

September 20, 2021
7:30 P.M.

1. Call to Order
2. Roll Call
3. Guests and Residents
4. Old Business
5. New Business
 - a. Application from Viox and Viox, Inc. on behalf of R3G2 Properties LLC for Final Development Plan approval for the expansion of Columbia Chevrolet at 9770 Montgomery Road. This approval does not include building architecture for the proposed pre-owned vehicle building.
 - b. Concept plan discussion for redevelopment of the building at 5017 Cooper Road for a retail use.
6. Staff Report
7. Council Report
8. Approval of Minutes: July 19, 2021
9. Adjournment

Planning Commission

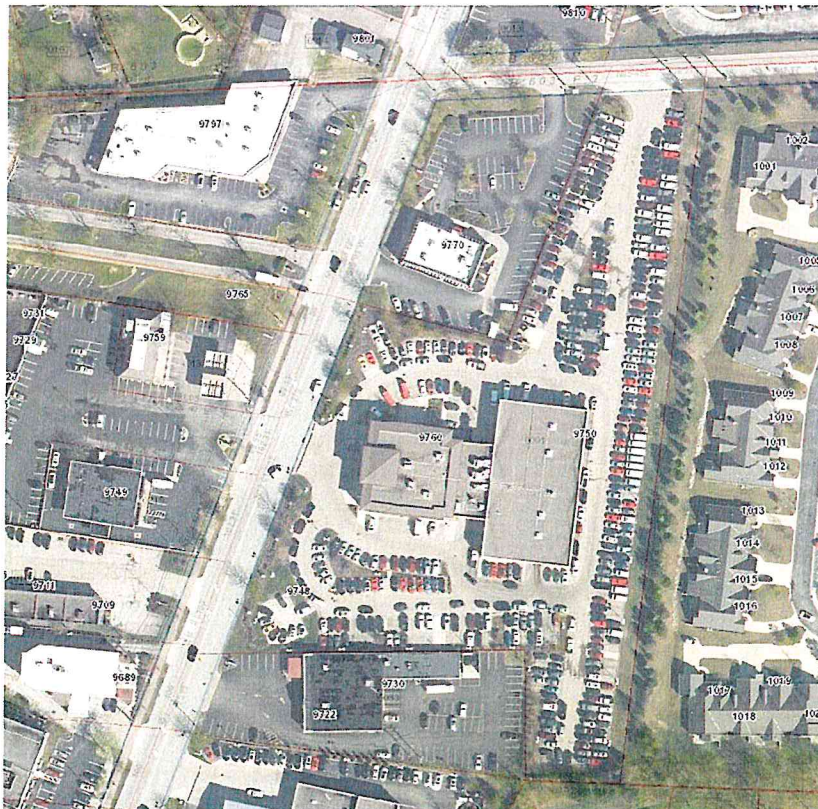
Columbia Chevrolet – Final Development Plan Approval
9750 Montgomery Road

September 17, 2021

Applicant: Viox & Viox, Inc.
602 Lila Avenue
Milford, Ohio 45150

Property Owner: R3G2 Properties, LLC
250 E. Fifth Street, Ste 285
Cincinnati, Ohio 45202

Vicinity Map:



Nature of request:

The applicant, on behalf of the owner, is requesting Final Development Plan approval for the expansion of the Columbia Chevrolet onto the property formerly used for the Steak 'n Shake on the property located at 9770 Montgomery Road. The expansion would include the construction of a new pre-owned vehicle building as well as additional display and inventory space for the dealership; however, the applicant is not requesting approval of the building architecture at this time.

Background:

Columbia Chevrolet is a conditionally permitted use in the 'GB' - General Business District and has been in operation in this location since 2005. The applicant is requesting expansion of the dealership onto the property at 9770 Montgomery Road. The proposed expansion would include the construction of a new pre-owned vehicle building as well as additional display and inventory space for the dealership. As stated above, the applicant is not requesting approval of the building architecture at this time. As part of the project, the western most curb cut along Perin Road will be closed. This curb cut does not conform to the regulations regarding distance between driveways and/or distance for a driveway to an intersection and closing the curb cut will allow for increased efficiency of traffic flow and safety

The former Steak 'n Shake property is owned by R3G2 Properties, LLC, which is made up of members of the Joseph family; however, is not the same ownership of the Columbia Chevrolet site and cannot be consolidated. This presents some issues from a zoning perspective which led to a request for an equivalency to allow the setbacks to be measured from the project boundary line.

The Planning Commission met on November 2, 2020 for a concept plan discussion on the project. At the meeting, the applicant familiarized the Commission with the project and received feedback on a potential equivalency request to allow the setbacks to be measured from the project boundary line, if common control is acceptable.

The Planning Commission considered the application for the expansion of a conditional use and the General Development Site Plan with an equivalency on February 1, 2021. The applicant came before the Planning Commission on December 21, 2020 requesting approval of an expansion of a conditional use permit and General Development Site Plan approval with an equivalency. After considering the case, the Planning Commission felt that the plan was generally in compliance with the regulations in the Zoning Code; however, voted to table the application to give the applicant time to provide additional information from a traffic engineer regarding maintaining the existing curb cut on the former Steak 'n Shake property.

The Planning Commission considered the request again on February 1, 2021 and the applicant provided additional information from their traffic engineer regarding the

curb cuts on Montgomery Road. After discussion, the Planning Commission tabled the application to give the applicant an opportunity to evaluate a revised site plan with only one access point on Montgomery Road.

The Planning Commission considered the request again on March 15, 2021 and the applicant provided information for three different scenarios regarding curb cuts. The applicant's traffic engineer determined that while in general fewer curb cuts leads to a safer environment, in this case keeping the two existing drives is safer. This is due to the potential for queuing on Montgomery Road if only the Chevrolet entrance is used and the potential for conflicting left turns if there was only one drive on the shared property line. The City Traffic Engineer agreed that the two-driveway access scenario would be safer for motorists entering and exiting the site.

After hearing testimony and discussing the application, the Planning Commission voted to recommend approval of the expansion of the conditional use permit and approve the General Development Plan with a recommendation to approve the equivalency request in a 3-2 vote. The conditions recommended by the Planning Commission are shown below:

1. The applicant must comply with the specific conditions for a conditional use permit listed in Section 151.2007(B) and (W) for auto dealerships and vehicle repair facilities;
2. A Final Development Site Plan in compliance with the approved General Development Plan be reviewed and approved by the Planning Commission prior to issuance of any permits;
3. Parcel 1/R3G2 may be used for Automobile/Truck Sales Agency and Automobile/Truck Rental Agency, so long as both Hamilton County Auditor's Parcel Number 603-0002-0031-00 (Parcel 1/R3G2) and Hamilton County Auditor's Parcel Number 603-0002-0001(Parcel 2/Columbia Chevrolet) are used generally as a single Automobile/Truck Sales Agency and Automobile/Truck Rental Agency operating under the same business entity. Parcel 1/ R3G2 may not be separated from common control, nor used as a separately approved Conditional Use as an Automobile/Truck Sales Agency and Automobile/Truck Rental Agency without the common control of the Conditional Use by the permit holder of Parcel Hamilton County Auditor's Parcel Number 603-0002-0001. Without common control, or the separate transfer or sale or Parcel 1/R3G2 from the common operations of the Conditional Use this approved Conditional Use for Parcel 1/R3G2 shall automatically terminate. Consistent with the Montgomery Zoning Code the Terms and Duration of the Conditional Use Permit apply to the approved Conditional Use.

4. No motor vehicles shall be left standing, stopped, nor parked whether attended or unattended in the drive aisles on-site in order to allow for safe access to the site for customers and safety services;
5. All vehicles for customers, employees and inventory shall be parked on-site with no additional parking on surrounding properties;
6. No loading/unloading of vehicles on Montgomery or Perin Roads shall be permitted;
7. Inventory and display vehicles shall be parked on identified paved pads or in identified parking stalls only;
8. No inventory shall be parked in spaces reserved for customer parking;
9. The new display pad in the northwest corner shall be limited to display of two vehicles only;
10. Installation of sidewalk along Montgomery Road in compliance with the Montgomery Road sidewalk standards.

City Council met on April 21, 2021, to consider the request for expansion of a conditional use permit and an equivalency. After the public hearing, City Council voted to confirm the Planning Commission's recommendation with the conditions as established by the Commission.

The proposed Final Development Plan is in general conformance with the approved General Development Plan.

Findings:

Lot Size and Consolidation of Lots: Generally, the City would ask that lots be consolidated prior to development; however, an equivalency to allow the setbacks to be measured from the project boundary line when under common control has been granted.

Setbacks: The proposed parking lot expansion meets the setback requirements with the approval of the equivalency by City Council.

Parking: There are no issues with parking due to the proposed expansion; however, it is important to note, parking spaces identified for customer parking should be left available for customers with no inventory parking in these spaces. Further, no inventory parking shall be permitted on sidewalks, drive aisles or other areas not specifically designated as display pads.

Curb Cuts: The Final Development Plan conforms to the General Development Plan with the closure of the western most curb cut on the former Steak 'n Shake property, which should have a positive impact on traffic safety and congestion.

Circulation: The proposed expansion will not adversely affect the circulation of the site. The plans have been reviewed by the Fire Chief with no issues raised regarding access for safety services.

Lighting: Thirteen additional light poles will be required on the property located at 9770 Montgomery Road (former Steak 'n Shake site). The new poles and fixtures would match existing poles on the Chevrolet site, which comply with the Zoning Code. Staff has reviewed the provided photometric plan and found that it is general compliance with the Zoning Code regulations. The average footcandles shown on the plan is 11.56 fc, which is in compliance with the average permitted 12fc. However, the Zoning Code requires that the overnight average illumination be reduced to 10fc for the front row and feature display areas and to 3fc for the balance of the display/storage areas, which has not been addressed in the plans. Staff would recommend that the applicant work with Staff to ensure that the lighting complies with the zoning regulations in the overnight hours.

Landscaping: The applicant has provided a landscape plan that includes perimeter and interior parking lot landscaping. The proposed landscaping for the project meets the standards for interior parking lot landscaping and perimeter parking lot landscaping. The majority of the existing landscape on the former Steak 'n Shake site and the Chevrolet site will be maintained, and additional perimeter and interior parking lot landscaping will be added to bring the project into compliance with the landscaping requirements. A total of five trees and two shrubs will need to be removed to construct the project.

A total of 8 trees (Red Sunset Maple and Skyline Honey Locust) and 22 shrubs (Grey Owl Juniper and Dense Yew) will be added to meet the perimeter landscaping requirements for the project. A total of 28 trees will be added to meet the interior parking lot requirements. The additional interior parking lot trees include Red Sunset Maple, Columnar European Hornbeam, Skyline Honey Locust, Frontier Elm, Green Vase Zelkova and Japanese Zelkova. A total of 10% interior parking lot landscaping is provided, which meets the requirement established in Section 151.3408(A)(1). The plan has been reviewed and approved by the City Arborist.

Stormwater: The former Steak n' Shake site has existing detention, which will be utilized for the expansion. One new catch basin will be installed. No additional detention will be required as no new impervious surface area is being added and the site complies with the City of Montgomery and Hamilton County regulations. The stormwater plan has been sent to the City Engineer for review.

Utilities: Utilities are shown on Page C500 and will be serviced from the existing services. The utilities plan has been sent to the City Engineer for review.

Loading/Trash Collection: No changes are being proposed for trash collection. The existing dumpster will remain, which is enclosed in compliance with Section 151.3409(a).

Signage: No changes are being proposed for the signage at this time. The existing sign for the property at 9770 Montgomery Road will need to be removed as the property is only permitted one ground-mounted sign per the Zoning Code. There is an existing Columbia Chevrolet ground-mounted sign that will remain.

Building Design and Materials: Building design and materials for the proposed pre-owned vehicle building would be required to be in compliance with the Montgomery Road Corridor Design Guidelines. No architectural drawings have been submitted at this time. Final building architecture and building materials will be required to be reviewed and approved by the Planning Commission prior to issuance of a building permit.

Staff Comments and Recommendation

The proposed Final Development Plan is in general conformance with the approved General Development Plan. The project is a significant development that will expand the inventory and display space for Columbia Chevrolet, as well as add a pre-owned vehicle building. The proposed expansion allows for the consolidation of a legal non-conforming curb cut along Perin Road that should have a positive impact on traffic safety in the area. It will be important to review the architecture of the proposed pre-owned vehicle building to ensure compliance with the Montgomery Road Commercial Corridor Design Guidelines.

Staff believes that the issues with the Final Development Plan is very well done, and any issues can be managed via conditions, specifically the clarification required for the photometric plan.

Should the Planning Commission approve the Final Development Site Plan, Staff would recommend the following conditions:

1. All conditions approved by the Planning Commission and City Council for the expansion of a conditional use and General Development Plan with an equivalency shall apply.
2. The final stormwater, grading and utility plans shall be approved by the City Engineer.
3. The final design for the sidewalk shall be reviewed and approved by the City Engineer and the Public Works Director.
4. The Final Photometric Plan be reviewed and approved by the Community Development Director prior to issuing any building/zoning permits.
5. All light poles to be put on a timer to reduce the average footcandles in the overnight hours as required by Schedule 151.3213(C)(ii).

6. The existing ground-mounted sign for the property at 9770 Montgomery Road be removed.
7. Final building architecture and building materials be reviewed and approved by the Planning Commission prior to issuance of a building permit.



CITY OF

MONTGOMERY

A CHARMING PAST. A GLOWING FUTURE.

APPLICATION FORM

Meeting (Circle): Board of Zoning Appeals Planning Commission Landmarks Commission

Project Address (Location): 9770 Montgomery Rd

Project Name (if applicable): Columbia Chevy Parking Lot Expansion

Auditors Parcel Number: 0603-0002-0031

Gross Acres: 1.092 Lots/Units _____ Commercial Square Footage 1,608 (Future)

Additional Information: A pad for a future sales building is being shown for reference only

PROPERTY OWNER(S) R3G2 Properties LLC Contact Ron Joseph Jr

Address 250 East Fifth St Suite 285 Phone: _____

City Cincinnati State OH Zip 45202

E-mail address ron@josephauto.com

APPLICANT Viox & Viox, Inc. Contact Tyler Amicon

Address 602 Lila Avenue Phone: 513-576-1000

City Milford State OH Zip 45150

E-mail address tamicon@vioxinc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature [Signature] FOR DEPARTMENT USE
ONLY

Print Name Ronald S Joseph Jr.

Date 9/3/21

Meeting Date:
Total Fee:
Date Received:
Received By:



CONSENT OF OWNER(S) TO INSPECT PREMISES

To: City of Montgomery Planning Commission and Staff
City Hall
10101 Montgomery Road
Montgomery, Ohio 45242

Re: Review Subject Site

Dear Members and Staff:

As owner(s) of the property located at 9770 Montgomery Rd, we hereby grant permission to Members of the Planning Commission and City of Montgomery Staff to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they relate to the application as filed to the Planning Commission.

Property Owner(s) Signature

Tom Ivan Jr

Print Name

Ronald S Joseph Jr.

Date

9/3/21

Planning Commission Members:

Vince Dong

Michael Harbison

Dennis Hirotsu

Darrel Liebson

James Matre

Barbara Steinebrey

Patrick Stull



September 7, 2021

City of Montgomery
10101 Montgomery Road
Montgomery, OH 45242
Attn: Tracy Henao
Assistant City Manager

RE: Final Development Plan Description:
Columbia Chevrolet
9750 Montgomery Road
Montgomery, OH 45242

Dear Tracy,

Pursuant to your request, below is a summary of how the combined Columbia Chevrolet site and former Steak-N-Shake property meet the requirements of the Montgomery City zoning ordinances specifically in regards to landscaping, lighting and storm water management.

With regards to landscaping, the Steak-N-Shake property did not meet any of the current landscape requirements. By combing these properties new landscaping was required and provided for this portion of the properties.

Landscaping requirements are found in the City of Montgomery, Ohio Code of Ordinances, Chapter 151.34. The requirement for landscaping of front yards is described in section 151.3405. Pursuant to this section one major shade tree is to be provided for each 30 linear feet of frontage and one shrub to be planted for every 5 linear feet of frontage, excluding drive entrances. Based on these figures the required trees and shrubs is 10 and 55 respectively. The plan submitted meets these requirements.

Landscaped area of interior parking lots is required to be a minimum of 10% of the parking surface provided not including hardscaped areas. The plans provided indicate a paved surface of 180,349 s.f. requiring a landscaped area of 18,035 s.f., which is provided. Within the landscaped area one major shade tree is required for the first 20 spaces and one additional tree for each 10 parking spaces. Based on these figures, 43 interior trees are required and provided.

Storm water management for the Steak-N-Shake property will be handled using the existing detention system. This system consists of an oversized 36" and 18" storm line as well as a depression along Montgomery Rd for the stormwater to back up into. The existing storm system ties into a catch basin with a 12" outlet that conveys it to the public system. No storm water detention is being proposed with this development since no additional impervious area is being. A new catch basin is being install on the existing storm system for storm water collection. The storm sewer system will be installed to meet the City of Montgomery and Hamilton County regulations.



The plan also provides for a 1,680 sq. ft. Pre-Owner Sales building to be developed on this property. The building is not provided as part of this submittal as it is yet to be design. Any design presented will conform to the City of Montgomery zoning ordinances.

The existing light poles for Columbia Chevrolet will be modified with an additional fixture head to provide lighting for the Audi property. Additional poles and lights are added on the former Steak-N-Shake property. The new site lighting will meet the City of Montgomery zoning ordinances.

This concludes the summary.




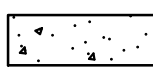
Sincerely,

A handwritten signature in blue ink that reads "Kevin R. Bleichner". The signature is written in a cursive style with a long horizontal stroke at the end.

Kevin Bleichner, RA

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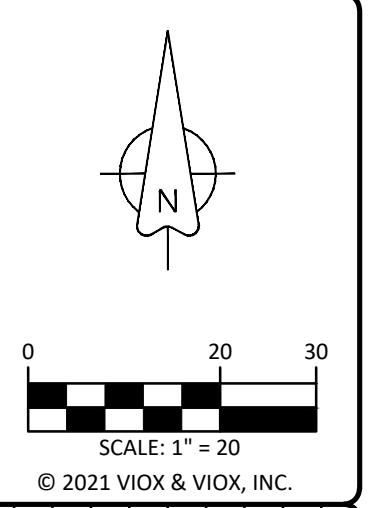
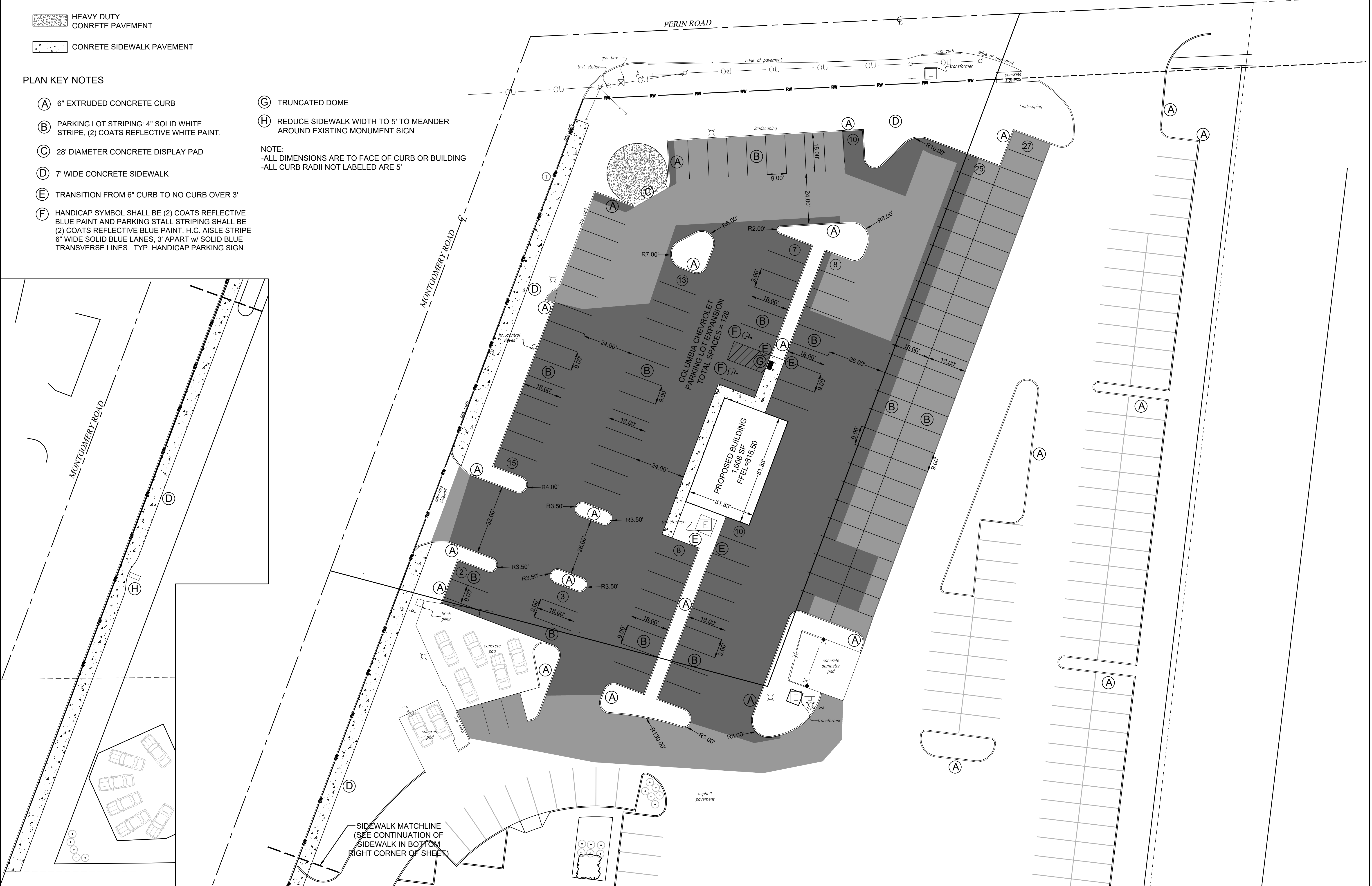
PAVEMENT TYPES

-  EXISTING PAVEMENT TO REMAIN
-  PROPOSED STANDARD DUTY ASPHALT PAVEMENT
-  HEAVY DUTY CONCRETE PAVEMENT
-  CONCRETE SIDEWALK PAVEMENT

PLAN KEY NOTES

- (A) 6" EXTRUDED CONCRETE CURB
- (B) PARKING LOT STRIPING: 4" SOLID WHITE STRIPE, (2) COATS REFLECTIVE WHITE PAINT.
- (C) 28" DIAMETER CONCRETE DISPLAY PAD
- (D) 7' WIDE CONCRETE SIDEWALK
- (E) TRANSITION FROM 6" CURB TO NO CURB OVER 3'
- (F) HANDICAP SYMBOL SHALL BE (2) COATS REFLECTIVE BLUE PAINT AND PARKING STALL STRIPING SHALL BE (2) COATS REFLECTIVE BLUE PAINT, H.C. AISLE STRIPE 6" WIDE SOLID BLUE LANES, 3' APART w/ SOLID BLUE TRANSVERSE LINES. TYP. HANDICAP PARKING SIGN.

- (G) TRUNCATED DOME
 - (H) REDUCE SIDEWALK WIDTH TO 5' TO MEANDER AROUND EXISTING MONUMENT SIGN
- NOTE:
-ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING
-ALL CURB RADII NOT LABELED ARE 5'



Item	Revision	Date	By	Chk.

VIOX & VIOX
Civil Engineers, Surveyors, and Landscape Architects
488 Erlanger Road • Erlanger, Kentucky 41018
602 Lila Avenue • Milford, Ohio 45150
Ph: Erlanger (859)727-3293 • Ph: Milford (513)576-1000
www.vioxinc.com

JOSEPH AUTOMOTIVE
COLUMBIA CHEVROLET LOT EXPANSION
CITY OF MONTGOMERY, HAMILTON COUNTY, OHIO
LAYOUT PLAN

Project No:	Checked:
Date:	THA
8/26/21	Ref:
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Sheet:	
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GRADING PLAN NOTES

- EXISTING UTILITIES THAT WILL BE INFLUENCED BY NEW CONSTRUCTION ARE TO BE LOCATED PRIOR TO ANY CONSTRUCTION BEGINS.
- MAXIMUM SLOPE OF ALL HANDICAP RAMPS SHOWN SHALL NOT EXCEED 1:12.
- PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND FIELD LOCATING ALL UTILITIES WITHIN THE PROJECT LIMITS SO THAT CONSTRUCTION WILL NOT DAMAGE OR INTERFERE WITH EXISTING LINES. IF ANY UTILITY LINES ARE DAMAGED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE UTILITY LINES AT THE CONTRACTOR'S EXPENSE. FINISHED REPLACEMENT OR REPAIR SHALL MEET THE APPROVAL OF THE SPECIFIC UTILITY OWNER.
- EXISTING ELEVATIONS AND CONTOURS ON THIS PLAN ARE PROVIDED FROM GIS AND SITE SURVEY. CONTRACTOR SHALL COORDINATE HORIZONTAL AND VERTICAL CONTROL WITH ENGINEER OR SURVEYOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- BENCHMARK INFORMATION AS PROVIDED SHALL BE USED TO CONFIRM EXISTING TOPOGRAPHIC CONDITIONS PRIOR TO THE COMMENCEMENT OR ANY CONSTRUCTION ACTIVITIES. ANY CONFLICT AND/OR DISCREPANCIES ENCOUNTERED BETWEEN THE EXISTING TOPOGRAPHY SHOWN AND ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL NOT SCALE FROM THESE PLANS FOR FIELD SURVEY LOCATION.
- CONTRACTOR TO FOLLOW ALL GEOTECHNICAL RECOMMENDATIONS.
- ASSUME NO TOPSOIL ON SITE. TOPSOIL TO BE IMPORTED FOR TEMPORARY & PERMANENT SEEDING AND LANDSCAPE AREAS. DEFER TO LANDSCAPE PLAN FOR TOPSOIL IMPORT FOR LANDSCAPE AREAS.

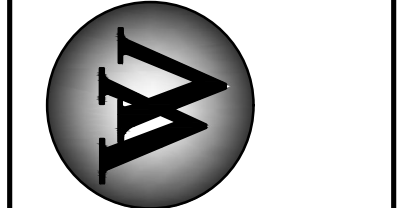


SCALE: 1" = 20'
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Revision	Date	By	Chk.

Item	Revision

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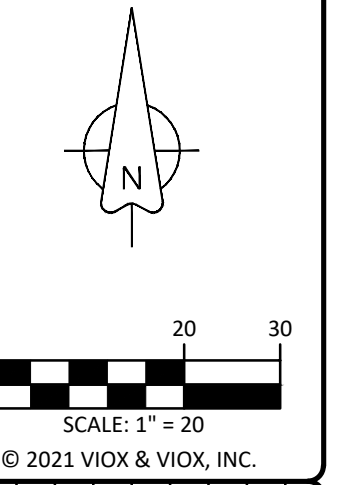
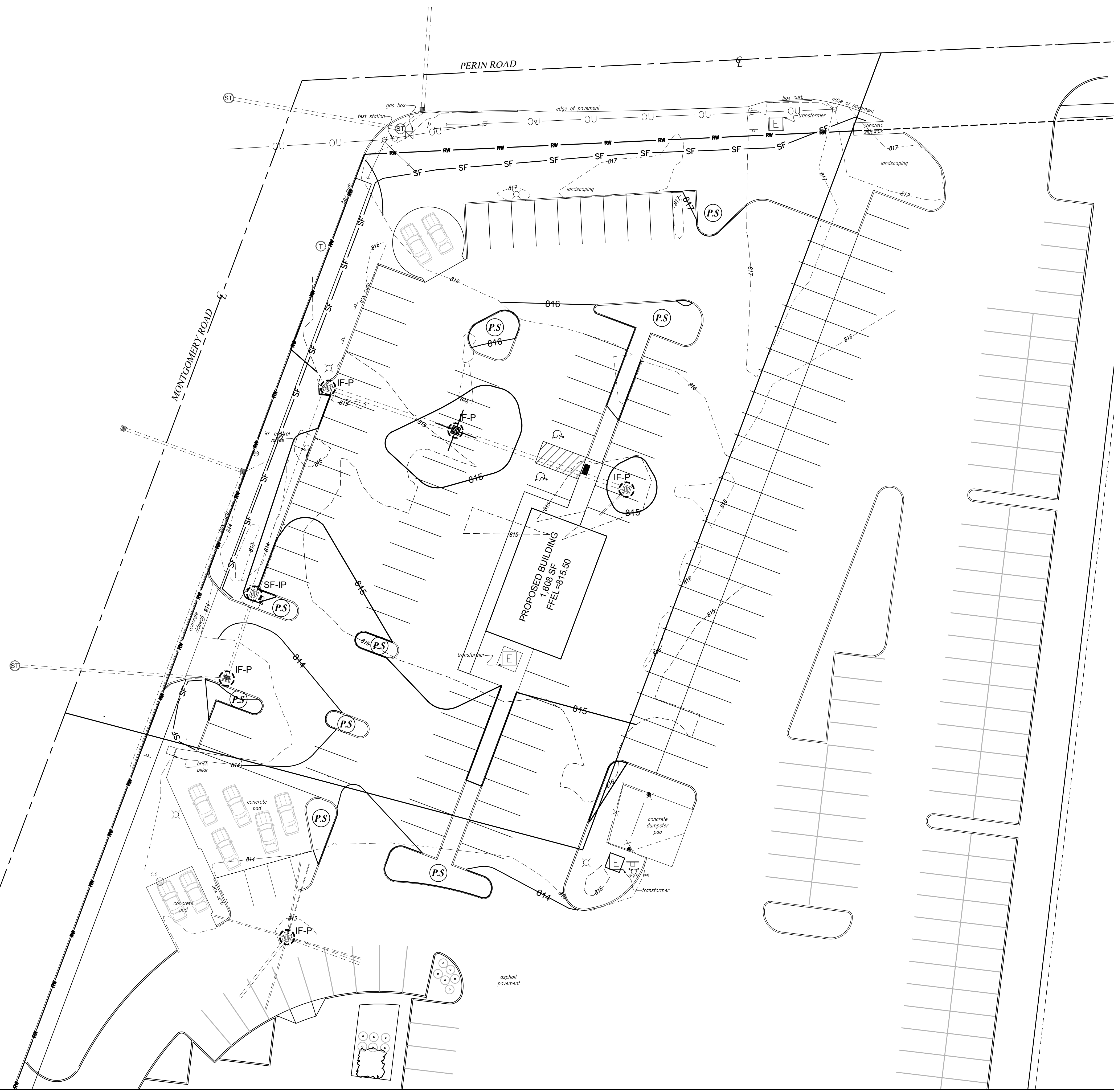
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COLUMBIA CHEVROLET LOT EXPANSION
 CITY OF MONTGOMERY, HAMILTON COUNTY, OHIO
GRADING PLAN

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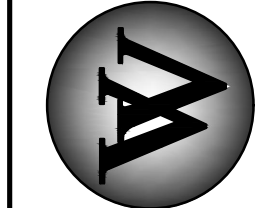
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EPSC LEGEND	
IF-P ○	FLEX STORM INLET PROTECTION
-SF-	SILT FENCE
(P.S)	PERMANENT SEEDING
SF-IP ○	SILT FENCE INLET PROTECTION



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JOSEPH AUTOMOTIVE
 COLUMBIA CHEVROLET LOT EXPANSION
 CITY OF MONTGOMERY, HAMILTON COUNTY, OHIO
 EROSION CONTROL PLAN

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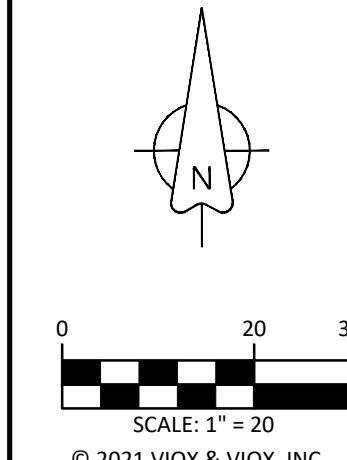
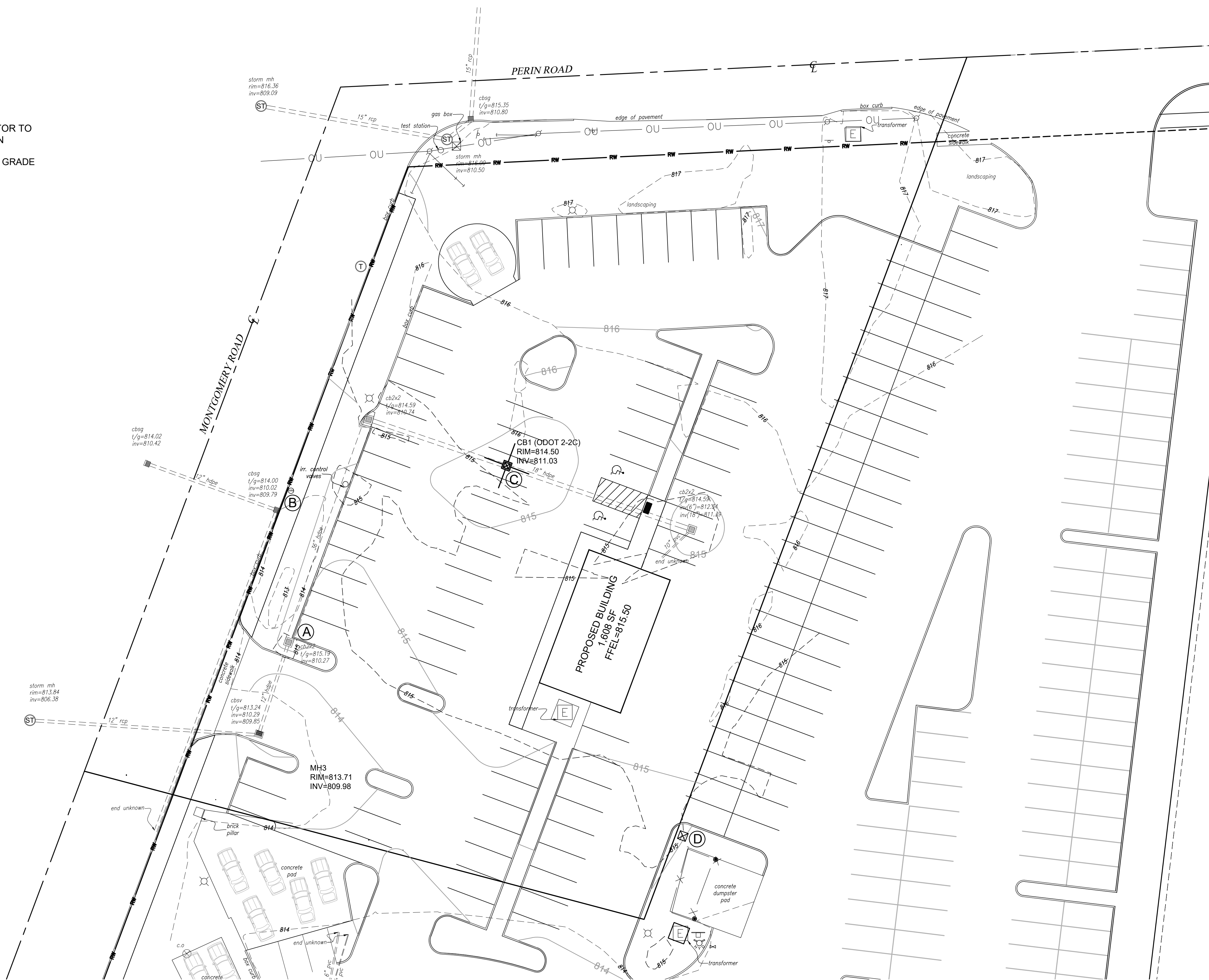
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UTILITY PLAN NOTES

- ALL PROPOSED CATCH BASINS WITHIN LOW POINTS OF PAVEMENT AREAS TO HAVE FINGER DRAINS (SEE DETAIL).
- PROPOSED STORM SEWER AND DETENTION SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED.
- STORM SEWER TRENCHES TO BE BACKFILLED WITH COMPACTED SOIL (98% MIN) AND PAVEMENT SECTION TO MATCH EXISTING OR PROPOSED SECTION.
- CONTECH SYSTEM TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- STORM SEWER PIPE AND STRUCTURES TO BE INSTALLED PER MANUFACTURE SPECIFICATIONS.

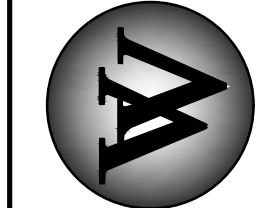
PLAN KEY NOTES

- (A) LOWER EXISTING CATCH BASIN RIM TO 814.90 (CONTRACTOR TO ENSURE POSITIVE DRAINAGE INTO EXISTING CATCH BASIN)
- (B) CONTRACTOR TO ADJUST EXISTING WATER METER TO NEW GRADE
- (C) SET ODOT 2-2C CATCH BASIN ON EXISTING 18" PIPE
- (D) RELOCATION OF TELEPHONE BOX



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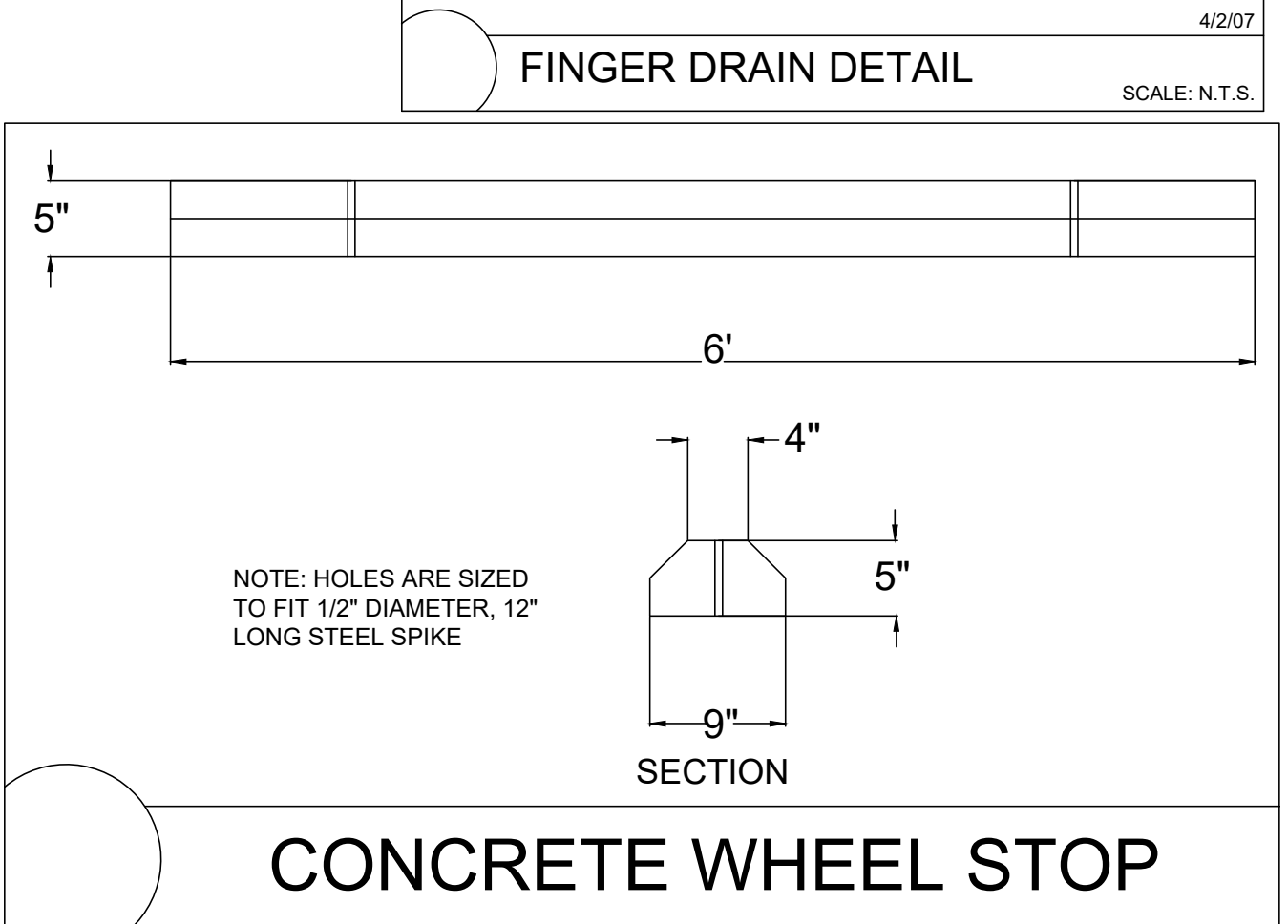
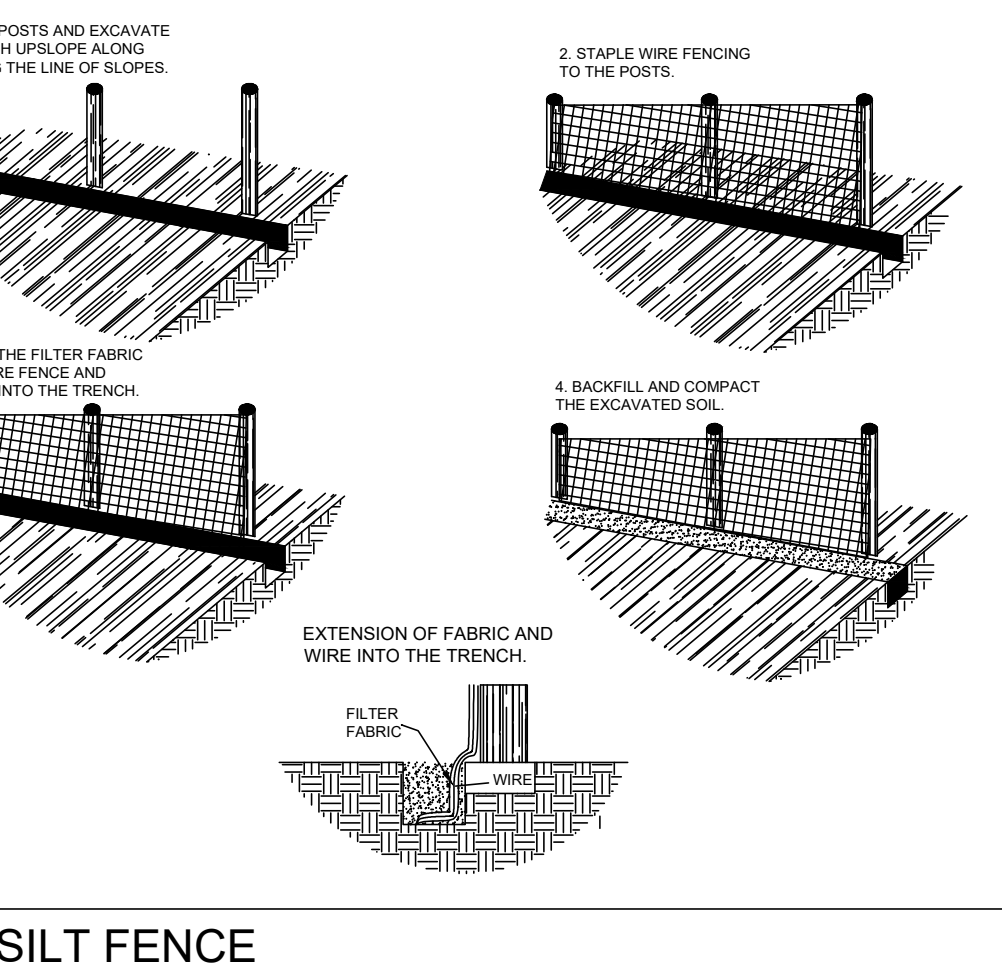
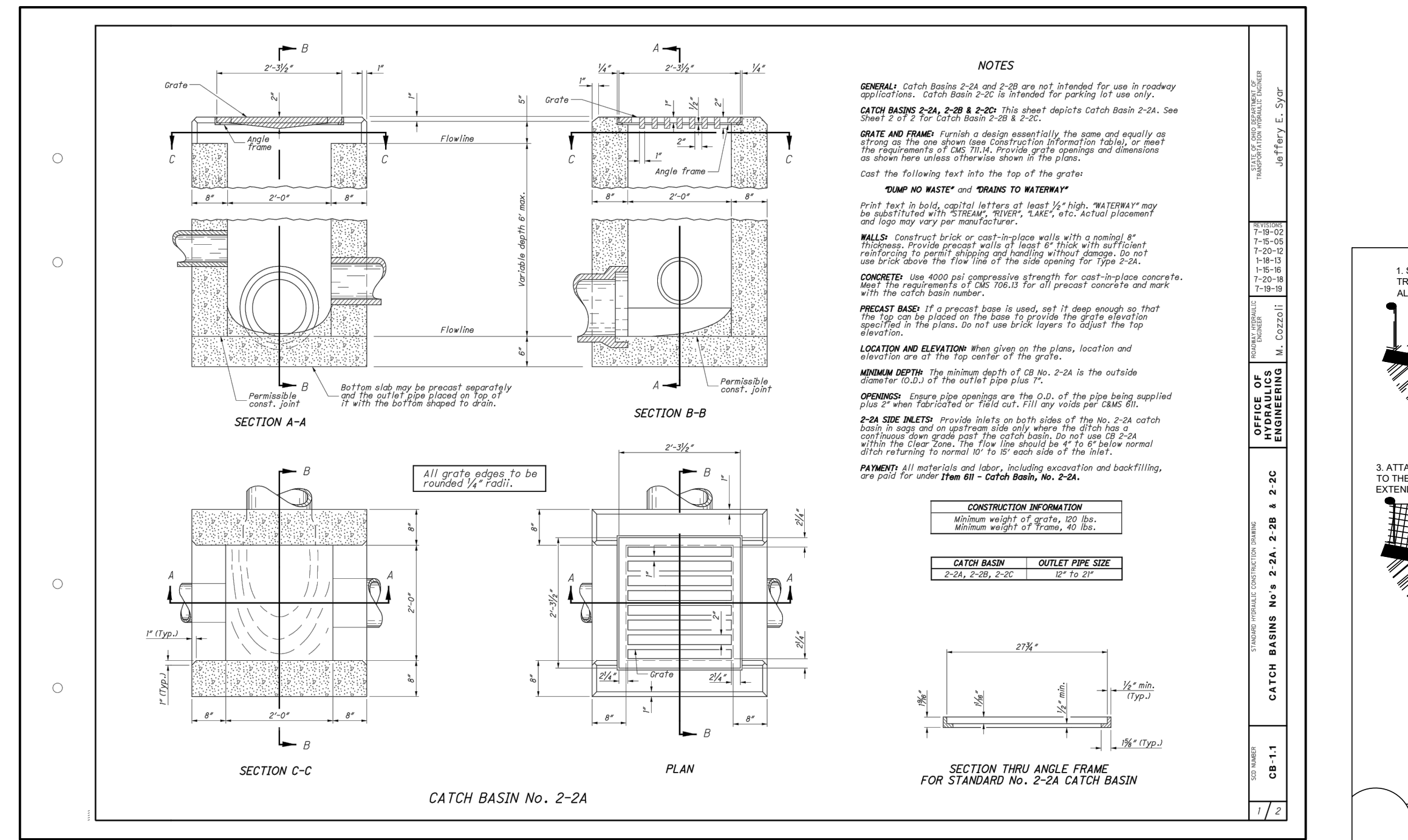
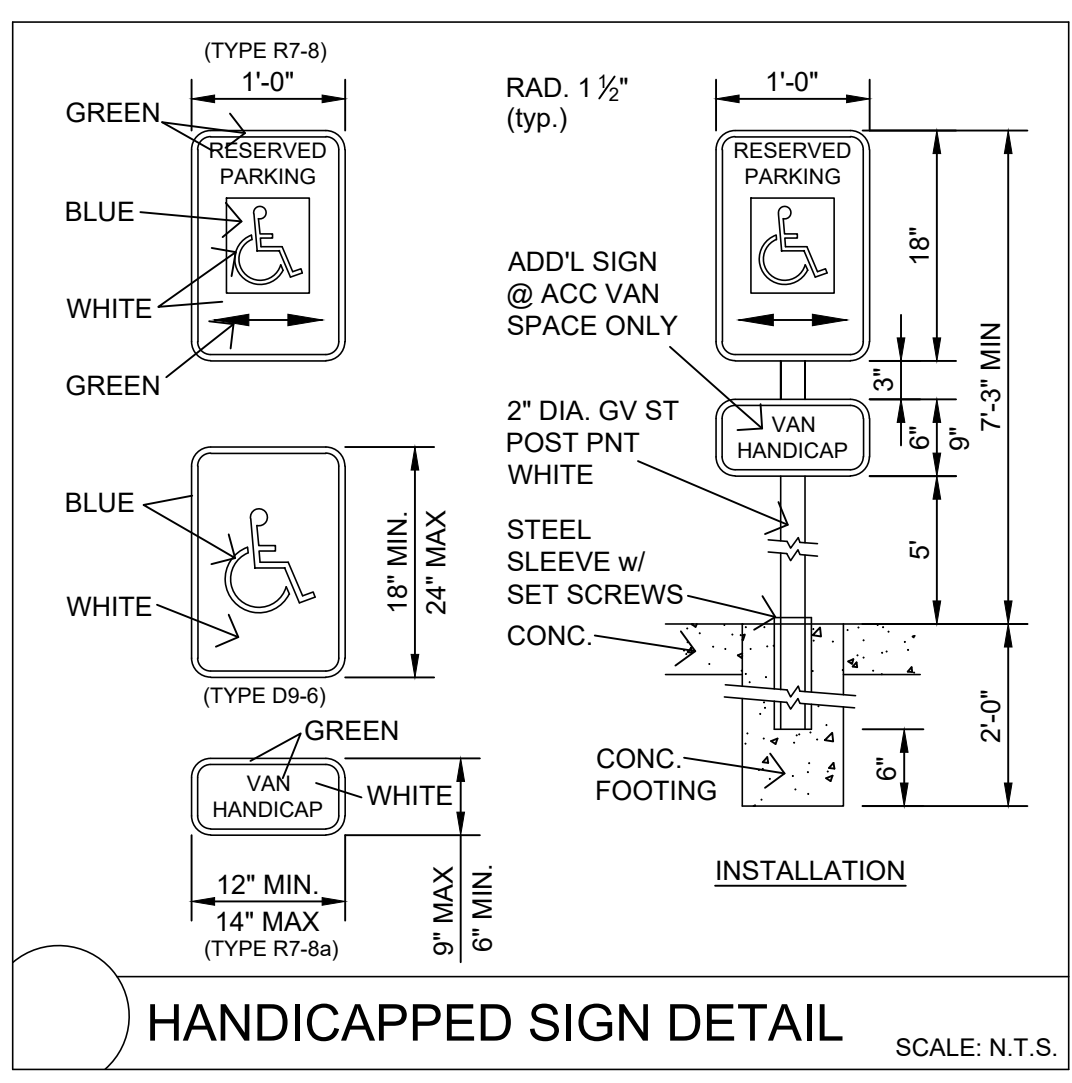
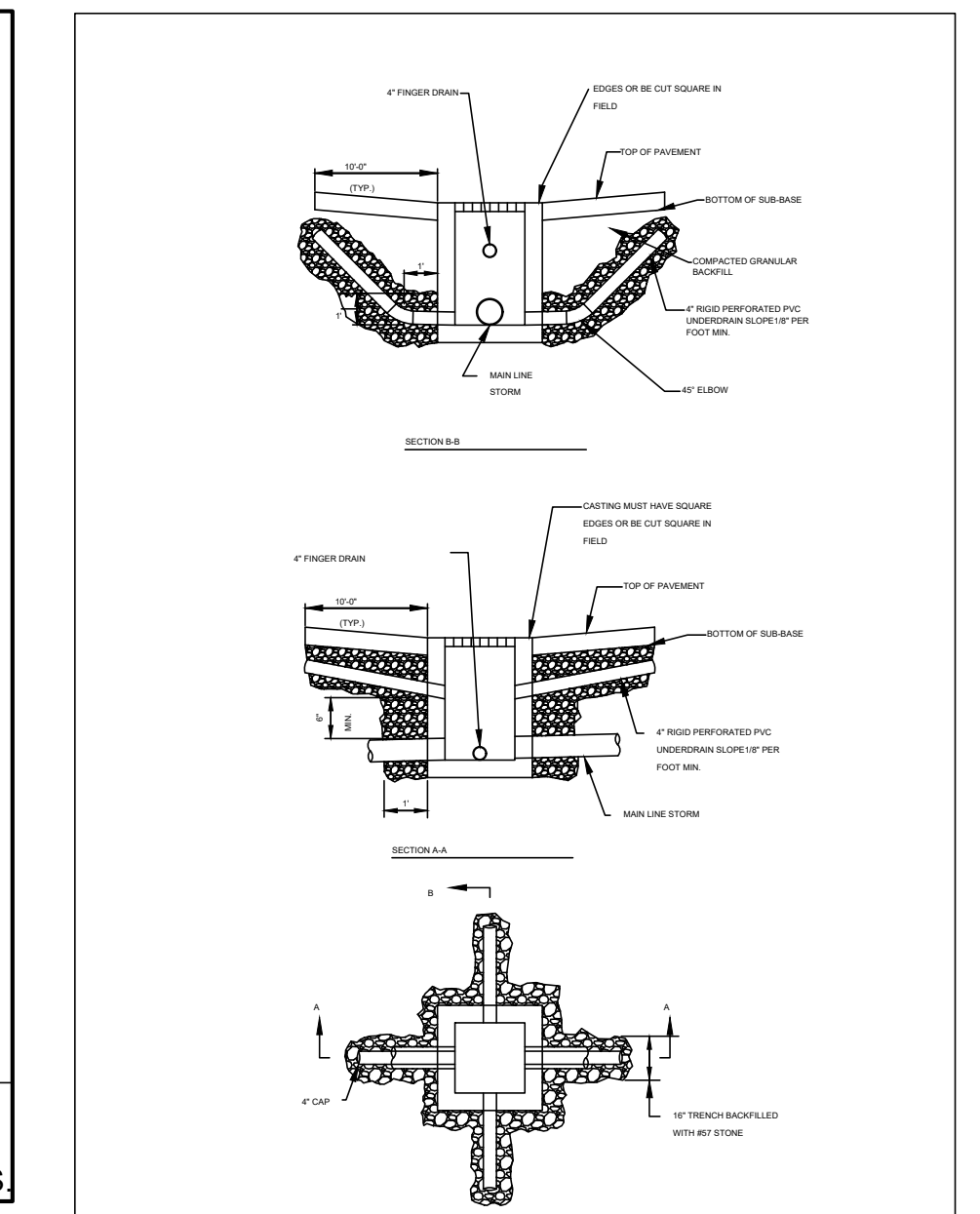
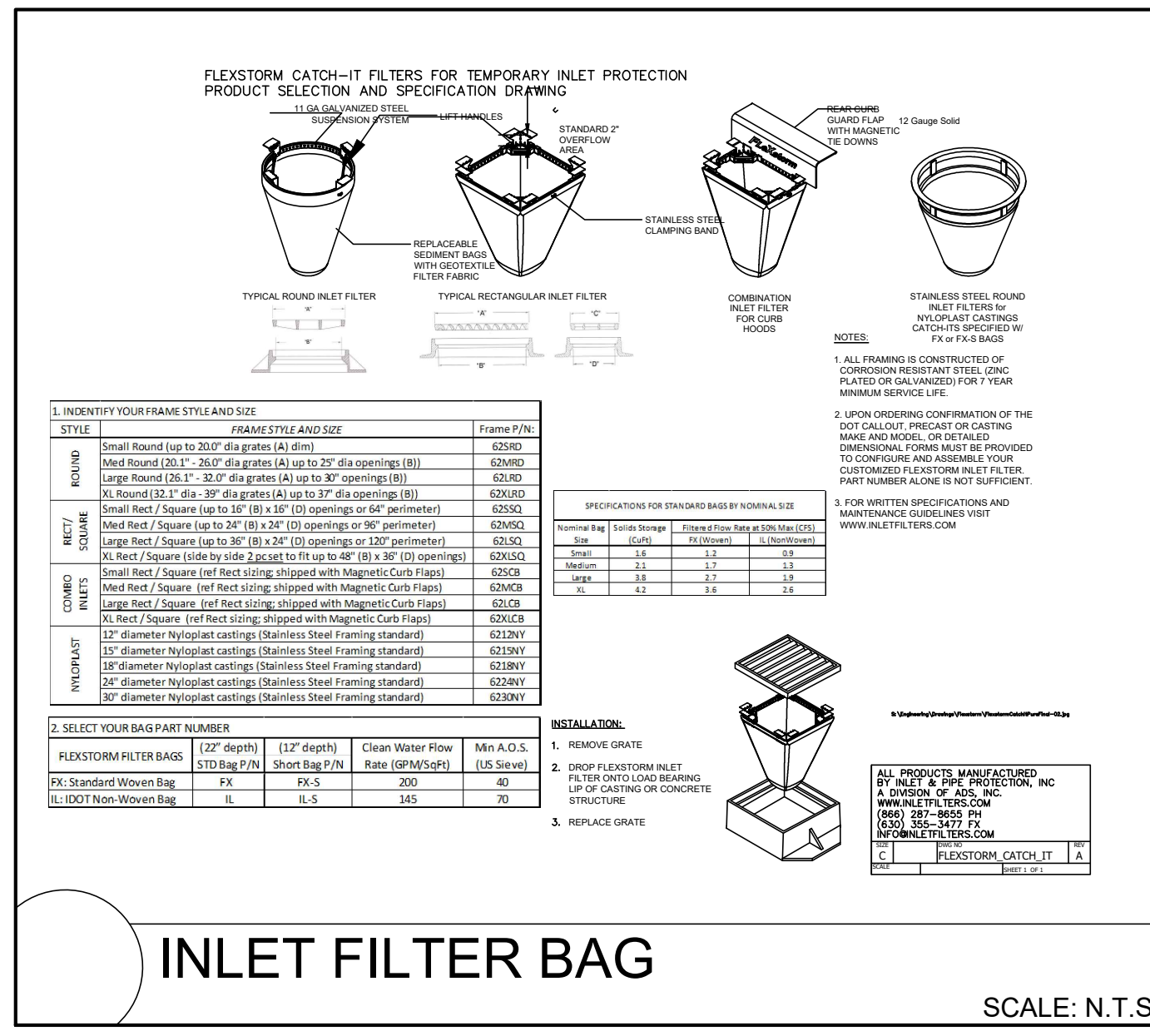
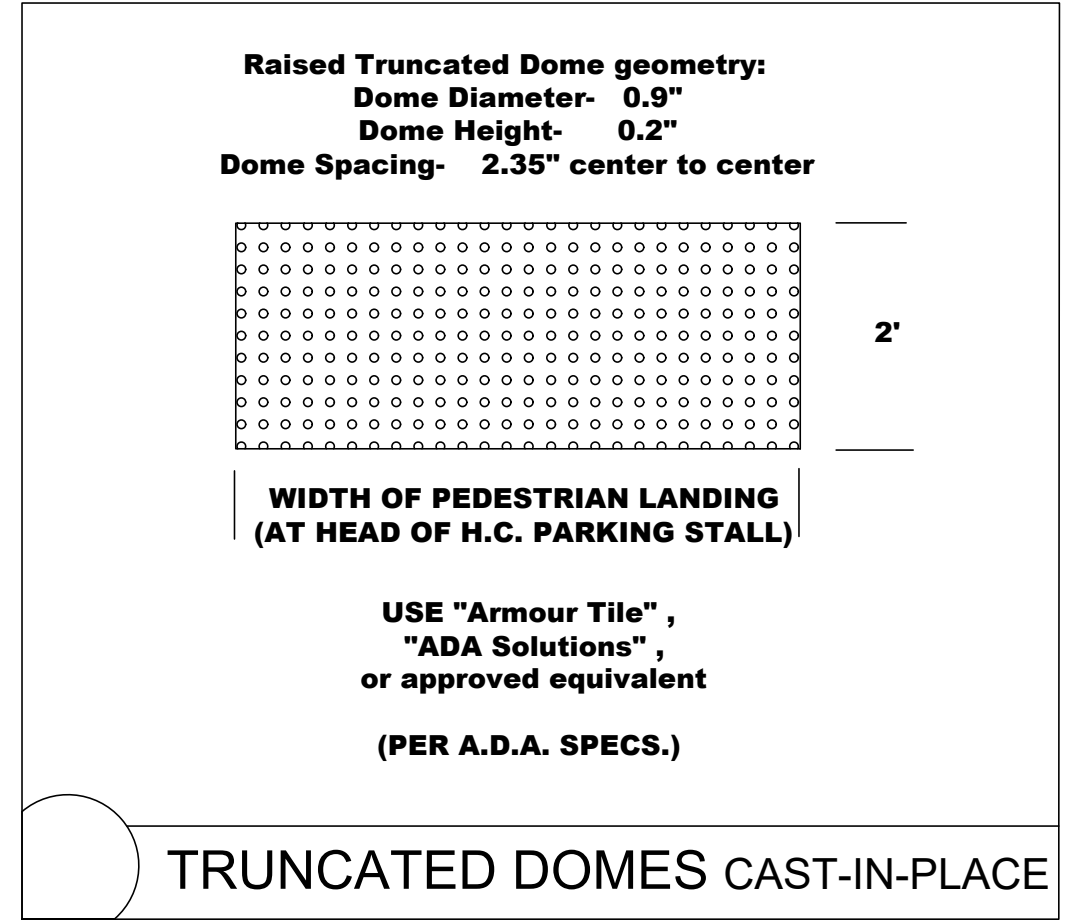
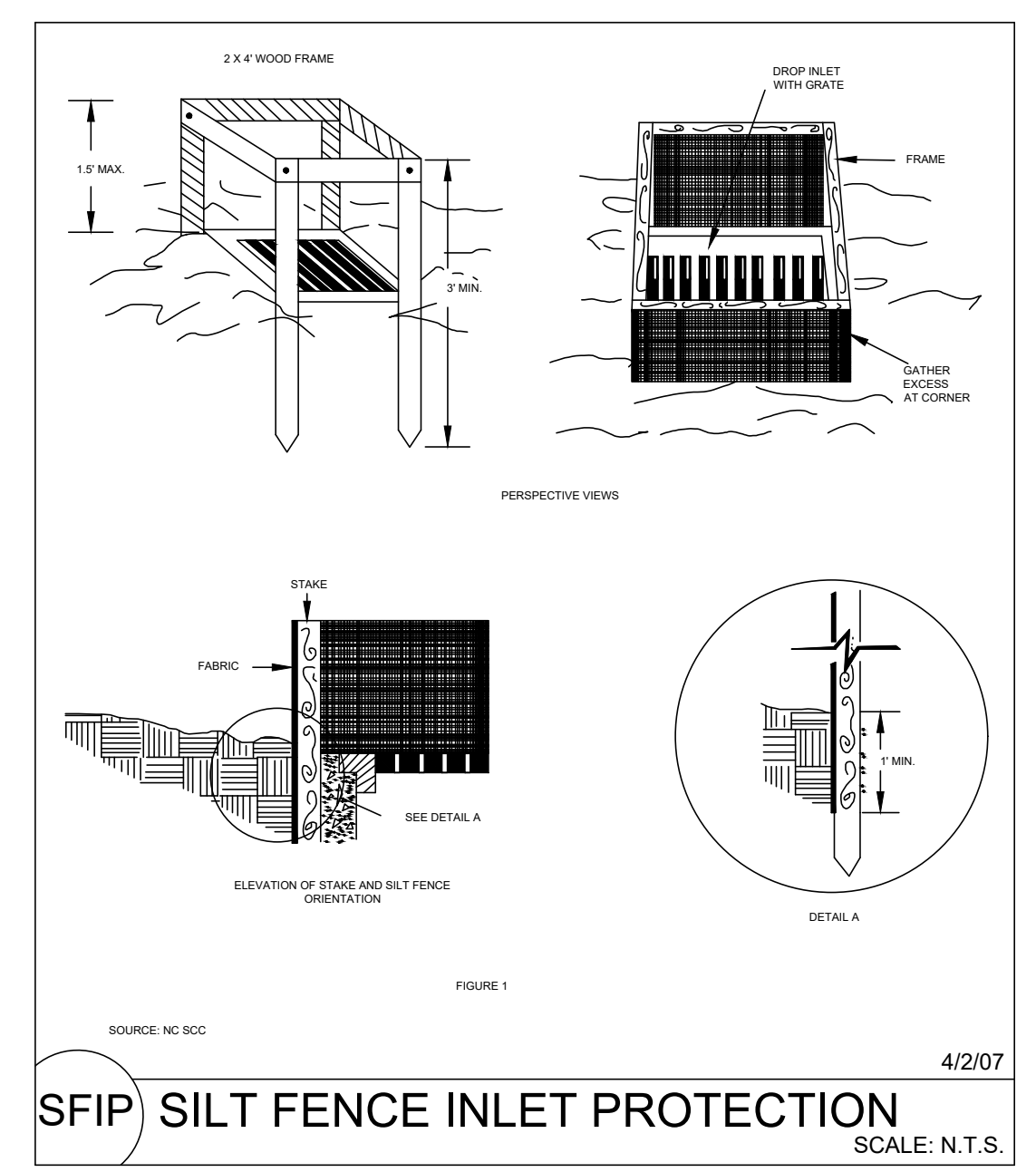
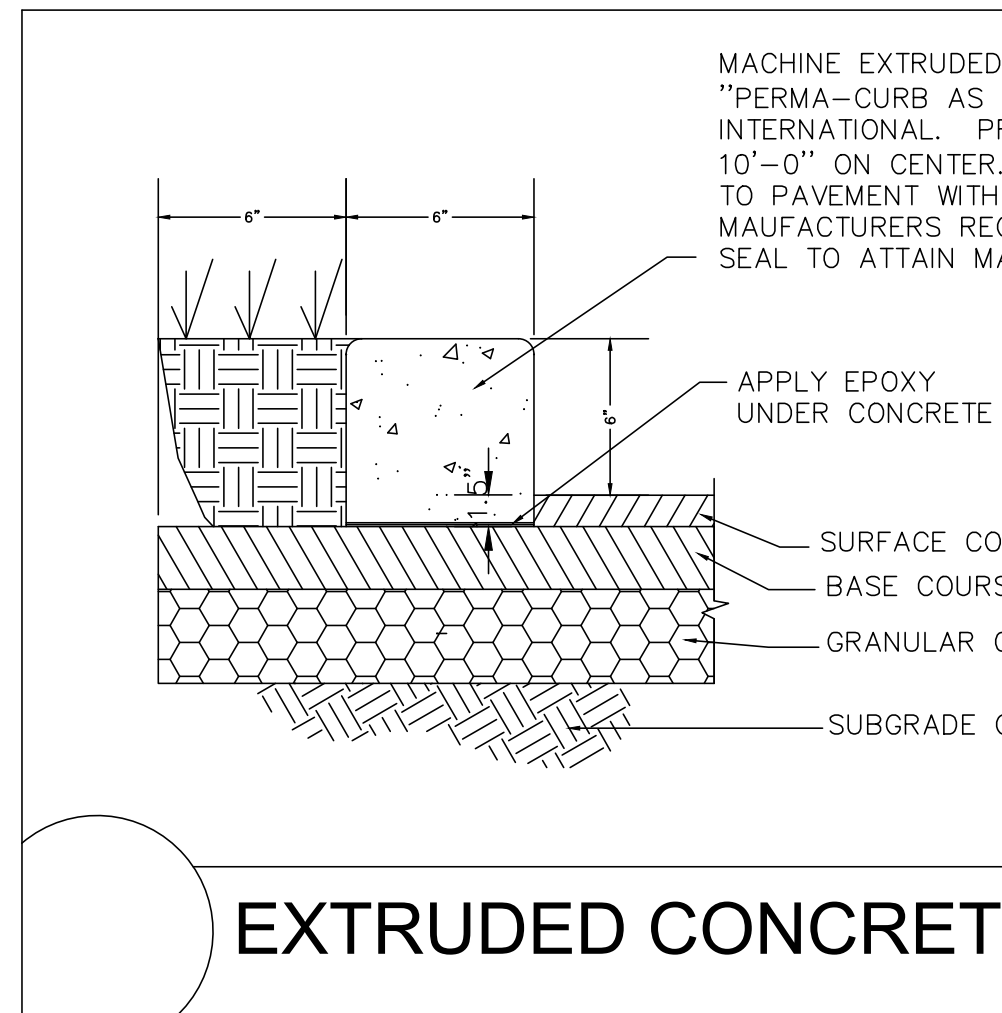
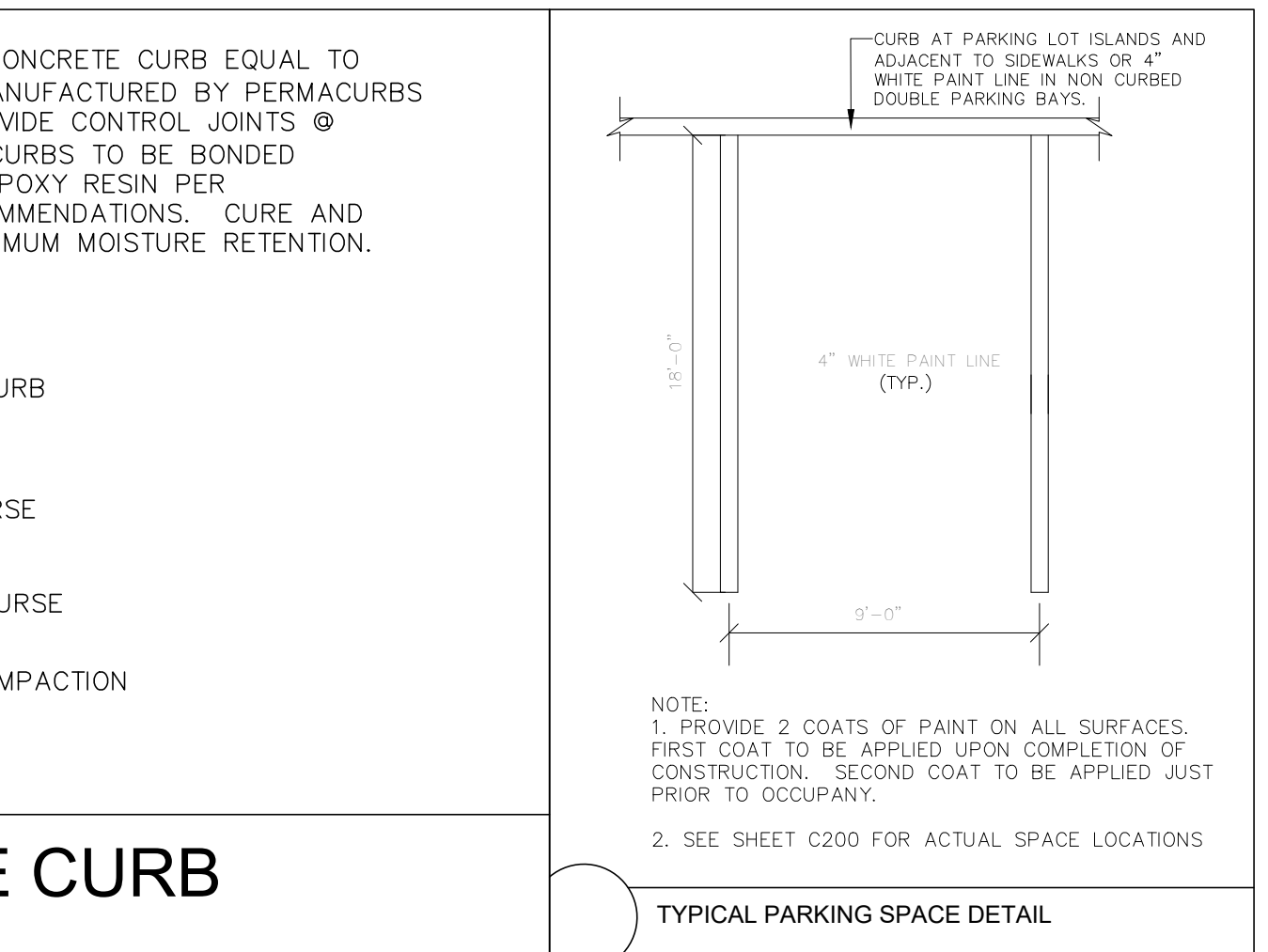
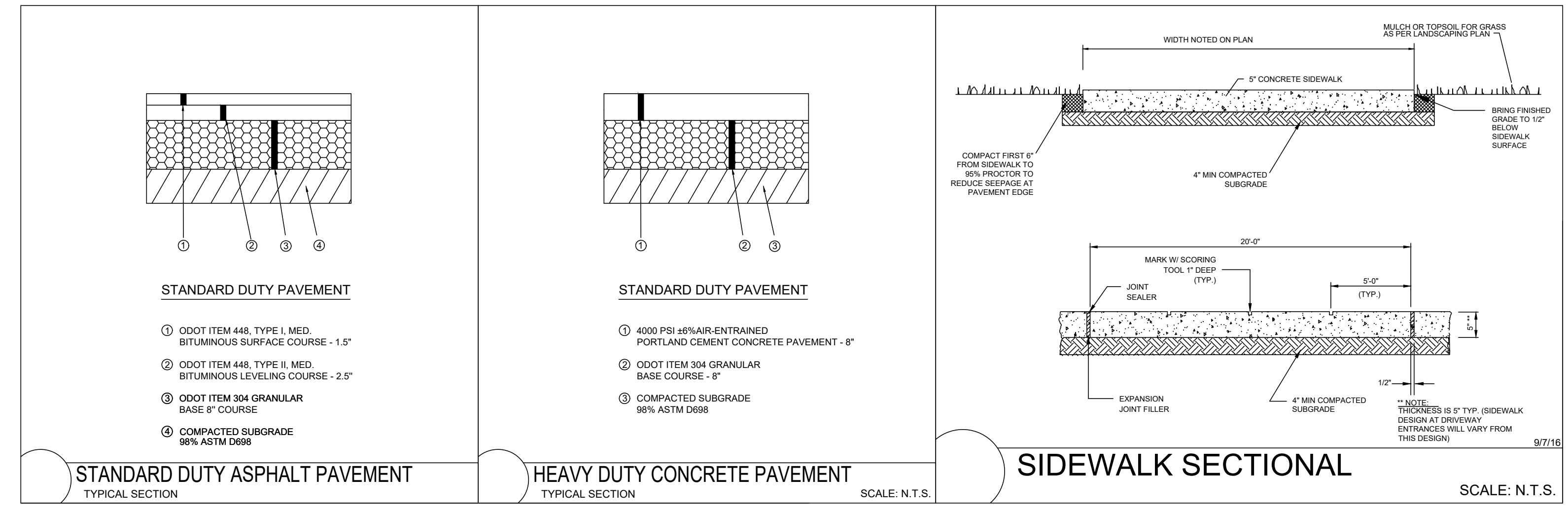


JOSEPH AUTOMOTIVE
COLUMBIA CHEVROLET LOT EXPANSION
 CITY OF MONTGOMERY, HAMILTON COUNTY, OHIO
UTILITY PLAN

Project No:	Checked:
Date:	THA
8/26/21	APR
Sheet:	
C500	

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JOSEPH AUTOMOTIVE (C800) COLUMBIA CHEVROLET PARKING LOT EXPANSION (2100) Engineering: M. C. C. No. 10/20/2019



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Revision	By	Date	Chk.						

VIOX & VIOX
Civil Engineers, Surveyors, and Landscape Architects
488 Erlanger Road • Erlanger, Kentucky 41018
602 Lila Avenue • Milford, Ohio 45150
Ph: Erlanger (859)727-3293 • Ph: Milford (513)576-1000
www.vioxinc.com

JOSEPH AUTOMOTIVE
COLUMBIA CHEVROLET LOT EXPANSION
CITY OF MONTGOMERY, HAMILTON COUNTY, OHIO

Project No:	Checked:
Date:	THA
8/26/21	APR
Sheet:	C800

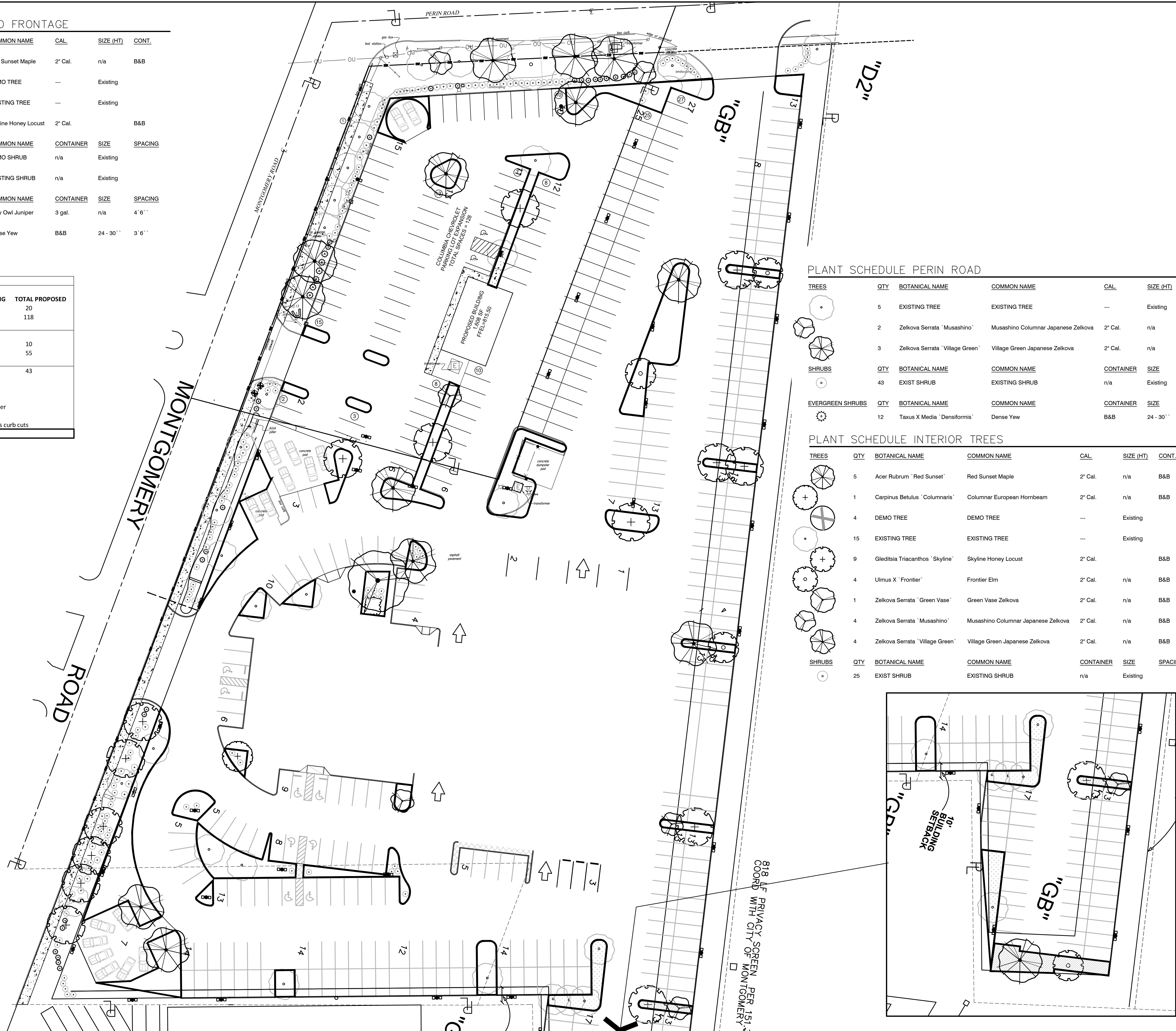
P:\JOSEPH AUTOMOTIVE\2020\COLUMBIA CHEVROLET PARKING LOT EXPANSION\21001\Engineering\21001\Site Plan - No Hatched.dwg
 P:\JOSEPH AUTOMOTIVE\2020\COLUMBIA CHEVROLET PARKING LOT EXPANSION\21001\Engineering\21001\Site Plan - No Hatched.dwg
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PLANT SCHEDULE MONTGOMERY RD FRONTAGE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (HT)	CONT.
	2	Acer Rubrum 'Red Sunset'	Red Sunset Maple	2" Cal.	n/a	B&B
	1	DEMO TREE	DEMO TREE	---	Existing	
	12	EXISTING TREE	EXISTING TREE	---	Existing	
	6	Gleditsia Triacanthos 'Skyline'	Skyline Honey Locust	2" Cal.		B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING
	2	DEMO SHRUB	DEMO SHRUB	n/a	Existing	
	96	EXIST SHRUB	EXISTING SHRUB	n/a	Existing	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING
	6	Juniperus Virginiana 'Grey Owl'	Grey Owl Juniper	3 gal.	n/a	4' 6"
	16	Taxus X Media 'Densiformis'	Dense Yew	B&B	24 - 30"	3' 6"

180,349 TOTAL VEHICULAR USE AREA
18,518 SF TOTAL INTERIOR ISLAND AREA

LANDSCAPE REQUIREMENTS			
Montgomery Road Frontage: 570.5 LF			
	REQUIRED	EXISTING	TOTAL PROPOSED
* Frontage Trees	19.5	12	20
** Frontage Shrubs	117.1	96	118
Perrin Road Frontage: 272 LF			
* Frontage Trees	9.1	5	10
** Frontage Shrubs	54.4	43	55
*** Interior Trees	42.1	13	43
* 1/30 LF of Frontage (Min 6" trunk and 2" caliper)			
** 1/5 LF of Frontage (min 18" ht)			
*** 1 Tree for the first 20 spaces plus 1 tree for each 10 spaces thereafter			
NOTE: Frontage is the total frontage as measured at the property line less curb cuts			

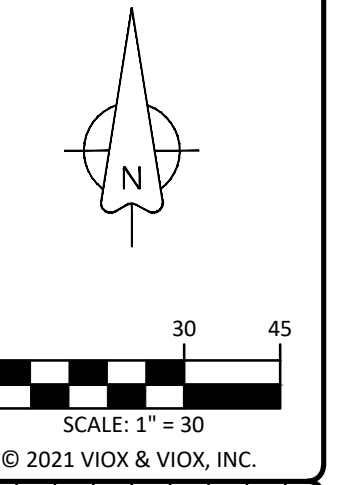
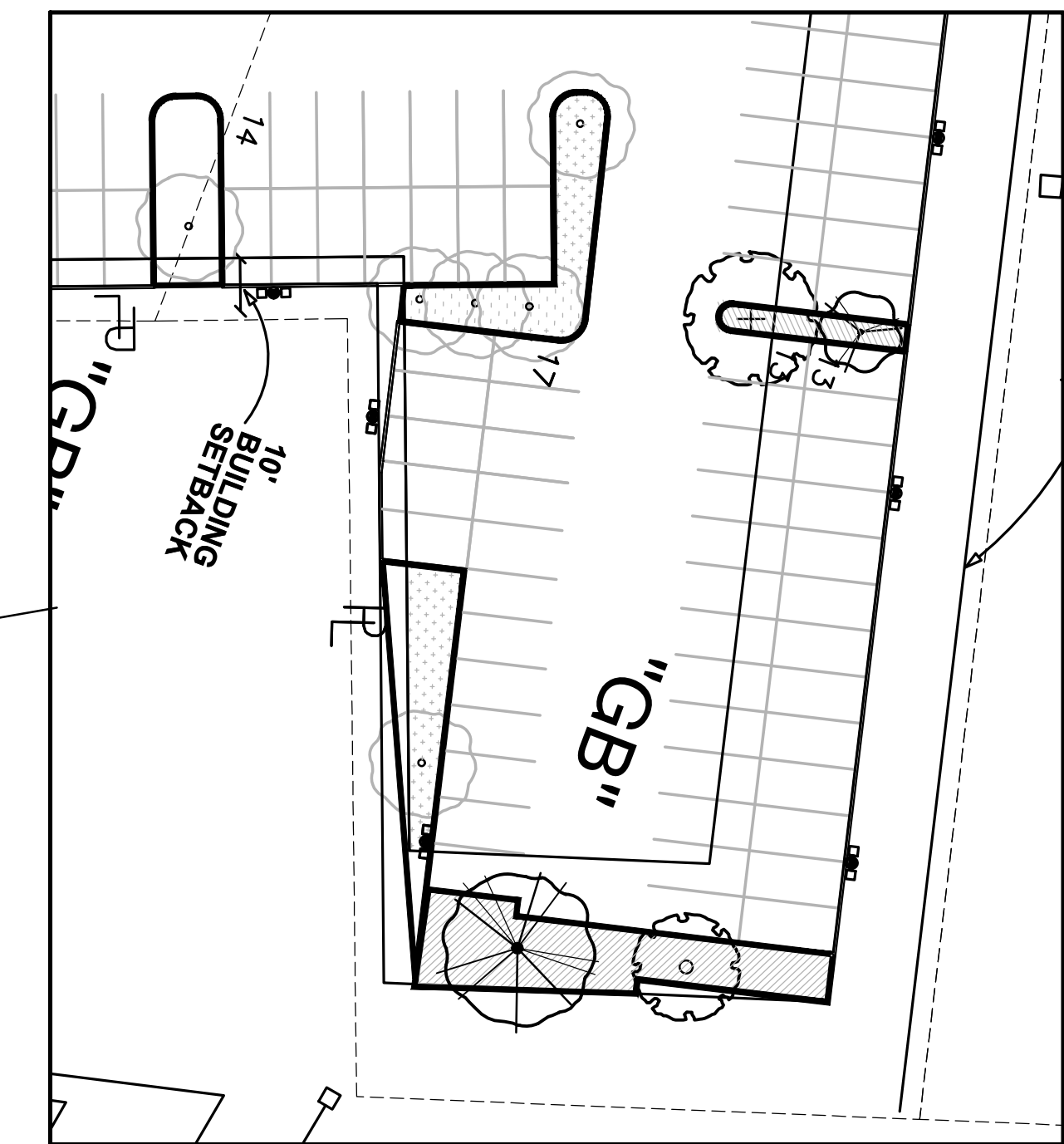


PLANT SCHEDULE PERRIN ROAD

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (HT)	CONT.
	5	EXISTING TREE	EXISTING TREE	---	Existing	
	2	Zelkova Serrata 'Musashino'	Musashino Columnar Japanese Zelkova	2" Cal.	n/a	B&B
	3	Zelkova Serrata 'Village Green'	Village Green Japanese Zelkova	2" Cal.	n/a	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING
	43	EXIST SHRUB	EXISTING SHRUB	n/a	Existing	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING
	12	Taxus X Media 'Densiformis'	Dense Yew	B&B	24 - 30"	3' 6"

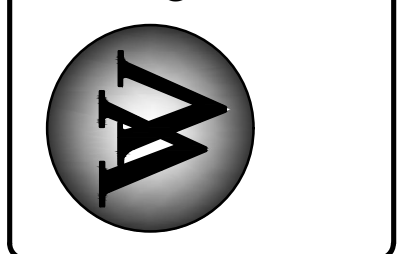
PLANT SCHEDULE INTERIOR TREES

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (HT)	CONT.
	5	Acer Rubrum 'Red Sunset'	Red Sunset Maple	2" Cal.	n/a	B&B
	1	DEMO TREE	DEMO TREE	---	Existing	
	15	EXISTING TREE	EXISTING TREE	---	Existing	
	9	Gleditsia Triacanthos 'Skyline'	Skyline Honey Locust	2" Cal.		B&B
	4	Ulmus X 'Frontier'	Frontier Elm	2" Cal.	n/a	B&B
	1	Zelkova Serrata 'Green Vase'	Green Vase Zelkova	2" Cal.	n/a	B&B
	4	Zelkova Serrata 'Musashino'	Musashino Columnar Japanese Zelkova	2" Cal.	n/a	B&B
	4	Zelkova Serrata 'Village Green'	Village Green Japanese Zelkova	2" Cal.	n/a	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING
	25	EXIST SHRUB	EXISTING SHRUB	n/a	Existing	



Item	Revision	Date	By	Chk.

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JOSEPH AUTOMOTIVE
COLUMBIA CHEVROLET LOT EXPANSION
CITY OF MONTGOMERY, HAMILTON COUNTY, OHIO
LANDSCAPE PLAN

Project No:	Checked:
Date:	Ref:
8/26/21	APR
Sheet:	11

COLUMBIA CHEVROLET			
Montgomery Road Address	9750	9770	TOTAL
Property SF	227,691.00	63,205.56	290,896.56
Property Acreage	5.23	1.45	6.68
* Paveable SF	177,953.00	37,135.00	215,088.00
* Paveable Acreage	4.09	0.85	4.94
Building SF	30,745.00	1,680.00	32,425.00
** Area inside pvtmt setback less building SF			187,009.00
** Landscaped Islands (Permeable) SF			18,547.60
Building Walkway (hardpaved) Area SF	4,393.00	263.00	4,656.00
Paveable SF Less hardpaved areas SF			182,333.00
(Car display areas not included in this number)			
% PERMEABLE			10.17%

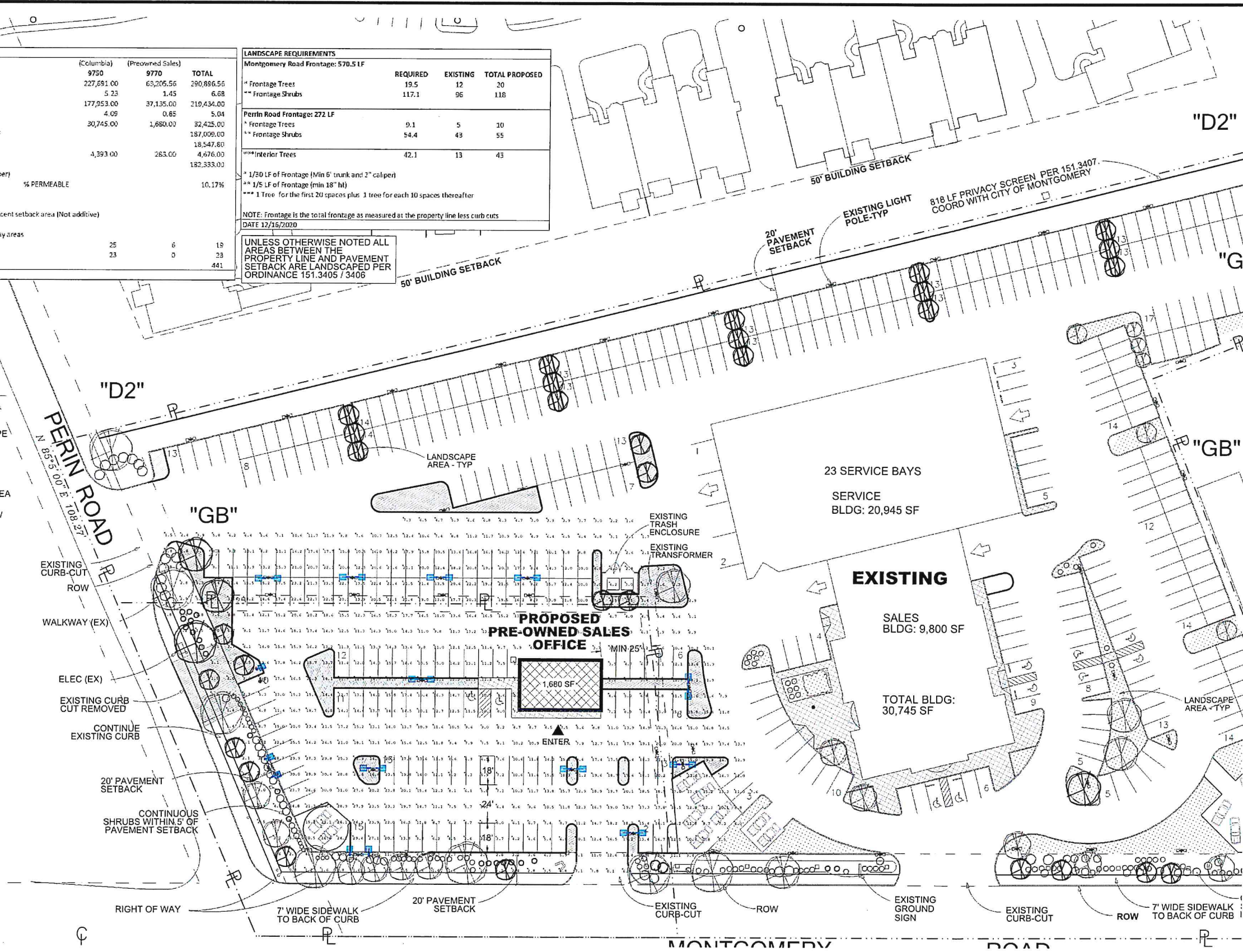
LANDSCAPE REQUIREMENTS			
Montgomery Road Frontage: 570.5 LF	REQUIRED	EXISTING	TOTAL PROPOSED
* Frontage Trees	19.5	12	30
** Frontage Shrubs	117.1	96	213
Perlin Road Frontage: 272 LF			
* Frontage Trees	9.1	5	14
** Frontage Shrubs	54.4	43	97
*** Interior Trees	42.1	13	55

* 1/30 LF of Frontage (Min 6" trunk and 2" caliper)
 ** 1/5 LF of Frontage (min 18" ht)
 *** 1 Tree for the first 20 spaces plus 1 tree for each 10 spaces thereafter

NOTE: Frontage is the total frontage as measured at the property line less curb cuts
 DATE 12/16/2020

UNLESS OTHERWISE NOTED ALL AREAS BETWEEN THE PROPERTY LINE AND PAVEMENT SETBACK ARE LANDSCAPED PER ORDINANCE 151.3405 / 3406

- LEGEND**
- NEW TREE / SHRUB
 - NEW LANDSCAPE AREA
 - HARDSCAPE
 - EXISTING LANDSCAPE AREA
 - EXISTING TREE / SHRUB



Scale: 1 inch = 30 Ft.

The Lighting Analysis, site plan, Energy Analysis, and other documents provided by YOUR COMPANY represent an anticipated prediction of lighting system performance based on the design information provided by others. These design parameters and information provided by others have not been field verified by YOUR COMPANY and are not a warranty of performance. YOUR COMPANY's design parameters and other information for field verification to reduce variation. YOUR COMPANY's design parameters and other information for field verification to reduce variation. YOUR COMPANY's design parameters and other information for field verification to reduce variation. The Lighting Design is intended as a guide for construction and is not intended for construction on its own. It is intended for informational purposes and is not intended for construction on its own. It is intended for informational purposes and is not intended for construction on its own.

Scale: as noted
 Date: 9/3/2021
 Filename: COLUMBIA CHEVY LOT.AGI
 Drawn By: TONY BROWN

Job Name: COLUMBIA CHEVY
 Lighting Layout Version A

Prepared For:



Filename: C:\Users\tony\OneDrive\Desktop\COLUMBIA CHEVY LOT.AGI

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CARLOT	Illuminance	Fc	11.56	31.0	0.8	14.45	38.75		10	10	Horizontal

Luminaire Schedule

Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename
	1	A4	ALED4T360 D10 - Cool - RAB018	SINGLE	37366	1.000	LEVELS TAKEN @ 0.0 AFG	359.4	359.4	359.4	ALED4T360 D10 - Cool - RAB01822.IES
	10	A42	ALED4T360 D10 - Cool - 2@ 180	BACK-BACK	37366	1.000	LEVELS TAKEN @ 0.0 AFG	359.4	718.8	7188	ALED4T360 D10 - Cool - RAB01822.IES
	2	A422	ALED4T360 D10 - Cool - TWIN	TWIN	37366	1.000	LEVELS TAKEN @ 0.0 AFG	359.4	718.8	1437.6	ALED4T360 D10 - Cool - RAB01822.IES

Expanded Luminaire Location Summary

LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A42	475	382	23	0	0
1	A42	469	382	23	180	0
2	A42	420	382	23	0	0
2	A42	414	382	23	180	0
3	A42	365	382	23	0	0
3	A42	359	382	23	180	0
4	A42	312	381	23	0	0
4	A42	306	381	23	180	0
5	A42	409	318	23	0	0
5	A42	403	318	23	180	0
6	A42	379	262	23	0	0
6	A42	373	262	23	180	0
7	A42	505	262	23	0	0
7	A42	499	262	23	180	0
8	A42	537	222	23	180	0
8	A42	543	222	23	360	0
9	A422	365	209.5	23	90	0
9	A422	371	209.5	23	90	0
10	A422	311.279	265.343	23	21.801	0
10	A422	313.507	259.772	23	21.801	0
11	A4	304.342	324.671	23	26.565	0
12	A42	574	311	23	270	0
12	A42	574	317	23	90	0
13	A42	574	265	23	0	0
13	A42	568	265	23	180	0
Total Quantity: 25						

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLF is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of *COOPER ELECTRICAL SALES*.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

COOPER ELECTRICAL SALES luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal. Patents issued or pending apply.

The Lighting Analysis, and associated Energy Analysis, and/or Visual Simulation ("Lighting Design") provided by COOPER ELECTRICAL SALES represents an anticipated prediction of lighting system performance based on the design parameters and information provided by others and is not intended to be used for construction. COOPER ELECTRICAL SALES does not warrant, represent or guarantee the accuracy, reliability, or completeness of the information, data, or design parameters and other information so field verified for various reasons. COOPER ELECTRICAL SALES neither represents nor warrants that design parameters or energy consumption levels as compared to those illustrated by the Lighting Design, or that the Lighting Design is compliant with any applicable regulatory code requirements with the exception of those specifically stated in the Lighting Design. The Lighting Design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction or as being part of a project's construction documentation package.

Lighting Design Designer
 Scale: as noted
 Date: 9/3/2021
 Filename: COLUMBIA CHEVY LOT.AGI
 Drawn By: TONY BROWN

Job Name:
 COLUMBIA CHEVY
 Lighting Layout
 Version A

Prepared For:
 C:\Users\tony\OneDrive\Desktop\COLUMBIA CHEVY LOT.AGI



PLANNING COMMISSION

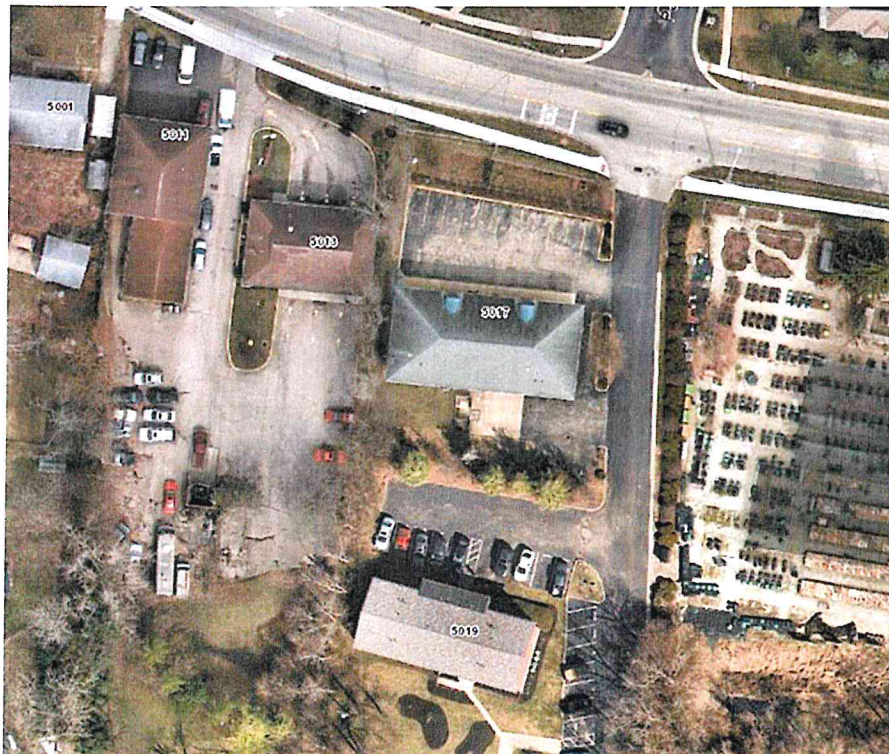
Concept Plan Discussion
5017 Cooper Road

September 17, 2021

Applicant: North Shore Design
430 Reading Road, Fourth Floor
Cincinnati, OH 45202

Property Owner(s): Book Park
1699 Pierce Drive
Beavercreek, OH 45432

Vicinity Map:



Zoning:

The property is zoned 'GB' – General Business District. The property to the north across Cooper Road is located in the City of Blue Ash and used for

multi-family residential. The property to the west is also located in the City of Blue Ash and used for a Jiffy Lube. The property to the east is zoned 'GB' and used for Pipkin's Market. The property to the south is zoned 'D-3' and used for multi-family residential.

Nature of Request:

The applicant is requesting discussion of a concept plan to convert the existing automobile repair facility to a retail jewelry store. The proposed plan would require two variances for the parking setback along the east property line and the rear property line. The applicant has applied to the Board of Zoning Appeals for these variances, which are scheduled to be considered on Tuesday, September 28.

Findings:

1. The property is approximately 0.639 acres with an existing building and associated parking.
2. A vehicle maintenance and repair facility was originally approved for the site in 2003 for Tuffy. The Planning Commission approved a transfer of the conditional use permit to Car-X in 2005 and it has been used as such until Car-X closed in March of 2019. The Planning Commission approved a transfer of the conditional use permit to All European Auto Service and Repair earlier this year and the property is being used as such.
3. The applicant would make a significant investment into the existing building, which includes a mezzanine, a new entry feature, a vault and exterior façade improvements.
4. Additional parking spaces would also be required. The applicant is proposing to add 8 parking spaces in the rear of the building in line with the 3 existing spaces. The three proposed spaces on the east side of the building would replace two existing spaces and a landscape island. Both parking areas would require a variance due to encroachments into the required setbacks.

Staff Comments:

The subject property sits on the western gateway into the city on Cooper Road. Staff believes that the proposed conversion from an automobile repair facility to a retail building would have a positive impact on the area. The proposed improvements to the façade of the building would be a significant investment and would be in-line with the high-quality design called for in the Montgomery Road Commercial Corridor and as well as the other commercial districts within the city. Furthermore, Staff believes that the proposed project is beneficial as it would provide for a less intense use adjacent to the residential to the south. While the plan will require some variances, Staff believes that these encroachments are minor issues that can be worked out with the Board of Zoning Appeals.

Currently, the applicant is requesting feedback from the Planning Commission on the overall site plan and the proposed building architecture. No vote is required at this time.



430 Reading Road
Suite 400
Cincinnati OH 45202
513.538.1440

**City of Montgomery Planning Commission
c/o Tracy Henao, Assistant City Manager
10101 Montgomery Road
Montgomery OH 45242**

September 15, 2021

**RE: 5017 Cooper Road, Proposed Diamonds Rock Jewelry Store
Concept Plan Review for Initial Feedback**

To the members of Planning Commission;

Diamonds Rock is a Jewelry Store currently located in Kenwood. They are in the process of purchasing the property at 5017 Cooper Road with intentions of converting the existing car repair facility into a new store location and moving their operations. Diamonds Rock is currently under contract to purchase the property and in their due diligence period and has prepared initial conceptual plans for the property. We've also submitted for a dimensional variance to the City of Montgomery BZA to allow for additional parking in the rear of the building to accommodate the new business. At this point, we'd appreciate the Planning Commission's input to ensure project viability.

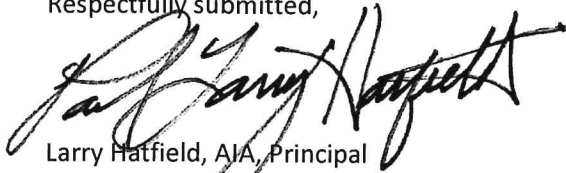
The property is occupied by an existing car repair facility (an existing approved conditional use). Diamonds Rock intends to renovate the building and convert the property to a Jewelry Store. The property is currently zoned G-B and the proposed use is explicitly permitted in the G-B zone by the Montgomery Zoning Code. The property to the south is occupied by a residential building but is also zoned G-B general business. The property to the east is a private drive serving this property and extending to the residential development to the south (also zoned G-B), and east of that is Pipkin's Market, zoned G-B as well. The property to the west is a 'Jiffy Lube' car service facility and is outside of the Montgomery City jurisdictional limits.

As part of the renovation, Diamonds Rock intends to add some minimal floor area on the ground floor to accommodate a new entry and a vault. Diamonds Rock will also add an interior mezzanine to the building in order to meet their square-footage requirements. The renovation will remove the existing garage doors facing Cooper Road, remove some existing pavement that served those doors, and include new exterior cladding and landscaping. Additional onsite parking will be necessary to suit their needs and meet the zoning code parking requirements. We've also submitted for a dimensional variance to accommodate this additional parking and are scheduled to be heard by the BZA on September 28th.

Aside from the dimensional variance required to accommodate additional parking, we believe the proposed project is consistent with the Montgomery Zoning Code, and we believe this project will have a very positive impact for the surrounding neighborhood and the City of Montgomery.

We respectfully request to be added to the September 20th Planning Commission agenda for Concept Plan Review. Feel free to contact our office with any questions should you require any further clarification or information.

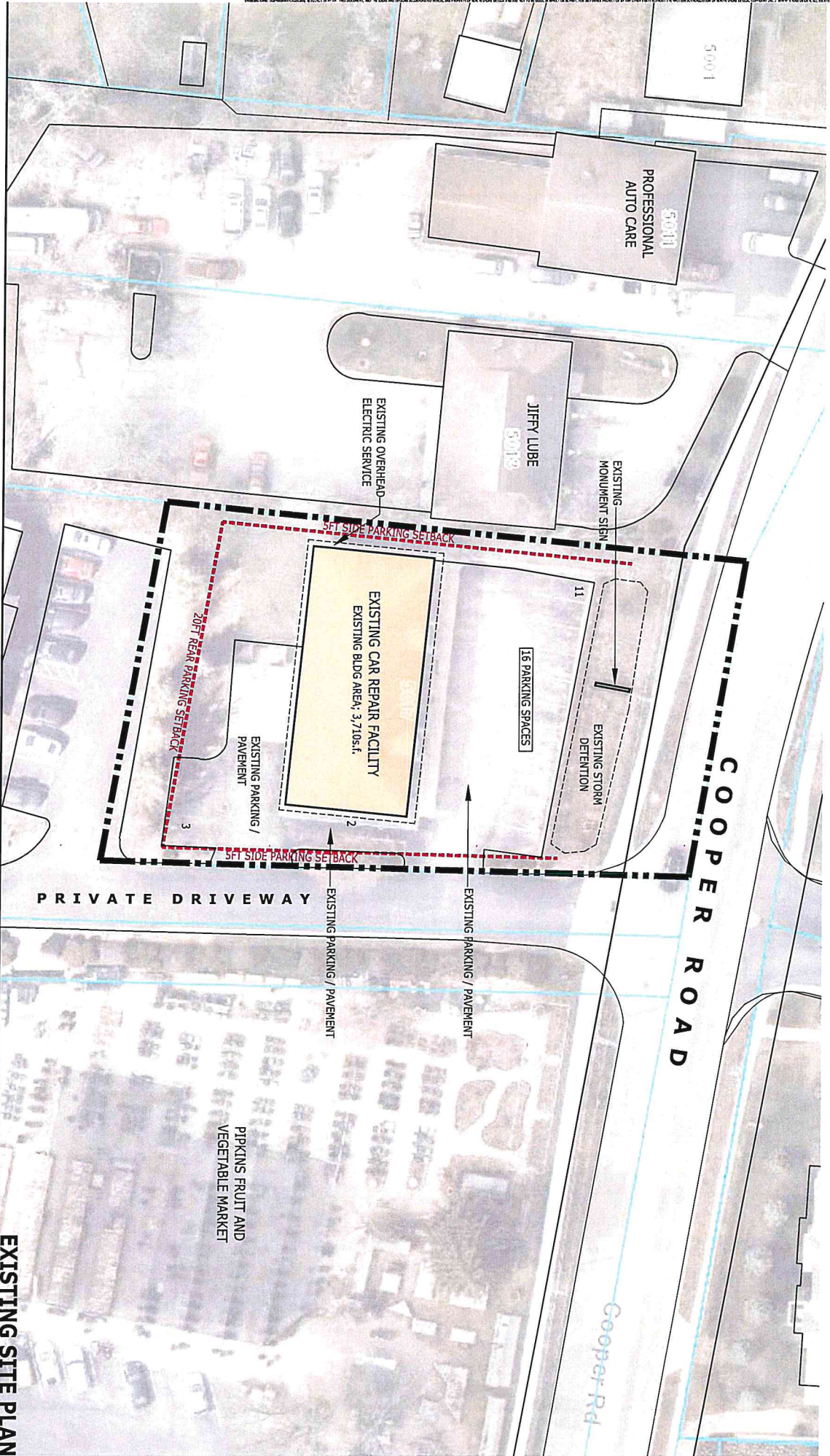
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Larry Hatfield". The signature is stylized and cursive, written over the printed name.

Larry Hatfield, AIA, Principal
North Shore Design
430 Reading Road, Fourth Floor
Cincinnati, Ohio 45202



DIAMONDS
ROCK
 FACTORY DIRECT TIME JEWELRY
 5017 COOPER ROAD, MONTICOMERY OH



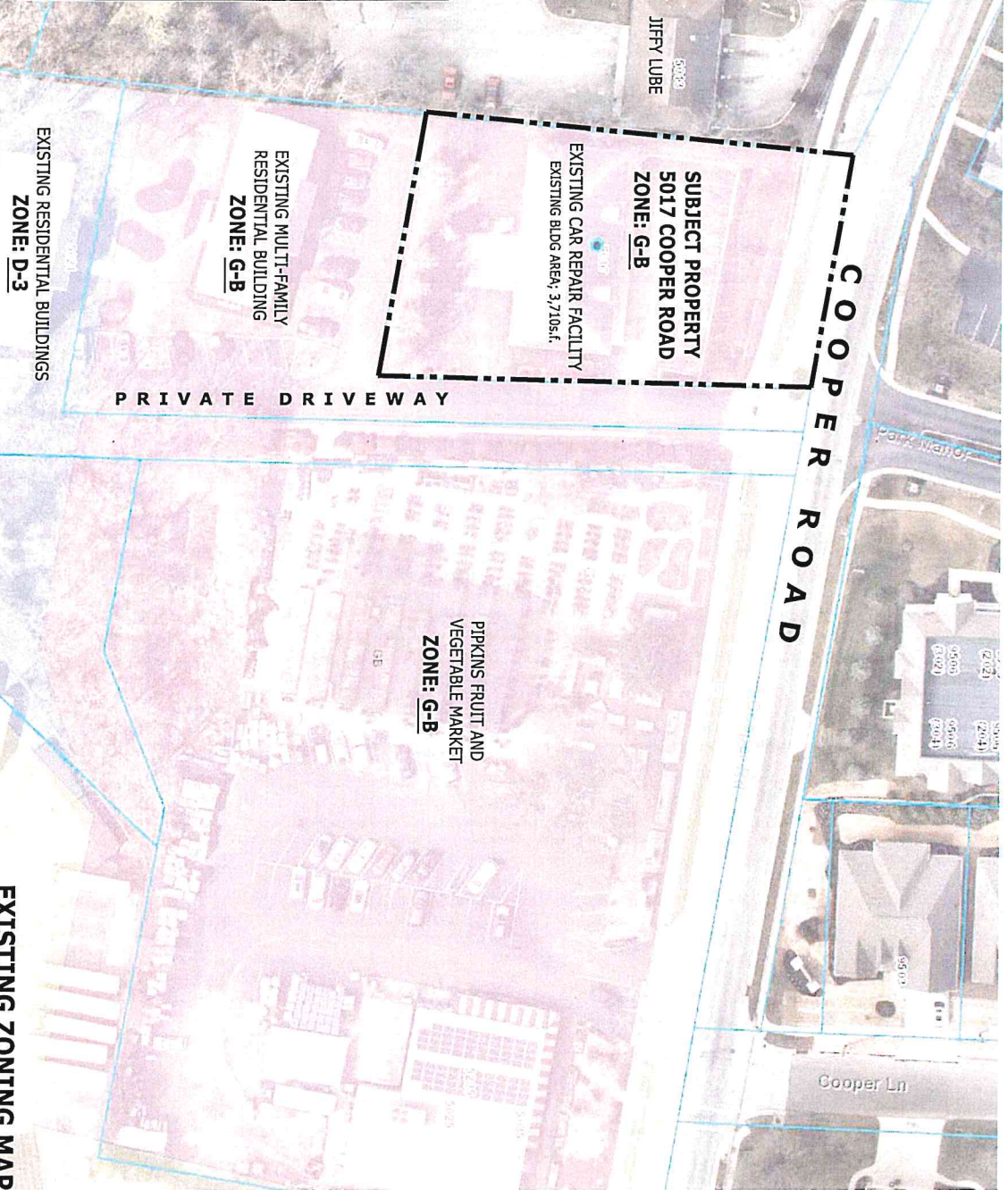
EXISTING SITE PLAN

NS
 NORTH SHORE
 DESIGN

Off-street Parking Setback Requirements
Schedule 151.1207

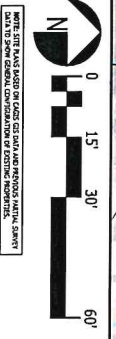
	Office District 0	Office Commercial District DC	Unlimited Retail LB	Essential Business G-B	Old Montgomery	
					OMG(a)	OMG
(1) Setback from street right-of-way	50 ft. (b)	50 ft. (b)(e)	20 ft. (b)	20 ft. (b)	(c)	12 ft. 20 ft. (b)
(2) Setback from side or rear lot line						
(a) When the lot line adjoins a nonresidential district	5 ft.	5 ft.	5 ft.	5 ft.	Side- (d) Rear- 0	3 ft. 5 ft.
(b) When the lot line adjoins a residential district or use	20 ft. (SOUTH)	20 ft. (WEST)	20 ft. (SOUTH)	20 ft. (SOUTH)	Side- (d) Rear- 0	10 ft. 20 ft.

Notes to Schedule 151.1207:



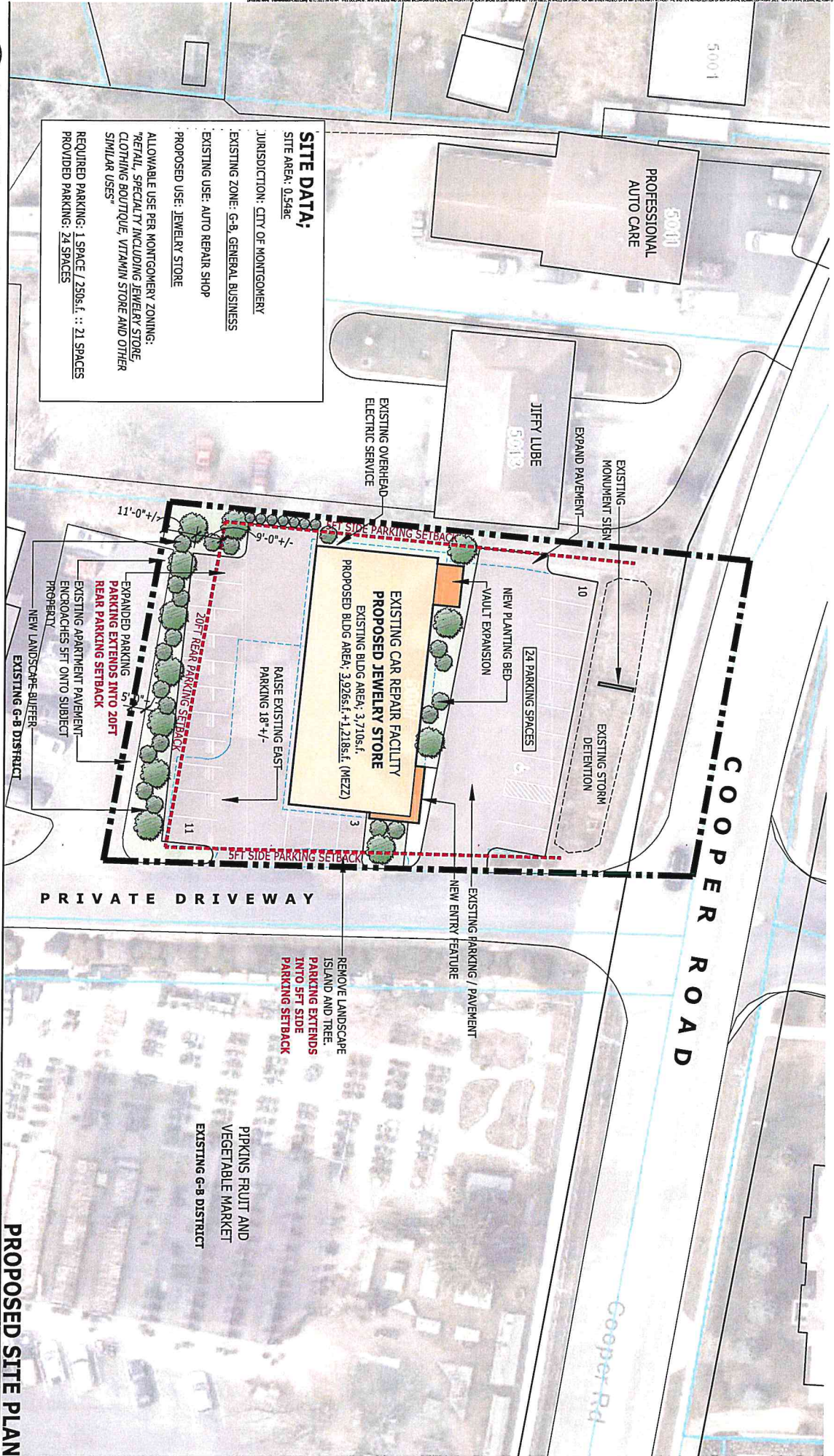
DIAMONDS ROCK
PLANNING AND DESIGN
5017 COOPER ROAD, MONTGOMERY, OH

NORTH SHORE DESIGN



NOTE: SITE WAS BASED ON CADS OF DATA PROVIDED BY JAMES SHAWTY
 AND THE CITY OF MONTGOMERY. THE CITY OF MONTGOMERY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

SITE DATA:
 SITE AREA: 0.55ac
 JURISDICTION: CITY OF MONTGOMERY
 EXISTING ZONE: G-B, GENERAL BUSINESS
 EXISTING USE: AUTO REPAIR SHOP
 PROPOSED USE: JEWELRY STORE
 ALLOWABLE USE PER MONTGOMERY ZONING:
 "RETAIL, SPECIALTY INCLUDING JEWELRY STORE,
 CLOTHING BOUTIQUE, VITAMIN STORE AND OTHER
 SIMILAR USES"
 REQUIRED PARKING: 1 SPACE / 250s.f. :: 21 SPACES
 PROVIDED PARKING: 24 SPACES



DIAMONDS
 ROCK
 FACTORY DIRECT FINE JEWELRY
 5017 COOPER ROAD, MONTGOMERY OH

PROPOSED SITE PLAN

NS
 NORTH SHORE
 DESIGN



Preliminary Concept for Reference
North Facade Facing Cooper Road



ARCHITECTURE
6828 State Route 128
PO Box 193
Miami town, OH 45041
513-706-8301 Phone
www.adpdesignbuild.com

DIAMONDS ROCK

CONCEPTUAL DESIGN

DATE:	2/21/2011
BY:	ADP
FOR:	ADP
PROJECT:	DIAMONDS ROCK
LOCATION:	COOPER ROAD
SCALE:	AS SHOWN
REVISIONS:	
APPROVED:	
DATE:	

*These Planning Commission Minutes are a draft. They do not represent the official record of proceedings until formally adopted by the Planning Commission.
Formal adoption is noted by signature of the Clerk within the Minutes.*

**CITY OF MONTGOMERY
PLANNING COMMISSION REGULAR MEETING
July 19, 2021**

1
2
3
4

<u>PRESENT</u>		
<u>GUESTS & RESIDENTS</u>		<u>STAFF</u>
Tyler Amicon Viox & Viox 602 Lila Avenue Milford, OH 45150	Greg Joseph Joseph Auto Group 9770 Montgomery Rd, 45242	Tracy Henao, Assistant City Manager / Acting Community Development Director Karen Bouldin, Secretary
C. Francis Barrett, Esq. Barrett & Weber LPA 120 E. 4th Street, Suite 1201 Cincinnati, OH 45202	Craig Margolis Vice Mayor Montgomery City Council 8270 Mellon Drive, 45242	<u>BOARD MEMBERS</u> Chairman Mike Harbison Dennis Hirotsu Vice Chairman Jim Matre Barbara Steinebrey Pat Stull
Alex Betsch Bayer Becker 1404 Race Street, Suite 204 Cincinnati, Ohio 45202	Sarah Rumpke 10114 Woodfern Way 45242	<u>BOARD MEMBERS NOT PRESENT</u> Vince Dong Darrell Leibson
Kevin Bleichner, RA Elevar Design Group 555 Carr Street Cincinnati, OH 45203	Mike Willenbrink, PE Principal Bayer Becker 6900 Tylersville Rd., 45040	
Jon Homer Director of Business Development Life Enriching Communities (LEC) Twin Lakes 6279 Tri-Ridge Blvd. Suite 320 Loveland, OH 45140		

5
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11
12
13
14

Call to Order

Chairman Harbison called the meeting to order at 7:30 p.m. He reminded all guests and residents to sign in.

Chairman Harbison explained the process for this evening’s meeting to all guests and residents: “Ms. Henao reviews her Staff Report, and the Commission asks any questions they might have. The applicant presents their application, and the Commission then asks any questions. The floor is opened to all residents for comments. If a resident agrees with a comment that was previously stated, they could simply concur, instead of restating the entire comment (to save time).

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15 The Commission discusses the application, and residents are not permitted to comment or
16 question during this discussion. The Commission will then decide to table, approve or deny the
17 application. Chairman Harbison asked all attending to turn off all cell phones.

18

Roll Call

19

20
21 *The roll was called and showed the following vote:*

22

23 *AYE: Mr. Stull, Mr. Hirotsu, Ms. Steinebrey, Mr. Matre, Chairman Harbison (5)*

24 *NAY: (0)*

25 *ABSENT: Mr. Leibson, Mr. Dong (2)*

26 *ABSTAINED: (0)*

27

Guests and Residents

28
29 There were no guests or residents who wished to speak about items that were not on the agenda.

30

Old Business

31
32 There was no old business to discuss.

33

New Business (a)

34
35 *An application from 9722 Montgomery Road, LLC for Final Development Plan approval for*
36 *the expansion of Performance Audi at 9678 Montgomery Road.*

37

Staff Update

38
39 Ms. Henao reviewed the Staff Report dated July 15, 2021, "Application for Audi Connection –
40 Final Development Approval at 9678 Montgomery Road." She pointed out certain topics on the
41 drawing that was shown on the wide screen. Ms. Henao stated that she had not received any
42 phone calls or emails regarding this project.

43

44 Mr. Hirotsu asked if the detention basin was required to meet compliance or if was a suggestion.
45 Ms. Henao stated that it was required by the Hamilton County Stormwater Regulations.

46

47 There were no other questions. Chairman Harbison asked if the applicant wished to speak.

48

49 **C. Francis Barrett, Barrett & Weber LPA, 120 E. 4th Street, Suite 1201, Cincinnati, OH**
50 **45202** stated that he represented the Audi Connection. He introduced others in attendance:
51 Mr. Greg Joseph, Kevin Bleichner, representing Elevar Design Group, responsible for the
52 architectural work, and Tyler Amicon, representing Viox & Viox, responsible for the site
53 engineering.

54

55 Mr. Barrett stated that the applicant worked with Staff and was able to meet all the 9 conditions.

56

57 Mr. Barrett stated that regarding stormwater detention / stormwater management, Mr. Tyler
58 Amicon has advised that he can bring the site into compliance.

59

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60 Regarding the issue of the lighting, Mr. Barrett stated that, based on the recommendation of their
61 design group, they would like to not put in a second set of light poles on the southern side of the
62 site. They are proposing to use the existing poles and add more light fixtures.

63
64 Over a period of weeks, Mr. Barrett stated that he had worked with Mr. Donnellon, the Law
65 Director, and Ms. Henao, regarding the conditions of ownership and management and everyone
66 has signed off. They have met the requirements. He asked for any questions. There were none.

67
68 **Greg Joseph, Joseph Auto Group, 9770 Montgomery Rd, 45242** thanked the Planning
69 Commission and Staff for all of the work they have done.

70
71 Chairman Harbison asked if any guests or residents wished to speak; there were none.

72
73 Chairman Harbison closed the meeting for public comment. He asked the Commission for
74 comments.

75
76 Mr. Stull was in favor of this application and felt that the applicant has worked hard to meet
77 compliance and the Commission's suggestions. Mr. Hirotsu agreed.

78
79 Ms. Steinebrey felt that the change in the landscaping would be extremely nice. It will be much
80 improved along Montgomery Road. She thought it was tremendous that they would use the
81 same lighting between the two properties. She commended them on a great job.

82
83 Mr. Matre agreed with the other Commission members and commended the applicant for
84 complying with the Commission's suggestions.

85
86 Chairman Harbison was in favor of this application. He liked the landscaping and the larger
87 groups of trees because he felt it would make it a better visual package and help prevent tree
88 leaves and branches from hitting the cars – which causes a maintenance issue for the dealership.
89 He believed it would soften the look.

90
91 ***Mr. Matre moved to approve the application from 9722 Montgomery Road, LLC for the Final***
92 ***Development Plan for the expansion of Performance Audi at 9678 Montgomery Road, in***
93 ***accordance with the conditions set forth in the Staff Report dated July 15, 2021. These***
94 ***conditions are:***

- 95
96 1. ***The applicant must comply with the specific conditions for a conditional use***
97 ***permit listed in Section 151.2007(B) and (W) for auto dealerships and vehicle***
98 ***repair facilities.***
99
100 2. ***A Final Development Site Plan in compliance with the approved General***
101 ***Development Plan be reviewed and approved by the Planning Commission prior***
102 ***to issuance of any permits.***
103

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- 104 3. *Until such time as the parcels are either consolidated or under common*
105 *ownership, this Application to allow Parcel 1/9722 to be used as*
106 *Automobile/Truck Sales Agency and Automobile/Truck Rental Agency,*
107 *Conditional Use, is hereby approved, subject to the following condition: Parcel*
108 *1/9722 may be used for Automobile/Truck Sales Agency and Automobile/Truck*
109 *Rental Agency, so long as both Hamilton County Auditor's Parcel Number 603-*
110 *0002-0023 (Parcel 1/9722) and Hamilton County Auditor's Parcel Number 603-*
111 *0002-0039 (Parcel 2/Audi Connection) are used generally as a single*
112 *Automobile/Truck Sales Agency and Automobile/Truck Rental Agency*
113 *operating under the same business entity. Parcel 1/ 9722 may not be separated*
114 *from common control, nor used as a separately approved Conditional Use as an*
115 *Automobile/Truck Sales Agency and Automobile/Truck Rental Agency without*
116 *the common control of the Conditional Use by the permit holder of Parcel*
117 *Hamilton County Auditor's Parcel Number 603-0002-0039. Without common*
118 *control, or the separate transfer or sale of Parcel 1/9722 from the common*
119 *operations of the Conditional Use, this approved Conditional Use for Parcel*
120 *1/9722 shall automatically terminate. Consistent with the Montgomery Zoning*
121 *Code the Terms and Duration of the Conditional Use Permit apply to the*
122 *approved Conditional Use.*
123
124 4. *Drive aisles be free of parked vehicles in order to allow for safe access and*
125 *circulation across the site for customers and safety services.*
126
127 5. *All vehicles for customers, employees and inventory shall be parked on-site with*
128 *no additional parking on surrounding properties.*
129
130 6. *No loading/unloading of vehicles on Montgomery Road shall be permitted.*
131
132 7. *Inventory and display vehicles shall be parked on identified paved pads or in*
133 *identified parking stalls only. Display pads shall be limited to nine motor*
134 *vehicles as shown on the site plan.*
135
136 8. *No inventory shall be parked in spaces reserved for customer parking.*
137
138 9. *Installation of sidewalk along Montgomery Road, in compliance with the*
139 *Montgomery Road sidewalk standards.*
140
141 10. *The site at 9722 Montgomery Road be brought into compliance with the*
142 *Hamilton County stormwater regulations and the stormwater management*
143 *construction drawings shall be approved by the City Engineer.*
144
145 11. *Installation and maintenance of one stormwater best management practice for*
146 *the property located at 9722 Montgomery Road, as approved by the City*
147 *Engineer.*
148

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194

195 Regarding the last paragraph on Page 5 of the Staff Report, Mr. Matre asked for clarity on the
196 width of the access drives - what was the difference between 15 feet and 16 feet. Ms. Henao
197 stated that the Zoning Code states that the maximum width for each lane of an access drive is 15
198 feet however, 16 feet was being proposed. The Code states that the total drive cannot exceed 40'
199 in width, which this plan meets. She stated that if the Planning Commission felt this was not an
200 issue, they could simply add this as an exception in the list of Conditions and Exceptions.

201 Chairman Harbison stated that the intention of the 15-foot limit per land was to prevent wide
202 drives.

203

204 Mr. Matre felt that this was quite unique because it was a boulevard – one way in, one way out.

205

206 Mr. Hirotsu asked for the differences between a Planned Development Overlay versus the
207 current zoning. Ms. Henao stated that if this was done under straight zoning, it would allow 6
208 units/acre, and the application is proposing a little under 9 units per acre. So the PD Overlay
209 allows for extra density, but it also requires 20% open space, which is not required in straight
210 zoning. In this situation, the applicant is also proposing a feature on the corner of Schoolhouse
211 Lane and Montgomery Road to enhance that corner, which is something that is not required.

212

213 Mr. Hirotsu asked if, in instances that we offer exceptions relative to a neighbor like Indian Hill,
214 if we consulted them, or if it was just our purview. Ms. Henao stated that Indian Hill was aware
215 of the application, and they have a copy of the application. Staff had also spoken to her Indian
216 Hill counterpart, and he did not have any objections the development.

217

218 Mr. Stull asked to see the location of the extra 14 parking spaces. Ms. Henao showed all on the
219 wide screen, the location of the spaces on the General Development Plan. Due to the fact that
220 some of the guest spaces were on-street, Mr. Stull felt that would be a good reason to have the
221 drive a little wider. Chairman Harbison pointed out that those parking spaces would be mostly
222 for the guests because the residents had underground parking.

223

224 Mr. Stull asked if the residential parking would all be under the buildings. Ms. Henao stated that
225 they would all have 2 parking spaces per unit.

226

227 Ms. Henao stated that the applicant was proposing a list of Conditions and Exceptions dated July
228 7, 2021. She noted that some of these are like the conditions and exceptions that the City has
229 used for the Vintage Club, Orchard Trail, and most recently, the Villas of Montgomery. She felt
230 that these conditions and exceptions were a bit easier because Twin Lakes will maintain
231 ownership of the entire project instead of parceling out the units. Therefore, there isn't a need
232 for a lot of exceptions to setbacks. Most of the setback exceptions are to allow for slight
233 encroachments for decks, patios, bay windows, stairwells, etc.

234

235 Chairman Harbison stated that we did not need an equivalency for these setbacks because it was
236 a Planned Development, not straight zoning. Ms. Henao confirmed, noting that these Conditions
237 and Exceptions essentially become the zoning regulations for this development.

238

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239 Chairman Harbison asked if there were any more questions from the Board, and there were none.
240 He asked if the applicant wished to speak.

241
242 **Jon Homer, Director of Business Development, Life Enriching Communities (LEC), Twin**
243 **Lakes, 6279 Tri-Ridge Boulevard, Suite 320, Loveland, OH 45140** introduced two Bayer
244 Becker engineers: Alex Betsch and Mike Willenbrink.

245
246 Mr. Homer thanked Staff for all of their help, noting that Twin Lakes is in agreement with the
247 Staff Report, as presented this evening. Mr. Homer stated that they have addressed the General
248 Standards that are outlined in the Code.

249
250 Mr. Homer explained that in general, Twin Lakes was trying to expand their mission. This was
251 their last parcel in Montgomery, and it has taken over 18 months to get to this point. They feel
252 that this is the best use of this parcel – taking into consideration, the current market climate, as
253 well.

254
255 Their mission is to provide for their residents, their best life. Their mission statement is:
256 We provide exceptional everyday experiences in Christian community. He felt that this
257 development was one of the ways they accomplish their mission. He stated that they felt they
258 were the best, the premier provider in the City, through high standards, quality and safety. Mr.
259 Homer felt it was important for people to know their mission.

260
261 He explained that they were a non-profit, which means: When you move into their campus, if
262 something happens, and you run out of money, you are not moved out. Benevolent care: last
263 year (2020), Twin Lakes provided over \$1.6 million in benevolent care to their residents. He felt
264 that was a very important part of what they do / offer. He stated that so far in 2021, they have
265 provided \$829,000.

266
267 Mr. Homer stated that there is a strong market demand for this product. They have over 100
268 people on their “Diamond Club Waiting List”. This requires a \$5,000 deposit that people put
269 down just to get on the list. He noted that it would apply toward the entrance fee if they moved
270 in; but it did not get returned if they didn’t move in. Mr. Homer shared more information on
271 their statistics.

272
273 He asked for approval for the General Development Plan from the Commission.

274
275 Chairman Harbison asked if there were any questions from the Commission.

276
277 Mr. Hirotsu asked if they expected any water issues, given all of the complexities of the
278 stormwater running beneath this project.

279
280 **Mike Willenbrink, PE, Principal, Bayer Becker, 6900 Tylersville Rd., 45040** was confident
281 with their general plan, at this time. He stated that the water will drain from the south to the
282 north. Their plan meets all requirements of Hamilton County, as well as the City’s. He noted
283 that they will probably split the drainage -- some may go towards Montgomery Road, around

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284 Building B on the west side, and some will go on the east side of Building B -- both draining to
285 the north.

286

287 Mr. Willenbrink felt that they would likely use an underground detention system, but they may
288 utilize an above ground detention system in the northeast corner. This was still being discussed.
289 He explained that there will be much more detail with the Final Development Plan.

290

291 Mr. Hirotsu had concerns that if the plan was approved now, that once they determined the
292 details of the stormwater management plan, the Commission would see a very different plan
293 three months from now.

294

295 Mr. Willenbrink stated that they were required to meet the general standards of this General
296 Development Plan. He stated that they were able to utilize stormwater piping to direct the water
297 where they want it to go. For instance, the two catch basins on Schoolhouse Lane outlet into the
298 middle of the site. They will pick that up with a storm pipe, and pipe it to the north, and around
299 Building B. Mr. Willenbrink acknowledged that there are always challenges, but he was
300 confident that they would meet the stormwater requirements and stay within the footprint.

301

302 Chairman Harbison liked the site lines, he felt that they allowed pedestrians to look up and see
303 nice homes. He was in favor of this proposal.

304

305 Ms. Steinebrey was concerned with Building B and thought it felt too large to be on
306 Montgomery Road. She asked if they could take one story off of it, and make Building C a little
307 longer. She felt Building B was too close to Montgomery Road since it was a three-story
308 building and pointed out that, as you travel down Montgomery Road, there is no other place with
309 a three-story building that close to the road. She stated that she felt it would just jump out at
310 you; that it may look like an eyesore.

311

312 Mr. Homer stated that Building B was turned perpendicular to Montgomery Road; he showed
313 that it was at least 35 feet from Montgomery Road, and even 20 feet to the east. They will
314 actually be 45 feet from Montgomery Road. He pointed out that there will also be landscaping
315 along Montgomery Road.

316

317 Chairman Harbison suggested moving the building further away from Montgomery Road and
318 flipping the underground garage opening to the other side, because of the topography. He stated
319 that it would allow the underground access, and might reduce the impact, if you move it back a
320 little bit further. Mr. Homer stated that the reason they were entering in on that side, was
321 because it is lower, and enabled them to get underneath the building. The west side would be a
322 bit of a problem for an underground parking garage.

323

324 Chairman Harbison felt if you could move it back even 5 feet, it would give it a nice gradual site
325 line.

326

327 Mike Willenbrink stated that another challenge was grading - they have roughly an 11 foot
328 difference from the first floor to the lower level. In a typical house, you don't have that much.

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329 He showed members on the wide screen, how they would grade the drive down, but because of
330 the parallel parking, it will still be relatively flat in the front. They will continue to make it a
331 slow grade to ensure water would not flow into the garage. He explained details to the members,
332 and pointed them out on the wide screen. There was more discussion.

333
334 Regarding Building B, Mr. Willenbrink was not sure if they could move it back 5 feet, but he
335 would investigate it, also noting that they needed to maintain a certain slope to allow for safety
336 service vehicles to enter the garage. Ms. Henao stated that there is some landscaping area where
337 they could put in some shade trees that would soften the site line, as you travel north on
338 Montgomery Road. Mr. Willenbrink stated that he would look into 5 foot change, and could let
339 the Commission know at the Final Development Plan.

340
341 Mr. Stull didn't feel it would be an issue.

342
343 Ms. Henao reminded the Commissioners that even if this was not a Planned Development, that a
344 building 45 feet in height was permitted in the district. She noted that it was actually only 10
345 feet higher than what is allowed for a single-family home.

346
347 Chairman Harbison asked if the applicant would investigate it moving Building B back 5 feet.
348 Mr. Willenbrink stated that he would attempt to look at it right now.

349
350 Chairman Harbison asked if any guests or residents had any questions or comments.

351
352 **Sarah Rumpke, 10114 Woodfern Way, Montgomery, OH 45242** asked if the Overlay
353 permanently travelled with the community – for example, if Twin Lakes sold the property to be
354 redeveloped, would those rules still apply. Ms. Henao stated that the overlay district would
355 remain in place only for this project.

356
357 Ms. Rumpke agreed with Ms. Steinebrey, that 3 stories was quite a tall building to see when you
358 were entering a residential community. She felt it was a really tall building, and liked the idea of
359 2 stories, when you were approaching a residential community. She asked if they could bury the
360 3 story building further down, into the grade.

361
362 Ms. Rumpke was also concerned about the building materials that would be used. It was her
363 understanding that Montgomery did not have any say in the choice of exterior building materials.
364 She asked if the applicant would present these materials at some point, for residents to have a say
365 in what it would look like. Her intention was that it would be appropriate for a residential area.

366
367 Ms. Rumpke spoke on behalf of herself and her neighbors on Forestglen, when expressing that
368 there was much alarm regarding stormwater mitigation. She stated that it would directly affect
369 them because that swale comes from Forestglen. They were concerned with water back-up in
370 their basements.

371

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372 Ms. Rumpke lastly wanted to remind the Commission that most people who move into Twin
373 Lakes do not have earned income and are not contributing earned income tax to the City of
374 Montgomery.

375
376 Chairman Harbison stated that the Commission did look at building materials. Ms. Henao
377 pointed out that the Commission will review building materials at the Final Development Plan
378 stage; however, this property is not subject to the Montgomery Road Commercial Corridor
379 Design Guidelines, which ends south of Schoolhouse Lane. She added that that, from her
380 discussions with Twin Lakes, they plan to have building materials similar to those of their main
381 campus and villa homes. Ms. Henao believed they would be high quality. Ms. Rumpke
382 appreciated that. Ms. Henao noted that Twin Lakes will have the building materials, as well as
383 the elevations, at the Final Development Plan meeting so Ms. Rumpke could see it in more
384 detail.

385
386 Ms. Rumpke was also concerned about the people who were building in the Meadows of
387 Peterloon, albeit was in the Village of Indian Hill. She asked if the buyers of those two lots were
388 aware that a 3 story building was proposed right in front of them. Ms. Henao stated that the City
389 has sent notifications to anyone who resides within 300 feet of this application and that included
390 the new owners of Lots 1-3.

391
392 Ms. Rumpke asked if the developer could address how the land will be graded. Ms. Henao
393 showed her on the wide screen, and explained, noting there will be some excavation as well.
394 Mr. Willenbrink also explained their thoughts about grading and drainage at this point and noted
395 that they will meet the requirements.

396
397 Mr. Homer stated that per Mr. Willenbrink's calculations they would be able to slide Building B
398 5 feet to the west and this would be shown in the Final Development Plan.

399
400 Ms. Steinebrey was delighted and appreciated that they had addressed her concern so quickly.
401 She pointed out that with every project Twin Lake have previously done, the landscaping was
402 spectacular. She knew they would do a great job with landscaping on this project as well.
403 Chairman Harbison agreed, stating that Twin Lakes was one of the few that maintained their
404 landscaping without needing a nudge.

405
406 Chairman Harbison closed the meeting to the public comment and asked the Commission for
407 their thoughts.

408
409 Mr. Stull and Mr. Hirotsu stated that they were in favor of this application.

410
411 Ms. Steinebrey loved the design of one-way in and one-way out. She thought that this would be
412 a great look. Chairman Harbison agreed, it should allow for a good traffic flow.

413
414 Mr. Matre was in favor of 16 feet in width for the driveways instead of the 15 feet. Mr. Stull
415 agreed. Ms. Henao stated that if all of the Commissioners agreed with this, they could add a

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416 statement under the General Conditions for the Planned Development, that the entry drive shall
417 be 16 feet in width.

418
419 Mr. Hirotsu didn't think this needed to be 16 feet, when the Vintage Club was only 15 feet.
420 Ms. Heno felt that the entryway at the Vintage Club was significantly wider, maybe about 24 on
421 each side. She noted that 15-foot requirement was for a residential use and not a commercial,
422 mixed use project.

423
424 Mr. Homer stated that they had a potential solution. Mr. Willenbrink stated that right now, they
425 have the driveway, with parallel parking off to the side of it. One approach could be to increase
426 the islands, to get the 15 feet in the islands, and put the extra foot for the parallel parking.

427
428 Mr. Hirotsu was more concerned about setting precedent, and now that he understood this would
429 not be the case, he no longer had any concern in agreeing with 16 feet.

430
431 All Commission members agreed with the 16 feet.

432
433 ***Mr. Matre moved that the Planning Commission recommend that City Council approve the***
434 ***Planned Development Overlay and the list of Conditions and Exceptions and approve the***
435 ***General Development Plan with the following conditions:***

- 436
437 ***1. A Final Development Site Plan, in compliance with the approved General Development***
438 ***Plan, be reviewed and approved by the Planning Commission prior to issuance of any***
439 ***permits.***
440
441 ***2. Building B will be setback 50 feet from Montgomery Road.***
442
443 ***3. Access to the site shall be from the boulevard entrance off Schoolhouse Lane with no***
444 ***new curb cuts on Montgomery Road, as shown on the General Development Plan***
445 ***dated July 7, 2021.***
446
447 ***4. An exception be made in the List of Conditions and Exceptions to allow for the width***
448 ***of the access drives off Schoolhouse Lane to be a maximum of 16 feet in width, in***
449 ***compliance with the General Development Plan dated July 7, 2021.***

450
451 ***Mr. Steinebrey seconded the motion.***

452
453 ***The roll was called and showed the following vote:***

454
455 ***AYE: Mr. Hirotsu, Ms. Steinebrey, Mr. Matre, Mr. Stull, Chairman Harbison*** (5)
456 ***NAY:*** (0)
457 ***ABSENT: Mr. Leibson, Mr. Dong*** (2)
458 ***ABSTAINED:*** (0)

459
460 ***This motion is approved.***

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461

Staff Report

462 Ms. Henao reported on the following topics:

463

464 Montgomery Quarter: There will be a closure on Montgomery Road, at the roundabout.
465 It will start late this Friday night and all-day Saturday, reopening early on Sunday.

466

467 They are putting together a request for qualifications for looking at the landscaping for
468 the center of the roundabout, as well as for the landscaping leading up to the roundabout.

469

470 They are beginning discussions about programming the park at Montgomery Quarter,
471 which should be open by the late spring of 2022.

472

473 DORA event: planned for Saturday, August 21 from 6 p.m. to 9 p.m., on Remington
474 Road from Montgomery Road to the Montgomery Public House driveway.

475

476 There will be a food truck and band. You can walk around with drinks outside, and

477

478 there will be some games as well.
479 Next Planning Commission meeting: nothing for August 1. The Joseph team / Chevrolet
480 Final Development Plan will not be ready until September.

481

482 Community Director candidate: hope to be able to announce a new hire within the
483 next 2 weeks.

484

485 Mr. Matre asked why Weller Road will be closing. Ms. Henao stated that the Ohio Department
486 of Transportation is replacing the bridge over I-275 on Weller Road, and it must be closed during
487 construction.

488

Council Report

489 Vice Mayor Margolis wanted to thank the Commissioners who helped out on Saturday – for such
490 a great event. He thanked Staff for organizing the event and having the foresight to hold an
491 event when much of the events in the northeast part of Cincinnati are still cancelled due to the
492 pandemic.

493

494 Vice Mayor Margolis noted that he had the honor of welcoming Mr. Dong and Mr. Matre to the
495 Volunteer Walk of Fame. He congratulated Ms. Steinebrey, as well. He thanked them for their
496 attentiveness to our community and their time on this Commission. He reported that their bricks
497 on the walk of fame were well-deserved.

498

499 Vice Mayor Margolis stated that a comment was made tonight about people who do not pay
500 earnings tax to the city, and shared that he and his wife fit in that category. He pointed out that
501 while they don't pay earnings tax, they still pay their real estate tax, as does Twin Lakes. He
502 stated that we have to watch out when residents try and hold people in different categories for
503 some sort of reason. He reminded Commissioners that it is not the purview of this Commission.
504

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505 Your purview is to determine the request, based on how the plan fits into the community; and as
506 Ms. Steinebrey also brought up – the look and feel of the project.

507
508 Mr. Margolis stated that on Wednesday they will be teeing up for the following week, regarding
509 legislation that will consolidate the two access points at 9305 and 9321 Montgomery Road (Avis
510 Rental and Dunkin locations) into one access point. Eliminating curb cuts does so much to help
511 with the safety of pedestrians and vehicular traffic. He noted that anytime the Planning
512 Commission was able to accomplish this, it was a plus.

513
514 Mr. Margolis will attend the Strategic Plan Retreat, to be held at the end of August. He stated
515 that this was also the end and the simultaneous beginning of a 5-year strategic plan.

516
517 At the last Planning Commission meeting, Mr. Margolis had a conversation with a guest who
518 was a resident from Indian Hill, and had a major concern about our Montgomery Quarter project.
519 The resident described a rumor that had been circulating that the project was several feet into
520 Indian Hill, and the neighbors said they didn't understand why Indian Hill didn't support their
521 property rights. Mr. Margolis checked into this with Staff, only to find out that the project was
522 fully on Montgomery property. He then relayed this information to the Indian Hill resident.
523 Mr. Margolis referred to a recent Landmarks meeting, where a lengthy discussion focused
524 around windows – for the Montgomery Quarter apartments. Ultimately, they did not approve of
525 the samples shown, and are still in search of something that replicates the look and feel of wood.

526
527 Mr. Margolis asked if anyone had any questions.

528
529 Mr. Hirotsu asked if there was any insight on the dilemmas that the City faces at the upcoming
530 Strategic Plan. Mr. Margolis stated that he would bring it back to this Commission when he gets
531 the big picture.

Approval of Minutes

532
533 Mr. Matre moved to approve the minutes of May 3, 2021, as written.

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535 Mr. Stull seconded the motion. The Commission unanimously approved the minutes.

Adjournment

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538 Mr. Hirotsu moved to adjourn. Mr. Steinebrey seconded the motion.

539 The meeting adjourned at 9:20 p.m.

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547 _____
Karen Bouldin, Clerk

547 _____
Michael Harbison, Chairman

_____ Date

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549 /ksb