

AGENDA
City of Forest Park
Planning Commission
February 12, 2019

7:00 P.M.

Worksession

FPD 19-001 - Master Sign Plan – Omni FunPlex – Wall Sign at beginning of Omniplex Drive

FPD 17-015 – Master Sign Plan Revision – AE Door Sales – 1260 W Sharon Road

Amendment to Zoning Code Regulations, establishing Special Planning Area District #4 (SPA-4)

Zone District Change – PB to SPA-4, 10 acres +/- located on the south side of Northland Blvd. and the west side of Southland Rd.

Regular Meeting

I. ROLL CALL

II. MINUTES

- **November 14, 2018**

- **December 11, 2018 (no quorum for November minute vote)**

- **January 8, 2019 (BZA meeting only)**

III. REPORTS

Aaronson

Anuforo

Bunton

Burns

Johnson

Smith

Anderson

IV. Communications from the Public – This is the time for citizens to comment on matters before the Commission or to ask questions of concern to them. When recognized, please come forward to the podium, give your name and address and then state your comments or questions.

V. Unfinished Business

VI. New Business

A. FPD 19-001 – Master Sign Plan – Omni Funplex – Wall Sign at beginning of Omniplex Drive

B. FPD 17-015 – Master Sign Plan Revision – AE Door Sales – 1260 W Sharon Road

C. Amendment to Zoning Code Regulations, establishing Special Planning Area District #4 (SPA-4)

D. Zone District Change – PB to SPA-4, 10 acres +/- located on the south side of Northland Blvd. and the west side of Southland Rd.

VII. Adjournment



Planning Commission Staff Report

Master Sign Plan 19-001: Omni Funplex
Property Address: 12171 Omniplex Drive
Meeting Date: February 12, 2019, 7:00 PM
Applicant: Hari Pisati, Owner

I. Report and Recommendation

The application is to place a sign on the south wing wall at the intersection of Winton and Omniplex, in front of the BP Station. The wall currently has signs for the two of the anchor tenants, Home Depot and CarMax. The third anchor, Omni Funplex has proposed the sign shown on the attached plan and there are currently two banners with the same design. (Temporary banners don't require Planning Commission approval).

The wall is located in the public right-of-way and the City has both ownership and permitting authority.

I am not in favor of this sign plan with its list of attractions. It doesn't fit with Home Depot or CarMax, both of which only have their names. The left side alone, with the name and logo, would look like it belonged with the other two. The applicant, Mr. Pisati, is trying to raise public awareness of the offerings at his business, but the wing-wall is was never intended for complex or detailed messages of this type. Simple and tasteful entrance identification was the purpose of the wing wall.

I do not recommend that this Sign Plan be approved, unless the right-side list of attractions is deleted.

II. Suggested Motion

Move to approve Master Sign Plan 19-001, permitting a sign on the wall at the southwest corner of Winton Road and Omniplex Drive, [with the condition that the sign is revised to have only the OmniFunplex name and logo].

Respectfully Submitted,

Christopher A Anderson

Christopher A. Anderson, AICP
Director of Community Development



Planning Commission Staff Report

Master Sign Plan 17-005: AE Door & Window Company
Property Address: 1240 W Sharon Road
Meeting Date: February 12, 2019, 7:00 PM
Applicant: Adam Weber

I. Report and Recommendation

AE Door and Window is putting the finishing touches on their new showroom and the rest of the expanded building, which is set to open on February 23. They had a Master Sign Plan approved in 2017 for signs on the front and side of the new showroom addition. When the signs went up on the building, however, a third sign with the company tag-line was added.

We met with Adam Weber of AE Door and he explained the mix-up: the “We sell the best and service the rest” sign was to be a surprise for his father and it was kept off of early plan versions, but that they had always planned to include it.

The only plans we had at the City were the ones attached and used for the 2017 approval.

The additional sign is currently up on the wall, and it adds about 120 square feet of sign area. I don't find it objectionable and the project as a whole will benefit the City.

I recommend that the Planning Commission modify the Master Sign Plan approval to include the additional sign.

II. Suggested Motion

Move to amend Master Sign Plan 17-015, adding the 120 square foot sign reading “We sell the best and service the rest” to the signs permitted at AE Door and Window, 1240 W. Sharon Road.

Respectfully Submitted,

Christopher A Anderson

Christopher A. Anderson, AICP
Director of Community Development



Planning Commission Staff Report

Zoning Amendment: Establishing Special Planning Area District No. 4

I. Executive Summary and Suggested Motion

The City of Forest Park has been working with Magna Machine on the purchase of the Northpoint Shopping Center from an out-of-state landlord, and the redevelopment of the property with mixed uses anchored by a subsidiary of Magna.

Redeveloping a shopping center into an advanced manufacturing facility is a complex undertaking and the zoning required to facilitate it is likewise more complex than simply rezoning the property from the PB to the M District. In addition to the new business, they plan to retain the remaining two national tenants, sell part of the property to the City for open space, and develop the outlot at the front of the property on Northland Blvd with a compatible retail or restaurant use. Commercial mixed-uses will be needed for this area to redevelop as we would like. With the flexibility in land uses some additional development standards also need to be in place for land use compatibility and aesthetics.

I recommend adoption of the attached SPA-4 district regulations, and rezoning of the property from PB to SPA-4. The Planning Commission must review and make a recommendation on these items, which will then move to the City Council for adoption.

Suggested Motion

Move to recommend that the City Council amend the Zoning Code, adding Appendix "J," Requirements for Special Planning Area #4, and amend the Zoning Map to change the zoning of a 9.64-acre tract on the south side of Northland Blvd and the west side of Southland Road.

II. Background

Magna Machine is a successful and growing machining and precision metal fabrication company located at 11180 Southland Road. Magna has been in Forest Park since 1985 and has expanded their facility multiple times since then as the company has grown. It is a family-owned business, founded by Paul Kramer and led by his son Scott Kramer. He has another related business which fabricates the structures and track for roller coasters. The company has been located in Woodlawn in leased space and they needed to find another location with the expiration of the lease.

The Northpoint Center (formerly Central Hardware Plaza) across Southland Road was in poor condition, with many vacancies, deferred maintenance, and nuisance conditions such as vandalism. It was owned by an out-of-state landlord and conditions had only become worse since he took ownership. Economic Development Director Paul Brehm had been encouraging Mr. Kramer to buy the property

for Magna, which was nearly out of expansion room. In prior years that hadn't been a viable option, but conditions were such that it was the best option available for what Mr. Kramer wanted to do. It was also an opportunity for him to improve the conditions in the immediate vicinity. The shopping center was a conspicuous eyesore surrounded by viable, decently maintained properties.



The City and the company worked together to assemble a financing package and development strategy over a four-month period last year, bringing in Hamilton County Development Company, Hamilton County Community Development and JobsOhio. Mr. Brehm put together a financing package that included grants of \$150,000 each from JobsOhio, the City and Hamilton County Community Development. The City also will be purchasing approximately 2 acres on the east side of the property and converting it to open space. Hamilton County awarded us a CDBG grant that will be used to demolish the west wing of the shopping center. The plan calls for Magna to use the former Central Hardware anchor space for assembly and light manufacturing, retain the two remaining national tenants, NAPA Auto Parts and Jackson-Hewitt Tax Service, and convert the west wing of the center (facing Southland Road) to office space. The land in front, directly adjacent to Northland, is also developable as a retail or restaurant outlot.

A straight rezoning from Planned Business to Manufacturing is not the best option. Manufacturing zoning also would open the property to some land uses that would not fit well with the surroundings. Fitting the pieces of this project together also requires some departures from regular zoning practices, including the following:

- With the open space on the east side, apartments on the property to the south, and the office wing on the west side, the north side of the building is the most feasible location for the loading docks. At this location they would be facing Northland Blvd., and loading spaces are normally not permitted to face the street. In this case, however, distance is a factor with a 500 foot separation between the road and the building face. Also, the outlots along Northland partially block the view, and I'm in agreement that the north side is the best location for the loading docks.
- The property is part of a secondary circulation system that includes the McDonalds property and the Forest Park Plaza. Through a system of access drives and cross-easements, there is a path through the properties that goes from Southland to Waycross. It allows customers to access all of the businesses on the south side of Northland Blvd., as well as Southland and Waycross, without having to go back on onto Northland.
- The property has a boulevard entrance from Northland at the flashing signal intersection shared by the Northland Tower. This intersection has all of the infrastructure in place to be upgraded to full signal operation once traffic levels on both sides warrant it. One reason that it was a signalized intersection to begin with is that the geometry of the intersection is eccentric, with the two boulevard driveways not directly opposite one another. This could possibly be corrected when the property alongside it (partially owned by LaRosa's) is developed.
- With the new business and the retention of NAPA, trucks will be parked on the property as part of the normal course of business. The rezoning gives us the opportunity to restrict truck parking at the very front of the property, where businesses like NAPA will sometimes park their trucks to serve as a mini-mobile-billboard (not illegal, but violating the spirit of the sign code).
- The property has a pylon sign at the maximum height of 22 feet. From the City's standpoint, the sign can stay in place as long as the owner wants it with no issues from us. Aside from that, however, we are not looking to have any new pylon signs along Northland. The M-zoned area has a sign height limit of 6 feet and I'm recommending that the same rules apply to this property for new signs.



- Spillover lighting and glare has been a problem from time to time at manufacturing and distribution facilities, particularly where “wall-pack” lighting is used, and I recommend that all lighting be shielded to direct the light downward, or in the case of wall lighting, up and down (but not out) as an option.
- Durable exterior materials are already a requirement for most of our commercial and industrial districts, especially for walls that face a street. For this district I recommend that we narrow that down to masonry materials only. Examples are brick, stone, split-face block and other engineered concrete products.
- Landscaping is an important element of a quality setting. I’m recommending that the landscape guidelines for the Kemper Meadow Center (i.e. SPA-1) be adopted. The guidelines (attached) are not prescriptive, but provide guidance in designing landscaping for the various functions and settings on the site. A landscape plan would be part of the final development plan reviewed and approved by the Planning Commission.

III. Recommendation

This redevelopment project is already transformative for the property, and it has the potential to be a catalyst for additional redevelopment in the Northland area. The SPA zoning is intended for properties such as this, which don’t fit into one of our other zoning categories. I recommend approval of the zoning amendment and rezoning.

IV. Suggested Motion

Move to recommend that the City Council amend the Zoning Code, adding Appendix “J,” Requirements for Special Planning Area #4, and amend the Zoning Map to change the zoning of a 9.64-acre tract on the south side of Northland Blvd and the west side of Southland Road from “PB” Planned Business to “SPA-4” Special Planning Area No. 4.

Respectfully submitted,

Christopher A Anderson

Christopher A. Anderson, AICP
Director of Community Development

Attachments:

1. Draft Appendix “J”: Regulations for Special Planning Area District #4
2. Concept Plan
3. Kemper Meadow Landscape Guidelines
4. Development Award/Project Information

APPENDIX J: REQUIREMENTS FOR SPECIAL PLANNING AREA NO. 4

<u>Section</u>	<u>Title</u>
J1.	Intent
J2.	Status of uses
J3.	Procedures for development plan and zone change review and approval
J4.	Submission requirements for development plan and zone change
J5.	Development standards
J6.	Deviations from the code of ordinances
J7	Concept Plan

§ J1. INTENT.

It is the intent of the City Council and Planning Commission that the development of the Special Planning Area (SPA) No. 4 will meet the goals of the Forest Park Redevelopment Plan, maintain and enhance compatibility with the surrounding retail, office, manufacturing and multifamily residential areas, ensure livability within the development itself through flexibility within the administration of the codes and ordinances, and assure the marketability of the project to developers, builders and the public.

§ J2. STATUS OF USES.

No building, structure, or land shall be used for any purpose except as indicated in Appendix B of the zoning code or as modified by this section.

(A) Principal permitted uses.

- (1) **Administrative offices.** In addition to the uses in Appendix B of the zoning code, general office functions of most uses are principal permitted uses in this District.

(B) Special exceptions. (Reserved for future modifications.)

(C) Accessory uses. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses and special exceptions on the same lot therewith.

- (1) **Guest Suites.** Overnight lodging operated by the principal permitted user for clients, customers and the like, and not open to the general public.

(D) Prohibited uses.

- (1) **Offensive Uses.** Offensive uses as described in § J5(E).

§ J3. PROCEDURES FOR DEVELOPMENT PLAN AND ZONE CHANGE REVIEW AND APPROVAL.

The procedures of § 150.150 (Planned Projects) shall be followed for review and approval of Development Plans and Zone Changes in the SPA-4 district.

§ J4. SUBMISSION REQUIREMENTS FOR DEVELOPMENT PLANS

Specific submission requirements may be waived by the Director of Community Development if the requirement is determined to be inappropriate for the particular situation.

(A) **Preliminary development plan.** Preliminary development plans drawn to a scale not smaller than one inch equals 100 feet shall be in general conformity to the conceptual development plan and shall include the following as a minimum:

- (1) **Area.** The total area in the project;
- (2) **Zones.** The present zoning of the subject property and all adjacent properties;
- (3) **Rights-of-way and easements.** All public and private rights-of-way and easement lines located on or adjacent to the subject property which are proposed to be continued, created, enlarged, relocated, or abandoned;
- (4) **Topography.** Existing topography and approximate delineation of any topographical changes shown by contour with intervals not to exceed five feet;
- (5) **Nonresidential uses.** Delineation of all existing and proposed nonresidential buildings, structures, and uses in the project:
 - (a) **Commercial uses.** Location and types of all uses including approximate number of acres, gross floor area, and heights of buildings.
 - (b) **Open space.** The approximate amount of area proposed for natural or landscaped open space.
 - (c) **Other public and semi-public uses.** Location and type of all uses, including approximate number of acreage and height of building.

- (6) **Pedestrian circulation.** Location of proposed pedestrian walkways, identifying approximate dimensions.
- (7) **Utilities.** Location of all existing and proposed water, sanitary sewer, and storm drainage lines, indicating approximate pipe size. Indication should also be given regarding the provision of electric and telephone service.
- (8) **Other.** Other information that may be determined necessary for description or to insure proper integration of the proposed project in the area.
- (9) **Parking and loading.** General size and location of parking and loading facilities.
- (10) **Development schedule.** A schedule of development, including the staging and phasing of:
 - (a) **Public facilities.** Streets, utilities, and other public facility improvements, in order of priority.
 - (b) **Dedication.** Dedication of land to public use or set aside for common ownership.
 - (c) **Buildings.** Buildings and uses, in order of priority.

(B) **Final development plan.** The final development plan drawn to scale of not smaller than one inch equals 50 feet shall be in substantial conformity to the conceptual development plan and shall include the following as a minimum:

- (1) **Topography.** The existing and proposed finished topography of the subject property shown by contours with intervals not to exceed five feet. Where conditions exist that may require more detailed information on the proposed topography, contours with intervals of less than five feet may be required by the Planning Commission.
- (2) **Buildings.** Location, height, arrangement, and identification of all buildings and uses on the subject property and, where applicable, location and arrangement of all lots with lot dimensions.

(3) **Open space.** Location and arrangement of all common or dedicated open space areas, including lot dimensions. Methods of ownership and operation and maintenance of such lands shall be identified.

(4) **Landscaping.** Landscaping features, including identification of planting areas and the location, type, and height of walls and fences.

(5) **Signs.** Location of signs indicating their orientation, size, and height in enough detail to assure reasonable compatibility throughout the project;

(6) **Utilities.** All utility lines and easements:

(a) **Water.** Water distribution systems, including line sizes, width of easements, type of pipe, location of hydrants and valves, and other appurtenances.

(b) **Sanitary sewer.** Sanitary sewer system, including pipe size, gradients, type of pipes, invert elevations, location and type of manholes, width of easements, the location, type, size, and capacity of all lift or pumping stations.

(c) **Other utilities.** Other utilities (for example, electric, telephone, cable TV, and the like) including the type of service and the width of easements.

(7) **Parking and loading.** Location of all off-street parking, loading or unloading, and driveway areas, including cross-sections, the type of surfacing, dimensions, and the number and arrangement of off-street parking, and loading or unloading spaces.

(8) **Circulation system:**

(a) **Pedestrian.** Pedestrian walkways, including alignment, grades, type of surfacing, and width.

(b) **Streets.** Public and private streets, including alignment, grades, type of surfacing, width of pavement and right-of-way, geometric details, and typical cross-section.

- (9) **Development schedule.** A schedule of development, including the staging or phasing of:
- (a) **Streets.** Streets, utilities, and other public facility improvements, in order of priority.
 - (b) **Public/common area.** Dedication of land to public use or set aside for common ownership.
 - (c) **Buildings.** Buildings and uses, in order of priority.
- (C) **Consolidated Plans.** The information may be combined and presented in any suitable and convenient manner that clearly presents the required data, including consolidation of the preliminary and final development plans into one application and submission.

§ J5. DEVELOPMENT STANDARDS.

The basic requirements of Appendix C of the zoning code pertaining to the SPA Districts shall apply except when modified by this section.

- (A) **Building materials.** All exterior walls facing the public right-of-way or oriented to the exterior of districts shall be constructed of masonry, except for roof gables and window or door openings.
- (B) **Dumpsters.** Dumpsters shall be screened as provided in §150.21, with the following requirements in addition
 - a. **Walls.** Solid steel fencing or wood are not permitted for wall materials but may be used for gates with Planning Commission approval.
 - b. **Location.** No dumpster enclosure shall be located within 100 feet of any residentially zoned property.
 - c. **Clustering.** Dumpster enclosures shall be clustered in locations where shared usage is practical, with the objective of minimizing the number of separate storage and collection areas in the district.
- (C) **Exterior lighting.** New and/or replacement exterior lighting shall be of a type which is shielded from the adjacent properties. Wall mounted lighting shall only be permitted if shielded in a manner directing light up or down. The mounting height of the luminaries shall be specifically approved by the Planning Commission.
- (D) **Landscaping.** Landscape plans shall be prepared according to the guidelines contained in Appendix "G" ("Kemper Meadow Design Standards, Section VII.") and included with all final development plans for review and approval by the Planning Commission.
- (E) **Loading Spaces.** Loading spaces are permitted to face Northland Blvd, provided that the loading space is located a minimum of 350 feet from the right-of-way of Northland Blvd.

- (F) **Offensive Uses Prohibited.** No use shall be permitted or authorized to be established or maintained which, when conducted under adequate conditions and safeguards, in compliance with the provisions of the Zoning Ordinance and any additional conditions or requirements prescribed by the Planning Commission is, or may become, hazardous, noxious or offensive due to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibrations, beat frequency, refuse matter, water carried waste, or any other objectionable conditions, occurring on or offsite, as determined by Planning Commission.
- (G) **Screening.** Screening is required along the southern property line of the district to screen the activities in the district and the adjacent multi-family residences.
- (H) **Signs.** All signs that are legally permitted and are in use as of the date of the establishment of this section are permitted to remain, provided that they are maintained in good condition. All new signs permitted after the date of the establishment of this section shall be subject to the same regulations as signs in the “M” Manufacturing District.
- (I) **Trucks.** In addition to the codes governing trucks and oversized vehicles in other chapters, trucks shall be regulated within the district according to the following provisions:
- (1) **Parking restricted adjacent to Northland Blvd.** Except for trucks that are an integral function of a business located at the outlot shown on the concept plan, trucks shall not be parked on the outlot, whether or not associated with a business in the district.
 - (2) **Circulation.** Tractor-trailers shall enter and exit the district directly from Southland Road (primary access) or Northland Blvd (secondary access) and shall not use access ways crossing adjacent properties.
- (J) **Vehicular access.** Vehicular access within the district is vital to the business operations of adjacent properties and the accessibility of the Northland Business

District as a whole, and the following access ways shall be provided as shown on Exhibit J1, Concept Plan.

- (1) **North-south boulevard.** A north-south boulevard (connecting the east-west roadway described in division (2) below with Northland Blvd opposite 650 Northland Blvd) shall be maintained and not restricted. At such time as the land adjacent to the N-S Blvd is developed or redeveloped, the development review shall include an assessment of the realignment of the N-S Blvd to improve the intersection geometry, and the development plan shall include such realignment if feasible.
- (2) **East-west roadway.** An east-west roadway (connecting to 631 Northland Blvd on the east and 661 Northland Blvd on the west, and intersecting with the N-S Blvd. described in division (1) above) shall be maintained and not restricted.
- (3) **Driveways permitted.** Driveways shall be permitted along both access roadways, at locations approved with the Planning Commission.

§ J6. DEVIATIONS FROM THE CODE OF ORDINANCES.

Those aspects of the various codes referenced in this section are by this chapter made an exception for the properties in the SPA-4 District. There shall be no variance required in cases where a plan conforms to the requirements contained herein.

§ J7. CONCEPT PLAN.

The Concept Plan, labeled Exhibit J7, is attached hereto and made a part of this section.

(END)

Exhibit J7. CONCEPT PLAN

