

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING March 2, 2016

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

ABSENT: Mr. Self

Vice Chairman Archibald called the meeting to order followed by roll call.

Mr. Erbes MOVED to excuse Mr. Self, seconded by Mr. Curran. Motion PASSED by majority voice vote.

Mr. Erbes MOVED to approve the agenda, seconded by Mr. Curran. Motion PASSED by majority voice vote.

Mr. Curran MOVED to approve the February 3, 2016 minutes, seconded by Mr. Erbes. Motion PASSED by majority voice vote. (Loftis abstained)

PUBLIC HEARINGS

Z-16-2, Corle Rezoning, R-1A to RO-1 (tabled at the February 3, 2016 meeting)

Mr. Curran MOVED to untable Z-16-2, seconded by Mr. Erbes. Motion PASSED by majority voice vote.

Clerk Lampton read the notice of public hearing on an application filed by Clyde and Patricia Corle, 3439 Riva Court, 3439 Riva Court, Beavercreek, OH 45430. The application requests the rezoning of 0.47 acres of land from R-1A One-Family Residential District to RO-1 Residential Office District. The property is located at 4230 Dayton-Xenia Road further described as Book 2, Page 4, Parcel 36 on the Greene County Property Tax Atlas.

Ms. Pereira reviewed items submitted after the February 3, 2016 Planning Commission meeting. She said the applicant submitted a packet of photos that was included in this packet reflecting the work being done to the property. She reviewed a diagram of the layout of the parking, signage and landscaping. She said the applicant was requesting an RO-1 zoning which was consistent with the Land Use Plan and staff was recommending approval.

Ms. Tiffany Lobertini, applicant, explained the landscaping would have the look of a residential property, the retaining wall was almost complete and the garage would be painted as soon as the weather would permit.

Mr. Curran questioned if the retaining wall would be painted in the spring. Ms. Lobertini said they would be keeping the natural look of the stone.

Mr. Loftis questioned the number of parking spaces as the diagram only showed three and the information listed five. Ms. Lobertini explained the driveway goes to the garage where two additional cars would fit.

Mr. Archibald said this rezoning keeps within the goal of improving the Dayton-Xenia Corridor. He said after looking at the property he has seen substantial improvements and thought the residential office designation was appropriate for this area.

Mr. Erbes MOVED to approve Z-16-2, seconded by Mr. Curran. Motion PASSED by a roll call vote of 3-0. (Loftis abstained)

PUD 541, Major MOD 2/16 Flying Ace Express/Starbucks

Clerk Lampton read the notice of public hearing on an application filed by Flying Ace Express Car Wash LLC, 7175 Far Hills Avenue, Dayton, OH 45459. The applicant requests approval of a major modification of the existing site plan to allow for the construction of a Flying Ae Express Car Wash Facility and a 1,970 square foot Starbucks on 1.321 acres located at the northeast corner of County Line Road and Indian Ripple Road. The property is further described as Book 3, Page 7, Parcel 1 on the Greene County Property Tax Atlas.

John Roush said they had opened their Centerville location a year ago with an aviation theme based structure. He explained this was an express car wash and they recycle all the water with their own treatment plant on site. He said they were in lease negotiations with Starbucks.

Mr. Burkett summarized the staff report dated February 26, 2016, which states the applicant is requesting approval of a major modification to the existing site plan to allow for the construction of a new 4,300 square foot Flying Ace Express Carwash and a 1,970 square foot Starbucks on 1.321 acres. He discussed the location of the property and the site plan which would have a single access point with no direct access off of Indian Ripple Road or County Line Road. He reviewed the parking requirements explaining the plan shows three handicapped parking spaces with a minimum ADA requirement of two. He reviewed the proposed building design of both buildings, the landscaping, lighting and signage along with several conditions listed in the resolution. Staff recommended approval of the case with 19 conditions.

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

Mr. Erbes questioned if the services to each building was separate. Mr. Burkett replied that is was. Mr. Erbes was concerned with moving the entrance to the west with the curb line. He felt it was a pinch point and may be congested during high volume times. Mr. Burkett explained there was a requirement in the code for drive-thru establishments for stacking. He said they are required to have enough space to stack at least ten cars

waiting to be served. He said this has room for sixteen cars which is ample space for cars to pull in and wait.

Mr. Erbes questioned the pay process for the car wash. Mr. Roush said they can process up to 100 cars per hour. He explained the pay stations are like an ATM with a touch screen. Mr. Erbes asked if the car wash was unmanned. Mr. Roush replied no, they would have one to two staff members on site.

Mr. Loftis asked if there was a traffic control plan if there is not enough room for stacking the cars and they block the roads. Mr. Roush said they bring in extra staff and have signs saying do not stop here. He said they would keep people off of County Line Road and off the transition spot on the private road. He said this is a very rare situation. Mr. Loftis asked if the construction of both buildings would be simultaneous. Mr. Roush replied yes.

Mr. Erbes questioned if the sidewalk was new on County Line Road. Mr. Burkett replied no. Mr. Erbes asked if there would be a sidewalk added on Indian Ripple Road. Mr. Burkett replied no and explained there is no room with the grading.

Mr. Archibald asked the distance between the end of the tunnel and the end of the pad. Mr. Roush said it was 26 feet. Mr. Archibald asked what mechanism was in place if the cars have to stop when exiting the tunnel. Mr. Roush explained there is a collision loop embedded in the concrete and if a car sits on it for a specified amount of time it will pause the tunnel until the car moves off. Mr. Archibald verified the parking spaces to the east were for the vacuums. Mr. Roush replied yes. Mr. Archibald asked if there was any concern regarding the traffic flow in this area. Mr. Roush replied he has the same traffic flow at another location and there is no problem.

Mr. Curran MOVED to approve PUD 541, Major MOD 2/16 with nineteen conditions:

1. The approved site plan shall be the plans dated "Received February 24, 2016", the architectural elevations for Starbuck's shall be the plans dated "Received February 8, 2016", and the architectural elevations for Flying Ace Express Carwash shall be the plans dated "Received February 17, 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. The final landscape plan shall include landscaping around the perimeter of the northern portion of the building, subject to review by the Planning Department.
4. 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.
5. Material and color samples shall be submitted to the Planning Department for review and approved prior to the issuance of a zoning permit.
6. The façade shall not be painted or altered without the expressed approval of the Planning Department and/or Planning Commission
7. Any portion of the site disturbed by grading or by the removal of former structures and/or pervious surfaces and on which no construction occurs within three months after completion of the site grading, shall be planted with appropriate ground cover and properly maintained. Such areas shall be shown as part of the final landscape plan.
8. 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.
9. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls) on each building. Metal screening will not be accepted. Pad mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public.
10. Gutters and downspouts shall not be visible on any elevation of the Starbuck's building. They shall be internally mounted.
11. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning Department. No pole shall be located in the paved area of the parking field. All light fixtures and related illumination of the site must meet the conditions outlined

in the Zoning Code. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.

12. Final topography and grading plans shall be submitted for review and approval by the City Engineer prior to the issuance of a site-grading or zoning permit.
13. Final drainage calculations shall be approved by the City Engineer prior to the release of the zoning permit.
14. All man-doors, service doors and loading dock doors shall be painted to match the color of the building as to blend in with the proposed façade.
15. Any split-face block, EIFS, or concrete masonry unit block will be of integral color and not a material that is painted on the outside only
16. There shall be a maximum of one ground sign for this project. The ground sign, which shall include a minimum 1-foot tall, brick and/or stone base and wrap, shall be a maximum of 5 feet tall and have a maximum 32 square feet per sign face. The final design and location shall be subject to review and approval by the Planning Department prior to release of a permit for the sign. Any ground sign shall be set in a base that shall be constructed of the same brick as used to construct the principal structure.
17. All wall signs shall be individually mounted channel letters or panels. No raceways shall be permitted. The sizes of the signs shall be limited to the sizes shown on the respective approved architectural elevations. The final design and location shall be reviewed and approved by the Planning Department prior to the release of the sign permit.
18. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or stored completely within the building. Any dumpster enclosure shall be constructed of the same materials as the primary building and have a closable, lockable gate. The final design of the dumpster enclosure shall be reviewed and approved by the Planning and Zoning Department prior to the issuance of any zoning permits.
19. The wall sign shown on the eastern elevation of Starbuck's shall not be

permitted.

Motion was seconded by Mr. Erbes. Motion PASSED by roll call vote of 4-0.

S-16-3, The Village at Stone Falls II

Mr. Pereira summarized the staff report dated February 26, 2016 on a request by Oberer Companies, 3475 Newmark Drive, Miamisburg, Oh 43231. The applicant is requesting approval of a final subdivision for approximately 13.4 acres to accommodate the previously approved Village at Stone Falls II. Staff recommended approval with four conditions.

Mr. Curran MOVED to approve S-16-3, seconded by Mr. Erbes. Motion PASSED by a roll call vote of 4-0.

ADJOURNMENT

Mr. Erbes MOVED to adjourn at 6:49 p.m., seconded by Mr. Curran. Motion PASSED by majority voice vote.

Dianne Lampton
Clerk of Council