

PLANNING COMMISSION MEETING

APRIL 24, 2014

The meeting was called to order at 7:00 p.m. by Chairman Chris Carry. Commission members present were: Greg Bade, Chris Carry, Byron Choka, Tom Forquer, Seth Hudson, Mayor Olmstead, and Therese Witt (7). Also present were Brody Walters, Planning and Zoning Administrator and Mathew Beredo, Law Director.

APPROVAL OF MINUTES FROM THE MARCH 27, 2014 MEETING

Mr. Bade requested that the minutes from the March 27, 2014 meeting be changed to add the phrase "and it was a requirement of the preliminary approval" to page 18, third paragraph, at the end of the first sentence. Mr. Forquer moved to approve the minutes as amended. Mr. Hudson seconded and they were approved 6-0. Ayes: Bade, Carry, Forquer, Hudson, Olmstead, and Witt (6). Abstain: Choka (1).

ADMINISTRATOR'S REPORT

Mr. Walters said there does not appear to be any items for the May agenda, so the meeting will probably be cancelled. He informed the Commission that Taco Bell plans to build at the site of the former D.C. Ranch and has submitted information for a preliminary review.

***Preliminary & Final Site Plan Review
Tolson Plaza (Perrysburg Retail Center)
26520 N. Dixie Highway***

APPLICANT/OWNER/DEVELOPER

Steven Speranza
Tolson Enterprises
Toledo, OH 43617

DGL Consulting Engineers
3455 Briarfield Blvd.
Maumee, OH 43537

Faris Planning and Design
243 N. 5th Street
Columbus, OH 43215

Pontia Architecture
39 E. Main Street
New Albany, OH 43054

REQUEST

Chapter 1260.05 – Preliminary Site Plan Review

Chapter 1260.08 – Final Site Plan Review

Chapter 1245.29 – SR25 Corridor Overlay

Chapter 1250 – Site Design Standards

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located on the northeast corner of SR25 and Eckel Junction Road. Immediately south of Arby's and north of Circle K gas station.

Property Size: .843 acres (net)

Parcels: Q61-400-070404026000

Q61-400-070404025000

Q61-400-070404027000

BACKGROUND

This property was previously the site of a gas station. The property has been vacant for several years and was recently purchased by Tolson Enterprises to be utilized along with their existing surrounding property to the north and to the east.

ANALYSIS

The applicants have provided the necessary documents to conduct a joint preliminary and final site plan review for the proposed dual retail center. This application will be reviewed according to the requirements for preliminary site plan, final site plan, and Corridor Overlay requirements.

Preliminary Site Plan

- **Zoning:** C4 (Highway Commercial) with Corridor Overlay
- **Setbacks:** Front: 50 ft.
Side: 10 ft. minimum (*the applicant has received BZA approval for a reduced side yard setback. Application # 03-14*)
Rear: 30 ft.
- **Adjacent Zoning/Uses:**
 - North** – C4 Highway Commercial (Arby's)
 - East** – C4 Highway Commercial (Retail Plaza: American Family Table, Soto)
 - South** – C4 Highway Commercial (Circle K, Proposed Costco)
 - West** – C4 Highway Commercial (Charlie's, 5/3 Bank, BP Gas Station)

- **Land Use(s):** Dual Retail (tenants TBD)
- **Site Layout:** This property is affected by the improvements scheduled for the Eckel Junction Rd. / SR25 intersection. This property owner has agreed to provide an easement for the construction of a right turn lane onto SR25 north from west-bound Eckel Junction Rd. This additional lane will encroach approximately 18' north of the existing edge of pavement. Additionally, the applicant has agreed to the closing of 3 existing on-site curb cuts (1 on SR25 and 2 on Eckel Junction Rd.) which will significantly improve the appearance, safety and efficiency of site access. Access to this site will be achieved through the existing curb cut on Eckel Junction Rd. near the American Family Table Restaurant and next to Arby's on SR25. The applicant has shown the main building to be located in the northeast corner of the site with parking located in front of the building on two sides (*BZA case # 03-14 permitted front yard parking with the condition that acceptable landscape be installed between the parking lot and Eckel Junction Rd.*) Also present on site is a dumpster enclosure located in the rear yard and the screen wall along SR25 that is required as part of the corridor overlay.
- **Roads and Access:** A Traffic Impact Study has been submitted to the City by DGL Consulting Engineers. No additional roadway improvements are recommended as a result of this project but the property owner will be required to provide proportional compensation for the SR25 / Eckel Junction Rd. intersection improvements. (*The dollar amount of the compensation will be determined upon the conclusion of the easement acquisition due to the fact that the City may owe the property owner more for the easement than the applicant owes for the intersection improvements*)

Final Site Plan

- **Parking:** The site plan identifies 31 parking spaces. The code requires 23 parking spaces to accommodate general retail store of 6,000 SF. Additionally, the drive aisle width meets the minimum requirement of 20', with the narrowest one being 28' wide.
- **Landscape Islands:** As the site plan indicates, the applicant has provided landscape islands in locations to break up parking lot rows into 10 cars or less which meets the requirement of the code which specifies that 1 landscape island be provided per each 10 parking spaces.
- **Parking Lot Landscape:** The parking lot landscaping is primarily comprised of shade trees in islands and around the perimeter and does also feature several other areas of additional landscaping. The provided landscape plan indicates that the 6% landscape requirement has been met and slightly exceeded (.3%). Additionally, the code requires 1 tree on site for each 8 spaces (4 trees required based on this plan) and this requirement has also been met and exceeded.
- **Site Landscaping:** The landscape plan indicates substantial, well designed landscape throughout the site. Street Trees and perimeter landscaping has been included along each frontage of the property including along Eckel Junction Rd.

as required in the conditions of approval by the BZA for application #03-14. Landscaping is also shown along the outside of the screen wall as required by the corridor overlay.

- **Signage:** Signage shown on the provided submission is preliminary and will be reviewed in accordance with Ch. 1250.29 prior to the issuance of any sign permits. It should be noted that the applicant has proposed to utilize a small portion of the screen wall for identification signage as shown on the site plan.
- **Lighting:** C-4 zoning permits light fixtures to be 30' high but the applicant has not indicated the presence of any free standing light fixtures on site.
- **Building Materials:** The applicant is proposing to construct a building of modern and classic design influence. The building is shown to use cement plank siding, glass, stone, stucco and metal accents. Although building material percentages are not shown on the building elevation sheets, it does appear that the materials have been arranged in a manner and quantity that would be acceptable to the code requirements of Ch. 1250.48. Each of the building materials that are proposed are both attractive and durable. The elevations provided for the dumpster enclosure reflect some of the same materials as the building which will provide an attractive enclosure that meets all the necessary code requirements.
- **Sidewalks:** Public sidewalks are required across all frontages and are shown on the site plan. At the north end of the screen wall a sidewalk is shown that will provide pedestrian access to the front entrances of the proposed building.
- **General Engineering:** The applicant shall submit and obtain City of Perrysburg engineering approvals for site civil construction plans, including pavement and drainage, water, storm and sanitary sewer prior to a zoning permit being issued. A zoning permit is required prior to Wood County issuing a building permit. Additionally, a pre-construction meeting is required prior to permitting by the City of Perrysburg.

Corridor Overlay

The corridor overlay requirements Per Ch. 1245.33 pertain to non-residential properties abutting SR25 and include the following:

- (a) **Utility Lines:** All utility lines such as electric, telephone, CATV or other similar lines shall be installed underground. All junction and access boxes shall be screened with appropriate landscaping.
- (b) **Loading Areas:** Sites shall be designed and buildings shall be oriented so that loading areas are visually screened.
- (c) **Building Materials:** No building facade shall consist of architectural materials which differ in composition, appearance or detail from any other façade of the same

building. The intent of this requirement is to preclude the use of inferior materials on sides which face adjoining property. Mechanical equipment, whether ground-level or rooftop, shall be shielded and screened from public view.

- The applicant has provided building elevations that meet the requirements of this section. As shown, all building sides utilize the same building materials in approximately the same layout and proportion.

(d) **Exterior Lighting:** All exterior lights shall be arranged and installed to comply with the exterior lighting provisions of this Zoning Code.

(e) **Parking Lots Adjacent to Public Right-of-Way:** Parking lots, which have frontage along a public right-of-way, shall be screened with a wall and landscaping.

- The applicant has provided detailed elevations of the proposed screen wall. The screen wall is shown on the site plan to be consistent with the requirements of the corridor overlay and provides for a very attractive streetscape along Dixie Hwy. The wall incorporates the same materials as the main building and is shown to be 38" in height, including the 6" stone cap. Additionally, landscape has been added to the front side of the screen wall between the wall and the sidewalk.

(f) **Landscaping along Corridor:** The area of land between the property line and the curb, typically known as the terrace, shall be landscaped with street trees.

- The applicant has provided the City with a street tree plan that was reviewed and approved by the City's street tree commission. The street tree plan includes 5 Serviceberry's and 7 Honey Locusts.

(g) **Driveways and Parking Areas:** Driveways and parking areas shall be paved. Concrete curb and gutters shall be installed around the perimeter of all driveways and parking areas.

(h) **Outside Storage Areas:** Outdoor storage shall be as permitted by the outdoor storage standards of underlying zoning districts; provided, that all outdoor storage areas shall be visually screened from public streets, internal roadways and adjacent property.

RECOMMENDATION

The Planning and Zoning Administrator has reviewed all necessary information for the consideration of the preliminary and final site plan and recommends approval of the preliminary and final site plan.

Furthermore, the Planning and Zoning Administrator and the City Engineer would like to express their appreciation to the applicants for their willingness to accommodate the on-

site improvements, curb cuts and easements necessary to accomplish the intersection improvements. This teamwork and cooperation was greatly appreciated and resulted in a better overall project.

Mr. Walters reviewed the above Staff Report noting that he included requirements for the Corridor Overlay and how he feels the applicant has addressed that requirement, if applicable. Steve Speranza of Tolson Enterprises was present. He said that they have worked to make this project a cornerstone piece that will be very nice. He said that they believe in this corner and this project will move forward with or without Costco. There was a brief discussion about parking and the elimination of some parking spots at American Table.

Mr. Carry asked about sidewalks. Mr. Walters said that a right turn lane will be added going westbound on Eckel Junction Road to northbound SR 25 so the City will be installing the sidewalks. He noted that there will be no tree lawn because the City wants to take as little land as possible from the property owners. Mr. Bade said that he feels that this is a safety issue. Mr. Walters said he understands it is not an ideal situation, and he will pass along the comments to the City Engineer.

Mr. Bade moved to approve the Preliminary & Final Site Plan for Tolson Plaza at Eckel Junction Road and SR25 based upon the recommendations of the Planning and Zoning Administrator. Mr. Forquer seconded and it was unanimously approved.

OTHER BUSINESS

Mr. Bade said that with regards to the Costco approval last month, he understands that a study was done by Costco and the study recommended that no landscaping be placed along the building. However, it was a requirement of the Preliminary Site Plan approval, and he is not sure that the Administration can just remove it as a requirement. He said that he's not sure the Code addresses it, and he does not know if it's right or wrong, but he would like the process to be evaluated.

There being no further business, the meeting adjourned at 7:23 p.m.

Respectfully submitted,

Mary Jo Sutton