

# STAFF REPORT

March 30, 2017

**TO:** City Council

**FROM:** Jeannie Peyton, Planning & Zoning Administrator

**CASE #:** **OR 13-17 (PC Case #17-04):** Request to Amend the official zoning map with rezoning approval from the “R-B” Regional Business District to the “I-PUD” Industrial Planned Unit Development Zoning District for a 14.5 acre site located at 2800 Shiloh Springs Road (Parcel I.D. #H33 01625 0001).

**OR 14-17 (PC Case #17-05):** Approval of a Specific Site Plan to occupy an existing 123,000 sq. ft. facility as a storage facility including manufacturing, warehouse, and distribution facility at 2800 Shiloh Springs Road (Parcel I.D. # H33 01625 0001).

## ***REZONING AND PLANNED UNIT DEVELOPMENT APPROVAL***

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**APPLICANT:** Kathleen Lamb  
Storage of America, 4225 W 62<sup>nd</sup> Street, Indianapolis, IN 46268

**OWNER:** *Current:* Dayton Hudson Corp;  
Target Corporation, PO Box 9456, Minneapolis, MN 55440  
*Future:* Storage of America, 4225 W 62<sup>nd</sup> Street, Indianapolis, IN 46268

**PROPERTY LOCATION:** 2800 Shiloh Springs Road (Parcel I.D. # H33 01625 0001)

### **LAND USE REQUEST:**

Application has been made for two separate but related cases under PC Case #17-04 and #17-05. Under **PC Case #17-04**, the applicant is requesting that the parcel in question be rezoned from its current “R-B” Regional Business Zoning District in the SARA Salem Avenue Redevelopment Area Overlay to an “I-PUD” Industrial Planned Unit Development District. In conjunction with this request application under **PC Case #17-05** has been made for approval of the Specific Site Plan for the repurposing of the parcel.

### **SITE DESCRIPTION:**

A 14.5 acre site located on the south side of Shiloh Springs Road west of the intersection of SR 49 and Shiloh Springs Road. The parcel has frontages along both SR 49 and Shiloh Springs Road. The site is the former location of a Target retail location which is currently vacant.

**CURRENT ZONING:** “R-B” Regional Business Zoning District + SARA Salem Avenue Redevelopment Area Overlay District

**CURRENT LAND USE:** Vacant “Big Box” Retail

**SURROUNDING ZONING:** North - I-PUD, Industrial PUD and R-B, Regional Business + SARA  
South - RSF-M, Residential Single Family Medium Density  
East - R-B, Regional Business + SARA  
West - G-B, General Business

**SURROUNDING LAND USES:** North - Light Industrial PUD and Retail  
South - Single Family Homes  
East - SR 49 “Connector” and Retail/Office  
West - Daycare Center

**DISCUSSION OF PROPOSED USE:**

The applicant, Storage of America, proposes to acquire the former Target facility at 2800 Shiloh Springs Road. The bulk of the “big box” facility would be repurposed as a mini storage facility which would include interior climate controlled storage units with interior drive-thru access. A portion of the 123,000 SF facility, up to 10 percent, could be used for on-site manufacturing, warehousing and shipping of steel storage unit components. Proposed future additions to the use on the site include the development of 120,000 SF of exterior storage units in existing parking lot area to the east of the building, once interior capacity reaches 80 percent. These exterior storage areas would have corrugated metal face panels (see photos, attached).

Storage of America has been successful in the adaptive reuse of a variety of facilities in multiple locations across the Country. The positive impact to the communities they do business in is a direct result of the reuse of a blighted nuisance that has often plagued a community for many years. The board only need consider the vacant conditions of the site in question to envision the effect an occupant would have on the site and its surroundings. The addition of a manufacturing component on-site would also increase the economic development opportunity by boosting the number of jobs created with the reuse of the facility.

The applicant has shown a consistent desire to enhance the communities they locate in. This is accomplished not only through stabilization of the site but also with the creation of community spaces. Storage of America has proposed the addition of a US Veterans Memorial at this location. The Memorial would be located in an unrestricted area that would serve as a commemorative monument to the veterans of our community. The memorial would include 7 flag poles, one flag for each branch of the military, a POW flag, and a large scale American flag on a 100’ flag pole.

The City’s Strategic Plan calls for us to evaluate and maintain economic growth initiatives by pursuing repurposing opportunities at our obsolete retail facilities. Storage of America has proposed a reuse opportunity that would stabilize a vacant site along the City’s regional corridor. Their willingness to add a community centered connection like the War Memorial to the development of the site provides the City an opportunity to enhance community image as well. As called for in the Strategic Plan, to “...maintain a regional, community and neighborhood image as a welcoming, clean, safe and progressive community...,” the project proposed by Storage of America solidly accomplishes these goals.

**PUD SPECIFIC SITE PLAN: (Draft attached)**

Presented for your review is the Proposed Planned Unit Development (PUD) Specific Site Plan provisions proposed for the initial reuse of the facility, as well as applicable requirements related to any future development on the site. It includes the following:

- 1) Intent / Purpose of the PUD
- 2) Compatibility of Proposed Use with City’s *Comprehensive Economic Development Strategy*.
- 3) Site Description
- 4) Land Use Controls (including Future Development Requirements).

## **STAFF RECOMMENDATION**

Staff recommends that Council APPROVE Ordinance 13-17 and 14-17 (PC Cases # 17-04 and 17-05).

## **COUNCIL'S APPROVAL ALTERNATIVES:**

The Council's alternatives under **OR 13-17 (PC Case # 17-04):**

1. Move to make the specified findings under Chapter 1125 and **APPROVE** the request to **Amend** the official zoning map from the "R-B" Regional Business District to the "I-PUD" Industrial Planned Unit Development Zoning District for a 14.5 acre site located at **2800 Shiloh Springs Road.** (Parcel I.D. # H33 01625 0001), Or;
2. Move to **DENY** request to **Amend** the official zoning map from the "R-B" Regional Business District to the "I-PUD" Industrial Planned Unit Development Zoning for a 14.5 acre site located at 2800 Shiloh Springs Road. (Parcel I.D. # H33 01625 0001), for failure to make the specified findings under Chapter 1125.

The Commission's alternatives under **OR 14-17 (PC Case # 17-05):**

1. Move to make the specified findings under Chapter 1140 and **APPROVE** the Proposed Specific Site Plan for a 14.5 acre site located at 2800 Shiloh Springs Road. (Parcel I.D. # H33 01625 0001), Or;
2. Move to **DENY** the Proposed Specific Site Plan for a 14.5 acre site located at 2800 Shiloh Springs Road. (Parcel I.D. # H33 01625 0001), for failure to make the specified findings under Chapter 1140.

**Attachments:** PUD Specific Site Plan Draft  
Site Map  
Submitted Exterior Build out Plan  
Photo Examples

## **DRAFT TO CITY COUNCIL OR 14-17 (PC 17-05)**

### **SPECIFIC SITE PLAN**

**Storage of America, 2800 Shiloh Springs (H33 01625 0001)**

**April 3, 2017**

#### **Land Use Controls; Approved Uses under the PUD**

Under the adopted PUD, the following uses shall be permissible for the future occupancy and development of the site:

#### **Principally Permitted Uses**

- 1) Mini-Storage Facility; including
  - a. Interior Climate Controlled Individual Storage Units
  - b. Exterior Individual Storage Units
  - c. Exterior RV/Boat/Trailer Storage Units
- 2) Light Manufacturing (future proposed); including
  - a. Sheet Metal Manufacturing
  - b. Storage of Manufactured Goods
  - c. Distribution/Shipping of Manufactured Goods

#### **Conditionally Permitted Uses**

- 1) Light Manufacturing - Machining, Assembly and Distribution

#### **Accessory Uses**

- 1) Warehouse, Storage and Distribution
- 2) Retail Sales
- 3) Off-street Parking and Loading [as provided under Chapter 1181 of the Zoning Code], not to exceed 6 for Storage Use plus 5 for Manufacturing Use.
- 4) Overnight Tractor/Trailer parking at dock door location in rear of site, parked trucks are prohibited from idling during this time.
- 5) Uses or structures customarily incidental to the principally permitted or conditionally permitted use located on the same lot therewith.

#### **Prohibited Accessory Uses**

- 1) The following Accessory Uses shall be prohibited.
  - a) Outdoor Storage. Including, but not limited to the storage of the following materials and equipment: junk, refuse, wood, lumber, building materials, etc.
  - b) Storage of semi-trucks or other industrial vehicles, equipment or materials.

#### **Future Development Requirements**

Future Development is limited to redevelopment of the entire site which is currently NOT built out to capacity. The following are the minimally required bulk regulations/requirements which shall apply to future development the 14.5 acre site, as depicted on the development plan:



Preliminary Plans include the tentative plans to develop metal exterior storage units totaling 120,000 SF in 10 building units. Units are to be screened and buffered with a landscaping perimeter according to Chapter 1175 of the Zoning Code.

Future Development must adhere to Lot Requirements:

- 1) Minimum/Actual Lot Area: 30,000 SF
- 2) Minimum/Actual Lot Width: 150'
- 3) Minimum/Actual Lot Frontage: 150'
- 4) Minimum/Actual Lot Depth: 200'
- 5) Minimum Front Yard Setback: 50'
- 6) Minimum Side Yard Setback: 20' total / minimum 9' per side
- 7) Minimum Rear Yard Setback: 20'
- 8) Maximum Height Regulations:
  - a) Principal Structure (existing): 35'
  - b) Accessory Structure: 25'

#### **Buildout of Exterior Storage Units**

- 1) Allowable in developed parking area, meeting setback requirements determined herein
- 2) Metal Corrugated Panel façade
- 3) Storage of Recreational Vehicles and Boats on a hard, dustless surface

#### **Fences, Gates, Walls and Hedges**

- 1) Perimeter buffer to include:
  - a. Black Aluminum 6' Fencing and Gates
  - b. Tree and Shrubbery screen plantings that adhere to Chapter 1175 of the Zoning Code.

#### **Veteran Memorial Site**

- 1) Publically accessible
- 2) Arrangement of up to a 40' X 60' American Flag on a 100' Flagpole; Six (6) flags for the five (5) branches of service and (1) POW flag on 20' flagpoles and a granite monument

#### **Signage**

- 1) All signage requirements for occupancy of current facilities shall be subject to the Signage requirements contained under Zoning Code Chapter 1185.05 (h) Major Development Signs and 1185.10 Signs Permitted in Business and Commercial Districts. Additional allowed;
  - a. Pylon Sign Height to remain less than or equal to the currently existing pylon sign.

#### **Salem Ave. Redevelopment Area Overlay District**

- 1) The design and construction of this and all future site development shall be subject to the guidelines of the Salem Avenue Redevelopment Area Zoning Overlay District. With the exception of:
  - a. Storage of America color scheme of Blue and White allowable throughout
  - b. Metal façade exterior units to be allowed

#### **Off-Street Parking & Loading**

- 1) All parking requirements for occupancy of current facilities and future development (industrial and/or commercial retail) shall be subject to the Off-Street Parking and Loading requirements contained under Chapter 1181 of the Zoning Code, with the following additional provision:

- 2) Parking requirements not to exceed 6 for Storage Use plus 5 for Manufacturing Use for a total of 11 spaces.

**Ingress/Egress**

- 1) Development of this site must maintain the use of the current entrances and exits on the site.

**Conditional Use Applications Reviewed by the Planning Commission**

- 1) Notwithstanding Section 1133.02 of the Zoning Code, the Planning Commission shall have the appropriate power and duty to hear and decide upon applications for conditional uses which are requested to be approved uses within this PUD. The Planning Commission shall take action to approve, deny, or approve (with conditions) the PUD Conditional Use applications.

**Initial Occupancy by Storage of America**

Upon submission of a Commercial Zoning Permit Application by Storage of America to the Planning Department, the applicant shall include a plan of exterior site and building improvements proposed for its initial occupancy of the 123,000 sq. ft. facility. These plans should include the intended treatment of:

- 1) The building surface, in terms of exterior renovations, or modifications. If the building is to be repainted, include any distinctive features or characteristics which the building will take on as a result of the improvement (i.e. distinctive color banding).
- 2) Exterior lighting of building frontages and grounds. Devise an architectural highlighting plan which will distinctively and attractively illuminate the north and east building elevations.
- 3) Property Maintenance Violations to be corrected as Building Occupancy occurs.
- 4) Submission of an overall landscape plan which includes the placement of existing and/or proposed trees and shrubs along the perimeter as a buffer yard. Trees and plantings should be appropriate for the site based upon placement in relation to the building frontage. Tree species should also be of a mature caliper (minimum 2").
  - a. Replacement of deceased or deteriorated trees and shrubbery and planting material located within existing planted areas on the site should also be addressed by the applicant as necessary.

Site Development will be allowable in Phases as units are determined necessary by Storage of America provided the Commercial Zoning Permit Applications are submitted for each phase.





Karl L. Keith

Montgomery County Auditor

Current Tool: Pan





STORAGE OF AMERICA  
2800 SHILOH STREAMS RD  
TROTWOOD, OHIO

DRIVE THRU DOOR AISLE

DRIVE THRU DOOR AISLE

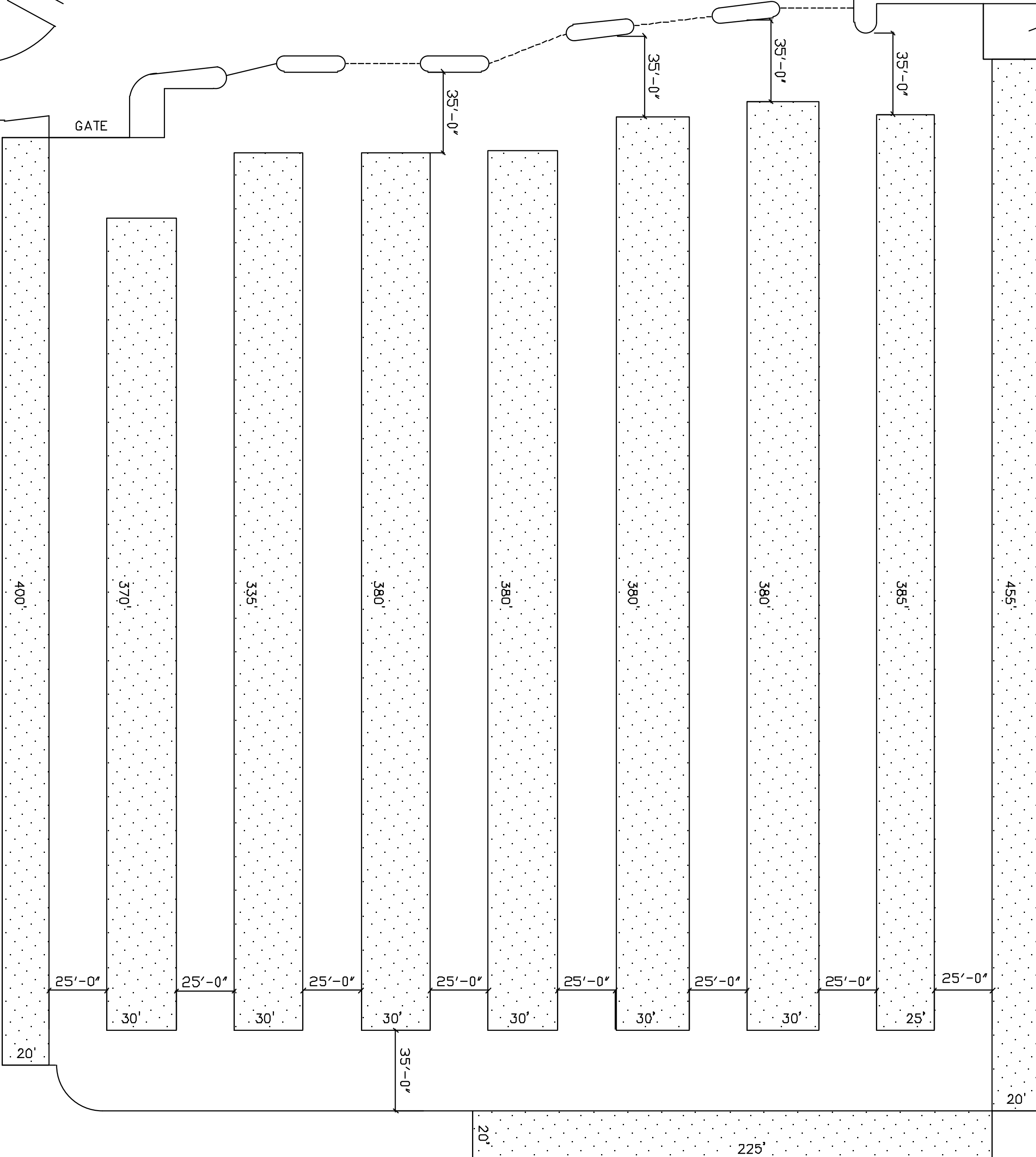
215'

15'

27'  
10'/10'/10'/10'/10'/10'/10'/10'/10'/10'

WAR MEMORIAL DEDICATED TO  
THE CITY OF TROTWOOD  
BY THE CITY OF TROTWOOD  
LARGE AMERICAN FLAG ON 100' POLE  
PLACES FOR ALL BRANCHES OF SERVICES ON 20' POLES

GATE



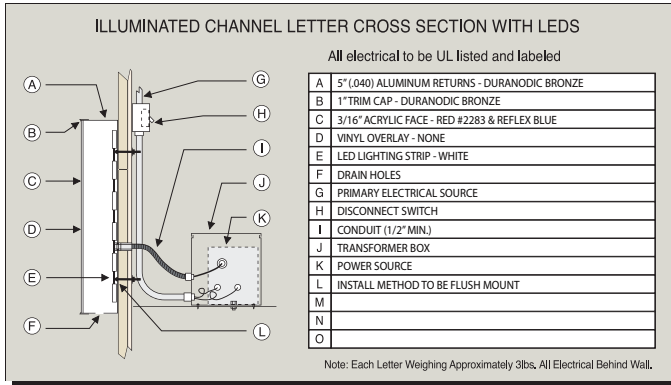




 **STORAGE**  
of **AMERICA**

NO  
PARKING  
FIRE  
LANE





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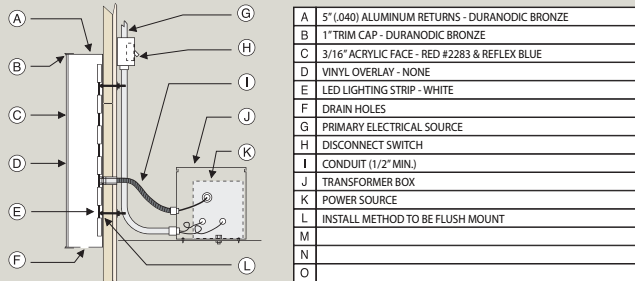
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5' - 5"

24 HOUR KIOSK  
RENT HERE • PAY HERE

#### ILLUMINATED CHANNEL LETTER CROSS SECTION WITH LEDS

All electrical to be UL listed and labeled



Note: Each Letter Weighing Approximately 3lbs, All Electrical Behind Wall.

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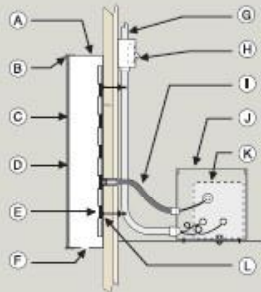
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A	5'x0.048 ALUMINUM RETURNS - DURANODIC BRONZE
B	1" TRIM CAP - DURANODIC BRONZE
C	3/16" ACRYLIC FACE - RED #2283 & REFLEX BLUE
D	VINYL OVERLAY - NONE
E	LED LIGHTING STRIP - WHITE
F	DRAIN HOLES
G	PRIMARY ELECTRICAL SOURCE
H	DISCONNECT SWITCH
I	CONDUIT (1/2" MIN)
J	TRANSFORMER BOX
K	POWER SOURCE
L	INSTALL METHOD TO BE FLUSH MOUNT
M	
N	
O	

Note: Each Letter Weighing Approximately 8lbs, All Electrical Behind Wall.

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GOD AND COUNTRY  
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