

STAFF REVIEW

Deerfield Township

Community Development Department

To: Board of Trustees

From: Hayfaa Wadih
Lois McKnight, AICP

Meeting Date: July 7, 2009

Re: Revised Stage 2, Governors Pointe parking spaces
Case #2009-101

General Information

Applicant: John Kennedy
Duke Realty Corp.

Owner: Duke Realty Ohio

Location: 4605 Duke Drive

Project: Governor's Pointe additional parking

Size of Tract: 10.0238 Acres, Governor's Pointe Lot 5, Section 2

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

Surrounding Zoning and Land Use:

North: Light Manufacturing (L-M) PUD
Parking area

South: Light Manufacturing (L-M) PUD
Office use

East: I-71

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

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 four (4) drawings including existing conditions, site plan, landscape plan and lighting plan along with the application and a letter.

Applicant is asking the approval to add a total of 196 parking spaces, 73 parking spaces to the southeast corner of the lot and 123 parking spaces to the northwest and southwest of the lot. Applicant is requesting the size of the parking stall to be nine (9) feet in width and 18 feet in length (same as existing parking space size). Applicant is also asking to be exempted from adding landscaped isles. Interior circulation driveways are measured 24 feet in width.

Stormwater management is proposed via an additional catch basin to be connected to the stormsewer and to drain to the existing retention pond. The retention pond is located to the southeast corner of the building at 4605 Duke Boulevard.

The photometric plan depicts three (3) double-head light poles for the new proposed parking area. The illumination intensity ranges from 0.5 foot-candles to 6.8 foot-candles throughout the site.

The landscape plan proposes 17 new deciduous trees to be installed around the periphery the proposed 73 parking area.

Agency Comments

Warren County Regional Planning Commission (WCRPC): Reviewed on May 28, 2009 and recommended approval subject to 14 conditions.

Warren County Engineers Office: No comments to date.

Warren County Sanitary Engineer: No comments to date.

Warren County Soil and Water Conservation District: No comments to date.

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 Requirements.

The Governor's Pointe Lot 5, Section 2 of 7.5756 acres which is located at 4605 Duke houses a six (6) story office building. The parcel of 4.9944 acres to the northeast is Governor's Pointes Lot 19, Section 7 that is currently used as a parking lot area. Applicant had already re-platted the latter creating two lots of 10.0238 acres for the office building on 4605 Duke Drive and a lot of 3.2935 acres to the proposed Candlewood Suites.

Access and Parking

At the original approval the office building of 183,337 square feet of floor area, a total of 441 parking spaces was required and 576 were provided for a total of 135 parking spaces in excess of what the code requires. The current number of parking spaces on Lot 5 is 573 parking spaces. At one point in time, applicant created a surface parking area on Lot 19 with a total of 435 parking spaces. That translates to 1008 parking spaces available for the office building at 4605 Duke Drive.

The applicant is proposing to demolish the 352 parking spaces on lot 19 to make the parcel available for a new development and he is requesting the installation of additional 196 parking spaces.

According to DTZR, one parking space is required for each 400 square feet of floor area for office use. Accordingly, a total of 359 parking spaces are required for the office building and 852 are provided (existing 656, proposed 196) which is 493 parking spaces in excess of what the code requires. Applicant justifies the request that the parking is needed to satisfy a lease agreement which requires at least one parking space per 200 square feet.

The building is not fully occupied at this time but the occupied part is being used by two evening colleges and Well Point, a branch of Anthem Health Insurance Company. It appears that the nature of the use has become of mixed of office and educational institution. According to DTZR, College and Universities shall provide five spaces for each classroom plus one space for each four seats in an auditorium. At this time, we do not have the number of students in attendance nor do we have the number of the available auditorium, nevertheless, it is an issue to consider. Additionally, looking at communities in the surrounding area it seems that some of them require one parking space for each 250 square feet for office use. It is worth mentioning that the applicant will end up with less parking than he has (from to 1008 to 852 parking spaces). Thus, the request is justified.

In regard to the parking stall size request, the stall size of nine (9) feet in width by 18 feet in length was approved for the entire PUD and will still stand today as well. However some parking spaces measured 16 feet in length using the curb as two (2) feet overhang. The Township has never approved this kind of parking arrangement/size and applicant shall have all parking stall size adhere to the approved nine (9) feet in width to 18 feet in length.

The Zoning Commission observed that the parking spaces to the south are encroaching into the drainage easement and staff request that a letter of

Landscape and Open Space

DTZR 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. The current proposal shows long parking area with no isles. Currently, the office area is a sea of asphalt without any landscape isles or trees. Applicant is requesting to be exempt from adding the landscape isles in order to be in harmony with the look of an existing pure black top.

It is unfortunate that the previous approval did not request such measures to mitigate and soften the look for the black top. That does not mean we have to continue erroneous policy. Staff would like to see landscape isles in the middle and at the end of any parking row that exceeds ten parking spaces.

A minimum of 20 percent “open space” is required and a note on the plan states that 23% is provided. The site has abundance of buffer on the lot lines of the property; however, there is hardly any green space in the parking area. In addition, applicant is decreasing the open area by installing 73 parking spaces.

Lighting

The illumination intensity shall not exceed 0.2 foot-candles along the right-of way of Duke Drive. The light pole height and style shall be in compliance with what exists on the lot.

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 actually a design in process to connect residents and those who work in the Township. A sidewalk along the edge of Duke Drive will not be possible because of the well designed high mound landscape

buffer. Subsequently, staff recommends a five (5) feet concrete pathway be installed on the edge of the parking area on the interior of the landscape buffer.

Miscellaneous Issue

A 35 feet drainage easement has been previously recorded along the south property line of the site. Applicant is encroaching into the easement by paving part of the parking spaces into. The Zoning Commission addressed the issue but did not add an additional condition.

To avoid any complication staff requests that the applicant shall provide a written agreement with the easement holder indicating approval of the encroachment into the easement. An additional condition shall be added: *“Prior to the issuance of the Zoning Permit, applicant shall provide a written agreement with the easement holder indicating approval of the encroachment into the easement.”*

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.
2. Approval of parking access and interior circulation by Warren County Engineer in conjunction with Deerfield Township Fire Rescue.
3. 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.
4. 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.
5. 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.

6. Compliance with the Ohio Environmental Protection Agency (OEPA), National Pollutant Discharge Elimination Systems (NPDES) permit for storm water discharges associated with construction.
7. 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”.
8. 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.
9. The number of parking is approved as proposed. Parking stall size shall be nine (9) feet in width 18 feet in length.
10. A modified landscape plan is required for Stage 3 submittal illustrating the landscape isles in the middle and the end of a parking row that contains more than ten (10) parking spaces.
11. Photometric plan is required for Stage 3 submittal; illumination shall not exceed 0.2 footcandles along the site boundaries and the right-of-way. The total height of light pole fixture shall comply with existing light poles on the parking lot.
12. Provision of a five (5) feet concrete sidewalk between the parking area and the landscape buffer abutting Duke Drive.
13. Submission of revised preliminary site plans as development continue in Governor’s Pointe North is required with any future developments on the site.
14. Compliance with Warren County Subdivisions Regulations regarding any further subdivision of the subject site.
15. Follow-through of a previously submitted re-plat for lot 19, in compliance with Warren County Subdivision, prior to final site plan approval.

