

Monroe Planning Commission Minutes
June 19, 2018 – 6:00 pm
233 South Main Street, Monroe, Ohio

The Planning Commission of the City of Monroe met in regular session at 6:00 pm on June 19, 2018. The meeting was held at Monroe City Hall.

Call to Order

The meeting was called to order at 6:00 pm by Mr. Tubbs. Members present were Steve Wood, and Robert Routson.

Also present were: Kameryn Jones, Planner; Deana England, Deputy Clerk of Council; Jordan Parker, Engineering Technician; and Jennifer Patterson, Economic Development.

Mr. Wood moved to approve the minutes from the May 15, 2018; Seconded by Mr. Routson. Voice vote. Motion carried.

Case No. 2018-6-4 Consideration of a site plan for Bed Bath and Beyond Distribution Center.

Ms. Jones stated that Brooke Lindholm of the Kleingers Group, on behalf of Prologis, has submitted a site plan application for an e-commerce fulfillment center for Bed Bath and Beyond. The building is proposed to be 827,080 square feet and will locate on 62.67 acres off Salzman Road. The applicant indicates a July start date and January 2019 construction completion date. In May of this year, the developer for this project applied for a setback variance with the Board of Zoning Appeals regarding outdoor storage setback requirements. The applicant has since withdrawn the variance request and has made major changes to the site plan to meet the setback requirements.

Surrounding Zoning for the proposed site includes to the North: R-1 Single Family Residential, R-2 Single Family Residential, L-1 Light Industrial (single-family homes, McKinley Farm) South: L-1 Light Industrial (Greco Farm, Xerox) East: L-1 Light Industrial (Kohl's) West: R-1 Single Family Residential (Colonial Manor Square).

Ms. Jones stated that per code requirement, the future public road proposed along the south side of the site terminates with a temporary cul-de-sac. The minimum width is 60 feet in diameter, which appears to be met. Staff requests confirmation of this width.

In regards to parking based on 31,000 square feet of office space and 796,080 square feet of warehouse space, 740 parking stalls are required for this site. The applicant has proposed 549 stalls, under the 10% variance granted to the applicant by right. However, the applicant has shown 290 additional spaces as shadow parking on the west side of the property, putting the total parking number at 839. This would meet minimum parking requirements if the 124,000 square foot future expansion were to occur.

Ms. Jones states that code requires sidewalks along all portions of a parcel that front a public or private street, as well as a sidewalk connection to the building/use. The applicant has shown a 5-foot sidewalk along Salzman Road and along the north side of the proposed public road at the south of the site. Staff would like to note that sidewalks are typically required on both sides of a road, though past industrial sites have been permitted to reduce this requirement to one side only.

Ms. Jones stated that parking t single row landscape islands are required one canopy tree and three shrubs and double row islands are required two canopy trees and six shrubs. The applicant does not meet the shrub portion of this requirement in most areas as they have proposed canopy trees but no shrubs in these islands; however, it has been practice for larger structures in this park to omit shrubs in parking islands.

Screening requirements state that truck docks are required to be located in order to not be visible from the public right-of-way or residential zoning district. If this configuration is not possible, screening to meet 75% opacity up to 10 feet in height is required. As truck docks are proposed along the south side of the site facing a future public right-of-way with visibility from residential property to the west, screening is required. The applicant has indicated an 8-foot solid fence and street trees are proposed along this frontage. As a reminder, all rooftop and ground-mounted equipment must be screened from view. Any ground-mounted equipment shall be concealed via landscaping or other screening elements. Because the site is industrial adjacent to residential on the north and west sides, a Type D buffer yard is required. The applicant meets Option 2 on both sides and addition to this option requirement has proposed mounding of various heights. The berm height varies along the north side of the property, with 3.5 feet being a minimum and the average height being 4 feet. On the west 9 side, the berm height is 11 feet. The applicant has noted the berm height varies due to grading constraints as well as gas line easement constraints. Though Code only stipulates canopy trees as part of the buffer yard requirement, Staff has recommended incorporating a number of evergreen trees to provide year-round screening. The applicant has complied and has incorporated clusters of 8-foot tall evergreen trees to both the west and north buffer yards. Staff would like to note that if the existing fence along the western edge of the property is in disrepair, it must be replaced.

Ms. Jones states that code also requires main entrances to face a public road. This building's front façade faces north, away from the future public road and Salzman Road. Planning Commission has the ability to approve this configuration. Staff would like to note that this building configuration is due to the Board of Zoning Appeals case and requests from the board, Staff, and the public to move employee parking to the north side in lieu of trailer storage and docking.

Ms. Jones stated that lighting at the southern access point off should be a minimum of 0.2 foot candle for infrequent development entrances and 1 foot candle for frequent development entrances. Staff requests confirmation of the overall light pole height to ensure compliance with 32- foot maximum height for cut-off lighting.

Fire and Public Works Departments have no comment at this time. The Police Department requests the northern entrance drive off Salzman Road align with the access point for Kohl's on the east side of Salzman.

Ms. Jones stated that staff recommends approval of the site plan based on the following conditions: The lots must be split and combined to place the site on one parcel as approved by Staff. The proposed public road must be dedicated within three months of project completion date. The front façade facing

opposite the public right of way be approved as submitted. The use of evergreen trees as an alternative for screening requirements be approved as proposed. A GIS compatible file shall be submitted to the City. All other Staff comments be met. Staff would like to remind the applicant that though future expansion plans are generally shown on these plans, any addition to the building would have to undergo a separate site plan approval process approved administratively by Staff or per regulations in effect when any future expansion occurs.

Mr. Tubbs moved to approve Case No. 2018-6-4 Consideration of a site plan for Bed Bath and Beyond Distribution Center with the following conditions; The lots must be split and combined to place the site on one parcel as approved by Staff, the proposed public road must be dedicated within three months of project completion date, the front façade facing opposite the public right of way be approved as submitted, the use of evergreen trees as an alternative for screening requirements be approved as proposed, a GIS compatible file shall be submitted to the City, A drop curb be installed on new access road and North entrance, and all other staff comments be met; Seconded by Mr. Wood. Voice vote. Motion carried.

Case No. 2018-6-5 Consideration of a final plat for Monroe Crossings Phase Four.

Ms. Jones stated that Pam Felts of Monroe Crossings, Inc. has submitted an application for final plat of Monroe Crossings Phase Four. This section will dedicate one new street and four connector streets, creating 50 single-family lots and 4 open space lots. This phase will cover approximately 28 acres. The average lot width is 80 feet and density is 1.8 units per acre. The average lot size is 12,800 square feet.

Ms. Jones states that staff recommends Planning Commission give a favorable recommendation to City Council for this final plat with the following conditions: All bonding requirements be met through the City Engineer. Digital files compatible with City GIS be submitted.

The Fire, Police, and Public Works Departments have no comment at this time.

Mr. Tubbs moved to approve Case No. 2018-6-5 Consideration of a final plat for Monroe Crossings with the conditions that all staff comments are met; Seconded by Mr. Wood. Voice vote. Motion carried.

Case No. 2018-6-6 Consideration of a site plan for Park North Building 3.

Ms. Jones stated that David Wright of the Kleingers Group on behalf IDI, has submitted a site plan application for Park North Building 3, located just west of Building 2 (Cornerstone). The building proposed is 194,860 square feet for warehouse and distribution on 13.5 acres. The applicant anticipates a July start date and a January 2019 completion date. At this time, the building is speculative with no end user indicated.

Surrounding zoning for the site includes to the North: C-2 General Commercial (vacant property) South: H-1 Heavy Industrial (vacant property, Serta/Vallen) East: H-1 Heavy Industrial (Cornerstone) West: C-2 General Commercial, L-1 Light Industrial (vacant property, Gateway Tire).

Ms. Jones states that code requires a 5-foot sidewalk along all portions of a parcel that front a public or private street, as well as a sidewalk connection to the building or use itself. Staff requests a sidewalk connection from Gateway Boulevard to the site, particularly considering current efforts to provide additional transit throughout the city. Code requires an 8-foot sidewalk along the main façade featuring

a customer entrance. The walk directly leading to the main building entrance is marked as 9 feet, though the remainder of the sidewalk is marked as 5 feet. However, as these entrances are intended for employees, a reduction in this requirement may be warranted, as has been practice for other industrial sites with minimal "customer" traffic.

Perimeter landscaping standards require one tree per five parking stalls and a 3-foot tall continuous hedge of shrubs. The applicant has indicated three shrubs per five parking stalls, which is incorrect. Shrubs proposed at the perimeter should be an evergreen species to provide year-round screening. It appears not all shrubs proposed in these areas meet this requirement. Staff requests sizes of all landscaped islands. Single row islands are required one canopy tree and three shrubs and double row islands are required two trees and six shrubs. The applicant does not meet this requirement in most areas; however, it has been practice for larger structures in this park to omit shrubs in parking islands. 20% of the required front yard area must be landscaped. The front yard landscaped area must be a minimum of 6 feet wide. Though the front yard is minimal given the irregular lot shape, Staff requests a calculation.

Ms. Jones states that outdoor bulk storage (trailer storage on the west side) is required to be screened with a solid fence or wall, with alternatives. Staff requests a solid 8-foot fence to screen this area. As a reminder, all rooftop and ground-mounted equipment shall be screened from view. Any ground-mounted equipment shall be concealed via landscaping or other screening elements.

Ms. Jones stated that because the site is adjacent to commercial property to the west and north, a Type C buffer along the border is required. Further discussion is necessary regarding the adequacy of the existing natural buffer as it is proposed to remain in some areas along the west side of the site. From discussions with the applicant, multiple gas lines may restrict landscaping options along the north side of the site. If neither Type C buffering methods are possible or are severely limited, Staff suggests an 8-foot solid fence around this portion of the site.

Fire and Public Works Departments have no comment at this time. The Police Department requests addressing be visible in some form from Gateway Boulevard for emergency services purposes.

Ms. Jones states that staff recommends approval of the site plan application with the following conditions: Discussion and decision regarding the buffer yard requirement along the west and north sides of the site. Staff recommends an 8-foot fence be installed along both the west and north sides of the site to account for both buffer yard and outdoor storage requirements. In addition, as much existing natural buffer should be left intact. To assist in this effort, Staff would like to discuss the possibility of creating a 10-foot buffer yard along these sides of the site. The applicant will work with staff regarding a location for a sidewalk connection from Gateway. A GIS compatible file be submitted to the City. All other Staff comments are met.

Mr. Tubbs moved to approve Case No. 2018-6-6 Consideration of a site plan for Park North Building 3 with the following conditions: an 8-foot fence be installed along both the west and north sides of the site to account for both buffer yard and outdoor storage requirements, as much existing natural buffer should be left intact, a 10-foot buffer yard along these sides of the site. The applicant will work with staff regarding a location for a sidewalk connection from Gateway, a GIS compatible file be submitted to the City, and all other Staff comments are met; Seconded by Mr. Wood. Voice vote. Motion carried.

Mr. Routson moved to adjourn at 6:59 pm; Seconded by Mr. Wood.

Respectfully submitted by:

Deana England
Deputy Clerk of Council