

Memo

To: Members of Springboro Planning Commission, Elmer Dudas, Development Director, Chad Dixon, City Engineer, Ann Burns, Planning Commission Secretary

From: Dan Boron, Staff Liaison

Date: August 4, 2020

Re: Instructions for Wednesday, August 12, 2020 Planning Commission Work Session

The Wednesday, August 12, 2020 Planning Commission work session will be conducted remotely by teleconference using Zoom. The meeting will begin at 6:00 p.m., however the virtual meeting room will be available for you to join beginning at 5:45 p.m. Wednesday night.

Meeting materials are included in this packet following these instructions. You may read at your leisure and let me know if you have any questions or comments.

Here is how things will work on Wednesday night:

- 1) Beginning at 5:45 p.m. log on to www.zoom.us. You do this by going to www.zoom.us. (If you have Chrome as an internet browser choice, use that as it seems to work best.)
- 2) Once you are on the Zoom website, click "Join a Meeting" at the top right hand corner, which will bring you to the "Meeting ID" prompt. Enter Meeting ID and click button provided below.
- 3) At this point, it may prompt you to download the Zoom app (if you haven't used Zoom on that laptop / computer before). Download the app and click the .exe file in the bottom left hand corner once it is downloaded.
- 4) Then it may say "Open Zoom". Click "Open Zoom."
- 5) Then it should ask you for a meeting password. Enter meeting password and click Join Meeting.
- 6) Make sure at some point you click the "Join with Video" button. The meeting host will then accept you into the meeting. This may take a few seconds, so don't worry if you aren't joined right away.
- 7) Once you see other members who have joined, click the "Join Audio" on bottom left hand corner of screen and then click "Computer Audio".

8) You should be ready to go!

City of Springboro is inviting you to a scheduled Zoom meeting.

Topic: City of Springboro Planning Commission Work Session

Time: Aug 12, 2020 05:45 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83188972048?pwd=bWt4NVd0K1FVb1hLSWU2bnlLWkNZdz09>

Meeting ID: 831 8897 2048

Passcode: 665222

One tap mobile

+16465588656,,83188972048#,,,,,0#,,665222# US (New York)

+13017158592,,83188972048#,,,,,0#,,665222# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 831 8897 2048

Passcode: 665222

Find your local number: <https://us02web.zoom.us/j/keA11G5pQN>

Meeting deliberations will begin at 6:00 p.m. If you are encountering technical difficulties, please let me know by texting me at 937-952-9035, however we will proceed with the meeting with the members present at the regular time. The meeting will be recorded for both sound and video.

If you have any questions regarding the meeting free to reach out to me at 937-748-6183 or danb@cityofspringboro.com. After 5:00 p.m. on meeting night the best way to reach me will be by text or phone at 937-952-9035.

Meeting Agenda
City of Springboro Planning Commission Work Session
Wednesday, August 12, 2020, 6:00 p.m.

PUBLIC NOTICE:

Per Ohio House Bill 197, passed in March 2020 in response to the COVID-19 state of emergency, Section 12(A), the Springboro Planning Commission will conduct its Wednesday, August 12, 2020 work session via video conference at 6:00 p.m. EDT. Visit the City of Springboro website at <https://www.cityofspringboro.com/CivicAlerts.aspx?CID=6,1> for a link to connect to the meeting.

- I. Call to Order
- II. Agenda Items
 - A. Site Plan Review, 625 West Central Avenue, Springboro Plaza Shopping Center, new Kroger
- III. Guest Comments
- IV. Planning Commission and Staff Comments
- V. Adjournment

Background Information & Staff Comments
City of Springboro Planning Commission Work Session
Conducted by Conference Call (Zoom)
Wednesday, August 12, 2020, 6:00 p.m.

II. Agenda Items

A. Site Plan Review

625 West Central Avenue (SR 73), Springboro Plaza Shopping Center, new Kroger

Background Information

This agenda item is an application for site plan review approval for the reuse of the former Kmart retail store as a new Kroger grocery store and the construction of a Kroger fueling station on the northwest corner of the site in the Springboro Plaza Shopping Center. Kroger, which purchased the shopping center in 2019, proposes to reuse the former 90,298-square foot Kmart space as a new grocery store. The store will include a Kroger pharmacy and a Starbucks. The Kmart garden center on the east/South Pioneer Boulevard frontage would be removed and replaced with a drive-through window for the pharmacy and queuing for Kroger PickUp (formerly Clicklist). Circulation in this area would be one-way northbound. The front elevation of the proposed Kroger will be modified under the proposal with the installation of a vestibule. Details of the internal use of the new Kroger space are not available at this time.

Plans for the remaining retail spaces in the shopping center, including the existing 56,065-square foot grocery store, are incomplete at this time. Kroger has indicated that construction on the new grocery store would begin in early 2021 with the new store opening projected for November 2021.

A 14-pump Kroger fueling center is proposed for the northwest corner of the site. To access the fueling center the westernmost driveway, a right-in, right-out accessing West Central Avenue, will be modified, currently access is only permitted at the front of the store and to the service area at the rear of the shopping center. The five other existing access points are proposed to remain under the proposed plan.

The subject property has frontage and vehicle access on West Central Avenue and South Pioneer Boulevard. A truck delivery drive also accesses Pleasant Valley Drive to the south. Adjacent uses include LaComedia dinner theater to the west. To the north, from west to east, Tire Discounters, O'Reilly Auto Parts, the Appleton Square shopping center (Subway, Pizza Hut), the TrueNorth convenience store, car wash, and Shell gas station, and Skyline Chili. To the east, on the east side of South Pioneer Boulevard, Speedway, a vacant building that formerly housed a drive through, Big Al's muffler shop, and the Springboro post office. Within the Springboro Plaza shopping center is Burger King. To the southeast is VST, and to the southwest is multi-tenant business center. Both uses to the south have frontage and access from Pleasant Valley Drive.

The subject property is zoned HBD, Highway Business District, a zoning category that permits the proposed uses. Adjacent lands to the west, north, and east are also zoned HBD. Lands to the south are zoned ED, Employment Center District

Staff Comments

City staff identified the following comments for this agenda item at this time:

1. For proposed building elevations, CMU is not a permitted material. Also City staff advises the applicant that a single accent color is permitted under the Planning & Zoning Code.
2. Following the Planning Commission review at the August 12th work session, applicant to submit an exterior lighting plan consistent with Chapter 1273 of the Planning & Zoning Code. The plan will need to include a photometric analysis include those for proposed architectural lighting, fully cutoff fixtures, color-temperatures not exceeding 3500° Kelvin, and other details. City staff will be available to work with the applicants on this task.
3. Following Planning Commission review at the August 12th work session, applicant to submit a landscaping plan for the site consistent with Chapter 1280 of the Planning & Zoning Code. The plan will need to account for existing trees 4 inches dbh and larger, address screening of the fueling center, ground-mounted mechanical and other equipment, and the parking field. Regarding the parking, City staff recommends replacing all parking aisle ends with landscaped areas. City staff will be available to work with the applicants on this task
4. Applicant to coordinate with City staff on the preparation of an exterior signage plan for the site consistent with Chapter 1281 of the Planning & Zoning Code.
5. Provide existing utilities and easements and how they are affected. Any structures built within and existing easement requires City approval.
6. Provide storm sewer drainage design and topography.
7. Provide dimensions throughout the site.
8. Provide the activity/construction proposed on the southeast side of the new Kroger building and how it relates to the existing sanitary sewer easement.
9. Site plan will need to be modified to distinguish the difference between existing and proposed elements of the plan.
10. What is the purpose of dashed lines in the front of the Kroger building throughout the front side of the parking aisles?
11. Provide a record plan dedicating the right of way along West Central Avenue along with a 10 foot utility easement.
12. A traffic study is currently being completed. Make adjustments to site plan according to recommendations of traffic study and staff comments.
13. Will fueling tanker block access drive at gas station?

The information contained in this report is based on material provided to the City of Springboro as of Tuesday, August 4, 2020 at 10:00 a.m.

CITY OF SPRINGBORO PLANNING COMMISSION

Application
Case # _____

RECEIVED

JUL 29 2020

Springboro
Planning Department

☒ SITE PLAN ☐ REVISION TO APPROVED SITE PLAN ☐ CONCEPT PLAN ☐ PRELIMINARY SUBDIVISION ☐ RECORD PLAN

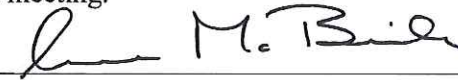
The undersigned requests site plan approval for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application, subject to any conditions or safeguards required by the Planning Commission. If the construction of the building or site improvements or activities are not started within 6 months after date of approval by the Planning Commission, the approval of this site plan shall become null and void.

☐ Owner **APPLICANT'S NAME:** Anne McBride - McBride Dale Clarion
☒ Agent 5721 Dragon Way, Suite 300
☐ Lessee Cincinnati, OH 45227
☐ Signed Purchase Telephone No. (513) 561-6232
Contract Fax No. (513) 561-1615
Email Address amcbride@mcbridedale.com

PROPERTY OWNER'S NAME: Kroger Co.
Address: 1014 Vine Street, 7th floor
Cincinnati, OH 45202
Telephone No. ()

Address of Property: 625 W. Central Avenue Lot Number: N/A
Existing Use: Kroger store, vacant K-Mart, restaurant Zoning District: HBD
Proposed Use:
Kroger store and fuel sales, retail space, restaurant

NOTE: Applicant will furnish 5 paper copies of plans and one electronic copy with attached requirements. **Please note that paper copies plans submitted with this proposal must be pre-folded.** The applicant or a representative who is authorized to speak on behalf of the request must also be present at the meeting.

 07/28/2020
(Signature of Applicant and/or Agent) (Date)

FOR OFFICIAL USE ONLY

Date Filed: _____, 20____ ¹ Landscape Plan ¹ Lighting Plan
Date Paid: _____, 20____ CK# _____ Receipt# _____
Date of Meeting: _____, 20____ ¹ Granted ¹ Denied

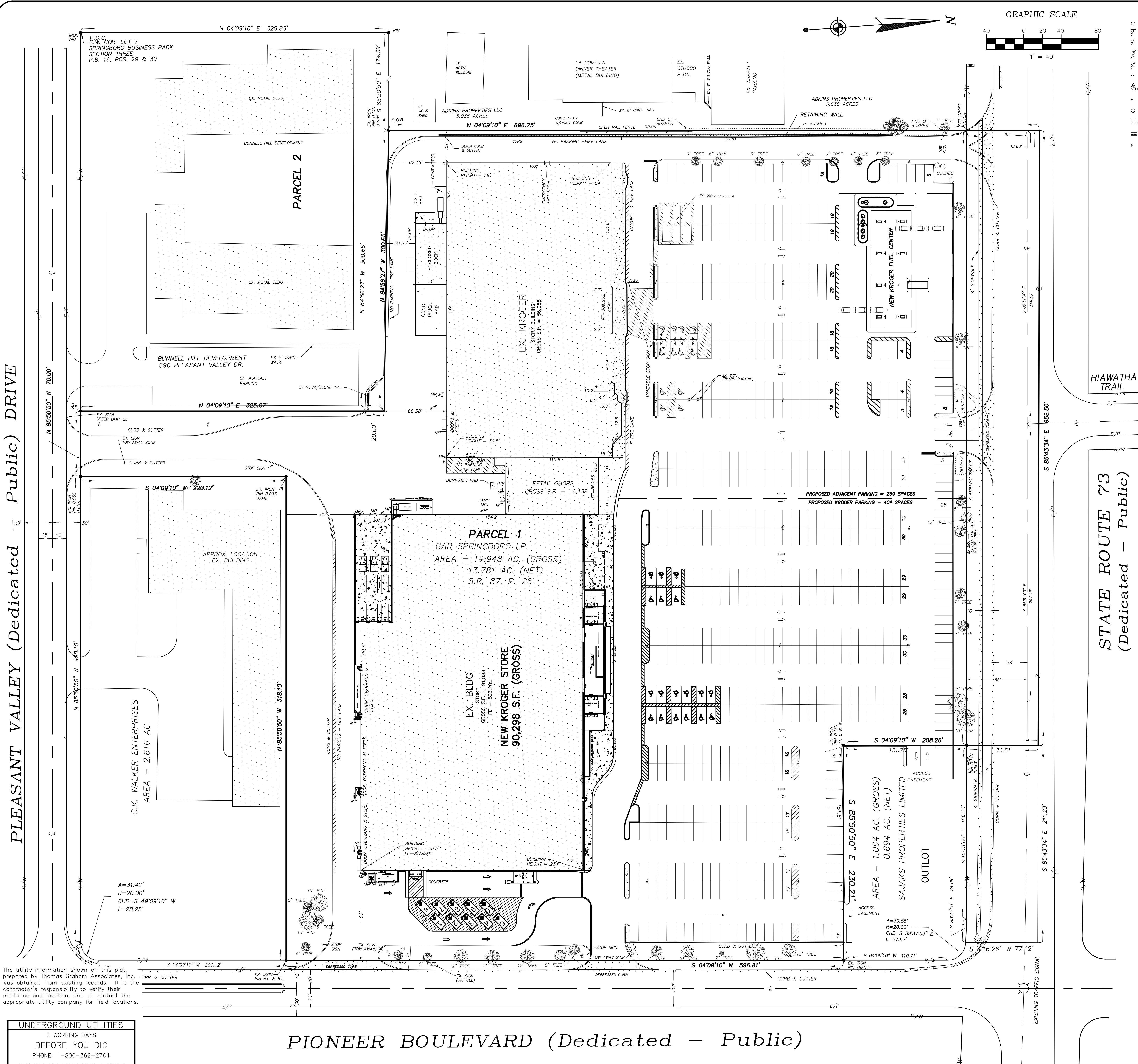
Conditions:

PLEASANT VALLEY (Dedicated - Public) DRIVE

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.

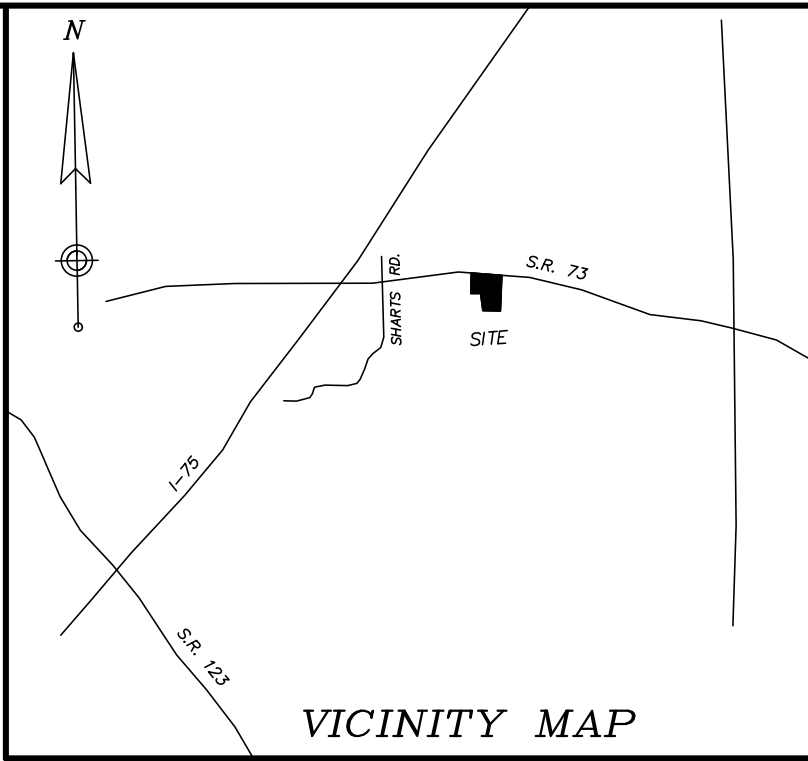
UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
PHONE: 1-800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY

PIONEER BOULEVARD (Dedicated - Public)



LEGEND

- INDICATES EX. FIRE HYDRANT
- INDICATES EX. TELEPHONE POLE
- INDICATES EX. LIGHT POLE
- INDICATES EX. TELL. CABLE AND ELEC. POLE
- INDICATES EX. TELEPHONE AND ELECTRIC POLE
- INDICATES EX. GUY WIRE
- INDICATES EX. HANDICAPPED PARKING SPACE
- INDICATES EX. METAL POST
- INDICATES EX. PAINT STRIPED AREA
- INDICATES EX. DOUBLE GRATE INLET
- INDICATES EX. WATER VALVE BOX



FLOOD ZONE INFORMATION

THE PROPERTY SURVEYED LIES IN ZONE "X"
AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN PER FLOOD
INSURANCE RATE MAP MAP NUMBER
39165C0017E. MAP REVISED DECEMBER 17, 2010.

BASIS OF BEARINGS

BASIS OF BEARING: OHIO DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLANS.

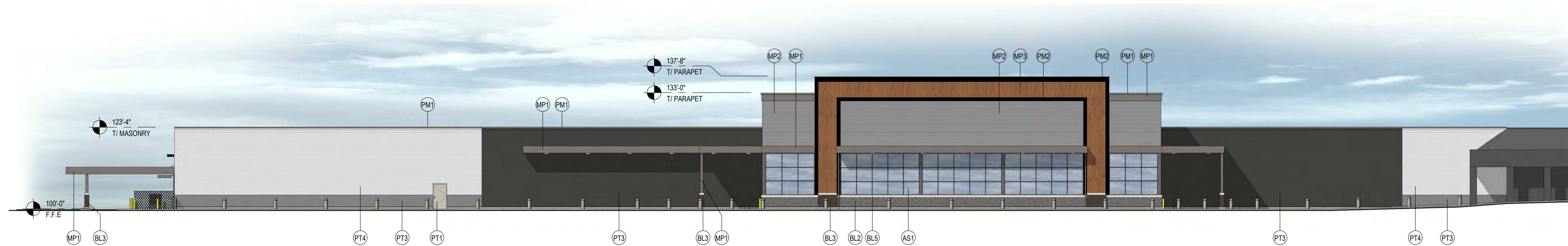
STATE ROUTE 73
(Dedicated - Public)

PRELIMINARY SITE LAYOUT PLAN

SPRINGBORO PLAZA SHOPPING CENTER
SEC. 20, T. 2E, R. 5N
CLEARCREEK TOWNSHIP
CITY OF SPRINGBORO
WARREN COUNTY, OHIO

KROGER
STORE # **925-A**
Drawn By: **R.J. TRENKAMP**

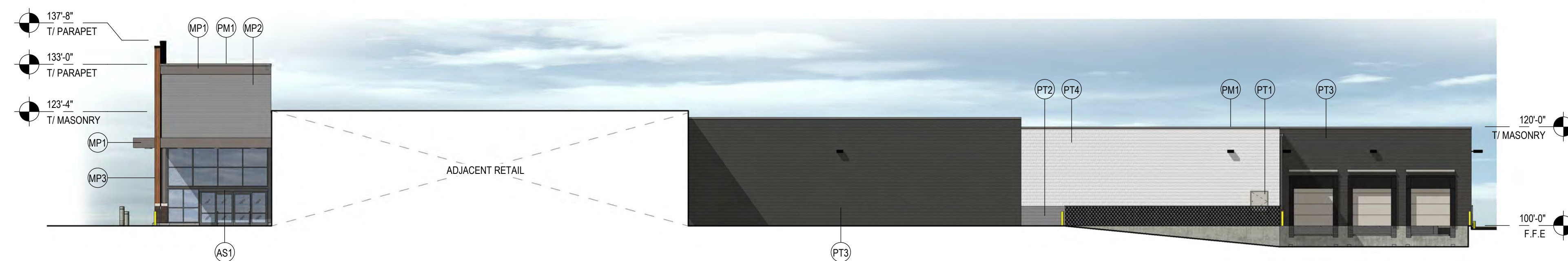
Job No: 6079-19



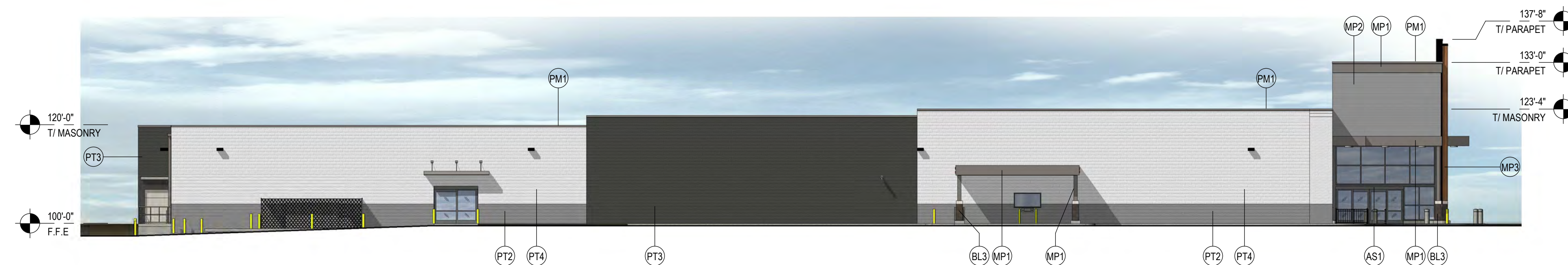
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

EXTERIOR MATERIAL LEGEND

- (BL1) Decorative, Integrally Colored CMU - Smooth face
Color: Lee Brick & Block - Aspen Cream
- (BL2) Decorative, Integrally Colored CMU - Split face
Color: Lee Brick & Block - Boston Gray
- (BL3) Decorative, Integrally Colored CMU - Smooth face
Color: Lee Brick & Block - Breckenridge
- (BL4) Decorative, Integrally Colored CMU - Smooth face
Color: Lee Brick & Block - Timber
- (BL5) Decorative, Integrally Colored CMU - Smooth face
Color: Lee Brick & Block - Ivory
- (MP1) Metal Panel - Smooth
Color: Slate Gray
- (MP2) Metal Panel - Corrugated
Color: Silversmith
- (MP3) Aluminum Metal Panel - Wood Finish
Color: Light Cherry
- (PM1) Prefinished Metal
Color: Slate Gray
- (PM2) Prefinished Metal
Color: Matte Black
- (AS1) Prefinished Aluminum Storefront
Color: Clear Anodized
- (PT1) Painted Metal
Color: SW7016 "Mindful Gray"
- (PT2) Painted Masonry
Color: Match BL2
- (PT3) Painted Masonry
Color: Match BL3
- (PT4) Painted Masonry
Color: Match BL1



EXTERIOR ELEVATIONS

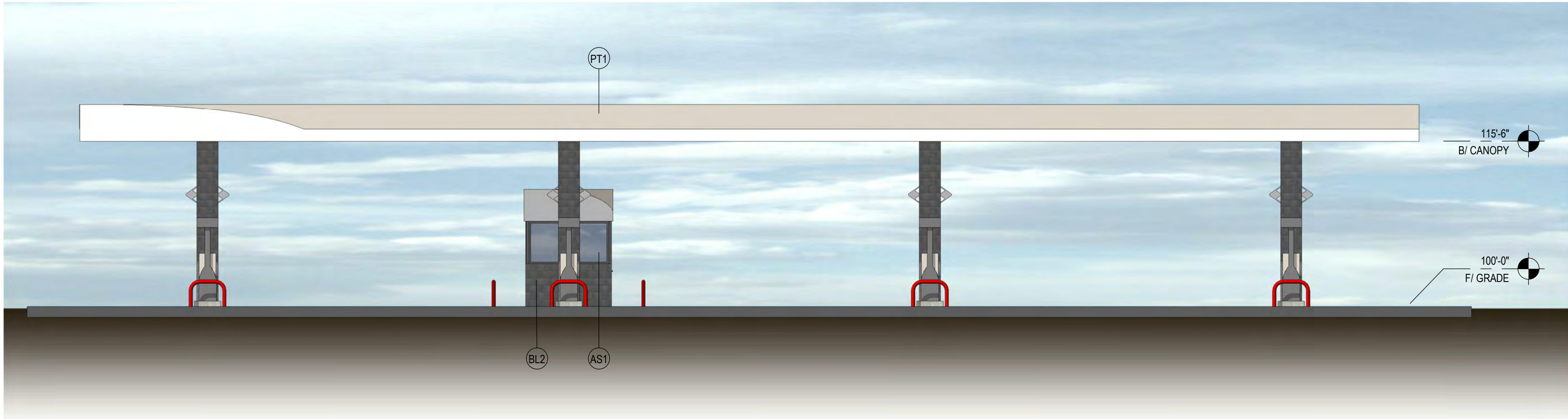
July 24, 2020

KROGER STORE A925

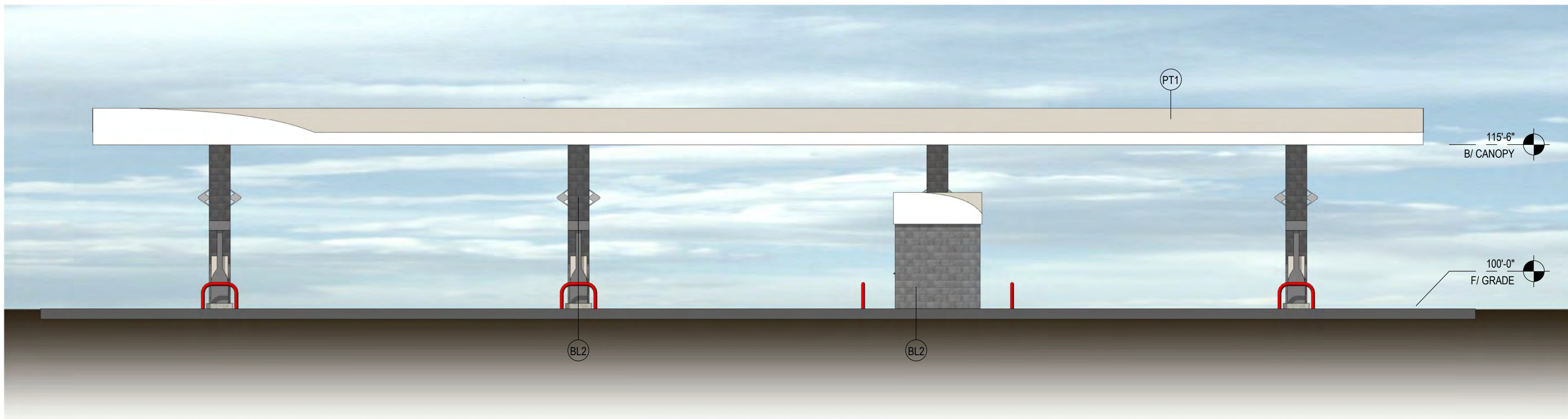
Springboro, OH



520316



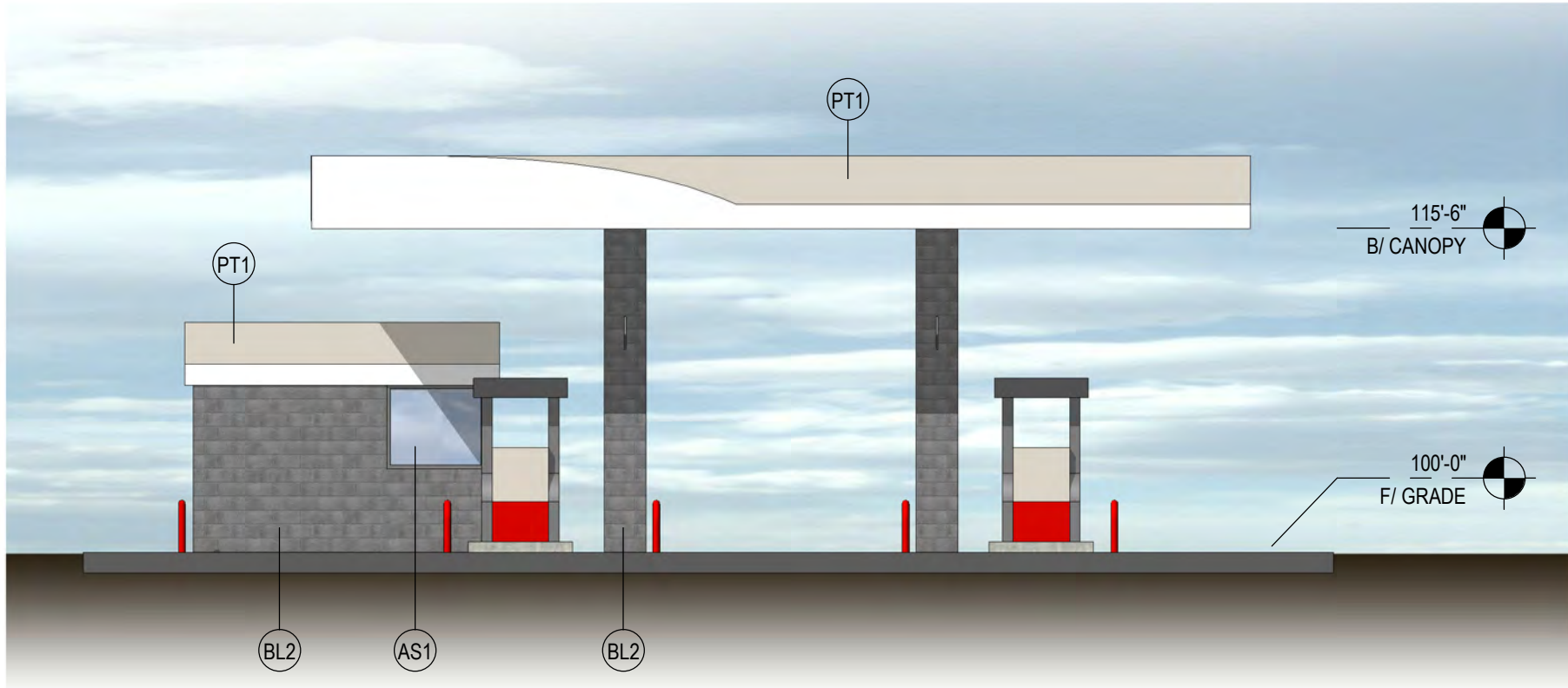
SOUTH ELEVATION



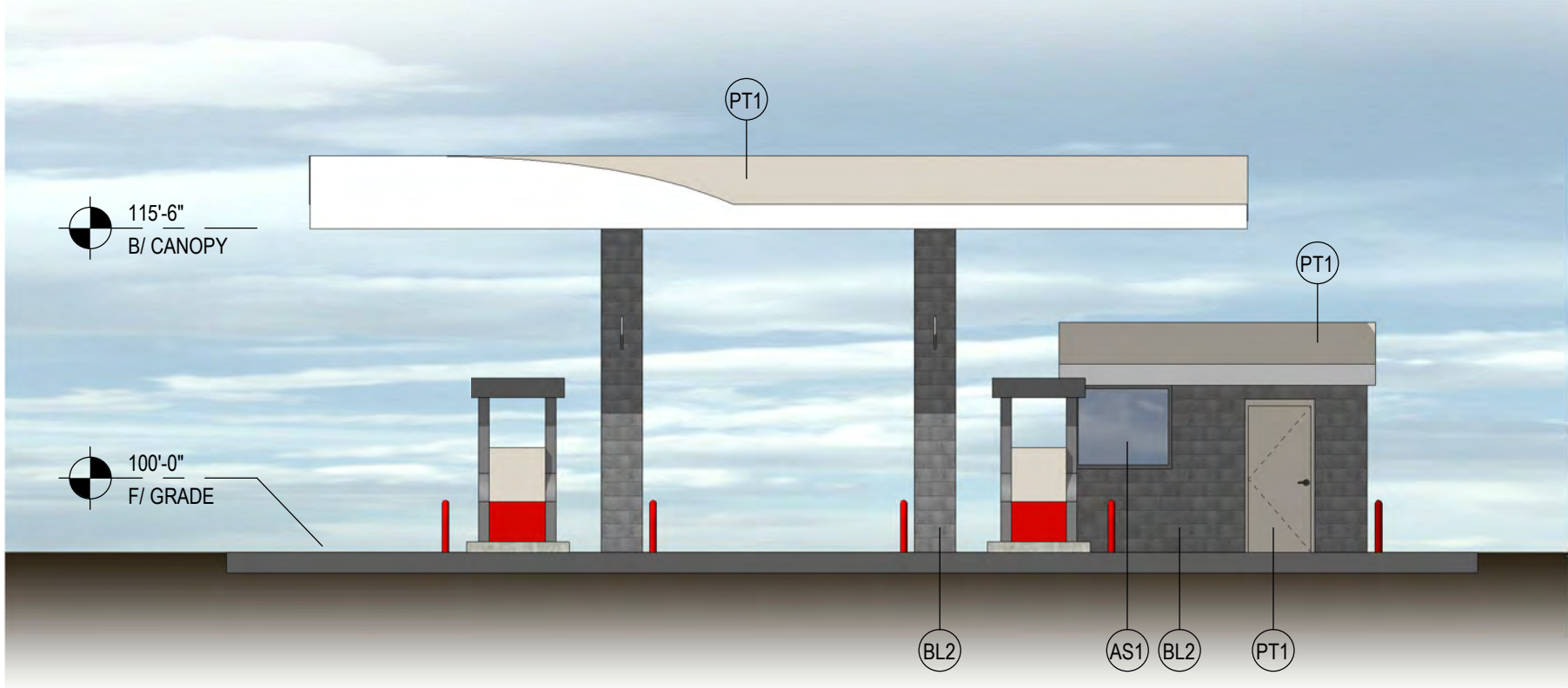
NORTH ELEVATION

EXTERIOR MATERIAL LEGEND

- BL1 Decorative, Integrally Colored CMU - Smooth face
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Color: Lee Brick & Block - Breckenridge
- BL4 Decorative, Integrally Colored CMU - Smooth face
Color: Lee Brick & Block - Timber
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Color: Lee Brick & Block - Ivory
- MP1 Metal Panel - Smooth
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- PM1 Prefinished Metal
Color: Slate Gray
- PM2 Prefinished Metal
Color: Matte Black
- AS1 Prefinished Aluminum Storefront
Color: Clear Anodized
- PT1 Painted Metal
Color: SW7016 "Mindful Gray"
- PT2 Painted Masonry
Color: Match BL2
- PT3 Painted Masonry
Color: Match BL3
- PT4 Painted Masonry
Color: Match BL1



WEST ELEVATION



EAST ELEVATION



FUEL CENTER ELEVATIONS

July 24, 2020

KROGER STORE A925

Springboro, OH

