

Memorandum

To: City of Mt. Healthy – Planning Commission Date: 7-7-11
From: Ben Carroll / The Hutton Company Project: Proposed Family Dollar
7272 Hamilton Ave.
Mt Healthy, OH

RE: Response to Planning Commission comments received from Richard Osgood by letter 5/25/11.

Mr. Osgood, below are the comments received by the city, and our response to each:

- What are the plans for the existing Hill Top location in our City (less than a mile north of the proposed location)?
 - Response: Plans are for this facility to remain open.
- Please confirm if the North College Hill location is going to remain open (please also provide the distance between stores).
 - Response: Plans are for this facility to remain open. There is 0.8 miles between this store and the new store.
- What are the proposed hours of operation for the 7272 Hamilton location?
 - Response: Monday – Saturday: 8:00 AM – 9:00 PM and Sunday: 9:00 AM – 9:00 PM
- Conduct a traffic study that will look at the following:
 - What will the impact of the Family Dollar store have on the potential for traffic accidents at Hamilton and St. Clair?
 - Response: The small amount of traffic generated by the proposed Family Dollar store, in proportion to the existing traffic volume, will have minimal affect on the existing potential for traffic accidents. This is supported by the traffic study dated 6/8/11 by Gresham Smith & Partners (GS&P). At the city’s request, we have also contracted TEC Engineering (whom the city used to review the GS&P study) to do additional studies. TEC’s report is dated 7/11, and supports the findings of the GS&P report, noting little or no impact on the safety of this intersection during the off-peak and AM peak periods, and notes only a slight increase in potential in the PM peak period. TEC’s report is being submitted to the city today.
 - The Cities goal is to limit left turn out of St. Clair onto Hamilton Avenue – would doing this between 7-9 and 4-6 be sufficient or should this restriction be all the time?
 - Response: Limiting left turn movements full time at this intersection is not necessary. This is supported by the traffic study dated 6/8/11 by GS&P and the one by TEC dated 7/11. Both the GS&P and the TEC report find no justification for limiting left turns full time. The TEC report indicates only a slightly strengthened justification for restricting the PM peak turns, while noting little to no justification for restricting the AM peak turns.

- Does a 67 foot WB Truck have the clearances to access and make turns on the narrow residential streets?
 - Response: The TEC report examines the truck route through the neighborhood, and concludes that the roads can handle the truck, with the exception of the intersection of Elizabeth St. and St. Clair Avenue, which will need minor corner radii revisions at either the NW or NE corner to accommodate the truck. A delivery truck for the Family Dollar store is only expected to run once a week. The TEC report indicates that the paving design of the existing roads will support the truck.
- Mark every tree (bigger than 1.5 inches in diameter) that will need to be removed due to the construction. A replacement ratio will need to be established.
 - Response: We have an updated survey which locates all trees adjacent to the property. However, the new proposed site layout locates the Family Dollar building 5' from the south property line shared with the park, and 15' to 20' from the east property line shared with Ms. Moody. The building will be approximately 7' to 7.5' from the chain link fence along the south property line, behind which the existing park trees are located. With the new site layout, only limbs that encroach over the south property line and interfere with the construction or maintenance of the building are proposed to be removed. The trees located off the proposed Family Dollar property will remain, including the existing evergreen trees along the east property line shared with Ms. Moody. In addition, we propose to add new trees and landscaping within our site, with a heavy emphasis on the area between the new building and Ms. Moody's property, as well as along the perimeter of the parking lot and along Hamilton Ave.
- Meet with the property owner of the historically significant house (due east of the site) to determine what needs to be done to protect and maintain the integrity of the property to the fullest extent possible.
 - Response: See the response to comment above this one. We met with Ms. Moody 6/10, and discussed our intentions to maintain the existing trees planted along the line and enhance them with additional trees and landscaping along the rear of the proposed building. Our new site plan moves the building further away from her property. We have revised the exterior finishes of the building to enhance the aesthetics and better complement the surrounding buildings. Parapets have been added to screen rooftop hvac equipment.
- Redesign the receiving area to allow for a safe line of vision for the property owners to enter and exit their driveways.
 - Response: The receiving area and dumpster screen wall as shown on the new proposed site plan is over 15' from the edge of roadway and provides adequate sight lines for safe maneuvers to/from the existing driveway.
- Submit a detail landscape plan, to include dumpster enclosure/screening and lighting for review and approval.
 - Response: We have submitted rendered and noted conceptual landscaping and building/dumpster elevations to the city. Upon approval to proceed with the project we will develop detailed drawings based on these designs.
- Submit detailed architectural rendering(s) of the proposed building as it will appear on the site for review and approval. The Building must fit the style and design of the adjacent buildings and fit into the surrounding properties.

- Response: See response to question above. We are also working now to add some more detail to the building with canopies and framed openings along the side elevation facing the street – these elevations will be submitted soon.
- Submit the plan for the rooftop HVAC units for review and approval. Provide means by which the rooftop units will be screened from normal view.
 - Response: The submitted building renderings show that we have added parapets to the building on all sides, and these parapets screen the rooftop mounted units. The units can be seen dashed in behind the parapet on the rendered elevations.
- The residents currently use the parking lot to gain access to the Park to the South – We would like to see some of those parking spots designated / marked as shared with the park.
 - Response: The new site plan has eliminated 4 parking spaces in order to create additional landscaping within the site, and to move the building away from adjacent property lines. The site is parked at 20 spaces, which meets minimum city standards and is adequate for the tenant's use, but is less than the number typically desired by the tenant. Therefore, there are no extra spaces to dedicate to visitors of the adjacent park.

For the Board of Zoning Appeals:

- Submit a justification letter for the variance requests from the BZA
 - Response: With the new proposed site plan, the only variance we need is one to waive the 5' landscape strip along the property line at St. Clair Avenue (only between the building and the ROW, we are meeting this requirement between the parking lot and the ROW). We need the extra drive width to accommodate the delivery truck. We have added landscaping in several other areas of the site that greatly offsets the loss of this particular strip of landscaping.