

Monroe Planning Commission Minutes
February 19, 2019 – 6:00 pm
233 South Main Street, Monroe, Ohio

The Planning Commission of the City of Monroe met in regular session at 6:00 pm on February 19, 2019. The meeting was held at Monroe City Hall.

Call to Order

The meeting was called to order at 6:00 pm by Mr. Morris. Members present were Steve Wood and Ron Tubbs, and James Berry.

Also present were: Kevin Chesar, Development Director; Kameryn Jones, Planner; Deana England, Deputy Clerk of Council; and Jordan Parker, Engineering Technician.

Mr. Berry moved to excuse Mr. Routson from the meeting; Seconded by Mr. Tubbs. Voice vote. Motion carried.

Case No. 2019-2-5 Consideration of a site plan for Tru Hotel

Ms. Jones stated that Dalton Whitman with Cincinnati Commercial Contracting has submitted a site plan application for Tru hotel. The site is approximately 1.74 acres located at the corner of Senate Drive and the proposed "Heimer Drive". The applicant has indicated this is a 4-story hotel with 92 guest rooms and associated common spaces. The overall square footage is approximately 46,607 square feet. The applicant anticipates a start date of March 31 and a completion of December 30.

Ms. Jones informs that the maximum impervious surface permitted is 75%. The site as proposed is 80%. The applicant has stated the amount of pervious surface due to the undevelopable land on the overall development would offset the amount of impervious surface of this individual site. Staff notes impervious surface regulations are on a per-site basis, related to storm water as well as preservation of green open space for individual sites, as opposed to taking into consideration other parcels within a subdivision. Correlating the undevelopable land mainly to the east and north of this site is not applicable.

Ms. Jones stated that based on 98 stalls to calculate perimeter trees, 20 canopy trees are required along the perimeter of the site. Staff recognizes not all of the required number can be planted on this site. Staff instead suggests installation of four canopy trees on the east edge of the site and several along the north side of the site. A solid screen of evergreen shrubs, minimum 36" in height are required along the perimeter of parking areas. This requirement is not entirely met on the north side of the site. The applicant has stated a retaining wall along portions of the northern edge of the site is necessary and in place of shrubs, a 42" fence will be installed. Staff requests details of this fence.

Ms. Jones states that the applicant does not meet the required cap or body percentages of the base-body-cap design standard. Given the size of the building, the proportions of the base and body may be appropriate. Staff recommends adjustments to the cap to help define this architectural element. Dimensions of proposed caps are required. Parapets greater than 2 feet in height must be a minimum of 2 feet in depth. Staff requests confirmation this requirement is met. Parapets must extend 8 inches from the façade plane. Offsets at least two feet deep and 20 feet wide every 40 feet are required for all facades visible from a public street. While this requirement may not exactly be met on the north and south facades, the intent is met with the number of projects and recesses throughout the building. All building walls visible from a public road are required 25% window wall area. This requirement does not appear to be met on the east side of the building. Windows along the west side of the building are not spaced in a uniform pattern as required. It appears the intent is to avoid conflict with guest rooms.

Ms. Jones stated that the Fire Department reserves the right to comment during plans review, Police have no comment at this time, and Public Works states that according to the TIS for this proposed park, a dedicated left turn will be warranted for the future development; therefore, the roadway in front of the Tru Hotel needs to be improved at this point to accommodate the through traffic as originally shown. The current set of drawings shows a combined left and through lane, which was not approved or recommended for this area long-term. This will require possibly providing additional right-of-way. The sidewalk, curb and gutter, and asphalt widening improvements will need to be extended the full length of the property along Senate Drive for this project. These improvements should incorporate the improvements shown in the preliminary submittal for this project area for the realignment of the roadway to accept the drop right lane on to "Heimer Drive".

Ms. Jones stated that staff recommends approval of the site plan application with the following conditions: The applicant will adjust the site to meet the maximum 75% impervious surface area. An updated landscape plan be submitted to add perimeter canopy trees as approved by staff and show all plant types selected meet minimum size and species requirements. Further discussion with Planning Commission regarding the architectural plans is requested, staff suggestions based on the report comments are as follows: To help further define the cap, staff suggests a color and/or material change of the cap. Provide windows on the east side of the building to mimic the west side facade. An updated GIS compatible file be submitted to the City. All other staff and department comments be met, with particular attention to Public Works notes.

Mr. Berry moved to approve Case No. 2019-2-5 Consideration of a site plan for Tru Hotel with the following conditions: The cap consisting of metal coping to include a color change, applicant will adjust plan to meet the 75% impervious surface requirements with landscaping along the eastern portion to be taken into consideration when that eastern property is developed, updated landscape plan to include species requirements, windows on the east side of the building to mimic the west side façade staff will review updated drawings to confirm the 25% code requirement is met. If the 25% is not met false windows will be utilized, curb will be moved back to line up with the through lane on Senate to insure lane transition and be reviewed and approved by the City Engineer, no additional signage be required, updated GIS file submitted to the city, and all other staff and department comments be met; seconded by Mr. Wood. Voice vote. Motion carried.

Mr. Wood moved to adjourn at 7:06pm; seconded by Mr. Berry

Respectfully submitted by:

Deana England

Deputy Clerk of Council