

**COLERAIN TOWNSHIP ZONING COMMISSION**

Regular Meeting

**Tuesday, October 18, 2016 - 6:00 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: July 19, 2016 meeting and September 20, 2016 meeting.
3. Public Address: None.
4. Final Development Plan:  
A. ZA2016-07– S&T Auto, 3330 Compton Rd. –Final Development Plan.
5. Public Hearings: None.
6. Informal Concept Review: None.
7. Old Business: None.
8. New Business: None.
9. Administration: None.
10. Announcements: None.
11. Next Meeting: November 15, 2016.
12. Adjournment.



Application/Submission Requirements  
Colerain Township Zoning Commission  
for Final Development Plan

For office use only:

Case #:

ZA2016-07

See Zoning Resolution Section 4.3 for full description of the FDP review process. For questions, clarification, and confirmation of meeting times, please call the Colerain Township Planning & Zoning Department at (513) 385-7505.

All required items must be submitted by the published deadline for the desired Zoning Commission meeting.

NAME OF PROJECT: S & T Auto Detailing

PROPERTY ADDRESS: 3330 Compton Road

- ☒ Application letter signed by the applicant, describing conformance with the approved zone change resolution and preliminary plan. (10 copies)
- ☒ Application fee
- n/a ☐ Performance bond for landscaping and/or storm drainage facilities (if applicable)

Drawing Copies required:

Ten (10) full size copies of the drawings listed below, signed and stamped by registered professional preparer. These should be folded to 8.5" x 11", with title block visible.

Ten (10) 11" x 17" copies of the drawings listed below.

Digital version REQUIRED for each of the drawings listed below, in JPEG or PDF format (use colors readable on white background), on CD. To email, contact the Planning & Zoning Dept. for contact: 513-385-7505.

Site Drawing(s) shall include:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Property lines, dimensions, and orientations.   | <input checked="" type="checkbox"/> Parking and loading configuration, including calculation of total spaces, criteria used to determine total needed, pavement detail, curb location, curb detail, and aisle and stall dimensions. |
| <input checked="" type="checkbox"/> Adjacent streets and rights-of-way.   | <input checked="" type="checkbox"/> Existing site contours (5' minimum) and proposed grading plan.  |
| <input checked="" type="checkbox"/> Proposed new construction and site work.  | <input checked="" type="checkbox"/> Impervious surface ratio (for non-single family projects).  |
| <input checked="" type="checkbox"/> Equipment, outbuildings, dumpster locations, etc. that will be visible on the site.   | <input checked="" type="checkbox"/> Location(s) of any proposed ground signage.   |
| <input checked="" type="checkbox"/> Total gross and net acreage of the site and square footage of proposed buildings.   | <input checked="" type="checkbox"/> All restrictive covenants required by the zone change and preliminary development plan Resolution adopted by the Colerain Township Board of Trustees.   |
| n/a <input type="checkbox"/> Proposed flood plain drainage and control measures.  | n/a <input type="checkbox"/> Other applicable conditions and/or restrictive covenants.  |
| <input checked="" type="checkbox"/> Watershed details for site and within 200 feet around site. Include GPM calculations for expected runoff for 5, 10, and 50 year storms. | <input checked="" type="checkbox"/> Deed of Acceptance signed by owners. (After approval).*   |
| <input checked="" type="checkbox"/> Proposed site drainage, including water retention/detention and sedimentation control measures.   | n/a <input type="checkbox"/> Declaration of Condominium (if applicable).  |
| <input checked="" type="checkbox"/> Building downspouts and storm sewer sizes and locations.  |   |
| n/a <input type="checkbox"/> Legal descriptions for easements and other site restrictions.  |   |
| <input checked="" type="checkbox"/> Setbacks and rights-of-way.   |   |

\*AFTER FDP IS APPROVED, FINAL SITE PLAN MUST BE SUBMITTED LISTING DATE OF APPROVAL AND CONDITIONS.

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AUG 30 2016

(over)

COLERAIN ZONING

August 30, 2016

The Colerain Township Zoning Commission  
4200 Springdale Road  
Colerain Township, Ohio 45251

**RE: Case #ZA2016-07 – 3330 Compton Road**

Hon. Commissioners:

LT Commercial Properties, LLC (the "Applicant") has made application to amend the current District Zoning Classification of its property from Urban Residential District ("R-6") to Business Planned Development ("PD-B").

By this letter, the Applicant acknowledges its agreement with the 9 conditions stipulated by the Zoning Commission in approving the Applicant's Preliminary Development Plan (PDP), and is submitting the attached Final Development Plan in accordance with the approved PDP.

Sincerely,

for LT Commercial Properties, LLC

A handwritten signature in cursive script, appearing to read "Terry Klopstein".

Terry Klopstein  
Owner

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COLERAIN ZONING



DEED OF ACCEPTANCE

THE OWNER OF THE PREMISES SHOWN HEREON DOES HEREBY MAKE THE FOLLOWING DECLARATION WHICH SHALL BE DEEMED AS COVENANTS AND NOT AS CONDITIONS AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, AND ARE IMPOSED UPON THE WITHIN DESCRIBED TRACT OF LAND AS AN OBLIGATION OR CHARGE AGAINST THE SAME, AS A GENERAL PLAN FOR THE BENEFIT OF SAID TRACT OF LAND.

THE TRACT OF LAND SHOWN HEREON IS BEING DEVELOPED UNDER A DEVELOPMENT PLAN AS DEFINED IN SECTION 4.5 AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 9.3 OF THE COLERAIN TOWNSHIP ZONING RESOLUTION EFFECTIVE AUGUST 19, 2006.

SAID ENTIRE TRACT OF LAND AND ALL IMPROVEMENTS THEREON SHALL REMAIN IN A SINGLE OWNERSHIP AND NO PART THEREOF SHALL BE SOLD OR DIVIDED INTO INDIVIDUAL LOT OR TRACTS UNTIL SUCH TIME AS THE OWNER OF SAID ENTIRE TRACT SHALL CONFORM IN ALL RESPECTS TO THE THEN EXISTING RULES AND REGULATIONS AS HAVE BEEN ADOPTED BY THE COLERAIN TOWNSHIP ZONING COMMISSION GOVERNING PLATS AND SUBDIVISION OF LANDS, AND THE RULE AND REGULATIONS AS ARE PROVIDED IN THE COLERAIN TOWNSHIP ZONING RESOLUTION.

WE, THE UNDERSIGNED DO HEREBY ADOPT AND CONFIRM THE PLAN OF DEVELOPMENT AS SHOWN HEREON FOR THE PURPOSES INDICATED AND AGREE TO COMPLY WITH ALL THE TERMS, RESTRICTIVE COVENANTS AND CONDITIONS INCLUDED AS A PART THEREOF.

SIGNED	WITNESS

STATE OF OHIO:

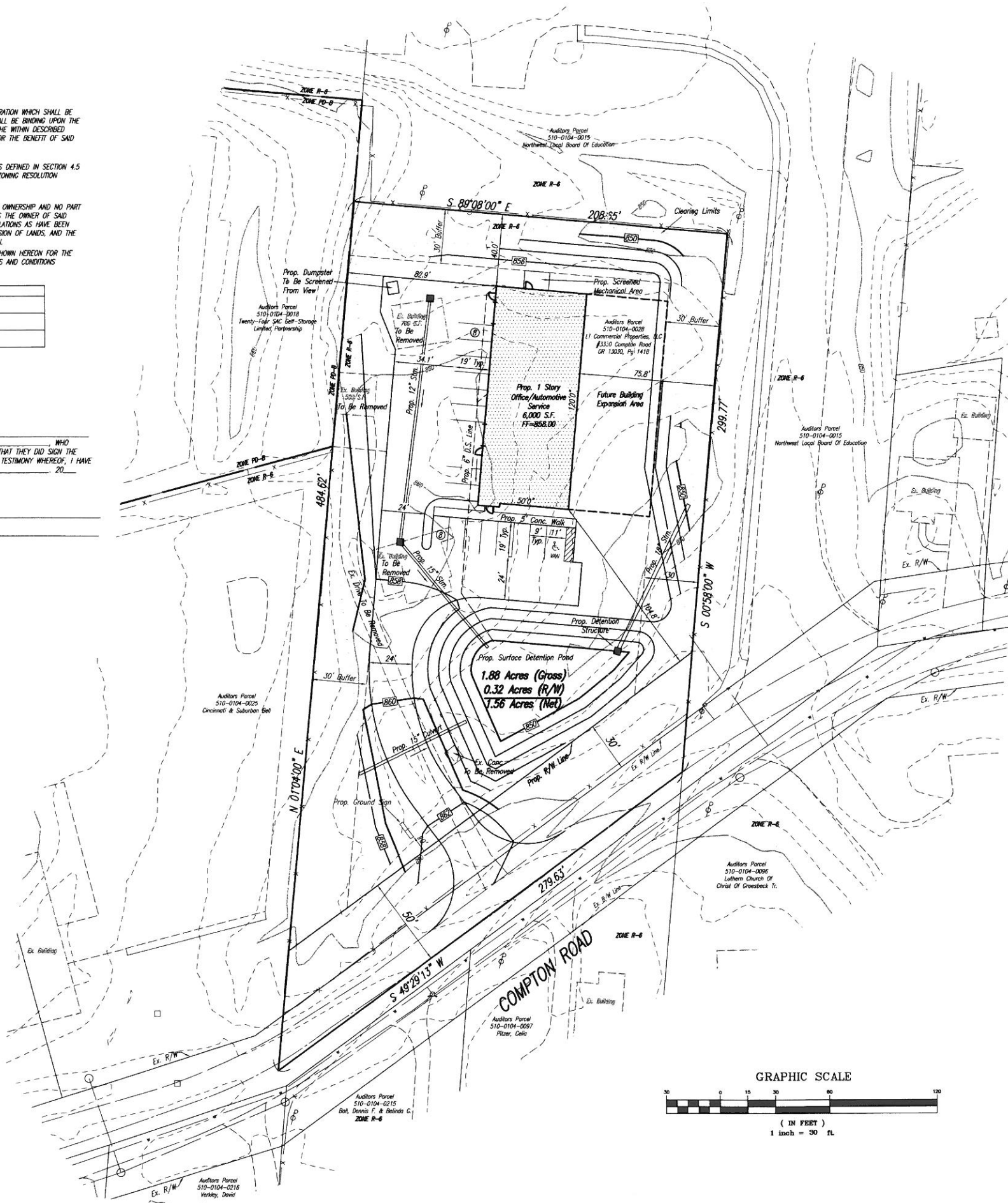
COUNTY OF HAMILTON: SS:

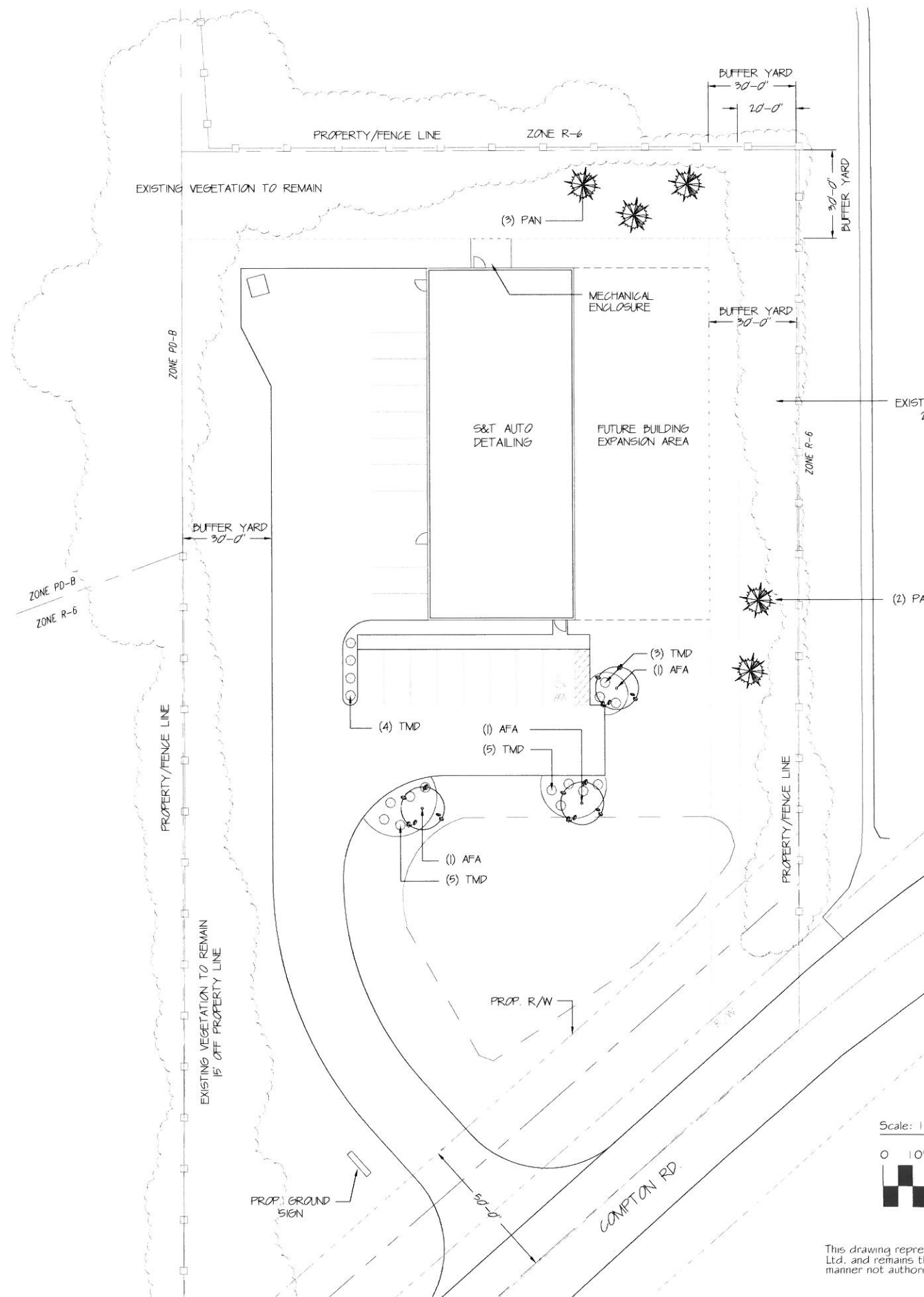
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED \_\_\_\_\_ WHO OF THE REPRESENT THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_

**APPLICANT:**  
TERRY KLOPFSTEIN  
LT COMMERCIAL PROPERTIES, LLC  
1447 PRODUCTION DRIVE  
BURLINGTON, KY 41005  
859-743-0487

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Plant Key				
Symbol	Botanical Name	Common Name	Qty.	Size
AFA	Acer fr. 'Autum Blaze'	Autumn Blaze Maple	3	25' Cal.
PAN	Picea abies 'Norway Spruce'	Norway Spruce	5	6' tall
TMD	Taxus Media 'Densiformis'	Dense Yew	17	24"

#### Landscape Calculations:

##### StreetScope Buffer Yard

Requirements are for parking lots with a total of 20 or more parking spaces. Proposed property provides 16 spaces

##### Interior Landscaping Vehicular Use Area (VHA)

11,060 sq. ft. \* .15% = 1,659 sq. ft. required / 1,050 provided  
Required plantings 2 trees & 6 shrubs per 15 spaces  
planting plan provides 3 trees & 16 shrubs

##### North Property Line Buffer Yard

In the 30 Inft. wide buffer yard area of existing vegetation disturbed by grading, there will be  
(3) Three (PAN) Picea abies - 'Norway Spruce' Added

##### EAST Property Line Buffer Yard

In the 30 Inft. wide buffer yard area of existing vegetation disturbed by grading, there will be  
(2) Two (PAN) Picea abies - 'Norway Spruce' Added



EASTERN PROPERTY LINE - FROM THE SCHOOL DRIVEWAY



NORTHERN PROPERTY LINE - FROM THE SCHOOL PARKING LOT

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COLERAIN ZONING



Client:  
Abercrombie & Assoc.  
3377 Compton Rd.  
Cincinnati, Ohio 45251

S&T AUTO DETAILING  
LANDSCAPE IMPROVEMENT PROJECT

Tepe Environmental Services, Ltd.

7021 Cleves Warsaw Road  
Cincinnati, OH 45233

(513) 941-4500 tepeservices.com

Issue Date:  
MAY 19, 2016

Revisions:  
MAY 25, 2016  
AUGUST 24, 2016  
AUGUST 29, 2016

Sheet Title:  
LANDSCAPE PLAN

Designer:  
David M. Kuchenbuch

Project Number:  
16177

Scale:  
1" = 20'

Sheet:  
L100

This drawing represents the ideas and concepts of Tepe Environmental Services, Ltd., and remains the property thereof. The use of this drawing in any other manner not authorized by Tepe Environmental Services, Ltd. is prohibited

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COLERAIN ZONING



R S L COMMERCIAL  
ARCHITECTURE

8927 Rossash Road  
Cincinnati, OH 45236  
513-891-9950 PHONE  
513-891-9951 FAX

www.rslarch.com

Proposed Facility for:  
**S & T Auto Detailing**

Compton Road  
Colerain Township, OH

DRAWN BY: RSL

ISSUE DATE: 05/23/2016

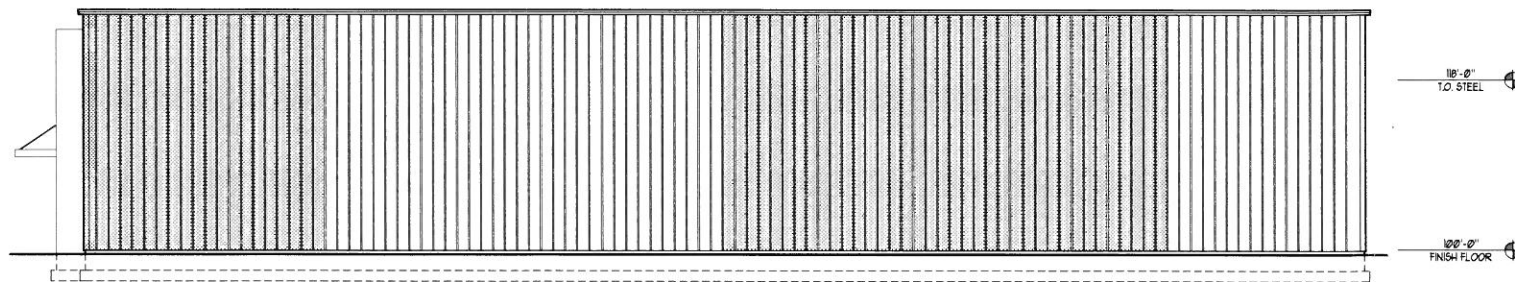
REVISIONS:

REVISED PER PLANNING 8/30/16

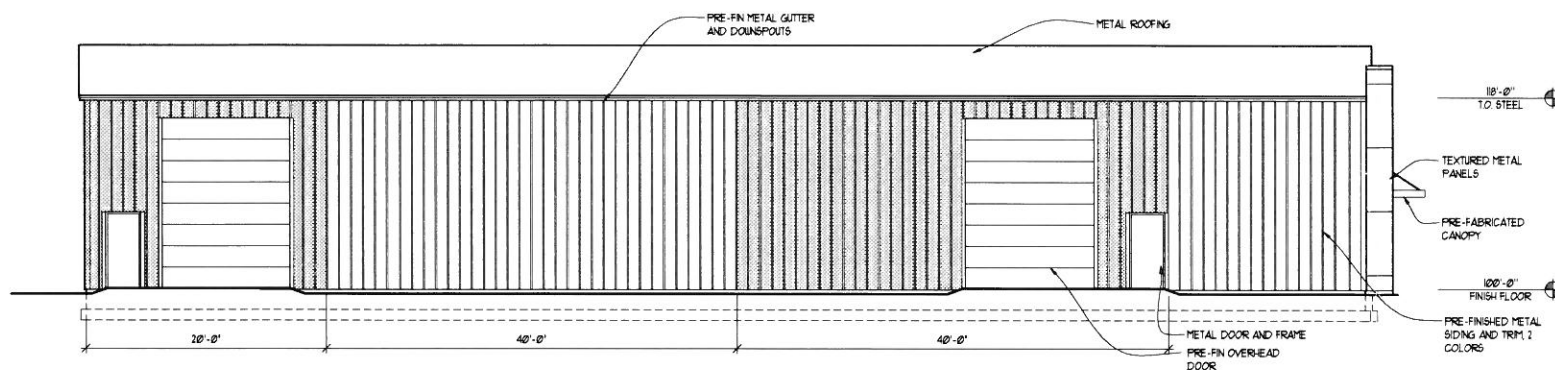
FLOOR PLAN  
EXTERIOR ELEVATIONS

**A-1**

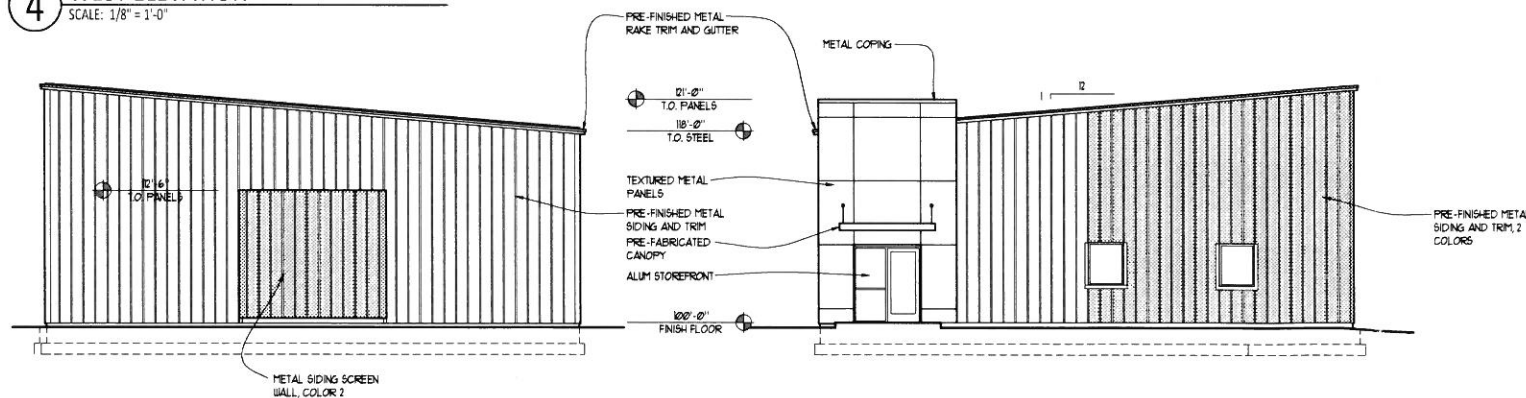
PROJECT #: 216062



**5 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

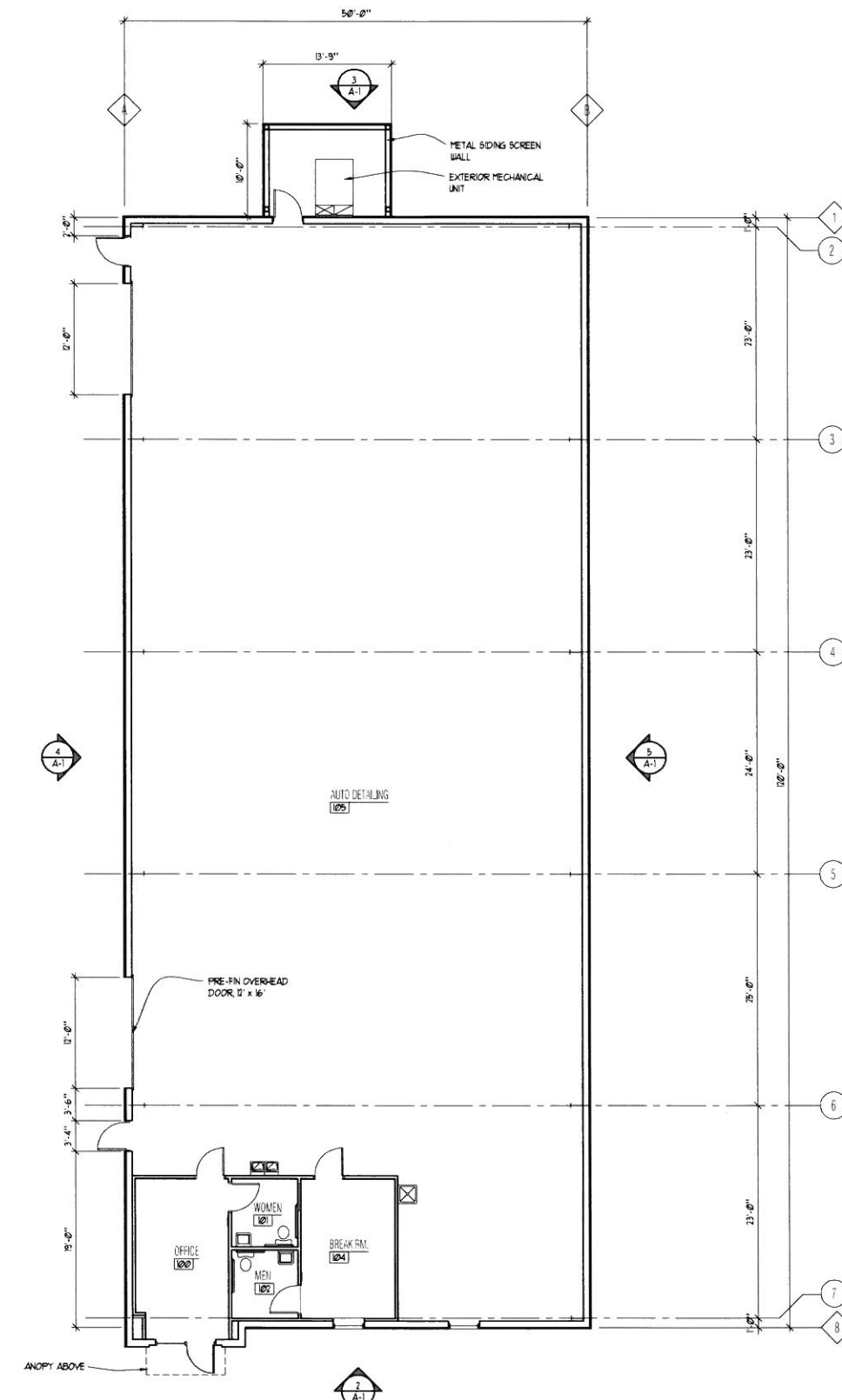


**4 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**2 FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

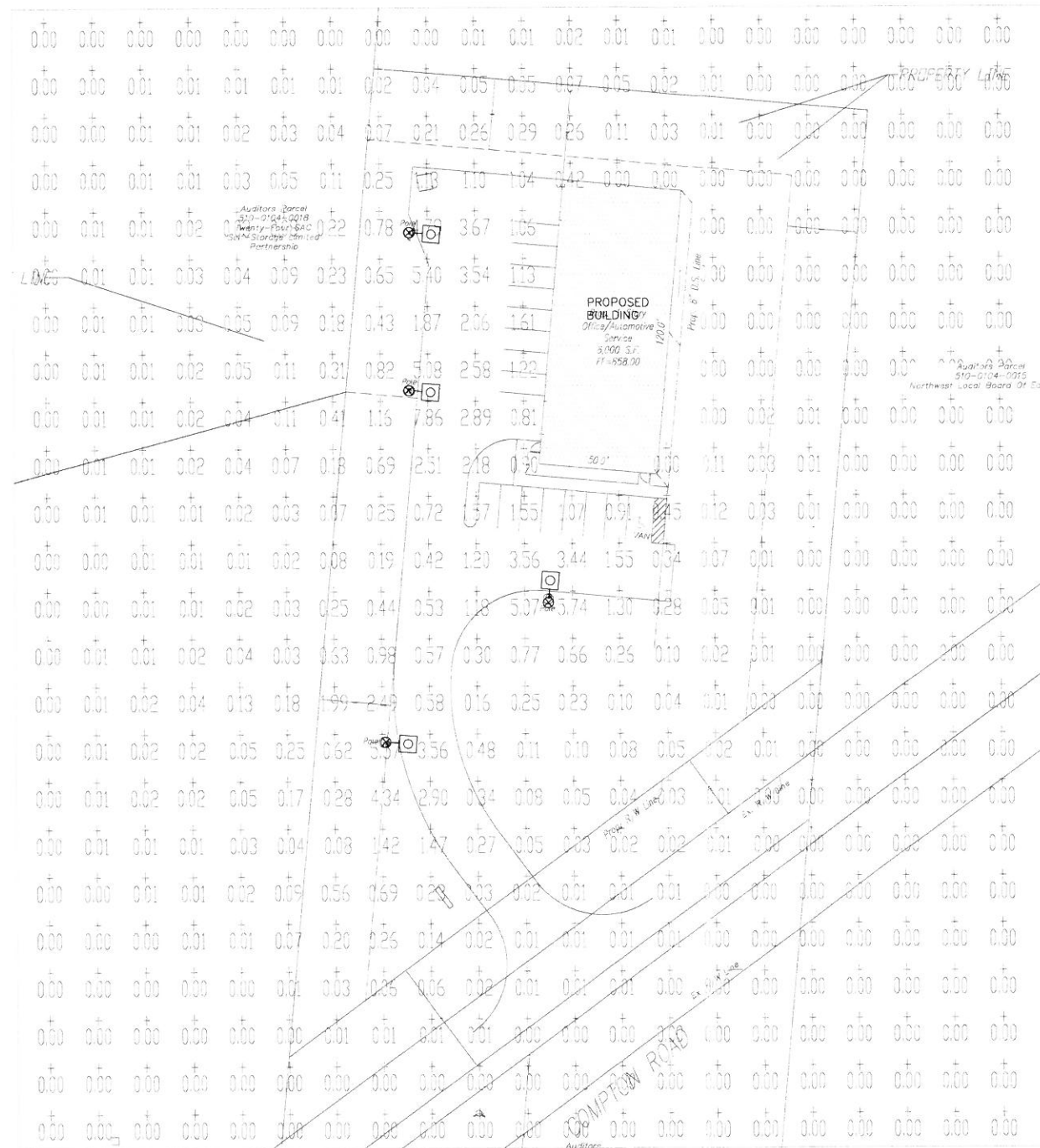




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COLERAIN ZONING



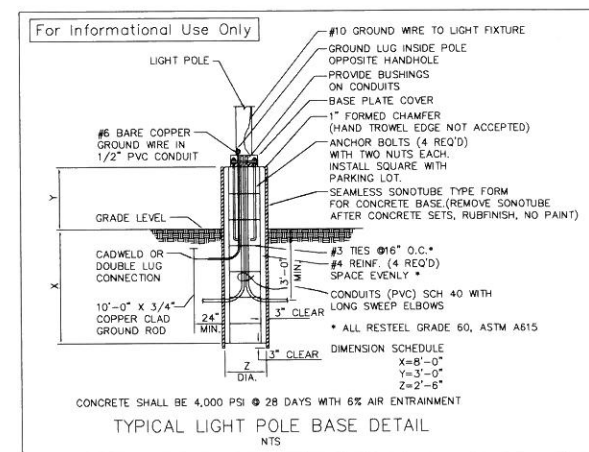
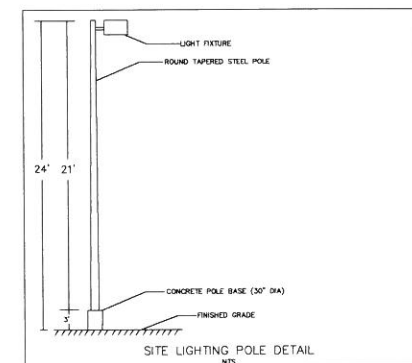
**SITE PHOTOMETRIC**  
SCALE: 1"=10'-0"

CALCULATION SUMMARY									
AREA NAME	DIMENSIONS	GRID / TYPE	LT. PPS	SPAL	GRUP	AVG	MAX	MIN	MAX/MIN RATIO
New Area	445.88x81.59 ft	New Grid / H-H	95	200	(1)	0.14	36	100	N/A

CONSIDERED LUMINAIRE SCHEDULE					
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MTG/BALLAST
P3	b	HUBBELL OUTDOOR (1) "A" ASL-24L-5K-210-3	(1)	17863	20' pole
P4	b	HUBBELL OUTDOOR (1) "B" ASL-24L-5K-210-4	(1)	18287	20' pole

**ELECTRICAL LEGEND:**

NEW 20' LIGHT POLE MOUNTED TO 3" POLE BASE WITH LED FIXTURE  
POLE SHALL BE HUBBELL ASL-24L OR APPROVED EQUAL  
PROVIDE ALL ANCHOR BOLTS FOR POLE AND BASE ALONG WITH ALL  
HARDWARE REQUIRED FOR COMPLETE INSTALLATION.





**STAFF REPORT:** Final Development Plan  
Case #ZA 2016-07  
3330 Compton Road  
S&T Auto Detailing  
October 18, 2016

**PREPARED BY:** Jenna M. LeCount, AICP  
Director of Planning & Zoning

**PROJECT SUMMARY:**

Terry Klopstein of LT Commercial Properties, LLC representing property owner S&T Auto Detailing proposes a Final Development Plan for the property located at 3330 Compton Road. The Preliminary Development Plan was approved by the Township in July of 2016. The proposal is to construct an auto detailing facility on the north side of Compton Road to service the local auto dealers. The property is zoned PD-B (Business Planned Development) wherein a service commercial use such as auto detailing is a permitted use.

**PROJECT HISTORY:**

A Zoning Map Amendment to change the property from R-6 to PD-B was approved along with a Preliminary Development Plan by the Colerain Township Board of Trustees on August 9, 2016 after previously being considered and recommended for approval with conditions by the Colerain Township Zoning Commission on July 19, 2016.

**SITE DESCRIPTION:**

The 1.88-acre site is currently occupied by a vacant single family residential house which has fallen into disrepair. The parcel has 280 feet of frontage along Compton Road and uneven topography throughout the site. The recent rezone of the property to PD-B better aligns with nearby zoning/use history around the property than the previous zoning. The western border of the property is shared with a Cincinnati Bell Office Building as well as a Self-Storage facility. Neighboring to the north of the property is the Houston Early Learning Center and the single family homes surround the property to the east and south.

**PROPOSED DEVELOPMENT:**

The applicant is proposing to demolish the existing single-family residence and to construct a 6,000SF auto detailing building with 16 parking spaces and a new driveway onto Compton Road. This business is intended to provide service to the nearby auto dealers on Colerain Avenue with all work being completed inside the proposed structure. The proposed Final Development Plan indicates the existing large and dense landscaping buffers on the west, north and east sides of the development to remain and a new monument sign to be placed near Compton Road on the south side of the property.



### **CONFORMANCE WITH COMPREHENSIVE PLAN:**

The Comprehensive Plan provides land use recommendations which include the site in question within the Colerain Avenue Character Area. This Character Area is dominated by significant commercial notes, and a mix of smaller office and commercial uses in areas away from the main commercial nodes and intersections. The Comprehensive Plan supports the proposed development as it envisions this area to be home for quality commercial uses.

### **CONFORMANCE WITH ZONING RESOLUTION:**

The proposed Final Development Plan meets the requirements of the Zoning Resolution except in the following Sections:

1. **Section 12.9 Outdoor Lighting** requires that maximum illumination at property lines for cutoff lighting should be no more than 0.50 for a PD-B district by restricted to 0.10 in cases where properties are immediately adjacent to residential zoning districts. The proposed Final Development Plan is immediately adjacent to a Cincinnati Bell Office facility to the west which is a non-conforming use currently zoned as residential. The site photometric plans indicate that some portions of the western property line are at or slightly exceeding the 0.50 maximum allowance. In one particular location near the most southern proposed lighting fixture (along the access driveway) the plan indicates an illumination of 1.99, which greatly exceeds the 0.50 maximum for a business use and the 0.10 neighboring a residential zone.
2. **Section 12.9 Outdoor Lighting** requires that the maximum illumination at of cutoff lighting be an average of 2.0 over parking lots. Staff calculates the average illumination across parking areas to be 2.217 footcandles based on the submitted site photometric plan.
3. **Section 13.4.2(B) Sidewalks along a Public Street** requires that the applicant is to provide a 4-foot wide sidewalk along all public streets for the full length of street frontage and that all sidewalk shall meet the minimum design requirements of the rules and regulations of the Hamilton County Engineer's Office. The sidewalk requirement may be waived or modified by the Board of Zoning Appeals pursuant to the variance review process; however, the Colerain Township Board of Trustees requires that if sidewalks are waived, the applicant must make a payment to the Sidewalk Fund as a fee in lieu of sidewalks.
4. **Section 13.4.2(C) Walkway Connections to Public Sidewalks** requires that the Final Development Plan reflect that a pedestrian connection shall be constructed from the building to the sidewalk and shall be constructed of asphalt, concrete, or of hard surface pavers. The pedestrian connection may be created as part of a driveway provided that it is delineated with a minimum of a painted line and the portion utilized for vehicular traffic is not reduced from the minimum width requirements of 24 feet.
5. **Section 14.4.4 (B) Landscaping Materials** requires that Shrubs and Hedges must be at least 36 inches in height at the time of planting. The landscape plan indicates that the 17 proposed Dense Yew plantings will 24 inches at the time of planting.

6. **Section 14.4.4 (C) Species Diversity** requires that when fewer than 40 shrubs are required on a site, at least 2 different species shall be utilized, in roughly equal proportions. The landscape plan indicates that all shrubs required on the site will be of the same species.
7. **Section 14.6.1 Minimum Landscaping Requirement for Parking Areas** requires that a minimum of 15 percent of the parking area shall be landscaped. For the 11,060 SF parking area 1,659 SF of landscaping is required. The landscape plan indicates that 1,050 SF of landscaping is included in the proposed Final Development Plan.
8. **Section 15.5.4 Required Landscape Area for Signs** requires that all permanent freestanding signs shall be located in a landscaped area with a minimum area equal to the total sign area and shall consist of shrubs, flowers, and/or ground cover. Areas covered in sod or similar ground cover shall not count toward the landscape area requirement. The proposed landscape plan provided to Staff did not include this required landscaping for the proposed freestanding signage.

**STAFF ANALYSIS:**

The proposed development fits well into the vision of the Comprehensive Plan and the proposed Final Development Plan is in conformance with the design and intent of the approved Preliminary Development Plan. The proposed Final Development Plan also meets the requirements of the Zoning Resolution in most respects and small measures can be taken to remedy those areas where the applicant has proposed to deviate from the Zoning Requirements.

**RECOMMENDATION:**

**APPROVAL** subject to the following conditions and variances:

Conditions:

1. That the applicant relocates the southernmost light fixture which is proposed for the western side of the driveway to the eastside of the driveway in order to alleviate the footcandle overage at the western property line.
2. That the applicant meets the requirements of Section 13.4.2(B) Sidewalks along a Public Street or to make an application and receive approval from the Colerain Township Board of Trustees to make a payment of lieu of sidewalks per Township Resolution 17-16.
3. That the applicant meets the requirements of Section 14.4.4 Landscaping Materials including but not limited to the height of Shrubs and Hedges which must be at least 36 inches in height at the time of planting and the diversity of Shrubs.
4. That the applicant includes 609 SF of additional new landscaping to meet the requirement of Section 14.6.1 Minimum Landscaping Requirement for Parking Areas.
5. That the applicant complies with the requirements of Section 15.5.4 which requires landscaping around the proposed freestanding signage.

Variances:

1. That a variance be granted from Section 12.9 to allow for the average illumination of the parking area to be 2.2 on the basis that the site is well buffered with dense vegetation along the western portion of the property.
2. That a variance be granted from Section 13.4.2(C) Walkway Connections to Public Sidewalks to allow the applicant to forego a designated pedestrian walkway connection from the Right-of-Way to the proposed building if the applicant is granted approval for a waiver of the sidewalk requirement by the Board of Trustees.