STAFF REVIEW

Deerfield Township

Community Development Department

To:	Board of Trustees
From:	Hayfaa Wadih Lois McKnight, AICP
Meeting Date:	July 7, 2009
Re:	Case # 2009-099, Revised Stage 2 Long Cove Pointe

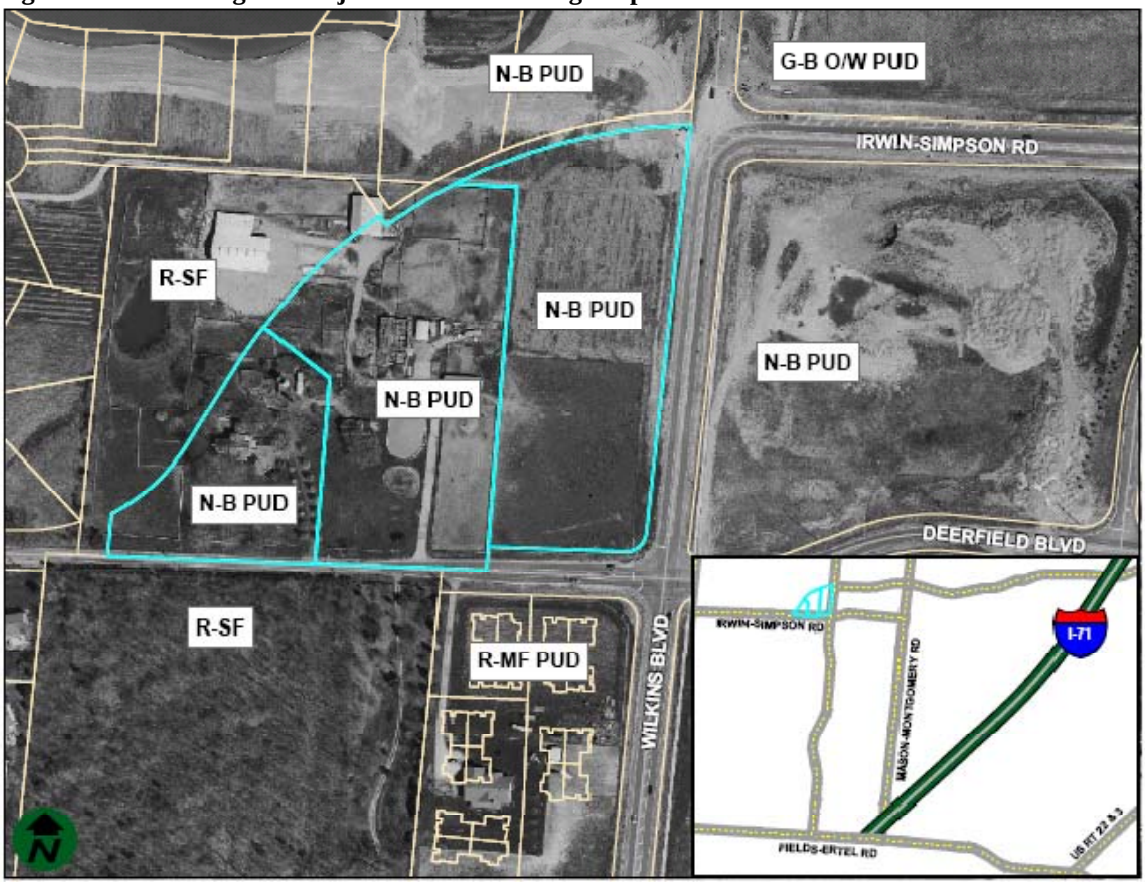
General Information

Applicant:	Wegman Companies, Inc. and Long Cove Pointe LLC.
Owner:	Long Cove, LLC and Natorp, LTD
Location:	West side of Wilkens Boulevard, north of Irwin Simpson Road
Project:	Mixed use development: office, mixed retail and residential care facility
Size of Tract:	9.29 acres
Existing Zoning:	Vacant land
Proposed Zoning:	N-B PUD

Surrounding Zoning and Land Use:

North:	Residential Single Family (R-SF) Long Cove Subdivision
South:	Residential Single Family (R-SF) and R-MF Residential Multi-Family (R-MF) PUD; Rural Residential and the Woods on Wilkens
East:	Neighborhood Business (N-B) PUD, General Business (G-B) and Office Warehouse (O/W) PUD Regal Cinema and Wal-Mart
West:	Residential Single Family (R-SF) Long Cove and Freedom Farm subdivisions

Figure 1: Aerial Image of Subject and Surrounding Properties



Source: Deerfield Township Community Development Department

History

The subject property was zoned Residential Single Family (R-SF) when Deerfield zoning went into effect in November 1997. The property was previously zoned Rural Residence (R-1) under Warren County zoning.

On February 5, 2008, the Township Trustees approved a Stage 1 Map Amendment from Residential Single Family (R-SF) to Neighborhood Business (N-B) as a planned unit development (PUD) pursuant to Resolution 2008-21.

On November 12, 2008, the Township Trustees approved Stage 2 Preliminary Site Plan for Long Cove Pointe on three (3) tracts. Tract No.1 of 2.26 acres is located north of future Irwin-Simpson Road and west of Wilkens Boulevard. Tract No.2 of 9.29 acre is located west of Wilkens Boulevard and south of future Irwin-Simpson Road. Tract No.3 of 2.01 acres is locate north of future Irwin-Simpson Road and west of Tract No.1.

January 6, 2009, the Township Trustees approved a Stage 3, Phase I, final detailed plan application for Tact No. 1 office condominiums and Tract No. 3 open space.

The current request is an application to approve a revised Stage 2, preliminary site plan for Tract No. 2.

Project Description

The application consists of a set of eight (8) full size drawings including a cover sheet, area map, topographic map, soils map, preliminary site plan, open space calculation, landscape plan and color rendering along with the application and project description.

The revised preliminary site plan depicts Tract No.2 of 9.29 acres located west of Wilkens Boulevard and south of future Irwin-Simpson Road.

Applicant is proposing six (6) buildings, four (4) two (2) story buildings that are connected by pairs via an aerial walkway on the second story, labeled as building No. 1 and building No. 2; one (1) single story buildings; and one (1) two (2) story assisted living facility. The buildings range in size from 3,600 for the one story to 56,600 gross square feet for the assisted living building. Building No.1 is 32,100 gross square feet and building No.2 is 41,000 gross square feet. A clock tower/bell is proposed between building No.1 and building No. 2. It is noted in the project description that the clock tower will be proportionately designed in height to create an integral focal point to the development.

The building No.2 setback is 20 feet from the right of way of Wilkens Boulevard and 20 feet from future Deerfield Boulevard, building No.1 setback is 70 feet from the right of way of Wilkens Boulevard and an approximate 100 feet from the future Irwin Simpson Road.

The proposed uses will consist of general office and mixed retail use with approximately 30% being mixed retail use such as restaurants, cafes, sandwich shops and specialty shops. According to the applicant's letter, the buildings are to have an architectural character and a variety of building materials to create an urban feel and will serve as a center focal point for this development as well as the surrounding residential developments promoting a "Town Center" environment encouraging pedestrian activity. Sidewalks and streetscapes will be incorporated into the development to the adjacent public sidewalks and path systems providing pedestrian access to the adjacent residential neighborhoods.

The topographic map shows that water service will be provided by the extension of the existing 12 inch public water main located near the intersection of Wilkens Boulevard and Deerfield Boulevard.

The sanitary sewer will be extended to the development of 18 inch sanitary main located near the intersection of Wilkens Boulevard and Irwin Simpson Road. The storm water collection is also depicted on the plan to be collected via many catch basins and routed from the eastern part of the site into an existing lake in the Long Cove development and from the western part of the site to the underground detention proposed at the southwest corner of the site. It is noted that the water main and sanitary sewer extension will be designed and constructed per the most current Warren County Water and Sewer rules and regulations.

Access to the development is proposed via five (5) curb cuts two (2) of which are from Wilkens Boulevard; two (2) from future Irwin-Simpson Road and one from the existing Irwin-Simpson Road which is shown to be modified to a cul-de-sac. Future Deerfield Boulevard is proposed to end as a cul-de-sac. A service driveway is proposed at the south side of the assisted living building.

A total of 351 parking spaces nine (9) feet in width and 18 feet in length are proposed for this development including 10 spaces of street parking off future Deerfield Boulevard.

A 10 feet wide asphalt hiker/biker path is also proposed along the south side of the future Irwin-Simpson Road frontage, as a continuation from the adjoining Regal Cinemas site to be installed by others. A 10 feet wide asphalt hiker/biker path is also shown along future Deerfield Boulevard to be installed by others. The interior access ways are shown at 24 feet in width.

Additionally, sidewalks of five (5) feet are provided around the buildings and throughout the development that will be connected to the public sidewalks and path systems providing pedestrian access to the proposed and existing adjacent retail, mixed use retail and residents.

The landscape plan illustrates trees planted 30 feet on center along the periphery of the property lot lines and around the structures and throughout the parking areas. Landscape isles are also provided around the parking lot areas. A plaza with a fountain is proposed west of building No.2. A proposed segmental retaining wall and black aluminum decorative fence shown along the northwestern side of the assisted living site.

No detailed signage plan is proposed for this review but three ground mounted signs are shown on the landscape plan. It is noted that detailed signage will be submitted for Stage 3 review and it will be in compliance with Stage 2 approved conditions. It is also noted that photometric plan will be in compliance with Deerfield Township PUD requirement and will submitted for Stage 3 review.

No building elevations are submitted for this review; however, a sketch drawing is provided illustrating the clock tower and the decorative architectural elements. It is noted that the single story building height will be approximately 20 to 25 feet as measured from the average grade to the eave line. The building height proposed for the two story assisted

living facility will be approximately 30 to 35 feet as measured from the average grade to the eave line.

Agency Comments

Warren County Regional Planning Commission (WCRPC): Reviewed on May 28, 2009 and recommended approval subject to sixteen (16) conditions.

Warren County Engineer's Office: No comments to date.

Warren County Sanitary Engineer: Per WCRPC report, a memo date May 19, 2009 indicates that sufficient water pressure and capacity are available from Warren County to serve the proposed development. A wastewater flow allocation of 4,000 gallons/acre/day is applicable, per the 1993 Upper Simpson Creek Sewer Area Study. The County will not be responsible for extending water and sewer to the development and the developer shall bear the costs for extending water and sewer services and all improvements shall be constructed with Warren County Water and Sewer requirements, per a plan submitted to the Water and Sewer Department for review and approval.

Warren County Soil & Water Conservation District: Per WCRPC report, a letter dated May 18, 2009 stated that approval of an erosion and sediment control plan, submission of bonding and applicable fees are necessary prior to earth disturbance and post-construction operation and maintenance plans, as well as any necessary legally binding maintenance agreements, shall also be required.

Deerfield Township Fire Department: Reviewed and requested an auto-turn template indicating adequate fire apparatus access to the buildings shall be submitted and sufficient hydrants be provided for fire suppression activities, in compliance with the Ohio Fire Code (OFC). Interior access ways are required to be 24 feet in width for a quick and easy movement.

Staff Findings

Stage 2 was reviewed in light of the approved Stage 1 Resolution 2008-21, originally approved Stage 2 and Deerfield Township Zoning Resolution (DTZR).

Proposed Uses

Applicant is proposing a mixed use development of retail, offices and a residential care facility (assisted living) that are conditionally permitted uses in the Neighborhood Business District (N-B). These uses are permitted by the Stage 1 Resolution 2008-21, Exhibit A, Condition # 6 that permits the use of offices, residential, restaurants and retail. However, the condition states that for the minimum residential units not to exceed 10

units on tract No.1 and 50 on Tract No.2. Tract No.1 was granted final Stage 3 approval for office condominiums and no residential elements were requested.

The current proposal shows the construction of a two story residential care facility on 3.91 acres of Tract No.2. The residential care facility, as counted on the plan, will consist of 81 units which necessitated the request for revision to the Stage 2 plan.

Staff worked with applicant to mitigate the impact of the proposed changes in order to keep the look and feel of the previously approved mixed uses. Staff is pleased with the outcome of months of collaborative work between applicant and staff. Therefore, Staff finds the proposed 81 unit residential care facility acceptable.

Access and parking

A total of five (5) access points are proposed for this development on Tract No.2. Applicant has been working with Warren County Engineer throughout the process of design; however no written approval has been received yet.

This tract will contain retail, office, restaurants and assisted living which, according to DTZR, requires 430 parking spaces and 351 is provided.

The applicant is seeking a 20% shared parking credit as recommended by Urban Land Institute (ULI) criteria for mixed land uses as they did with first Stage 2 request. Considering the changes which will provide less service, staff believes the number of parking provided is adequate to serve the development. Creating less impervious surface is part of the Smart Growth criteria and is encouraged in Deerfield Township.

The original approval of parking stall size for Tract No.2 was 10’x18’ and the current proposal is for 9’x18’. It is a common practice that parking can have less area in a PUD because of the large amount provided for the open space. Also, the parking stall size in Tract No. 1 was approved for 9’x18’. Therefore, parking stall size shall be approved as provided.

Bike racks are still missing for this development and staff also recommends providing bike racks throughout the development since its design encourages pedestrian and alternate traveling modes.

Information on the number of employees and the parking for the residential care facility was provided at the Zoning Commission meeting on June 8, 2009. The facility will employ a total of 55 employees 35 of which are at full time capacity. A total of 58 parking spaces area provided for the facility. A representative of the agency stated that the company owns a few facilities in many other States and their experience proved that the number of parking is sufficient.

Landscape and open space

The schematic landscape does not give plant specific information and it is required for Stage 3 review.

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. Condition #9 requires that open space shall be preserved with a minimum of 35% of the gross area of the entire property. Applicant is proposing a total of 41.8% open space which more than the 37.7% was propose for Stage 2.

DTZR also requires any business zone or land use abutting the public right-of-way; public or private street a minimum of 10% of total front yard area must be landscaped with trees, shrubs, planting bed, and/or perennials in a motif designed by the owner. However due to the fact that the development is designed with some new urbanism elements, Staff believes the landscape along Wilkens Boulevard and future Irwin-Simpson Road is appropriate to provide transparency to create interactive connection between the pedestrian and the development.

At Stage 2 approval, staff suggests creating pedestrian plaza on the northeast and southeast corner of the development placing benches, decorative lights, plants and flowers. The landscape plan illustrates that plants are proposed but no clear details on whether there will be any benches.

Signage

Condition #12 of original Stage 2 approval states the following signage for this portion of the development:

1. Signage shall be in compliance with the DTZR, Chapter 22, Section 22.08 B. The following sign shall be permitted:

    a. Tract No. 1 Signage;
    b. Three ground mounted signs for Tract No. 2 to be located at the main entry from future Irwin Simpson Road, the northeast corner of Wilkens and Irwin Simpson and the southeast corner of Wilkens and Deerfield Boulevard with a maximum height not to exceed nine (9) feet and maximum width of 15;
    c. Each business shall be permitted one projecting sign except for business on a building corner shall be permitted one projecting sign on each side. Sign face area shall not exceed 15 square feet.
    d. No more than two (2) address marker of maximum eight (8) square feet each per door/entryway;

e. Multi-story buildings shall be permitted no more than two wall signs above the first floor. Signs shall be limited to individually mounted letters or logos and shall not exceed 30 inches in height;
f. Single story buildings shall be allowed two wall signs with a maximum height of 30 inches high and a maximum face area of 70% of the tenant's storefront.

This recommendation is in keeping with the spirit and intent of the neighborhood business district. Applicant is encouraged to integrate "Deerfield Township" into the identification signage to emphasize the location destination of the development.

At the Zoning Commission meeting, applicant asked the permit to have an additional ground sign in order to indentify the residential care facility. The Board approved the request and size and location to be determined the applicant with staff.

Photometric Plan

Photometric plan is required for Stage 3 review showing the illumination intensity along the property lot lines. Illumination intensity shall not exceed 0.2 footcandles along the property line abutting residential area. The light pole shall not exceed 12 feet in height from the grade level.

Elevation

Elevation drawings are required for Stage 3 review showing materials and height of the building. Rendering is required to show the height of all buildings in comparison with the surrounding developments. At Stage 2 approval, the Township Trustees recommended that all one story buildings shall not exceed 15 feet in height to the building line. All two story buildings shall not exceed 30 feet in height and all three story buildings shall not exceed 45 feet in height to the building line. The tower clock/cupola height shall be proportionally designed as to create an integrated focal point. Applicant noted that the building height shall adhere to the approved conditions.

At their meeting on June 8, 2009, the Zoning Commission approved the maximum building height as follows:

a. 35 feet for assisted living
b. 25 feet for one story buildings
c. 45 feet for office / retail buildings

Miscellaneous Issues

At the Zoning Commission meeting on June 8, 2009, applicant presented renderings of the development for Tract No.2. Staff has evaluated the renderings and offers the following comments:

a. Mixture of building materials: The renderings proposed show a variety of building materials including brick, dryvit, and siding. The office buildings approved on Tract 1 also incorporated stone. All the buildings on Tract 2 should include brick and stone with at least one other material to provide an appropriate mix.

b. Colors: To coordinate with Tract 1 the colors incorporated into the buildings on Tract 2 should be natural or earth tones. The white siding represented on the residential care facility appears to be out of harmony with the proposed retail / office buildings and the buildings approved for Tract 1.

c. Window frames and mullions: The renderings show dark frames on the office / retail buildings and light frames on the residential care facility. Staff believes the dark frames and mullions provide a better accent to the buildings and suggest they be utilized on all buildings.

Additionally, if the revised Stage 2 plan is approved, an additional condition shall be added revising the permitted use for Tract 2 as follows:

> Offices, personal services, financial institutions, medical and dental clinics, retail businesses, restaurants and taverns, and a residential care facility limited to 81 units. A total of one drive thru concealed from public view and traffic is permitted in conjunction with one of these uses.

At the original approval for Stage 2, the Trustees asked Staff to look into street improvements that are maintained by developers. Staff found that Wilkens Boulevard, Natorp Boulevard, and Bowen Drive all have landscaped islands maintained by private entities. A condition shall be added states the following:

> The maintenance of any improvements to landscape islands within the public right-of-way shall be the responsibility of the developer or a recorded owner association, including replacement of plant materials and irrigation.

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:

2. Adherence with Deerfield Township Resolution 2008-21 and all previously approved conditions except as herein modified.

3. Approval of stormwater drainage plan by the Warren County Engineer in compliance with the Rules and Regulations for the Design of Stormwater Management Systems.

4. Compliance with the Ohio Environmental Protection Agency (OEPA), National Pollutant Discharge Elimination Systems (NPDES) permit for stormwater discharges associated with construction.

5. The existing Irwin-Simpson Road right-of-way shall be reserved for a multi-use pathway alignment.

6. Prior to issuance of the Zoning Certificate, approval of site access in compliance with the Warren County Access Management Regulations as determined by the Warren County Engineer.

7. All interior access ways shall be a minimum of 24 feet in width, enabling effective two way traffic circulation and access for fire and EMS purposes. Fire lanes, as determined by the Deerfield Township Fire Rescue, are required. An Emergency Action Plan shall be developed in conjunction with the Fire Department, prior to final site plan approval.

8. Approval of public improvements, per the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities, as determined by the Warren County Engineer, with appropriate latitude, based upon sound engineering principals.

9. The applicant assumes all liability regarding any traffic signs, pavement markings and any other traffic control devices proposed on private property that do not comply with the Manual on Uniform Traffic Control Devices (MUTCD), as applicable.

10. A wastewater flow allocation of 4,000 gallons/acre/day is applicable, per the 1993 Upper Simpson Creek Sewer Area Study.

11. Prior to issuance of the Zoning Certificate, approval of erosion and sediment control by the Warren County Soil & Water Conservation District, in compliance with the Warren County Erosion and Sediment Control Regulations, submission of bonding and applicable fees, prior to earth moving activities.

12. Signage shall comply with Condition #12 of Stage 2 approval that recommends the following signage:

    a. Tract No. 1 signage;
    b. Three ground mounted signs for Tract No. 2 to be located at the main entry from future Irwin Simpson Road, the northeast corner of Wilkens and Irwin Simpson and the southeast corner of Wilkens and Deerfield

Boulevard with a maximum height not to exceed nine (9) feet and maximum width of 15;

c. Each business shall be permitted one projecting sign except for business on a building corner shall be permitted one projecting sign on each side. Sign face area shall not exceed 15 square feet.
d. No more than two (2) address marker of maximum eight (8) square feet each per door/entryway;
e. Multi-story buildings shall be permitted no more than two wall signs above the first floor. Signs shall be limited to individually mounted letters or logos and shall not exceed 30 inches in height;
f. Single story buildings shall be allowed two wall signs with a maximum height of 30 inches high and a maximum face area of 70% of the tenant's storefront.
g. Integrating "Deerfield Township" into the identification signage to emphasize the location destination of the development.
h. One additional monument sign interior to the site identifying the assisted living facility, to be determined by applicant with Staff.

13. Required photometric plan for Stage 3 review. Illumination shall not exceed 0.2 footcandles along common boundaries of the PUD with adjoining residential properties (Long Cove Subdivision, Freedom Farm Subdivision, the Woods on Wilkens condominiums, and Freeman property). Light pole shall not exceed 12 feet in height.

14. A revised landscape plan is required for Stage 3 review illustrating specified plants and trees. Detailed design of the northeast and southeast corner.

15. The number and size of parking spaces are approved as proposed. Shared parking is approved, with the goal of minimizing impervious surface coverage. Bike Racks are required and need to be illustrated on the plan for Stage 3 review.

16. Installation of sidewalks, hiker/biker paths, and approval of pedestrian circulation through and between (shared) parking areas in accordance with the Master Plan of Paths 2004.

17. Maximum building height shall be as follows (as measured to the building line):

    a. 35 feet for assisted living
    b. 25 feet for one story buildings
    c. 45 feet for office / retail buildings

18. All roof-top mechanicals and light wells shall be screened from public view by parapet walls and from the right-of-way.

19. Dumpster enclosure material and color shall match the building material and color and shall be screened by adequate plants from the public view.

20. Compliance with the Warren County Subdivision Regulations, as applicable.

21. The developer shall submit a letter demonstrating compliance with the Simpson Creek Storm Water Matrix.