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Cory Snyder, Community Development Director, explained that at their September 14 meeting, the Commission directed staff to prepare the South Main Street Overlay District option and the North Gateway District of that corridor plan. Staff has provide the Commission with a Definition of "Climate Controlled Storage," (Chapter 12.12), and Chapter 12.36, Table of Uses to allow this use in the C-H (Commercial-High) Zone. Mr. Snyder explained the subdistricts in the North Gateway, which are C-H Zone and C-M Zone. The Parrish Square is in the C-H Zone, therefore, all the uses in the C-H Zone will continued, even though the overlay is in place. The Staff report addresses the proposed changes as follows:

SECTION 12.12.040-DEFINITIONS:

[New] Storage, Climate Controlled - a type of self-storage use that provides climate controlled storage, within a single building or suite, containing one or more enclosed areas providing individually accessible interior compartments within the building, each of which is leased to the general public for the purpose of storing non-hazardous personal property of households and businesses and not used for residential occupancy, the conducting of business operations, the storage of vehicles, or storage of bulky commercial/industrial types of machinery.

[Existing] Section 12-48-080 Permitted And Conditional Uses By Specific Subdistrict

1. North Gateway Mixed-Use Subdistrict. The following uses, as defined in this Title, shall be the permitted and conditional uses in the North Gateway Mixed-Use Subdistrict of the SMSC Overlay Zone:

a. Permitted Uses:

- i. Permitted Uses, as shown in CZC 12.36-Table of Uses for the respective underlying zone
- ii. Dwelling, Town House; Dwelling, Two-Family; or Dwelling, Multiple-Family (Maximum Allowed four dwelling units per building), as part of a mixed-use development

b. Conditional Uses:

- i. Conditional Uses, as shown in CZC 12.36-Table of Uses for the respective underlying zone

c. Maximum Gross Density:

- i. Permitted Use Density – Not more than four dwelling units per acre as part of a mixed-use development
- ii. Conditional Use Density – Not more than six dwelling units per acre as part of a mixed-use development
- iii. Exception – Any legal lot shall be eligible for at least two dwelling units regardless of size as part of a mixed-use development

d. [additions] Area Exemptions/Alterations:

- i. Parrish Square Shopping Center – The Parrish Square Shopping Center shall be exempted from the SMSC Plan provisions and the following provisions shall apply:

1. The area shall be subject to the Development Standards and Regulations of General Applicability of the Commercial-High (C-H) Zone, as listed in CZC 12.34-Commercial Zones

2. The area shall also be subject to the Design Standards, as listed in CZC 12.63-Parrish Lane Gateway Design Standards

3. The Permitted and Conditional Uses, as shown in CZC 12.36-Table of Uses for the C-H Zone

4. Added Conditional Use: Storage, Climate Controlled, not exceeding 10,000 square feet within the Parrish Square Shopping Center

Mr. Snyder explained the three (3) factors the Planning Commission would need to consider when making a recommendation and final decision for a Zoning Ordinance text amendment and the pros and cons for such amendment as written in the staff report and draft findings, as written in the Staff Report. Chair Hirschi said in reviewing this issue, he thought of the unintended consequences of rolling this area out of the South Main Street Corridor Guidelines, but did not find a lot, and Cory touched on some of the issues. He questioned what

1 could be built in its place if a developer were to come in, tear everything down in the Parrish
2 Square, and start over. Cory replied that every use that is allowed in the C-H Zone, but not
3 residential. As the amendment is written, it removes the residential component. The amendment
4 will return the Parrish Lane Gateway back to its original zone prior to being added to the South
5 Main Street Corridor Plan, except for the addition of the Climate Controlled Storage just specific
6 to the Parrish Square. Chair Hirschi asked why the corner lot was included in the zone. Mr.
7 Snyder explained during the discussions with the consultant the City hired, the Parrish
8 intersection became the focal point (the North Gateway). He explained the issues discussed in
9 making the decision.

10
11 Commissioner Wright asked for clarification on the conditional uses allowed on the
12 South Main Street Corridor that would not be allowed on Parrish Square. Mr. Snyder explained
13 the C-H Zone has its own list, which would not include residential but add the Climate Controlled
14 Storage as a use only in Parrish Square. Commissioner Wright also asked for clarification on
15 the differences between the Parrish Lane Design Standards and the South Main Street Design
16 Standards. Mr. Snyder said that Parrish Lane is focused on primarily on any large project on
17 Parrish Lane associated with or visually connected to Parrish Lane, i.e. trying to upgrade color,
18 lights, architecture issues, etc., rather than just cookie cutter style. South Main Street is not a
19 traditional bulk area. It is now a form based, concentrating, in addition to uses, on moving
20 buildings to the front of the street, setting multiple story expectations and how the buildings
21 would be treated in materials. Form base in principle is less worried about regulating uses and
22 more worried about the design.

23
24 Steve Tate, Applicant, thanked the Commission for their discussion on what they want to
25 do at Parrish Square. He said he has tried multiple times to rent out the space with no success.
26 He feels the Climate Controlled Storage is the only business that would be successful in the
27 corner space. He said taking it out the South Main Street Corridor would help them as a
28 developer and property owner in the city as they consider future planning. He said having to
29 move the buildings to the front of the street would be economically impossible to do. Mr. Tate
30 briefly explained what his long-term planning would be if he could do what he wanted with that
31 property.

32
33 At 7:29 p.m., Chair Hirschi opened the public hearing. Seeing no one wishing to
34 comment, Chair Hirschi closed the public hearing.

35
36 Commissioner Hirst asked for how long the space they are discussing had been empty.
37 Mr. Tate responded only 30-60 days. Cross Fit was there but left to go across the freeway. He
38 said the original owner of Parrish Square put in Cross Fit when he purchased the shopping
39 center. Prior to that, it had been vacant for about 15 years. They have tried marketing the
40 space in the last 8 months with no response.

41
42 Commissioner Hirschi made a **motion** to recommend approval to the City Council of the
43 proposed Zoning Ordinance Amendments regarding "Climate Controlled Storage" as written in
44 red and highlighted in the Staff Report, for the suggested reasons for actions a – e in the Staff
45 Report. Commissioner Daly seconded the motion.

46
47 Commissioner Daly made an amendment to the motion to add Finding f. as follows:

48
49 *f. The Planning Commission finds that the Parrish Square Shopping Center is more*
50 *closely related to Parrish Lane than it is to Main Street.*

51
52 Commissioner Wright second the amendment to the motion. The amendment to the motion
53 passed with a unanimous roll-call vote (4-0). Commissioner Wright commented that this action

1 was a perfect solution to the concern the Commission had of allowing Climate Controlled
2 Storage in all C-H Zones, which was more than what the Commission wanted. She agreed that
3 Parrish Square relates more with Parrish Lane than Main Street.

4
5 Commissioner Hirst said she agreed the change of taking it out of the South Main Street
6 Corridor Overlay, but felt the Climate Controlled Storage would be strange for that area.
7 Commissioner Daly explained the prior discussions by the Planning Commission, which led
8 them to the consideration before them tonight. He said in his opinion it was a good fit for a way
9 to make use of an otherwise difficult situation. Commissioner Wright stated that Climate
10 Controlled Storage is different from the regular storage, as the hours of operation would only be
11 during regular business hours or extended business hours. That would eliminate people coming
12 during all hours of the day and night. It would also help eliminate some of the illegal activities
13 that take place in the back of the building, that the neighbors have complained about, since the
14 access would be from the back. Commissioner Hirst also asked if there would be any access
15 from the front. Mr. Tate explained his intent would be access from the back only, as a courtesy
16 to the other tenant. He explained it would also alleviate parking problems. Chair Hirschi stated
17 that in the earlier Planning Commission deliberations, that there is quite a bit of demand for this
18 kind of storage, but they did not want to open it up to all C-H Zones.

19
20 Chair Hirschi called for a vote on the main motion. The main motion passed by
21 unanimous roll-call vote (4-0).

22
23 At 7:44 p.m., Commission Johnson rejoined the meeting.

24
25 **PUBLIC HEARING – CODE TEXT AMENDMENT RECEPTION CENTER I-H ZONE -**
26 **Consider the proposed Zoning Code Text Amendment for Chapter 12.36-Table of Uses**
27 **Allowed, to allow "Reception Center" in the I-H (Industrial-High) Zone - Jaden Malan,**
28 **Newmark Grubb Acres, Agent**

29
30 Cory Snyder, Community Development Director, explained that that applicant has an
31 interest in leasing a building for a Reception Center (see attachments) in the south Industrial
32 Park located in the Industrial-High (I-H) Zone (approximately 1343 West 75 North. Mr. Snyder
33 said a Reception Center, currently not listed in the Table of Uses (Chapter 12.36) in the I-H
34 Zone; therefore, this would be a use change in the I-H Zone by adding that use in that district.
35 Mr. Snyder explained the Proposed Zoning Ordinance Text Edits as drafted in the Staff report:

36
37 *Chapter 12.36-Table Of Uses Allowed: [add] "Reception Center" to I-H Zone Matrix as a*
38 *permitted use.*

39
40 Mr. Snyder reported in making the decision the Planning Commission should consider
41 the change as being unrelated to a specific property and determine if the allowable uses are
42 appropriate in all areas within a specified zoning district. He explained the three (3) factors (as
43 written in staff report) that the Planning Commission should consider when making a
44 recommendation and final decision for a Zoning Ordinance amendment. He said these required
45 factors are located in Section 12.21.080(e) of Centerville City's Zoning Ordinance. The
46 proposed changes, if approved, would apply to any property located in an I-H Zone. Factors 2 &
47 3 are more related to specific map amendments, rather than text changes.

48
49 Mr. Snyder stated that staff's position from reviewing the General Plan is that the
50 proposed amendment to allow "Reception Centers" helps to preserve the economic vitality of an
51 aging area. However, a "Reception Center" use is more closely related to a personal service
52 use and less specific to professional service, specialty retail, or manufacturing uses. He said the
53 Commission would need to determine if the need to create economic vitality outweighs the need

1 to remain steadfast to professional services and manufacturing. It is staff's position that there
2 are many office and professional service uses already in place in the West Centerville
3 Neighborhood Plan, which was adopted a long time ago. Thus, allowing other quality services
4 for the community would not have a negative effect in the area.
5

6 Mr. Snyder explained the additional considerations with permitted use versus conditional
7 use. The debate is ongoing on land uses listed as a permitted use, rather than using the more
8 subjective criteria of the CUP process. Staff believes that in the case of "Reception Centers,"
9 the CUP process would mitigate concerns with "hours of operation" and "occupancy" activities
10 regarding late evening events beyond the standard Noise Ordinance restrictions. Staff
11 acknowledges that other zoning districts already list this type of use as "permitted" in the Public
12 Facility-High (PF-H) and Commercial Very-High (C-VH) and "conditional" in the Commercial-
13 High (C-H) Zones. Mr. Snyder said staff has given the Planning Commission two options; 1) to
14 recommend approval, with findings; or 2) deny the ordinance amendments, with findings.
15

16 Commissioner Daly questioned whether the screening on each side of the building was
17 required in this case. Mr. Snyder replied when areas used for outside storage of materials, the
18 screening is required. Commissioner Daly said his concern is that people may not know that
19 there is parking in the back and would park on the street, in front of neighbor's parking lots, etc.
20 Mr. Snyder said this should be part of the debate as to whether this would be an appropriate
21 place for this kind of use. He further stated, if the Planning Commission approved this
22 amendment, there would still be other steps of approval to consider the other details and if the
23 standards were met. The Commission further questioned if the Planning Commission is to
24 consider this amendment as a permitted use or conditional use. Mr. Snyder explained the CUP
25 process would mitigate some of the concerns, such as hours of operation, but some of the other
26 zoning districts already list this type of use as a "permitted use."
27

28 Jaden Malan, Applicant, stated he is a real estate agent with Newmark Grubb Acres, a
29 commercial real estate company. He represents Luz Estrada who has been in business for
30 about 8 years. Her business is currently located on Redwood Road and Cutler Street, in a
31 similar area with office users, warehouse users and retail. He said Ms. Estrada is looking to
32 expand and would like to use the site in Centerville. They like the building, which would be a
33 good fit for her business. He explained the parking currently shown on the site is where the
34 parking for the Reception Center would be. The parking area has recently been repaved and
35 repainted. Mr. Malan said the building has been vacant for 2 years. He could not see the
36 building used for manufacturing because as it is right now, it would have to be converted back to
37 a warehouse. It is away from residential and would be a good fit for a Reception Center. Mr.
38 Mahan explained that most of the events held are private events held at off-business hours, so it
39 would not cause problems with daytime traffic. Commissioner Wright asked about the hours of
40 operation. Ms. Estrada (the owner) said most of her parties start and 5 p.m. and go until around
41 midnight or 1:00 a.m.
42

43 At 8:06 p.m., Chair Hirschi opened the public hearing. Seeing no one wishing to
44 comment, he closed the public hearing.
45

46 Commissioner Johnson expressed concern regarding problems if there were an
47 emergency in that location. Commissioner Daly said he had no major concerns with the hours
48 of operation, since the theater is in the area. He thought it made sense to have it a conditional
49 rather than a permitted use, since in the commercial-high its conditional use. A CUP would give
50 them more authority to mitigate any concerns. Chair Hirschi questioned if it would be legal to
51 change it to conditional use, as it had been advertised as a permitted use. Would they have to
52 renote, if they made the change to a conditional use? City Attorney Lisa Romney explained
53 the Planning Commission could make that recommendation to the City Council, since it is an

1 amendment to the Zoning Code and not an applicant initiated rezone. Chair Hirschi said he
2 would tend to agree with Commissioner Daly's recommendation to make it a conditional use. He
3 said they would have a better feel of what the affect would be on the neighborhood, and if
4 circumstances would warrant it to be conditioned. Commissioner Johnson agreed, since this
5 was not dealing with a density issue. Commissioner Wright said she would agree with it being
6 conditional, so as to be able to deal with any issues that might be associated with this type of
7 business.

8
9 Commissioner Johnson made a **motion** to recommend approval to the City Council of
10 the proposed Zoning Ordinance Amendments regarding "Reception Center" as follows:

11
12 Chapter 12.36-Table Of Uses Allowed: [add] "Reception Center" to I-H Zone matrix as a
13 conditional use with suggested findings a – d in the Staff report, strike e & d and add a new
14 finding e.

15
16 Suggested Reasons for Action (findings):

- 17 a. Section 12.430.1, Need for Commercial and Industrial Development Policies states
18 that "...To assist in the provision of revenues for high quality local services, and TO
19 PROVIDE NEEDED PERSONAL AND BUSINESS SERVICES..."
20 b. Section 12-480-6 – "Goal ...1 Enhance the Centerville City Business Park District."
21 c. Section 12-480-6 – "Goal 1...Preserving the economic viability of a now aging
22 development area is critical to the success of the neighborhood."
23 d. The Planning Commission finds that "Reception Centers" are also made available in
24 similar and greater intensive districts.
25 e. The Planning Commission finds that the conditional use approval process can help
26 mitigate unique attributes of "Reception Centers."

27
28 Commissioner Daly seconded the motion which passed by unanimous roll call vote (6-
29 0).

30
31 Mr. Snyder asked to address the applicant. He informed the applicant to contact the City
32 Recorder to schedule it for the City Council. He reminded the applicant that the Planning
33 Commission changed the use to a conditional use rather than a permitted use and that is what
34 the Council will consider.

35
36 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

37 Mr. Snyder reminded the Commissioners that he would be out of the country for the next
38 meeting.

39 Upcoming projects (November 9, 2016 meeting):

- 40 1. Ray Conceptual Subdivision, Legacy Crossing Storage Final Site Plan

41
42 City Attorney Lisa Romney reminded the Commissioners that she would be gone for the
43 next two meetings. Chair Hirschi said he would be not be in attendance at the November
44 meeting.

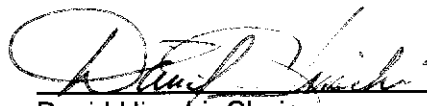
45

CITY COUNCIL ACTIONS REPORT

- September 20, 2016: Repeal SMSC Public Space Plan Amendments. Adopted a limited Public Space Plan with Eastside 4-ft park strip and 5-ft sidewalk, Westside as built, Bike lane striping - Motion: Approved
- September 20, 2016: GP Amendment to Remove I-VH Zoning from West Centerville Neighborhood - Motion: Tabled to first meeting in November

ADJOURNMENT

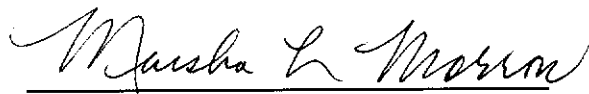
At 8:20 p.m., Chair Hirschi made a **motion** to adjourn the meeting. Commissioner Hirst seconded the motion, which passed by unanimous vote (6-0).



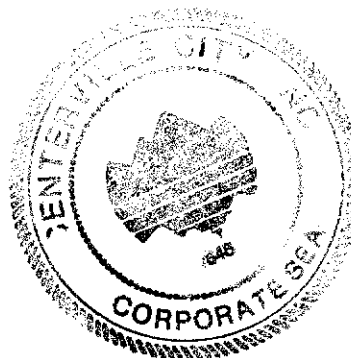
David Hirschi, Chair

11-09-2016

Date Approved



Marsha L. Morrow, City Recorder



CENTERVILLE PLANNING COMMISSION MEETING

Wednesday, October 12, 2016
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Jaden McLean

500 Broadway 84025

** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the Planning Commission meeting.