



**AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, MAY 22, 2019, 3:30 P.M.
CITY HALL, SECOND FLOOR COUNCIL CHAMBERS**

1. Roll Call
2. Minutes - 5-8
3. Application to have the Downtown/Riverfront Overlay (DR-O) District applied to 0.772 acre parcel with frontage with two addresses, 619 Lincoln Ave, and 532 Grant Street.
Owner/Applicant: MVP 619 Lincoln Inc. (Greg Taylor)
-No action can be taken at this meeting
-The application will go on the June 12 agenda for a required Public Hearing and decision by the Planning Commission.
4. Other

Note to Commission members:

If you will not be attending, please email or call Sue
(neither Mayor Beamish nor Mr. Titterington will be at the May 22 meeting)

May 8, 2019

A regular meeting of the Troy Planning Commission was held Wednesday, May 8, 2019, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Members Present: Beamish, Snee, Titterington, McGarry, and Mahan; Zoning Inspectors Brandon and Watson; and Assistant Development Directors Davis and Harris.

The minutes of the April 24, 2019, meeting were approved upon motion of Mr. Titterington, seconded by Mrs. Mahan.

HISTORIC DISTRICT APPLICATION, 103 E. MAIN STREET FOR WALL SIGN FOR YELLOW TREE YOGA; OWNER - LODGE IORM 222; APPLICANT KATE REINHART. The applicant was present. The staff report noted: property is zoned B-3, Central Business District; structure is listed on the National Register; 25 square feet of wall signage is permitted and request is for 10.4 square feet; sign will be constructed of dibond, which is aluminum composite; background of the sign will be white, with yellow-orange and yellow-green for the tree/person, and dark brown for the trim and lettering; color mix will be stated as part of the application; sign was constructed to such a size as to not overpower the trim above the transom windows, and also to cover only a very small portion of the transom windows; sign was also constructed to be proportionate to the sign at the neighboring business to the east; the sign design includes the business logo; and staff recommends approval of the proposed sign, based on the following:

- The proposed sign will meet all City of Troy sign code requirements; and
- The proposed sign has been thoughtfully constructed so as not to overpower the storefront;
- The proposed sign will not be substantially covering a character defining feature of the building.

In response to Mrs. Snee, staff advised that there is a small rendition of the logo design on the window now.

A motion was made by Mayor Beamish, seconded by Mr. McGarry, to approve the wall sign application for 103 E. Main Street as submitted, based on the exact color mix as provided in the email that is part of the application, and based on the findings of staff that:

- The proposed sign will meet all City of Troy sign code requirements; and
- The proposed sign has been thoughtfully constructed so as not to overpower the storefront;
- The proposed sign will not be substantially covering a character defining feature of the building.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 3:34 p.m.

Respectfully submitted,

_____ Chairman

_____ Secretary

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	May 22, 2019
SUBJECT:	(DR-O) Consideration for 619 Lincoln Ave. / 532 Grant St.
OWNER:	MVP 619 Lincoln Inc.
APPLICANT: MVP 619 Lincoln Inc., Greg Taylor	

BACKGROUND:

The applicant and property owner, Greg Taylor, of MVP 619 Lincoln Inc., is requesting the Planning Commission to review the proposed uses for the building at 619 Lincoln Ave. / 532 Grant St., using the Downtown/ Riverfront Overlay District.

DISCUSSION:

The applicant is proposing a mixed use plan for the existing building at the property of 619 Lincoln Ave. / 532 Grant St. The property is currently zoned M-2 Light Industrial District, is a 0.772 acre property with a 25,614 square foot multi-story building, located between Grant Street, Lincoln Street and the Railroad.

The proposal is to allow for a select mix of uses from the current permitted uses of the current M-2 Light Industrial District, and some selected from the B-2 General Business District. The applicant's plan for the building is to attract artists, photographers, pottery and other similar artistic businesses on the second and third floors. While keeping the first floor for general business uses that complement each other. The proposed list of uses for this property has been attached.

The floor plan and exterior elevations of the existing building have been attached.

After review by city staff, the property meets the existing underlying district as a legal non-conforming building, with the current permitted uses as stated in M-2 Light Industrial Zoning. The proposed list of uses have been reviewed, amended by staff and agreed upon by the applicant. In addition to the uses the applicant has contacted the adjoining residential property owners to the North and will install screening to provide a buffer. All other aspects of the project do meet the requirements of the Zoning Code and have been reviewed by the Development, Engineering, Fire and Utilities Departments.

Using the DR-O process outlined in the Zoning Code, the proposed list of uses will need to be approved by the Planning Commission (through the DR-O process) for the property at 532 Grant Street to continue forward as mixed use.

As stated in section 1143.25(q)(1)(c) of City of Troy Zoning Code, Planning Commission shall review all DR-O applications and shall grant, modify, or deny/and or recommend the denial, or modifications of such application based upon the following criteria:

1. To prevent hazards to the health and safety of the public and of all occupants of the improved real property.
2. To assure adequate light, air, and convenience of access for all properties.
3. To promote the delivery of public services such as utilities, streets, refuse collection, emergency medical services, fire and police protection.
4. To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision.
5. To assure, through an appropriate site plan review that the general, district and supplementary regulations of this Zoning Code are being followed in the design of each new site improvement or redevelopment.
6. To minimize adverse effects on traffic safety caused by development and certain land uses.
7. To minimize adverse effects on the environment resulting from development and certain land uses.
8. To facilitate the efficient and economical development and use of land and public facilities.
9. To allocate to each site development, rather than to the public, the maximum feasible portion of the infrastructure and operating costs which arise as a result of that development.
10. To fairly balance the interest of property owners and occupants in continuing their nonconforming land uses against the community interest in achieving full compliance with this Zoning Code.
11. To protect floodways and flood plains from development which increases the general risk of flooding or puts occupants of the development at risk.
12. To preserve and enhance property values.
13. To protect public and private water supplies, both in quality and quantity.
14. To promote the economic vitality of business and industry.
15. To direct particular land uses to the parcels of land best suited for them physically and in terms of access to highways and public services.
16. To enhance the predictability and profitability of private investments made in the City.
17. To continuously improve the aesthetic character of all parts of the City.

With the creation of the Downtown/Riverfront Overlay District, the intent is for the district to be applied when the conventional zoning requirements are inappropriate or the underlying zoning district is unduly restrictive or prevents the reuse of buildings or properties in downtown Troy. The property at 619 Lincoln Ave. / 532 Grant Street, zoned M-2 Light Industrial allows for intense uses by right, not generally suited for close placement to residential zonings. This being an existing site with the current zoning of M-2 Light Industrial in relation to the neighborhood, the less intensive mix of uses is a more appropriate fit for this property. This property was noted in the 2017 MKSK Riverfront study as a potential property for re-use and mixed-use under the 2 to 5 year plan. No other major changes to the building or site are planned at this time.

Utilizing the criteria intended to justify a DR-O application; you will find the proposed project will have a minimal effect on the environment and neighborhood, as this property is an existing property, with a structure, parking lot and current industrial zoning district with uses permitted by right. The proposed uses will allow for a mixed-use property with less intensive uses, promoting a better balance between this property and the surrounding area. The City's comprehensive Plan states that its Economic Development Goal #4 is to "use or reuse vacant or underutilized commercial and industrial structures." This property has been vacant and underutilized for several years until the applicant purchased the property in 2018. Based on the above criteria this project will promote the use of the land, and the economic vitality of business and industry in the area.

NEXT STEPS:

This is the first step in the DR-O process which is the first reading of the proposal to the Planning Commission. A second reading (required hearing) will be held at the next scheduled Planning Commission meeting. The second reading will provide an opportunity for public input on the project. Planning Commission can only take action after the second hearing as required by the DR-O process and a decision will be requested by the Planning Commission at the second meeting.

Planning Commission
DR-O Application

Revised 04/02/18

OFFICE USE ONLY

Date Filed: _____
Case #: _____
Date of Meeting: _____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR DOWNTOWN/RIVERFRONT OVERLAY DISTRICT
(Must be typed or printed legibly)
(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 4-11-14
Applicant Greg Taylor Telephone No. 937-572-9542
Owner of Property MVP 614 Lincoln Inc.
Address of Project 614 Lincoln Ave, Troy, Ohio 45373
Contact Address (if different than Project Address) 532 GALT ST, 4810 Monroe-Concord Rd Troy, Ohio
Name of Architect/Engineer and/or Contractor MVP 614 Lincoln Inc.

Application for DR-O includes the following items (which do not meet standard zoning requirements):

- | | |
|---|---|
| <input type="checkbox"/> Setbacks Requirements | <input type="checkbox"/> Landscaping Requirements |
| <input type="checkbox"/> Lot Size/Coverage Requirements | <input type="checkbox"/> Open Space Requirements |
| <input type="checkbox"/> Parking Requirements | <input type="checkbox"/> Pedestrian/Bicycle Circulation |
| <input type="checkbox"/> Signage Regulations | <input type="checkbox"/> Other: _____ |

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- (a) A complete description, in narrative form, of all uses proposed for the property, including expected employment levels, shift operating times, estimated frequency and volume of truck movements, the number and type of vehicles to be kept on the property for use in operations, a description of materials and general processes to be utilized, and all other pertinent facts relating to the proposed operation that are necessary to provide a true and complete understanding of the proposed use.
- (b) A complete site plan, including locations, sizes and descriptions of all ground surfaces, impervious surfaces such as paving, buildings, and all other structures. The site plan shall also provide locations and details for all proposed and existing landscaping, utility connections and sizes, fire protection systems and access, details of exterior lighting fixtures and proposed illumination levels throughout the grounds, and details of other accessory uses and/or accessory structures on the grounds including but not limited to stormwater management facilities, trash enclosures, fences, and signs.
- (c) A complete floor plan of the proposed and/or existing buildings and structures, showing the sizes and proposed specific uses of all rooms and areas; and showing the location and sizes of all windows, doors, and other openings in the walls.
- (d) Complete elevation views of all exterior sides of all buildings and structures, showing details of construction and materials, windows and doors, exterior lighting fixtures, exterior equipment details and locations, all signs, and other details of exterior construction and proposed usage.

DR-O Application for 619 Lincoln Avenue, Troy, Ohio

(a) A complete description, in narrative form....

The current market plan for 619 Lincoln Avenue is to create an artist community on the second and third floors. We are seeking to attract artists, photographers, pottery studios and other low impact businesses. When completed we will have 6 studios ranging in sizes from 250 square feet to 2000 square feet.

We plan to market the first floor for general business. We will evaluate all prospective tenants to ensure they are compatible with the second floor tenants.

We will market for a mix of B-2 and M-2 businesses. We are also considering the first floor as the location for a small craft distillery.

We will not seek adult oriented businesses.

The proposed B-2 and M-2 businesses we are seeking for the building are, but not limited to, the following list:

B-2 Businesses

Accountant's office.

Architect's office.

Art galleries and museums.

Artist, sculptor and composer studios.

Blueprinting, photocopying, photo finishing services.

Building material sale and storage facilities.

Dancing schools.

Electrical appliance repair.

Engineer's office.

Florists.

Garden stores.

Health studios and clubs.

Heating, A/C, electric and plumbing sales, service and repair.

Package liquor, beer and wine – retail sales.

Photo studios.

Professional Office not otherwise mentioned.

Sales offices and service centers

Watch, clock and jewelry repair.

Other similar uses as determined by the Zoning Administrator

M-2 Light Industrial Permitted Uses

Bakeries – wholesale sales.

Beverage distributors and bottling plants.
Building material sales and storage facilities.
Carpentry shops.
Garden stores.
Heating, A/C, electric and plumbing sales, service and repair.
Moving and storage companies.
Musical instruments – manufacturing, assembling or repair.
Novelties, toys and rubber products – manufacturing, assembling or repair.
Printing, publishing, binding and typesetting plants.
Railroad stations, depots, train yards, classification yards and team tracks.
Research and engineering laboratories.
Sales offices and service centers.
Sign painting and manufacture.
Wholesale houses, warehouse and other storage facilities
Food Brokers – retail, wholesale and storage without processing.
Other similar uses as determined by the Zoning Administrator

The site currently has 37 parking spaces. We expect 2 tenants on the first floor, 8 studio spaces and tenants on the second floor and 1 studio on the third floor.

(b) A complete site plan, including locations, sizes and descriptions of all ground surfaces...

Attached is a general site plan and building layout showing each floor. The parking lot is both blacktop and gravel. The landscape is mainly grass with two trees on the Grant side.

The building is completely sprinklered and a monitoring system is installed and is active.

There is a functioning night lite on the Grant Street side that is not facing the residential area.

There is a fence separating our lot from ITW/Hobarts parking lot. There is no dumpster trash service. We have curbside service with a local refuse company.

(c) A complete floor plan of the proposed and/or existing buildings and structures...

Attached is the buildings current floorplan.

(d) Complete elevation views of all exterior sides...

Attached is the buildings elevation views.



EAST ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"



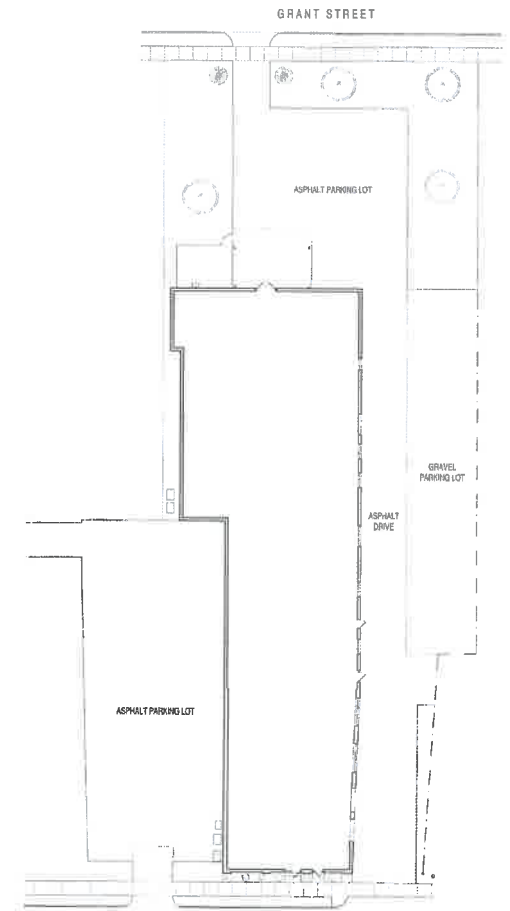
NORTH ELEVATION

SCALE: 3/32" = 1'-0"

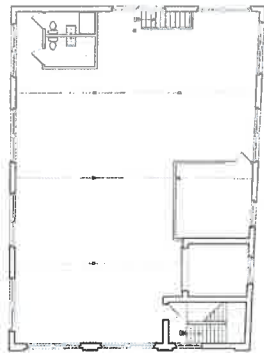


SOUTH ELEVATION

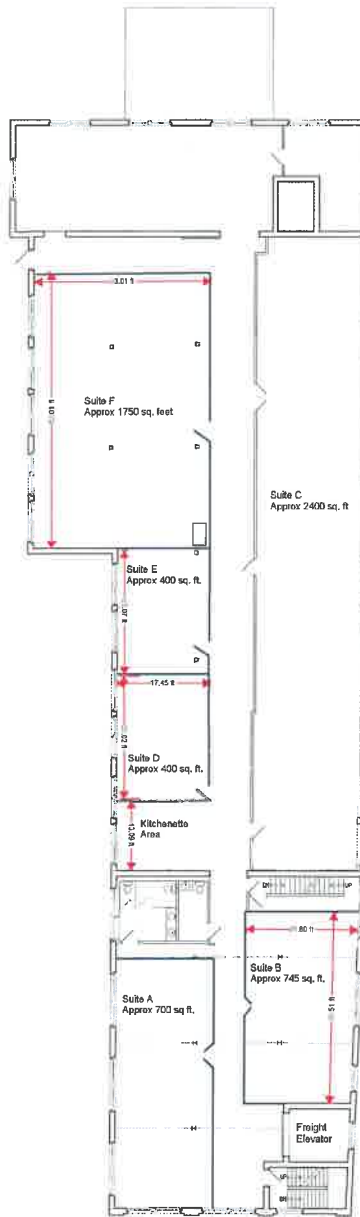
SCALE: 3/32" = 1'-0"



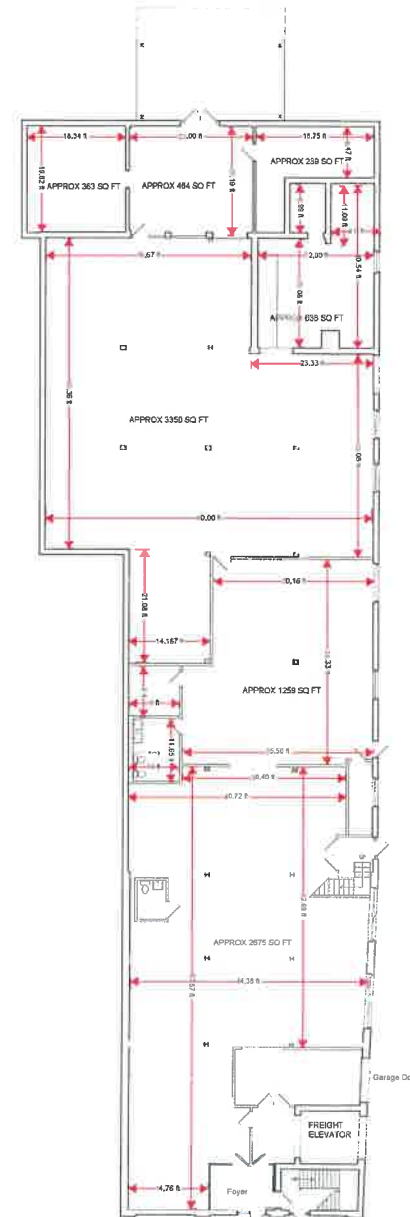
LINCOLN AVENUE
SITE PLAN
SCALE: 1" = 20'-0"



THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

619 Lincoln Avenue
Troy Ohio 45373
04.25.16

619 Lincoln Ave. / 532 Grant St. – Streetscape



619 Lincoln Ave. / 532 Grant St. – Streetscape



619 Lincoln Ave. / 532 Grant St. – DR-O Application



2017 MKSK – Troy Downtown Riverfront Strategic Development Study

2-5 YEARS

RECRUIT & ATTRACT AMENITIES AND ANCHORS



POTENTIAL DEVELOPMENT SUMMARY

RESIDENTIAL	450 units
RETAIL/COMMERCIAL	25,000 sq ft
OFFICE/FLEX	295,000 sq ft
COMMUNITY/INSTITUTIONAL	170,000 sq ft
PARKING	700 spaces

619 Lincoln Ave. / 532 Grant St. – Streetscape

The second investment horizon for Downtown Troy is in the two-to-five year time frame. The work accomplished in the first phase will drive the successful recruitment and attraction of new amenities and anchors that start to scale up Troy's ability to retain and attract residents, a talented and creative workforce, and employers.

Around this time, the new Kettering Health Network hospital will have its first phase of development complete. This will anchor Downtown's west side with the proposed Water Street Heritage Trail (see 0-2 years) connecting it through the downtown core and eastward to the former Hobart Cabinet building where the Troy Truck Yard and Clay Street Arts Walk are proposed (see 0-2 years).

This barbell of initial investment will attract two-to-five year investments along and adjacent to it. This includes a metallurgical artist-in-residency and advanced coworking fabrication lab in the former Hobart Cabinet building, the potential redevelopment of Spinnaker Coatings east of the Cabinet building, and development of the Hobart Arena parking lots across the river. Additional amenities and demand drivers, such as the Downtown condo rental program and the reuse of the grain elevator building as a best-in-class indoor/outdoor climbing facility and view deck, can also be realized in this window of time. To connect it all, the Study proposes modifying select oversized downtown streets to improve their safety and economic performance while maintaining their current travel and parking functions.