

Staff Report: Completed by Jeff Palmer Director of Planning & Zoning

Report Date: September 1, 2020

Zoning Commission Meeting Date: October 5, 2020

Applicant: John Kopilchack of COR 310 LLC, Agent for Five Point Investors LLC

Property Identification: 9175 N SR 48

Zoning: Non-Residential Planned Unit Development “NR-PUD”

Requested Action: Stage 2 PUD Review

Attached: Trustee Resolution 5241, Application, Narrative, Exterior Elevation, A101, Construction Plans Cover Page, Existing Topography/Demo Plan, Site/Utility Plan, Grading/Erosion Control Plan, Water Supply Details, Erosion Control Details, Erosion Control Notes, Site Lighting Concept, Preliminary Site Plan/Landscape Plan, Eastern Elevation Renderings, Area Map, Typical Interior Photos Rendering, Ground Sign, Project Summary, Eastern Elevation for Signage Location, Wall Sign, Ground Sign, Logo Sign, Type B Lighting, Type CC Lighting, Type C Lighting, Type A Lighting, Stage 1 Concept Plan.

On August 10, 2020 the Clearcreek Township Trustees via Trustee Resolution 5241 approved the zone change from Neighborhood Business Planned Unit Development “B-1PUD” to Non-Residential Planned Unit Development “NR-PUD” for the property. This change allowed the self-storage use to be added to the property.

Review of Application:

13.05(B)(1) Stage 2: Process Steps:

(a) Step S2.1 – The PUD Preliminary Site Plan Submittal

- (1) Applications for the Stage 2: PUD Preliminary Site Plan shall be submitted, signed by the owner(s) of the PUD or the designated agent, to the Clearcreek Township Zoning Inspector, attesting to the truth and correctness of all facts and information presented with the application on or before the scheduled monthly Zoning Commission meeting deadline, as identified on the Zoning Commission schedule found on the Clearcreek Township website (www.clearcreektownship.com).

Staff Comments: The information has been submitted.

- (2) All applications shall be submitted with the required fees as established in the Clearcreek Township fee schedule found on the Clearcreek Township website (www.clearcreektownship.com).

Staff Comments: The information has been submitted

- (3) The application shall be accompanied with all amended forms, maps, drawings, and additional information included or as required by the Clearcreek Township Board of Trustees Resolution for Stage 1.

Staff Comments: The information has been submitted.

- (4) The Stage 2: PUD Preliminary Site Plan shall include the following items:

- a) An area map showing applicant's entire holding, the portion of applicant's property under consideration and all properties, subdivisions, streets, and easements within 200 feet of applicant's property.

Staff Comments: The information has been submitted.

- b) A topographic map showing final elevations with intervals of not more than 2 feet of elevation.

Staff Comments: The information has been submitted.

- c) A professionally prepared PUD Preliminary Site Plan including the following information:

- 1) Title of drawing including name and address of applicant.

Staff Comments: The information has been submitted.

2) North point, scale, and date.

Staff Comments: The information has been submitted.

3) Boundaries of the property plotted to scale.

Staff Comments: The information has been submitted.

4) Existing water courses.

Staff Comments: The information has been submitted.

5) A PUD Preliminary Site Plan showing:

i. Location of all proposed use(s), including building types, heights, materials, and architectural designs.

Staff Comments:

- *During the Stage 1 PUD, the concept plan showed twelve (12) storage buildings and one (1) office, with a combined building area of 74,350 sq. ft.*
- *The submitted Stage 2 PUD, preliminary plan shows fourteen (14) storage buildings and one (1) office, with a combined building area of 71,350 sq. ft.*
 - *Building 14 was incorrectly labeled as 4.*
 - *The buildings range in sizes. The smallest is Building 8: 20'x140' (2,800 sq. ft.). The largest is Building 4: 50'x165' (8,250 sq. ft.). See Site Plan.*
 - *Buildings 1 & 2 are depicted to be 9'10" in height.*
 - *The office is depicted to be 19'4" in height.*
 - ***No other elevations were submitted, but based upon the renderings, it appears the other buildings will be the same height at Buildings 1 & 2.***
- *The eastern elevations for Buildings 1 & 2 have been provided. The materials comply with the Trustee Resolution 5241; Brick Masonry Veneer, Stone Masonry Veneer, EIFS.*
- *Per the rendering, the northern elevation for Building 2 will continue with the materials of Brick Masonry Veneer, Stone Masonry Veneer, EIFS.*
- *The eastern and northern elevations for the office have been provided. The materials comply with the Trustee Resolution 5241; Brick Masonry Veneer, Stone Masonry Veneer, EIFS.*
- ***The southern elevations for Buildings 1 & 2 have not been submitted. Since these elevations can be seen from State Route 48, staff assumes each will be consistent with the eastern façade. See Narrative.***
- *All other building elevations are proposed to be metal siding. The material complies with the Trustee Resolution 5241.*
- *All proposed structures meet or exceed setbacks for the Neighborhood Business Zone "B-1" as required by Trustee Resolution 5241.*

ii. Location of all impervious surfaces for non-residential building areas, parking and truck loading areas, as well as all ingress and egress drives.

Staff Comments:

- *The submitted Stage 2 PUD, preliminary plan depicts the total impervious surface to be 3.11 acres or 135,471.60 sq. ft.*
- *The submitted preliminary plan depicts the total building area to be 67,590 sq. ft.*
 - *Staff calculated the total building area to be 71,350 sq. ft.*
- *If the total building area is subtracted from the total impervious area, the resulting number is the total pavement area. (135,471.60-71,350=64,121.60 sq. ft.)*
- *Per Section 16.02 of the Clearcreek Township Zoning Resolution, a minimum number of parking spaces has not been specified for the use of self-storage. If the office was viewed as a business/professional office, then 4 parking spaces would be required.*
 - *The applicant has provided 3 parking spaces.*

iii. Location and proposed development of all open spaces/recreation areas.

Staff Comments:

- *The submitted Stage 2 PUD, preliminary plan depicts the total open space to be 1.40 acres or 60,984 sq. ft.*
- *Per Section 13.09 of the Clearcreek Township Zoning Resolution, the minimum open space is required to be 25% of the gross land area.*
 - *The entire site is 5.0 acres.*
 - *The minimum open space is 1.25 acres (5x.25).*
 - *The plan depicts 1.40 acres.*
 - *28% of the gross acreage (1.4/5).*
 - *31% of the net acreage (excluding right-of-way only)(1.4/4.51)*
- *The open space in the eastern, northern and southern areas of the NR-PUD are contained completely within the minimum required zoning setbacks.*
 - *The eastern open space area has new landscape (trees and shrubs) and is also where the on-site septic is proposed.*
 - *The northern open space area has new landscape (trees and mounds).*
 - *The southern open space area has new landscape (trees).*
 - *The western open space area is almost entirely comprised of the storm water retention basin.*
 - *Retention basins include a permanent pool of water.*
 - *Per Section 13.09 of the Clearcreek Township Zoning Resolution: retention ponds that include a water feature receive 100% credit for their size and can be applied toward the open space minimum.*
 - *The plan states the storage is 2.16 ac-ft.*
 - *It is unclear at the time of this review, how much water is planned to be retained in the basin.*

- ***It is unclear if a water feature is planned for the basin.***

iv. Location and proposed development of all amenities, maximum square footage of impervious surfaces identified.

Staff Comments: No amenities are proposed for the PUD.

v. Location of non-residential outdoor storage.

Staff Comments: No outdoor storage is proposed. This is consistent with Trustee Resolution 5241.

vi. A grading plan.

Staff Comments: A grading plan has been submitted. At the time of the report, Warren County Engineer's Office and Warren County Soil and Water Conservation have not commented on the plan.

vii. Location of existing or proposed site improvements including: drains, culverts, retaining walls, and fences.

Staff Comments: Catch basins and a perimeter fence have been identified on the plan.

- ***The details for the fence have not been provided.***

viii. Location of existing trees or landscape buffers.

Staff Comments: The plan identifies the elimination of all existing trees.

ix. Location of proposed trees or landscape buffers.

Staff Comments: If this were a straight zoning classification:

- *Within the eastern open space, a streetscape buffer and parking lot buffer would be required.*
 - *Streetscape buffer:*
 - ***32 trees would be required.***
 - ***Applicant proposes 11 trees.***
 - *Parking lot buffer:*
 - ***21 shrubs would be required.***
 - ***Applicant proposes 20 shrubs.***
 - ***The minimum size at the time of planting is 24". It is unclear what height the #1 and #2 containers will be at the time of planting.***
- *Within the northern open space, a perimeter buffer would be required:*
 - *Perimeter buffer:*
 - ***64 trees would be required.***
 - ***Applicant proposes 12 trees.***
 - ***Applicant proposes the minimum size for the evergreens to be 6' instead of 4' requirement.***

- ***A 3'-4' earthen mound is proposed to help buffer the residential dwelling from the business activity (Buildings 2, 3, and area between 3 & 14).***
 - *Within the western open space, a perimeter buffer would be required:*
 - *Perimeter buffer:*
 - ***25 trees would be required.***
 - ***Applicant proposes 0 trees.***
 - *Within the southern open space, no buffer is required.*

x. Description of sewage disposal and location of such facilities.

Staff Comments: Site plan identifies a location for an on-site disposal facility. At the time of this report, The Warren County Combined Health District and Ohio Environmental Protection Agency have not reviewed the plans and provided comment.

xi. Location and size of all signs.

Staff Comments: Trustee Resolution 5241 states that final detailed site plan approval shall be in accordance with the Neighborhood Business Zone "B-1". The maximum signage allowed for the "B-1" is 180 sq. ft.

- *Two types of signs are proposed: a ground sign and wall signs.*
- *Per Clearcreek Township Zoning Resolution Chapter 28, the maximum size of a ground sign is 56 sq. ft. The maximum height outside of the clear sight triangle is 5'.*
 - *Proposed ground sign:*
 - *50 sq. ft.*
 - ***6' in height from grade.***
- *Per Clearcreek Township Zoning Resolution Chapter 28, the maximum size of a wall signage is 1.5 sq. ft. per each lineal foot of width of a building occupied by the enterprise. The sq. ft. shall not exceed the maximum area allowed to the entire site.*
- *Due to the widths of the three buildings, the signage potential is more than allowed for the site. If 180 is the maximum for the site, once the ground sign is removed from this total, a maximum of 130 sq. ft. remains.*
 - *A grand total of 125.10 sq. ft. of wall signage is proposed.*
 - *Sign on eastern wall of Office:*
 - *Maximum size based upon wall width: 30 sq. ft.*
 - *Applicant has proposed 37.60 sq. ft.*
 - *Sign on northern wall of Office:*
 - *Maximum size based upon wall width: 52.5 sq. ft.*
 - *Applicant has proposed 37.60 sq. ft.*
 - *Logo sign on Building 1:*

- *Maximum size based upon wall width: 240 sq. ft. (exceeds B-1 maximum)*
- *Applicant has proposed 24.95 sq. ft.*
- *Logo sign on Building 2:*
 - *Maximum size based upon wall width: 150 sq. ft.*
 - *Applicant has proposed 24.95 sq. ft.*

xii. Location and design of street and parking lighting.

Staff Comments: Applicant has provided a site lighting concept.

- *Three styles of lighting fixtures have been identified on the plan. One pole light and three wall mounted lights.*
 - *Four styles of lighting fixtures have been provided with detailed information.*
 - *It appears that the label for C corresponds with the catalog description for CC.*
 - *Staff is not sure where “C” is proposed.*
- *The pole light has light trespass into the road right-of-way of State Route 48.*
- *Wall luminaries are not part of this regulation, however since it is a PUD, discussion can occur and the intent of reducing glare and light trespass can occur.*
- *There is light trespass along the southern property line.*
- *Section 29.04 of the Clearcreek Township Zoning Resolution provides general standards for outdoor luminaires:*
 - *All outdoor luminaire(s) shall be designed, located, installed and directed in such a manner as to reduce light trespass to adjoining properties and the rights-of-way.*
 - *The use of timers, dimmers and/or sensors are encouraged to be used to reduce overall energy consumption and to eliminate unneeded illumination.*

d) A drawing showing all soil types and their classifications.

Staff Comments: This information has not been provided.

e) A drawing showing aircraft patterns and seasonal wind directions. Areas of possible noise and odor pollution on or off site shall be indicated.

Staff Comments: This information has not been provided.

13.05(B)(2) Stage 2: PUD Objectives

(a) The Stage 2: PUD Preliminary Site Plan objective is to refine the Stage 1: Concept Plan into a detailed Site Plan. Therefore, the following information shall be specified/clarified in the narrative and on the drawing(s) at the time of approval:

(1) The list of uses permitted within the PUD are defined.

Applicant states: **“COR 310, LLC Stage 2 PUD Narrative**

COR 310, LLC is submitting a Stage 2 Preliminary Site Plan Review application for our self-storage project on the proposed parcel. This request is for 5 acres located at 9175 Route 48, Centerville, OH 45458 with a parcel ID of 05-27-300-014. As highlighted in the Land Use plan, this lot is planned for commercial development consistent and the self-storage use is consistent with similar uses to the immediate east and south of this parcel. This property will be developed as a Class A+ self-storage facility similar to COR 310, LLC's recent storage project in Beavercreek, Ohio for which visuals have been provided. The intention is to begin development of this project upon all necessary governmental approvals from Clearcreek Township and Warren County, and phasing of the property is likely to be in one or two phases that would be completed within two years of approval. All open space on the property will be maintained by COR 310, LLC.

COR 310, LLC believes this project is a great addition to Clearcreek Township for the following reasons:

1. Our initial study of the market shows that self-storage is greatly underserved currently and will be even more so based on future demand. Clearcreek Township's residential growth has produced pent up demand for storage that is not currently being met, and the site proposed appears to be excellently suited for this use.
2. Self-storage is a low impact use for the site compared to alternate uses. Very little traffic with no peak times, no impact on schools or similar community facilities, no noise or light pollution for the residential homes to the north, and little to no impact on fire and police services.
3. The exterior being proposed for the eastern building façade along 48 includes brick, stone, storefront glazing and EIFS materials that will provide a great aesthetic and curb appeal.
4. Buildings 3-14 (as shown on the site plan) will be metal building construction similar to traditional storage buildings and as depicted in the photo in the attached presentation."

Staff Comments: On August 10 2020 the Clearcreek Township Trustees via Trustee Resolution 5241 approved the zone change from Neighborhood Business Planned Unit Development "B-1PUD" to Non-Residential Planned Unit Development "NR-PUD". This change allowed the self-storage use to be added to the restricted list of uses for the site.

- (2) The exact locations, types, heights, materials, and designs of such uses are identified.

Staff Comments: See text above, elevations and renderings.

- (3) All use-specific standards that apply to the permitted uses are specified and identified in a table which includes: the average, highest, and lowest quantities and a count of each occurrence.

Staff Comments: The plan doesn't request a deviation from the required setbacks. The uses are limited to the list identified on Trustee Resolution 5241.

- (4) The maximum density or intensity permitted within the PUD is identified.

Staff Comments: The intensity of use is less than what was provided on the Stage 1 PUD concept plan. See text above, preliminary site plan, concept plan.

- (5) The amount and exact location of open space/recreation areas are defined.

Staff Comments: See text above, preliminary site plan.

- (6) The layout of all new street(s), major access drive(s), sidewalks, trails, and any other methods of circulation required or necessary throughout the PUD are identified.

Staff Comments: See preliminary plan for location of new access curb cut from State Route 48.

- (7) All impervious surfaces for non-residential building areas, parking, and truck loading areas with ingress and egress drives are identified.

Staff Comments: See text above, preliminary site plan.

- (8) The location(s) and a submitted timeline of all of the proposed development's amenities are included. **Note: Amenities part of a phase shall be constructed concurrently with that phase. If the PUD consists of multiple phases to be developed over time, no more than 25% of the total number of lots approved for the PUD as a whole shall be built on before planned amenities and buffers are constructed. This requirement may be modified as stated in SECTION 13.05 (B)2(b), below, depending on the distribution, number, and location of amenities in the PUD as a whole.*

Staff Comments: No amenities are proposed, see text above, preliminary site plan.

- (9) The exact location and size of all signage are identified.

Staff Comments: See text above, sign schematics.

- (b) The Clearcreek Township Zoning Commission and/or the Board of Trustees shall have the authority to impose modified and/or special conditions related to the PUD and to approve development standards unique to the PUD as deemed necessary in order to promote the public health, safety, morals, and general welfare of Clearcreek Township.

13.05(B)(3) Stage 2: Conditions for Approval

The following criteria shall be used in the recommendations and decisions made regarding the Stage 2: PUD Preliminary Site Plan. Failure to comply with any of these criteria shall require a PUD modification and shall therefore be subject to the criteria set forth in **SECTION 13.07, PUD Modifications**.

- (a) The PUD Preliminary Site Plan is in accordance with the Zoning Resolution as adopted by the Clearcreek Township Board of Trustees.

Staff Comments: The applicant is requesting the ground sign be 6' from grade instead of the maximum height of 5'.

- (b) The PUD Preliminary Site Plan is consistent with the Clearcreek Township Master Land Use Plan.

Staff Comments: This was the second request for a NR-PUD in the Township. The 2005 Master Land Use Plan didn't identify this type of development. The parcel is located in an area that was anticipated to be commercial.

- (c) The intensity proposed for the PUD Preliminary Site plan does not exceed the maximum density allowed for the PUD as a whole.

Staff Comments: The total square footage has decreased from the submitted Concept Plan during the Stage 1 review. See text above, preliminary site plan, concept plan.

- (d) The use(s) proposed will not be detrimental to existing and potential future surrounding uses and will harmoniously relate to the surrounding area.

Staff Comments: See text above, preliminary site plan, landscape plan.

- *This property is located at the northern edge of the commercial node as identified on the 2005 Master Land Use Plan.*

- A Suburban Residence zone “SR-1” exists to the north. The applicant discussed the landscape strategy with the adjoining property owner prior to Stage 1 PUD request with the Trustees.
 - Across the road to the east, Residence zone with a Planned Unit Development “R-1APUD” and a Neighborhood Business zone “B-1” exists.
 - General Business with a Planned Unit Development “B-2PUD” exists to the south.
 - Residence zone with a Planned Unit Development “R-1PUD” exists to the west.
- (e) The internal streets and primary and secondary roads that are proposed shall properly interconnect with the surrounding existing primary and secondary road network as designated on the Warren County Official Thoroughfare Plan. A traffic impact study may be required by the Warren County Engineer's Office, at the applicant's expense. Also, the Clearcreek Township Zoning Commission and Board of Trustees shall coordinate cross access easements or stubbed streets to all adjacent parcels as needed to facilitate traffic flow between existing parcels and planned PUDs with the Warren County Engineer's Office.

Staff Comments: This is not applicable.

- (f) The arrangement of vehicular access and circulation, including intersections, road widths, channelization structures, and traffic controls are adequately designed for the proposed uses and existing surrounding parcels.

Staff Comments: At the time of this report, the Warren County Engineer and Ohio Department of Transportation have not reviewed and commented on the plan.

- (g) The arrangement, location, appearance, and sufficiency of off-street loading are adequately designed.

Staff Comments: Off-street loading will occur on private property, adjacent to the proposed buildings.

- (h) The management of storm water, erosion control, and sanitary disposal facilities are adequately designed and avoid flood hazard areas.

Staff Comments: At the time of this report, the Warren County Engineer and Warren County Soil and Water Conservation have not reviewed and commented on the plan.

- (i) The minimum common open space areas have been designated and designed in accordance with the provisions of this Resolution and shall be conveyed to a legally established homeowner's or property owner's association, commercial management group, or other agency as herein provided.

Staff Comments: See text above and applicant's narrative.

- (j) The comments and recommendations received from the Warren County departments, as well as representatives of federal and state agencies, shall be reviewed and adequately addressed.

Staff Comments: The Warren County Regional Planning review will be forwarded after the September Executive Committee meeting.

- (k) Approval of the PUD Preliminary Site Plan may be conditional upon provisions that are necessary for the protection of public health, safety, morals, and general welfare. Thus, the Clearcreek Township Zoning Commission or Board of Trustees may require the submittal of a revised PUD Preliminary Site Plan if it is determined that modifications are required to comply with this Resolution.

Staff Comments: Chapter 1 summarizes the former:

SEC. 1.01 *To provide for the citizens of Clearcreek Township adequate light, pure air and safety from fire and other dangers, to conserve the value of land and buildings, to lessen or avoid congestion of traffic in the public streets and to promote the public health, safety, morals, comforts, conveniences and general welfare, all in accordance with the provision of **Section 519 of the Ohio Revised Code**.*

SEC. 1.02 *To protect the character and the stability of the residential, business and industrial areas within Clearcreek Township and to promote the orderly and beneficial development of such areas.*