

PLANNING COMMISSION MEETING

MARCH 27, 2014

The meeting was called to order at 7:00 p.m. by Chairman Chris Carry. Commission members present were: Greg Bade, Chris Carry, Tom Forquer, Seth Hudson, Mayor Olmstead, and Therese Witt (6). Absent: Byron Choka (1). Also present was Brody Walters, Planning and Zoning Administrator.

APPROVAL OF MINUTES FROM THE FEBRUARY 27, 2014 MEETING

Mr. Hudson moved to approve the minutes of the February 27, 2014 meeting as written. Mr. Forquer seconded and they were approved 4-0. Ayes: Forquer, Hudson, Olmstead, and Witt (4). Abstain: Bade and Carry (2).

ADMINISTRATOR'S REPORT

Mr. Walters reported that two items have been received for the April meeting: a Site Plan Amendment for the Guest House on West Indiana Avenue and a Preliminary and Final Site Plan for a retail center at Eckel Junction Road and SR 25.

Preliminary & Final Site Plan Review Brodie Optometry 840 West Boundary Street

APPLICANT/OWNER/DEVELOPER

Kyle Brodie, OD
955 Commerce Drive
Perrysburg, OH 43551

Brent Buehrer
Buehrer Architecture & Engineering, Inc.
314 Conant Street
Maumee, OH 43537

Tim Bockbrader
The Edge Group
33 South Michigan St.
Toledo, OH 43604

REQUEST

Chapter 1260.05 – Preliminary Site Plan Review
Chapter 1260.08 – Final Site Plan Review
Chapter 1245.29 – SR25 Corridor Overlay

PROPERTY LOCATION & DESCRIPTION

Location: On the west side of W. Boundary Street, immediately south of “Nifty Car Wash” and north of “Southeastern Equipment Company – CASE.” This site is also located directly west of the intersection of Garfield Drive and W. Boundary Street.

Property Size: 1.537 total acres

Parcels: Q61-400-670404015000

BACKGROUND

This property is known as the Fort Meigs Motel property. The motel has not been used for lodging purposes of recently. Over the course of the last several months the Perrysburg Fire Division has performed training exercises in and around the building resulting in the current damaged appearance of the existing building. The applicant proposes to demolish the current structure and introduce a new building and use.

ANALYSIS

The applicants have provided the necessary documents to conduct a joint preliminary and final site plan review for the proposed doctor’s office and the other joined tenant spaces. 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
Rear: 30 ft.
- **Adjacent Zoning/Uses:**
 - North** – C4 Highway Commercial (Nifty Car Wash, Corporate Intelligence Consultants)
 - East** – R5 Two-Family Residential
 - South** – I1 Light Industrial (Southeastern Equipment Co. CASE)
 - West** – I1 Light Industrial (United Rentals)
- **Land Use(s):** Medical Office (Permitted)
2 - Tenant Spaces (TBD)
- **Site Layout:** The applicant proposes to demolish the existing building and construct a new 8,722 SF building to house an optometry office for Dr. Brodie as well as two other future tenants which are anticipated to include a beauty shop/salon, and an urgent care use. The proposed building is shown to be

located roughly in the middle of the property but closer to the south property line. The centralized location of the building has allowed parking to be arranged on 3 sides of the building (north, east and west). The entrance and exit to the property has been limited to one curb cut that has been strategically located at the request of the PZ Administrator to be in alignment with Garfield Drive which is directly across W. Boundary Street. Additionally on site there are two areas that are defined as storm water detention areas, one along the west property line and one in the northeast corner of the property. The final feature on site is a 24'x24' storage building near the rear of the property. All required setbacks are represented accurately on the provided drawings and all features on site are shown to comply with all setbacks and otherwise applicable base zoning requirements with the exception of parking in the required front yard (9 spaces).

- **Roads and Access:** A Traffic Impact Study has not been requested for this development due to its previous use, and location to existing roadways.

Final Site Plan

- **Parking:** Sheet L.100 provides a detailed parking analysis for this site based on the anticipated uses that would occupy the two tenant spaces. The code requires 44 parking spaces to accommodate the proposed uses and the applicants have provided 54. Additionally, the drive aisle width meets the minimum requirement of 20'.
- **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 (.13%). Additionally, the code requires 1 tree on site for each 8 spaces (7 trees required based on this plan) and this requirement has also been met and exceeded.
- **Site Landscaping:** The landscape plan indicates substantial landscape throughout the site. Perimeter landscaping has been included along each side of the property and mounding has been incorporated where possible. Per sheet L.100, 10.2% of the site is landscaped which meets and exceeds this requirement.
- **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.

- **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 a very contemporary/modern structure that appears to have been inspired by recent new construction of Wendy's and/or Mercy Hospital further south on SR25. The building makes use of glass, EIFS, manufactured stone, brick and split-face block. 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. All of the building materials that are proposed are both visually interesting and very durable. It is important to note that the building materials for the proposed storage shed/garage and the dumpster enclosure are not identified as part of this submission. It should be required that this detail be provided prior to final approval.
- **Sidewalks:** Public sidewalks are required across all frontages and are shown on the site plan. The plan indicates the sidewalk will run thru the only driveway on site and additional sidewalk will provide for 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 do not meet the intent of requirement “C” above. The corridor overlay requires that each façade of a building be equal in appearance and quality of materials. The entire west elevation of the proposed building is shown to be constructed of EIFS without brick, stone, glass, or split-face block accents like the other 3 facades. Additionally, as mentioned above in this report building materials have not been identified for the storage shed/garage or the dumpster enclosure.

(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 very detailed renderings 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 W. Boundary Street. 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 on March 10, 2014. The street tree plan includes 6 London Plane trees spaced approximately 50’ on center in the tree lawn area.

(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 site plan. Further the administrator recommends that final site plan approval be subject to the fulfillment of the following conditions:

1. Applicant shall provide elevations of the dumpster enclosure that meet the requirements of Ch. 1250.57.

2. Applicant shall provide elevations for the storage shed/garage that meet the requirements of Ch. 1250.48.
3. The west (rear) façade of the main building shall be modified to include materials more similar to the other 3 facades of the building as prescribed by the corridor overlay requirements.
4. The applicant shall seek approval from the Board of Zoning Appeals for 9 parking spaces within the required front yard. (Ch. 1230.02(i))

Mr. Walters reviewed the above Staff Report. Brent Buehrer said that they would like relief on the west elevation. He said that they are upgrading the surroundings significantly and because of the long frontage there are significant costs involved with the screening wall.

Ms. Witt asked about exterior lighting. Mr. Walters said that there is none required. Mr. Buehrer said that they may have a little outside lighting; perhaps wall packs on the building. There was discussion regarding changes to the west elevation to bring it into compliance with the Code. Dr. Brodie stated that the reason there are no windows on the rear of the building is for privacy because that is where the examining rooms are located.

Dr. Brodie asked if they could make the screen wall shorter in length. Mr. Walters stated that historically where there is no parking on the other side, breaks in the wall have been approved. He said not requiring the screen wall on the south side of the driveway would be consistent with past approvals. Ms. Witt suggested that landscaping could be used to screen near the detention area. Mr. Carry said that he feels everything north of the driveway should be walled. Mr. Bade said that he understands the cost of the wall is extreme but it has been required of others. He added that he would be okay with removing some sections where there is no parking. Mayor Olmstead asked Mr. Walters if substituting landscaping for the wall would be in compliance with the Code. Mr. Walters said that it would be his recommendation that the wall not be modified. He said that it is attractive, well balanced, and ties the building to the streetscape. He said although he is not recommending it, he would prefer to see relief for the rear of the building.

Mr. Hudson moved for approval of the Preliminary and Final Site Plan subject to the following conditions:

1. Elevations for the dumpster enclosure and storage shed be submitted to the Planning and Zoning Administrator for additional review.
2. The west (rear) façade of the main building be modified to include recesses and projections consistent with the overall architectural standpoint.
3. The applicant shall seek approval from the Board of Zoning Appeals for 9 parking spaces within the required front yard.
4. The wall facing SR25 be allowed to be shortened on both the north and south ends not directly in front of parking spaces and those areas be replaced by shrubbery of the same height and standard.

Mr. Bade seconded the motion which failed by a 2-4 vote. Ayes: Bade, Hudson (2). Nays: Carry, Forquer, Olmstead, and Witt (4).

Ms. Witt moved to approve the Preliminary and Final Site Plan subject to:

1. Elevations of the dumpster enclosure that meet the requirements of Ch. 1250.57 be submitted to the Planning and Zoning Administrator.
2. Elevations for the storage shed/garage that meet the requirements of Ch. 1250.48 be submitted to the Planning and Zoning Administrator.
3. The west (rear) façade of the main building shall be allowed per the drawings.
4. The applicant shall seek approval from the Board of Zoning Appeals for 9 parking spaces within the required front yard. (Ch. 1230.02(ii))

Mr. Forquer seconded the motion which was unanimously approved.

***Final Site Plan Review
Costco Wholesale
SR25 and Eckel Junction Road***

APPLICANT/OWNER/DEVELOPER

Costco Wholesale
999 Lake Drive
Issaquah, WA 98027

TJ Design Strategies, LTD.
2311 W. 22nd Street, Suite 208
Oak Brook, IL 60523

Mulvanny G2 Architecture
1110 112th Avenue NE, Suite 500
Bellevue, WA 98004

REQUEST

Chapter 1260.08 – Final Site Plan Review
Chapter 1245.29 – SR25 Corridor Overlay
Chapter 1250 – Site Design Standards

PROPERTY LOCATION & DESCRIPTION

Location: Southeast corner of the intersection of SR25 and Eckel Junction Road

Property Size: 28.24 total acres (includes Costco, 2 out lots, detention, residual land)

Parcels: Q61-400-180000007000, Q61-400-180000012000, Q61-400-180000054500, Q61-400-180000057000, Q61-400-180000010000, Q61-400-180000011000, and Q61-400-180000009000. (7 total)

BACKGROUND

June 27, 2013 - Ted Johnson (TJ Design Strategies) and Jackie Frank approached the Planning Commission to introduce themselves as Costco representatives and to share preliminary details regarding Costco's interest in locating a new store on the existing "horse farm property".

October 15, 2013 - Ted Johnson on behalf of Costco Wholesale submitted an application for Preliminary Site Plan Approval and Special Approval Use for the construction of a Costco Warehouse and Fuel Center.

November 21, 2013 – Ted Johnson presented a Preliminary Site Plan and Special Approval Use application to the Planning Commission. The Planning Commission voted to approve the Preliminary Site Plan and to provide City Council with a favorable recommendation regarding the Special Approval Use for Retail over 60,000 SF by a vote of 5-2.

March 13, 2014 – City Council held a public hearing regarding the requested Special Approval Use for Retail greater than 60,000 SF.

March 20, 2014 – The Planning and Zoning Committee of Council (Mackin, McCarthy, Kevern) discussed the Special Approval Use request. The committee did not provide a recommendation but did vote 3-0 to send the issue to full City Council on March 25, 2014.

ANALYSIS

Costco has provided a full site plan application that does not vary significantly from the previous preliminary site plan application. Minor differences can be seen in the following locations:

- the location of parking lot green space along the pedestrian walkway from Eckel Junction Road,
- the driveway area along the east side of the building,
- the location of the storm water detention area,
- the location of the existing gas pipeline,
- the landscaping along the western side of the building.

This application will be reviewed according to the requirements for final site plan, Special Approval Use compliance (as the requirements pertain to building design) and Corridor Overlay requirements.

Final Site Plan

- **Zoning:** C4 (Highway Commercial) with Corridor Overlay
- **Setbacks:** Front: 50 ft.
Side: 10 ft. minimum

Rear: 30 ft.

- **Adjacent Zoning/Uses:**

North – C4 Highway Commercial (American Family Table), C1 Neighborhood Commercial (Quick Lube), RM – Multi Family Residential (Callander Court).

East – R2 Single Family Residential (undeveloped)

South – I-475/US 23

West – INS Institutional (Mercy), C4 Highway Commercial (BP Fuel, Cook Motor Sales, Circle K)

- **Land Use(s):** Retail over 60,000 GSF. (SAU)
Service Station (Permitted)

- **Site Layout:** The applicant proposes to construct a Costco Wholesale warehouse that is approximately 154,000 square feet in size. The warehouse is shown to be located in the south-central portion of the site and is surrounded by parking on the north and west sides of the building. Along SR25, immediately south of the proposed right-in / right-out a member only fuel center is shown. On the north side of the property along Eckel Junction Road, 2 out lots are shown in between the proposed right-in and the fully signalized intersection (directly across from the Black Diamond driveway).
- **Roads and Access:** A Traffic Impact Study along with subsequent revisions were prepared and submitted by Kittelson & Associates and was reviewed by city staff, the city's traffic consultant (Proudfoot) and ODOT (the final version of the TIS is dated March 3, 2014).
- **Parking:** The 154,283 S.F. warehouse as shown provides 719 (10' x 20') parking spaces. Retail stores require 1 parking space for every 200 S.F. of useable floor space. Useable floor space is calculated by taking 75% of the gross area. Based on this formula the useable floor area is 115,712 S.F. (115,712 divided by 200 = 579 required parking spaces). Additionally, parking is shown to be on at least 2 sides of the building and its perceived scale has been reduced through the use of a drive aisle and strategically designed landscape islands. The maneuvering lane width minimum for the arranged parking is 20 ft. and all lanes meet or exceed this requirement with the smallest being 23.5 ft.
- **Landscape Islands:** As the site plan indicates, the applicant has reserved the appropriate sized area (at least 30') along SR25 and I-475 for landscaping. Landscape islands are required by code to be installed at a ratio of 1 island for every 10 parking spaces. Per code, 74 landscape islands are required and 81 landscape islands are shown. Per Chapter 1250.10(b), all landscaped areas shall include irrigation. It should be noted that "cart corrals" are also shown in various locations throughout the parking lot, roughly one for every other row of parking.

- **Parking Lot Landscape:** The parking lot landscaping is primarily comprised of shade trees in islands and around the perimeter. The provided landscape plan indicates that the 6% landscape requirement has been met and exceeded (22%). Additionally, the code requires 90 trees be provided and the plan indicates that 147 will be provided.
- **Lighting:** A lighting plan has been provided indicating compliance with on site lighting requirements and light “spillage”. C-4 zoning permits light fixtures to be 30’ high and the gas station canopy lighting is shown as flush mounted. Per the plan, there will be 47 light poles on site.
- **Building Materials:** Costco has proposed a building with high-quality and visually interesting building materials that have been found to meet the intent of Ch 1250.48 (building material percentages). The warehouse is shown to be made from corrugated metal panels, concrete masonry units (CMU), steel, concrete, and insulated architectural grade metal panels. The predominant building materials are CMU and steel panels which resemble EIFS. Samples of each material have been provided and found to be both durable and attractive. Additionally, the fuel center shows masonry support pillars which are preferable. The fuel center building is shown to be constructed of 100% insulated metal panels. It will be required that this building also be constructed of the proper proportion of materials in accordance with Ch 1250.48, which will result in the use of materials more representative of the main warehouse.
- **Sidewalks:** Public sidewalks are required across all frontages. Sidewalks will be required to run through both driveways along Eckel Junction Road (as well as across the frontages of the 2 out lots). Sidewalks are not recommended to be installed across the right-in / right-out along SR25. The site plan provides for adequate and reasonable public access on the north side of the right-in / right out. Per Chapter 1250.56(a), sidewalks shall be provided along all internal circulation drives throughout the proposed development. As shown on the site plan, the applicant has agreed to provide concrete sidewalks along the access drives to provide for internal circulation however all private sidewalks on site shall be of consistent color and material.
- **Curb Cuts & Driveways:** The site plan shows 3 points of access to public streets, 2 along Eckel Junction Road and 1 along SR25. The eastern most access on Eckel Junction is a fully signalized intersection and the remaining 2 access points are shown as either right-in / right-out or right-in only. The signalized intersection is placed in accordance with the preferences and requirements of the city of Perrysburg/ODOT. It is shown to be an appropriate distance from the existing light at SR25 and Eckel Junction and is in alignment with the Black Diamond driveway across the street.
- **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.

- **Other Notes:**

- The two “Out Parcels” (.97 acres and .94 acres) shall require Preliminary and Final Site Plan Review and/or any necessary Special Approval Uses when developed. The out lots will also be limited to rear access only as no access will be granted from Eckel Junction Road. This may be accomplished by providing an anti-vehicular access easement across the frontage and sides of any out lots.

Special Approval Use

The requirements for Special Approval Use were explored thoroughly during the review of the Preliminary Site Plan. For this portion of the review (Final Site Plan), the following items shall be reviewed and verified for continued compliance:

- **Building Design:** In the opinion of the Planning and Zoning Administrator, all requirements of Chapter 1235.04(nn)(G) have been satisfied.
 - G1. All facades of a principal building that directly face an abutting public street shall feature at least one customer entrance.
 - The “clipped” corner design satisfies this requirement as the main entrance feature is visible from both roadways that provide access to the site.
 - G2. Facades greater than 100 feet in length shall incorporate recesses and projections a minimum of 3 feet in depth and a minimum of 20 continuous feet within each 100 feet of facade length, windows, awnings, entry areas, and arcades shall total at least sixty percent (60%) of the facade length facing a public street.
 - The building elevations included with this report now show additional recesses and projections along the primary facades of the building as well as other architectural features that are present along the majority of each façade (including color change, windows, doors, trellises, and color/texture change.
 - G3. Smaller retail spaces that are part of a larger principal retail building shall be transparent between the height of three feet and eight feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the building facade. Windows shall be recessed and should include visually prominent sills, shutters or such forms of framing. Smaller retail spaces shall have separate outside entrances.

- This requirement is not applicable to this project as there are no additional independent retail facilities located within the proposed Costco warehouse.
- G4. Building facades shall include a repeating pattern that shall include no less than three of the following elements: color change, texture change, material module change, or expression of architectural or structural bay through a change in plane no less than 12 inches (12") in width, such as an offset, reveal, or projecting rib. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty feet, either horizontally or vertically.
 - The proposed building elevations depict a visually attractive building that utilizes materials which help to reduce its perceived scale. Strategically placed columns, soldier course bands, and varying height materials are believed to satisfy the intent of this requirement.
- G5. Roof lines shall provide variations to reduce the massive scale of these structures and to add visual interest. Roof lines shall have a change in height every 100 linear feet in the building length. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and roof top mechanical equipment from the public view.
 - The rooflines of this building have been enhanced from the version that was shown as part of the preliminary site plan review. The City has worked closely with Costco to achieve the current plan which does provide additional variations and visual interest. Included with this report is a cross-section view that shows that all rooftop equipment will be screened from view.
- G6. Predominant exterior building material shall be a high quality. These include brick, wood, limestone, other native stone, and tinted/textured concrete masonry units. Smooth faced concrete block, tilt-up concrete panels, or prefabricated steel panes are prohibited as exterior building materials.
 - The predominant buildings materials are CMU which resemble masonry and is of similar quality. All building materials were found to be consistent with the building material requirements of the C4 zoning district.
- G7. Facade colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors is prohibited.
 - Overall, the proposed building is of neutral coloration. The building does however feature a semi-continuous red band around the outside of the building. Additionally, some materials are termed

“metallic champagne” but the sample board that was provided has revealed this material to be of very low reflectivity.

- G8. Building trim may feature brighter colors than facade colors, but neon tubing is prohibited.
 - See comment in G7 above.
- G9. Each principal building or tenant space shall have a clearly defined, highly visible customer entrance with a minimum of three of the following features: canopies, porticos, overhangs, recesses/projections, arcades, raised cornice parapets over the door, peaked roof forms, outdoor patios, display windows, architectural details such as tile work and moldings which are integrated into the building structure and design, integral planters or wing walls that incorporate landscape areas and/or places for sitting.
 - The proposed building features a well-defined customer entrance that features CMU columns, glass wall sections and lower roof lines.
- G10. A continuous internal pedestrian walkway shall be provided from the perimeter public sidewalk to the principal customer entrance. This internal walkway must feature landscaping, benches and other such materials/facilities for no less than fifty percent of its length.
 - The proposed site plan now includes a well defined pedestrian walkway from each roadway providing access to the site. Although the walkways do not provide benches, bike racks, etc., they do provide reasonable separation between vehicular traffic and pedestrians through the use of colored pavement, landscape, and curbing.
- G11. Sidewalks shall be provided along the full length of the building along any facade featuring a customer entrance and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet from the facade of the building to provide planting beds for foundation landscaping.
 - Sidewalks have been provided along each side of the building facing a parking lot. Sidewalks have not been provided in front of the overhead doors for the tire center, which is understood to be a functional concern.
- G12. Require three parking spaces per 1,000 square feet of gross floor area.
 - This requirement has been met and exceeded. Based on the specific use of retail over 60,000 GSF a more restrictive calculation (above) was used to determine parking compliance.

- G13. Parking is to be distributed around large buildings on not less than two sides to shorten the distance to other buildings and public sidewalks and to reduce perceived scale of paved surfaces. No single parking area shall exceed 200 spaces unless divided into two or more sub-areas separated from each other by landscaping, access drives or public streets, pedestrian walkways or building. If more than sixty-five percent (65%) of the total off-street parking spaces for the entire site are located between the front facade of principal building and the Primary Street abutting the site, additional landscaping, buffering and raised pedestrian walkway connections are required.
 - Parking is shown on both the north and west sides of the building. The plan has been designed to use strategically placed landscape buffers and drive aisles to reduce the visual scale of the parking lot.
- G14. Prohibit over-night parking of recreational vehicles and tractor-trailer vehicles anywhere within the site development.
 - Costco representatives have stated that there will be no overnight storage of vehicles on site with the exception of routine delivery trucks which will be in truck docks towards the rear of the property and will be actively unloaded during the hours of 4:30 AM and 9:30 AM.
- G15. A thirty-foot wide landscaped buffer along the front property line and abutting roadways is required. Where the façade faces adjacent residential uses, the developer must plant evergreen trees every twenty feet or in clusters. A minimum of twenty percent (20%) of parking areas is to be landscaped. Landscape islands are to be provided at a minimum of one for every ten (10) parking spaces with two shade trees planted for every landscape island.
 - Costco has provided generous landscaping and mounding along the perimeter of the property, while the setback off of adjacent roadways has allowed them to easily meet the landscape buffer requirements. Due to the requirement for a Special Approval Use for this project, the parking lot landscaping requirement is increased from 6% to 20%. According to page "L-1" of the submission, the landscaped area is shown as 22% (78,120 SF of the total site). As mentioned above, 74 landscape islands are required and 81 landscape islands are shown.
- G16. Non-enclosed areas for the storage and sale of seasonal inventory must be "permanently defined" and screened (or covered) with walls or fences of the same materials and colors of the building.
 - Costco has explained both to the administration and in public meetings that they do not feature seasonal or parking lot display areas for saleable merchandise.

- G17. Temporary sales and displays, such as Christmas trees and landscape materials, must adhere to the outdoor requirements for specified business and commercial districts. The Zoning Inspector shall review and approve the location, time and duration of the sales and displays.
 - See comment in G17 above.
- G18. For permanent fixtures, such as loading docks, truck parking, utility meters, HVAC equipment, trash containers, trash compaction, and other service functions, the following shall apply:
 - a. That such areas be incorporated into the overall design of the building and landscape plan;
 - b. That they be screened from visibility from all property lines and separated from pedestrian areas;
 - c. That screening structures be made of the same materials as the principal building;
 - d. That mechanical appurtenances be located within the structure and external ones be screened and finished to match the colors of adjacent building materials;
 - e. That these areas be located in the rear of the lot, or if not possible, the side yard. In no case can the areas be located within twenty feet of (or visible from) public streets, sidewalks or internal walkways.
 - The site plan and building elevations can be used to evaluate these requirements. It is important to note that loading facilities and mechanical features on site are proposed to be adequately screened. Items such as the compactor are located at the rear-corner of the property and are screened by walls similar to the proposed building materials.
- G19. Any areas used for shopping cart containment as may be provided, shall be fully enclosed and screened by a minimum of four foot high masonry wall, berming and/or landscaping.
 - Due to practical and safety concerns the administration urges the Planning Commission not to require sight obstructions such as masonry cart corrals within the parking lot area. Additionally, all overnight storage of shopping carts occurs indoors and out of sight of the general public.
- G20. Mulch storage cannot displace any portion of the site development intended for parking access, landscaping, or loading and shall be screened with berming and/or landscaping.
 - See comment in G17 above.

- G21. Signage shall be designed as a coordinated and complementary architectural element of the buildings to which it is principally related. Freestanding signs shall have landscaping at their bases. Commercial centers shall have a project name that is easy to identify, relates well to the site, is not similar to other project names, is in good taste and can be integrated with site identification signage to provide a unified theme. Signage shall not exceed maximum requirements of the Planning and Zoning Code.
 - Recent revisions to the Planning and Zoning code now permits applicants to request variances on sign related issues including height, setback, and size. Applicants may not ask or be granted variances to increase the number of permitted signs on site. In order to properly address the size issue that is present in terms of the proposed signage, Costco will be expected to seek relief from the Board of Zoning Appeals or in the alternative, reduce sign sizes appropriately.

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.
- (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.
- (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.

(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 final site plan and recommends approval of final site plan with the following conditions:

1. Sidewalks be installed through both driveways along Eckel Junction Road.
2. Sidewalks throughout the site shall be of consistent color, material and texture while being distinguishable from the parking lot material.
3. Additional/alternate gas pumps to the west side of the proposed fuel center shall not be installed now or in the future.
4. The fuel center building shall be constructed of materials more representative of the main warehouse building and in accordance with Ch.1250.48.
5. Costco shall apply to the Board of Zoning Appeals for any signage in excess of code limitations. (1 per façade, maximum 3 façades, no sign larger than 75 S.F. in size)

Mr. Walters introduced Ted Johnson, Costco's Director of Development for Midwest projects. Mr. Johnson said that there was a delay between approval of the Preliminary Site Plan and submitting the Final Site Plan due to issues regarding the gas pipeline that runs through the property. Columbia Gas Transmission has signed off on an interim plan and they are working with them on a timeline for relocating the gas line. Costco hopes that it can be relocated at the time of construction but if the gas company is not ready to go at that time, Costco will put in oversized sleeves under the drives so they won't have to be closed during the relocation. Mr. Johnson said that they addressed the recommendations that were made with the Preliminary Site Plan, but other than that the Final Site Plan is very similar to the Preliminary Site Plan. He reviewed each of the elevations of the building, noting the building materials that will be used.

Mr. Hudson asked about the signage issue. Mr. Walters said that the previous elevations showed signs on four elevations and that has been changed to three. The Board of Zoning Appeals cannot change the number of signs allowed, only the size allowed. Mr. Johnson noted that the sign on the north elevation has been removed.

Mr. Walters reviewed his recommendations that were included in the Staff Report. He noted that he is modifying recommendation #3 regarding additional gas pumps to read that any additional or alternate gas pumps in the future be brought back to the Planning Commission for approval.

Mr. Johnson said that the small controller enclosure at the fuel center is a pre-manufactured metal kiosk that is delivered to the site in one piece. He said that at the factory texture and color can be applied to the metal. They are suggesting a dark textured color to match the brick on the building be applied to the base, then tan in the middle similar to the textured metal of the building, with a cornice added to the top.

Ms. Witt asked Mr. Johnson about the benefit of the fuel center building being pre-fabricated versus building it on site. Mr. Johnson said that they don't consider it a building; it is not habitable, and it houses all of the monitoring/safety devices for fuel center operations. Ms. Witt asked if it comes with the monitoring equipment in it, and Mr. Johnson said that it does.

Mr. Bade said that there was discussion during the Preliminary Site Plan review about landscaping along the building adjacent to the service doors. Mr. Johnson said that he provided to Mr. Walters a geotech report with a recommendation to keep landscaping and irrigation at least 15' away from the building due to the expansive clay in the area.

Mr. Forquer made some suggestions regarding eliminating ten parking spaces on the east end of the site, four sites in the aisle directly across from the right-in on Eckel Junction Road, and adding others across from that location. Mr. Johnson said that the ten spaces on the east side of the property will be employee parking spaces so they will have a long term use and he doesn't see a lot of people backing out of them every hour. He added that if they are eliminated, it will create a 30' wide driveway and he is concerned about people speeding. He said that he has no problem with eliminating the four spaces Mr. Forquer indicated.

Mr. Forquer asked about the gap in landscaping along the eastern property line. Mr. Johnson said that they have no objections to filling it in. Mr. Forquer said that he would like it to be continuous. He added that the landscaping was a concern raised at several of the public meetings regarding this project.

Mr. Carry asked Mr. Johnson how he planned to address Mr. Walters' recommendation regarding the sidewalks being distinguishable from the parking lot material. Mr. Johnson said that they will use colored asphalt. Mr. Carry asked why they are using asphalt as opposed to concrete. Mr. Johnson said that they feel they have more maintenance with concrete.

Mr. Walters said the design work for SR25/Eckel Junction Road improvements have been completed. He called attention to the seven concerns that City Council had while considering the Special Approval Use. Two of the seven issues are part of the Final Site Plan process. The first comment on the list is reviewing the Site Plan and the last comment is buffering of the east boundary. The other comments will be reviewed with the construction plans.

Larry Shepard, 270 Southwood Drive, asked about the timing of the intersection improvements and Costco's construction. Mr. Walters stated that intersection improvements will be substantially completed by December, 2014. Mr. Johnson said that they may do some demolition and grading this year, but they will not begin construction until spring or early summer 2015 because they do not like to span two construction seasons.

Mr. Forquer asked Mr. Walters where he stands on the materials for the structure at the fuel center. Mr. Walters said that after discussion with Mr. Johnson he feels much better about it, he realizes there are some practical limitations and the proposal from Mr. Johnson simulates what he is looking for.

Mr. Forquer moved to approve the Final Site Plan with the following conditions and modifications:

1. Sidewalks be installed through both driveways along Eckel Junction Road.
2. Sidewalks throughout the site shall be of consistent color, material and texture while being distinguishable from the parking lot material.
3. Additional/alternate gas pumps to the west side of the proposed fuel center shall not be installed without separate review and approval by the Planning Commission.
4. The fuel center building shall be constructed of materials consistent with what was presented at the Planning Commission meeting.
5. Costco shall apply to the Board of Zoning Appeals for any signage in excess of Code limitations. (one per façade, maximum three facades, no sign larger than 75 square feet in size)
6. The gap in landscaping along the eastern boundary will be filled in and the four parking spaces at the location discussed at the meeting will be eliminated. (four spaces on the west side of the aisle south of outlot 1)

Mayor Olmstead seconded and it was approved 5-1. Ayes: Carry, Forquer, Hudson, Olmstead, and Witt (5). Nays: Bade (1).

There being no further business, Mr. Hudson moved to adjourn the meeting at 8:40 p.m. Seconded by Mr. Carry.

Respectfully submitted,

Mary Jo Sutton