

**OR08-18 (Planning Commission Case # PC 18-03)**

Reference Case Numbers: OR28-16 (PC 16-09); Approved by City Council on 10/3/2016

**On May 22, 2018; Planning Commission voted 4-1 to approve with edits in red**

**On July 2, 2018; Council voted 7-0 to table for clarification – NEW EDITS IN BOLD**

~~Storage of America~~ **AMERCO Real Estate Company (UHaul of Trotwood),**  
5331 Salem Avenue (H33 00805 0005)

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-~~Self~~ Storage Facility; including
  - a. Interior Climate Controlled Individual Storage Units
  - b. Exterior Individual Storage Units; four (4) buildings
  - c. ~~Enclosed RV/Boat/Trailer Storage Units~~ **Truck and Trailer rental/sharing**
    - i. **RENTAL DISPLAY AREA ALONG SALEM AVENUE NOT TO EXCEED SEVEN (7) VEHICLES (i.e. TRUCKS, VANS, TRAILERS)**
    - ii. **TOTAL VEHICLES STAGED OR STORED FOR RENTAL/SHARING ON SITE NOT TO EXCEED 55 TRUCKS OR VANS AND 25 TRAILERS.**
- 2) ~~Light Manufacturing (future); including~~
  - a. ~~Sheet Metal Manufacturing~~
  - b. ~~Storage of Manufactured Goods~~
  - c. ~~Distribution/Shipping of Manufactured Goods~~

Conditionally Permitted Uses

- 1) ~~Light Manufacturing Machining and Assembling~~
- 2) ~~Exterior RV/Boat/Trailer Storage~~

Accessory Uses

- 1) Warehouse, Storage and Distribution
- 2) Retail Sales **related to Moving & Storage**
- 3) **Installation & removal of UHaul hitches**
- 4) Off-street Parking and Loading [as provided under Chapter 1181 of the Zoning Code], ~~not to exceed 6 for Storage Use plus 20 for Manufacturing Use.~~
- 5) ~~Overnight Tractor/Trailer parking at dock door location in rear of site.~~
- 6) 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, recreational vehicles, boats, etc.
  - b) Storage of semi-trucks or other industrial vehicles **NOT RELATED TO UHAUL**, equipment, and materials ~~within the northern portion of the site (off-street parking area to rear of building).~~
  - c) **AT NO TIME SHALL THE INSTALLATION, SERVICE AND/OR REPAIR OF VEHICLES OR TRAILER TOWING EQUIPMENT BE PERFORMED OUTSIDE THE ENCLOSED INSTALLATION BAY AREA.**

## Future Development Requirements

Future Development is limited to redevelopment of the entire site which is currently NOT built out to capacity.

~~Development will be phased: Phase 1 includes the Interior renovations and build-out and Phase 2 includes the Exterior Site development. Phase 2 is dependent on the success of Phase 1 selling to a capacity of 50-60%. Preliminary Plans include the tentative plans to develop metal exterior storage units totaling 70,000SF in 12 building units. Units are to be screened and buffered by Fence and landscaping perimeter as described in the following regulations.~~

~~The following are the minimally required bulk regulations/requirements which shall apply to future development the 13.2 acre site, as depicted on the development plan:~~

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: 45'
- 6) Minimum Side Yard Setback: 20' total / 10' per side
- 7) Minimum Rear Yard Setback: 15'
- 8) Maximum Height Regulations:
  - a) Principal Structure (existing): 35'
  - b) Accessory Structure: 25'

## Buildout of Exterior Storage Units

- ~~1) Allowable on all side, meeting setback requirements determined herein~~
- 2) Metal façade. ~~Red Brick Ends along Salem Avenue Corridor~~ **Brick accents on facades facing Salem Avenue**
- ~~3) black aluminum fencing and~~
- 4) **Landscaping at ends facing Salem Avenue**

## Fences, Gates, Walls and Hedges

- ~~1) Perimeter buffer to include:
  - a. Black Aluminum 6' Fencing
  - b. Shrubbery screen plantings~~

## Veteran Memorial Site

- ~~1) Publically accessible~~
- ~~2) Arrangement of large American Flag, flags for all branches of service and 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 and specifically, 1185.05 (h) Major Development Signs.
  - a. Pylon Sign Height not to exceed 25'.
  - b. **Total Sign Area not to exceed 150 SF.**

## Salem Ave. Redevelopment Area Overlay District

- 1) The design and construction of 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~~ **UHaul color scheme** allowable throughout
  - b. Metal façade and ~~Red Brick facing~~ of 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 ~~20-15~~ for ~~Manufacturing~~ **Retail** Use.
- 3) The designated off-street parking and loading area for the proposed occupancy by ~~Storage of America~~ **UHaul** shall be located on the parcel site with recognition and coordination efforts given to the existing "shared parking area" with Family Dollar.

#### Ingress/Egress

- 1) Currently, there exists shared cross-access easements throughout the Parcel which are recorded as deed restrictions upon each property within the Center. These easements provide shared and unrestricted public ingress and egress among all properties within the Center, as it pertains to Salem Avenue and Salem Bend Road.
- 2) Final approval of this PUD in no way alters, circumvents, impedes, or violates the established system of shared cross-access easements as it relates to ingress/egress to and from 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~~ UHaul

Upon submission of a Commercial Zoning Permit Application by ~~Storage of America~~ UHaul to the Planning ~~Department Commission~~, the applicant shall include a plan of exterior site and building improvements proposed for its initial occupancy of the 120,000 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 south and east building elevations.
- 3) Property Maintenance Violations to be corrected as Building Occupancy occurs. Includes, but is not limited to:
  - a. Deteriorating cross access asphalt areas to be remedied.
  - b. Parking Lot upgrades ~~as development of site occurs.~~
- 4) Submission of an overall landscape plan which includes the placement of street trees along the perimeter. Trees and plantings should be appropriate for the site based upon their placement in relation to the building frontage and perimeter fencing/wall. 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 medians (planted areas) on the site ~~should~~ **must** also be addressed by the applicant.
  - b. **Additional landscaping added along Salem Avenue frontage.**