



MEETING MINUTES

Planning Commission

Tuesday, October 3, 2017 – Regular Meeting

The meeting was called to order at 1:30 p.m.

Mike Linder began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Mr. Mike Linder, Dr. John Dubos and Mr. Chuck Boso. Chair Gary Leasure and Ms. Julie Oyster were both absent. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Jennifer Stachler, Public Service Superintendent; Tami Kelly, Clerk of Council; Laura Scott, Planning and Zoning Coordinator; Lt. Jeff Lawless, Grove City Police; and Mary Havener, Development Assistant.

With both Chair Leasure and Vice-Chair Oyster absent, Mr. Linder stepped in as Acting-Chair. At this time, he noted a quorum was present and asked for approval of the September 5, 2017 minutes. Mr. Boso moved to approve the minutes, Dr. Dubos seconded the motion and the minutes were approved 3-0.

Acting-Chair Linder announced that there was a change in the order of the agenda items with the fourth item presenting as the third and the third item presenting as the fourth. Mr. Boso moved to approve this change, Dr. Dubos seconded the motion and it was approved 3-0.

ITEM #1 – Indus Companies – Dual Brand Hotels | Development Plan

PID #201706280021

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to develop a new dual-branded hotel by Hilton Hotels on 4.4 acres southwest of the terminus of Buckeye Place.

The site will be accessed by a 24' shared drive from Buckeye Place over the adjacent Fairfield Inn site. Building and parking lot setbacks for the proposed development are comparable to area developments and extensive screening is proposed where the development is adjacent to residential properties.

The proposed building will be an approximately 95,903 square feet in size with 182 rooms. The building will be four (4) stories with a maximum height of approximately 52 feet at the building's tallest point. The proposed height is within the allowed height granted in the PUD Zoning Text of 90 feet for office or hotel/motel buildings in Subarea A. The building will be finished primarily in brick masonry with two tones of Gray EIFs for accent. Staff believes the proposed architecture of the building incorporates a level of detail and the architectural significance as required by the zoning text amendment approved with C-100-16, which included a rendering showing architectural expectations when the requirement for a signature office was removed from the text.

Approximately 130 square feet of signage is proposed on the building to be located on the east and west sides and at the buildings entrance. Details were submitted for a monument sign; however, the location of this sign is yet to be determined.

In general, Staff feels that the proposed development is in compliance with the zoning text for the Stringtown West Property PUD, including the 2016 amendment related to building architecture. Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the two (2) deviations and stipulations as noted in the Staff Report.

Mr. Donald Plank, attorney for the applicant was present to speak to the item. Mr. Plank stated that they are in agreement with the stipulations that were mentioned in the Staff Report. He continued to state that he went before Planning Commission in 2016 and there was a modification to the zoning on the property. At that time, elevations were submitted to show that modifications to the text was justified. It was stipulated that they return with standards that were equal to or above what had been presented. They have pushed the building closer to I-71, which allows them to have a larger setback from the neighbors. There is a 4 ft. mound, a 6 ft. fence and landscaping on either side. He continued to state that they have met with the neighbors on a number of occasions and they are comfortable with the screening.

Mr. Linder asked the architect, Brian McNally (Meyers and Associates), if the higher portion of the building on the Home2 side was an elevator. Mr. McNally stated that this particular area is two guest rooms, side by side, and the façade was elevated to create the look of a tower. The elevator is on the back side of the building. Mr. Plank stated that their intent was to have the building resemble an office building. They created larger windows that you would typically see and went from two doors to one. This enables them to have access to all the amenities with one single entrance to the property as well as one entry drive.

Having no further questions or discussion, Mr. Boso moved to approve the Development Plan with the two (2) stipulations and deviations as noted in the Staff Report:

1. Parking spaces shall be granted a deviation to the minimum square foot requirement to be 162 square feet in size.
2. The final placement of any monument sign for the development shall be reviewed and approved by the Development Department.

Dr. Dubos seconded the motion and it was approved 3-0.

ITEM #2 – Daystarz Childcare | Special Use Permit Amendment

PID #201709200027

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting to amend a Special Use Permit to expand the approved outdoor play area for Daystarz Childcare at 3323 Cleveland Avenue. Last month, Council approved an amendment to the initial 2015 Special Use Permit to relocate the play area onto the same property as the business. This amendment was approved with a condition that the play area be 18' x 18' as shown on a site plan included with the application. The current application is to approve an amendment to C-44-17 to allow for the expansion of the play area to be 20' x 30'. All other aspects of the childcare center use will remain the same as what was approved under their 2015 approval as indicated on the submitted materials.

Because the proposed play area will extend closer to Cleveland Avenue, the applicant has agreed to install a landscape area between the play area and the right-of-way. This is in addition to bollards proposed on all sides of the play area.

Staff does not believe the proposed expansion will harm the character of the site, or negatively impact circulation. Staff believes the addition of the landscape area and bollards, as well as bollards and landscape planters on all other sides, will create a safe play area for children.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the three (3) stipulations as noted in the Staff Report.

Ms. Donyette Dunlap, owner, was present to speak to the item. Mr. Linder asked Ms. Dunlap if she was in agreement with the three (3) stipulations noted in the Staff Report. Ms. Dunlap stated that she was.

Mr. Linder asked Ms. Dunlap if the play area was going to be asphalt. Ms. Dunlap stated they are looking at a couple different options, a rubber turf or mulch, that might be incorporated in the spring.

Having no further discussion, Dr. Dubos moved that Planning Commission recommend approval of the Special Use Permit Amendment with the three (3) stipulations as noted in the Staff Report:

1. Bollards shall have decorative caps matching the character of those utilized throughout the Town Center.
2. Landscape planters shall be located around the play area, as approved by the Urban Forester.
3. The landscape area located between the play area and Cleveland Avenue shall be landscaped as approved by the Urban Forester.

Mr. Boso seconded the motion and it was approved 3-0.

ITEM #3 – Stringtown Road Apartments | Preliminary Development Plan

PID #201709150026

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a preliminary development plan for a new multi-family residential development containing 138 apartments in four (4) buildings as a redevelopment of the Star Cinema site at the terminus of Parkmead Drive.

The 6.6-acre site is proposed to be accessed from Parkmead Drive from the east and from the K-Mart site to the west. An existing 30' drive in the west portion of the site will remain to provide access for truck deliveries to the adjacent Kmart.

A total of 138 housing units are proposed on the site for an overall density of 21 dwelling units per acre. Although the proposed density is over the maximum permitted density of eight (8) dwelling units per acre for standard multi-family residential developments, staff believes the proposed density is appropriate for the site given the more urban context. Staff is supportive of higher density developments in mixed-use, walkable areas, such as the recently developed Broadway Station Apartments in the Town Center which feature a density of more than 30 dwelling units per acre.

Proposed buildings are three stories in height, utilizing a combination of brick masonry and vinyl siding. Because the proposed development is within the CRA #2 and improvements to the property will be tax abated for 15 years, Staff will expect buildings to feature quality materials and architectural details beyond a standard multi-family residential development. Although buildings will not likely have direct visibility from Stringtown Road, the redevelopment of this site will set the standard for future redevelopment in the area.

In general, Staff is supportive of the use of multi-family residential on the site in order to further the redevelopment of the area into a mixed-use environment as shown on future land use plans. Noting that more detail will be given for examination to ensure a quality redevelopment of the site with the final development plan, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan as submitted.

Mr. Matt Vekasy, Metropolitan Holdings and Mr. Mark Catalano, Fairway Realty, were present to speak to the item. Mr. Linder asked if they had any additional information to provide other than what the City summarized. They responded that they did not.

Having no discussion, Mr. Boso moved to recommend approval of the Preliminary Development Plan to City Council as submitted. Dr. Dubos seconded the motion and it was approved 3-0.

ITEM #4 – Redwood Holton Road | Preliminary Development Plan

PID #201707260024

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a preliminary development plan for a new residential development containing 110 apartment homes at the southwest corner of Holton Road and Jackson Pike. The site of the proposed development is "Subarea A" of the Riverwalk Subdivision PUD, approved in 2006.

The 21-acre site is proposed to have two points of access, with entrances off Holton Road and another off Jackson Pike across from the entrance to the Scioto Grove Metro Park. The private street network is primarily a loop with residential structures on both sides. A small stub street is shown at the southwest portion of the development to access proposed Building E and a maintenance building. Staff is not supportive of stub streets if they do not have the potential to be connected to future developments. Given that the street stubs more than 200 feet from the property line and that the property to the south is not likely to develop in the near future, staff is not supportive of the proposed stub and recommends it be removed along with Building E.

The site's proposed density is 5.2 dwelling units per acre. Although this is under the previously approved density for the site, under the Riverwalk PUD zoning text, staff does not feel that this density is appropriate based on the recent development of the area. The density set in the 2006 text was assuming that the 200± acres east of SR 104 would be developed with 275 single-family homes. The area has since developed as the Scioto Grove Metro Park, significantly changing the previously anticipated character of the area.

In terms of building architecture, the preliminary zoning text contains language largely matching that of the approved zoning text for Subarea A, however, some requirements such as limiting the amount of vinyl are proposed to be removed.

Due to the prominence of the site at the intersection of Holton Road and Jackson Pike, and at the entrance to the Scioto Grove Metro Park, staff has high expectations for the architectural integrity of the structures visible from public rights-of-way within this project.

Due to the number of outstanding issues with the application including overall density, road configuration, open space and building architecture, the Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Development Plan as submitted.

Mr. Don Plank, attorney for the applicant, was present to speak to the item. Mr. Plank stated that they are seeking to obtain approval on a preliminary plan for 21.08 acres, which is Subarea A of Charlie Ruma's zoning back in 2006. At that time, the City had approved 124 units on the site along with 275 single-family homes across the street. They were unable to find that any preliminary plan had actually been approved for Subarea A, but the rest of the project was approved for zoning and went to the Final Development Plan. Mr. Plank continued to state that since 2006, the Scioto Metro Parks has been developed and the 275 single-family homes have gone. The application being presented to the Planning Commission is for 110 units.

Since Staff's report, Mr. Plank said that they have agreed to a number of things that can be stated on the record now. They are willing to remove Building E, which reduces the density to below five units per acre. It removes the stub street and it increases the open space which will meet the open space requirements of the City. Mr. Plank continued to comment that the buildings will front onto the public roadways so you won't see the back of garages from the public right-of-ways. The architectural standards they are committing to are going to be equal to or better than the development standards from the original text from 2006. They are constructing the bike path along Holton Road, along Jackson Pike and that will be located on an easement on their property. He stated that they will also be participating with the traffic light that goes to the center and will give access into the park as well as this development. They are preserving a significant amount of woods on the south side of the property and along the perimeter to the west and will be bringing utilities to the site which will be able to be expanded for further development.

At this time, Shawn Goodwin, American Structurepoint, gave a brief presentation on Redwood Apartment Neighborhoods and the specific development that they are proposing. The site plan shown as part of the presentation showed the removal of Building E.

Mr. Linder asked the City what their vision was for this area. Ms. Shields stated that the City has future land use plans that show a step-down in density between Buckeye Parkway and Rt. 104. While she can't give a specific number for the density, Ms. Shields continued that the City would like to maintain the rural character of the area. This particular development does not present the character the City is looking for. Mr. Linder agreed and stated that the site looks crowded and as proposed he envisions driving down Rt. 104 and it appearing as one long building even though they are separated.

Mr. John Sherron, resident, asked to speak to the item. Mr. Sherron stated that he lives directly across the street from this proposed development. Mr. Sherron asked for clarification of the zoning. Ms. Shields stated that the property was zoned PUD in 2006, however, there is a line in the code stipulating that if the site is not developed within a certain time frame, it would revert back to SF-1. In the City's opinion, that zoning is now currently SF-1. Mr. Sherron asked what the City's procedures were for zoning changes. Mr. Linder emphasized this this particular proposal is not a zoning change. If the property would need to be rezoned, it would be presented at a different time. Ms. Jennifer Readler, attorney for the City, stated that this is the first step. A Preliminary Development Plan first goes to Planning Commission and then onto City Council. The next step would be a Rezoning which would also go to Planning Commission and then onto City Council, followed by a Final Development Plan.

Mr. Sherron went on to state his concern for the traffic that will be generated as a result of this development. He would also like to see space reserved, before this area is developed, for a future turn lane onto to Rt. 104 from Holton Road. Mr. Sherron continued to express concern over the fact that they are anticipating that this project will go on for over seven (7) years. If this project is approved, he would like to see it accomplished in a much shorter amount of time.

Mr. John Hirt, resident, asked to speak on the item. Mr. Hirt also expressed his concern on the amount of traffic that would occur as the result of this development and the safety of the bike path. He asked that members travel down 104 between the hours of 4:00 – 6:00 and attempt to turn into a driveway to see for themselves how bad the traffic is. He likes the idea of the bike path, but with the amount of traffic and people pulling into drives, he's concerned about the safety issues.

Mr. Linder stated his agreement on how dangerous traffic is on 104.

Mr. Plank asked to address a couple of items. Mr. Plank stated that they will need to have an access study done which will determine where the lanes will go, however, it will not address the bike path because the bike path is a City requirement. A traffic light is not something that is created by this development, as it too, is a City requirement. Mr. Plank stated that building of the development will not take seven (7) years. That was a misunderstanding. It will be done within a couple of years.

Mr. Plank addressed the landscaping concerns and discussed that various changes that could be made to eliminate them. He stated that he understands the concern about traffic, however, with the addition of a traffic light and turn lanes, these issues could be controlled. He believes that, at less than 5 units per acre, this is an appropriate use and the landscaping issues can be addressed to break up the buildings.

Having no additional discussion, Mr. Boso moved to recommend approval of the Preliminary Development Plan to City Council. Dr. Dubos seconded the motion. A vote was taken and it was disapproved 3-0.

Having no additional discussion, Acting-Chair Linder adjourned the meeting at 2:07 p.m.



Mary Havener, Secretary



Julie Oyster, Acting Chair