

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD STAFF REPORT

October 1, 2018

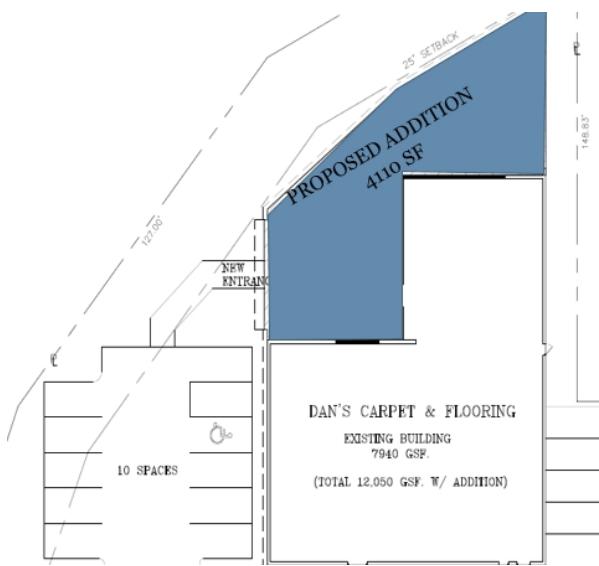


APPLICANT SUMMARY

PROJECT: 30 ROTHROCK ROAD	APPLICATION TYPE: Preliminary Plan for Commercial Construction
APPLICANT/LANDOWNER	APPLICANT: Peter J. Backer LANDOWNER: Ederer Rothrock, LLC
COMPANY PERFORMING WORK REQUESTED	
INVESTMENT	\$250,000
APPLICATION SUMMARY	Dan's Wholesale Carpet is requesting a 4110sf addition to the current building located in the Commercial-General Retail District (C-GR).
INITIATED BY	Applicant
DECISION TYPE	<input checked="" type="checkbox"/> Informational <input type="checkbox"/> Direction <input type="checkbox"/> Action
CODE REFERENCES	Article 14-Landscape Buffering & Screening; Exterior Renovations; Site Plan
GENERAL LOCATION	The building is located on the west side of Rothrock Loop, east of I-77/SR 21 exit ramp, south of SR 18
LAND AREA	0.82 acres
ZONING	(C-GR)-Commercial-General Retail
STAFF RECOMMENDATION	Continue until further information is available

PROPERTY LOCATION

SITE	ZONING	LAND USE
North	C-GR	Commercial
South	C-GR	Commercial
East	C-GR	Commercial
West	C-GR	Commercial



1. Project Background and Description

Dan's Wholesale Carpet is requesting a 4110sf addition to the current building located in the Commercial-General Retail District (C-GR).

2. Department & Agency Comments

Architectural Review Board a) New Construction, Exterior Alterations or Additions and Accessory Structure(s):

- Statement of proposed use.
- Photographs, maps and/or drawings of project.
- Historic evidence to justify any restoration.
- A site plan, showing location of proposed construction and/or changes.
- Landscape Plan(s).
- Drawings of elevations that are visible from a public right-of-way.
- List of proposed materials, including material specifications.

b) Fences:

- Plat or map of property showing fence location.
- Drawing, to scale, of the fence design.
- Materials and dimensions.

c) Signs: Sign Regulations are in Article 8 of the Copley Township Zoning Resolution

Every permanent sign must be approved by the Copley Township Architectural Review Board

(ARB) PRIOR to a Zoning Certificate being issued.

- Artist's rendition of proposed sign(s).
- Elevation(s) of the building showing location of signs.
- Drawing and specifications of sign bracket(s) and mounting hardware.
- Dimensions, materials, and other specifications.
- If other than a wall sign, indicate setback from the road right-of-way.

Copley Township Fire Department

Does the site plan, building plans and working drawings adequately provide for the following:

- a) The ability of the department to provide life safety and fire-fighting services by providing for the proper access and flow of equipment, location of hydrants, access to the structures
- b) The proper location of refuse collection and storage areas and other exterior storage facilities, which may constitute a potential fire hazard
- c) The location and maintenance of areas of rescue assistance for building occupants

Summit County Engineers Office

a) Does the site plan adequately provide for the following: Storm water management facilities, water quality practices and drainage easements which minimize the impact of storm water on abutting or downstream properties and minimize increased storm water flows from the site to the greatest extent possible

b) Grading and surface drainage designed to minimize any adverse effects on abutting properties and public streets

- c) On-site traffic circulation shall be designed to make possible adequate fire and police protection and to minimize interference with the traffic carrying capacity of adjacent streets
- d) Curb cuts, internal drives, parking areas and pedestrian walkways, and bicycle lanes shall be arranged to promote safe and efficient movement within the site, between adjacent sites, and between the site and the adjacent thoroughfare system
- e) The number and location of openings from the site to adjacent thoroughfares shall be designed to maintain the traffic movement function of arterial and collector streets
- f) All utilities on site shall be located underground
- g) Applicant will sign an agreement to submit "As Built" drawings of all Storm Water and Water Quality features to the Township upon site completion. The Township will then send the "As Built Drawings" to the County Engineer's Office

Summit County Soil & Water Conservation District Structural and Non-Structural Post Construction Practices adequately provide for the following:

- a) Adhere to the requirements of the Ohio EPA/Summit SWCD Checklist and NPDES Phase II regulations.
- b) Provide for a Long Term Maintenance Agreement between the Township, property owner and County Engineer for all post construction practices.
- c) Retention of unstable soil as open lands.

Summit County Department of Sanitary Sewer Services Does the site plan provide for a sanitary waste disposal system conforming with the requirements of the reviewing agency

Copley Township Service Department

- a) Does the site plan for the ability of the department to provide maintenance services by providing for the proper access and flow of equipment; the storm water management facilities; and the conformity of the road patterns to the public health, safety and welfare dictates so as to ensure in so far as possible conformity to all applicable public standards.
- b) Is lighting directed away from adjacent streets or roads so as not to impair safe movement of traffic?

Community & Economic Development Department Review Criteria

Do plans adequately provide for the following:

- a) The relationship between thoroughfares, service roads, driveways and parking areas shall encourage pedestrian and vehicular safety on both public and private lands.

- b) All of the development features including the principal building, open spaces, service roads, driveways and parking areas shall be located to minimize adverse effects upon adjacent development.
- c) Buildings and structures shall be sited to minimize the removal of trees and alteration of topography and to protect and maintain significant natural features including water courses.
- d) Maximum visual and auditory privacy for surrounding properties and occupants through the design of the relationships among buildings, fences and walls, landscaping, topography, and open spaces.
- e) The fencing, screening or landscaping of refuse storage and pick- up areas shall be designed to prevent the blowing or scattering of refuse and to visually screen the refuse from view from adjacent properties.
- f) All mechanical equipment, transformers, and similar equipment, whether on the ground or on a roof, shall be screened from view from adjacent properties.
- g) In parking areas of thirty (30) or more spaces, traffic channelization shall be provided through the use of tree- planted and landscaped dividers, and/or bio-retention swales and cells, islands and walkways

SUGGESTED MOTION AND APPROVAL TO PROCEED

- 1) The Copley Township Architectural Review Board moves to approve the Site Plan as presented
- 2) 1) The Copley Township Architectural Review Board moves to approve the Site Plan as presented with the following conditions.....

SITE PLAN CHECKLIST

The site plan shall be drawn to a legible scale, shall be dimensioned and shall show:

- a. Property boundaries and existing and proposed topography with contours no greater than two (2) feet
- b. Ownership and applicant contact information
- c. Zoning of existing and abutting properties and County parcel numbers
- d. Structures and conditions on the site including existing buildings, driveways, parking areas, and landscape features
- e. Structures and existing conditions on the portion of all adjacent parcels within one hundred fifty (150) feet of the site including buildings, parking areas, driveways, other existing facilities, landscaping screening
- f. Location of both front, side yard and rear yard setbacks
- g. Proposed principal and accessory buildings and uses including building plans, front, side and rear elevations and architectural and engineering construction information for the buildings and site development
- h. Vehicular circulation, access and parking plan including surface material, striping and signs related to parking and traffic control. Provide information on how the number of parking spaces was calculated
- i. Location, size of all loading and unloading areas
- j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use
- k. Stormwater drainage plans for the property when developed
- l. Stormwater Pollution Prevention Plan
- m. Landscaping plan, including plant types, number and sizes at planting
- n. Location and type of existing trees on the side with a diameter of ten inches (10") or more at breast height (DBH). Included with the location of the tree (s) should be the associated "drip line." Also indicate other existing wooded areas
- o. Identify any Riparian Corridors on the parcel (s) and label the required setback accordingly
- p. Location and elevations of existing watercourses and water bodies, including drainage ways, flood plains and wetlands
- q. Location of utility lines on the site and all easements
- r. Location and layout of all proposed outdoor storage areas including storage of waste materials and location of trash receptacles.
- Proposed signs
- t. Proposed screening fences and walls
- u. Exterior lighting locations with area of illumination and foot candle readings illustrated, as well as the type of fixtures and shielding to be used

v. Number of employees

w. Location of septic system

x. Location of water well (s)

y. Location of oil and gas wells

z. Statement and supporting evidence that the proposed use will be harmonious with, and in accordance with, the objectives of the Zoning

Resolution and will not be detrimental to existing or future uses in the immediate vicinity or the community as a whole

aa. Any other pertinent data as may be necessary to determine and to

Provide for the enforcement of this Resolution