

August 30, 2021

Mr. Carl Lamping  
Director/Building Official  
Building Department  
City of Springdale  
11700 Springfield Pike  
Springdale, Ohio 45246  
<<[Clamping@springdale.org](mailto:Clamping@springdale.org)>>

**RE: Final Development Plan, Merchant Street Apartment & Townhomes  
134 & 144 Merchant Street, Springdale, Ohio**

Dear Mr. Lamping,

Please find below for your use a summary of responses to the Staff Comment letter distributed by email dated August 19, 2021, along with the attached Final Development Plan resubmittal information.

**City Planner Comments – August 18, 2021**

1. Approval is requested as submitted.
2. The amenities at 144 Merchant will be shared with the residents of 134 Merchant Street and not shared with the townhome residents.
3. The previously submitted “Open Space/VUA/Impervious” exhibit identifies the open space areas accurately based on the Final Development Plan.
4. Approval of two garage spaces per townhome unit is requested as submitted. A 16’ wide garage door is the most common size for a residential two-car garage and the garage, as proposed, is consistent with two-car garages provided in similar residential products and will comfortably accommodate two parked vehicles.
5. Approval is requested as submitted.
6. Informational comment, no response required.
7. Approval is requested as submitted. The previously submitted information includes a landscape screening detail for ground mounted mechanical equipment associated with the townhomes and sight lines sections to substantiate that the building configuration will effectively screen the apartment building mechanicals.
8. Approval is requested as submitted.
9. Approval is requested as submitted.
10. A physical sample board will be submitted for Planning Commission review.
11. A physical sample board will be submitted for Planning Commission review. Exterior townhome elevations are included in the resubmittal information indicating update material color selections. Additionally, elevations have been submitted for an alternate townhome color scheme which is proposed for use on all two- and three-unit building configurations in the development.

12. Informational comment, no response required.

13. Landscape Plan:

1. The requested note has been added to the resubmitted L-101 plan.
2. The plan note has been removed as requested.
3. The referenced note has been revised for consistency.
4. Please find updated plant schedules included in the resubmitted landscape plans.
5. The resubmitted plant legend is modified as requested.
6. Per the landscape architect, "Container sizes are not an indicator of the height or width of nursery stock at the time of installation and plants sourced from different nurseries in a particular container size can vary substantially. Further, some of the species being called out may be supplied as balled and burlap stock. It is common practice to state the required minimum width of deciduous spreading shrubs and the height of upright deciduous and evergreen shrubs. The plant legends on the landscape plan sheets indicate the minimum plant size at installation to ensure that the minimum expectations for plant sizing are met. All Group D plantings (except for Switchgrasses being used as foundation plantings) are indicated at #3 container, at minimum."
7. Please see the response in Item 8, below, for details.
8. a) The existing vegetation in the subject area will remain. The applicable plan notes have been revised to reflect this correctly. Per the landscape architect, "The buffer plantings being proposed will completely screen views within 2 years of planting and are spaced to ensure the long-term health and vitality of the buffer planting. Except for a small area off the southeast corner of Building 134 the entire buffer exceeds 10 feet in width. If installed, Evergreen Trees would quickly outgrow the available space between the curb and property boundary and Ornamental Trees will leave gaps in the screening due to shading of the understory. We believe that the proposed planting plan provides the most effective screening possible and request that Planning Commission approve the east buffer planting plan as submitted."  
b) Thirteen shrubs have been added to the plan for this area.  
c) Shrubs have been added to the plan for this area.
9. The proposed redevelopment plan creates a residential neighborhood of private streets and alleyways where townhomes and streetscaping provide a very attractive and appealing transition between the public realm of Merchant Street and the private realm of the converted office buildings. This change in land use typology does not seem to fit the zoning code's current definition of a Vehicular Use Area where screening and buffering requirements were intended to mitigate views to large surface parking areas. The majority of the development's parking spaces are screened either within the garages of the townhomes or below the first floor of the apartment buildings. Only 197 of the development's parking spaces are located within surface parking lots. Of those spaces, 149 are immediately adjacent to significant perimeter landscape areas. The only area within the proposed development that contains more than a single 60'-wide bay of parking (and therefore fits the applicable definition of a Vehicular Use Area) is the

existing parking to the north of 144 Merchant Street and this area is enclosed on three sides by the north and east buffer yards and the apartment building to the south.

Please see the “Landscape Data Summary” included with the resubmittal material for a detailed accounting of Vehicular Use Area and Interior Landscaping.

The landscaping associated with the Townhome Units and Apartment Buildings will feature 149 trees and 1639 shrubs which contribute to the creation of a high-quality neighborhood and set a new and unique standard for multi-use development within the City of Springdale. The plans also propose over 1600 perennials and ground cover plantings which will add to the diversity of the landscaping and appeal of the neighborhood. We believe that the proposed plan meets the spirit and intent of the City’s landscaping requirements and request that the planning commission approve the revised plans accordingly.

10. Please see the response to Item 9, above.
11. All shrub and tree plantings are a minimum of 2’ clear of the curb line in parking areas so no parking Blocks are needed. The only applicable sidewalk area is located south of 134 Merchant and is proposed 6 feet wide to accommodate potential overhang.
12. Light poles are shown on the resubmittal plans.
13. Labels have been added to bed lines as “Bedline, (Typ.)” in multiple locations on the resubmitted plans.
14. There are no unit counts indicated on the Landscape Plans. Refer to the Civil Engineering and Architectural Plans for unit counts.

#### **City Engineer Comments – August 18, 2021**

##### **LAND USAGE**

1. Approval is requested as submitted. The plans indicate removal of only those trees which cannot remain due to the development. We acknowledge that a permit is required prior to such removals.
2. A plan note has been added to sheet C400 regarding exposure and protection of the chamber. The engineer has confirmed that the building location in the resubmitted plans does not encroach upon the easement.
3. The engineer has confirmed that the sidewalks proposed in the FDP meet PROWAG standards. A plan note has been added to C500 and C501 to state this requirement.

##### **UTILITY PLANS**

1. Informational comment, no response required.
2. Acknowledged and agreed.

##### **STORMWATER MANAGEMENT**

1. Informational comment, no response required.
2. The engineer has confirmed that the easement is shown on the plans consistent with the record instrument. A hatch has been shown in the easement area on sheet C200 for clarity.

3. The existing 24" storm connection is shown correctly on the Existing Conditions & Demo Plan (C200). The existing 24" storm will be removed and re-routed to MH#803 as shown on the Utility Plan (C400).
4. The Drainage Area Map has been updated to include areas along Merchant St. and adjoining properties. The associated storm sewer calculations have been revised and storm sewer system adjusted accordingly.
5. The proposed storm sewer from CB 101-102 and CB 102-MH 103 has been increased to 15" to reduce water surface height in each structure. Please see the revised storm sewer calculations.
6. The project title has been corrected and the calculations have been verified.
7. Informational comment, no response required.

#### TRAFFIC

1. The pavement marking plan note has been revised on sheets C500 and C501.

#### ITEMS FOR CONSIDERATION

1. Due to the limitations of the video inspection, it is not possible to determine the full extent of damage to the existing storm elements without excavating and uncovering the areas in question. The applicant agrees to work with the City Public Works as part of the site development construction process to identify necessary repairs/replacement and to complete such work as part of the redevelopment.

We hope that these revisions and clarifications will allow City staff and Planning Commission to complete their review and approval of the Final Development Plan. If you have any questions please do not hesitate to contact me by cell phone at (513) 600-7370 or by email at [sdragon@vanhold.com](mailto:sdragon@vanhold.com).

Sincerely,

**VANDERCAR**



Steven N. Dragon

Attachments