



Colerain Township Staff Report

Zoning Commission—August 30, 2011

Preliminary Plan: Case No.: ZA2011-04, Northgate Mall

ACTION REQUESTED: *Revised Preliminary Plan*

PURPOSE: *Redevelopment and improvement to Northgate Mall and the addition of five outlots.*

APPLICANT: McBride Dale Clarion (applicant), Northgate Partners (n/k/a FMP Northgate LLC) and The McAlpin Company (owners)

SITE DESCRIPTION:

<i>Parcel No.:</i>	Book 510, Page 103, Parcels 107, 205, 208
<i>Parcel Size:</i>	42.25 acres
<i>Location:</i>	The southwest corner at the intersection of Colerain Avenue and Springdale Road.
<i>Frontage:</i>	Approximately 1,830 ft. along Springdale Road, and 1,820 ft. along Colerain Avenue
<i>Topography:</i>	Flat

ZONING & LAND USE

Current Zoning: Planned—District Business

Current Land Use designation: Planned Mixed Use Employment

Developments containing some combination of office, retail, light industrial or compatible uses developed with consistent theme and containing architectural, landscape, streetscape, and signage standards.

Surrounding:

<i>Direction</i>	<i>Zoning</i>	<i>Land Use Plan</i>	<i>Current Land Use</i>
North	R-4, Suburban Medium Residential & B-2, General Business	Single Family & Planned Mixed Use Employment	Single Family Homes, Retail Plaza, McDonalds, Bank
South	R-6, Urban Residential with some B-1, Neighborhood Business & B-2, General Business	Single Family with Retail—General along Colerain Avenue	Single Family Homes
East	PD-B, Planned District—Business & B-2, General Business	Retail—General	Retail & Grocery, Offices
West	R-4, Suburban-Medium Residential	Single Family	Single Family Homes

CASE HISTORY

In 1992, the Hamilton County Rural Zoning Commission and Board of County Commissioners approved a modification to the existing “EE” Planned Retail District. The resolution for Case No. 92-3, #896, mandated 25 conditions on the project. A Minor Amendment for mall improvements was approved in April 2006. In October 2007, a new Minor Amendment that replaced the 2006 one was proposed and approved. It took into consideration the loss of the JCPenney anchor to the new Stone Creek Town Center development.

Since 2007, the Dillards store was vacated, as were many non-anchor tenants within the mall. The old theater was demolished. The store is currently in receivership and improvements, such as new pavement, have been made to ready the property for sale. This proposal is not an amendment, but a new preliminary plan. If approved, a new resolution will be created that will replace resolution #896 from 1992.

ANALYSIS

PROPOSED USE

The Applicant proposes the addition of five outlots on the Northgate Mall site. A mixture of financial institutions, fast food restaurants, and a sit down restaurant would compose the uses on the outlots. The space is currently occupied with parking area.

There are no proposed changes for access to the mall and new outlots. Access would continue from two points along Springdale Road and three off Colerain Avenue. These five intersections all have traffic signals.

LAND USE PLAN CONSISTENCY

The Township last updated this sector of the Township in 2009. The Land Use category for Northgate Mall was not changed in that update. It remains “Retail—General” which is defined as *community and regional oriented businesses that tend to locate along highways with relatively high traffic volumes*. The current uses on the site and proposed uses are appropriate for this category.

COMPREHENSIVE PLAN CONSISTENCY

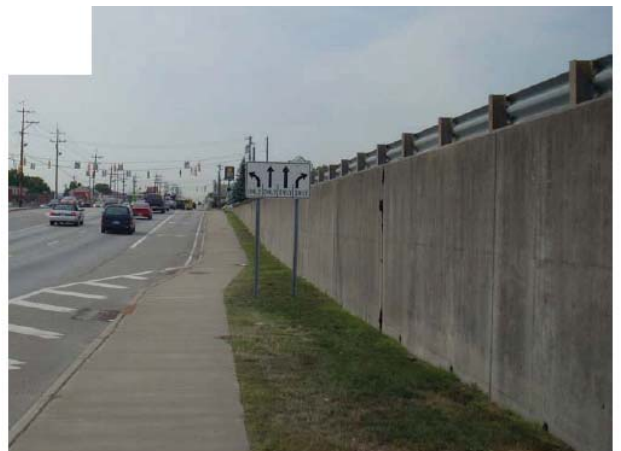
This project is located in Area 5: Colerain Avenue. The Comprehensive Plan, while noting the convenience of retail and services along Colerain Avenue for local residents and regional visitors, largely notes the need for aesthetic improvements along Colerain Avenue. The Streetscape Plan discussed below provides specific suggestions to make such progress and maximize this area’s potential.

COLERAIN AVENUE STREETScape PLAN CONSISTENCY

In February 2010, the Colerain Township Board of Trustees adopted the *Colerain Avenue Streetscape Plan*. The plan divides Colerain Avenue into regions based on use and character. Northgate Mall is located in the Springdale Road Gateway. Goals for this area that directly include the mall are; eventually linking Stone Creek Town Center and Northgate Mall via a new frontage road, improved pedestrian experience through the frontage road and streetscape enhancements, softening of the roadway and parking fields through landscape buffers and parking lot islands, staged gateway redevelopment of the former cinema and BP site, and laminate applied to mall façade (as was done at Kenwood Mall).

The plan also notes specific “Mall Wall” (see photo to the right) treatments for the wall located at the eastern edge of the mall property where it abuts Colerain Avenue. Suggestions include removing the sidewalk from street level and relocating the sidewalk to the Mall parking lot, creating a vegetated buffer between the roadway and wall, application of stone façade to match stone on the Township Administration Building, and the installation of ornamental light posts and banners on the top of the wall.

Some typical suggestions for overall site redevelopment in this area included redeveloping outmoded retail centers with a better organized street grid that is pedestrian friendly and introducing landscape medians. The plan reiterates softening parking fields through landscape buffers and parking lot islands.



ZONING RESOLUTION COMPLIANCE

A review of the proposed development plan at this preliminary stage does not reveal any specific zoning issues. Due to the size of the project and number of outlots and associated buildings, these details will be reviewed at the time of Final Development Plan submittal.

OTHER ISSUES

The redevelopment of this high visibility corner of the Township and the overall success of Northgate Mall is vital to the health of the immediate community, Colerain Township as a whole, and Hamilton County. Implementation of the streetscape plan and its suggestions will be fully stressed in the Final Development Plan phase of this project.

While there is no new development planned for the southern and western portions of the mall site, it is important to maintain the buffer features that have protected the surrounding neighborhoods from any negative impact caused by the mall's vicinity to them.

AGENCY REVIEW:

Hamilton County Engineer—Four comments received. 1) In accordance with the Hamilton County Thoroughfare Plan, the owner must dedicate enough property to create a right-of-way in fee which shall have a minimum width of 50 feet along Springdale Road, 2) No landscaping, screening, or obstructions shall be permitted in the public right-of-way, 3) Access from outlot #4 shall not come out on the access road as shown, and 4) Hamilton County Access Management Regulations shall be followed.

Metropolitan Sewer District—Letter received that there are sewer credits available. Eight conditions and requirements are listed.

Ohio Department of Transportation—Comment not yet received (Colerain Avenue is a state highway.)

Soil & Water Conservation District—SWCD has no objections to the Preliminary Plan. The letter explains the procedure/requirements for obtaining an Earthmovement Permit at the time of the Final Development Plan.

Colerain Township Fire Inspections—No issues with the revised Preliminary Plan.

In addition to ODOT, comments were not received from Greater Cincinnati Water Works, Hamilton County General Health District, and Colerain Township Public Works.

CONCLUSION

Upon approval of the revised Preliminary Plan for ZA2011-04 Northgate Mall, staff recommends the following conditions.

Conditions

1. That a pedestrian circulation plan shall be submitted with the Final Development Plan;
2. That the pedestrian access points from Wilcox and Silva Drives shall be maintained;
3. That each outlot shall be permitted one 6 foot ground sign not to exceed 30 square feet in sign area. The signs shall have a consistent style which shall be presented in the signage plan submitted with the Final Development Plan;
4. That one pole sign shall be permitted per road frontage. If replaced these signs shall not exceed 15 ft. height and 150 sqft, sign area;
4. That any alteration to the south side of the main mall building shall be setback 250 feet from the residential area to the south;
5. That the 50 ft. wide buffer shall be maintained along the entire south and west property lines, except for a 750 ft. length along the south, from the southeastern point of the subject area to the northern terminus of Silva Drive where a minimum of 41 ft. buffer shall remain;
6. That the 8ft. high wooden fence, finished on both sides, shall be maintained along the south property line from Silva Drive to the eastern edge of the property;
7. That the southernmost access drive shall be closed between the hours of 9:30PM and 9:00AM, and
8. That all exterior walls of the parking garages, mall building, and outlots that are visible to the public roadway or oriented towards residential properties shall be designed in harmony with surrounding mall buildings, finished with materials and landscape elements that maintain a common architectural character with the buildings they serve, and designed to provide compatibility with off site land use.

Respectfully submitted for the Commission's review,

Amy A. Bancroft

SITE PHOTOS



Outlot 5

Access to
Springdale Road

Outlot 4

Intersection of
Colerain Ave &
Springdale Road



Outlot 4

Wall of TGI
Fridays

SITE PHOTOS



SITE PHOTOS

Outlot 2

Intersection of
Mall Dr &
Colerain Ave

Outlot 3



Outlot 2

Intersection of
Mall Dr &
Colerain Ave

Outlot 3

North-South
access drive
along former
Dillards





SITE PHOTO

50 foot buffer
between residential
area to the south

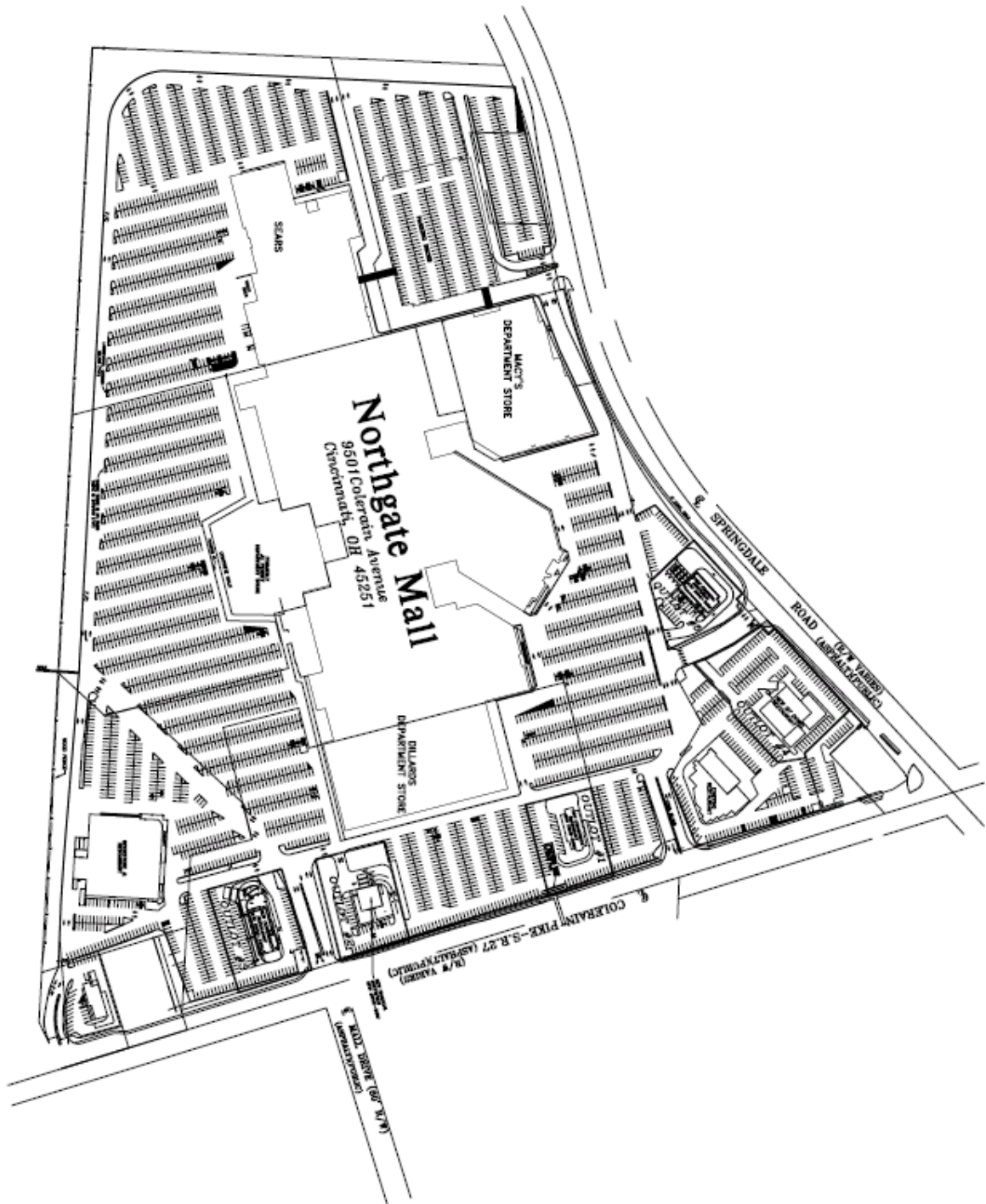
Southernmost
access drive



Streetscape Plan: Vision for Springdale Road Gateway.

UNDERGROUND UTILITIES
 A RECORD DRAW
 BEFORE YOU DIG
 ONE DAY BEFORE YOU DIG
 ONE DAY BEFORE YOU DIG
 ONE DAY BEFORE YOU DIG

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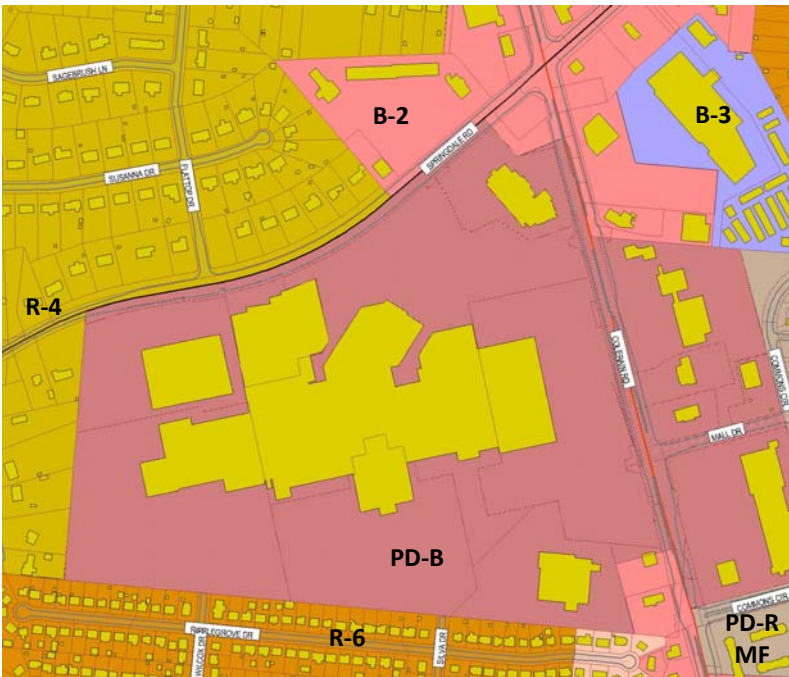


4-a
 TRANSLATION
 ASSOCIATES, INC.
 10000 W. 120th St.
 Overland Park, KS 66204
 Tel: 913-241-1000
 Fax: 913-241-1001

Scale	DATE 21, 2011
Sheet	1 of 1
Job No.	7763-11
Revision	
Drawn	
Check	

REVISED PRELIMINARY DEVELOPMENT PLAN
 NORTHGATE MALL
 SEC. 8, T. 2, S. 8, R. 1 N.W.
 COLERAIN TOWNSHIP
 HAMILTON COUNTY, OHIO

Drawn by: S.J. JOHNSON
 Check by: S.J. JOHNSON
 Date: 7/26/11
 Job No: 7763-11



ZONING MAP

LAND USE MAP

