I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES
   A. November 5, 2014

V. PUBLIC HEARINGS
   A. PC 14-10, Patterson Park Church, Conditional Use

VI. DECISION ITEMS
   A. PUD 88-21 MOD 11/14 A, BJ’s Restaurant & Brewhouse, Minor
   B. PUD 88-21 MOD 11/14 B, Chuy’s Restaurant, Minor

VII. ADJOURNMENT
BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, November 5, 2014

PRESENT: Mr. Archibald, Mr. Kruszynski, Mr. Self, Mr. Stone, Mr. Tornichio

ABSENT: None

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

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

Mr. Self MOVED approval of the September 3, 2014 minutes. Motion was seconded by Mr. Kruszynski and PASSED by majority voice vote.

PUBLIC HEARINGS
PUD 88-21 MOD 10/14, Mall at Fairfield Commons, Major
Clerk Gillaugh read the notice of public hearing on an application filed by MFC Beavercreek LLC, 180 E. Broad Street, Columbus, OH 43215. The applicant requests approval of a major modification to a portion of the existing Mall at Fairfield Commons by demolishing the former 130,475 square foot Elder Beerman store and the construction of five new restaurants totaling approximately 40,160 square feet located on a portion of the 60.442 acre site. The property is located on the west side of North Fairfield Road approximately 650 feet south of the intersection of North Fairfield Road and Pentagon Boulevard. The property is further described as Book 4, Page 3, Parcel 4 on the Greene County Property Tax Atlas.

Brian Suiter, representative of Glimcher, stated the Mall at Fairfield Commons had two Elder Beerman stores and said the two stores were consolidated into one store leaving a large tenant space open at the mall. Mr. Suiter discussed several different ideas they had, and after the interest in restaurants was so strong they decided to demolish the existing tenant store (former Elder Beerman) and redevelop it as the grand entryway into the mall and to construct five new restaurants.

Mr. Burkett summarized the staff report dated October 30, 2014, which stated the applicant is requesting approval to demolish 130,475 square feet of retail space and to construct approximately 40,000 square feet of restaurant space. The request will also approve the elevations of the new mall exterior wall, two restaurant elevations, and three restaurant pads. He discussed the location of the property, the existing conditions, the proposed site plan, the proposed exterior elevation, the proposed modification to Condition #4 and Condition #19, and the proposed landscape plan. Mr. Burkett explained they will be bringing Restaurant #4 and #5 forward for a minor modification once they receive an application and the sign package will also be a minor modification. Staff recommended approval of the case with 23 conditions with the proposed changes to Conditions #4 and #19.

There being no public input, the public hearing was closed.
Mr. Archibald referred to Condition #19, and questioned when they would start the six month time frame. Mr. Burkett explained it would be started after staff issues the permit for Restaurant #2. Mr. Archibald asked where service came in for Restaurant #1. Mr. Suiter explained where the service drive was for Restaurant #1 and that it will also have a service door to the mall for some of the interior mall tenants. Mr. Archibald wanted to make sure the circular drive was not going to be used by service vehicles or at least not to be parked there. Mr. Suiter agreed, and said they do not want the vehicles parked there either.

Mr. Archibald liked the planned staircase for access to the upper parking lot, and asked if any consideration was given to adding another one between Restaurants #1 and #4. Mr. Suiter explained that was looked at, but they ended up with the proposed location as the best case scenario. He stated the issue with trying to locate a stairway into Restaurant #1 and #4 is the location of the service corridor and then trying to figure out a way to have it heated or enclosed. Mr. Archibald is excited to see an upscale restaurant in the mall, but he was concerned about the parking. He believed there was plenty of parking, but was concerned about patrons having to walk to Restaurant #1 and #5 because there was no close parking for them. Mr. Archibald explained he would like to see a staircase between Restaurants #1 and #4. Mr. Suiter said there is going to be a lot of cars parked there, but there are approximately 1,000 to 1,100 parking spaces in the lower field. He believed there would be plenty of parking for the two days that they build for, the day after Thanksgiving and Christmas Eve. Mr. Suiter explained Restaurant #1 has requested looking into some valet parking to help alleviate some of those issues, and they are in the process of discussing those options.

Mr. Archibald suggested adding a crosswalk between the first row of parking spaces and Restaurant #5, one between Restaurant #4 and #5, the corner of Restaurant #4 and the third row of parking because there was going to be a lot of traffic and to make it more convenient for pedestrians. Mr. Archibald asked if there was any other lighting in the main parking lot other than on the islands closest to the restaurants. Ralph Terbrueggen, Mannik Smith Group, discussed where the existing lighting was. He explained as they get into specifics they will look at photometrics and see how it works out. Mr. Archibald asked if there was enough handicap spaces proposed. Mr. Burkett said they have enough handicap spaces to meet ADA requirements.

Mr. Kruszynski stated normally when the Commission reviews free standing buildings, they have to have four-sided architecture, and questioned if the hillside was the backside of those restaurants. Mr. Burkett said there is a retaining wall behind those buildings, and explained Restaurants #4 and #5 will be reviewed as separate minor modifications at a later date. Mr. Kruszynski asked which restaurants will have access from inside the mall. Mr. Burkett said the only entrances will be at the front of the restaurants, and there will be no entrances from inside the mall. Mr. Kruszynski believed there was something that could be done to get an access point to the top parking lot between Restaurants #1 and #4. Mr. Suiter explained that has been a hurdle for them, and they hoped the valet parking option would help. Mr. Kruszynski thanked them for working with staff and he was excited to see the upgrade to the mall.
Mr. Stone asked if the drive around the circle was large enough to have several cars there especially those that are cycling in and out for valet parking for Restaurant #1. Mr. Suiter said they have allowed enough room for some stacking of cars and for two cars to pass by each other around the circle. Mr. Stone asked what the height of the retaining wall was between Restaurants #1 and #4. Mr. Terbrueggen said it is approximately 25 feet tall. Mr. Stone questioned what the elevation of the wall was where they are proposing to locate the stairway. Mr. Suiter stated it is approximately five feet tall. Mr. Stone stated they are demolishing 130,000 square feet and constructing 40,000 and asked if there were plans in the future for the 90,000 square feet left over or if it would even be allowed to be used based on the original PUD. Mr. McGrath explained the mall PUD was approved in a different process than what they are accustomed to today. He said the Ordinance itself was an underlying B-3 zoning district and there was nothing specific in that legislation that dealt with square footage. Mr. McGrath said a maximum square footage was specifically addressed at the Galyan’s case which is Dick’s Sporting Goods now. Mr. McGrath said there is a restriction, but it is up to Planning Commission and City Council with staff recommendation to go above that amount or to meet that amount. Mr. Stone asked if the applicant had any plans for that amount of space in the future. Mr. Suiter said not currently.

Mr. Self asked if the construction of Restaurants #4 and #5 were in the process of being planned and Restaurant #3 was the only one they don't have a tenant lined up for. Mr. Suiter said they have someone in mind for all the restaurants. Mr. Self questioned if Restaurant #3 was going to be under construction anytime soon. Mr. Suiter explained their goal is to have all five restaurants under construction at the same time. He said Planning Commission will see the modifications for Restaurants #4 and #5 in the next 30 to 45 days. Mr. Suiter stated in terms of Restaurant #3, they do have a user and in terms of the wall that will separate Restaurants #2 and #3, their expectation is that will never be an exterior wall. He said their hope is that all of this will come together and be built at the same time if not offset by short phases. Mr. Self asked if they are looking at chain or local restaurants. Mr. Suiter stated they will be regional and national chains at this point.

Mr. Self asked if there will be an open space behind Restaurant #3. Mr. Suiter said yes it will be a service corridor. Mr. Self questioned if that will primarily be used before and after business hours. Mr. Suiter explained there is an existing corridor in that area now, and they will try to do as much during the off business hours. Mr. Self asked where Restaurant #1 dumpster will be located. Mr. Suiter explained where it would be located. Mr. Self referred to the drawings of Restaurants #1 and #2, and questioned if that was going to be the design of the buildings. Mr. Burkett discussed the elevations of the proposed Restaurants #1 and #2. Mr. Self asked what the material was going to be for the walk area into the mall entrance. Mr. Burkett said it will be stamped concrete. Mr. Self questioned if there was landscaping planned for the circle in the center of the access drive. Mr. Burkett explained that will be part of the final landscape plan and it will not be an empty area. Mr. Self asked how the circle and walkways would be lit. Mr. Burkett stated they will be adding some decorative fixtures. Mr. Terbrueggen said the fixtures are approximately 15 feet high.
Mr. Kruszynski said he did not see any restrictions to the hours of construction in the conditions. Mr. Burkett explained staff typically does not limit the hours when there is no residential properties nearby, and did not feel it was necessary in this case. Mr. Kruszynski questioned if staff saw the need to put any restrictions at all on this redevelopment since there will be construction equipment coming in and out of the site that will impact the traffic coming into the mall. Mr. Burkett did not because the applicant is going to want to make sure the mall patrons are going to be able to access their site. Mr. Kruszynski asked if there were any time restrictions when they added the Dick’s expansion. Mr. McGrath explained staff had an extensive meeting with everyone involved in the demolition of this site, and there is an established perimeter. He said Glimcher understands that no one wants to see the construction, and thought most of the time the construction equipment is brought into the fenced area and left there until they are finished with it. Mr. McGrath believes the only thing that will see coming in and out of the fenced area would be the workers on a daily basis. Mr. Kruszynski wanted to make sure traffic on the ring road was not going to be impacted by the construction area and that it was a safe environment.

Mr. Kruszynski said he would really like to see what the middle of the circle was going to look like. He discussed the plan which says it will have low shrubs and ground cover, and said since this will be a main entrance into the mall it is important to make it look nice. Mr. Suiter stated they agree, and said they will give it the detail it needs.

Mr. Self referred to the service corridor for Restaurant #1, and thought they could put a stairway in if they shifted the wall location. Mr. Suiter said they have looked at it extensively and they feel the best way to do it is to have the stairway near Restaurant #5.

Mr. Archibald asked if there was an existing sidewalk on the upper parking lot where they are proposing to put the stairway. Mr. Suiter said it is just a drive aisle. Mr. Archibald questioned if they could add a sidewalk. Mr. McGrath agreed, but staff would need to take a look at the drive aisle and the top of the retaining wall to see if it was feasible to construct it.

Mr. Tornichio commended Glimcher for having the foresight because as an outsider he looked at the proposal as they are adapting to the new reality of retail. He said there are people who are not spending their money in stores now, but are going online for their shopping experience. Mr. Tornichio believed the restaurants will draw people to them and then they can go shopped and purchase retail items at the mall. He referred to Exhibit B, and liked what they are seeing in the new retail centers and how pedestrian friendly they are and thanked them for building the sidewalk. Mr. Tornichio stated he understood the concern about parking, but then he thought about The Greene and how there is no convenient parking for the restaurants in the middle and how they utilize valet service. He thought this application showed regeneration of the mall and it being upgraded to fit the times.

Mr. Kruszynski MOVED to approve PUD 88-21 MOD 10/14 with 23 conditions, modifying Conditions #4 and #19.
Mr. Archibald stated Condition #21 should be Exhibit B. Mr. Self requested that the pad area be planted in grass be added to Condition #19. Mr. Self proposed a Condition #24 to add a sidewalk from the existing concrete area in front of the former Elder Beerman store down to the proposed stairway east of Restaurant #5 if it is feasible.

Mr. Kruszynski accepted the proposed changes and recommended approval of the case with 24 conditions, modifying Conditions #4, #19 and #21 and adding Condition #24:

1. All conditions contained in PUD 88-21, SSP #1 and all subsequent modifications to PUD 88-21 are incorporated herein by reference to the extent they are not specifically amended or altered by any plans and conditions with this Major Modification.

2. The approved site plan and landscape plan shall be those plans dated “Received October 2, 2014” except as modified herein.

3. The approved architectural elevations shall be those plans dated “Received October 30, 2014” except as modified herein.

4. Brick or stone finish shall be extended along the entire base of the front and side elevations, as well as up the main mall entrance as highlighted in green in Exhibit A. The final materials used to construct the entry towers for Restaurants #1 and #2 shall be reviewed by the Planning Department prior to the release of a permit.

5. The architectural elevations and base landscaping plans for Restaurant #3 shall be reviewed and approved by the Planning Department prior to the release of a zoning permit. The architectural elevations shall be constructed of a material architecturally compatible with the rest of the new development. Should there be any discrepancy between the applicant and staff as to what constitutes “architecturally compatible”, staff will take it to Planning Commission as a minor modification for their determination.

6. Restaurants #4 and #5 shall be reviewed and approved by the Planning Commission as a minor modification to the approved Specific Site Plan for the development.

7. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls) on each building. Pad mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public.

8. A PUD Agreement must be signed by the owner/occupant and a bond or letter of credit for the required 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.
9. 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.

10. All trash collection containers shall be enclosed within the building or screened from view and enclosed within a permanent dumpster enclosure. All dumpster enclosures shall be constructed with the same materials used to construct the building.

11. The dumpster enclosure’s gate shall be constructed of a vinyl or composite material, or other material, to be approved by the Planning Department. The gate shall be painted to match the adjacent material.

12. Temporary signs shall not be permitted within this development.

13. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and approved prior to the release of a zoning permit.

14. All man doors and service doors shall be painted to match the color of the building as to blend in with the proposed facade.

15. No portion of the building may be occupied for the first time or reoccupied later until and unless an application of a Certificate of Use Compliance has been submitted to the City by the property owner or by the prospective occupant. No such occupancy may occur until the application of Certificate of Use Compliance has been approved and issued by the City.

16. The façade shall not be painted or altered without the express permission of the Planning Department and/or the Planning Commission.

17. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and the release of a zoning permit for the building.

18. A final photometric plan shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and the release of a zoning permit for the building.

19. If Restaurant #3 has not begun construction within six months of the start of construction of Restaurant #2, the applicant shall submit a plan for improvements to the exposed area of the northern wall of Restaurant #2 and sod or seed the pad to the satisfaction of Planning Department prior to the issuance of a zoning permit for Restaurant #2.

20. The Planning Department shall review and approve the colors and material used to construct the screening walls between Restaurants #1 and #4.
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21. The applicant shall construct a sidewalk along the Fairfield Commons Drive frontage from Starbuck Coffee to Jared the Gallery of Jewelers, as shown on Exhibit B.

22. The applicant shall submit and receive approval of a separate sign package by the Planning Commission prior to the issuance of any permanent sign permits.

23. Material and color samples shall be submitted to the Planning Department for review and approved prior to the issuance of a zoning permit.

24. The applicant shall continue the existing sidewalk in front of the upper entrance of the former Elder Beerman store to the proposed stairway southeast of the future Restaurant #5 subject to Planning and Engineering Department evaluations for feasibility.

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

PC 14-9, Colonel Glenn Corridor Revitalization Study
Clerk Gillaugh read the notice of public hearing for the purpose of reviewing the Colonel Glenn Corridor Revitalization Study.

Mr. Burkett explained in early 2013 City Council directed staff to create a committee comprised of several different individuals to study what things could be done to help revitalize Colonel Glenn Highway. He said Mr. Archibald and Mr. Self joined him on the committee along with members of City Council, City of Fairborn, Wright State University, Wright Patterson Air Force Base, and Bath Township, and they worked on a study that they feel will establish the goals of the committee. He discussed the study area boundary, what the study process was, the existing conditions, assessment highlights, the goals and objectives and the roadmap to success. Mr. Burkett recommended approval of the case.

Mr. Tornichio thanked Council Member Petrak and Council Member Litteral and Mr. Self and Mr. Archibald for serving on the committee.

Mr. Archibald said it was a pleasure to serve on the committee, and thanked Mr. Burkett for running the committee. He hoped a lot of the things that came out of this study would come to fruition.

Mr. Self said staff did a great job, and believed they can always improve what is along Colonel Glenn Highway.

Mr. Tornichio appreciated the cooperation and collaboration with Bath Township and the City of Fairborn because it is necessary for everyone to work together to make the corridor consistent.

Mr. Self MOVED to approve PC 14-9. Motion was seconded by Mr. Archibald. Motion PASSED by a roll call vote of 5-0.
DECISION ITEMS
PUD 92-1 MOD 10/14, Burger King, Minor

Ms. Pereira summarized the staff report dated October 21, 2014 requested by Monica Pomroy, Interplan LLC, 604 Courtland Street, Suite 100, Orlando, FL 32804. The applicant is requesting approval of a minor modification to PUD 92-1 to allow for the exterior façade renovation of the Burger King restaurant located at 3378 Pentagon Boulevard within the Fairfield Crossing development. Staff recommended approval of the case with nine conditions.

Mr. Self asked why the red trim band at the top of the building was not continued around the backside of the building. Dennis Cabala, architect with Interplan LLC, said that is an architectural element that could be added to the back of the building. Mr. Self thought they could add that as a condition.

Mr. Self questioned if staff was ok with the dumpster enclosure. Ms. Pereira said they are maintaining the current dumpster enclosure, and it will be cleaned up.

Mr. Kruszynski asked if the east side of building could be cleaned up and possibly pressure washed. Ms. Pereira didn’t see an issue with it being cleaned up.

Mr. Archibald said this is a four sided building, and questioned if staff required them to remove the sign. Ms. Pereira explained staff did not require it to be removed, and that the applicant did not propose a new sign there. Mr. Archibald liked the idea of carrying the red trim all the way around the building.

Mr. Tornichio stated he noticed the Burger King in Xenia and on Brown Street in Dayton were recently renovated, and asked if the restaurant will remain open during the renovation. Mr. Cabala said they try to leave the restaurant open, and the worst case scenario is they will have the drive-thru only open. He explained they will be doing some renovation in the dining room at this location, and they will keep drive-thru open if the dining room is closed.

Mr. Self MOVED to approve PUD 92-1 MOD 10/14 with ten conditions, adding Condition #10:

1. The plans stamped “October 28, 2014” shall be the approved plans for this minor modification.

2. All conditions of PUD 92-1 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 renovations or installation of any signage.

4. Signage shall be limited to the north, south, and west elevations. Each “Burger King” sign will be limited to 6 feet in diameter and the “Home of the Whopper” sign shall be no greater than 25 square feet. “Taste is King” on the south elevation shall be
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limited to 15 square feet and may only consist of individually mounted channel letters. The sign on the back of the building, the east elevation, must be removed, prior to the installation of any new signage.

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

6. The service door on the east elevation as well as the dumpster enclosure doors shall be painted to match the adjacent building color per the approval of the Planning Department.

7. 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.

8. 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.

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

10. The red trim around the top of the building shall be carried around all four sides of the building.

Motion was seconded by Mr. Archibald. Motion PASSED by majority voice vote.

Mr. Self MOVED adjournment at 8:47 p.m., seconded by Mr. Kruszynski. Motion PASSED by majority voice vote.

________________________
Melissa Gillaugh
Deputy Clerk
CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT

Meeting Date: December 3, 2014
Reference Topic PC 14-10 Patterson Park Church Signage

AGENDA ITEM REPORT

ACTION REQUESTED

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

REQUEST BY APPLICANT:

The applicant is requesting conditional use approval to allow for the construction of an additional ground sign, in an R-1A residential district, at Patterson Park Church located at 3655 East Patterson Road.

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.

Pereira
PROJECT: Patterson Park Church-Signage

CASE NO.: PC 14-10 Conditional Use

APPLICANT: Anne Karns, Sign Dynamics
2781 Thunderhawk Ct.
Dayton OH 45414

REQUEST

The applicant is requesting conditional use approval to allow for the construction of an additional ground sign, exceeding the maximum allowed height and square footage in an R-1A residential district, at Patterson Park Church located at 3655 East Patterson Road.

ANALYSIS

As stated above, Patterson Park Church is located within an R-1A, residential district. The Beavercreek Zoning Code states that within this district, signage is limited to 15 square feet per face, not to exceed four feet in height. Because the intent of this section is mainly to identify residential neighborhoods, the size allowed is significantly smaller than what is permitted in other districts. Taking this into consideration, the code then goes on to state that additional signage may be approved through the conditional use process.

Patterson Park Church is located on over 12 acres, with over 1,000 feet of road frontage and contains approximately 65,000 square feet of building space. There is currently one ground sign on the property near the intersection of Patterson Road and Seajay Drive. The applicant is
proposing one additional ground sign along Seajay Drive that would be 6 feet tall and would contain 27 square feet of sign area per side, 50% of which would be electronic copy, as permitted by the code. The base would be constructed of stone or stone veneer as would the portions of the sign structure flanking the sign cabinet.

Due to the overall size of the property and the development, and the fact that the proposed sign will be located on a major roadway at a significant distance from any residential uses, staff finds that allowing an additional ground sign is a reasonable request.

RECOMMENDATION

Based on the analysis, Staff is recommending approval of the applicant’s request, subject to the conditions found in the attached resolution.
RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
December 3, 2014

RE: PC 14-10 Patterson Park Church
    Ground Sign, Conditional Use

WHEREAS, Sign Dynamics, applicant for the property owner, has filed an
application requesting Conditional Use approval to construct a ground sign at Patterson
Park Church, located at 3655 East Patterson Road, located on the southwest corner of
Patterson Road and State Route 835 further described as Book 2, Page 16, Parcel 198 on
the Greene County Property Tax Atlas.

WHEREAS, public hearing was held on December 3, 2014 by the
Beavercreek Planning Commission at which time all people who wished to testify gave
their comments at the public hearing; and

WHEREAS, the Beavercreek Planning Commission finds that the facts submitted
with this Conditional Use application and presented at the public hearing and any
modifications, amendments, or supplementary conditions satisfy the standards and criteria
for Conditional Use approval as per §158.171 (C) of the Zoning Code; and

WHEREAS, the Beavercreek Planning Commission is taking administrative
action in approving this Conditional Use.

NOW, THEREFORE BE IT RESOLVED:

SECTION I

Beavercreek Planning Commission approves this Conditional Use for the Patterson
Park Church with the following conditions and requirements.

SECTION II

1. The approved plans for this development shall be the plans stamped “Received
   Nov 12, 2014”, except as modified herein.

2. A permanent sign permit must be submitted to the Planning and Zoning
   Department, and approved, prior to the start of construction.

3. The ground sign must be located at least five feet back from the right-of-way.
4. Adequate landscaping, as outlined by the zoning code, shall be installed and maintained at the base of the sign.

ADOPTED:

VOTING FOR ADOPTION:

VOTING AGAINST:

________________________  Chairman

Attest:

________________________
Patterson Park Church
3655 E Patterson Rd, Beavercreek, OH 45430
REQUEST BY APPLICANT:

The applicant is requesting approval for the building elevations, signage and landscaping associated with the proposed 7,623 square foot BJ’s Restaurant and Brewhouse to be an outlot of The Mall at Fairfield Commons.

STAFF RECOMMENDATION:

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

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

November 24, 2014

CASE NUMBER:  PUD 88-21 Mod (Minor) 11-14 A
BJ’s Restaurant and Brewhouse

APPLICANT:
Francher Development
(Authorized Agent for Owner)
1342 Bell Ave. #3K
Tustin, CA 92780

REQUEST

The applicant is requesting approval for the building elevations, signage and landscaping associated with the proposed 7,623 square foot BJ’s Restaurant and Brewhouse located within the building pad labeled #5 on the map below, approved as part of the specific site plan for The Mall at Fairfield Commons.
ANALYSIS

As shown on the architectural elevations, the applicant is proposing to construct a 7,623 square foot, single story restaurant. The proposed building will be approximately 102 feet long, 72 feet wide, and approximately 32 feet to the top of the parapet roof entry tower over the main entrance. The proposed building shows similar architectural features on all four elevations.

The majority of the building will be faced with a red scored stucco, a beige-colored stone veneer base, and rose color limestone tile veneer corner and entryway pilasters. The main entryway is shown as a large storefront window system, accented with a dark brown stucco tower. The main entry is covered with a dark steel awning, and the windows on the front (north) and left (east) elevations are covered with black fabric awnings. Decorative light fixtures on the north and east elevations will accent the wall in the evening, but are not designed for security or walkway lighting. The proposed mural is shown as 18 feet long and 9 feet tall. Staff has no problem with the proposed mural so long as it doesn’t show logos or advertisements. Wall murals tend to break up large elevations, and if done correctly, are an attractive architectural feature, such as the mural on the Pub of Beavercreek at the Greene Towne Center.

Overall, staff is pleased with the proposed look of the building, and feels it will be an attractive addition to the Mall. The only concerns staff has are the gray CMU wall that will be surrounding the service area in the southwest corner of the building, as seen on the architectural elevations provided, and the look of the gray screen wall that is on the northwest corner of the building. Staff has added a condition that the screening materials be architecturally compatible in design in color with the main building, to be reviewed and approved by staff prior to the issuance of a permit. Staff has added several photos of a very similar BJ's Restaurant and Brewhouse constructed at Austin Landing in Miami Township. This will give a good idea of the look, both inside and outside of the proposed restaurant.

Landscaping

The landscape plans for the immediate building area have been included in the packets and will be installed by the applicant as part of the construction of the building. All the landscaping outside of immediate outlot building areas will be installed, maintained, and bonded by Glimcher as part of the approved major modification, or their appointed agency. The landscaping as proposed by the applicant is attractive and is consistent with the overall landscape plan for the development.

Signage

The proposed BJ's Restaurant and Brewhouse shows wall signs on three of the four elevations. The proposed plans show four signs and one large mural on the front (north) elevation. The signs proposed include a 24.8 square foot BJ's logo sign, a 15.66-foot by 1.25-foot
(19.6 square foot) “Restaurant” sign to the left of the main entrance and a 15.66-foot by 1.25-foot (19.6 square foot) “Brewhouse” sign to the right of the main entrance. There is also a proposed 6.16-foot by 1-foot (6.16 square foot) “Take Out” sign on the fabric awning over the secondary take out entrance to the right of the main entrance.

The rear (south) elevation shows a 12.7 square foot BJ’s logo sign, a 12.5-foot by 1-foot (12.5 square foot) “Restaurant” s and a 12.5-foot by 1-foot (12.5 square foot) “Brewhouse” sign, all of which are located toward the right end of the wall.

The left (east) elevation shows the same size signs of the rear elevation, but will be centered on the wall above the two black fabric awnings.

All signs, except the “Take Out” sign are proposed as internally lit, and none are shown on raceways.

RECOMMENDATION

Staff recommends approval of the applicant’s request, subject to the conditions below.

Conditions of Approval

1. The plans dated “Received November 21, 2014” shall be the plans approved for the building elevations, signage and landscaping.

2. A PUD Agreement, acceptable to the City, must be signed by the owner and a bond or letter of credit 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. 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.

4. The applicant must obtain a zoning permit issued by the City of Beavercreek prior to construction.

5. There shall not be any downspouts, scuppers, ladders, and/or coolers and storage areas visible on the exterior of the building.

6. The dumpster enclosure shall match the architectural materials and designs of the building and shall be approved by the Planning Department prior to the release of a zoning permit.
7. All roof top units and mechanical equipment, including storage and cooling facilities shall be completely screened for public view.

8. The mural on the building shall be reviewed and approved by the Planning Department prior to the release of a zoning permit.

9. All service doors on the building shall be painted to match the color of the building.

10. All screening walls shall be architecturally compatible, in design and color of the main building. The final design shall be reviewed and approved by the Planning Department prior to the release of a permit for the building.

11. The dumpster enclosure’s gate shall be constructed of a vinyl or composite material, or other material, to be approved by the Planning Department. The gate shall be painted to match the adjacent material.

12. The approved signs sizes and locations are those shown on the architectural elevations. The applicant shall apply and receive approval for each sign individually prior to their installation. Letters shall be individually mounted, the use of raceways is prohibited.

13. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed prior to the release of a zoning permit.

14. No portion of the building may be occupied for the first time or reoccupied later until and unless an application for a Certificate of Use Compliance has been submitted to the City by the property owner or by the prospective occupant. No such occupancy may occur until the application of Certificate of Use Compliance has been approved and issued by the City.
NOTE: BUILDING MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND DO NOT REFLECT ENVIRONMENTAL VARIABLES.

BJ's Restaurant & Brewhouse
Mall at Fairfield Commons
Beavercreek, Ohio
REQUEST BY APPLICANT:

The applicant is requesting approval for the building elevations, signage and landscaping associated with the proposed 7,500 square foot Chuy's Restaurant to be an outlot of The Mall at Fairfield Commons. The proposed restaurant will also have approximately 1,250 square feet of outdoor seating area.

STAFF RECOMMENDATION:

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

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

November 24, 2014

CASE NUMBER: PUD 88-21 Mod (Minor) 11-14 B
Chuy’s Restaurant

APPLICANT:
MFC Beavercreek, LLC
180 East Broad St.
Columbus, OH 45215

REQUEST

The applicant is requesting approval for the building elevations, signage and landscaping associated with the proposed Chuy’s Restaurant located within the building pad labeled #4 on the map below, approved as part of the specific site plan for The Mall at Fairfield Commons. The proposed restaurant will have about 7,500 square feet of interior floor area, and approximately 1,250 square feet of outdoor seating area.
ANALYSIS

Contained in your packet is a proposed single-story, 7,500 square foot pitched and flat roof building. The proposed restaurant will be constructed of a combination of a tan/beige stucco, beige reclaimed wood siding, and red brick and will have a stone veneer base wrapping a majority of the building. The fascia and roof-line boards are shown as a brightly colored blue with ½ inch undulating yellow neon accent lights. This will give the building a unique look, adding character to the site. The pitched portion of the roof will be constructed mostly of gray standing seam metal, but will have portions constructed of red composite shingles. Over several windows on the north, south and west elevations, the applicant is showing a gray standing seam metal awning accent feature.

The proposed 1,250 square foot outdoor seating area will be located on the west end of the building, and will be surrounded by a decorative metal fencing and be substantially landscaped. The proposed dumpsters are shown near the southeast corner of the building, and will be surrounded by an enclosure that matches the building.

Again, as with BJ’s Restaurant and Brewhouse, a screen wall will be located to the southwest of the building, but is not shown on the architectural elevations. It was shown on the major modification site plans reviewed by Planning Commission last month. As with the BJ’s application, staff has added a condition that requires the final material and color be reviewed and approved by the Planning Department prior to the release of a permit.

Staff is pleased with the proposed look of Chuy’s, as it will add character, and provide a unique venue for patrons of the mall.

Landscaping

Similar to BJ’s Restaurant and Brewhouse, Chuy’s landscape plans for the immediate building area have been included in the packets and will be installed by the applicant as part of the construction of the restaurant. Again, staff is pleased with the overall landscape design, as it is both attractive and compatible with the surrounding Mall area.

Signage

Chuy’s is proposing to have wall signs on all four of its elevations. The front (north) elevation shows an 11.63-foot by 8.66-foot (100 square foot) Chuy’s logo and “Mexican Food” sign, on the right end of the elevation, on the top of the main entrance tower. The right (east) elevation shows slightly smaller (8.25-foot by 8.66-foot) Chuy’s logo/”Mexican Food” sign as the front, located on the left side of the elevation. The left (west) and rear (south) elevations shows a 7.13-foot by 5.83-foot (41.6 square foot) Chuy’s logo sign, and a 14.85-foot by 1.83-foot (27 square foot) “Mexican Food” sign on the beige-colored stucco portion of each of each of the two walls. The two “Mexican Food” signs are shown on raceways, but will have to be individually
mounted channel letters, per Condition #11.

Staff is recommending that the wall signs on the south elevation be removed from the proposed elevations. Given the height of the retaining wall to the south of the proposed restaurant, the sign on the south elevation will be partially below the top of the retaining wall, which will look odd from that point of view.

RECOMMENDATION

Staff recommends approval of the applicant’s request, subject to the conditions below.

Conditions of Approval

1. The plans dated “Received November 24, 2014” shall be the plans approved for the building elevations, signage and landscaping.

2. A PUD Agreement, acceptable to the City, must be signed by the owner and a bond or letter of credit 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. 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.

4. The applicant must obtain a zoning permit issued by the City of Beavercreek prior to construction.

5. There shall not be any scuppers, ladders, and/or coolers and storage areas visible on the exterior of the building.

6. The dumpster enclosure shall match the architectural materials and designs of the building and shall be approved by the Planning Department prior to the release of a zoning permit.

7. All roof top units and mechanical equipment, including storage and cooling facilities shall be completely screened for public view.

8. All service doors on the building shall be painted to match the color of the building.

9. The dumpster enclosure’s gate shall be constructed of a vinyl or composite material, or other material, to be approved by the Planning Department. The gate shall be painted to match the adjacent material.

10. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and approved prior to the release of a zoning permit.
11. The approved signs sizes and locations are those shown on the north, east and west architectural elevations only. Signs shown on the south elevations are not permitted. The applicant shall apply and receive approval for each sign individually prior to their installation. Letters shall be individually mounted, the use of raceways is prohibited.

12. No portion of the building may be occupied for the first time or reoccupied later until and unless an application of a Certificate of Use Compliance has been submitted to the City by the property owner or by the prospective occupant. No such occupancy may occur until the application of Certificate of Use Compliance has been approved and issued by the City.

13. The final design of the screen wall, located at the southwest corner of the building shall be reviewed and approved by the Planning Department prior to the release of a permit.

14. A material color sample board shall be reviewed and approved by the Planning Department prior to the release of a permit for the building.
NOTE TO INSTALLERS:
ALL PENTRATIONS MUST BE COMPLETED IN THE FOLLOWING ORDER:
1. DRILL HOLE
2. FILL HOLE WITH SEALANT
3. SECURE HARDWARE
4. SEAL AROUND PENETRATION

NOTE TO FABRICATORS: ANY CHANGES MADE TO CUSTOMER SPECS MUST BE PRE APPROVED BY PROJECT MANAGER PRIOR TO MANUFACTURING.
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CABINET-MOUNTED OPEN-FACE CHANNEL LETTER

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<tr>
<td>C</td>
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<td>D</td>
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<td>J</td>
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<td>K</td>
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WALL SIGN (2 REQUIRED)
SCALE: ½" = 1'-0"
*FIELD SURVEY REQUIRED PRIOR TO FABRICATION

NOTE TO FABRICATORS: ANY CHANGES MADE TO CUSTOMER SPECS MUST BE PRE-APPROVED BY PROJECT MANAGER PRIOR TO MANUFACTURING.