BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, September 7, 2016, 7:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES
   A. July 6, 2016

V. PUBLIC HEARINGS
   A. PUD 16-1 SSP #1, Cottages of Beavercreek

VI. DECISION ITEMS
   A. PUD 91-2 MOD 7/16, Minor, KFC/Long John Silver's Façade Renovation

VII. ADJOURNMENT

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, July 6, 2016

PRESENT: Mr. Archibald, Mr. Curran, Mr. Erbes, Mr. Loftis, Mr. Self

ABSENT: none

Chairman Self called the meeting to order followed by roll call.

Mr. Curran MOVED approval of the agenda. Motion was seconded by Mr. Archibald and PASSED by majority voice vote.

Mr. Erbes MOVED approval of the June 1, 2016 minutes. Motion was seconded by Mr. Archibald and PASSED by majority voice vote.

DECISION ITEMS
PUD 16-1, The Cottages of Beavercreek Rezoning

Mr. Self recused himself from the case.

Mr. Curran MOVED to untable PUD 16-1. Motion was seconded by Mr. Loftis and PASSED by majority voice vote.

Clerk Gillaugh read the notice of public hearing on an application filed by Charles Simms Development, 2785 Orchard Run Road, Dayton, Ohio 45449. The applicant requests rezoning and concept plan approval of 20.03 acres from A-1 Agricultural District to R-PUD 16-1 Residential Planned Unit Development for 94 multi-family residential units to be known as The Cottages of Beavercreek. The property is located on the east side of County Line Road approximately 700 feet south of the intersection of County Line Road and Weber Drive. The property is further described as Book 3, Page 3, Parcel 72 on the Greene County Property Tax Atlas.

Mr. Burkett discussed the change to Condition #8 regarding construction traffic, and said that was the only change to the resolution since the previous meeting.

Mr. Archibald explained this case is a rezoning case and is not the approval of the specific site plan. He stated if the Commission does approve the case tonight, the case will move on to City Council for three readings before they vote on it.

Mr. Curran was pleased with the effort Mr. Simms and the residents went through. He said he was for the application.

Mr. Erbes stated once he reviewed the revised packet it provides some clarity regarding the routing of the road to the north and the berming concerns he had. He appreciated the additional information to help them consider the case tonight.

Mr. Archibald appreciated Mr. Simms working with the citizens to resolve some issues and to reach some compromises, and to keep in mind those discussions need to be continued if this case goes forward. He believed there had been some significant changes made based on input from the community.

Mr. Curran MOVED to approve PUD 16-1 with 10 conditions:

1. The approved concept plan shall be the plans dated “Received June 21, 2016”, except as modified herein.

2. Principal and accessory uses permitted in this R-PUD shall only be the following:

    - One Family Dwellings
    - Two Family Dwellings
    - Multi-Family Dwellings
    - Private garages for storage of vehicles of residents and employees
    - Private swimming pools and club houses for use by residents and guests only.
    - Those accessory buildings and accessory uses customarily incidental to the permitted principal uses.

3. Maximum density for this property shall be 4.31 dwelling units per acre.

4. Total units for the R-PUD shall not exceed 90 dwelling units.

5. Points of access and vehicular circulation as shown on the concept plan are subject to City of Beavercreek final review and approval at the specific site plan stage.

6. Building plans, designs and elevations for residential structures within the 20.03-acre project shall be subject to review and approval by Planning Commission and City Council at specific site plan stage.

7. Open space for this development shall be no less than 55% of the total land area.

8. The applicant shall be required to pay all applicable park fees, or dedicate parkland in lieu of park fees as determined by the City Manager, Planning Department and/or Parks Department prior to releasing the record plan for recording.

9. All principal dwellings shall be limited to one story.

10. Buffers and grading limits for the project shall be as follows:
    - Where the woods exist along the southern property line abutting the multi-family residential properties, maintain 50 foot buffer from the property line. No grading or removal of vegetation permitted with the southern 25 feet of this 50-foot buffer, or as regulated by Planning Commission and/or City Council at the specific site plan Stage.

- Where there are no woods along the southern property line abutting the multi-family residential properties, construct a 4-foot mound, complimented with dense evergreens trees.
- Where the woods exist along the northern property line abutting the single family residential properties, maintain 50 foot buffer from the property line. No grading or removal of vegetation permitted within this 50-foot buffer, except within the southern two feet, or as regulated by Planning Commission and/or City Council at the specific site plan stage.
- Where there are no woods along the northern property line abutting the single family residential properties, construct a 6-foot mound, complimented with dense evergreens trees.
- If acceptable to Beavercreek Fire Department, maintain natural barrier (tree) that dead-ends on Quill Drive to the north by curving the emergency access road.
- Emergency access roads shall be constructed from grass pavers, the final design and location subject to review and approval at the specific site plan stage.
- No construction traffic shall be permitted on Quill Road, Terrace Drive, or Straight Arrow Road.

Motion was seconded by Mr. Loftis. Motion PASSED by a roll call vote of 4-0. (Self recused)

PC 16-1, Zoning Code Updates

Mr. Loftis MOVED to untable PC 16-1. Motion was seconded by Mr. Archibald and PASSED by majority voice vote.

Clerk Gillaugh read the notice of public hearing for the purpose of reviewing an update to the Zoning Code.

Mr. Archibald stated he recommended a change from last month that was not included in the packet regarding Chapter 158.126 (A)(4), which was changing the word “butchered” to “slaughtered”. He believed they all agreed on the change, but it just didn’t get changed. He said there has been some concern about Beavercreek being an agricultural community by allowing chickens in residential areas, but he felt staff had done a really good job of putting the package together to layout the ground rules and what the requirements are. He said if those are not properly maintained then the City can pull the permit and the people will have to get rid of the chickens. Mr. Archibald said the City also included a sunset provision that means after a year if it is not reviewed and approved permanently then it goes away. Mr. McHugh stated if it is approved, Council will reevaluate the conditions and they have the authority to repeal it if they find it is not working. Mr. Archibald thought this was an opportunity to see if it will work, and if not there is a way out.

Mr. Curran said he had some conversations with citizens, and has had some trepidation about it, but he thought he could support it with the sunset provision.

Mr. Erbes thanked staff for the updates regarding the signage, and felt he had made his voice clear regarding the chickens.

Mr. Self referred to the definition of “Sign, Commemorative” and asked if that was something similar to a state historical plaque. Mr. Burkett stated that was correct, and said it would be a city, state, or federal sign. Mr. Self thought the sunset clause was a good idea with the chickens, and if it does not work then it will die automatically unless renewed by Council. Mr. Self referenced Chapter 158.146 (C)(3) and believed LED tubes are larger than half inch. Mr. Burkett said they would look into it. Mr. Self referred to Chapter 158.148 (H), and suggested adding that verbage in there too because it matches up with Chapter 158.146 (C)(3).

Mr. Archibald MOVED to approve PC 16-1 with the changes that were discussed tonight. Motion was seconded by Mr. Loftis. Motion PASSED by a roll call vote of 4-1. (Erbes opposed)

PUBLIC HEARINGS
PUD 16-2, Creekstone Rezoning

Mr. Erbes recused himself from the case due to the close proximity of his home.

Clerk Gillaugh read the notice of public hearing on an application filed by Oberer Land Developers, Ltd, 3475 Newmark Drive, Miamisburg, OH 45342. The application requests approval of a residential planned unit development (Creekstone) by rezoning 69.1 acres of land from A-1 Agricultural District and R-1A One-Family Residential District to R-PUD Residential Planned Unit Development. The property is located approximately 1,250 feet north and 1,675 feet east of the intersection of Grange Hall and Shakertown Roads. The property is further described as Book 3, Page 13, Parcels 29 and 30 on the Greene County Property Tax Atlas.

Mr. Burkett summarized the staff report dated July 1, 2016, which stated the applicant is requesting to rezone 69.1 acres to R-PUD to construct a low-density single family development consisting of up to 145 units. He discussed the location of the property, the zoning classification for the property under discussion and the surrounding properties’ zoning classifications, the Land Use Plan designation for the property, the proposed concept plan, what type of homes are proposed, the density calculation, the setback requirements, and several conditions in the resolution. Staff recommended approval of the case with eight conditions.

George Oberer Jr., Oberer Companies, discussed the overview of the Oberer Companies and the location of the proposed project. He showed the conceptual plan and reviewed the types of homes they are proposing to build. Mr. Oberer explained they are proposing a tree preservation area along the northern and eastern boundary lines and he discussed the storm water management they are planning on doing. He stated they did have a traffic study done because of the concern about visibility from the Grange Hall Road access

point, and it was determined to be a safe location. Mr. Oberer said they are proposing a pedestrian access only to River Hills Road, and said it would be difficult to connect a street because of the grade and they want to make sure they get adequate drainage in place to get the water to the pond.

Mr. Oberer showed a site plan of Phase 1 off Grange Hall Road, which would be the patio home lots, and explained what the HOA would be responsible to maintain. Mr. Oberer stated there are over a half dozen patio home styles, will be single floor living, and will range from 1,453 square feet to 2,080 square feet. Mr. Oberer showed a site plan showing Phase 1 off Shakertown Road, which are the single-family homes with lot sizes varying in width from 85 feet to 95 feet. He stated there are over a dozen single-family home plans with over 50 potential elevation varieties. Mr. Oberer said the lots will have large front and rear yards and there is potential for side load garages on many of the lots. He explained the homes would range in size from 1,865 square feet to 3,098 square feet. He showed several different elevations of what would be offered that consisted of single and two-story plans.

Mr. Oberer said a little over five acres has been set aside for the expansion of Leo Brown Traditions at Beavercreek Senior Assisted Living Development. He explained it is a senior living development that is under construction, and they would like to add several buildings to their development. Mr. Oberer did not see where that would be an incompatible development and would be happy to work with them to make that happen. He said they would be submitting a separate application for that project.

Mr. Oberer said they are proposing a four to six foot high landscape mound within the rear yards along Grange Hall and Shakertown Roads. Mr. Oberer stated there will be a continuation of sidewalks added to the Shakertown frontage and an eight-foot multi-purpose path on the Grange Hall Road frontage. Mr. Oberer explained open spaces were concentrated as much as possible along the eastern property line to preserve the trees and it is the lowest spot in the development to put the detention basin. He said there has been a 10-foot no cut zone added along the rear of all the lots that are adjacent to existing lots to the north and east.

In public input, Michael Bergman gave his three minutes to Linda Bergman.

Linda Bergman, 731 Burntwood, stated she is a long term resident of Beavercreek and said she is not fighting the development but she was concerned. She was worried about the traffic flow problems that she sees on Shakertown Road, which was her primary concern, but also for Grange Hall Road. Mrs. Bergman said Ankeney Middle School generates a lot of traffic at peak periods and during special events, the church that will be built on the corner will have a lot of traffic issues at peak times, and The Traditions will have workers entering/exiting the site. She explained Burntwood Drive is directly opposite from the entrance point into Creekstone, which she looked at and didn’t see any other place to put it either. Mrs. Bergman said to the east of Burntwood Drive there is an incline and a curve in the road. She stated she would like for that to be addressed before this

project goes in, and how traffic is going to get out of the site because of the traffic on Shakertown Road.

Mrs. Bergman asked if a turn lane would be added on Shakertown Road and would start at the intersection of Grange Hall Road and Shakertown Road and continue to the three lanes that currently exist. She believed if that was done the land should come from the north side of Shakertown Road because it was vacant land and not the front yards of existing homes like it is on the south side. Mrs. Bergman questioned if the Commission could give her some peace of mind that the changes that are proposed would not affect their quality of life.

Robert Manske, 3987 Rexford Road, stated he would like the Commission to figure out where all the people are going to go on Grange Hall Road and Shakertown Road and the intersection of the two.

Tim Kunzweiler, Pastor of Community of Christ Church, owner of the property at the corner of Grange Hall Road and Shakertown Road, stated they are interested in the planning that is occuring with this project and dealing with the Planning Commission and the developer.

Tom Gucwa, 3623 Sunset Bluff Drive, stated he realized something was going to be built here, and preferred it didn't, but knew it would. He appreciated the applicant listening to the residents because he stopped the traffic patterns coming in from the existing residential areas and has offered to keep some of the trees along the northern property line in back of the patio homes. He requested a 20-foot no-cut zone along the northern property line to the east, but he understood it is up against agricultural property and according to the zoning he does not have to. Mr. Gucwa stated he would really like to keep some of the trees in that area, and requested that change.

Scott Perry, 3998 Willowcrest Road, stated he appreciated the applicant addressing the water run-off because the area floods by Grange Hall Road. He said he was concerned about the entrance on Grange Hall Road, and said eventually they are going to want to widen Grange Hall Road, and he had the same concerns as a previous speaker and wondered if they could take a little more land from the business park and not so much the resident's front yards because they don't have that much front yard already. He appreciated if the City could look out for them also.

There being no further public input, the public hearing was closed.

Mr. Archibald stated the recommendation in the resolution called for five-foot side yard setbacks, and he could not support that. He said when he first looked at the plan he was surprised by the 62-foot frontage of some lots and wondered how they were going to build a house on that, but then he went and looked at a couple of other patio home developments that have similar size lots. He said those developments had a distance between the houses that was at least 16 or 18 feet. Mr. Archibald preferred the side yard setbacks for the patio homes be eight feet and for the other homes he would like to see

ten-foot setbacks. He explained the Zoning Code requires a minimum lot size of 20,000 square feet and a minimum 100-foot frontage for R-1A Districts. Mr. Archibald said they have moved away from those requirements in a lot of very successful neighborhoods.

Mr. Curran stated he did not want River Hills Road cut through and open into the new development. He said they already had a few residents speak about increased traffic on Shakertown Road, and he could see traffic from this area using River Hills Road and impacting that residential area. Mr. Curran thought traffic could come out from the existing plat and go through the new development and come out on Shakertown Road.

Mr. Loftis asked what the approximate wooded acreage was on the site. Mr. Oberer said they have done some preliminary design work on it, but he did not have an exact wooded acreage. Mr. Loftis questioned if he knew what it would be after the site was built out. Mr. Oberer said no, but he could get that information. Mr. Loftis stated the applicant is looking between a seven to nine year built out for the project, and questioned how long it would take to complete Phase 1. Mr. Oberer thought approximately a year and a half, and explained the first phase normally takes a little longer to get momentum built with the sales process. Mr. Loftis asked what the sales price per square foot would be. Mr. Oberer explained what they were experiencing in similar developments right now, and said it is anywhere from $156 to $175 a square foot.

Mr. Loftis said he was concerned with the Phase 1 density and if the rest of the development does not get completed they are not going to meet the density requirement. He questioned what the density would be in Phase 1. Mr. Oberer said he did not know, but it was their intention to start with the Phase 1 on Grange Hall Road and Shakertown Road simultaneously. He explained the reason they are able to do that is the site is blessed with an abundance of utilities at easy access locations. Mr. Loftis said he did some rough calculations and he is at about 3.4 units/acre for Phase 1, and he was very concerned about that. He understood they were looking at the overall development, but the initial phase is very high density. Mr. Loftis explained if the project would fail it would not meet the density of the PUD. Mr. Loftis was concerned about the traffic flowing through the area especially knowing they are going to be reconstructing the arterial roads at some point and could further exacerbate the problem.

Mr. Self said if he remembered correctly when they approved Farmbrook they required the new lots that abutted to existing residential to be 20,000 square foot lots, and he asked if that was policy or a provision in the Zoning Code. Mr. Burkett explained there is a requirement in the Zoning Code that refers to lots immediately adjacent to existing. Mr. Self stated this proposal does not do it because all the patio homes are adjacent to R-1A lots. Mr. Burkett explained there is an open space strip between the patio homes and the existing residents so they are not technically immediately adjacent. Mr. Self asked if there will be turn lanes and street lights required at both intersections. Mr. Burkett said yes there will be street lights and discussed the road improvements that will be done on Shakertown Road and said there will be a left turn lane at the new intersection created on Grange Hall Road. Mr. Self asked if they were going to do fees in lieu of park land. Mr. Burkett

explained he did a quick calculation, and he did not think the land he is donating as open space would quite cover all the park fees so there will be some credit for the open space but it will not cover it all.

Mr. Self referred to the detention pond, and asked if the City Engineer had looked into the water runoff since it turns into a grass swale through people's backyards and he wanted to make sure the pond would retain the runoff so it does not flood the swale. Mr. Burkett explained those calculations are done at the specific site plan and if the case moves forward to that stage the calculations will need to show it does retain the water that is any additional runoff. Mr. Self referred to the Zoning Code and talked about the setbacks for R-1A properties. Mr. Self stated they were well under those requirements for this PUD, and the problem with short front yard setbacks is cars overhanging the sidewalks.

Mr. Self explained single family homes generate fewer trips per day than the same number of multi-family units. He discussed the Zoning Code requirements regarding water runoff when a property is developed. Mr. Self said when Planning Commission and City Council are considering a development they cannot legally look at traffic and the condition of the roads in the area as a consideration for a yes or no on a development. He said it is the City's responsibility and in some cases the developer's responsibility to improve the roads to meet the standards of a new development.

Mr. Self disagreed with Mr. Curran and said it is simply good planning when you have the adjacent plat streets connect. He stated the stub streets were put in there for a reason, and they were done that way for when the property developed. Mr. Self explained where they have had adjacent plats joined with streets there has been little or no problem and where there have not there has been problems.

Mr. Self said the applicant is putting sidewalks on Grange Hall Road and Shakertown Road, and asked about within the plat itself. Mr. Oberer said yes there will be sidewalks. He stated in response to the comment about connecting streets, he would normally agree with him. Mr. Oberer believed in this particular case there are some sound engineering reasons to not connect them and it has everything to do with the topography of the property and to aide in the drainage and the yards that back up to this property. He thought it would be a hindrance to put a street through to connect because it will obstruct the possibility to have free flowing drainage all across the northern property line. Mr. Oberer said it could be done but it will make it much more difficult because the typography changes very little. He stated the connectivity to the east just happens to be the lowest point on the property, and it was extremely important that the stormwater detention area go at the lowest point. Mr. Oberer said to further complicate matters it is right next to the storm outlet. He explained they looked at a couple different drainage plans, but the results that are being presented tonight are the best. Mr. Self thought the residents in the plat would use the connection more to go through the development so they don't have to make a left turn on Grange Hall Road and another left turn to get to Shakertown Road.

Mr. Archibald explained they have discussed this property before and the water drainage problems and he thought the plan is going to help eliminate those problems or at least not exacerbate them. He was concerned about the drainage pond not being in Phase 1, but it sounded like there was a pipe running from Grange Hall Road over to the detention pond. Mr. Oberer said there would be a temporary detention pond to the east of Phase 1, and once they got beyond that section they would run the pipe all the way to the detention pond. Mr. Archibald asked if the storm pipe would go under the properties. Mr. Oberer said yes it would go through the properties, and explained there will be another detention pond just south of the Leo Brown Development. He stated that is proposed to be a shared pond with the Traditions of Beavercreek. Mr. Archibald said the applicant had done his due diligence, and said most of the citizens' concerns were about traffic flow. He agreed they cannot include traffic items in their decision making process, but felt they do have some influence. Mr. Archibald stated he would like to see the resolution amended for the side yard setbacks a minimum of 8 feet for Lot Type 1 and 10 feet for Lot Type 2 and 3. Mr. Oberer said the reason they requested it was because shifting the house closer to the property line allows them to build a larger house and perhaps a side entry garage or a third-car garage. Mr. Archibald said it also gives them the ability to build houses 10 feet apart, and that is where he has the concern. Mr. Oberer said they are not in favor of that either, and believed they could put language in the document for a total side yard setback and a minimum amount between them. Mr. Archibald said it could be amended to a 5-foot minimum side yard, total of both side yards a minimum of 15 feet.

Mr. Self said the applicant mentioned earlier they are planning on starting on both ends and meeting in the middle, and asked what the plan was for building Roads A and D and if they will be connected with Phase 1. Mr. Oberer explained they are only going to build the section that is in the phase. Mr. Self questioned if those streets will be stubs until however long it takes to build out to the last phase. Mr. Oberer stated that was correct.

Mr. Curran asked if the cut through to River Hills Road can be made as a condition that it will not be cut through. Mr. Burkett said it is shown on the plan as not being cut through, so a condition would have to be added for it to be cut through.

Mr. Loftis asked if a condition could be added that the density has to stay at a certain amount at the specific site plan stage because he was really concerned that the site plan initially is nothing but high density and there is no commitment beyond that. Mr. Burkett explained densities are normally called for in rezoning cases, and discussed how the density condition was worded in the resolution. Mr. McHugh said he has seen it before where they have to keep it within a certain range, and they have to build so many of each style homes to keep a balance. Mr. Burkett stated it polices itself, and if they wanted to change the style of the lots they would have to come through this process again. Mr. McHugh stated another way they could address Mr. Loftis' concern was they could not move on to Phase 2 with the patio homes until they have met a certain percentage of the larger homes. Mr. Burkett did not like the idea of adding legislation that they could not move on to future phases until more single family homes are constructed. Mr. McHugh said it could be a percentage. Mr. Loftis stated then they could come in at a future time and

request a higher density. Mr. Burkett explained they would have to go through the same process and the Land Use Plan calls for low density in this area. He stated if they did come back with an application they still would not be able to go over 3.01 units/acre for the overall development or staff would not recommend approval.

Mr. Curran MOVED to approve PUD 16-2 with eight conditions, seconded by Mr. Archibald.

Mr. Archibald MOVED to amend Condition 5C stating 5-foot minimum side yard; total of both side yards 15 feet minimum. Motion was seconded by Mr. Curran and PASSED by majority voice vote.

Mr. Self MOVED to amend Condition 5A to a 40-foot minimum front yard setback. Motion was seconded by Mr. Curran. Mr. Burkett explained there are a lot of recent developments that have had the 30-foot front yard setback, so it was not unheard of. Mr. Self said he was concerned about vehicles blocking sidewalks. Mr. Burkett proposed to split the difference and make the front yard setback 35 feet. Planning Commission agreed and motion PASSED by majority voice vote.

Mr. Self MOVED to add Condition 9 stating that Road A and Road D be completed as part of Phase 1. He said it was because they will be short stub streets that will cause traffic problems and he did not think it was smart planning to leave the streets stubbed for what could be years. Motion was seconded by Mr. Archibald and PASSED by majority voice vote. (Curran opposed)

Mr. Self stated in other plats where there is a residential PUD that abuts existing straight R-1A zoning, as it does to the north with this proposal, they have required the developer to have the lots adjoining existing R-1A half acre lots to be R-1A half acre lots. He proposed that with this development, and explained that mean shifting those patio homes on the northwest part of the development. Mr. Self believed that is to be consistent with other zoning they have done around the City and required it of other developers. He said it took the developers of Farmbrook three times to get it right. Mr. Self MOVED to add that as Condition 10. Motion FAILED due to a lack of a second.

Mr. Self MOVED to add Condition 10 requiring the connection of River Hills Road to the north. Motion was seconded by Mr. Archibald. Motion PASSED by majority voice vote. (Curran opposed)

Mr. Curran thought the road was not going to be cut through for reasons Mr. Oberer explained earlier regarding some Engineering issues. Mr. Burkett explained that is what was originally discussed and Planning Commission just voted to change that.

Mr. Self said the case will be heard at City Council yet.

Mr. Curran thought the Commission was in agreement that the road was not going to be cut through, and asked for a separate vote on it. Mr. McHugh explained it was going to have to be for a reconsideration of that particular portion.

Mr. Archibald MOVED to reconsider Condition 10, seconded by Mr. Curran. Motion PASSED by roll call vote of 3-1. (Self opposed)

Mr. Curran MOVED to remove Condition 10 and that a road not be allowed to be built through to the new plat because the developer presented a very sound reasoning and he felt from a traffic congestion problem it was necessary to do so. He stated there was absolutely no reason to do it. Mr. Archibald thought it was all valid points and as a Planning Commission they have determined cross utilization is a good thing and they have required almost all the businesses to have that. He said there is a stub there and it was put there understanding it was a going to go through, and requested to hear from the applicant. Mr. Oberer said they will honor whatever the Planning Commission decides on the stub street, and stated it will make it more difficult to drain that area from the west to the east but the bigger issue is the condition to build Road A and Road D completely in Phase 1. He explained that is a financial hardship that will make this development not happen. Mr. Oberer stated he has been doing this for 35 years and they have always built roads one phase at a time, and is financially impossible to finance something like that and they will not take the risk of doing it.

Mr. Loftis asked what was an estimated price per square yard to construct the road and how many square yards are they expecting to complete Road A and Road D. Mr. Loftis said Mr. Oberer stated it was going to be a financial burden for them, but he did have the cost of the roads. Mr. Oberer said it will be a couple of million dollars to connect the two. Mr. Loftis stated it was just the two main roads not the side roads. Mr. Oberer understood, and explained that is a significant amount of inventory to put on the ground in a market that is not fully recovered. He said if that condition remains it is impossible to meet.

Mr. Archibald asked the applicant to explain the engineering perspective of putting River Hills Road through. Mr. Oberer stated the buffer strip is intended to do two things, one was so the patio homes did not abut directly to the lots to the north and the other was to provide a drainage opportunity that was unobstructed to get the water from the west part of the development to the east part of the development. He said they have not completed the Engineering for the site, but most likely will include a series of catch basins and storm drains that would help collect the water back there to bring it back into the storm drainage system and take it to the east to the detention pond. Mr. Oberer stated constructing a road would obstruct their way to get that water from one side of the development to the other.

Mr. Self said if the street is cut through it is going to have curbs, gutters and drains that could tie in easily to what they have planned because there is going to be catch basins along there anyway.

Mr. Curran asked for advisement from Mr. McHugh. Mr. McHugh stated Mr. Curran had a motion on the floor to remove Condition 10, but he did not believe there was a second. Motion FAILED due to a lack of a second.

Conditions on the case were as follows:

1. The specific site plan shall generally conform to the plans dated "Received July 1st, 2016", as modified herein.

2. Principal and accessory uses permitted in this Residential Planned Unit Development shall be those uses permitted in the R-1A zoning district. The Conditional Uses within the R-1A zoning district shall not be permitted.

3. Maximum density for this R- PUD shall be 2.13 dwelling units per acre.

4. Total units for the R-PUD shall not exceed 145 dwelling units.

5. Minimum Building Setbacks for this PUD are as follows:
   - 35-foot minimum front yard
   - 30-foot minimum rear yard (except Lots 105-107, which will have a minimum 20' rear yard setback)
   - 5-foot minimum side yard; total of both side yards 15 feet minimum

6. Points of access and vehicular circulation as shown on the concept plan are subject to City of Beavercreek final review and approval at the specific site plan stage.

7. Building plans, designs and elevations for residential structures within this project shall be subject to review and approval by Planning Commission and City Council at specific site plan stage.

8. The applicant shall be required to pay all applicable park fees, or dedicate parkland in lieu of park fees as determined by the City Manager, Planning Department and/or Parks Department prior to releasing the record plan for recording.

9. Road A and Road D shall be completed as part of Phase 1.

10. There shall be a street connection with River Hills Road to the north.

Motion PASSED by a roll call vote of 3-1. (Curran opposed, Erbes recused)

PC 16-3, Good News Baptist Church, Conditional Use

Clerk Gillaugh read the notice of public hearing on an application filed by Good News Baptist Church, 3437 Marimont Drive, Dayton, OH 45410. The applicant requests conditional use approval to allow for a church to be located in a portion of the existing structure at 1340 North Fairfield Road. The property is located on the east side of North

Fairfield Road approximately 180 feet north of the intersection of North Fairfield and Dayton-Xenia Roads. The property is further described as Book 5, Page 5, Parcel 108 on the Greene County Property Tax Atlas.

Vicky Parks, husband is the pastor of the church, stated their purpose for this request is so they can minister in the community. She explained they attended Charity Baptist Church for many years, and they have had a church in north Dayton where they leased a building that was sold. Mrs. Parks said they have been there 11 years were given a 30 day notice, and feel that God has sent them back to this area for the community so that is their desire.

Ms. Pereira summarized the staff report dated June 28, 2016, stating the applicant is requesting conditional use approval to allow Good News Baptist Church to occupy a tenant space at 1340 North Fairfield Road. She discussed the location of the property, who currently occupies the building, how much square footage the applicant would occupy of the building, the zoning district, how many church members they have, and the parking requirements. Staff recommended approval of the case with four conditions.

There being no public input, the public hearing was closed.

Mr. Curran MOVED to approve PC 16-3 with four conditions:

1. Should this conditional use request be approved, a Certificate of Use Compliance shall be required by the Planning and Zoning Department.

2. Prior to the issuance of any zoning permit for the development, all comments and concerns of the Planning and Zoning Department, the City Engineer, and Fire Department shall be addressed and satisfied.

3. Any signage request for this conditional use must meet the requirements of the B-3 zoning district.

4. No temporary signage shall be permitted for this conditional use.

Motion was seconded by Mr. Erbes. Motion PASSED by a roll call vote of 5-0.

SUBDIVISIONS

S-16-5, Ashland Hills, Sec. 5

Ms. Pereira summarized the staff report dated June 29, 2016 on a request by Joseph and Donna Phipps, 325 Aspen Trail, Dayton, OH 45430. The applicant is requesting approval of a final subdivision of 4.242 acres located at the northeast corner of the intersection of Grange Hall Road and Timberleaf Drive. The proposed final subdivision calls for this area to be platted into four buildable lots. Staff recommended approval of the case with seven conditions.

Mitch Cosler, Cosler Engineering, gave some background on the Ashland Hills subdivision. He stated the property was sold and they are proposing to split it into four lots and the sidewalks, street, and utilities are in, so they are splitting it to welcome four more residences in Beavercreek.

Mr. Self asked if Ashland Hills was a PUD. Ms. Pereira said it is straight R-1A.

Mr. Loftis MOVED to approve S-16-5 with seven conditions:

1. The approved record plan shall be the plan stamped “Received July 5, 2016”, except as modified below.

2. All concerns and comments of the Planning and Zoning Department, City Engineer, Greene County Sanitary Engineering Department, Greene County Auditor, public utility providers, and the Beavercreek Township Fire Department shall be addressed and satisfied prior to release of the record plan for recording.

3. Prior to the release of the record plan for recording, the applicant shall sign a Subdivider’s Contract and submit a bond or letter of credit for any required public improvements and landscaping for the subdivision and pay all required fees, including fees in lieu of parkland dedication.

4. Lot 79 shall not be permitted to have driveway access onto Grange Hall Road.

5. Photocell lights shall be required on all lots.

6. Sidewalks shall be installed along Lot 79 if required by and per the approval of the City Engineer.

7. Prior to release of the record plan for recording, the applicant shall provide a digital format file of the subdivision in Autocad or .dxf format.

Motion was seconded by Mr. Curran. Motion PASSED by a roll call vote of 5-0.

ADJOURNMENT
Mr. Curran MOVED adjournment at 9:13 p.m., seconded by Mr. Archibald. Motion PASSED by majority voice vote.

_____
Melissa Gillaugh
Deputy Clerk

CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT

Meeting Date: September 7, 2016	**Reference Topic** PUD 16-1 SSP #1
Agenda Reference No.	Cottages of Beavercreek Specific Site Plan

ACTION REQUESTED		
[X] Approval	[ ] Disapproval	[ ] Table
[ ] Review and Comment	[ ] No Action Requested	[ ] Other

REQUEST BY APPLICANT:

The applicant is requesting approval of a specific site plan on 20.03 acres, located on the east side of County Line Road, approximately 700 feet south of the intersection of County Line Road and Weber Drive. Specifically the applicant is proposing a site plan that shows the construction of 84 multi-family dwelling units contained within 14 buildings.

STAFF RECOMMENDATION:

Staff is recommending approval of this request with conditions shown in the attached resolution.

PROCEDURAL OPTIONS FOLLOWING ACTION:

The Planning Commission may choose to approve, disapprove, modify or table the attached application for further review.

Burkett

CITY OF BEAVERCREEK
STAFF REPORT

September 2, 2016

PROJECT: **The Cottages of Beavercreek**
CASE NO.: PUD 16-1 SSP #1
APPLICANT: **Simms Development**
c/o Charlie Simms (Agent for owner)
2785 Orchard Run Road
Dayton, OH 45449

REQUEST

The applicant is requesting approval of a specific site plan on 20.03 acres, located on the east side of County Line Road, approximately 700 feet south of the intersection of County Line Road and Weber Drive. Specifically the applicant is proposing a site plan that shows the construction of 84 multi-family dwelling units contained within 14 buildings.

EXISTING CONDITIONS

Current Uses

As noted on the aerial photo, the 20.03-acre area consists of an extremely long parcel, with approximately 200 feet of frontage along County Line Road. The property was previously used as a horse farm/stable. That use has ceased, and the property currently stands vacant. The western portion of the property has the 1825 square foot Cape Cod farm house, built in 1950, and several outbuildings, including sheds, barns and trough feeders.

The middle portion of the property has approximately 8.5 acres of pasture for the horses. The easternmost 6.5 acres consists of woods, with trails throughout.

Zoning

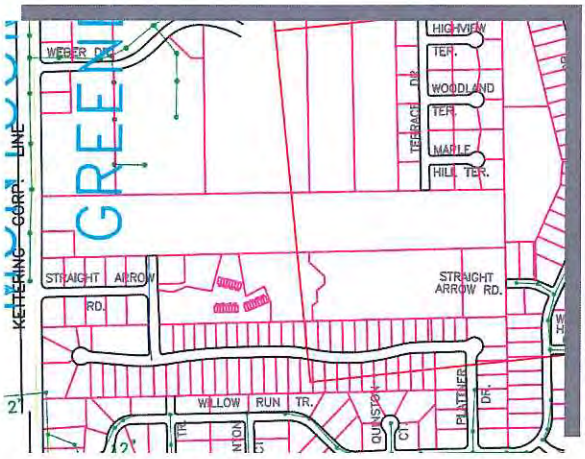
The zoning case for this 20 acre property associated with this application is currently still under consideration at City Council. City Council has had the first two readings of the Ordinance, and is anticipated to have the third at their regularly scheduled meeting on September 12th. If approved, and the Ordinance successfully clears the referendum period (30 days following the approval), this application will be in compliance with the zoning under its current proposed form. Staff has added a condition that should the zoning case not be approved, or amended significantly, then this application shall be considered null and void, and will need to come back at the appropriate time.

The chart below shows all surrounding properties zoning and usage:

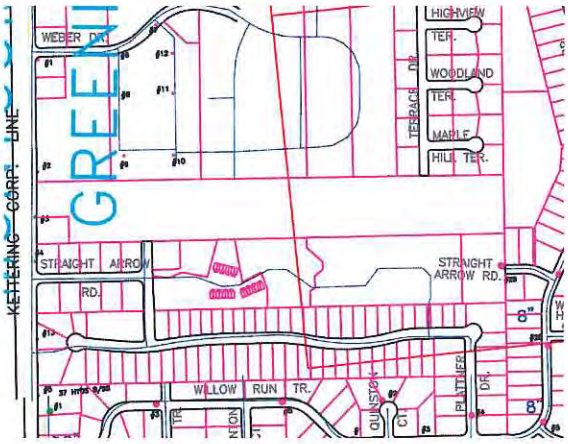
Direction	Zoning Classifications	Current Usages
North	R-PUD 91-1; R-PUD 95-2; R-PUD 03-3, R-1A (AHEPA 10.3 du/ac; Stonegate Commons 9.6 du/ac; Stonegate II 4.22 du/ac)	Multi-Family Residential; Single Family Residential
South	R-1A; R-PUD 99-7 (Cinnamon Ridge 6.96 du/ac)	Single Family Residential; Multi-family Residential
East	R-PUD 548 (Cinnamon Creek Farm 1.78 du/ac)	Single Family Residential
West	OUTSIDE CITY	Reynolds and Reynolds Inc.

Availability of Utilities

Public water and sewer are available.



Sewer



Water

Access, Circulation and Transportation Improvements

The proposed plan shows two full access points to the PUD, as well as two emergency access points. The main entry to the site, which will be complimented with entryway landscaping, hardscaping and signage, will be directly off of County Line Road. This proposed access point is approximately 800 feet from the traffic sign at Weber Drive to the north, and approximately 450 feet from the traffic sign at Straight Arrow Drive to the south. An additional access point, as shown on the original concept plan included as part of the rezoning, will be located off of Quill Road to the south. Quill Road connects to Straight Arrow Drive, and ultimately out to the signal at Straight Arrow Drive and County Line Road. Staff is working with the City of Kettering to establish a dedicated left turn (to the south) arrow at this traffic signal, to help those attempting to go north, so as to not be impeded with drivers coming out of Reynolds and Reynolds, also heading south, with the right-of-way right turn.

Emergency Access Points

When the proposed rezoning case and concept plan went through Planning Commission, the emergency access points at both Quill Road and Terrance Drive were shown to be constructed from grass pavers, and therefore be invisible to the everyday driver. However, when the zoning case and concept plan went to City Council, they added a condition that the Fire Department or Police Department could ask for a full access point at the specific site plan stage at either location, should they feel it is in the best interest of public safety. The Fire Department has asked for, at a minimum, a single lane-asphalt drive, capable of holding the required 72,000 pound heavy apparatus they own. The proposed plans show this lane, with collapsible bollards. The Fire Department has made it clear that their preferred design would be a public roadway but will settle for the asphalt drive/pedestrian access point.

Throughout the site, there is a multitude of sidewalks and pedestrian facilities. The emergency access points will also be utilized as a pedestrian cut-through between the neighborhoods.

Parking

The applicant is providing 237 parking stalls for the 84 residential units in the development. Each unit will be provided with its own two car garage parking, which accounts for 168 parking spaces. An additional 69 surface parking stalls are shown on the proposed plan. ADA guidelines for a parking lot of this size requires at least seven be handicap designated. Staff has added a condition that they designate eight parking spaces as ADA compliant, so as to exceed minimum guidelines, as we have done in the past, particularly because the target market for this site is empty nesters and retirees.

Building Design

The proposed buildings are single story and are approximately 17.58 feet tall (midpoint between the fascia and the peak). The buildings will be constructed of a combination of either a brick base or faux stone base, variable colors of cement lap board/Hardie Plank, vinyl and shake siding, and white painted fascia and accent features. The roof of the proposed structures will be constructed out of grey fiberglass dimensional shingles. Each of the units will have either a front loaded two car garage, or a side loaded two car garage, with an aluminum garage door. Of the 14 buildings, most will have either five or six units, except building #13, which will have nine units.

Building Setbacks/Buffers

At the establishment of the zoning of this PUD, several building setbacks and buffers were created. A 50-foot building setback/buffer was established around the perimeter of most of the project. The exception to this is where the project abuts the high density multi-family residential project to the northwest, where there is a 25-foot building setback. The conditions in the Ordinance currently under review furthers the setback/buffering by requiring the follow:

- Where the woods exist along the southern property line abutting the multi-family residential properties, maintain a 50-foot buffer from the property line. No grading or removal of vegetation permitted with the southern 25 feet of this 50-foot buffer, or as regulated by Planning Commission and/or City Council at the specific site plan stage.
- Where there are no woods along the southern property line abutting the multi-family residential properties, construct a 4-foot mound, complimented with dense evergreens trees.
- Where the woods exist along the northern property line abutting the single family residential properties, maintain a 50-foot buffer from the property line. No grading or removal of vegetation permitted within this 50-foot buffer, except within the southern two feet, or as regulated by Planning Commission and/or City Council at the specific site plan stage.
- Where there are no woods along the northern property line abutting the single family residential properties, construct a 6-foot mound, complimented with dense evergreens trees.

The plans included in your packet meet all of the above established buffers and building setbacks.

Lighting

Included in your packet is a photometric plan that calls for the use of building/wall lighting for the site. Staff has added a condition that the final fixtures be reviewed and approved prior to the release of a permit.

Stormwater Management

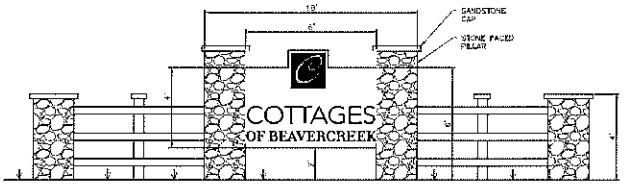
All concerns of the City Engineer regarding stormwater management shall be addressed prior to the release of the record plat for recording. The applicant is proposing to create a retention pond near the southwest corner of the property. A condition has been added that fountains and/or other aeration and water circulation devices are constructed and maintained in a working manner so as to discourage stagnation and/or excessive algae growth.

Landscaping

Included in your packet is a proposed landscape plan. The proposed plan shows the inclusion of several species of shade trees, as well as decorative shrubs and perennials to be used around the perimeter of the buildings as well as throughout the site. Around the perimeter of the site, dense plantings of six foot evergreen trees are shown where required by the Ordinance. Along future Cottage Park Drive, the plans show 10-foot shade trees.

Signage

The applicant has included plans for ground signage with this application. The proposed ground sign is located north of the entrance off of County Line Road. The sign face is shown at 4 feet by 6 feet, or 24 square feet, and will be located between stone pillars, which will be capped by a sandstone cap. A matching structure, without a sign face will be located on the south side of the entrance.



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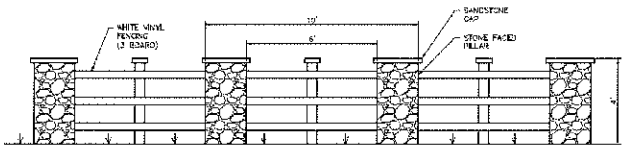

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Park Fees

The applicant will pay park fees in addition to the 1.64 acres of parkland being dedicated prior to the release of any zoning permits.

RECOMMENDATION

Staff recommends approval of this specific site plan request subject to the conditions outlined in the attached Resolution.

RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
September 7, 2016

RE: PUD 16-1, SSP #1
Cottages of Beavercreek

WHEREAS, Charles Simms Development, 2785 Orchard Run Road, Dayton Ohio 45449, agent for the property owner, has filed an application requesting approval of a specific site plan to allow the construction of 14 single-story condominium buildings totaling 84 units to be constructed on 20.03 acres on property located on the east side of County Line Road approximately 700 feet south of the intersection of County Line Road and Weber Drive, further described as Book 3, Page 3, Parcel 72 on the property tax maps of Greene County, Ohio; and

WHEREAS, public hearing was held on September 7, 2016 by the Beavercreek Planning Commission at which time all people who wished to testify gave their comments at the public hearing; and

WHEREAS, the Planning Commission finds that the facts submitted with this specific site plan application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for specific site plan approval as per Section 158.066 of the Zoning Code; and

WHEREAS, the Beavercreek Planning Commission is taking administrative action in approving this portion of the specific site plan.

NOW, THEREFORE BE IT RESOLVED,

SECTION I

The Beavercreek Planning Commission recommends to Beavercreek City Council approval of this specific site plan for Cottages of Beavercreek, PUD 16-1, Specific Site Plan #1 with the following conditions and requirements.

SECTION II

1. The approved site plan and architectural elevations shall be the plans dated "Received August 31, 2016" except as modified herein.

2. A PUD Agreement must be signed by the owner and a bond or letter of credit for the site landscaping must be submitted prior to issuance of a

zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.

3. The final landscape plan shall be reviewed and approved by the Planning Department prior to the release of a zoning permit for the building.

4. Prior to any grading on site, the applicant shall install a temporary grading limit fence, as shown on the approved site plan. If any landscaping/grading is disturbed outside of the grading limit, the applicant shall submit and received approval of an amended landscape plan showing mitigation for the disturbed areas, prior to the release or reduction of any landscaping bonds.

5. Any portion of the site disturbed by grading, and on which no construction occurs within three months after completion of the site grading, shall be planted with appropriate ground cover free of noxious weeds and construction debris and shall be properly maintained.

6. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally installed, within three months weather permitting.

7. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection as necessary.

8. Aeration and water circulation devices and/or fountains are required for the retention pond(s) and shall be maintained by the owner of the development in perpetuity.

9. Prior to the issuance of a zoning permit, final cut sheet details, showing the design of wall pack or sconce lighting, and photometric plans for lighting of the buildings and site shall be reviewed and approved by the Planning Department.

10. Final topography and grading plans shall be submitted for review and approval by the City Engineer prior to submission of application for final subdivision and must be approved prior to the issuance of a site-grading permit.

11. A final subdivision shall be approved by Planning Commission and recorded with the Greene County Auditor's Office prior to the release of any zoning permits for this project.

12. Final drainage calculations shall be approved by the City Engineer prior to the release of the record plan for recording.

13. Prior to the release of the record plan for recording, the applicant shall sign a Subdivider's Contract and submit a bond or letter of credit for the public improvements if required by the City Engineer.

14. The construction hours shall be limited to 7:00 AM to 7:00 PM, Monday thru Saturday.

15. All residential style trash totes shall be stored within or immediately adjacent to a primary structure, and shall be out of ordinary public view on days when trash collection is not occurring (except the night before scheduled pick-up is to occur).

16. Prior to the release of the record plan, park fees shall be paid in-lieu of dedication of parkland as determined at the subdivision stage.

17. There shall be a minimum of 8 handicap designated parking spaces on the site.

SECTION III

These plans and all papers relating to the approved plan shall be submitted with this resolution to City Council.

The Clerk is directed to transmit the case to City Council for further determination as required by law.

ADOPTED:

VOTING FOR ADOPTION:

VOTING AGAINST:

ABSENT:

Chairman

Attest:

_____

PUD 16-1 SSP 1 Cottages of Beavercreek Resolution

COTTAGES OF BEAVERCREEK
SPECIFIC SITE PLAN

CITY OF BEAVERCREEK
GREENE COUNTY, OHIO
AUGUST 5, 2016

CHARLES V. SIMMS DEVELOPMENT CORP.

2785 ORCHARD RUN ROAD, DAYTON, OHIO 45449

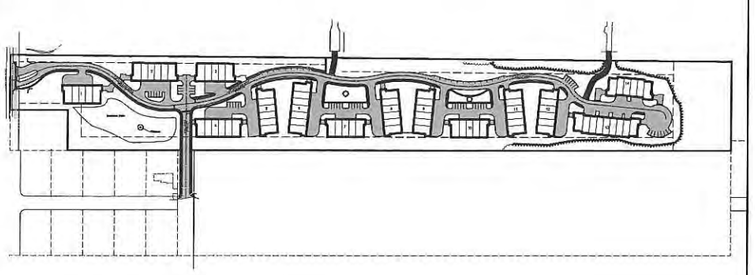
WOOLPERT

4454 Idea Center Blvd.
Dayton, Ohio
45430-1500
937.461.5660
FAX: 937.461.0743

SITE PLAN

N

NOT TO SCALE



VICINITY MAP

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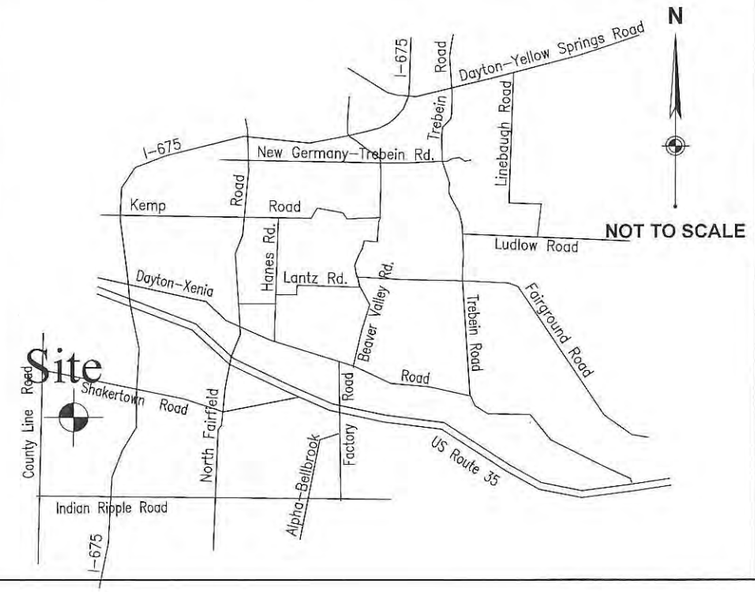
NOT TO SCALE



SHEET INDEX

●	–	8/31/16	DP-0 ..... COVER SHEET
●	–	8/31/16	DP-1 ..... SITE PLAN
●	–	8/31/16	DP-2 ..... SITE PLAN
●	–	8/31/16	DP-3 ..... GRADING PLAN
●	–	8/31/16	DP-4 ..... GRADING PLAN
●	–	8/31/16	DP-5 ..... UTILITY PLAN
●	–	8/31/16	DP-6 ..... UTILITY PLAN
●	–	8/31/16	LP-1 ..... LANDSCAPE PLAN
●	–	8/31/16	LP-2 ..... LANDSCAPE PLAN

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AUG 3 1 2016
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

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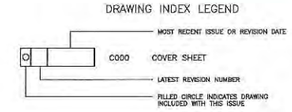

No.	DATE	REVISION
	8/31/16	REVISED TO CITY COMMENTS

PROJECT No.: 076454

DP-0

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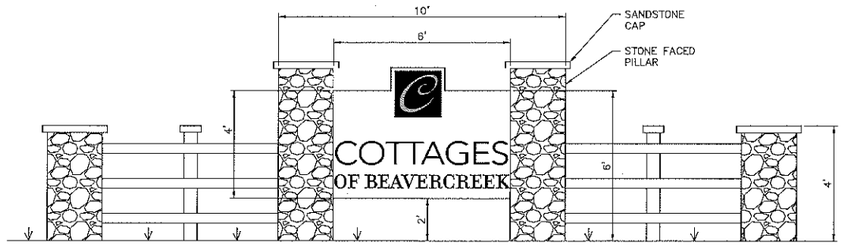

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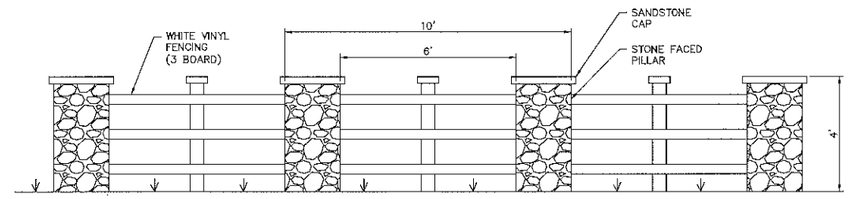

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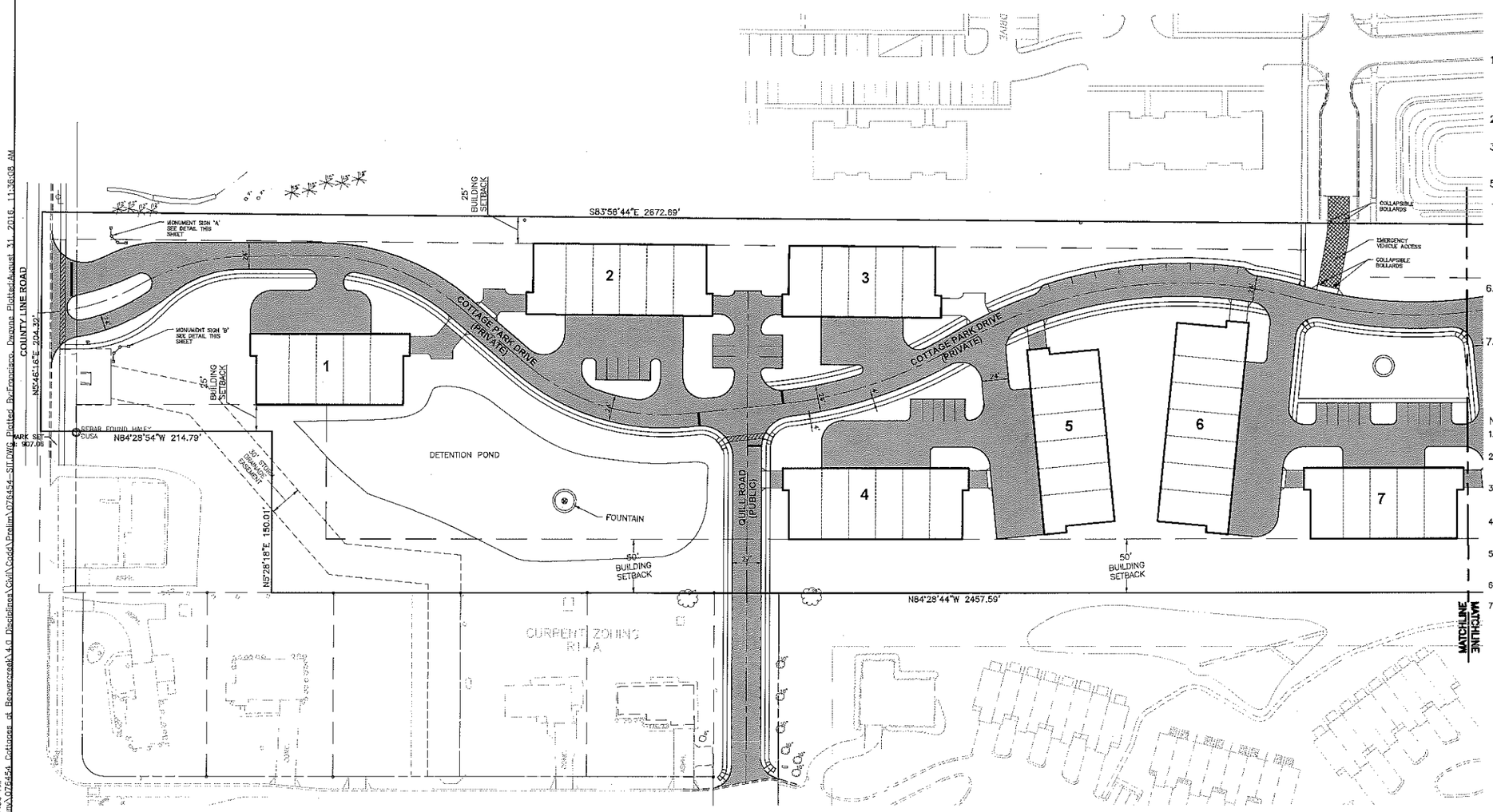

SITE DATA

1. PROJECT DESCRIPTION:

   APPROXIMATELY 20.03 ACRES (GROSS) OF MULTI-FAMILY HOUSING.
   EXISTING ZONING: AGRICULTURE
   PROPOSED ZONING: R-PUD

2. TOTAL SITE AREA:

   TOTAL SITE = 20.03 ACRES (GROSS)

3. CURVE NUMBERS:

   PRECONSTRUCTION: CN = 61
   POST-CONSTRUCTION: CN = 75.69

5. PARKING DATA:

TOTAL	
PARKING REQUIRED 185 SPACES*	PARKING PROVIDED OPEN PARKING-69 SPACES GARAGE-170 SPACES TOTAL-239 SPACES

*2 SPACES PER UNIT
+1 SPACE PER EMPLOYEE
+1 SPACE FOR EVERY 5 UNITS

6. OPEN SPACE:

   TOTAL PROPOSED: - 59% OPEN SPACE

   GROSS AREA OF STRUCTURES = 180,157 SF

7. STRUCTURE DATA:

   TOTAL UNITS: 84 UNITS
   PROPOSED DENSITY: 4.19 UNITS PER AGRE
   BLDG. HEIGHT: 17'-2"

NOTES:

1. ACCESS TO THE SITE SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. PROPER PERMITS MUST BE OBTAINED FROM THE CITY OF BEAVERCREEK FIRE DEPARTMENT PRIOR TO THE BEGINNING OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL CONFORM TO THE UNIFIED FIRE CODE, OHIO FIRE CODE AND THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS.
4. LIGHTING WILL BE PROVIDED BY COACH LIGHTS MOUNTED TO THE BUILDINGS (FOUR TOTAL AT EACH BUILDING) LIGHTS WILL BE EQUIPPED WITH PHOTOCELLS.
5. ALL GROUND SIGNS SHALL BE LANDSCAPED AROUND THE BASE IN ACCORDANCE WITH SECTION 158.148(G)(3) OF THE BEAVERCREEK ZONING CODE.
6. PROVIDE ORANGE SNOW FENCE AROUND ALL TREES TO BE PRESERVED.
7. CONSTRUCTION HOURS: MONDAY-SATURDAY 7AM-7PM

0 50 100 150
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
	8/31/16	REVISE TO CITY COMMENTS

PROJECT No: -
DATE
DES. BS
DR. RWJ
CKD. JAP

4454 Idea Center Blvd
Dayton, OH
45430-1300
937.461.5660
FAX: 937.461.0743
WOOLPERT

COTTAGES OF BEAVERCREEK
CHARLES V. SIMMS DEVELOPMENT

CITY OF BEAVERCREEK
GREENE COUNTY, OHIO

SITE PLAN

SHEET NO.
DP-1

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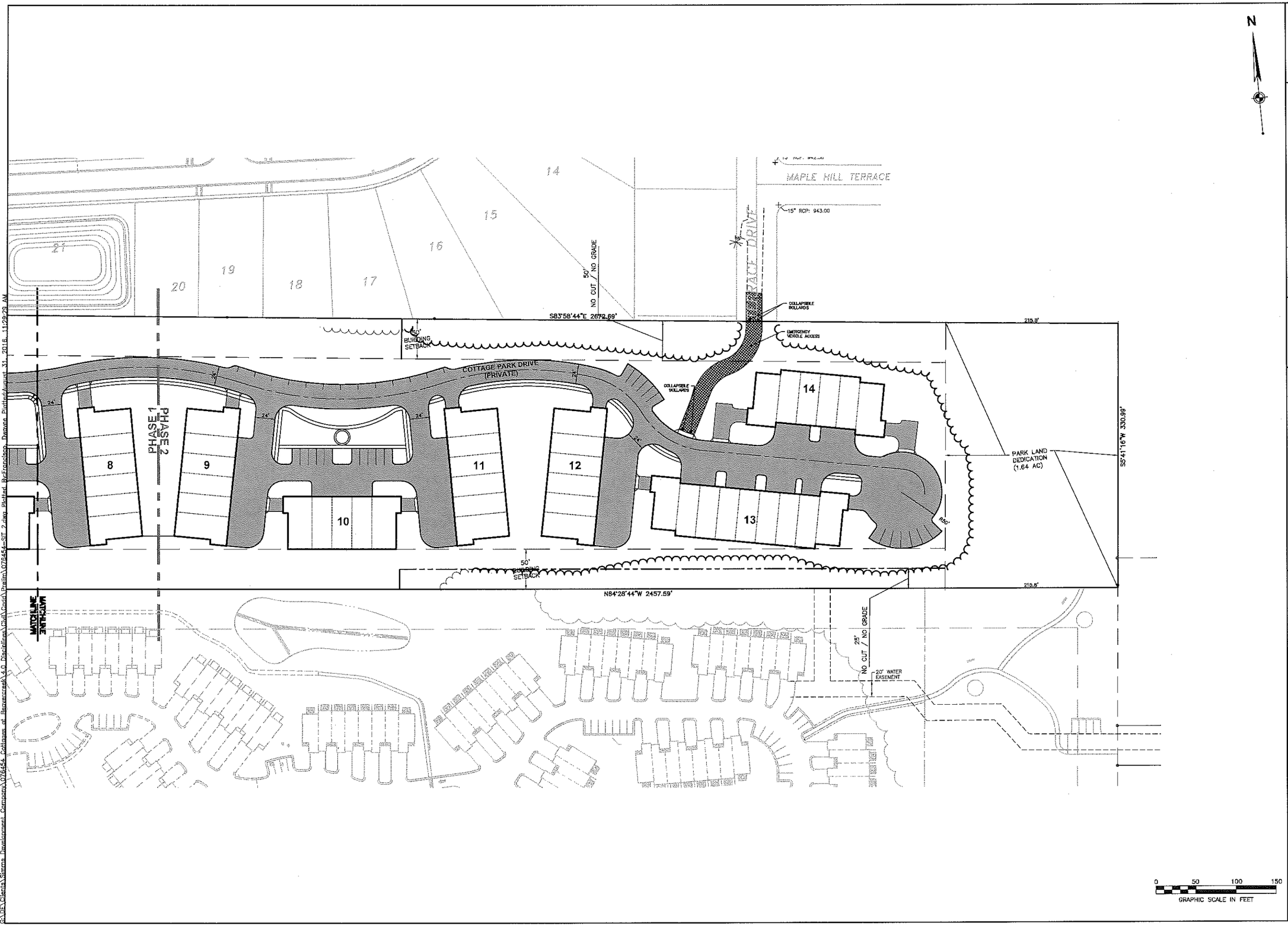

No.	DATE	REVISION
	8/31/16	REVISE TO CITY COMMENTS

PROJECT No: –
DATE
DES. BS
DR. RWJ
CKD. JAP

WOOLPERT
4454 Idea Center Blvd
Dayton, OH
45430-1500
937.461.5660
FAX: 937.461.0743

COTTAGES OF BEAVERCREEK
CHARLES V. SIMMS DEVELOPMENT

CITY OF BEAVERCREEK
GREENE COUNTY, OHIO

SITE PLAN

SHEET NO.
DP-2

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No.	DATE	REVISION
	8/31/16	REVISE TO CITY COMMENTS

PROJECT No: –
DATE
DES. BS
DR. DLF
CKD. JAP

4454 Idea Center Blvd
Dayton, OH
45430-1500
937.461.5660
FAX: 937.461.0743
WOOLPERT

COTTAGES OF BEAVERCREEK
CHARLES V. SIMMS DEVELOPMENT

CITY OF BEAVERCREEK
GREENE COUNTY, OHIO

GRADING PLAN

SHEET NO.
DP-3

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No.	DATE	REVISION
	8/31/16	REVISE TO CITY COMMENTS

PROJECT No: _

DATE

DES. BS

DR. DLF

CKD. JAP

WOOLPERT

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Dayton, OH
45430-1500
937.461.5660
FAX: 937.461.0743

COTTAGES OF BEAVERCREEK
CHARLES V. SIMMS DEVELOPMENT

CITY OF BEAVERCREEK
GREENE COUNTY, OHIO

GRADING PLAN

SHEET NO.

DP-4

Layout Tab Name: DP-4, Images: 160803 Grading.tif: scan545.tif: scan546.tif: scan566.tif: S1515625.tif: The Cottages.jpg: S1515625.tif: , Xrefs: 076454-T.dwg; 076454-P.dwg; 76454-X.dwg; 76454-XCTB.dwg
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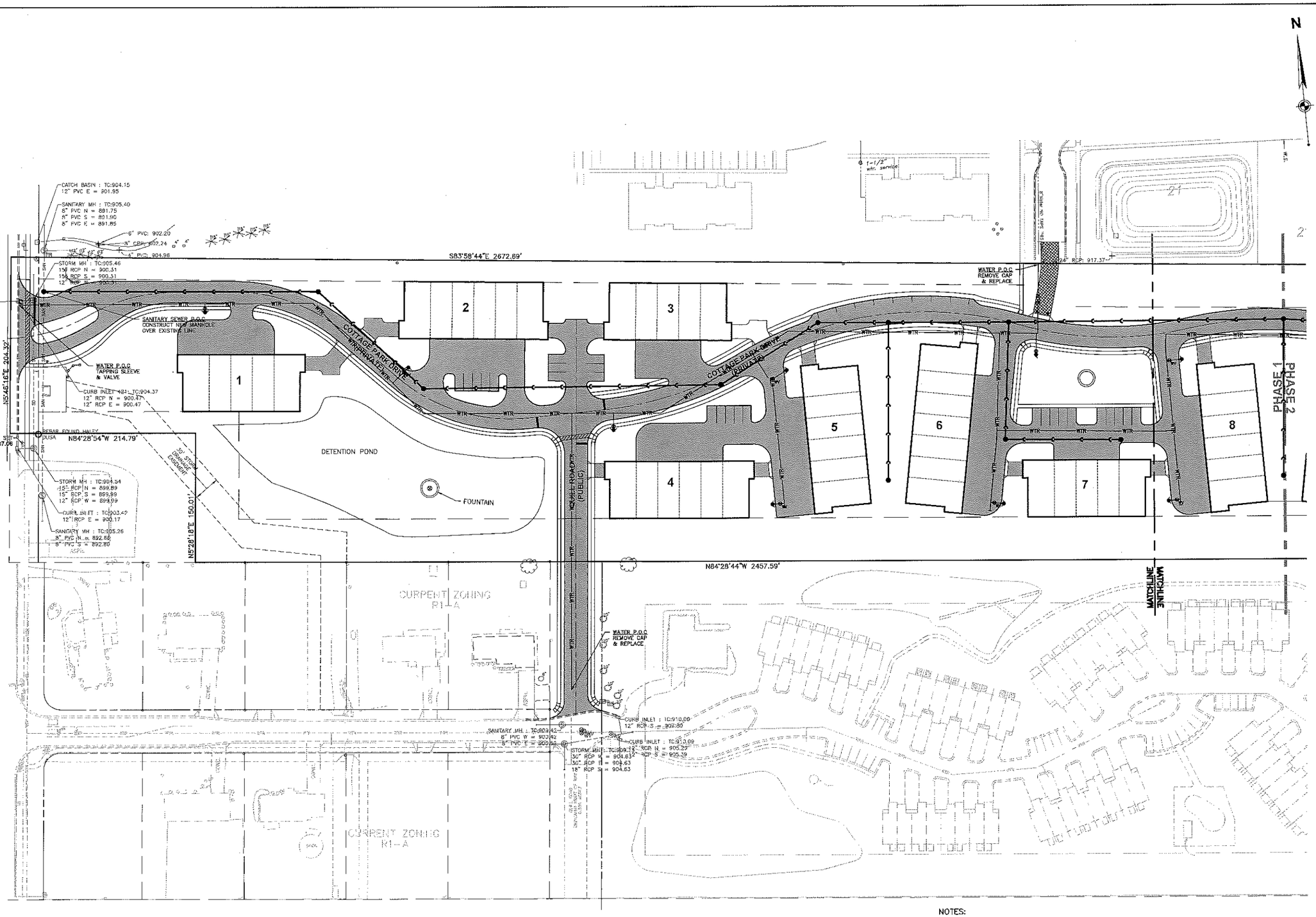

NOTES:

1. EACH UNIT TO BE SERVED BY INDIVIDUAL SEWER AND WATER SERVICES.
2. WATER LATERALS TO BE 5/8".
3. SEWER LATERALS TO BE 4".
4. ALL PROPOSED SEWER MAINS SHOWN TO BE 8"
5. ALL PROPOSED WATER MAINS SHOWN TO BE 8"

0 50 100 150
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
	8/31/16	REVISE TO CITY COMMENTS

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COTTAGES OF BEAVERCREEK
CHARLES V. SIMMS DEVELOPMENT

CITY OF BEAVERCREEK
GREENE COUNTY, OHIO

UTILITY PLAN

SHEET NO.
DP-5

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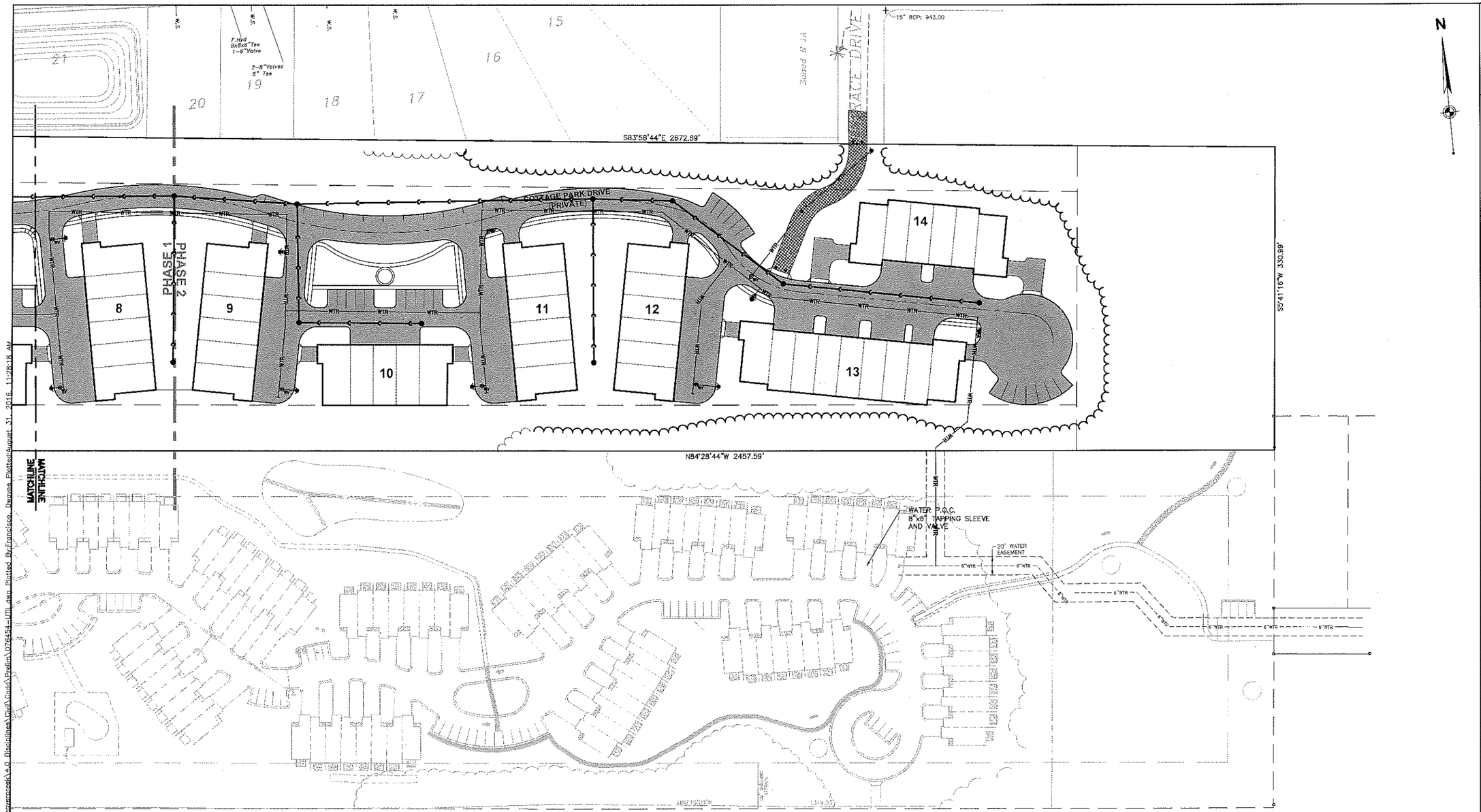

NOTES:

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5. ALL PROPOSED WATER MAINS SHOWN TO BE 8"

0 50 100 150
GRAPHIC SCALE IN FEET

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COTTAGES OF BEAVERCREEK
CHARLES V. SIMMS DEVELOPMENT
CITY OF BEAVERCREEK
GREENE COUNTY, OHIO

UTILITY PLAN

SHEET NO.
DP-6

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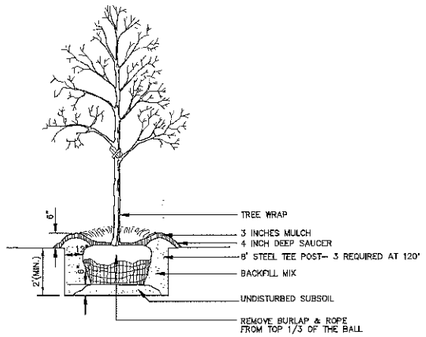
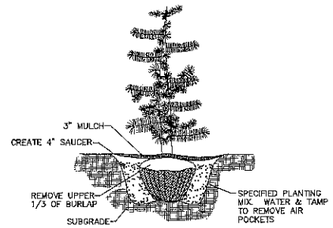


NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

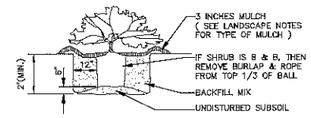
TREE PLANTING

N.T.S.



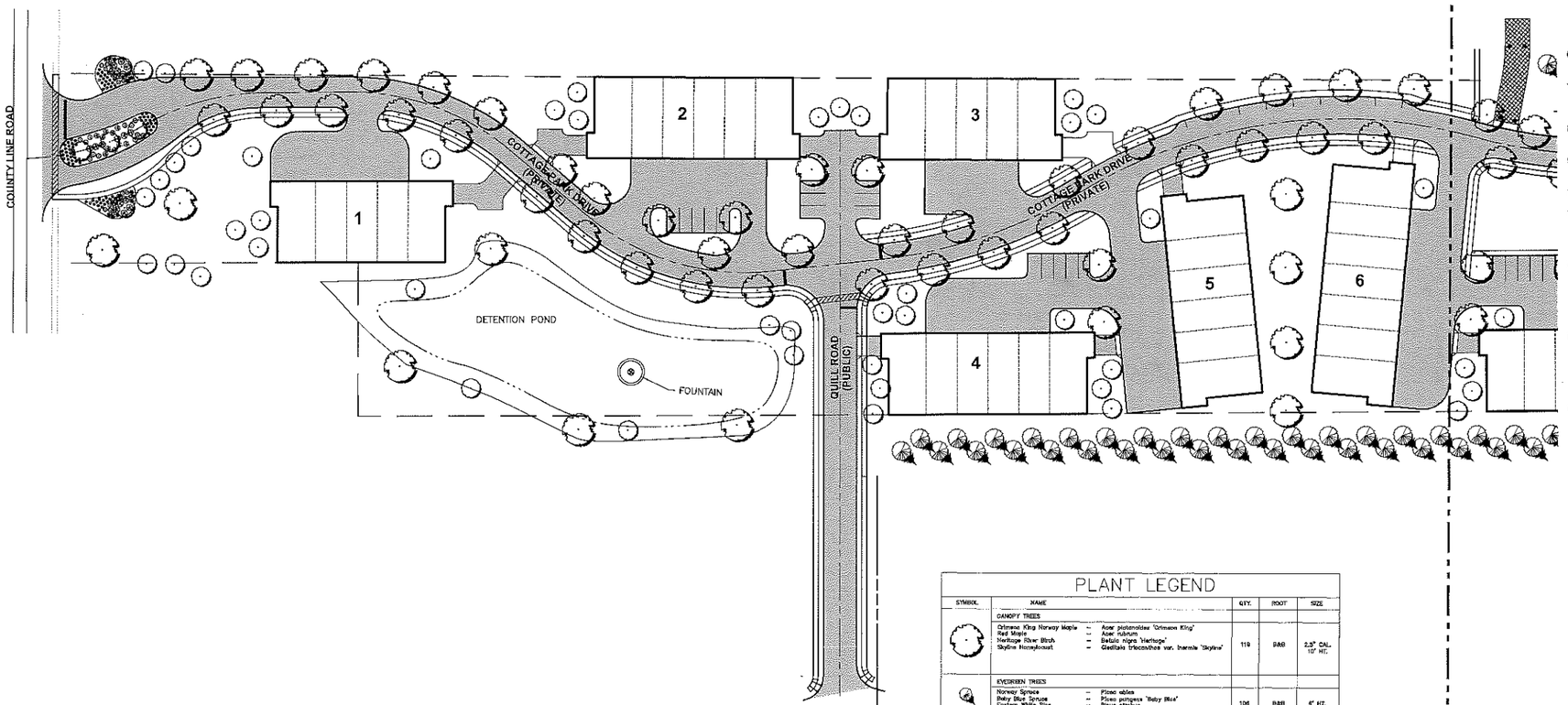
EVERGREEN PLANTING DETAIL

N.T.S.



SHRUB PLANTING

N.T.S.



PLANT LEGEND

SYMBOL	NAME			QTY.	ROOT	SIZE
	CANOPY TREES					
	Crimson King Norway Maple	--	Acer platanoides 'Crimson King'	119	B&B	2.5" CAL. 10' HT.
	Red Maple	--	Acer rubrum			
	Heritage River Birch	--	Betula nigra 'Heritage'			
	Skyline Honeylocust	--	Gleditsia triacanthos var. inermis 'Skyline'			
	EVERGREEN TREES					
	Norway Spruce	--	Picea abies	106	B&B	6' HT.
	Baby Blue Spruce	--	Picea pungens 'Baby Blue'			
	Eastern White Pine	--	Pinus strobus			
	UNDERSTORY TREES					
	Franz Fontaine Hornbeam	--	Carpinus betulus 'Franz Fontaine'	80	B&B	2" CAL. 8' HT.
	Adirondack Crabapple	--	Malus 'Adirondack'			

PERMANENT SEEDING

ALL FILL AND CUT SLOPES SHOULD BE SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED TO THE FOLLOWING GRASS MIXTURES:

(1) 6# TURF TYPE TALL FESCUE (TRIPLE BLEND)
8# 12–12–12 FERTILIZER
1 1/2 BALES OF STRAW PER 1000 SQUARE

FEET ON 2:1 OR STEEPER SLOPES USE:

(2) 2# CROWNVETCH
1 1/2# TALL FESCUE
1 1/2# PERENNIAL RYEGRASS
20# 5–10–10 FERTILIZER
2 BALES OF STRAW PER
1000 SQUARE FEET

LANDSCAPE NOTES

1. LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
3. GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
4. ALL SHRUB AND GROUNDCOVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
5. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6–12 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
6. TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
7. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
8. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO SPREADING SEED.
9. ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
10. ALL PARKING ISLANDS TO BE BERMED UP 6"–10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
11. ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
12. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
13. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON–VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
14. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

0 50 100 150
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
	8/31/16	REVISE TO CITY COMMENTS

PROJECT No: –
DATE
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DR. DLF
CKD. JAP

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WOOLPERT

COTTAGES OF BEAVERCREEK
CHARLES SIMMS DEVELOPMENT

CITY OF BEAVERCREEK
GREENE COUNTY, OHIO

LANDSCAPE PLAN

SHEET NO.
LP-1

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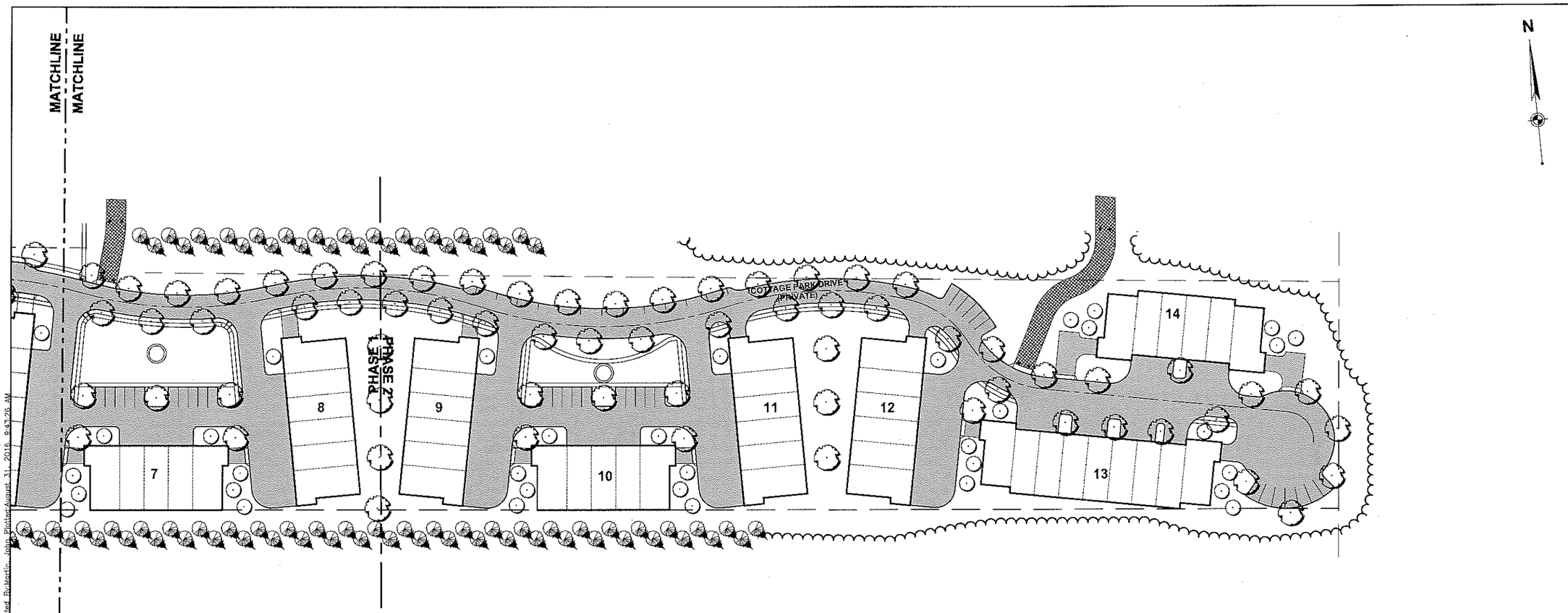
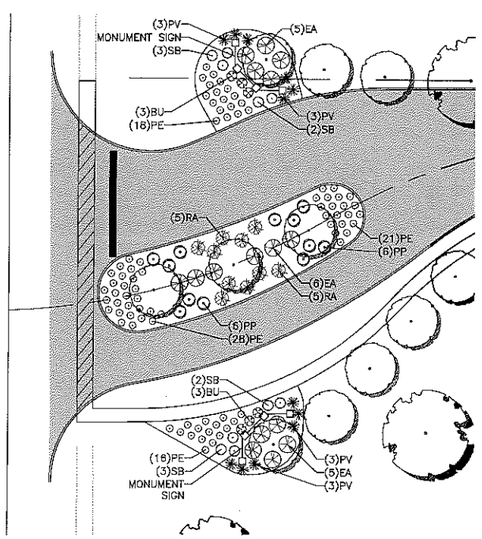




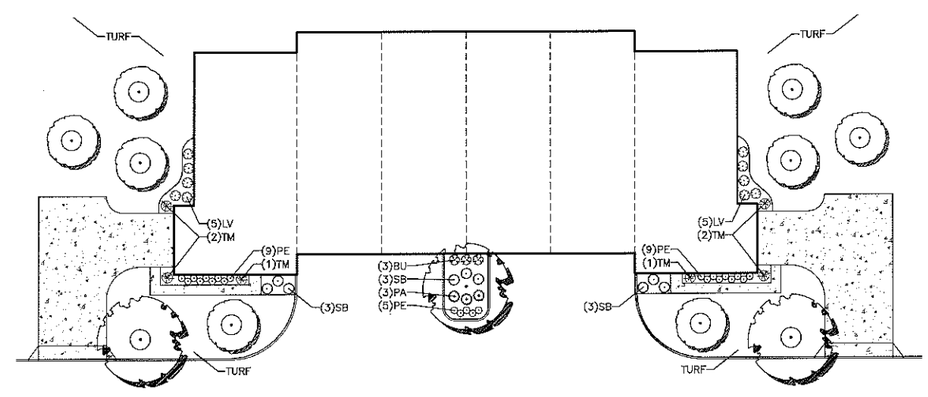
1 ENTRY WAY LANDSCAPE ENLARGEMENT

SCALE: 1" = 20'-0"

TAG	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
BU	Buxus x 'Green Velvet'	Green Velvet Boxwood	#3 cont.	18"ht. x 18"wd.	Full, vigorous
EA	Euonymus alatus 'Compacta'	Dwarf Burning Bush	#3 cont.	18"ht. x 18"wd.	Full, vigorous
LV	Ligustrum vicaryi	Vicary Golden Privet	#3 cont.	18"ht. x 18"wd.	Full, vigorous
PA	Picea abies 'Pumila'	Dwarf Nest Spruce	#3 cont.	12"ht. x 18"wd.	Full, vigorous
PP	Picea pungens 'Glauca Globosa'	Globe Blue Spruce	#3 cont.	18"ht. x 18"wd.	Full, vigorous, low graft
RA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#3 cont.	12"ht. x 18"wd.	Full, vigorous
SB	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	#3 cont.	18"ht. x 18"wd.	Full, vigorous
TM	Taxus x media 'Fastigiata'	Pyramid Yew	#3 cont.	18"ht. x 18"wd.	Full, vigorous
PV	Panicum virgatum 'Ruby Slippers'	Ruby Slippers Switchgrass	#2 cont.		Full, vigorous
PE	Assorted Perennials	Liriope, Salvia, Hosta, Daylily	#1 cont.		

* ALL PERENNIALS ARE GROUPED BY SPECIES.
** SEE LANDSCAPE PLAN FOR TREE SPECIES.

2 PROTOTYPE & ENLARGEMENT PLANT KEY



3 BUILDING FOUNDATION PLANTING PROTOTYPE

SCALE: 1" = 20'-0"

0 50 100 150
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
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COTTAGES OF BEAVERCREEK
CHARLES SIMMS DEVELOPMENT

CITY OF BEAVERCREEK
GREENE COUNTY, OHIO

LANDSCAPE PLAN

SHEET NO.
LP-2

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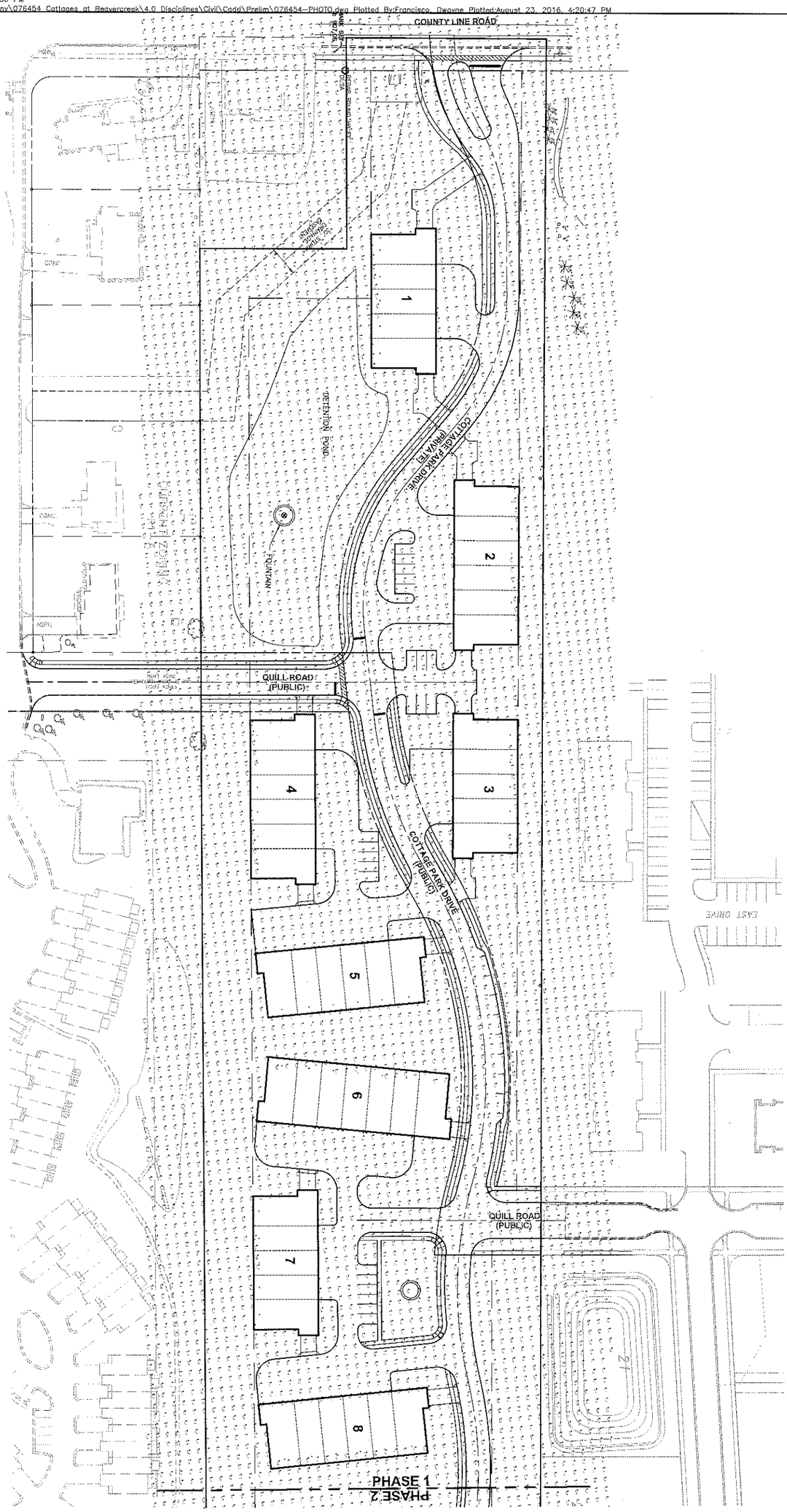

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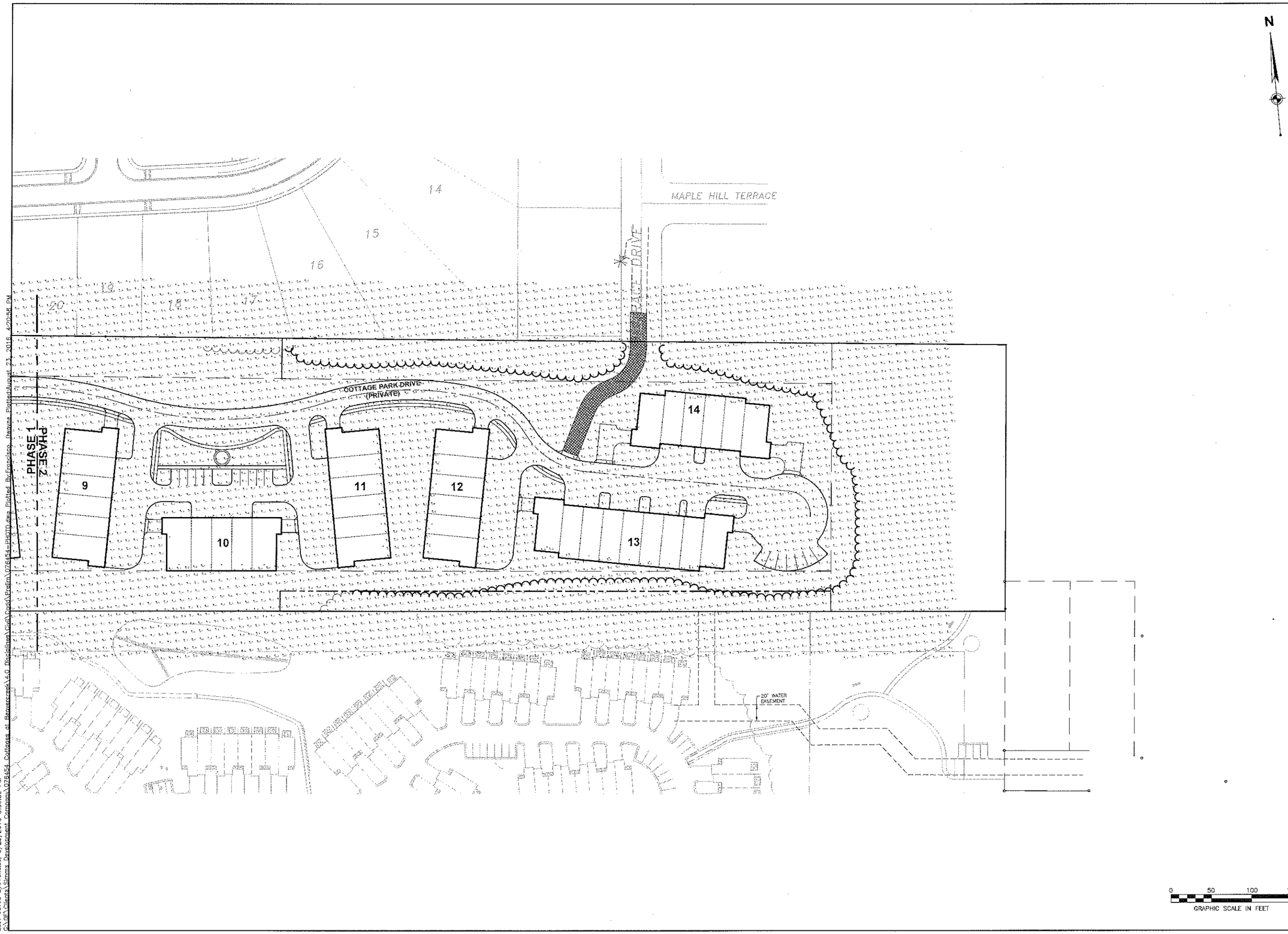
SHEET NO.						
LT-1	**COTTAGES OF BEAVERCREEK** **CHARLES SIMMS DEVELOPMENT** CITY OF BEAVERCREEK GREENE COUNTY, OHIO **PHOTOMETRICS PLAN**	WOOLPERT 4454 Idea Center Blvd Dayton, OH 45430-1500 937.461.5660 FAX: 937.461.0743	PROJECT No: – DATE DES. BS DR. DLF CKD. JAP	No.	DATE	REVISION
					8/24/16	REVISE TO CITY COMMENTS



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COTTAGES OF BEAVERCREEK
CHARLES SIMMS DEVELOPMENT

CITY OF BEAVERCREEK
GREENE COUNTY, OHIO

PHOTOMETRICS PLAN

SHEET NO.

LT-2

Layout Tab Name: LT-2, Images: S1515625.tif; The Cottages.jpg; , Xrefs: 076454-T.dwg; 076454-P.dwg; 17s-14w --- 20s-17w_STRIPPED DOWN.dwg; 57182-C200-Stripped Down.dwg; 76454-X.dwg; Cottages of Beavercreek.dwg
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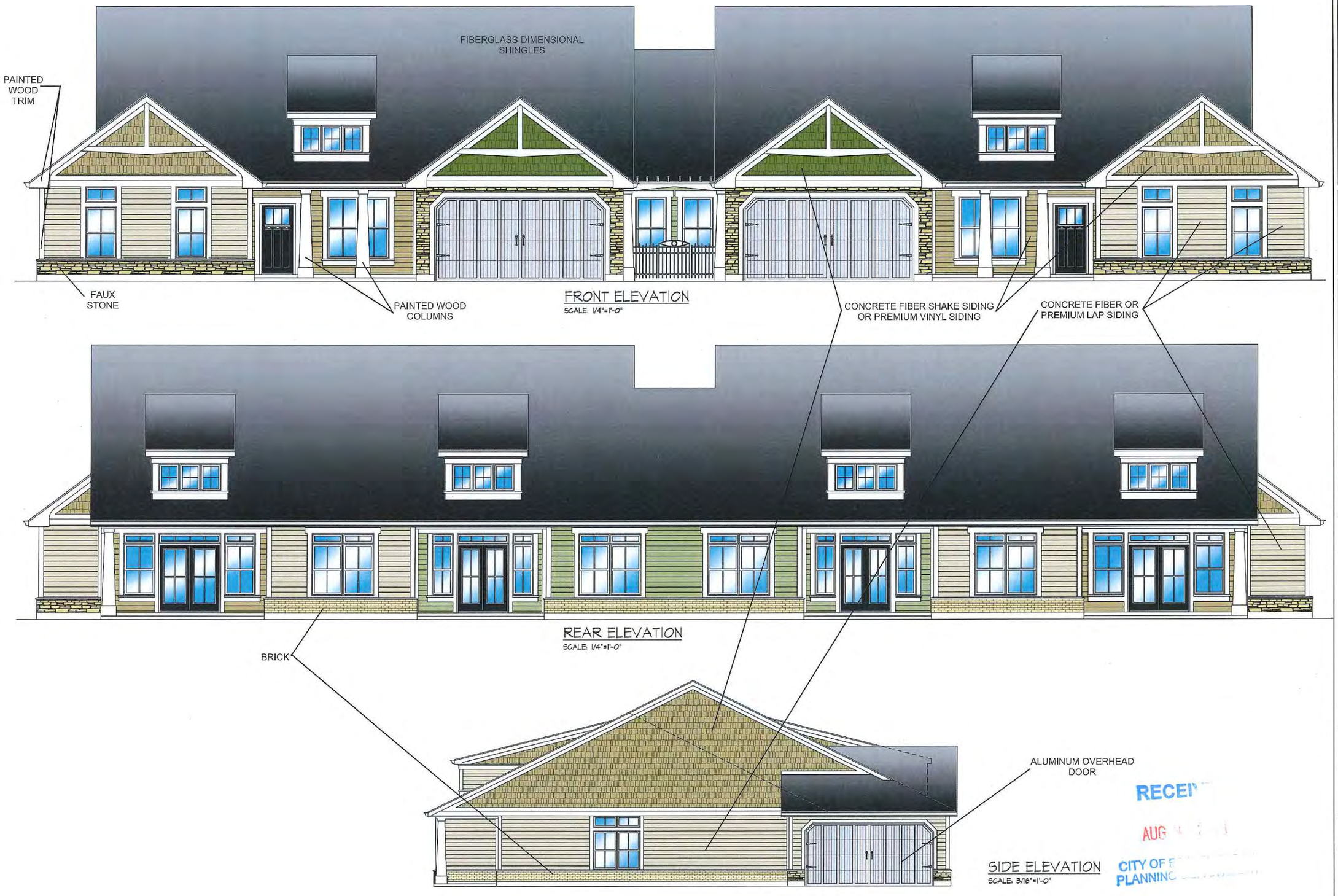

FRONT ELEVATION
SCALE: 1/4"=1'-0"

REAR ELEVATION
SCALE: 1/4"=1'-0"

SIDE ELEVATION
SCALE: 3/16"=1'-0"

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ATELIER DESIGN LLC
Architects
1035 East Centerville Station Road
Centerville, Ohio 45459
937-433-0252
Fax 937-433-5032

STATE OF OHIO ALEXANDER LUQUE 8082 REGISTERED ARCHITECT
ALEXANDER LUQUE LICENSE 8082
EXPIRATION DATE 12/31/2016

A PROPOSED BUILDING FOR:
COTTAGES OF BEAVERCREEK
CHARLES V. SIMMS DEVELOPMENT

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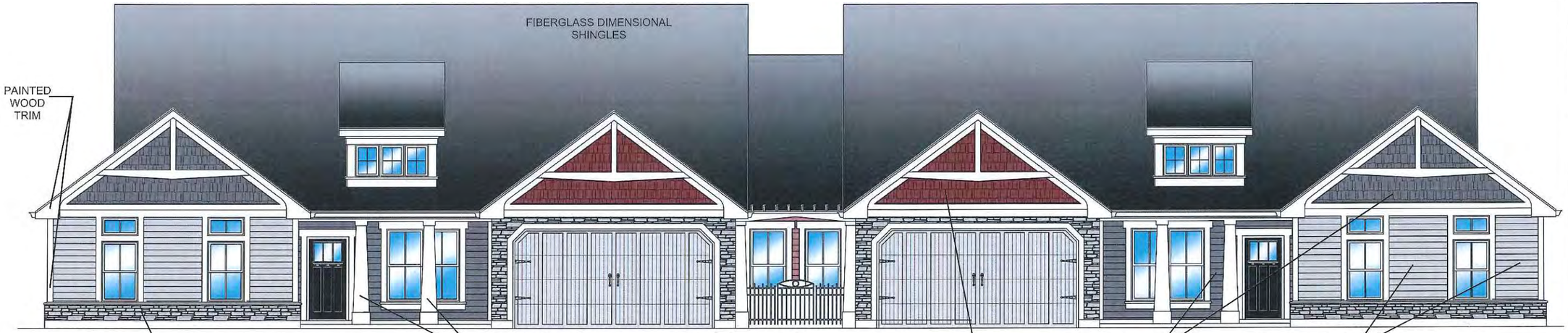
No.	Revisions/Submissions	Date

DRAWN: JM
CHECKED: AL
COMPLETION DATE: 7/8/2016

DRAWING TITLE: PRE-LIM PLANS

FILE NUMBER 4379

SHEET NO. A-1.0



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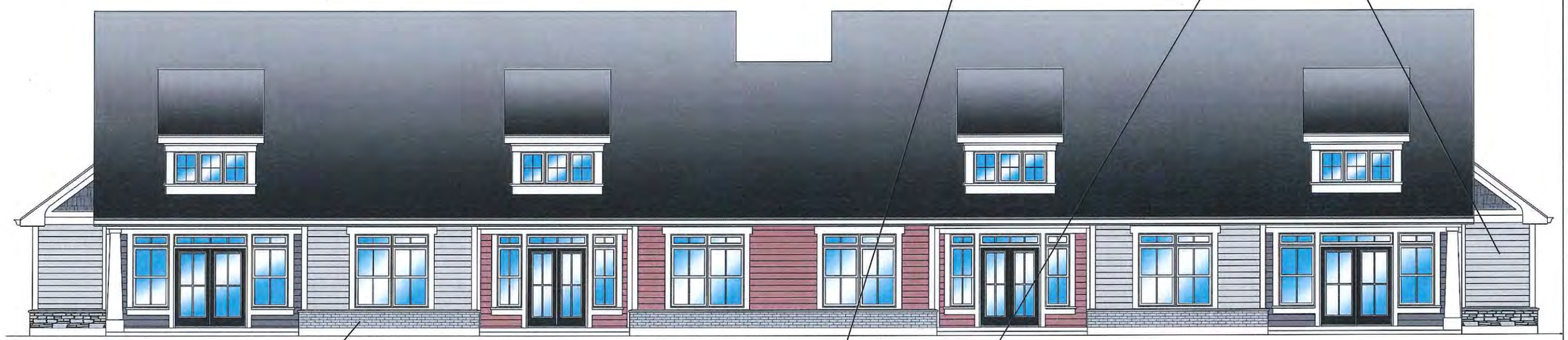

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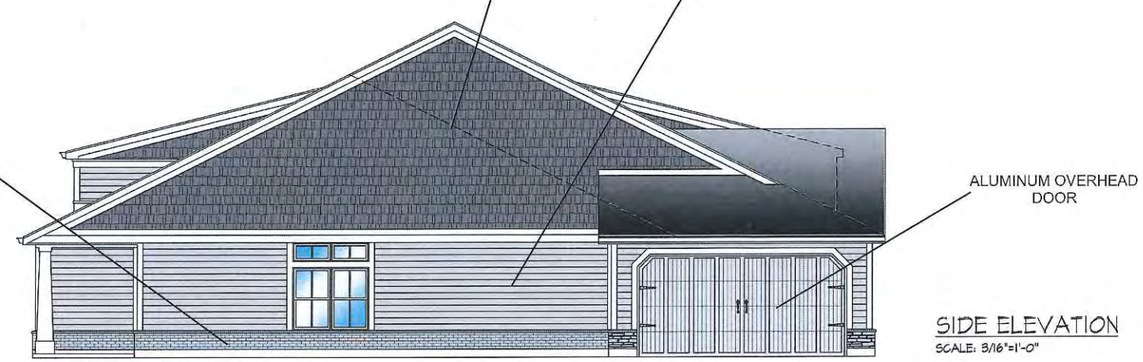

SIDE ELEVATION
SCALE: 3/16"=1'-0"

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937-433-0252
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STATE OF OHIO ALEXANDER LUQUE 8302 REGISTERED ARCHITECT
ALEXANDER LUQUE, LICENSE 8302
EXPIRATION DATE 12/31/2016

A PROPOSED BUILDING FOR:
COTTAGES OF BEAVERCREEK
CHARLES V. SIMMS DEVELOPMENT

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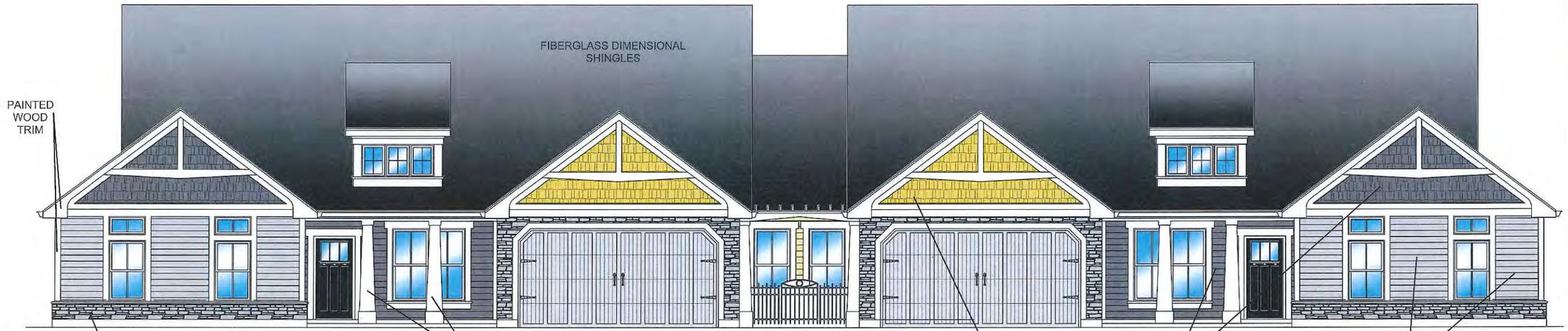
No.	Revisions/Submissions	Date

DRAWN: J.M
CHECKED: A.L
COMPLETION DATE: 7/8/2016

DRAWING TITLE: PRE-LIM PLANS

FILE NUMBER 4379

SHEET NO. A-1.0



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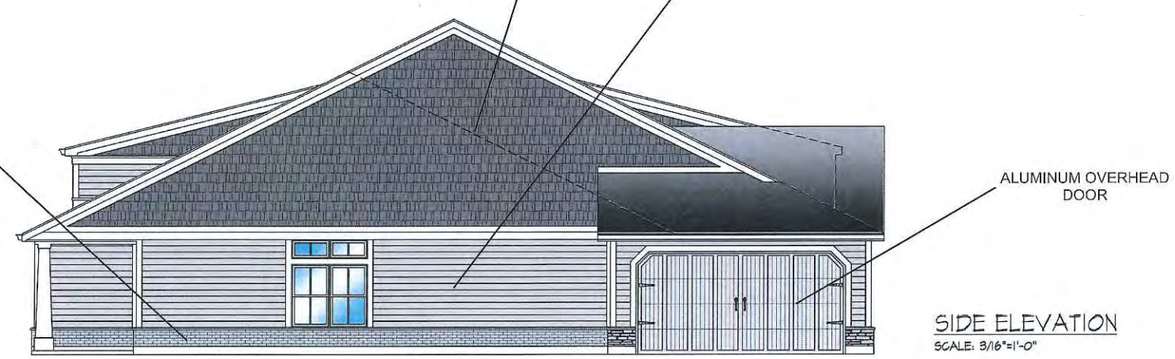
REAR ELEVATION
SCALE: 1/4"=1'-0"



SIDE ELEVATION
SCALE: 3/16"=1'-0"

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PLANNING DEPARTMENT

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Architects
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STATE OF OHIO ALEXANDER LUQUE 6362 REGISTERED ARCHITECT
ALEXANDER LUQUE LICENSE #6362
EXPIRATION DATE 12/31/2016

A PROPOSED BUILDING FOR:
COTTAGES OF BEAVERCREEK
CHARLES V. SIMMS DEVELOPMENT

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No.	Revisions/Submissions	Date

DRAWN: JM
CHECKED: AL
COMPLETION DATE: 7/8/2016

DRAWING TITLE: PRE-LIM PLANS

FILE NUMBER 4379

SHEET NO. A-1.0

CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT

Meeting Date: September 7, 2016	**Reference Topic** PUD 91-2 MOD 7/16 (Minor)
Agenda Reference No.	KFC/Long John Silver's Façade Renovation

ACTION REQUESTED		
[ ] Approval	[X] Disapproval	[ ] Table
[ ] Review and Comment	[ ] No Action Requested	[ ] Other

REQUEST BY APPLICANT:

The applicant is requesting approval of a minor modification to allow for the remodel of the existing façade of the KFC/Long John Silver's Restaurant located at 2480 North Fairfield Road.

STAFF RECOMMENDATION:

Staff is recommending disapproval of this request.

PROCEDURAL OPTIONS FOLLOWING ACTION:

The Planning Commission may choose to approve, disapprove, modify or table the attached application for further review.

Pereira

CITY OF BEAVERCREEK
STAFF REPORT

September 2, 2016

PROJECT: KFC/Long John Silver's Façade Remodel

CASE NO.: PUD 91-2 MOD 7/16 (Minor)

APPLICANT: Brandon Crawford
Multi-Site Group
One North Wacker Drive, Suite 850
Chicago, Illinois 60606

REQUEST

The applicant is requesting approval of a minor modification to allow for the remodel of the existing façade of the KFC/Long John Silver's Restaurant located at 2480 North Fairfield Road.

Discussion

Normally a request to remodel the façade of an existing structure with no significant architectural changes would be handled through the incidental modification process, which only requires a staff level approval. However after working with the applicant for several weeks, staff was unable to reach an acceptable compromise on the proposed elevations that would have been in keeping with the standards that are expected within not only this PUD, but the surrounding developments.

Attached you will find a photograph of the existing restaurant, which was renovated and received approval from Planning Commission in 2003. The colors approved were muted earth tones with the exception of some accent features used to identify with the brand of the specific restaurants. In working with the applicant this time, it was expressed that the use of primarily bright white, and dark grey as well as significant amounts of red, as shown in the proposed elevations, would not receive approval from staff on an incidental level, nor would it receive a recommendation of approval if it were to go to Planning Commission.

The applicant has chosen to proceed without changes and staff continues to maintain that this proposal does not meet the standards expected within the City of Beavercreek and the primary use of colors normally deemed to be accent colors is unacceptable.

RECOMMENDATION

Staff recommends **disapproval** of this minor modification request. Should Planning Commission wish to approve the applicant's request, staff recommends they do so with the conditions below.

1. The plans stamped "Received July 14, 2016" shall be the approved plans for this minor modification.

2. All conditions of PUD 91-2 and all subsequent modification shall remain in full force and effect unless modified herein.

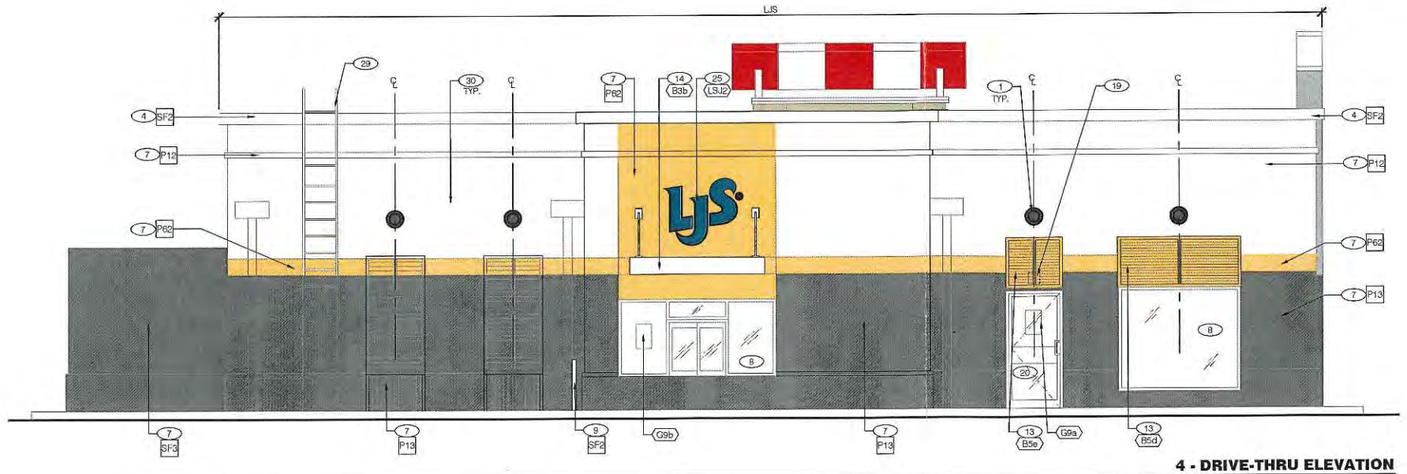
3. The applicant must obtain zoning permits issued by the City of Beavercreek prior to the start of renovations or installation of any signage.

4. All roof top mechanical units shall be completely screened from view from all directions with architectural features (roof forms or parapets).

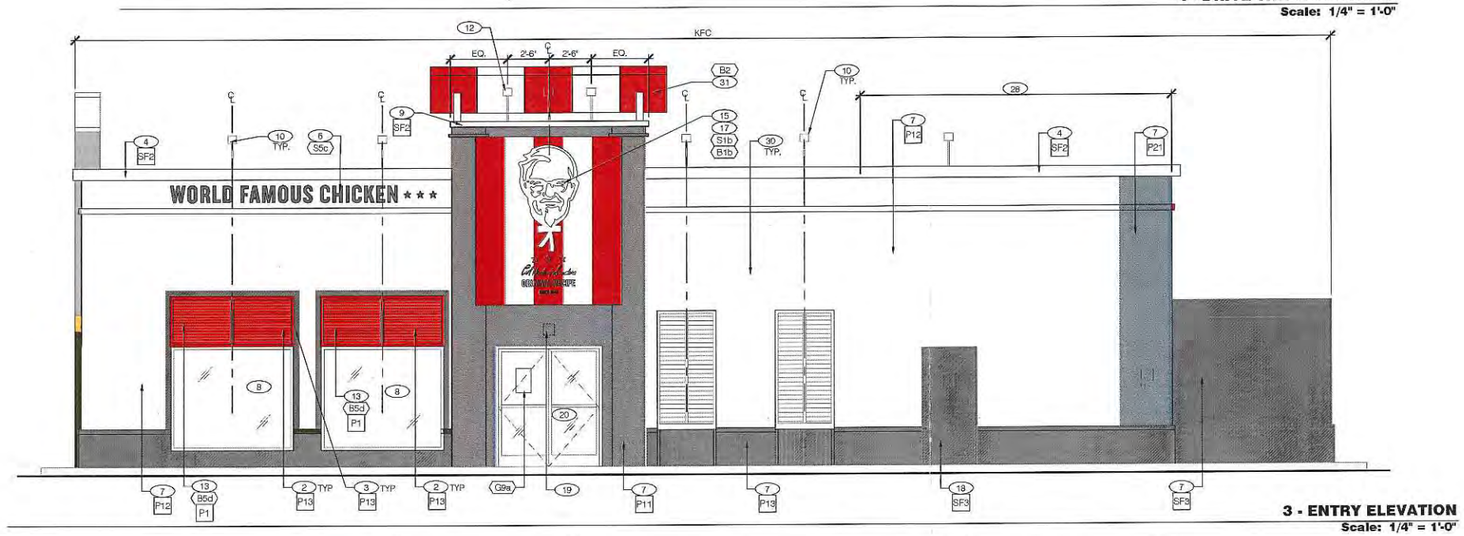
5. The building exterior shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning Department or, if required, by the City Council and/or Planning Commission.

6. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.

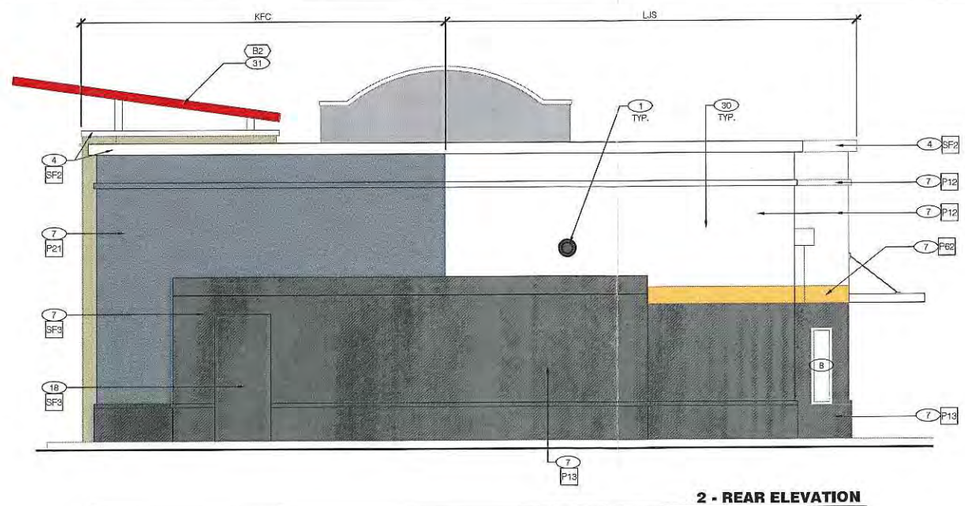
7. Any dead or missing landscaping, or any landscaping damaged during the renovation process must be replaced once the renovation is complete.



4 - DRIVE-THRU ELEVATION
Scale: 1/4" = 1'-0"



3 - ENTRY ELEVATION
Scale: 1/4" = 1'-0"



2 - REAR ELEVATION
Scale: 1/4" = 1'-0"

RECEIVED
JUL 14 2016
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

PRELIMINARY
NOT FOR CONSTRUCTION
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KFC

ceso
CREATION TO COMPLETION
8534 Yankee Street, Suite 28 Dayton, Ohio 45458
Phone: 937-435-8584 Fax: 937-435-5307
Engineering • Architecture • Survey • Construction Mgt • Environmental

TEMPLATE VERSION:
RELEASE 2.0
JULY 2015

REVISION:

Mark	Date	By

PROJECT TITLE
PERMIT SET
"K-90 VISION 2015
TO AMERICAN
SHOWMAN"
FULL SCOPE
2480 N FAIRFIELD ROAD
BEAVERCREEK, OH 45431

COMMISSION NO. F036002
ISSUE DATE 05/29/2016

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NO.
A-2.1

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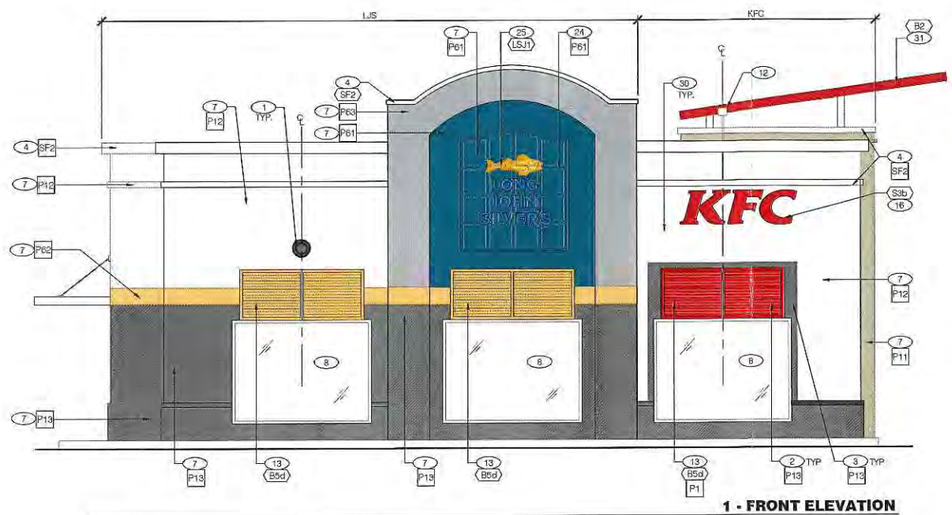

1 - FRONT ELEVATION
Scale: 1/4" = 1'-0"

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JUL 14 2016
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PLANNING DEPARTMENT

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KFC

CREATION TO COMPLETION
8534 Yankee Street, Suite 25 Dayton, Ohio 45458
Phone: 937-435-5504 Fax: 937-435-5507
Engineering • Architecture • Survey • Construction Edge • Environmental

FINISH NOTES - KFC/ TACO BELL

1. NEW M2 EXTERIOR LIGHT SCONCES (INSTALLED ABOVE EXISTING CEILING)
2. PAINT WALL SURFACE BEHIND NEW AWNINGS
3. PAINT 4" WIDE BORDER WINDOW SURROUND AS INDICATED
4. EXISTING PARAPET COPING TO BE PATCHED, SEAL AND PAINTED
5. ~~EXISTING RAILING TO BE PAINTED OF-9~~
6. STENCIL PAINTED GRAPHIC ELEMENT
7. NEW EXTERIOR PAINT TREATMENT
8. EXISTING WINDOWS
9. EXISTING BOLLARD
10. NEW PRE-FINISHED EXTERIOR LIGHT FIXTURE CENTERED ON WINDOW AND/OR GRAPHIC, OTHERWISE AS INDICATED IN ELEVATION. PATCH AND REPAIR ROOF MEMBRANE AT FIXTURE ATTACHMENT POINT
11. ~~REINSTALL ADDRESS NUMBERS AFTER PAINTING~~
12. NEW SIGNAGE ACCENT LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE
13. NEW PRE-FINISHED METAL LOUVERED AWNINGS (AWNINGS ABOVE DOORS TO HAVE RAIN DIVERTERS)
14. NEW DRIVE-THRU CANOPY
15. NEW SIGN APPLIED TO STAND OFF METAL PANEL SYSTEM
16. NEW KFC INDIVIDUAL SIGN LETTERS
17. NEW METAL PANEL SYSTEM ATTACHED TO AND HELD OFF EXISTING TOWER. TOP OF PANELING TO ALIGN WITH BOTTOM OF COPING
18. PAINT EXISTING EXTERIOR DOOR, FRAME, AND BUILDING MOUNTED EQUIPMENT
19. NEW EXTERIOR WALL LIGHT, M-3
20. EXISTING STOREFRONT DOOR SYSTEM
21. ~~NEW BUILT-UP TOWER COLLAR WITH PREFINISHED METAL CAP, OF-2~~
22. ~~ALIGN PAINT LINE WITH REVEAL~~
23. ~~NEW ROOF FRAMING AND METAL ROOF ON EXISTING TOWER - PREFINISHED STANDING SEAM GALVANIZED METAL ROOF, SEAMS AT 19" O.C.~~
24. 1" THICK x 3" WIDE TRIM.
25. NEW LONG JOHN SILVER SIGNAGE
26. ~~NEW SLOPED TOWER CAP ATTACHED TO AND HELD OFF EXISTING TOWER~~
27. ~~NEW PREFABRICATED CANOPY SYSTEM~~
28. PAINTED STRIPES TO BE EVENLY SPACED BETWEEN 2'-8" - 3'-4" WIDE.
29. EXISTING ROOF LADDER TO BE PAINTED TO MATCH ADJACENT SURFACES
30. PRESSURE WASH EXTERIOR, PATCH AND REPAIR AS REQUIRED, PREP, FOR NEW FINISHES
31. NEW EXTERIOR TOWER LID CANOPY ATTACHED TO EXISTING TOWER

KFC IMAGE COMPONENTS SCHEDULE

SIGNAGE	
TAG	ITEM DESCRIPTION
S1a	VINYL LOGO/GRAPHICS FOR TOWER PANEL - FULL HT.
S1b	VINYL LOGO/GRAPHICS FOR TOWER PANEL - HALF HT.
S3a	KFC CHANNEL LETTERS - 30" RED
S3b	KFC CHANNEL LETTERS - 24" RED
S3c	KFC CHANNEL LETTERS - 30" WHITE
S3d	KFC CHANNEL LETTERS - 24" WHITE
S4a	'REAL MEALS TO GO' DIMENSIONAL LETTERS FOR 15' DT CANOPY
S4b	'REAL MEALS TO GO' VINYL LETTERS FOR 6' DT CANOPY
S5b	'WORLD FAMOUS CHICKEN' 16" LETTERS - PAINT TEMPLATE (VERTICAL & HORIZONTAL)
S5c	'WORLD FAMOUS CHICKEN' 12" LETTERS - PAINT
S5d	'WORLD FAMOUS CHICKEN' STACKED LETTERS-PAINT
S6	'REAL MEALS' BUCKET SIGN
S7	'REAL MEALS TO GO' BUCKET SIGN
S8a	'HARD WAY' PAINT TEMPLATE - 57" ROUND
S8b	'HARD WAY' PAINT TEMPLATE - 108" ROUND
S8c	'HARD WAY' PAINT TEMPLATE - 114" ROUND
S8d	'HARD WAY' PAINT TEMPLATE - 114" HORIZONTAL
S10	READER BOARD GRAPHIC INSERTS 'REAL MEALS TO GO' (BOTH SIDES
S11a	PYLON FACE REPLACEMENT (BOTH SIDES) - 8'X14'
S11b	PYLON FACE REPLACEMENT (BOTH SIDES) - 12'X8'
S12a	PYLON-LARGE PYLON HORIZONTAL - SITE SPECIFIC
S12b	PYLON-LARGE PYLON VERTICAL
S13	DIRECTIONAL SIGN FACE REPLACEMENT (BOTH SIDES)
S14	NEW DIRECTIONAL SIGN
G9a	STORE HOURS- ENTRY
G9b	STORE HOURS- DT WINDOW
BUILDING EXTERIOR ELEMENTS	
B1a	TOWER PANEL WITH LOGO AND GRAPHICS - FULL HEIGHT WITH EXTENDER
B1b	TOWER PANEL WITH LOGO AND GRAPHICS - HALF HT.
B2	TOWER LID CANOPY
B3a	DT WINDOW CANOPY - 15' WIDE
B3b	DT WINDOW CANOPY - 8' WIDE

KFC IMAGE COMPONENTS SCHEDULE

SIGNAGE	
B3c	DT WINDOW CANOPY - 15' WIDE W/OUT LED UP LIGHT
B4	DT - ORDER POINT CANOPY
B5a	SHUTTERED AWNINGS - 6'-0" - WIDE
B5b	SHUTTERED AWNINGS - 6'-4" - WIDE
B5c	SHUTTERED AWNINGS - 7'-0" - WIDE
B5d	SHUTTERED AWNINGS - 7'-4" - WIDE
B5e	SHUTTERED AWNINGS - 3'-4" WIDE
B5f	SHUTTERED AWNINGS - 5'-0" WIDE
B5g	SHUTTERED AWNINGS - 9'-0" WIDE
B5h	SHUTTERED AWNINGS - 4'-4" WIDE
B5i	SHUTTERED AWNINGS - 4'-0" WIDE
B6	RAIN SCREENS FOR SHUTTERED AWNINGS 6'-0"
B7	DT CLEARANCE BAR (SHROUD RETROFIT)
B7a	DT CLEARANCE BAR - SHROUD RETROFIT FOR EXISTING CLEARANCE BAR
B7b	DT CLEARANCE BAR - NEW CLEARANCE BAR
B8	SCREEN WALL BEHIND DT MENU

LJS COMPONENT SCHEDULE

LONG JOHN SILVERS DECOR	
LJD1	LJS BOOTH - SINGLE
LJD2	LJS BOOTH - DOUBLE
LJD3	ROUND BOOTH
LJD4	CUSTOM LJS SETEE (14'-0" L)
LJD5	LJS DINING SCREEN - PARTIAL HEIGHT (3'-6"L)
LJD6	LJS DINING SCREEN - PARTIAL HEIGHT (11'-0" L)
LONG JOHN SILVERS GRAPHICS	
LJG1	'KITCHEN' SIGN
LJG2	3 FISH BOARDS
LONG JOHN SILVERS SIGNAGE	
LJS1	LJS FISH SIGN
LJS2	LJS TWO LINE SIGN

PAINT SCHEDULE

MARK	LOCATION	MFG./ CONTACT		MODEL #/COLOR	REMARKS
P1	EXTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	AURA EXTERIOR PAINT EXOTIC RED 2085-10 LOW LUSTER (634)	MASONRY SUBSTRATE PRIMER: N068; GLAZED TILE SUBSTRATE PRIMER SXA-110
P2	EXTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	REGAL SELECT EXTERIOR PAINT WEDDING VEIL 2125-70 LOW LUSTER (M401)	MASONRY SUBSTRATE PRIMER: N068; GLAZED TILE SUBSTRATE PRIMER SXA-110
P3	EXTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	AURA EXTERIOR PAINT BLACK HORIZON 2130-30 LOW LUSTER (634)	MASONRY SUBSTRATE PRIMER: N068; GLAZED TILE SUBSTRATE PRIMER SXA-110
P4	INTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	PRECATALYZED EPOXY LA PALOMA GRAY 1551 EGGSHELL (V343) - INTERIOR WALLS SEMI GLOSS (V341) - DOOR AND FRAMES	PRIME ALL NEW SUBSTRATES WITH BENJAMIN MOORE FRESH START PRIMER #02300
P9	INTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	PRECATALYZED EPOXY WEDDING VEIL 2125-70 EGGSHELL (V343) - INTERIOR WALLS SEMI GLOSS (V341) -DOORS AND FRAMES	PRIME ALL NEW SUBSTRATES WITH BENJAMIN MOORE FRESH START PRIMER #02300
P11	EXTERIOR PAINT	SHERWIN WILLIAMS	CHARLES JENKINSON P:(440)845-4335 charles.jenkinson@sherwin.com	COLOR: REMBRANDT RUBY CODE: SW #6033 100% ACRYLIC HYBRID RESIN	RED NEUTRAL
P12	EXTERIOR PAINT	SHERWIN WILLIAMS	CHARLES JENKINSON P:(440)845-4335 charles.jenkinson@sherwin.com	COLOR: PURE WHITE CODE: SW #7005 100% ACRYLIC HYBRID RESIN	RED NEUTRAL GREY NEUTRAL
P13	EXTERIOR PAINT	SHERWIN WILLIAMS	CHARLES JENKINSON P:(440)845-4335 charles.jenkinson@sherwin.com	COLOR: IRON ORE CODE: SW #7069 100% ACRYLIC HYBRID RESIN	RED NEUTRAL GREY NEUTRAL
P21	EXTERIOR PAINT	SHERWIN WILLIAMS	CHARLES JENKINSON P:(440)845-4335 charles.jenkinson@sherwin.com	COLOR: DOVETAIL CODE: SW #7018 100% ACRYLIC HYBRID RESIN	GREY NEUTRAL
P31	EXTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	COLOR: BIRCHWOOD CODE: BM1007 100% ACRYLIC HYBRID RESIN	EARTH TONES
P32	EXTERIOR PAINT	SHERWIN WILLIAMS	CHARLES JENKINSON P:(440)845-4335 charles.jenkinson@sherwin.com	COLOR: CREAMY CODE: SW #7012 100% ACRYLIC HYBRID RESIN	EARTH TONES
P33	EXTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	COLOR: MIDNIT HORIZON CODE: 2134-10 100% ACRYLIC HYBRID RESIN	EARTH TONES
SPECIALITY PAINT (METAL)					
SF2	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2125-70 WEDDING VEIL (V520)	COROTECH PRIMER (V132)
SF3	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2133-30 BLACK HORIZON (V520)	COROTECH PRIMER (V132)
SF7	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2085-10 EXOTIC RED (V520)	COROTECH PRIMER (V132)
	INTERIOR/ EXTERIOR POWDERCOAT	TIGER DRYLAC		038 / 70460 KFC GRAY	
	INTERIOR/ EXTERIOR POWDERCOAT	TIGER DRYLAC		038 / 10169 KFC WHITE	
LONG JOHN SILVERS PAINT					
P61	EXTERIOR PAINT	SHERWIN WILLIAMS	CHUCK JENKINSON P:(440)845-4335 charles.jenkinson@sherwin.com	SW #6509 "GEORGIAN BAY"	Long John Silvers
P62	EXTERIOR PAINT	SHERWIN WILLIAMS	CHUCK JENKINSON P:(440)845-4335 charles.jenkinson@sherwin.com	SW #6682 "JUNE DAY"	Long John Silvers
P63	EXTERIOR PAINT	SHERWIN WILLIAMS	CHUCK JENKINSON P:(440)845-4335 charles.jenkinson@sherwin.com	SW #7045 "INTELLECTUAL GRAY"	Long John Silvers
P64	INTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P:(800)635-5147 C:(502)640-1608 kurt.mcclelland@benjaminmoore.com	AURA WATERBORNE INTERIOR PAINT PROVIDENCE BLUE 2135-40 SATIN 100% ACRYLIC HYBRID RESIN	Long John Silvers

TEMPLATE VERSION:
RELEASE 2.0
JULY 2015

REVISION:

Mark	Date	By

PROJECT TITLE
PERMIT SET
"K-90 VISION 2015
TO AMERICAN
SHOWMAN"
FULL SCOPE
2480 N FAIRFIELD ROAD
BEAVERCREEK, OH 45431

COMMISSION NO. F036002
ISSUE DATE 05/29/2016

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NO.
A-2.0

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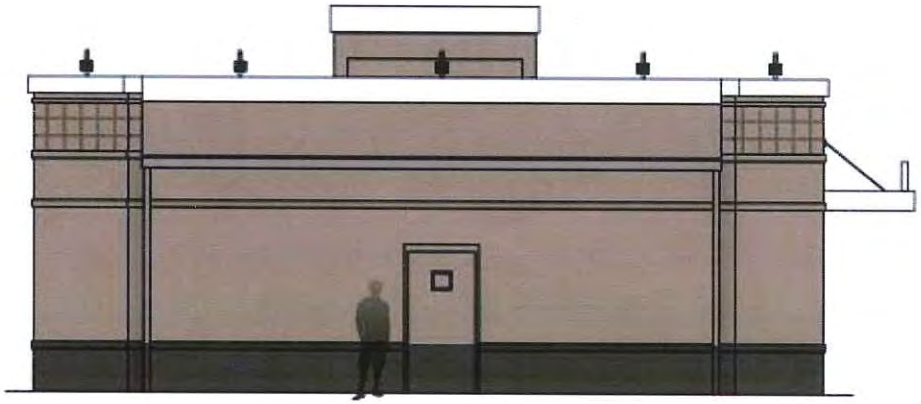
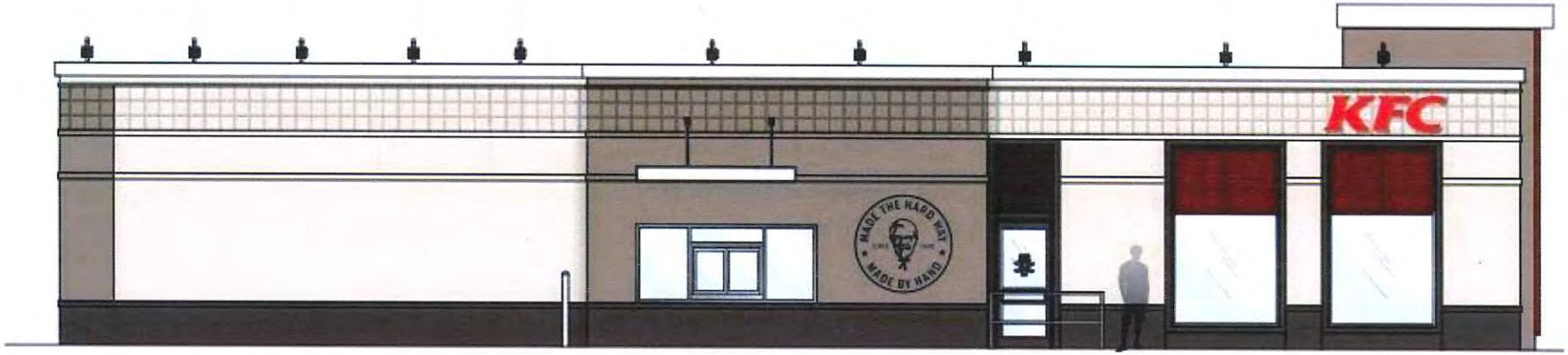
What we recommend they do

EARTH TONES – NO STRIPES





Example of what they want to do
Long John Silver's
$5
REEL DEAL
BOX
INCLUDES
DRINK &
COOKIE
Official Plumber of Summer

Example
of
what they
want to do