

STAFF REVIEW

Deerfield Township

Community Development Department

To: Board of Trustees

From: Hayfaa Wadih
Lois McKnight, AICP

Meeting Date: July 7, 2009

Re: Combined Revised Stage 2 & Stage 3, Candlewood Suites at
Governors Pointe
Case #2009-102

General Information

Applicant: Lee Hospitality LLC

Owner: Duke Realty Ohio

Location: Governor's Pointe Lot 19, Section 7

Project: Candlewood Suites

Size of Tract: 3.2935 Acres

Existing Zoning: Light Manufacturing (L-M) with a PUD overlay

Surrounding Zoning and Land Use:

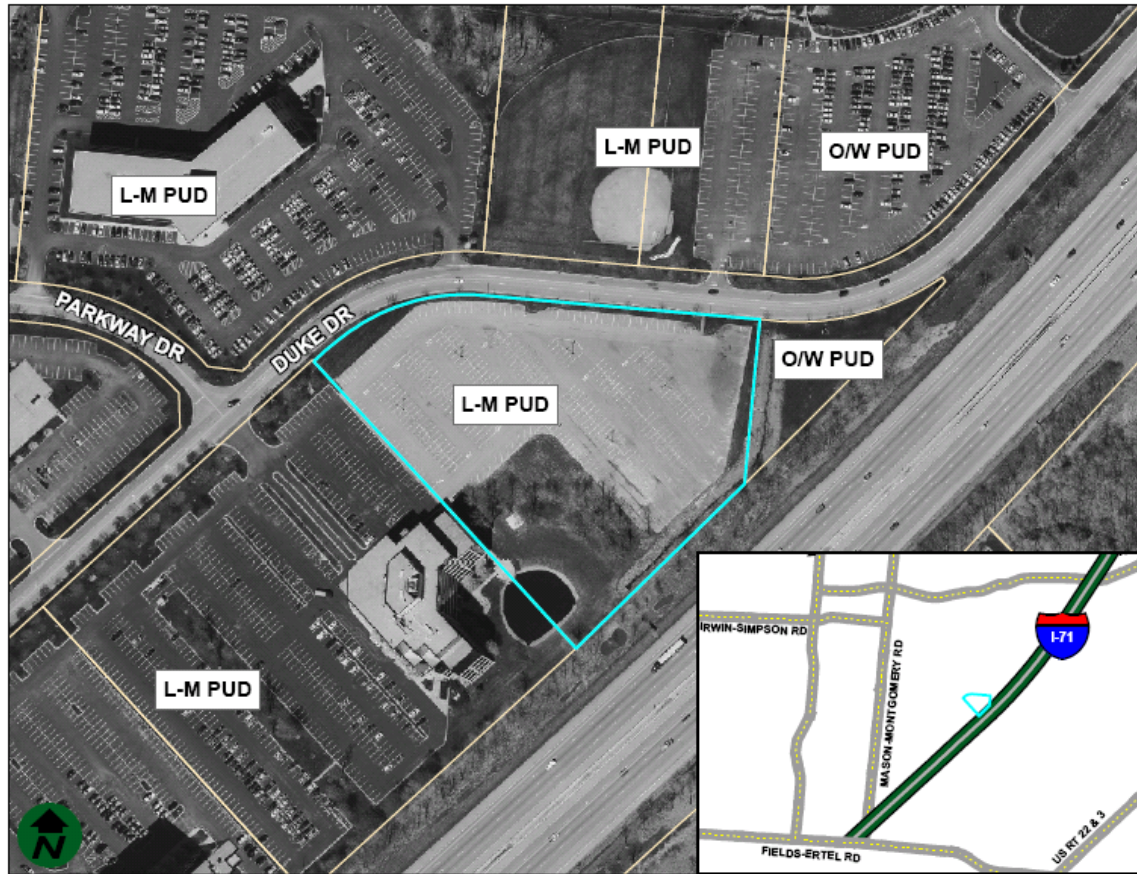
North: Light Manufacturing (L-M) PUD
Soft ball field and Macy*s office

South: I-71

East: Office Warehouse (O/W) PUD
Conservation area

West: Light Manufacturing (L-M) PUD
Office building

Figure 1: Aerial Image of Subject and Surrounding Properties



Source: Deerfield Township Community Development Department

Zoning History

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| November 1982 | Warren County Commissioners approved zoning of the subject property as Light Industry M-1 with PUD overlay. |
| April 1986 | A preliminary site plan for Governor's Pointe was approved which required that individual development shall be subject to site plan review as it develops. |
| August 1989 | Two office buildings were approved on 4605 and 4705 Duke Drive. |
| November 1997 | Deerfield Township Zoning went into effect under which the subject property is currently zoned Light Manufacturing L-M with a PUD overlay. |

Project Description

Submission for Revised Stage 2 application includes a set of seven (7) drawings including cover sheet, existing conditions and demolition plan, site plan, grading, erosion control, utility landscape plan and photometric plan along with a topographic survey plan, footprint plan and elevations drawing along the application, traffic impact study, drainage report and a letter.

The title sheet shows the vicinity map and site plan with general notes. The topographic survey plan shows the existing parking spaces on the parcel and all utility elements such as fire hydrants, catch basin, sanitary manhole, storm manhole to name only a few. The plan also shows the buffer with trees along Duke Drive.

The site plan illustrates the proposed four (4) story building of 120 rooms with an approximate gross floor area of 16,000 square feet. The building setbacks measure 71 feet from the property lot line to the east, 90 feet to the south, 35 feet to the southwest and 61 feet to the north along Duke Drive.

Access to the site is proposed via one curb cut of 21 feet in width along the south side of Duke Drive. An access point is also provided via the parking area on the parcel to the southwest. A total of 121 parking spaces are proposed at nine (9) feet in width by 18.5 feet in length, five (5) of which for handicap use. Interior access ways are noted to be 25 feet in width which will accommodate two way traffic. Five (5) foot concrete sidewalks are provided around the building providing connectivity from the parking lot to the building entrances.

The utility plan illustrates a 15 feet utility easement to the north of the property, 35 feet drainage easement to the east and drainage swale to the south side of the property. The sanitary sewer will be provided via installing an eight (8) inch pipe west of the building with the existing sanitary sewer of 12 inches north of Duke Drive. Water is available for the site via an existing ten (10) inch water main north of Duke Drive. Storm water management is also addressed by providing catch basins and storm sewer pipe and routed to drain into the existing detention basin to the southwest corner of the site.

The landscape plan illustrates a variety of shade trees, flowering trees, evergreen trees, flowering shrubs, ornamental grass and ornamental sedum to be planted on the site around the perimeter of the parking area and to the southwest of the property. A buffer mound planted with shade trees exists along Duke Drive and is to remain untouched. Foundation planting areas also proposed along the north and south facades of the building.

It is noted on the site plan that one ground mounted sign is located east of the main entry to the site. The sign is proposed to be 12.9 feet in width and 10 feet in height with a total sign face area of approximate 95.6 square feet. Three wall signs are also proposed along the main elevation facing Duke Drive and the side elevations to the east and west. The sign is individual mounted letters of "Candlewood Suites" with a small logo on the top. The wall sign one each elevation is at 18.8 feet in width and 8.8 feet in height with an approximate face area of 165 square feet.

The photometric plan illustrates 11 double-head, four (4) triple-head, and two (2) single-head light poles distributed around the parking area. The illumination intensity ranges from a maximum of 16.2 foot candles to a minimum of 0.7 foot candles.

The building elevation drawings show the mixed use building materials of brick on the first and second floors of the building with the remaining portion of colored EIFS.

Agency Comments

Warren County Regional Planning Commission (WCRPC): Reviewed on May 28, 2009 and recommended approval subject to 22 conditions.

Warren County Engineers Office: Traffic Impact Study is approved. Drainage is still in being reviewed.

Warren County Sanitary Engineer: No comments to date.

Warren County Soil and Water Conservation District: Reviewed and a written letter of recommendation is provided with this report.

Deerfield Township Fire Rescue: Reviewed and stated that the existing or proposed fire hydrants to be shown before the final approval.

Staff Findings

The plan was reviewed in light of the original approval and Deerfield Township Zoning Resolution (DTZR) Requirements.

Governor's Pointes Lot 19, Section 7 of 4.9944 acres is currently used as a parking area (352 spaces) by the office building to the southwest which is Lot 5, Section 2 of 7.5756 acres. The latter houses an office building with the address 4605 Duke Drive. The owner of both properties has re-platted the parcels creating two lots of 10.0238 acres for the office building on 4605 Duke Drive and the lot of 3.2935 acres which is proposed for the new development Candlewood Suites.

Access and Parking

The subject property illustrates a new access point off Duke Drive. A copy of the plan and Traffic Impact Study were submitted to Warren County Engineer for his recommendation. No comment to date.

The applicant is proposing to demolish the 352 parking spaces on lot 19 to make the parcel available for a new development. The new development is a hotel of 120 rooms and 121 parking spaces are proposed. DTZR requires one (1) parking space for each sleeping room or suite, plus one space for two hundred square feet of commercial area or public meeting contained therein. Applicant stated there will no public meeting space and the hotel services will be used by guests only. Accordingly, applicant provided 121 parking spaces which will serve the guests meet DTZR requirement.

It is understood that there is an egress/ingress, parking and drainage easement agreement in place for that purpose. The agreement will allow for overflow parking in the hotel area to utilize the parking lot of the adjacent office building if they need to.

Also, DTZR requires that “each off-street parking shall have an area of no less than 180 square feet (10 feet by 18 feet) exclusive of access drives or aisles.” It is not unusual to approve a parking stall less than the code requires in PUD development in order to get more green space which is the case in this PUD. However, a close look at the site plan it appears as the size of the parking stall including two feet curb and gutter. In addition, applicant clarified the issue via email explanation stating that “the proposed parking stall dimension nine (9) feet by 18 feet including two (2) feet overhang. The parking stall measure nine (9) feet by 16 feet and some parking area 16.5 feet which makes the parking stall area 144 feet or 148.5 feet which is not in compliance with neither the PUD approved dimension nor DTZR requirements. The Township has never approved this size/arrangement of parking space in any developments. Applicant is required to provide uncompromised parking stall size nine (9) feet in width by 18 feet in length.

Applicant has since provided information illustrating that the parking stall is nine (9) feet by 18 feet.

Landscape and Open Space

DTZR requires perimeter landscaping along the parking area of the site including a row of trees planted 30 feet on center along with a row of three feet high bushes planted at three (3) feet on center. Parking lot landscaping requires a minimum of five (5) percent of vehicular use area to be developed as parking lot landscaping islands. These parking lot landscaping islands shall be planted with trees and bushes. The number of trees shall be one (1) tree per 5,000 square feet of impervious area. Trees and shrubs are proposed around the perimeter of the parking area as well as landscaping isles except for the row of

13 spaces to the southwest side. Applicant shall plant evergreen trees as it was planted around the south side.

A rough calculation by staff resulted in an approximate 44,350 square feet of parking and drive ways surface which requires 2218 square feet landscape and nine (9) trees. Applicant is proposing over 10 trees and of an approximate 4,850 square feet, more than 10% not including the buffer along Duke Drive.

A minimum of 20 percent “open space” is required and a note on the plan states that 23% is provided.

On June 19, 2009, applicant has submitted a revised plan landscape plan illustrating a row of evergreen trees along the southwest corner of the property as requested by the Zoning Commission approved conditions.

Signage

Approved condition of the Governor’s Pointe as per Resolution 97-1125 stated the following conditions in regard to signage:

5. In office park area, no more than one (1) monument style ground sign per curb cut and main building entrance, with no more than two (2) faces, not exceeding 30 square feet per face and six (6) feet in total height for a single tenant building.

11. No more than two (2) wall-mounted sign per office use area building for the purpose of indentifying the principal tenants therein, not exceeding 30 square feet if over the main entrance doorway and 200 square feet if located elsewhere on such building, and no more than two (2) 10 square foot building mounted address markers.

Accordingly, the ground mounted sign shall not exceed six (6) feet in height with a total face area of 30 square feet per face and a total of two wall signs only; one on the main elevation and one on the side elevation. The two (2) wall signs are approved with the size provided in the drawings for this submittal.

Applicant stressed the importance of having a third wall sign and the Zoning Commission approved the request stating that the use is for a hotel which differs than the use of office which the PUD signage addressed at the early approval. The hotel location is at disadvantage for not having an immediate access from the roads and there is a need to identify the existence of the hotel for users.

Lighting

The illumination intensity shall not exceed 0.2 foot-candles along the right-of way of Duke Drive and all right of way to avoid any blur disturbance to drivers. The maximum intensity shall exceed 16 foot-candles throughout the site. No record was found on the existing height of the light. Applicant shall be in compliance with the height of light poles that exist on the lot. All lights shall be down directional.

Building Elevation

Governor's Pointe PUD does not have design guidelines. The building elevations and materials are not in sync with the office structures in the surrounding area; however, the office building materials and designs were representative to the era of a decade ago. The design of the subject property is representative of the function of the building as an accommodation use. Most importantly the use is a complimentary use for the area

Pedestrian Paths

Deerfield Township recently approved Comprehensive Plan calls for the creation of a pedestrian friendly community and is inching toward that goal with every new development. So, what may seem a sidewalk to nowhere is a design in process to connect residents and those who work in the Township. A sidewalk along Duke Drive will not be possible because of the well designed high mound landscape buffer. Subsequently, staff recommends a five (5) feet concrete be installed on the edge of the parking area and the landscape buffer along Duke Drive.

A revised plan was submitted on June 19, 2009 depicting the sidewalk of five (5) feet concrete inside the property lot along Duke Drive.

Miscellaneous Issues

DTZR requires the following: dumpster shall be screened with materials that match the building materials; all utilities on the ground shall be screened from public view and any utilities on the building shall be screened by parapet and loading area is required for hotel business and need to meet DTZR requirement as stated in Section 20.08.

At the Zoning Commission meeting the applicant requested that the loading area be permitted at eight (8) feet in width by 25 feet in length. The request is justified by the fact that the place is an extended stay hotel and the laundry is done in house and there is no large track delivery ever used by the hotel. The Board approved the request.

Action

The Township Board of Trustees shall approve, approve with modification, or deny the submitted revised Stage 2 preliminary site plan review application based on the Zoning Commission recommendation pursuant to Section 19.06 of Deerfield Township Zoning Resolution, unless additional information is deemed necessary to make an informed decision:

1. Adherence with all previous Warren County and Deerfield Township resolutions of record applicable to the subject property except as herein modified.
2. Approval of parking access and interior circulation by Warren County Engineer in conjunction with Deerfield Township Fire Rescue.
3. Any additional improvements determined necessary by the Warren County Engineer's Office, or Deerfield Township shall be at the expense of the applicant and shall comply with the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities along Duke Boulevard.
4. Sanitary sewer capacity shall be limited to 3,740 gallons/acre/day as required under the 1993 Upper Simpson Creek Sewer Area Study.
5. The District Administrator of the Warren County Soil and Water Conservation District, as the designate of the Warren County Board of Commissioners, shall be notified 48 hours prior to the commencement of earth disturbance activities.
6. Prior to issuance of the Zoning Certificate, approval of stormwater drainage plan by Warren County Engineer, in compliance with the Rules and Regulations for the Design of Stormwater Management Systems including submission of as-built drawings and drainage calculation for the area-wide, Governor's Pointe detention basin.
7. Prior to issuance of the Zoning Certificate, approval of an erosion and sediment control plan by the Warren County Soil and Water Conservation District, in compliance with the Warren County Erosion and Sediment Control Regulations, prior to earth moving activities. All fees and bond must be in place prior to the issuance of the Zoning Certificate.
8. Compliance with the Ohio Environmental Protection Agency (OEPA), National Pollutant Discharge Elimination Systems (NPDES) permit for storm water discharges associated with construction.

9. A note shall be placed on the final development plans that state “all temporary erosion and sediment control practices shall be disposed of within thirty (30) day after final site stabilization is achieved. Trapped sediment and other disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation”.
10. The concrete washout standard detail with the enclosed details from pages 6 and 7 (enclosed with the Engineer’s recommendation) of the Caltrans Concrete Waste Management sheet shall be replaced approved by the Warren County Soil and Water Conservation District prior to the issuance of the Zoning Certificate.
11. Prior to the release of the erosion and sediment control bond with the Warren County Board of County Commissioners, a copy of operation and maintenance plan that fulfills the requirements of Part III.G.2.e of the Ohio EPA Permit No. OHC000003 must be submitted to the Soil and Water Conservation Office.
12. The developer shall expand the water system and sanitary sewer necessary to serve the development, as determined by the Warren County Sanitary Engineer.
13. The number of parking is approved as proposed. A revised site plan is required showing the parking stall size in compliance with the PUD approved size of nine (9) feet in width by 18 feet in length.
14. A revise landscape plan showing the planting of evergreen trees to the southwest parking row is required prior to the issuance of the Zoning Certificate.
15. Signage shall be approved as follows:
 - a. One ground mounted sign shall not exceed six (6) feet in height with a total face area of 30 square feet per face.
 - b. A total of three wall signs shall be permitted with a face area of 165 square feet as provided in the drawings for this review.
16. A revised photometric plan is required prior to the issuance of the Zoning Certificate showing illumination not to exceed 0.2 foot-candles along the site boundaries and all the right-of-way. The total height of light pole fixture shall comply with the existing light poles on the parking lot. No light bulb or lens shall protrude below the housing of any canopy light fixtures. Any building mounted lighting fixture shall not exceed 15 feet in height and shall be down directional with no lens protruding below the housing. The maximum illumination intensity shall not exceed 16 foot-candles.
17. All roof-top mechanicals and light wells shall be screened from public view by parapet walls and from the right-of-way.

18. Dumpster enclosure material and color shall match the building material and color and shall be screened by adequate plants from the public view. Loading area of eight (8) feet by 25 feet shall be permitted in the front of the building at the building entrance.
19. Provision of a five (5) feet concrete sidewalk along the parking area abutting Duke Drive in compliance with Deerfield Township Comprehensive Plan 2008.
20. Submission of revised preliminary site plans as development continue in Governor's Pointe North is required with any future developments on the site.
21. Compliance with Warren County Subdivisions Regulations regarding any further subdivision of the subject site.
22. Follow-through of a previously submitted re-plat for lot 19, in compliance with Warren County Subdivision, prior to final site plan approval.
23. Compliance with all Health Department Standards as it pertains to the indoor pool and /or food service operations.