

***City of Riverside
Planning Commission Meeting***

August 16, 2021

Members Present: Julie Denning
Jonathon Hairston
David Owens
Anthony Rodgers
Harold Vazquez

Members Absent: none

Others Present: Nia Holt, Zoning Administrator
Gary Burkholder, Community Development Director
Katie Lewallen, Clerk of Council

CALL TO ORDER: Chairwoman Denning called the City of Riverside Planning Commission meeting to order at 6:30 p.m.

ROLL CALL: Mrs. Denning, present; Mr. Hairston, present; Mr. Owens, present; Mr. Rodgers, present; and Mr. Vazquez, present.

APPROVAL OF MEETING MINUTES: Mr. Rodgers motioned to approve the minutes of the July 19, 2021 meeting. Mr. Vazquez seconded the motions. All were in favor; none opposed. **Motion carried.**

PUBLIC HEARINGS:

- A) PC #21-0017 – Preliminary & Final Site Plan; Design Review – 601 Woodman Drive (Parcel ID # I39 00920 0008) – Site Plan for a grocery store & fuel center; Design Review for a modified façade design, a request for second ground sign on the premise, and (d) to allow more than the permitted foot candles (light) to trespass across the property line– Public Hearing**

Chairwoman Denning opened the public hearing for Case #21-0017. She stated they will discuss everything at one time through the public hearing, but when it comes to motions there will be individual motions for a, b, c, and d.

Ms. Holt restated the four requests. She presented the case summary where the applicant, Kroger, is proposing to redevelop the K-Mart site on Woodman Drive. They will demolish the existing structure and construct a 100,349 sq. ft. store with a 10-pump fuel center on the subject site. She presented the zoning map, an aerial map, the plat plan, the site plan, and site photos of the area, the subject site, and surrounding businesses. She reviewed the standards for approval:

1. The proposed development complies with the applicable parking and stormwater regulations. Variances have been approved for the landscape buffer yard, lighting fixture height, and distance between drive entrances. The planning commission will review some of the other design elements to make sure they are in compliance.

2. It adequately protects other property or other uses on the same site. Kroger has been working with the city to make sure this is the case. They will realign the drive on Woodman. They are looking at the underground culvert to make sure it is well maintained and can handle the capacity of the new development. They are putting in new light fixtures, which are more energy efficient.
3. This is an appropriate use for the Airway/Woodman commercial corridor.
4. It provides safe conditions for pedestrians and motorists. They are aligning with the city's walkability goals by installing a 5' asphalt walk along Woodman. They are providing more street trees. There will be a traffic light installed on the southern entrance on Woodman.
5. It provides safe access for emergency vehicles. There will be a concrete median on northern Woodman drive and allow fire trucks and emergency vehicles to access the site safely.

Ms. Holt stated that staff finds the site plan is adequately justified and meets the standards for approval. Staff recommends approval with conditions of the site plan application. Should the planning commission approve the site plan, staff recommends: the development be in accordance with the approved site plan, any changes of approved development plan shall be submitted to the City of Riverside for review, and applicant needs to obtain all required permits.

Ms. Holt reviewed the design review to allow more than the permitted foot candles (light) to trespass across the property line. She presented the lighting plan that had been revised to come into compliance and not have so much trespass. The little bit of trespass will not greatly impact the residential properties closest to the site. The standard is one foot candle measures from 5' from the property line. Staff finds that the request to allow more than the permitted foot candles (light) to trespass across the property line does meet the spirit and intent of the design regulations. Staff recommends approval of the request.

Ms. Holt reviewed the design review to allow a second ground sign on the premise. She presented the sign locations for sign A, next to the southern entrance on Woodman, and sign B, which is at the Burkhardt entrance. She provided site photos of the locations of the proposed signs. Code only permits one ground sign at a site; however, this is a corner lot at Woodman and Burkhardt and is a large property over 10-acres. The signs will be on opposite sides of the lot. Staff does not find the request to be unreasonable. Staff finds it meets the spirit and intent of the design regulations and recommends approval with conditions that they obtain sign permits from the City of Riverside.

Ms. Holt reviewed the design review for the modified façade. She presented elevations of what is being proposed. The proposed design does not meet their traditional standards of a base, body, and cap; but, they do incorporate a lot of elements that meet city requirements to compensate for the noncompliance. They use compliant materials and colors. They meet the roof design requirements for a structure with a flat roof. The façade does not have a wholly consistent pattern, but establishes a dominant and subordinate patterns. They have entrances on the frontage of the streets, which is one of the requirements. She added that one goal of the comprehensive plan is the design should create community pride and awareness by upgrading the entrances into the community by increasing the streetscape, the fencing and landscaping. Staff finds the proposed design supports this goal. Staff recommends approval of this modification.

Mr. Rodgers asked if the three variances were approved by the BZA. Ms. Holt stated they were.

Chairwoman Denning asked if the fuel center will have a little store with coolers. Ms. Holt stated the applicant will have to answer that.

Ms. Anne McBride, McBride Dale Clarion LLC, Cincinnati, OH, took the oath to give sworn testimony. She is the zoning consultant for Kroger. The civil engineer, Scott Trenkamp, with Thomas Graham Associates is also in attendance for questions with regards to technical questions. She stated Kroger would like to construct a 100,349 sq. ft. grocery store. It would have 465 parking spaces, 10 fuel pumps, a pharmacy drive-thru, and 10 online pickup spaces. They have been working with the city traffic engineer to move the north access point further south so it would align with the St. Helen's Parish driveway. It will not be a full access point as there will be no left turn out. The southern most access point will be signalized. There will be one access point on Burkhardt. They are adding all of the required street trees on Woodman and Burkhardt. They are relighting the site using LED light fixtures. They are also providing pedestrian connections from Woodman and Burkhardt. They are asking for preliminary and final site plan approval and three waivers. She reviewed the waiver for the lighting as they have revised their photometric lighting plan to decrease light spillage from the site. There are safety issues regarding deliveries and the southwest corner will have pickup spaces so the safety of the customers and Kroger associates is a concern with regard to lighting. They do not feel any nearby residential areas will be significantly impacted by the limited light spillage. It will be an improvement over the lighting that was there for K-Mart. The second waiver has to do with the number of ground signs. It is over a 10-acre site with two frontages, but also has multiple uses so it is important for Kroger to have a sign on Burkhardt and on Woodman. There is 781 feet of frontage on the two roads so two signs would not be near one another. The signs will also be in landscape beds, and they are designed to match the building. On the third waiver for the building design, Kroger has a new prototype, which can be seen at the Moraine store. They have tried to come as closely as they could to mesh the new design with the design standards. Some changes were made, but it does not comply with every city code requirement. They have limited their signage to just one Kroger sign on the building as they see that as cleaner. By the code standards, they would be allowed to have 657 sq. ft. of signage, but they are doing just the one. She added they have enjoyed working with the city staff and its consultants. She feels the proposed development will be good for the city, and will make safer access for both pedestrians and motorists into the site. This is a \$23 million investment on behalf of Kroger into Riverside as well as employment opportunities. It will also provide a convenience for residents to shop in Riverside to get what they need.

Chairwoman Denning asked if they will need to put a pharmacy sign up. Ms. McBride stated they are not proposing sign. Chairwoman Denning stated most of them have signs. She asked if the snack centers be at the gas station. Ms. McBride stated they will have merchandising coolers, but the Kiosk is for the employees.

Mr. Hairston asked where the entry point for the fuel station will be. Ms. McBride replied it will be accessed off of Burkhardt, but a lot of traffic that uses the fuel center comes from the store after check out so some access to the fuel station will be internal. Discussion was held on stacking and high volume at the fuel center.

Chairwoman Denning closed the public hearing.

Mr. Rodgers motioned to approve the preliminary and final site plan of PC #21-0017(a) for 601 Woodman Drive (Parcel ID # 139 00920 0008) with conditions specified by staff. Mr. Vazquez seconded the motion. Roll call went as follows: Mr. Rodgers, yes; Mr. Vazquez, yes; Mr. Hairston, yes; Mr. Owens, yes; and Mrs. Denning, yes. **Motion carried.**

Mrs. Denning motioned to approve PC #21-0017(b) for the modification of a façade design for 601 Woodman Drive (Parcel ID # 139 00920 0008). Mr. Owens seconded the motion. Roll call went as follows: Mrs. Denning, yes; Mr. Owens, yes; Mr. Hairston, yes; Mr. Rodgers, yes; and Mr. Vazquez, yes. **Motion carried.**

Mr. Rodgers motioned to approve the request for a second ground sign on the premise of PC #21-0017(c) for 601 Woodman Drive (Parcel ID # 139 00920 0008). Mr. Hairston seconded the motion. Roll call went as follows: Mr. Rodgers, yes; Mr. Hairston, yes; Mr. Owens, yes; Mr. Vazquez, yes; and Mrs. Denning, yes. **Motion carried.**

Mr. Owens motioned to approve allowing more permitted foot candles (light) to trespass across the property line of PC #21-0017(d) for 601 Woodman Drive (Parcel ID # 139 00920 0008). Mrs. Denning seconded the motion. Roll call went as follows: Mr. Owens, yes; Mrs. Denning, yes; Mr. Hairston, yes; Mr. Rodgers, yes; and Mr. Vazquez, yes.

OLD BUSINESS/DISCUSSION ITEMS:

A) Joint Work Session – Mr. Hairston commented that the joint work session was good and that the information was given to the major players who make decisions all at one time so everyone heard the same thing. Ms. Holt thanked everyone for taking the time and attending.

B) Planning Commission Work Session – Chairwoman Denning confirmed that their work session will begin at 6:30 pm on Wednesday, August 25. She stated she has started a spreadsheet listing what they have discussed and what Ms. Holt has sent. They can tweak it as they record more data or dates; it is just preliminary. As they have updates they can put it in there and let the text wrap so they have a history while they work on things. She has a column for decisions that need to go to council as well so they can know decisions made by them.

Chairwoman Denning asked what cities she could go to for planning commission bylaws as she is not finding many online. Ms. Holt stated many may not be posted, but she could call to get them. She has talked to a few. The clerk stated she would contact Fairborn for their bylaws. Mr. Rodgers stated he can get Huber Heights commission bylaws.

Chairwoman Denning asked for Ms. Holt to send a reminder about the meeting on August 25.

ADJOURNMENT: Mr. Owens motioned to adjourn. Mr. Vazquez seconded the motion. All were in favor; none were opposed. The meeting was adjourned at 7:10 pm.

Chairwoman

Date