

ADDENDUM

STZC STAFF REPORT

FDP Modification: Symmes 95-1; Waterstone – Car Wash

For consideration by the Symmes Township Commission on June 15, 2022

Due to additional information submitted by the applicant indicating modified plans for the FDP Modification case, the analysis contained in the STZC Staff Report dated May 18, 2022, has been modified as follows:

New Information

On June 6, 2022, the applicant submitted a set of revised site plans and a building elevation plan. Staff has reviewed this submission and has the following findings.

Dumpster Location:

The applicant has relocated the proposed dumpster enclosure further within the site on the revised site plans. The dumpster enclosure is now proposed to be located 40.2 feet from the rear property line. The dumpster enclosure appears to have been relocated in order to add an exit-only access drive allowing traffic to exit the site on to the shared access drive to the north of the site.

Site Access and Circulation:

The plan has been modified to remove the cross-access easement with the property located to the west. An exit-only access drive is now being proposed west of the proposed entrance to the site with the shared access drive located to the north. This changes the site circulation to move all exiting traffic from the site to exit onto the access drive to the north rather than through the parking lot of the adjacent property located to the west.

Monument Signage:

The modified signage plan now indicates that the proposed monument sign would comply with the approved monument signage policy approved by the Symmes Township Zoning Commission for the Waterstone development on October 15, 1997.

Wall Signage:

The applicant has submitted a detailed elevation plan indicating two, 12 square-foot channel letter wall signs. One sign would be on the southern façade above the exit door and the other sign would be located on the northern façade above the entrance door.

Landscaping & Lighting

One proposed canopy tree within the site has been relocated to correspond to the relocation of the proposed exit access drive and the proposed dumpster enclosure. Lighting within the site has also been partially reoriented corresponding to changes to the proposed site layout. However, the southwestern-most proposed light pole indicated as “P4-S” on the site plan is oriented south over what was previously the exit access drive onto the adjacent property.

Findings

The findings below are related to the new information described above.

Dumpster Location:

- The relocated dumpster enclosure location has been moved from being 4.5 feet from the rear property line and 2.5 feet from the western side property line to be 40.2 feet and approximately 95 feet respectively. Although the new proposed location of the dumpster enclosure no longer needs a side yard setback variance, it still falls short of the required 50-foot rear yard setback requirement. Further, the proposed building remains setback 31.3 feet from Union Cemetery Road still necessitating a front yard setback variance. Additional reconfiguration of the site could reduce the need for these front and rear yard variances for both the dumpster and the building.

Site Access and Circulation:

- All traffic leaving the site is now proposed to exit through an access drive located approximately five feet west of the proposed entrance. The site plan indicates nine stacking spaces for the proposed car wash from the edge of the curb cut from the shared access drive located to the north. Two of these stacking spaces are being located partially off-premises in the shared access easement area. Staff is still concerned that on busy days, waiting vehicles for the car wash may spill onto the access drive to the north and block traffic to and from the adjacent uses, including traffic exiting the car wash.

Signage:

- The modified signage plan includes a monument sign detail illustration. This illustration and plan indicate compliance with the shape, size, and location of the approved sign policy. This illustration does include a blue background for the sign area, where the sign area is required to be PMS #3305 Green. However, it is noted that the illustration of the monument sign is for planning/illustrative purposes, and that final sign details will be completed by others in compliance with the policy. The Zoning Commission may consider requiring compliance with the policy be adhered to. Otherwise, the modified signage and elevation plans indicate signage that complies with the existing conditions and requirements of the Zoning Resolution.

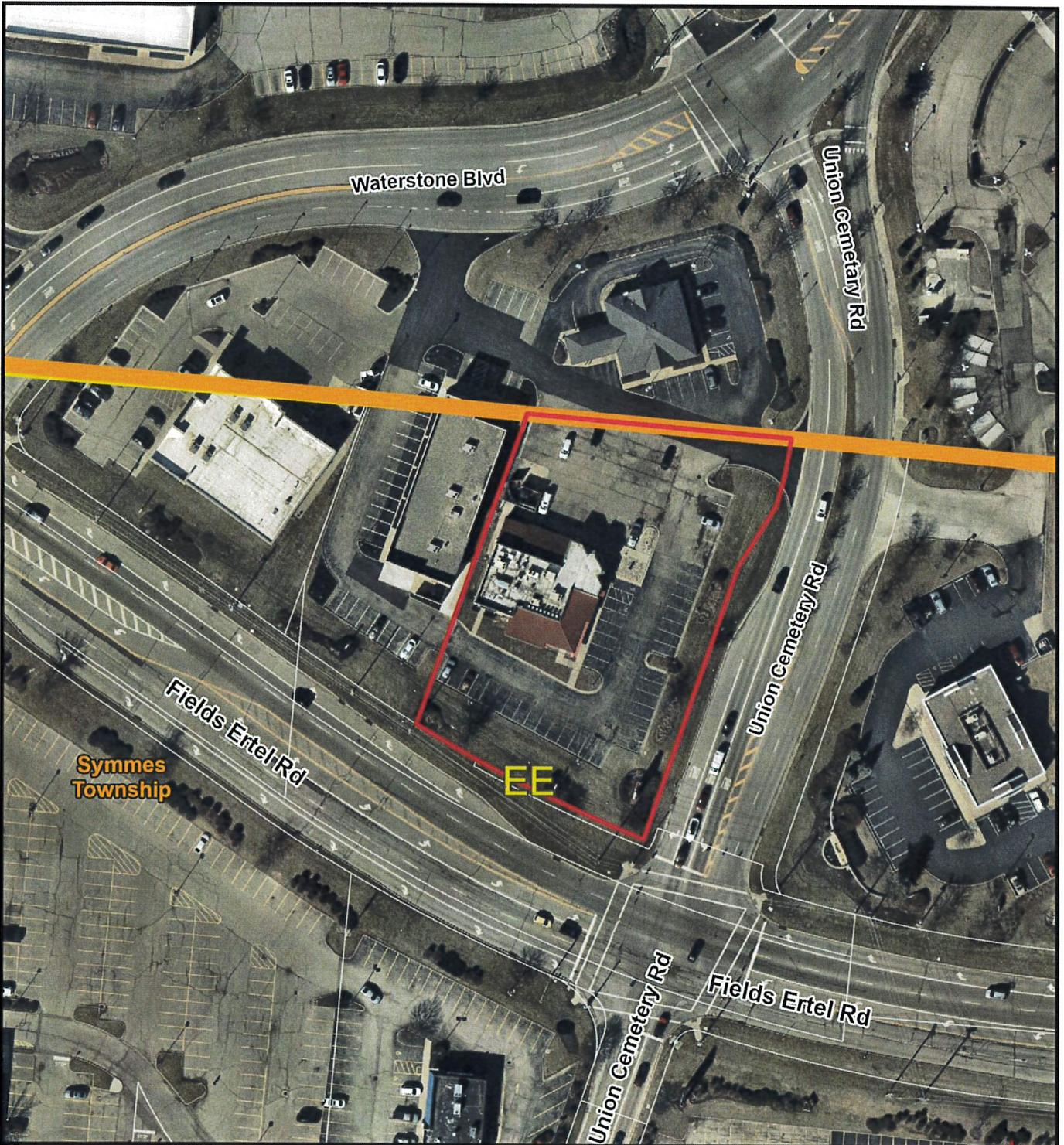
Landscaping & Lighting

- The modified landscape and lighting plans indicate compliance with the Zoning Resolution with one exception. Section 146.3 of the Zoning Resolution requires that all lighting be oriented to not directly illuminate adjacent Residence Districts. The southwestern-most light pole is oriented south, partially illuminating the property to the west. Correcting the orientation of this pole appears to have been missed when the shared access easement was removed with the property to the west. Therefore, the Zoning Commission may consider requiring that all lighting be oriented inward on the site.

Zoning Commission Action:

To consider a modification to the Final Development Plan for case Symmes 95-1; Waterstone – Car Wash, to allow the demolition of an existing restaurant building and construction of a new car wash facility on the property, with associated accessory structures and one access point from an internal private drive.

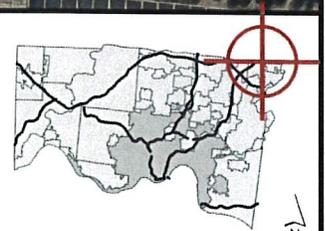
NDB/BDS



VICINITY MAP

Case: Symmes 95-1; Waterstone - Car Wash

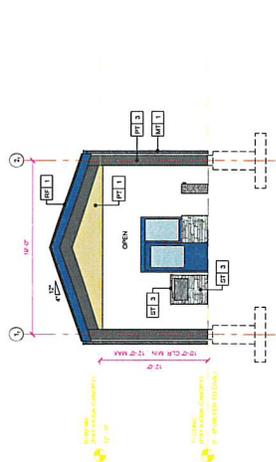
Request: FDP Modification



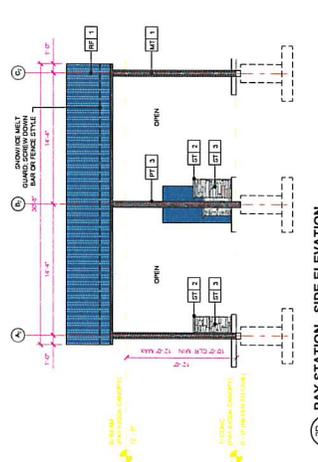
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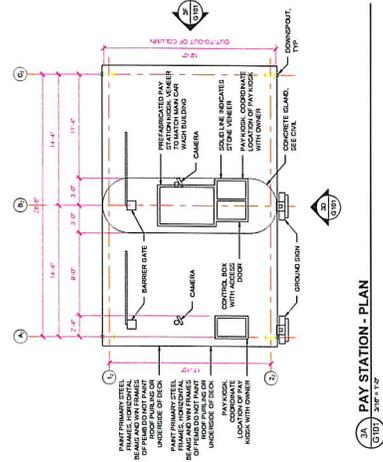
EXTERIOR MATERIAL LEGEND	
	MARK: ES.1 NAME: DARK STONE VENEER FINISH: DARK STONE VENEER NOTES: SEE SCHEDULE FOR FINISHES AND INSTALLATION NOTES
	MARK: ES.2 NAME: LIGHT STONE VENEER FINISH: LIGHT STONE VENEER NOTES: SEE SCHEDULE FOR FINISHES AND INSTALLATION NOTES
	MARK: ES.3 NAME: BRICK FINISH: BRICK NOTES: SEE SCHEDULE FOR FINISHES AND INSTALLATION NOTES
	MARK: ES.4 NAME: CONCRETE FINISH: CONCRETE NOTES: SEE SCHEDULE FOR FINISHES AND INSTALLATION NOTES
	MARK: ES.5 NAME: METAL MESH FINISH: METAL MESH NOTES: SEE SCHEDULE FOR FINISHES AND INSTALLATION NOTES
	MARK: ES.6 NAME: GLASS FINISH: GLASS NOTES: SEE SCHEDULE FOR FINISHES AND INSTALLATION NOTES
	MARK: ES.7 NAME: METAL MESH FINISH: METAL MESH NOTES: SEE SCHEDULE FOR FINISHES AND INSTALLATION NOTES
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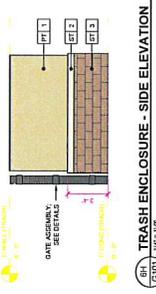
3P. PAY STATION - END ELEVATION



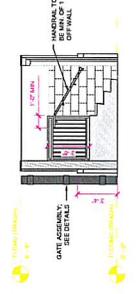
3P. PAY STATION - SIDE ELEVATION



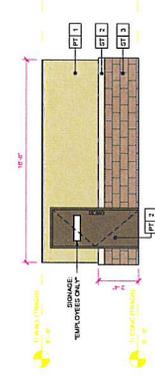
3A. PAY STATION - PLAN



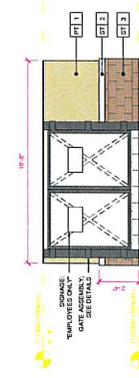
3E. TRASH ENCLOSURE - SIDE ELEVATION



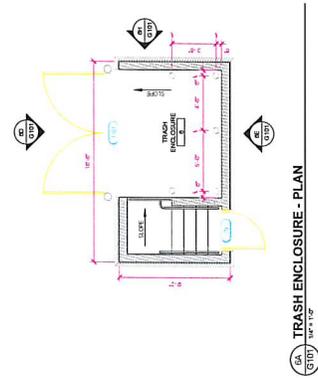
3E. TRASH ENCLOSURE - STAIR SECTION



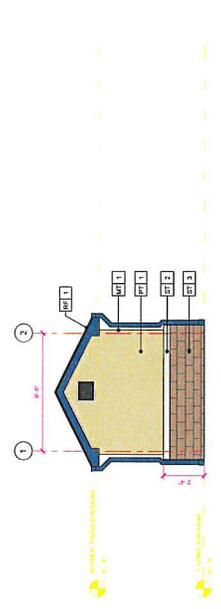
3E. TRASH ENCLOSURE - FRONT ELEVATION



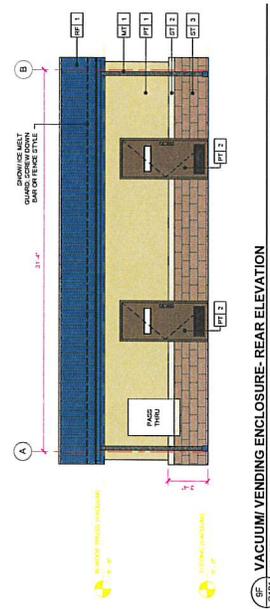
3E. TRASH ENCLOSURE - REAR ELEVATION



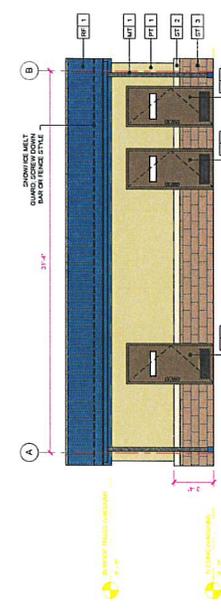
3E. TRASH ENCLOSURE - PLAN



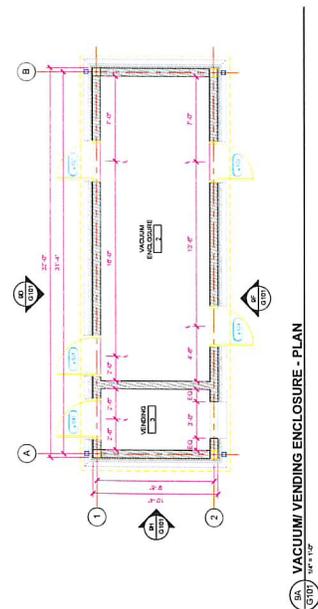
3B. VACUUM/VENDING ENCLOSURE - SIDE ELEVATION



3B. VACUUM/VENDING ENCLOSURE - REAR ELEVATION



3B. VACUUM/VENDING ENCLOSURE - FRONT ELEVATION



3B. VACUUM/VENDING ENCLOSURE - PLAN

