

COLERAIN TOWNSHIP ZONING COMMISSION

Regular Meeting

Tuesday, May 17, 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: April 19, 2016 meeting
3. Public Address: None.
4. Final Development Plan:
A. ZA2014-09 – Chick-fil-A, 9470 Colerain Ave – Minor Modification to FDP.
5. Public Hearings: None.
6. Informal Concept Review: None.
7. Old Business: None.
8. New Business: None.
9. Administration: New Text Amendments.
10. Announcements: None.
11. Next Meeting: June 21, 2016.
12. Adjournment.



STAFF REPORT: **FINAL DEVELOPMENT PLAN
MINOR AMENDMENT
CASE #: ZA2014-09
CHICK-FIL-A
9470 COLERAIN AVENUE**

MAY 17, 2016

PREPARED BY: JENNA M. LECOUNT, AICP
DIRECTOR OF BUILDING,
PLANNING & ZONING

PROJECT SUMMARY: The applicant proposes a Minor Amendment to the Chick-fil-A Final Development Plan to modify 90-degree parking to angled parking and to reduce on-site parking from 36 spaces to 30 spaces.

PROJECT HISTORY: Final Development Plan was approved March 17, 2015 with three conditions. The project has since been built and Chick-fil-A opened for business in April of 2016.

**CONFORMANCE WITH
COMPREHENSIVE PLAN:** The site is located in Character Area 5: Colerain Avenue of the Colerain Township Comprehensive Plan. The Comprehensive Plan’s vision for the area is that “Colerain Avenue will continue to see signs of reinvestment and redevelopment and will be a quality commercial corridor for the region. Investments from the Township, such as tax-increment financing, and property owners along this corridor will, in the long term, help stabilize and improve this important commercial center. The Township will take steps to work with property owners to help improve the curb appeal that will benefit both the value of property and the Township overall. Colerain Avenue will encompass a mixture of large scale and small-scale retail and office space with the creation of a town center that will create a positive identity for Colerain Township.” This property is more specifically located within the “Commercial Corridor” use group of the comprehensive plan.

**CONFORMANCE WITH
ZONING RESOLUTION:** The proposed minor modification to the Chick-fil-A Final Development Plan meets the requirements of the Colerain Township Zoning Resolution except for in the following areas. Variances are being requested to accommodate for these items.

1. Section 13.4.2 Design Standards indicates that the length of parking stalls for spaces angled at 60 degrees should be 19 feet for one-way maneuvering. The minor modification plan indicates that these stall are 18.5 feet in length.
2. Section 13.4.2 Design Standards also indicates that the width of drive isles for 60 degree parking with one-way maneuvering should be 18 feet wide and the minor modification plan indicates these aisles to be 10.5 feet wide at their narrowest point. This is a reduction from the 24 foot two-way maneuvering aisle width approved on the Final Development Plan.
3. Section 13.3.2 Required Number of Spaces requires that a Restaurant have 15 spaces per 1,000 square feet or 1 space for each 4 seats, whichever is greater. This would require 73 spaces. The minor modification request indicates a reduction from 36 (existing) spaces to 30 spaces in the new parking layout. The applicant has

and a representative of the Landlord has provided a letter indicating their awareness of the additional parking space absorption into the commercial complex. Per Section 13.4.7 (B) (2) h.) Shared parking shall not account for more than 50 percent of the optimal required parking spaces as established in Section 13.3 (Required Parking Spaces).

STAFF ANALYSIS:

Since the opening of this Chick-fil-A location in April 2016, the site has seen significant challenges with the approved parking arrangement from the Final Development Plan. This minor modification request is the applicant’s attempt to alleviate significant circulation, movement, and safety concerns within their parking area. In addition to the shared parking agreement letter referenced above, and a detailed parking analysis conducted by Doug Leining (Engineer with Woolpert), Chief Mark Denney with the Colerain Township Police Department has provided the Director of Planning & Zoning with a memo detailing the additional burden placed on the safety of individuals on the Chick-fil-A site since the business’s opening in April 2016.

RECOMMENDATION:

APPROVAL of the minor modification to the Final Development Plan.

RECEIVED

MAY 05 2016

COLERAIN ZONING

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

Case No.: ZA 2014-09 Date Filed: 5/5/14

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

Township: Colerain Book: 510 Page: 0103 Parcels: 0251

Name of Owner: Persea Acquisitions LLC

Address: 10250 Constellation Blvd, #2700

City: Los Angeles State: CA Zip: 90067

Name of Project Site: Chick-fil-A

Brief description of change: 90-degree parking modified to angled parking. On-site
parking reduced from 36 spaces to 30 spaces. Shared parking remains intact. See
lease agreement.

Name of Applicant: Paul Plattner, Senior Vice President

Telephone No.: (513) 721-4200 Email Address: paul.plattner@colliers.com

Address: Colliers International, City: Cincinnati State: OH Zip: 45202
Walnut Street, Suite 1200

Signature:

 Date: 5/5/16

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.

May 11, 2016

Jenna M. LeCount, AICP
Director

Colerain Township
Building, Planning & Zoning
4200 Springdale Road
Colerain Township, Ohio 45251-1419

RE: Chick-fil-A, 9496 Colerain Avenue
Book 510, Page 0103, Parcel 0251
Minor Modification to Final Development Plan

Dear Ms. LeCount:

At this time, Persea Acquisitions LLC, represented by Colliers International, is requesting a minor modification to the Final Development Plan for the Chick-fil-A located at the southeast corner of Colerain Avenue and Mall Drive.

The modification involves adjusting a portion of the 90-degree parking to angled parking. This is in conjunction with adjusting the circulation of the drive aisles to one way in the westerly and southerly directions.

The modification results in a reduction in parking spaces from 36 to 30 on the Chick-fil-A parcel. The parcel is a portion of the larger Colerain Commons shopping center development (under single ownership). The lease agreement indicates that parking easement rights are blanket in nature, thus allowing access to as many parking stalls as necessary off the site.

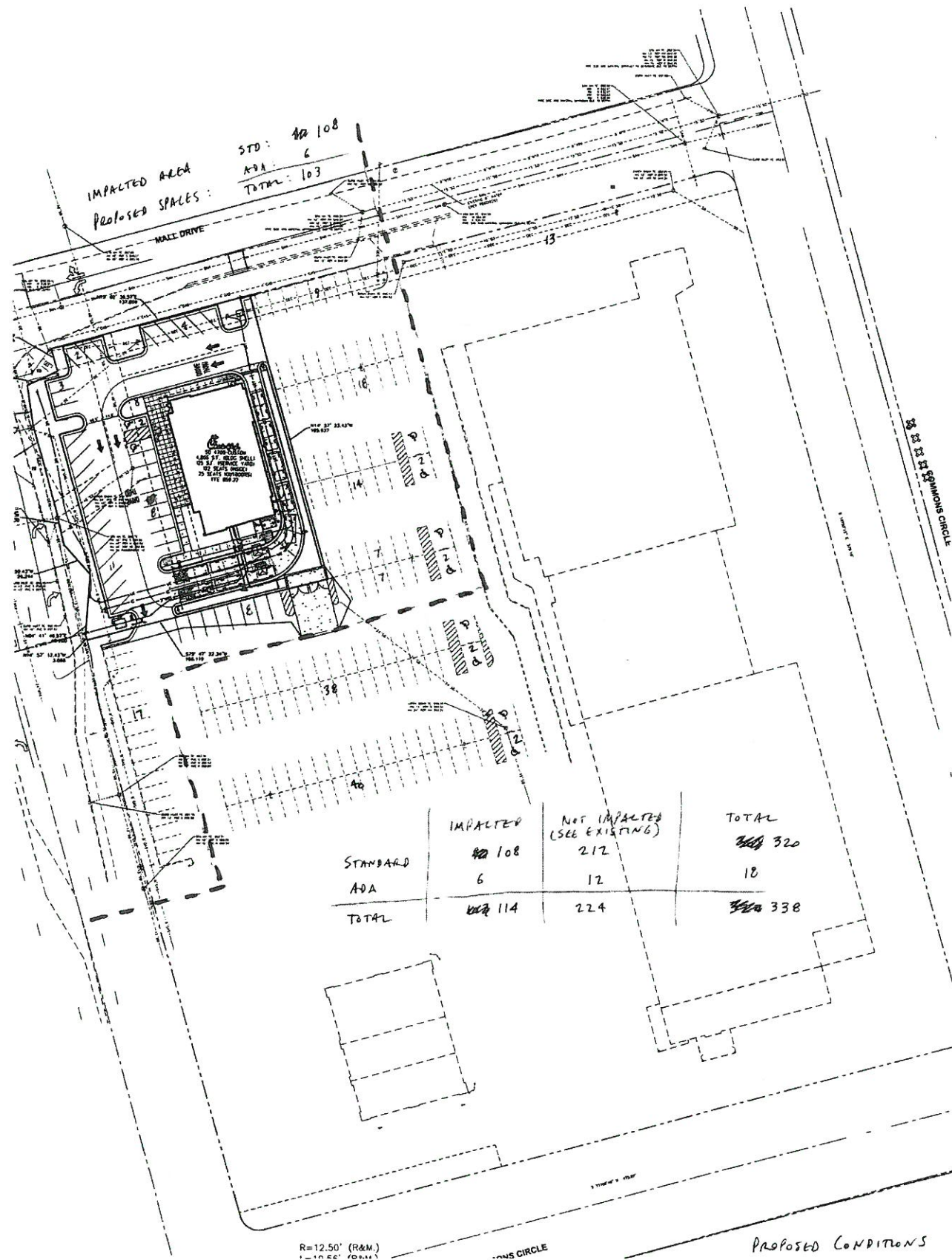
The owner, Persea, understands and accepts that the parking count of the development will be reduced by six spaces. An analysis of the current available parking, which includes the Chick-fil-A development (and the angled parking therein), has been conducted. The analysis indicates that the available parking meets the shared parking requirements of the Colerain Township Zoning Resolution.

Thank you for your consideration. Please contact me with any questions.

Colliers International



Paul M. Plattner, CPM
Senior Vice President | Cincinnati
Real Estate Management Services



FACILITY DESCRIPTION	SALES AREA ZONE (SF)	OFFICE AREA ZONE (SF)	STORAGE AREA ZONE (SF) (See Note 3.)	MECHANICAL AREA ZONE (SF) (See Note 3.)	FACILITY TOTAL AREA (SF)	ZONES PERMITTED TO BE EXCLUDED (See Note 3.)		ACTUAL AREA TO BE EXCLUDED			REQUIRED PARKING (DEDUCTING EXCLUDED AREAS)				ADDITIONAL 10% REDUCTION (See Note 4.)	
						AREA (SF)	% OF FACILITY AREA	AREA PERMITTED TO BE EXCLUDED (SF)	TOTAL AREA MINUS EXCLUDED AREA (SF)	REDUCED AREA (%)	ZONING REQUIRED SPACES PER 1000 SF	TOTAL SPACES REQUIRED	TOTAL WHOLE SPACES REQUIRED	TOTAL SPACES REQUIRED		
U.S. BANK #2459	1232	442	0	124	1798	124	7%	124	1674	7%	4	6.70	7	6.03	7	
T-MOBILE	1454	221	0	124	1799	124	7%	124	1675	7%	4	6.70	7	6.03	7	
CHIPOTLE #0526	1782	233	0	585	2600	585	23%	390	2210	15%	15	33.15	34	29.84	30	
STUDIO VAPES COLERAIN	929	808	0	138	1875	138	7%	138	1737	7%	4	6.95	7	6.25	7	
FITNESS & SPORTS CLUB LLC	18702	2595	4515	0	25812	4515	17%	3871.8	21940	15%	5	109.70	110	98.73	99	
SHOE CARNIVAL #154	10047	809	800	85	11741	885	8%	885	10856	8%	4	43.42	44	39.08	40	
JACKS PETS	5400	180	1025	0	6605	1025	16%	990.75	5614	15%	4	22.46	23	20.21	21	
ALDI INC. OHIO #55	10050	845	4987	962	16844	5949	35%	2526.6	14317	15%	4	57.27	58	51.54	52	
CHICK-FIL-A	4012	208		580	4800	580	12%	580	4220	12%	15	63.30	64	56.97	57	
TOTAL	53,608	6,341	11,327	2,598	73874	13925			64244		TOTAL	350	354	315	320	
PERCENTAGE	73%	9%	15%	4%	100%											

NOTES:

- 1) In post-developed conditions, there are 338 spaces, including 18 accessible spaces.
- 2) Unless otherwise specifically noted, all square footage-based parking standards shall be computed on the basis of gross floor area of all floors in a non-residential building.
- 3) Up to 15 percent of the gross floor area may be excluded from the above calculation if the area is used for storage, loading, unloading, or for mechanical equipment.
- 4) An applicant may provide a number of spaces equal to the number of required spaces or up to 10 percent fewer as of right.

**COLERAIN POLICE DEPARTMENT
MEMORANDUM**

DATE: April 14, 2016

TO: Jenna LeCount, Director of Building, Planning & Zoning

FROM: Chief Mark C. Denney

SUBJECT: Traffic Issues Related to Chick Fil A

Since the opening last week of the Chick Fil A, 9640 Colerain Avenue, I have had several officers comment on the significant traffic issues stemming from the layout of Chick Fil A's parking lot. The current configuration is causing traffic to back-up to the point that Chick Fil A has hired our police officers to work traffic control.

I am very concerned about the problems associated with this traffic congestion. As you know, this is a high pedestrian area and is next door to a day care center. As frustration with the traffic mounts, I am concerned drivers will either drive aggressively or drive in areas not meant for vehicular traffic. This obviously puts lives in danger. We have already seen crashes directly connected with the Chick Fil A traffic.

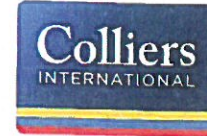
In addition to this, I am concerned with the ability of public safety vehicles to operate or travel through this area for emergencies. This is a very common route for both the fire and police to quickly respond to calls for help. The current situation will absolutely inhibit or slow our response times.

Approximately 58,000 cars per day travel along Colerain Avenue, it does not take much to cause a dangerous traffic hazard. I believe in being proactive and addressing issues before they become insurmountable problems. It is my opinion that this situation will continue to deteriorate to the point that we will see a significant increase in crashes and injuries.

I am not familiar with Chick Fil A's permits or site plans submitted to you, but if Chick Fil A has the ability to make changes to the parking lot (re-design the parking spaces) this would have a positive impact on this issue.

When we heard we were gaining this business, we all knew that there would be additional traffic, but not to this extent. As summer approaches, kids will be on foot in the area in much greater number.

I would appreciate any help you could provide.



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COLERAIN ZONING

May 5, 2016

Jenna M. LeCount, AICP
Director

Colerain Township
Building, Planning & Zoning
4200 Springdale Road
Colerain Township, Ohio 45251-1419

RE: Chick-fil-A, Colerain Avenue
Book 510, Page 0103, Parcel 0251
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The modification results in a reduction in parking spaces from 36 to 30 on the Chick-fil-A parcel. The parcel is a portion of a larger development (under single ownership). The lease agreement indicates that parking easement rights are blanket in nature, thus allowing access to as many parking stalls as necessary off the site.

Thank you for your consideration. Please contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul M. Plattner", with a large, stylized loop at the end.

Paul M. Plattner, CPM
Senior Vice President | Cincinnati
Real Estate Management Services
Colliers International

Enclosures



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MAY 05 2016

COLERAIN ZONING

Layout Tab Name: C-2.0 01-3532-C-2.0-SIT, Images: mop.jpg, Xrefs: 074768-P.dwg; 074768-TBLK.dwg; 074768-TBLK.dwg - FDP.dwg
Last Saved By: jlenning, 4/21/2016 5:02:18 PM
C:\Users\jlenning\OneDrive\Documents\074768-P.dwg - Colerain, OH\Civil\Coord\01-3532-C-2.0-SIT.dwg Plotted April 21, 2016 5:03:54 PM

SITE DATA

SITE AREA: 0.71 ACRES (31,039 S.F.)

CURRENT ZONING: PD-B	PROPOSED BUILDING AREA: 4,806 S.F. (15.5%)
EXISTING LANDSCAPE AREA: 760 S.F. (2.4%)	FLOOR AREA RATIO = 0.15
PARKING DATA: 28 REGULAR SPACES PROVIDED 2 ACCESSIBLE SPACES PROVIDED 30 PARKING SPACES PROVIDED	PROPOSED PAVEMENT AREA: 20,044 S.F. (64.6%)
	PROPOSED LANDSCAPE AREA: 6,189 S.F. (19.9%)
REQUIRED PARKING: PARKING SPACES REQUIRED: GROSS FLOOR AREA = 4,806 SF x 15 SPACES/1000 SF => 72 PARKING SPACES REQUIRED (42 SHARED SPACES)	PROPOSED IMPERVIOUS RATIO: 80.0%

SITE NOTES

- ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE.
- ALL PAVEMENT MARKING SHALL BE WHITE IN COLOR UNLESS INDICATED OTHERWISE.
- ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE OHIO DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION AND LOCAL MUNICIPAL CODES.
- FRONT YARD BUILDING SETBACK IS NOT SPECIFIED FOR PD-B ZONING. WORST CASE FOR BUSINESS ZONING DISTRICTS B-1, B-2 AND B-3 IS 50'.
- ALL ROOF TOP MECHANICALS WILL BE SCREENED FROM VIEW.

SITE PLAN LEGEND

- | | | | |
|--|---|--|---|
| | INDICATES PROPOSED HEAVY DUTY ASPHALT PAVEMENT | | PROPOSED CURB AND GUTTER |
| | INDICATES PROPOSED CONCRETE PAVEMENT/SIDEWALK | | PROPOSED SITE LIGHT POLE |
| | INDICATES PROPOSED STANDARD DUTY ASPHALT PAVEMENT | | PROPOSED GASLIGHT-STYLE STREET LIGHT POLE PER TOWNSHIP REQUIREMENTS |
| | INDICATES PROPOSED PAVEMENT REPLACEMENT PER STATE (COLERAIN AVE.) OR TOWNSHIP (MALL DR.) REQUIREMENTS | | PARKING COUNT |

SITE PLAN DESIGN NOTES & KEY PLAN

- DIRECTIONAL ARROW
- DRIVE-THRU GRAPHICS
- STOP LINE GRAPHIC
- PAINTED ACCESSIBLE PARKING SYMBOL, TRAFFIC YELLOW PAINT
- STANDARD PARKING STALL (9'x18') PER CODE - NOT USED
- DIRECTIONAL SIGNAGE
- 6A STOP SIGN
- 6B ACCESSIBLE SIGN
- 6C NOT USED
- 6D "CHICK-FIL-A DRIVE THRU" LEFT SIGN - NOT USED
- 6E "CHICK-FIL-A DRIVE THRU" RIGHT SIGN - NOT USED
- 6F "LEFT TURN ONLY" SIGN - NOT USED
- 6G PEDESTRIAN SIGN - NOT USED
- 6H "DO NOT ENTER" SIGN
- 7 SIDEWALK HANDICAP RAMP - NOT USED
- 8 HANDICAP RAMP w/ FLARED SIDES
- 9 RETURNED CURB ACCESSIBLE RAMP
- 10 TRUNCATED DOMES
- 11 TYPICAL CONCRETE SIDEWALK
- 12 SIDEWALK w/ CURB & GUTTER
- 13 DRIVE THRU PLAN
- 14 DRIVE-THRU ISOMETRIC
- 15 SOLID PLASTIC WHEEL STOP - NOT USED
- 16 LANDSCAPE AND IRRIGATION PROTECTOR - NOT USED
- 17 24" CONCRETE CURB & GUTTER
- 17A CATCHING SECTION
- 17B SPILLING SECTION
- 18 ROLLOVER/MOUNTABLE CURB - NOT USED
- 19 REFUSE ENCLOSURE FOUNDATION
- 19A REFUSE ENCLOSURE FOUNDATION (ALT) - NOT USED
- 20 REFUSE ENCLOSURE ALT. DRAINAGE - NOT USED
- 21 BOLLARD
- 22 TYPICAL PAVEMENT SECTION
- 22A REGULAR DUTY PAVEMENT
- 22B HEAVY DUTY PAVEMENT
- 23 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- 24 TRANSVERSE & LONGITUDINAL DOWELED CONST. JOINT-NOT USED
- 25 CONCRETE APRON @ TRASH ENCLOSURE
- 26 CONCRETE PAVING @ DRIVE THRU LANE
- 27 INSTALL HANDRAIL AT OUTDOOR SEATING AREA - NOT USED
- 28 FLAGPOLE, 50', SEE SIGNAGE PACKAGE
EXC SERIES 50 FOOT FLAG POLE PACKAGE, BY APPROVED VENDORS; THE FLAG COMPANY OR ATLAS FLAGS.
- 29 SAWCUT EXISTING PAVEMENT
- 30 TRANSFORMER PAD PER DUKE REQUIREMENTS
- 31 CHICK-FIL-A PRIME SIGN - NOT USED
- 32 PRE-SELL MENUBOARD - NOT USED
- 33 MENU BOARD & CANOPY ORDERING STATION
- 34 CHICK-FIL-A "DIRECTIONAL" SIGN - NOT USED
- 35 CLEARANCE BAR
- 36 LANDSCAPED AREA
- 37 ENTRY DOOR FROST SLAB DETAIL
- 38 OUTDOOR PATIO. COORDINATE WITH ARCHITECTURE PLANS
- 39 4" WIDE STRIPE, TRAFFIC WHITE PAINT
- 40 4" WIDE STRIPE, TRAFFIC YELLOW PAINT
- 41 PAINT 4" WIDE STRIPES @ 4' O.C. AT 45° ANGLE, TRAFFIC WHITE PAINT - NOT USED
- 42 PAINT 4" WIDE STRIPES @ 4' O.C. AT 45° ANGLE, TRAFFIC YELLOW PAINT
- 43 DRIVE-THRU DIRECTIONAL GRAPHICS
- 44 DRIVE-THRU ORDER POINT BOLLARD
- 45 DRIVE-THRU ORDER POINT ISLAND CURB
- 46 TRANSITION TO EXISTING CURB IN 12"
- 47 1"-HEIGHT DEPRESSIONED CURB AT WALK; TRANSITION TO 6"-HEIGHT CURB WITHIN 12" OF WALK LIMITS.

Ohio Utilities Protection Service
Call 811
before you dig

0 20 40 60
GRAPHIC SCALE IN FEET



Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:	Mark	Date	By
1	07/20/15		
2	07/20/15		
3	07/20/15		
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Seal
Mark Date By
07/20/15

1815 South Meyers Road
Suite 120
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

WOOLPERT

ISSUED FOR CONSTRUCTION 07/20/15

STORE #3532
COLERAIN TOWNSHIP
FSU

9470 COLERAIN AVENUE
CINCINNATI
OHIO

SHEET TITLE
SITE PLAN

VERSION: V8.7
ISSUE DATE: 7-2014

Job No. : 074768
Store : 3532
Date : 03.26.15
Drawn By : JPS
Checked By: JLG

Sheet

C-2.0