

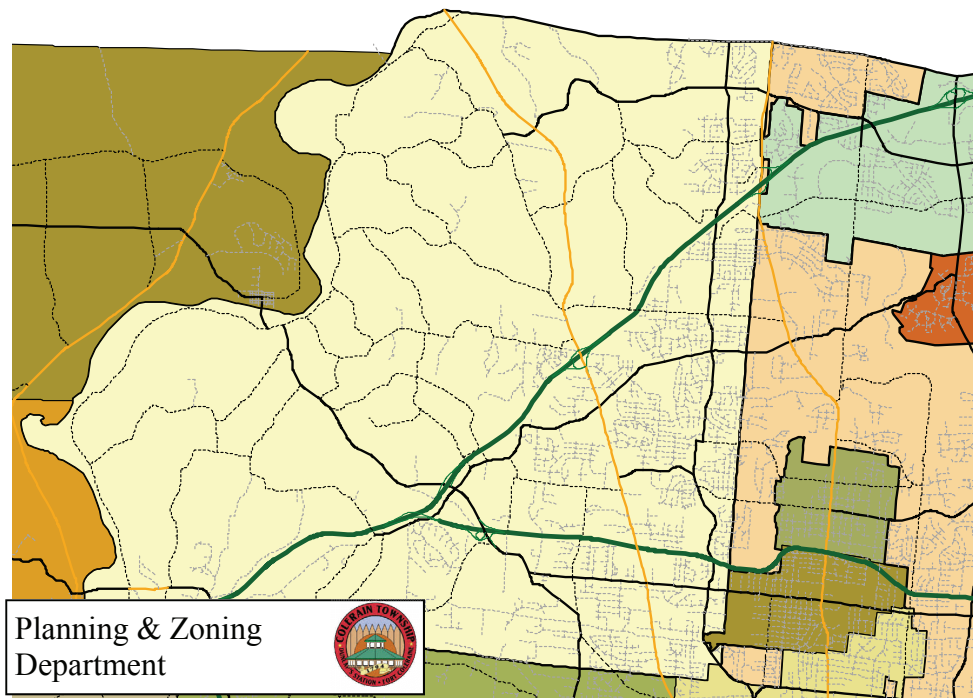
staff report

Colerain Township Zoning Commission July 17, 2007 Tuesday—7PM

Project: Valvoline
Case No.: ZA2007-03
Prepared By: Amy Bancroft, Susan Roschke

Action Requested: Zone Change R-4 and B-2 to PD-B

Applicant Name: Ashland Inc., Lexington, Kentucky
Owner Name: Colerain Land Company, Bellevue, Kentucky



SITE INFORMATION:

Parcel IDs: 051001110025 and 051001110291
Location: 9879 & 9869 Colerain Avenue

Current Zoning: front: B-2 General Business, rear: R-4 Suburban Medium Residential District
Existing Land Use: Kabuto Restaurant and Long John Silvers
Acreage: 1.6 acres
Frontage: approximately 110 feet at Valvoline and 140 feet at Long John Silvers
Number of Lots: 2
Topography: Flat

Future Land Use Framework: Planned Mixed Use Employment

Developments containing some combination of office, retail, light industrial, or compatible uses developed with a consistent theme and containing architectural, landscape, streetscape, and signage standards. Typically a campus-style planned development with multiple uses that are created in separate buildings or within single buildings, sharing a common image and circulation system.

The land use designation for this parcel was not changed during the 2004 Land Use update.

Surrounding Zoning & Land Use:

- North: B-2 LaZBoy
- South: Proposed PD-B (Stone Creek Phase II)
- East: B-2 Colerain Avenue and Retail/Restaurants
- West: PD-B and some R-4—Stone Creek Phase I

PROPOSAL:

Zone Change to Planned Business District and construction of 2,450 square foot Valvoline Automotive Care. Existing Long John Silvers on the southern parcel will remain.

ZONING HISTORY: None.

Regional Planning Commission: 07-05-2007
 The RPC recommended approval of the plan as presented, with the condition that signage be revised to comply with code and that required r-o-w be allotted.

Landscape Advisory Board: 06-28-2007
 The Landscape Advisory Board was generally pleased with the plans as presented. They noted that more variety along the rear planting area would be preferred. They suggested mixing in some honey locust, evergreens, or shade trees with the magnolias. Spacing should be adjusted to account for the specific trees selected.

AGENCY REVIEW

- Metropolitan Sewer District: Sewer availability was confirmed by letter dated June 11, 2007. No other concerns were noted.
- Hamilton County Engineer: 5 comments submitted regarding right-of-way including that right-of-way must have minimum width of 60 feet from centerline of Colerain Avenue.
- Fire Prevention Officer: No issues with proposed change/development.
- General Health District/Division of Water Quality: No issues with proposed change/development.
- No comments received from: Colerain Public Works, OEPA, ODOT.

ANALYSIS: Compliance with the Colerain Township Zoning Resolution

Article Setbacks & Article 14.5 Buffers—

No buffer is required, as property on all sides is zoned PD-B.

Article 12.9 Lighting—

Proposed lighting is within the permitted range.

Article 13.4: Parking—

Parking for automotive care businesses is determined by both the number of service bays and remaining square footage of the building. With four service bays and 661 square feet of customer waiting area, 10 parking spaces are required. 9 are provided, this count falls in the acceptable range of $\pm 10\%$. All parking shown is to the rear of the building, not visible from Colerain Avenue.

Article 15: Signage—

Wall signage: Wall signs are proposed for three sides of the structure, the front, the rear, and the right (north). The wall signs total 168 square feet. The right and rear signs are well within code limits of 1 square foot per lineal foot of building length. The front elevation includes a logo sign and a marquee with logo and "Instant Oil Change." The sign portions of the marquee total 32 square feet, the entire area of the marquee is approximately 123 square feet. The front signage exceeds the permitted limit by six square feet.

Pylon sign: One pylon sign is proposed for the Valvoline parcel. It is 15 feet in height, and sign area is 55 square feet. Both these measurements are the maximum measurements permitted by code.

Directional Signs: An entry and an exit sign are proposed for the site. Each has an area 3.75 square feet and is 3.9 feet high. Code permits a maximum of 4 square feet and 3 feet high.

Article 12.11 Architectural Design Standards—

Requirements for façade massing are met by the variations in front color and texture. While not required, similar architectural detail is provided on the north and south façades which will be visible from Colerain Avenue.

Upon approval, staff recommends the following conditions:

- 1. Wall signage shall be permitted as shown.*
- 2. Driveway directional signage shall be permitted at 3 feet in height.*
- 3. A final landscape plan, reflecting their recommendations, shall be submitted to the Landscape Advisory Board with the Final Development Plan, and*
- 4. The Final Development Plan shall comply in all other respects with the Colerain Township Zoning Resolution.*

Respectfully submitted for the Commission's consideration,

Susan H. Roschke, Ph.D.
Planning & Zoning Administrator