costco retail store with a fuel center and parking. Costco has vacated the site. Ditsch USA, LLC, who currently has an existing pretzel business on Northland Boulevard, is planning to expand their food processing / production operations to this site and is requesting the additional industrial use of the property.

At their meeting on March 7, 2023, in a public hearing, the Planning Commission voted to **RECOMMEND APPROVAL** of the Major Modification to a PUD - Preliminary Plan for Ditsch USA LLC, with the following recommendations and considerations:

- A. Staff's, City Engineer's, City Planner's recommendations and considerations contained in their reports. As a PUD, this shall include Staff, Law Director's and City's approval of Covenants as necessary.
- B. All other Zoning Code regulations and conditions not detailed in the motion shall remain in effect.
- C. Final Development Plan is not part of this motion and shall be reviewed at a later date.

By this action, Planning Commission is referring this to the City of Springdale City Council for approval.

Sincerely,


Mr. Tom Hall, Secretary
Springdale Planning Commission

CC: Doyle H. Webster, Mayor
Kathy McNear, Clerk of Council
Shawn Riggs, City Engineer
Anne McBride, City Planner
Planning Commission Members

John Jones, City Administrator
Joe Braun, Law Director's Office
Carl Lamping, Building Official
Council Members