



**COLERAIN TOWNSHIP
ZONING COMMISSION**
Regular Meeting
Tuesday, July 16, 2013 - 7:00 p.m.

Colerain Township Government Complex
4200 Springdale Road - Cincinnati, OH 45251

1. Meeting called to order. Pledge of Allegiance. Roll Call.
2. Approval of Minutes: May 21, 2013 meeting.
3. Public Address: None.
4. Final Development Plan:
 - A. Panera, 9350 Colerain (2-76) – minor amendment to FDP – drive-thru feature.
 - B. 11325 Dallas, Lot 11(91-2) – request extension of FDP.
5. Public Hearing: None.
6. Informal Concept Review:
 - A. SW corner of Hamilton & Crest – PD-B to PD-R for development of nursing and rehab center.
7. Old Business: None.
8. New Business: None.
9. Administration:
 - A. Outdoor sales – discussion.
10. Announcements: None.
11. Next Meeting: August 20, 2013.
12. Adjournment.

STAFF REPORT: **MINOR MODIFICATION TO
FINAL DEVELOPMENT PLAN**
CASE #: ZA 2-76
PANERA BREAD
JULY 16, 2013

PREPARED BY: GEOFFREY G. MILZ, AICP

- Project Summary:** Anne McBride, on behalf of Panera Bread, proposes the addition of a drive-thru facility with 8 stacking spaces and a 405 SF addition on the northern elevation of the Panera Bread restaurant. The proposal also includes enhanced landscaping on the site.
- Case History:** The Final Development Plan for this portion of the Northgate Square development was approved in 1976 under case number 2-76. The Final Development Plan was modified in 1977, 1982 and 1990.
- Zoning Summary:** USE
Drive-through facilities are permitted as accessory uses to restaurants when they meet the following conditions:
- 1) They comply with the site development standards of the applicable zoning district;
 - 2) The outermost edges of all protective canopies comply with all yard requirements of the applicable zoning district;
 - 3) They comply with all related standards as established in Article 13: Off-Street Parking & Loading.
- PARKING & LOADING
Article 13 of the Zoning Resolution requires a minimum of 62 spaces on the site but this number may be reduced to 31 by the Zoning Administrator if all other parking requirements are met. There are further allowances for reduced parking on-site if shared parking is available. The applicant proposes reducing the number of spaces on the site from 69 to 55 to accommodate the drive-through facility.
- §13.5 requires a minimum of 8 10' by 20' stacking spaces for a restaurant use. The applicant has proposed 8 12' by 20' spaces. The proposed drive-through complies with all other design requirements of §13.5 including its separation from other internal driveways by raised medians.
- SIGNAGE
The applicant proposes additional signage on the West (7 SF), South (14.27 SF) and North (14.27 SF) elevations to identify the drive-through. Wall signs are permitted at a ratio of 1 SF for each linear foot of building frontage. The additional signage on the West and South elevations result in total wall signage that is less than the total maximum area. The additional signage on the North elevation exceeds the maximum area by 14.27 SF.
- Discussion:** The addition of the drive-through facility would result in the loss of 14 parking spaces, however the proposed number of parking spaces would be within the acceptable range of spaces. Further, personal observation evidences the minimal utility of the 14 existing spaces due to their location in relation to the entrance of the restaurant.
- In return for the loss of 14 spaces, the site would see greatly improved landscaping with juniper trees, knock out roses and spiraea.
- Conclusion:** The proposed minor-modification to the FDP would result in greater convenience for the patrons of Panera Bread while improving the aesthetics of the site. With the exception of the 14.27 SF of additional wall signage on the North elevation, the proposal meets all applicable zoning requirements.
- Recommendation:** **Staff recommends approval of the Minor Modification to the FDP**

APPLICATION FOR MINOR AMENDMENT TO
FINAL DEVELOPMENT PLAN
COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD
CINCINNATI, OH 45251
(513) 385-7505

Case No.: ZA 2-76 Date Filed: 5/29/13

Location of property in accordance with County Auditor's Records:

Township: Colerain Book: 510 Page: 0102 Parcels: 0320-00

Name of Owner: CP Northgate LLC c/o Coastal Partners LLC

Address: ~~3300 Douglas Blvd.~~ 231 Vernon Street

City: Roseville State: CA Zip: ~~95661~~ 95678

Name of Project Site: Panera

Brief description of change: Panera is proposing to add a drive-thru window on the north side
of their building. A total of 7 stacking spaces will be provided and landscaping added to
screen the area. Additional signage is also requested to identify the drive-thru use.

Name of Applicant: Anne F. McBride, FAICP - McBride Dale Clarion

Telephone No.: 513-561-6232 Email Address: amcbride@mcbridedale.com

Address: 5725 Dragon Way, Suite 220 City: Cincinnati State: OH Zip: 45227

Signature:

Tom Ott, Auth. Rep. Date: 5/2/13

Please check one: ☒ Owner ☐ Agent ☐ Lessee

Filing fee shall accompany the application. Make check payable to: **Colerain Township Board of Trustees**. THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN.

Panera Final Development Plan Modification **9530 Colerain Avenue**

Panera operates a 4,670 square foot restaurant at 9530 Colerain Avenue. The property is zoned “PB-D” Planned Development Business District and is part of a larger retail development that gets its access to Colerain Avenue via a signalized intersection with Mall Drive. Panera has heard from many of its customers that they would like to have the convenience of ordering and picking up food to go without having to park and go into the store. New Panera restaurants contain a drive-thru feature and existing stores are being retrofitted wherever possible to respond to customer preferences. Currently, over 300 Panera restaurants offer a drive-thru feature.



A minor modification is being requested to the Final Development Plan for this location to allow for the construction of a drive-thru window on the north elevation. The drive-thru would consist of the addition of a 405 square foot bump out on the north elevation which would be covered by a canopy. The window itself would have limited visibility from Colerain Avenue given its location, the proposed landscaping, and the IHOP restaurant to the north. Pursuant to Section 8.4.6, Drive-Through Facilities may be allowed as an accessory use to a restaurant if approved by the Zoning Commission and other site requirements are met.



Existing North Elevation

Pursuant to the requirements of Section 13.32, a total of 65 parking spaces are required for the store [15 spaces per 1,000 SF (65 spaces) or 1 space per 4 seats (33 spaces), whichever is greater]. With the addition of the drive-thru, a total of 58 parking spaces are available on site, however additional parking spaces are available in the shopping center of which Panera is a part through a cross parking agreement. Immediately adjacent to the east of Panera is a child day care which has a large parking field that is in close proximity to the Panera store and connected by a sidewalk. Additionally, with the option of a drive-thru window, Panera has found that a significant percentage of their “to go” orders are placed by customers using the drive-thru which reduces the number of parking spaces required on site. The addition of the drive-thru requires the creation of 8 stacking spaces (10’x20’) which have been provided from the pick up window per the requirements of Section 13.5. Currently, the Panera site is extensively landscaped and exceptionally well-maintained.



South/Mall Road Elevation



Existing Landscape Bed

A revised landscape plan has been created that includes Honey Locust trees, deciduous and non-deciduous shrubs along with perennials, grasses, and ground cover in irrigated beds adjacent to the proposed drive-thru.

As part of the addition of the drive-thru facility and parking, Panera is planning on modifying their site signage to include a “DRIVE THRU” sign on three elevations. The following on-building signage is proposed:

<u>Elevation</u>	<u>Permitted</u>	<u>Existing</u>	<u>Proposed</u>
West	48.8 SF	36.83 SF	43.83 SF
South	98.2 SF	57.5 SF	71.77 SF
North	36.83 SF	36.83 SF	51.10 SF
East	-	-	-
Total:	183.83 SF	131.16 SF	166.7 SF

The site does not have any freestanding signage on Colerain Avenue. A drive-thru clearance bar, preview board and menu board will also be added to the site with limited visibility from any roadway. Additional directional signage will be added for the drive-thru and will meet the requirements of Section 15.8.3 of the Zoning Resolution.

We believe that the proposed drive-thru facility will be a convenience feature that Panera customers will utilize in a variety of circumstances. The inclusion of the drive-thru will also reduce the number of parking spaces utilized on site by customers getting carryout orders allowing more parking for dine in customers during peak hours. We respectfully request approval of the minor modification to the Final Development Plan to allow for the site modifications as proposed.

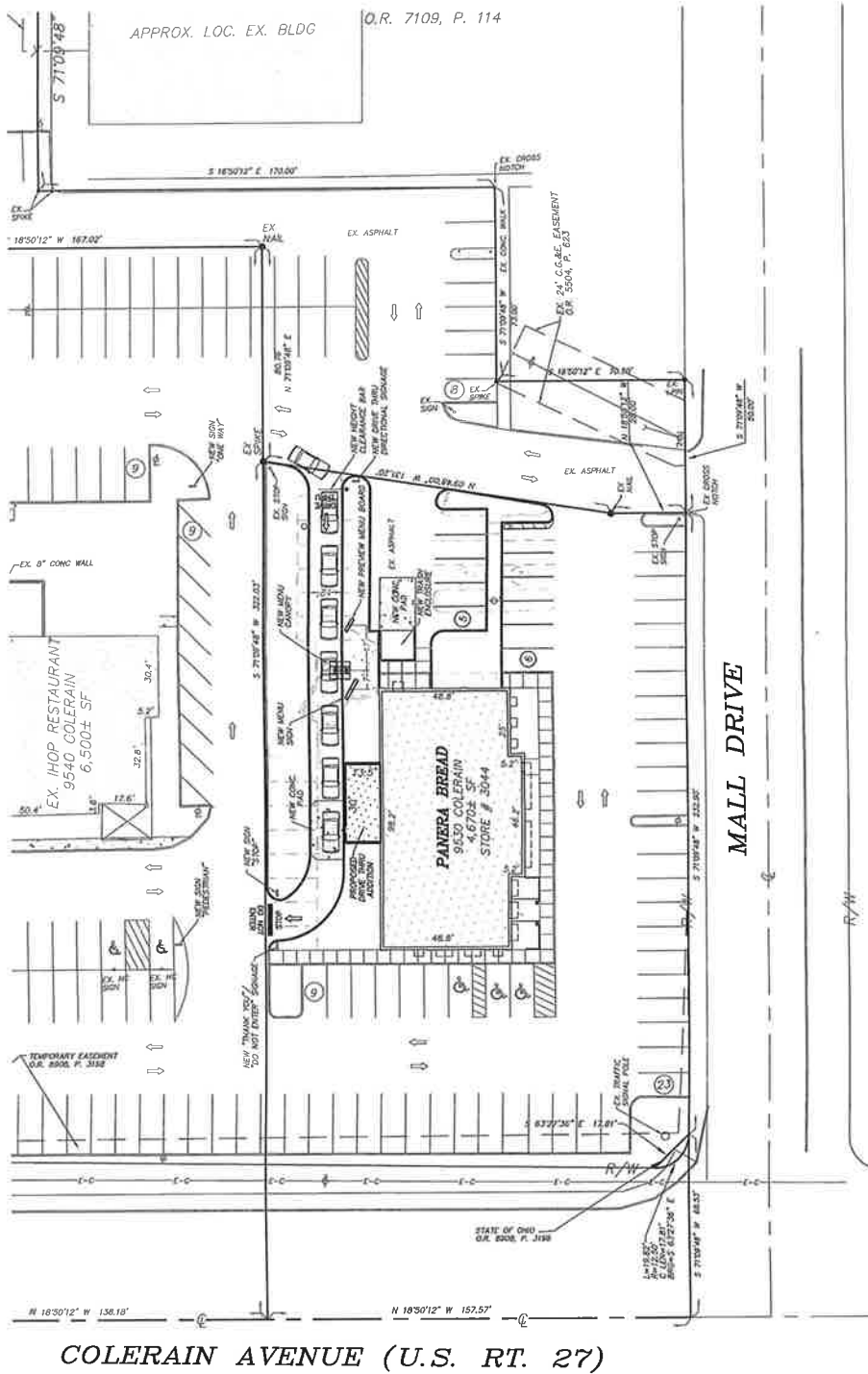
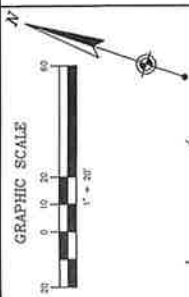


803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

DRIVE THRU ADDITION
PANERA BREAD
CAFE # 3044 - NORTHGATE SQUARE
9530 COLERAIR AVE.
HAMILTON COUNTY
CINCINNATI, OH. 45251-2004

ACCO FILMART 7016-STUDY-2.DWG

Drawn by S.M. TRENCIA
Sheet of
Job No: 7816_12



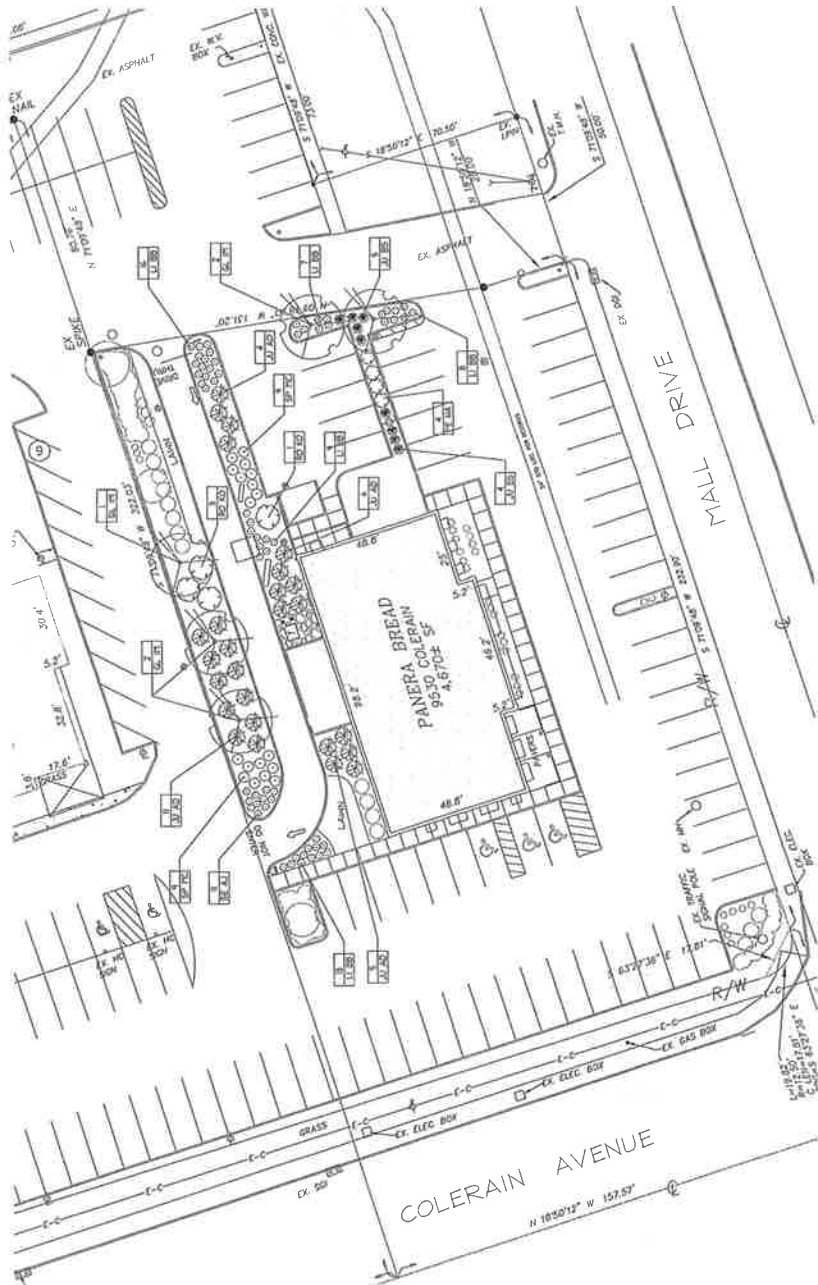
The utility information shown on this plot, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
PHONE: 1-800-362-2764
OHIO UTILITIES PROTECTION SERVICE

Plant Schedule

Trees		Common Name	Botanical Name	Size	Qty.	Cond.	Remarks
GL IM	Imperial Honeysuckle		Gradiola lilacanthus nemus cv. 'Impicola'	2" cal	5	BAB	Headed to 5'
Shrubs							
	Common Name	Botanical Name	Size	Qty.	Cond.	Remarks	
JU AD	Youngblood Andorra Juniper	Juniperus horizontalis Plumosa Compacta	15" H	20	Cont.		
JU BS	Blue Star Juniper	Juniperus squamata Blue Star	12" H	8	Cont.		
RO KO	Knock Out Rose	Rosa 'Knock Out'	25" H	4	Cont.		
SP MC	Maple Carpet Spruce	Scirpa japonica Maple Carpet	12" H	18	Cont.		
Perennials, Groundcovers, and Grasses							
	Common Name	Botanical Name	Size	Qty.	Cond.	Remarks	
LI BB	Big Blue Lily Turf	Lilium pulchellum Big Blue	#1	53	Cont.		
PE HA	Twirl Fountain Grass	Pennisetum alopecuroides Hameln	#1	11	Cont.		
LI JU	Sedum Autumn Joy	Sedum x Autumn Joy	50"	68	Cont.		
SC AD	Peppercorn		50"				

SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



BREAD
9530 COLERAIN AVE
CINCINNATI, OH 45251

CONSULTANT:
N. WASSERSTROM

DESIGNER:
DANIELLE ANGLIN

CHECKED:
NOT FOR PRODUCTION

THIS DRAWING SUPERCEDES ALL
OTHER DOCUMENTS PROVIDED BY
OTHERS CONCERNING THE
PARTITION AND INSTALLATION OF
THIS DESIGN.
NOT APPROVED

100%

THIS IS AN ORIGINAL DESIGN. CREATED FOR
YOUR PROJECT. ANY REUSE IN CONNECTION WITH
A PROJECT BEING PLANNED FOR YOU BY
ADVANCE SIGN GROUP, THIS PRINT IS NOT TO
BE SHOWN TO ANYONE OUTSIDE OF YOUR
ORGANIZATION, NOR IS IT TO BE REPRODUCED,
COPIED, OR EXHIBITED IN ANY FASHION,
TO ANY OTHER PERSON OR ENTITY, WITHOUT
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WILL BE SUBJECT TO LEGAL ACTION AND
PENALTIES FOR CREATING THE INVOLVED IN
THE PRODUCTION OF THIS DESIGN.

NOTES:
ONE DEDICATED (1) 120VAC CIRCUIT BY
OTHERS REQUIRED WITHIN 5' OF CENTER OF
SIGN

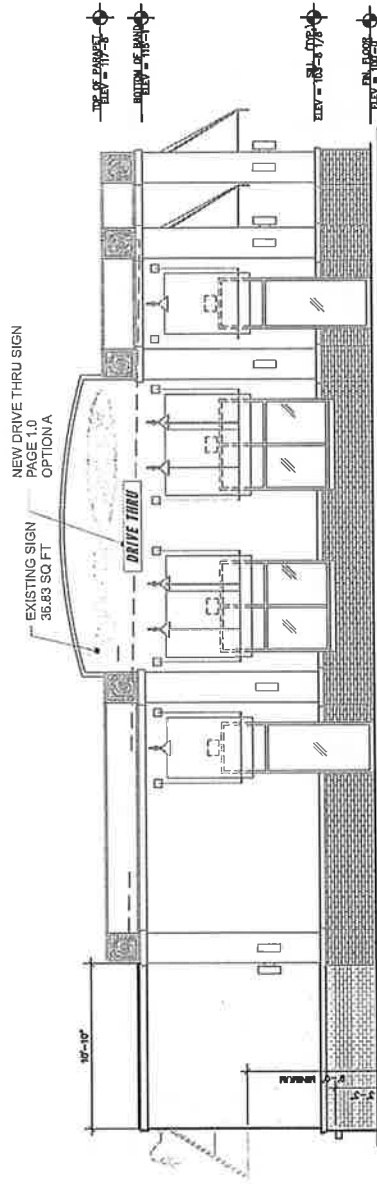
THIS SIGN IS INTENDED TO BE INSTALLED IN
CONFORMANCE WITH THE NATIONAL ELECTRICAL
CODE AND/OR OTHER APPLICABLE ELECTRICAL
CODES AND/OR OTHER APPLICABLE ELECTRICAL
BUILDING

REVISIONS

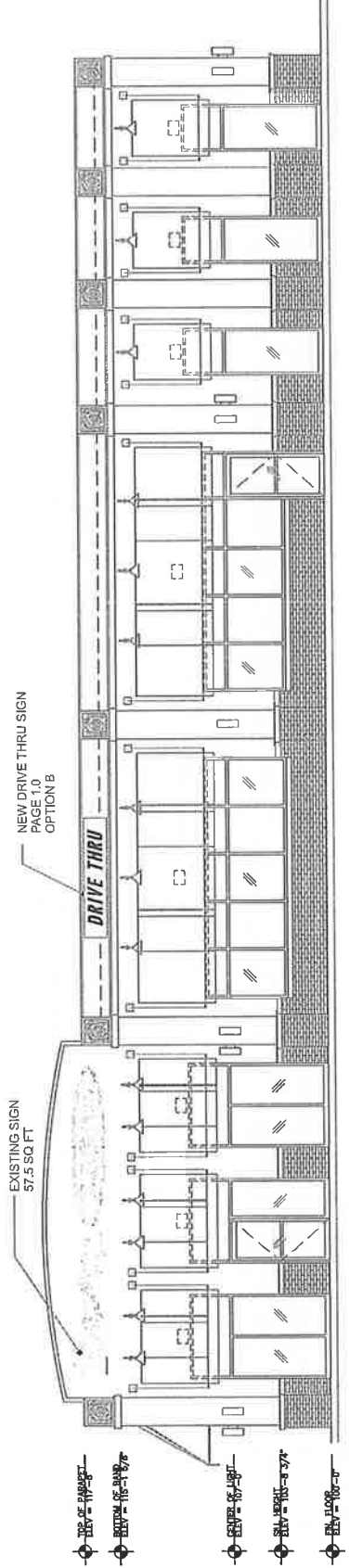
1. CHANGE TO BAY DRIVE THRU
2. UPDATE ELEVATIONS
3. REMOVE OPTION B
4. ADD OPTION TAGS

5:
6:
7:
8:
9:

DATE: 5/23/13
REVISION #
4
ELEV



WEST ELEVATION SCALE: 1/8" = 1'



SOUTH ELEVATION SCALE: 1/8" = 1'



CABINET: 6" ALUMINUM ANGLE CABINET PAINTED BLACK
FACES .090" ALUMINUM FACES WITH DIGITALLY PRINTED VINYL GRAPHICS
APPLIED FIRST SURFACE. ALL WHITE GRAPHICS ARE TO BE REFLECTIVE



MANDEVILLE SIGN
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67C GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865-4255

401-334-9100 401-334-7799
www.mandevilledesign.com

APPROVALS

Example 14.27		
n	10	10
Subst.		
z	0.90	0.90
Example 14.28		
n	10	10
Subst.		
z	0.90	0.90
Quantity Consumed		0.60

REVISIONS

DATE	TIME	DESCRIPTION	AMOUNT	BALANCE
01/01/00	1	INITIAL DEPOSIT	1000.00	1000.00
01/02/00	2	RECEIVED FROM SALES	500.00	1500.00
01/03/00	3	PAYROLL	200.00	1300.00
01/04/00	4	RECEIVED FROM SALES	750.00	2050.00
01/05/00	5	PAYROLL	250.00	1800.00
01/06/00	6	RECEIVED FROM SALES	600.00	2400.00
01/07/00	7	PAYROLL	300.00	2100.00
01/08/00	8	RECEIVED FROM SALES	800.00	2900.00
01/09/00	9	PAYROLL	350.00	2550.00
01/10/00	10	RECEIVED FROM SALES	900.00	3450.00
01/11/00	11	PAYROLL	400.00	3050.00
01/12/00	12	RECEIVED FROM SALES	1000.00	4050.00

Saint Louis

BREAD CO.

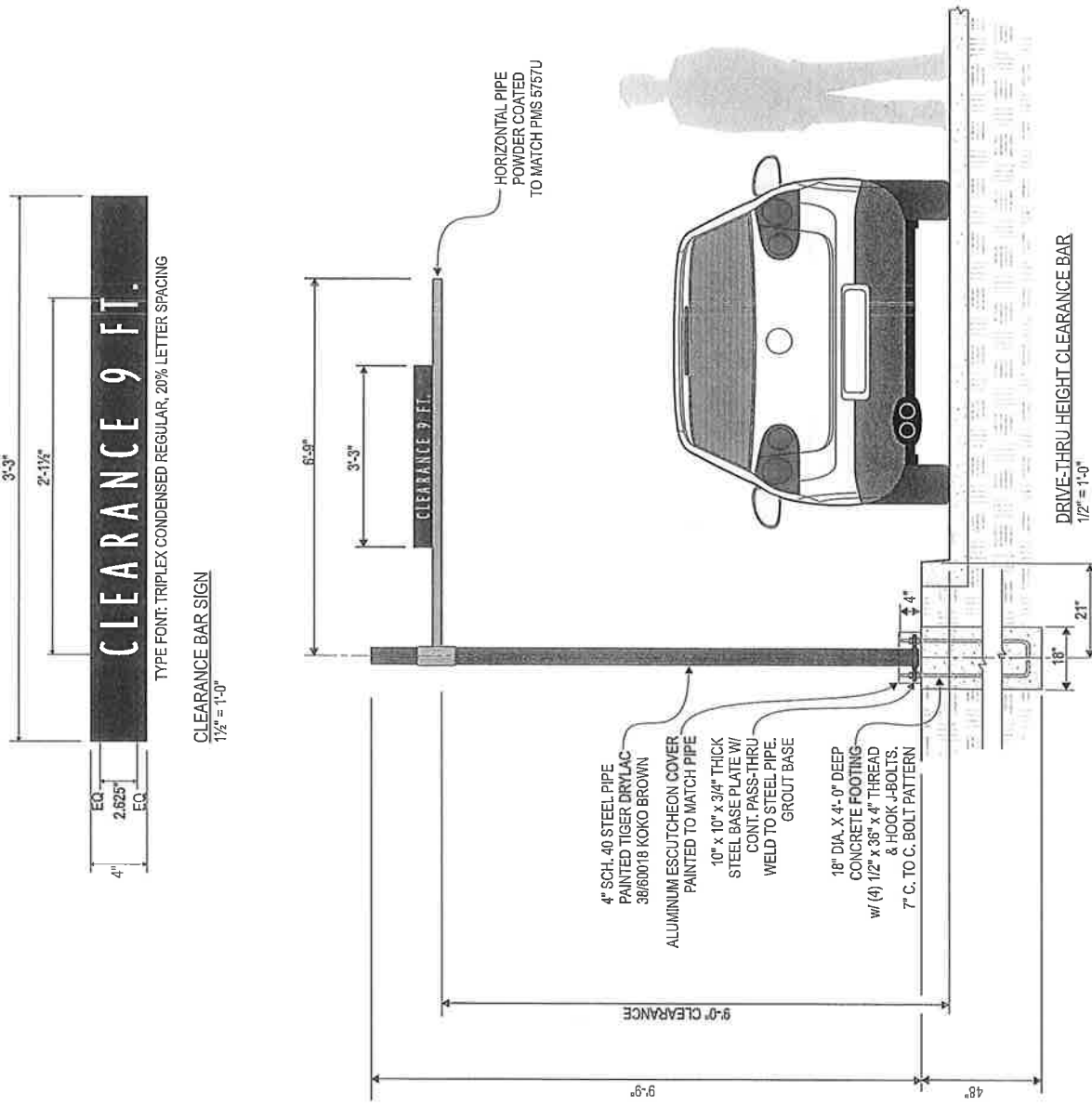
CLEARANCE RATE

PAGE 11

JIM MANDEVILLE

NOTED JM 08/03/05

DT-CLEARANCEBAR





MANDEVILLE SIGN
making your mark

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APPROVALS

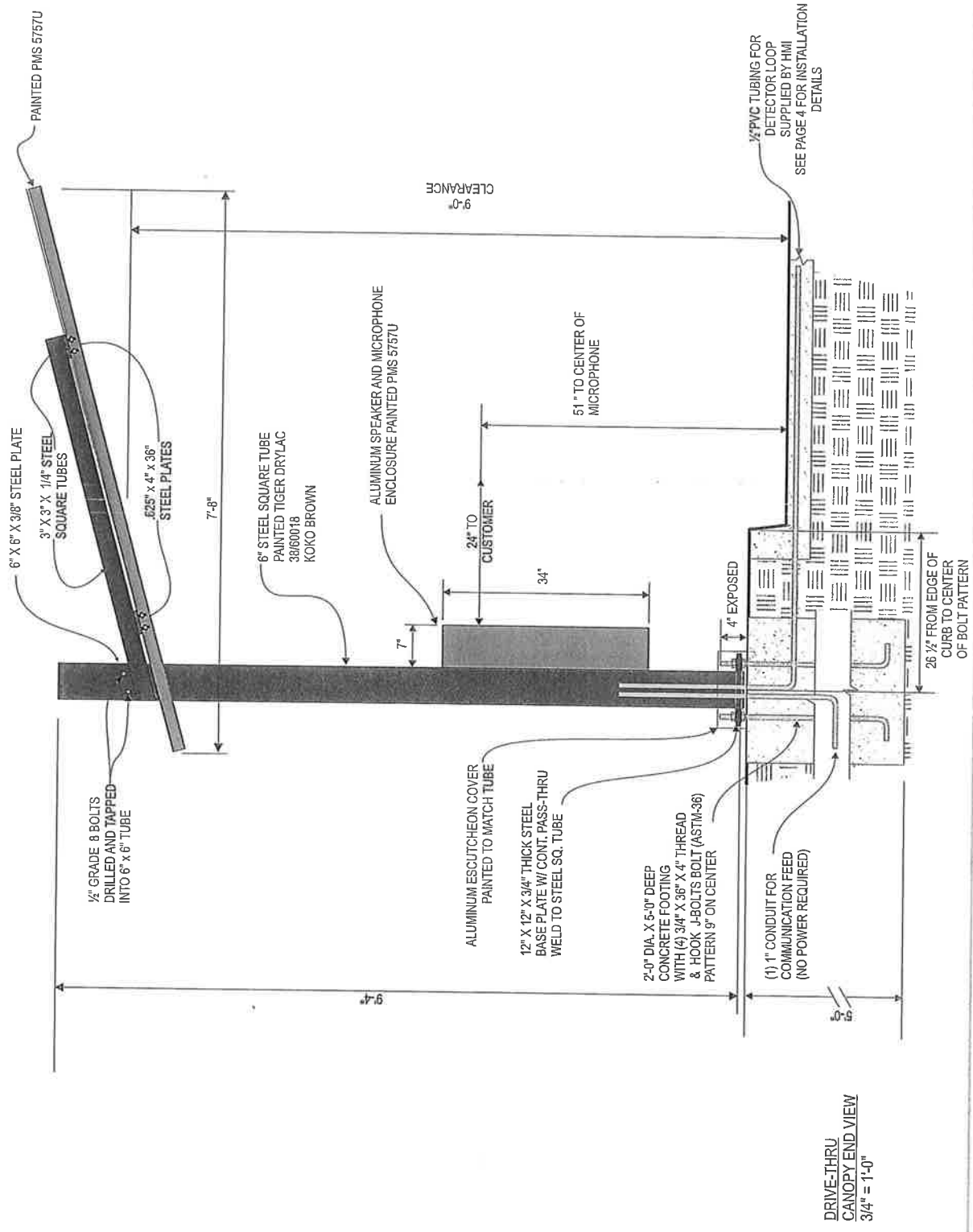
The Manager	
100%	100%
90%	100%
80%	100%
70%	100%
60%	100%
50%	100%
40%	100%
30%	100%
20%	100%
10%	100%
0%	100%

REVISIONS

Year	Age	Sex	Location	Notes
1971	1	GL	1000 ft. deep, 200 yds.	10/17/65
1972	2	JM	1000 ft. deep, 200 yds.	10/17/65
1973	3	JM	1000 ft. deep, 200 yds.	10/17/65
1974	4	JM	1000 ft. deep, 200 yds.	10/17/65
1975	5	JM	1000 ft. deep, 200 yds.	10/17/65
1976	6	JM	1000 ft. deep, 200 yds.	10/17/65
1977	7	JM	1000 ft. deep, 200 yds.	10/17/65
1978	8	JM	1000 ft. deep, 200 yds.	10/17/65
1979	9	JM	1000 ft. deep, 200 yds.	10/17/65
1980	10	JM	1000 ft. deep, 200 yds.	10/17/65
1981	11	JM	1000 ft. deep, 200 yds.	10/17/65
1982	12	JM	1000 ft. deep, 200 yds.	10/17/65
1983	13	JM	1000 ft. deep, 200 yds.	10/17/65
1984	14	JM	1000 ft. deep, 200 yds.	10/17/65
1985	15	JM	1000 ft. deep, 200 yds.	10/17/65
1986	16	JM	1000 ft. deep, 200 yds.	10/17/65
1987	17	JM	1000 ft. deep, 200 yds.	10/17/65
1988	18	JM	1000 ft. deep, 200 yds.	10/17/65
1989	19	JM	1000 ft. deep, 200 yds.	10/17/65
1990	20	JM	1000 ft. deep, 200 yds.	10/17/65
1991	21	JM	1000 ft. deep, 200 yds.	10/17/65
1992	22	JM	1000 ft. deep, 200 yds.	10/17/65
1993	23	JM	1000 ft. deep, 200 yds.	10/17/65
1994	24	JM	1000 ft. deep, 200 yds.	10/17/65
1995	25	JM	1000 ft. deep, 200 yds.	10/17/65
1996	26	JM	1000 ft. deep, 200 yds.	10/17/65
1997	27	JM	1000 ft. deep, 200 yds.	10/17/65
1998	28	JM	1000 ft. deep, 200 yds.	10/17/65
1999	29	JM	1000 ft. deep, 200 yds.	10/17/65
2000	30	JM	1000 ft. deep, 200 yds.	10/17/65
2001	31	JM	1000 ft. deep, 200 yds.	10/17/65
2002	32	JM	1000 ft. deep, 200 yds.	10/17/65
2003	33	JM	1000 ft. deep, 200 yds.	10/17/65
2004	34	JM	1000 ft. deep, 200 yds.	10/17/65
2005	35	JM	1000 ft. deep, 200 yds.	10/17/65
2006	36	JM	1000 ft. deep, 200 yds.	10/17/65
2007	37	JM	1000 ft. deep, 200 yds.	10/17/65
2008	38	JM	1000 ft. deep, 200 yds.	10/17/65
2009	39	JM	1000 ft. deep, 200 yds.	10/17/65
2010	40	JM	1000 ft. deep, 200 yds.	10/17/65
2011	41	JM	1000 ft. deep, 200 yds.	10/17/65
2012	42	JM	1000 ft. deep, 200 yds.	10/17/65
2013	43	JM	1000 ft. deep, 200 yds.	10/17/65
2014	44	JM	1000 ft. deep, 200 yds.	10/17/65
2015	45	JM	1000 ft. deep, 200 yds.	10/17/65
2016	46	JM	1000 ft. deep, 200 yds.	10/17/65
2017	47	JM	1000 ft. deep, 200 yds.	10/17/65
2018	48	JM	1000 ft. deep, 200 yds.	10/17/65
2019	49	JM	1000 ft. deep, 200 yds.	10/17/65
2020	50	JM	1000 ft. deep, 200 yds.	10/17/65



PANERA MENU
SHELTER



Tom and Jeff Ratterman
6000 S.R. 128
Cleves, Ohio 45002
513-477-8848
5/31/13

RECEIVED
JUN 07 2013
COLERAIN ZONING

Dear Colerain Twp Officials,

The purpose of this letter is to request an extension for our planned development of 11325 Dallas Blvd.

We are hoping that the prospects for a tenant are better a year from now and in view of the extreme economic times we are experiencing, we are asking for an 12 month extension.

One year will give us more time to find a rental prospect, and hopefully we will be experiencing an improving economy next spring.

We have been seeing a few signs of activity and it would be a shame if we gave up now just when things are starting to look better.

Please know that we are committed to moving forward with this project as we do have quite a bit invested in both time and money.

THIS WILL BE THE LAST EXTENSION REQUEST.

Thank you for your consideration.

Tom and Jeff Ratterman

**APPLICATION FOR INFORMAL CONCEPT PLAN REVIEW
OF A PROPOSED ZONE AMENDMENT**

COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD, CINCINNATI OH 45251
(513) 385-7505

Date of Application: 06/18/2013

Request Change From PD-B To PD-R

Land Use Map Designation: retail-general Area: 11.365 acres

Applicant: Next Up Investments 2, LLC Telephone No.: 513-771-1779

Address: 779 Glendale Milford Rd. City, State, Zip: Cincinnati, OH 45215

Name, address and parcel number of each property owner of record within the area of proposed to be reclassified (use separate sheet if necessary):

1. Harold R. Silverman LLC 9545 Kenwood Rd. Cin, OH 45242 510-0021-0
2. 510-0021-0376-00
3. _____

Location of property in accordance with County Auditor's Records:


Township: Colerain Book: 510 Page: 0021 Parcel No.(s): 0376

Physical location of property:

SW corner of Hamilton Ave. and Crest Rd.

My (our) interest in the property included in the request is:

Owner _____ Agent _____ Lessee _____ Optionee X

Applicant Signature: 

Address: 779 Glendale Milford Rd. 45215 Telephone No. 513-771-1779

No filing fee is required for this informal concept plan review application.

Submit 12 copies of the following: Application, Letter of Intent (see information on the reverse of this page), and Concept Plan with elevations.

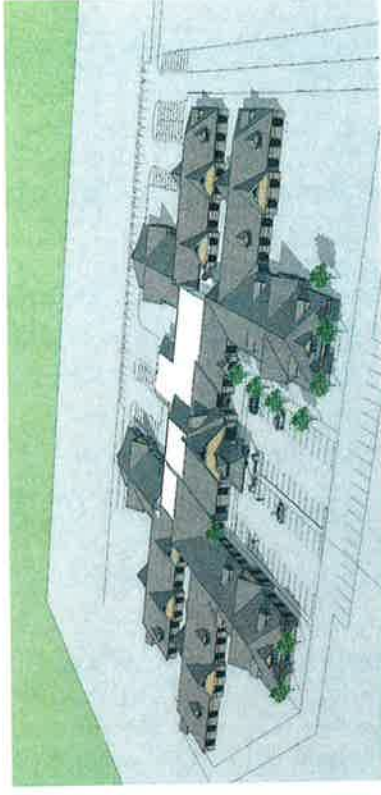
(over)

LETTER OF INTENT

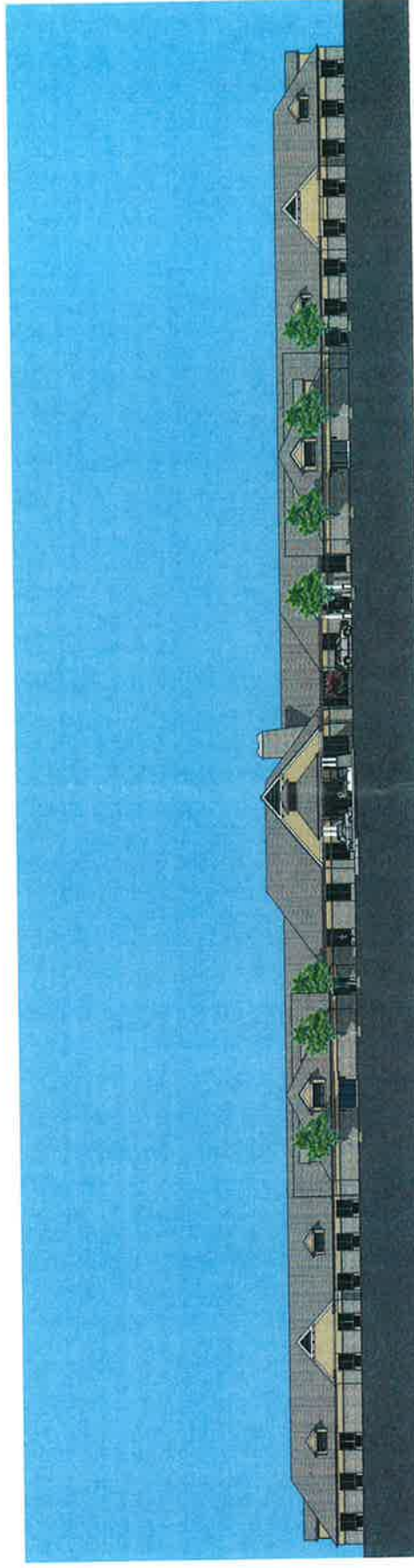
- A) Request for a change of existing zoning from PD-B to PD-R for the development of Sanctuary Pointe Nursing & Rehab Center ("Development"), a 124-bed skilled nursing facility on approximately 11.365 acres of land ("Site"). The Site is located on the west side of Hamilton Avenue and the south side of Crest road. Please see the preliminary site plan attached.
- B) Sanctuary Pointe Nursing & Rehab Center will be a 124-bed skilled nursing facility consisting of state-of-the-art rehabilitation, nursing care, and Alzheimer's care. The owners have 40+ year's experience in senior housing. We operate facilities in Delhi, Woodlawn, Loveland/Symmes Township, and Kettering. We are committed to providing excellent care and being contributing neighbors to the community in which we reside. Furthermore, our three Cincinnati facilities were just recognized by the US News & World report as among the best nursing facilities in Cincinnati.
- C) The building will feature an upscale design and aesthetic that will be complementary to the existing area. The building will be broken up into wings which will reduce the appearance that it is a very large building. The building's use of brick and stone will create a sense of home and character. Please see the preliminary elevation attached as.
- D) The addition of a skilled nursing facility to this part of Colerain Township will provide a service to the Township as its population ages (based on the 2010 Census roughly 12% or 3326 residents of Colerain Township were 65 or greater).
- E) The proposed Development and zone change request represents a lesser use than current zoning allows for. The current zoning, PD-B, suits more of a retail use. According to the Colerain Township land use plan one of the unsuitable land uses is large-scale retail commercial. We believe our proposed development will provide for added value to the residents of not only Colerain Township, but also the adjacent communities; it will improve the commercial corridor along Hamilton Avenue by eliminating a large, empty lot; and it will be a job producing employer that will provide a significant and stable source of tax revenue that will benefit Colerain Township (a comparable size facility generate 155-165 paychecks bi-weekly).
- F) The proposed development's traffic impact will be significantly less than the Site's current approved zoning plans. The proximity to Interstate 275 will result in less disruption for the residential nature of the Bevis/Pleasant Run area of Colerain Township.
- G) The proposed Development's density will: i) conserve land and protect the Township's natural areas, open space and agricultural lands by accommodating more people, and creating more tax base, in less space; ii) offer more efficient provision of public services such as utilities and emergency services.
- H) The proposed Development is consistent with many aspects of Colerain Township's Comprehensive Plan.
- I) We will use a streetscape to improve the appearance of the property along the Hamilton Avenue corridor; and we will use landscaping to buffer the western side of the property to maintain a peaceful, tranquil environment for the residents of Regency Square.



Concept - Front Entry View



Concept - Massing Study

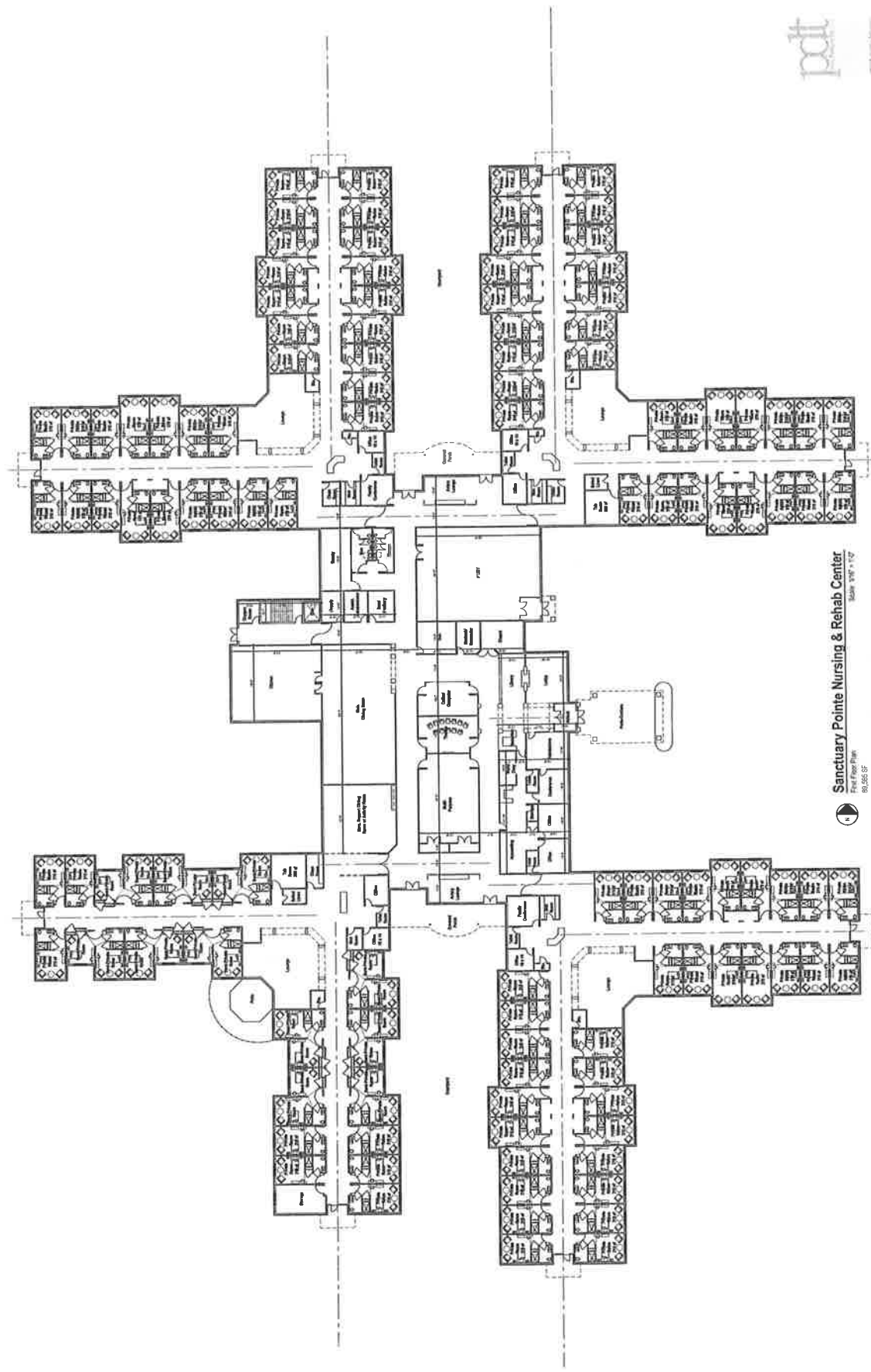


Concept - Hamilton Avenue Elevation

Sanctuary Pointe Nursing & Rehab Center

Concept Review Submittal June 17, 2013





Sanctuary Pointe Nursing & Rehab Center
 First Floor Plan
 89,565 SF
 Scale: 1/8" = 1'-0"



Concept Review Submittal
 June 17, 2013