

VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION

The Village of Yellow Springs Planning Commission will meet with Council in regular session on Monday, March 10th, 2014 at 7:00 PM in Village Council Chambers on the second floor of the Bryan Community Center, 100 Dayton Street, Yellow Springs, Ohio 45387

7:00 CALL TO ORDER

ROLL CALL

ELECTION OF 2014 CHAIR

REVIEW OF AGENDA

7:05 REVIEW OF MINUTES

February 10, 2014, Minutes of Planning Commission

COMMUNICATIONS

Stephen Anderson re: Side-by-Side Comparison

7:10 CITIZENS' COMMENTS

7:15 OLD BUSINESS

7:25 NEW BUSINESS/ PUBLIC HEARINGS

Preliminary Plan for Education Village Right of Way Dedication

134 Dayton Street, Conditional Use Hearing

888 Dayton Road – Work Session for rezoning – (I-2 Zoning District). Ted Donnell representing the owner, Yellow Springs, LLC has submitted an application for rezoning from I-2 zoning to Planned Unit Development (PUD) zoning to create a mixed use PUD development. Per YSZC Sec. 1254.05 the Planning Commission shall conduct a work session with the applicant to review the development concept and determine the need for additional information. The property consisting of three Greene County parcels contains 9.89 ± acres. Parcel ID #F19000100030001200, Parcel ID #F19000100030001500, & F19000100030001400.

9:00 ADJOURNMENT

**Planning Commission
Regular Meeting Minutes**

Council Chambers 7-9pm

Monday, February 10, 2014

CALL TO ORDER

The meeting was called to order at 7:01 P.M.

ROLL CALL

Planning Commission members present were Matt Reed, Chair, John Struewing, Tim Tobey, Lori Askeland. Alternate Chris Till participated for Bill Bebko, who was out of town. Tamara Ennist, Village Zoning Administrator, was present, as was Interim Village Manager Kent Bristol.

REVIEW OF MINUTES

November 11, 2013 Minutes of Planning Commission. Struewing MOVED and Tobey SECONDED a MOTION TO APPROVE THE MINUTES AS AMENDED.

REVIEW OF AGENDA

There were no changes made.

NOMINATION OF CHAIR

The group discussed nomination of a Chair. In the course of that discussion, Struewing noted that his term is up, and that his preference is not to reapply for a seat.

Askeland stated that she has been in communication with Struewing, and has asked him to remain on the Commission until a Township replacement is found.

Struewing stated his agreement with this plan.

Reed asked whether the Township Trustees recommend candidates for the position. Struewing commented that this is customary. Askeland stated that she will follow up with the Trustees on the matter.

Reed stated that he would be happy to hand off the gavel, but is willing to remain as Chair if no one else is interested.

Askeland MOVED and Till SECONDED a NOMINATION OF REED AS CHAIR. The MOTION PASSED 5-0, and the NOMINATION WILL BE VOTED UPON AT THE NEXT PC MEETING.

REPORTS

There were no Reports.

CITIZEN CONCERNS

There were no Citizen Concerns.

NEW BUSINESS and PUBLIC HEARINGS

Center for Business and Education (CBE) Update. Bristol provided an update as to the current status of Community Resource's (CR) efforts to obtain approval and funding for a road into the CBE. Bristol noted that an exhaustive search of minutes reveals that CBE plans were presented to and discussed with PC on many occasions, but Bristol was unable to find any instance in which plans were approved or adopted.

For that reason, Bristol stated, a meeting was held several weeks ago between CR leadership, Matt Reed from Planning Commission, Village Solicitor Chris Conard, Council members Gerry Simms and Marianne MacQueen, Project Engineer Mike Heintz, and Tamara Ennist and Stephen Anderson from Greene County Regional Planning. Bristol stated that concern that the present (PUD) zoning may not adequately serve the needs of the CBE. Anderson agreed to create a side-by-side chart of uses so that different zoning possibilities could be more easily compared.

Bristol commented further that if the current objective is to build the road, this can be accomplished by subdividing the property. That is: the road, as planned, would divide the property into three lots, which could be filed as subdivisions. Bristol stated that he has a subdivision plat which will need to be filed on the 20th of February in order to fulfill Planning Commission requirements of filing 25 days in advance.

Bristol stated that the applicant will be Education Village, the real estate owner, who will bring the application for a preliminary approval. If PC approves the plan, it comes back as a final plat for approval from PC. If PC approves the final plat, PC sends it on to Council for their approval.

Council would then review the matter and approve the Planning Commission decision.

Reed noted that one driving factor is the desire on the part of some citizens to hold a referendum on any decision to publically fund infrastructure. Moving the decision forward as a subdivision assures that a decision which can be put forth for referendum will be available in time for the referendum to appear on the November ballot.

Bristol clarified that if the subdivision plan is approved, the Village could proceed with a financing Ordinance, which would be the trigger for referendum.

Bristol and Reed both asserted that the right of referendum will be fully respected.

Bristol clarified his position in answer to a question from Till, stating that while Education Village will present the subdivision request, he will be working with Mike Heintz, Project Engineer, and with CR representatives to develop the proposal for presentation.

Bristol clarified that subdividing the property would have no effect on zoning, which will remain PUD unless changed by ordinance. He reminded the group that he will be considering other zoning possibilities for the property, such as I-1.

Bristol noted that the covenants imposed upon the property by Community Resources would prevent many of the uses permitted in the I-1 district. Bristol explained further that in order to be able to impose the covenants, CR would need to remain a landowner in the CBE. This could be readily accomplished, he explained, by having CR maintain ownership of the retention basin.

Covenants are a private contract between land owners, and any changes would require agreement on the part of both parties.

Struewing asked for a copy of the original plan approval. Bristol offered to send the covenants as well. (The Clerk supplied the minutes in question at the end of the meeting. These were the minutes of March 13, 2006).

Reed opened the matter to public input regarding process.

Christine Roberts expressed concern that there was not a forum being held by Planning Commission on the matter of public funding. Roberts asserted that the decision is not necessarily a yes or no matter, but is in part a matter of looking at the design. Roberts stated that CR needs to convince the public of the worth of the design if they wish to obtain public funding.

Steve Deal asked why PUD would not be considered the ideal zoning for the area. Bristol explained that PUD requires a great number of details for approval, and those details are not possible until a buyer is identified. He stated that the subdivision process does not eliminate the PUD process, but merely divides the property.

Deal received clarification that any use would need to come before Planning Commission for approval. He wondered who would oversee the "big picture" regarding what users are ultimately located at the CBE.

AGENDA PLANNING

Reed noted that there will be a subdivision plat hearing at the March meeting.

Bristol noted that it had been suggested that he work through minutes from the zoning code update process, given that the zoning code refers to a plan to which the PUD zoning is subordinate.

The Clerk opined that the aforementioned plan was carefully searched for on several separate occasions, and concluded that in her opinion no such approved plan exists.

Paul Abendroth asked that Planning Commission consider changes to the Code that have come up as the code has been put into use.

Askeland suggested this be a topic for the April or May meeting.

ADJOURNMENT

At 7:39 pm, Struewing MOVED and Askeland SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Matthew Reed, Chair

Attest: Judy Kintner, Clerk

Please note: These minutes are not verbatim. A DVD copy of the meeting is available at the Yellow Springs Library during regular Library hours, and in the Clerk of Council's office between 9 and 3 Monday through Friday.

PLANNING COMMISSION

MEETING DATE: March 10, 2014

STAFF REPORT: Tamara Ennist, Village Zoning Administrator

LOCATION: Dayton-Yellow Springs Road and East Enon Road

ZONING DISTRICT: Planned Unit Development (PUD)

APPLICANT: Dave Boyer, Education Village and the Village of Yellow Springs

PROPERTY OWNER: Education Village, Inc.

REQUESTED ACTION: Preliminary Design Plan review of the Center for Business and Education subdivision plat created for right-of-way dedication purposes. This right-of-way dedication will provide the right-of-way necessary for street and utility construction.

HEARING NOTICE: “**Preliminary Design Plan - Dayton Yellow Springs Road & E. Enon Road** – (PUD Planned Unit Development District). Education Village, Inc. in partnership with the Village of Yellow Springs has submitted a preliminary design plan for the purpose of dedicating rights-of-way to the Village of Yellow Springs for a future mixed use PUD development. The property contains 35.2± acres and consists of two Greene County Parcels; ID #F1900010020000300 and Parcel ID #F16000100060002500.”

GREENE COUNTY PARCEL ID: # F1900010020000300 and F16000100060002500.

PROPERTY INFORMATION AND ANALYSIS:

The property is located on Dayton-Yellow Springs Road and East Enon Road just west of Antioch University Midwest. It consists of two parcels; one within the Village of Yellow Springs containing 35.113 acres and a second parcel within the Dayton-Yellow Springs Road right-of-way which is located within Miami Township and contains 0.114 acres. The site is currently undeveloped and used for farming purposes.

STAFF ANALYSIS OF THE APPLICATION:

The application of the preliminary design plan is for the purpose of dedicating rights-of-way to the Village of Yellow Springs. As a result of the dedication of these rights-of-way, the property will be divided into three parcels. The intent of the applicant is to later submit a final development plan that will further subdivide the two larger parcels into smaller lots that will then be developed for industrial, educational or business purposes. The third parcel created by the right-of-way dedication would be reserved for storm water detention/retention purposes.

Two of the proposed rights-of-way would create connections to Dayton-Yellow Springs Road and to East Enon Road. The third right-of-way would provide a connection to the existing parking lot located on the Antioch University Midwest site.

The width of the right-of-way dedication varies but seems to be as narrow as thirty-one (31) feet and as wide as sixty (60) feet according to the cross sections provided. However, the pavement width appears to be a consistent twenty-four (24) feet in width from one edge of the pavement to the other edge. This varies from the Greene County standard of twenty-seven (27) feet of pavement width for a local street and twenty-two feet of pavement width for an estate style street. For clarification, the estate style street standard is usually applied for large acreage estate

style lots that provide large frontages. The varying width of the rights-of-way do appear for the most part to be designed to provide for all future public infrastructure such as water lines, sanitary sewer lines and storm sewers. However, there are some areas where easements may be necessary on the future lots to allow for maintenance of some of the public infrastructure. This however won't be determined until such time that the final development plan is submitted.

In addition, the plans identify a proposed pedestrian/bike path within the proposed public rights-of-way width. These pedestrian/bike paths will be constructed with a width of ten (10) feet in most areas and six (6) feet wide for one area identified as Gateway Circle. This path will also extend along Dayton-Yellow Springs Road and connect with the existing sidewalk at the NW corner of Dayton-Yellow Springs Road and East Enon Road.

The site currently does not have public water or sanitary but the plans identify that the water lines, sanitary sewer lines and storm sewers will be extended from the intersection of Dayton-Yellow Springs Road and East Enon Road.

STAFF RECOMMENDATION: Staff recommends that the Village of Yellow Springs Planning Commission approve the preliminary design plan with the following conditions;

- 1) Comply with Village of Yellow Springs Zoning Administrator review requirements.
 - a. This will include revisions to the preliminary design plan.
 - b. Provide easements outside of the proposed rights-of-way sufficient to encumber the area necessary for the maintenance of the proposed public infrastructure.
 - c. Provide utility easements outside of the public rights-of-ways for utility purposes.
- 2) Include the Antioch University Midwest property in the final record plan for dedication of public right-of-way along both Dayton-Yellow Springs Road and East Enon Road.
- 3) Provide an easement from Antioch University Midwest that encumbers the private parking lot driveway that the proposed public right-of-way will connect with.
- 4) Provide a final plat for Planning Commission review.

Greene County GIS

Owner Information

Owner Name EDUCATION VILLAGE INC
 Owner Cont C/O DAN YOUNG
 Mailing Addr PO BOX 214
 YELLOW SPRINGS OH 45387

Property Information

Parcel ID F19000100200000300
 Address ENON
 District YELLOW SPRINGS VIL
 Acres 35.113
 Description 8-4-26
 NW/PT SE 1/4
 DAYTON Y S RD

Building Information

Story
 Construction
 Style
 Year Built
 Sq Ft
 Total Rooms
 Bedrooms
 Family Room
 Full Baths
 Half Bath
 Basement
 Fire Place
 Grade
 Mkt Adj
 Land Use
 Heat Fuel
 Heating



Values

Land \$421,360.00
 Building \$0.00
 Total \$421,360.00

Taxes

Delinquent \$0.00
 Real \$0.00
 Special \$0.00
 Total \$0.00

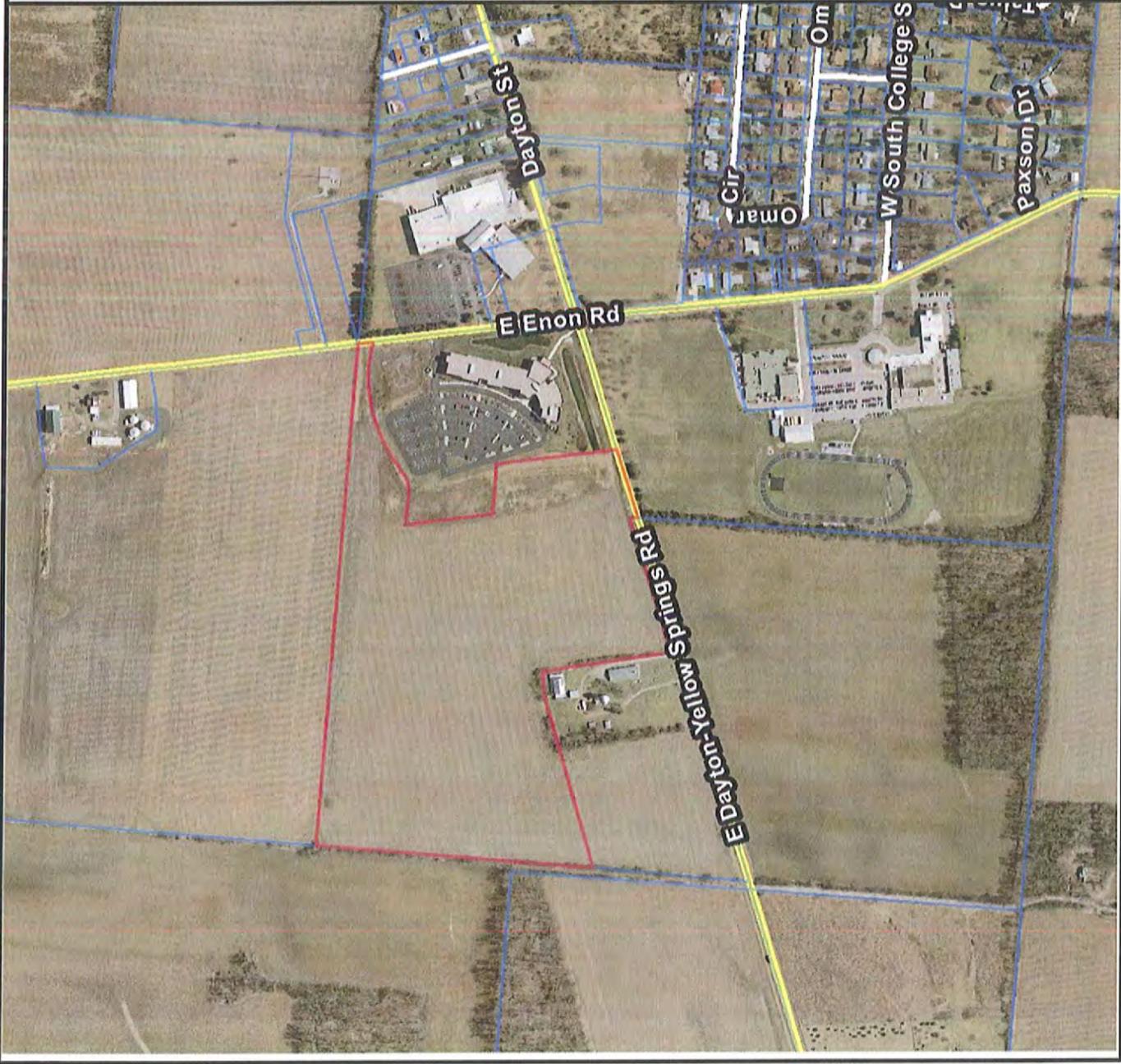
Sales

Price \$400,000.00
 Date 07/01/04

The information contained on this computer map is subject to change. Accuracy of all inventory parcels is based on the most current information available. This information is subject to change without notice. The information on this map should be regarded as a general guide only. It is not intended to be used as a legal document. For more information, please contact the Greene County Auditor's Office. In no event will Greene County be liable for any pecuniary loss that might arise from the use of this map or the information it contains.

1 inch = 410 Feet

No Image is Available



Greene County GIS

Owner Information

Owner Name EDUCATION VILLAGE INC
 Owner Cont C/O DAN YOUNG
 Mailing Addr PO BOX 214
 YELLOW SPRINGS OH 45387

Property Information

Parcel ID F19000100200000300
 Address EINON
 District YELLOW SPRINGS VIL
 Acres 35.113
 Description 8-4-26
 NW PT SE 1/4
 DAYTON Y S RD

Building Information

Story
 Construction
 Style
 Year Built
 Sq Ft
 Total Rooms
 Bedrooms
 Family Room
 Full Bath
 Half Bath
 Basement
 Fire Place
 Grade
 Mkt Adj
 Land Use
 Heat Fuel
 Heating

Values

Land \$0.00
 Building \$421,360.00
 Total \$421,360.00
 Assessed \$147,480.00
 \$0.00
 \$147,480.00

Taxes

Real \$0.00
 Special \$0.00
 Total \$0.00
 Delinquent
 1st Half \$504.37
 2nd Half \$504.37
 \$0.00
 \$504.37
 Total Taxes \$1,008.74
 Due \$504.37

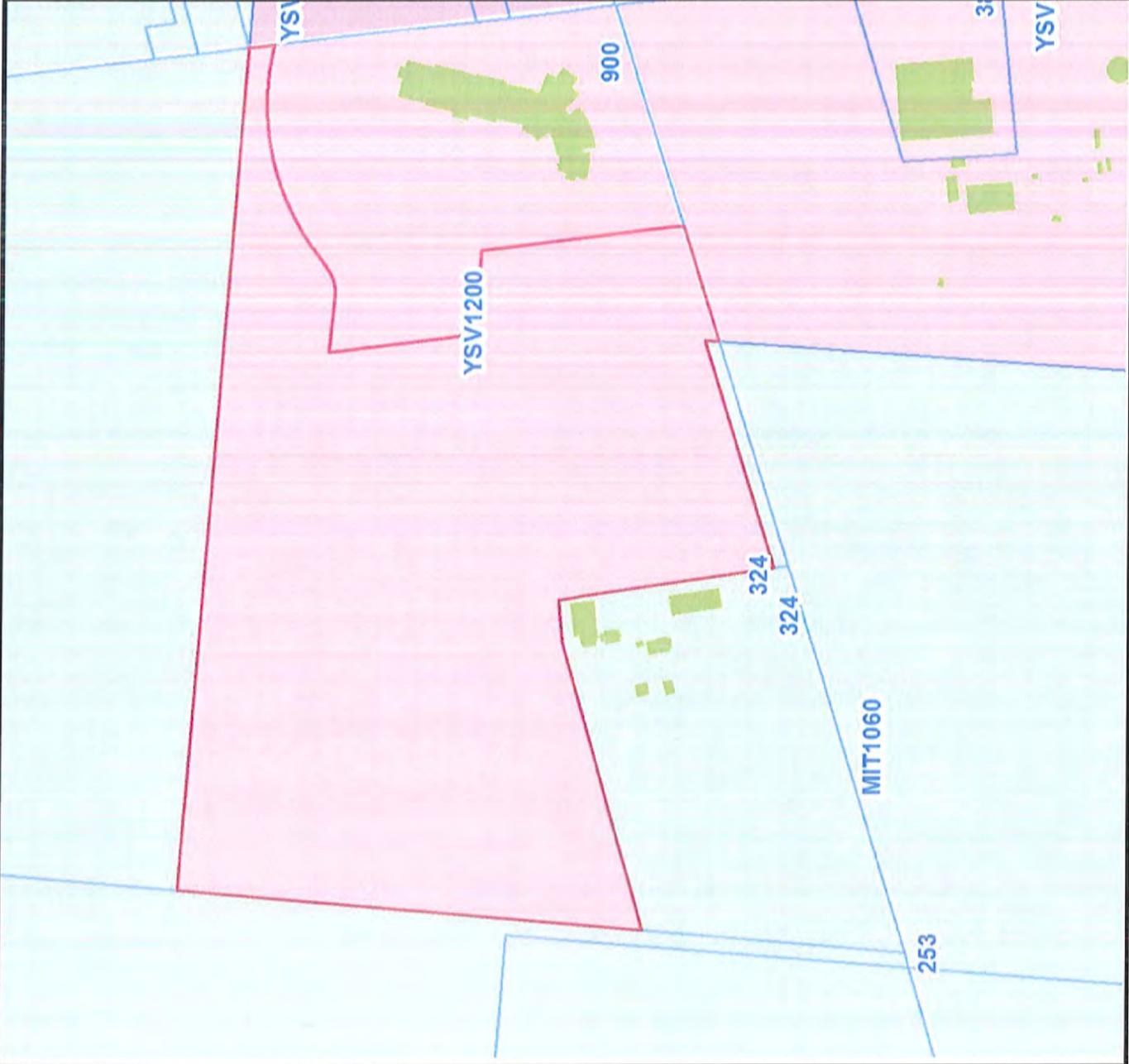
Sales

Price \$400,000.00
 Date 07/01/04

1 inch = 246 Feet

No Image is Available

The information contained on this document may be used to locate, identify and inventory parcels of land in Greene County, Ohio. This information is provided for informational purposes only and is not intended to be used for any other purpose. This information is provided for informational purposes only and is not intended to be used for any other purpose. This information is provided for informational purposes only and is not intended to be used for any other purpose. This information is provided for informational purposes only and is not intended to be used for any other purpose.



Jard Enterprises
Deed Vol 208 Page 615
86.61 Acres

Roger L. & Peggy L. Pitstick
Deed Vol 1756 Page 919
69.822 Acres

Property information shown as recorded in Greene County Survey Record 37, Page 248.

Building setback lines will be established when zoning is finalized.

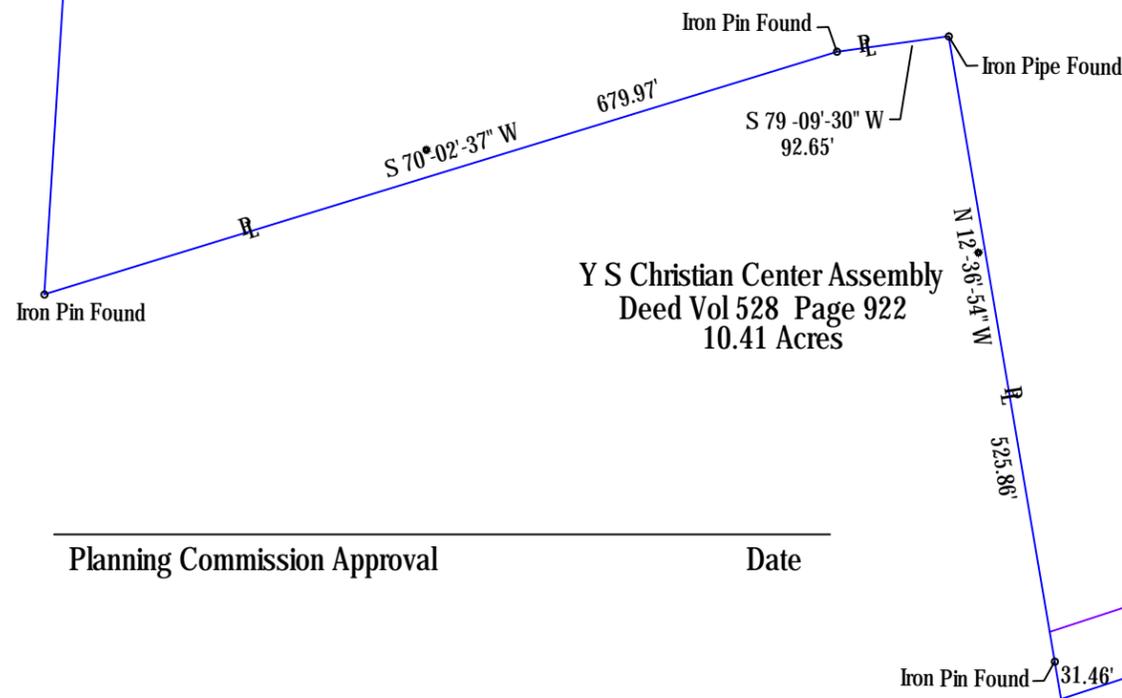
Each building development is to establish a tree planting plan to meet Village requirements.

For right-of-way dimensions see Right-of-Way Plan Sheets 1-11 attached. For street widths, profiles, grades, existing and proposed utilities, etc. see the attached construction plans.

The Education Village Inc.
Deed Vol 2544 Page 331
F19000100200000300
35.227 Acres

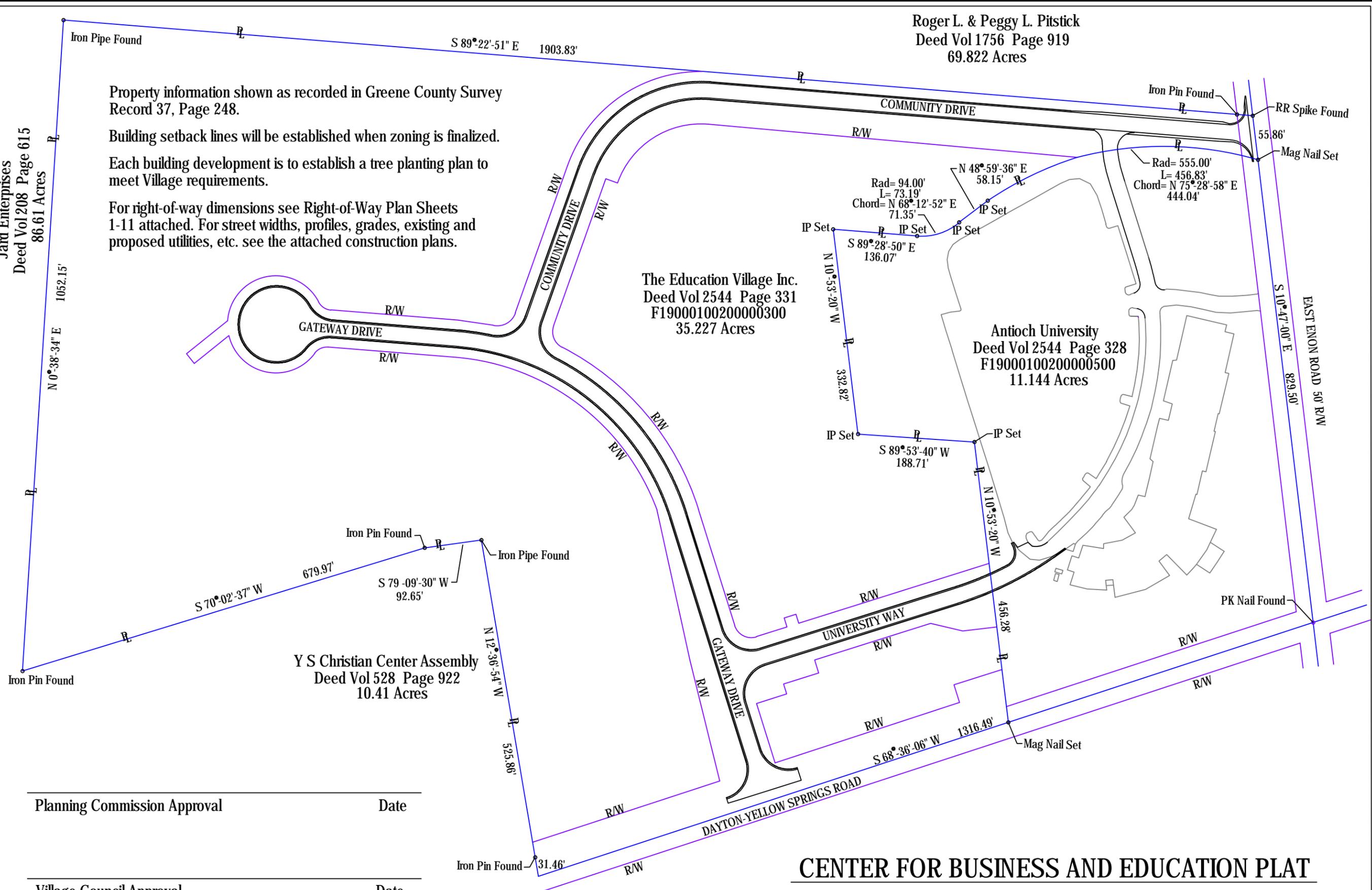
Antioch University
Deed Vol 2544 Page 328
F19000100200000500
11.144 Acres

Y S Christian Center Assembly
Deed Vol 528 Page 922
10.41 Acres



Planning Commission Approval Date

Village Council Approval Date



CENTER FOR BUSINESS AND EDUCATION PLAT
Village of Yellow Springs Miami Township Greene County

Michael L. Heintz, P.E., P.S.
231 Sandpiper Place
Sidney, Ohio 45365
Ph. 937-710-3310
mike@heintzengineering.com



PLAT yellowsprings/gatewayplat.dwg ISSUE DATE: February 7, 2014	VILLAGE OF YELLOW SPRINGS CENTER FOR BUSINESS AND EDUCATION		SCALE: 1" = 150'
	REVISION DATE: -----	REVISION DATE: -----	REVISION DATE: -----

Village of Yellow Springs, Ohio
CONDITIONAL USE APPLICATION FORM

As required by Section 1262 of the Village Zoning Code: All applications shall be in writing and filed with the Zoning Administrator at least twenty (20) days before the next regularly scheduled Planning Commission meeting at which it is to be heard. A public hearing will be scheduled where the Planning Commission will render a decision on the application. The Planning Commission shall review the application in relation to the general standards for conditional uses, as provided in Section 1262.03, and any specific standards required for the use proposed, as identified in Chapter 1262. Prior to approval of the application, the Planning Commission shall make an affirmative finding that pertinent provisions of the Village Zoning Code have been met or exceeded. A fee of \$35.00 must accompany this application.

PERMIT NUMBER: 2014-8 APPLICATION DATE: 2-14-2014

APPLICANT INFORMATION

Applicant Name: BRENDA KENNEDY / DECORATE LLC
 Mailing Address: PO BOX 823
 City: Yellow SPRINGS State: OHIO ZIP Code: 45387
 Telephone #: 937-631-1369 Fax #: _____ E-mail: decobabe.kennedy@gmail.com
 Signature of applicant: Brenda J Kennedy Date: 2-14-2014

PROPERTY OWNER INFORMATION

Property Owner: Robert F Baldwin
 Mailing Address: 302 Allen St
 City: Yellow Springs State: OH ZIP Code: 45387
 Phone: 937-767-9290 Fax #: _____ E-mail: _____

PROPERTY DESCRIPTION

Property Address: 134 DAYTON ST
 Parcel ID #: _____ Zoning District: B-1 Existing Use: Retail
 General Location in Village: BETWEEN Bloch & SUPERFLY COMIC STORE
 Present Use of Property: RETAIL
 Description of the Proposed Conditional Use: 168 square foot Room to be used to host event planning. Small parties for Birthdays, meetings,

SUBMITTAL MATERIALS

The following information must accompany this application:

- 1) A site plan in accordance with the requirements of Chapter 1268.
- 2) Any material determined by the Planning Commission to be necessary.
- 3) Application fee.

Public Hearing Notice Date: _____

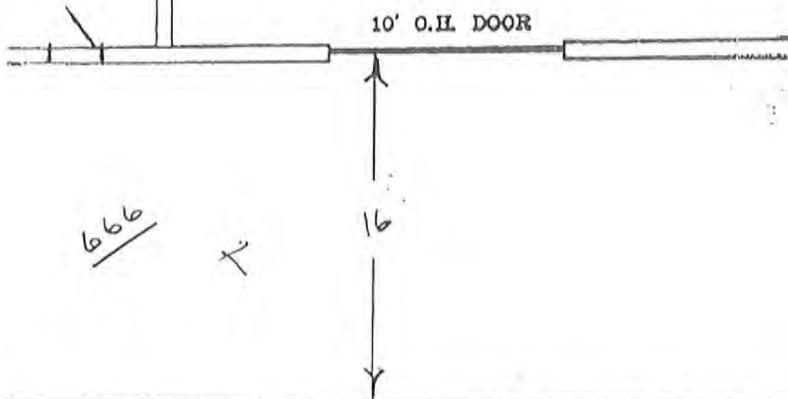
Sign Posted: _____

Neighbor Notification Date: _____

Planning Commission Meeting Date: _____

21'-0"
25'-2"
572 SQ. FT.

7'-6"
19'-2"
48 SQ. FT.

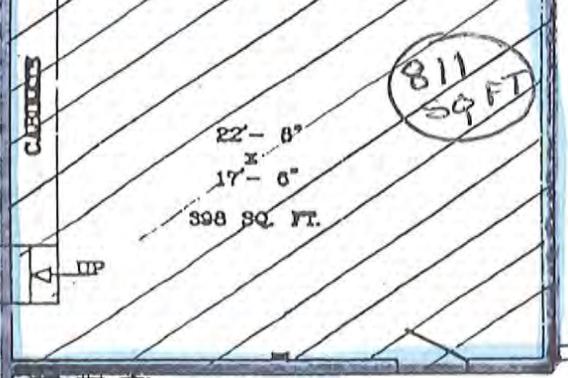
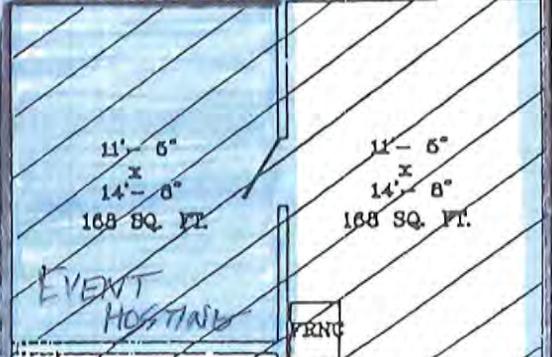
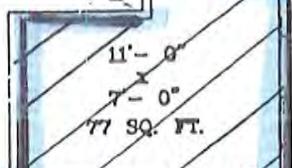
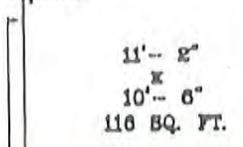
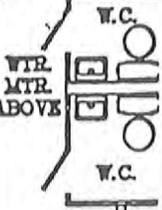
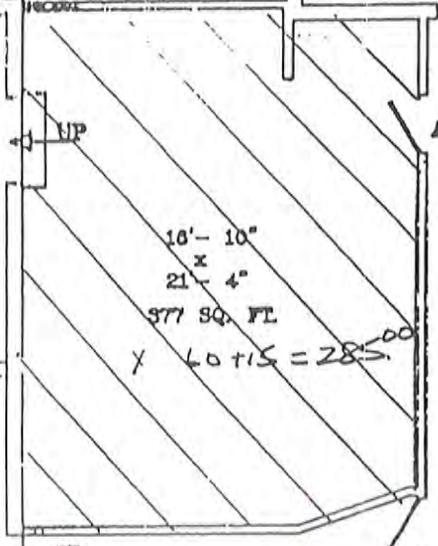
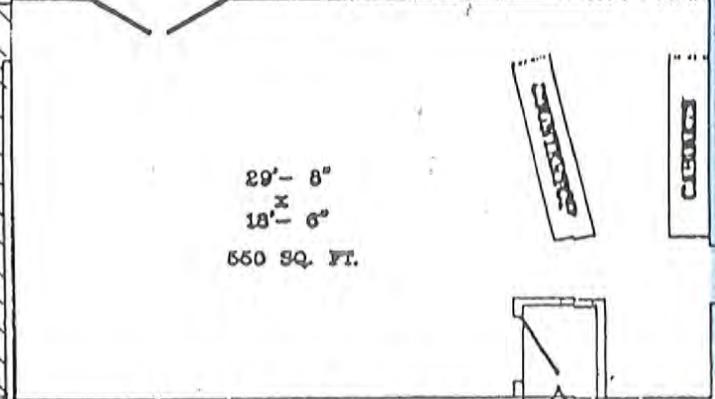
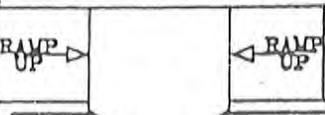
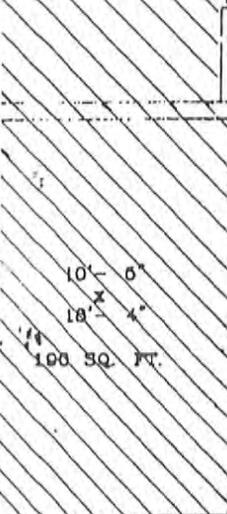


666

666
- 68
598



40'-5" x 49'-5"
2000 SQ. FT.
- 256
1744 SQ. FT.



SCALE 1/8" = 1'-0"

134
DAYTON ST.

Request For Conditional use of 134 Dayton Street Yellow Springs OH

APPLICANT: **Brenda Kennedy/ DECObabe LLC**

Dirty Fabulous Boutique : Vintage • Retail • Resale Boutique (projected opening April 1st)

Present Use: **Retail**

Proposed Conditional Use: Special Event Hosting: Kids themed birthday Parties, Family Event Parties, Social Themed Events, Unity Ceremonies.

The current permitted use of 134 Dayton St for retail will remain the primary use of the space. Additionally, this is a request to use the 168 square foot internal room for the purpose of social event hosting as described above.

This may be considered as a Permitted use as described in Chapter 1250.02.

Indoor commercial recreation.

Personal Service Establishment

Potential Impact on Surroundings:

Will be used in accordance to the standards set forth by the Village and bring additional desirable traffic to the business district.

The events will be hosted during respectable hours of operation in accordance with chapter 1250.

The establishment will be designed in a manner that is harmonious within the existing establishment and bring additional character to compliment the surrounding area and spirit of the village.

The proposed use will not impede the normal and orderly business of the surrounding area.

Changes to the existing structure ~~is~~/not required.

Parking: Off street parking in front of the building with additional parking in the rear of the building includes spaces.

(Retail - 1 per every 250 sq ft UFA, Indoor Recreation - 1 per every 3 persons)

Greene County GIS

Owner Information

Owner Name BALDWIN ROBERT F JR TRUSTEE
 Owner Cont
 Mailing Addr 302 ALLEN ST
 YELLOW SPRINGS OH 45387

Property Information

Parcel ID F19000100110022800
 Address 138 DAYTON
 District YELLOW SPRINGS VIL
 Acres 0.408
 Description DAYTON ST
 109.5 FR FT
 132-134-136-138 DAYTON ST

Building Information

Story
 Construction
 Style
 Year Built
 Sq Ft
 Total Rooms
 Bedrooms
 Family Room
 Full Baths
 Half Bath
 Basement
 Fire Place
 Grade
 Mkt Adj
 Land Use
 Heat Fuel
 Heating

Values

Land \$69,720.00
 Building \$123,200.00
 Total \$192,920.00

Taxes

Real \$0.00
 Special \$0.00
 Total \$0.00
 Delinquent \$0.00
 1st Half \$2,587.04
 2nd Half \$2,587.04
 Total Taxes \$5,174.08
 Due \$5,174.08

Sales

Price \$0.00
 Date \$0.00

The information contained on this computer map is based on the most recent available data. It is not intended to be used as a substitute for a professional survey. The information is provided for informational purposes only and is not to be construed as a warranty of any kind. The information is provided for informational purposes only and is not to be construed as a warranty of any kind. The information is provided for informational purposes only and is not to be construed as a warranty of any kind.



1 inch = 32 Feet

F19000100110022800 03/03/2012



F19000100110022800 03/03/2012

201403801246

DATE:	DOCUMENT ID	DESCRIPTION	FILING	EXPED	PENALTY	CERT	COPY
02/10/2014	201403801246	TRADE NAME/ORIGINAL FILING (RNO)	50.00	.00	.00	.00	.00

Receipt

This is not a bill. Please do not remit payment.

BRENDA KENNEDY
P. O. BOX 823
YELLOW SPRINGS, OH 435387

**STATE OF OHIO
CERTIFICATE**

**Ohio Secretary of State, Jon Husted
2266391**

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

DIRTY FABULOUS BOUTIQUE

and, that said business records show the filing and recording of:

Document(s):

TRADE NAME/ORIGINAL FILING

Document No(s):

201403801246

Effective Date: 02/05/2014

Date of First Use: 01/28/2014
Expiration Date: 02/05/2019

DECOBABE LLC
134 DAYTON STREET
YELLOW SPRINGS, OH 45387



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the
Secretary of State at Columbus, Ohio this
10th day of February, A.D. 2014.

Handwritten signature of Jon Husted in cursive script.

Ohio Secretary of State

PLANNING COMMISSION

MEETING DATE: March 10, 2014

STAFF REPORT: Tamara Ennist, Village Zoning Administrator

LOCATION: 134 Dayton Street

ZONING DISTRICT: B-1, Central Business District

APPLICANT: Brenda Kennedy with Decobabe, LLC

PROPERTY OWNER: Robert F. Baldwin, Jr., Trustee

REQUESTED ACTION: Request for a conditional use permit, per Yellow Springs Zoning Ordinance Section 1250.02 (Table), to allow the establishment of a use similar to other uses permitted in this district and consistent with the purpose of the district, as determined in accordance with section 1242.06.

HEARING NOTICE: “**134 Dayton Street** – (B-1, Central Business District) – Brenda Kennedy, with acknowledgement of the property owner, Robert F. Baldwin, Jr., Trustee, has requested a conditional use, per the Village of Yellow Springs Zoning Code Section 1250.02(Table-Other), to allow a room (168 square feet) to host event planning for meetings, birthdays and/or wine tasting within a retail boutique business. Greene County Parcel ID; #F19000100110022800.” Applicable Yellow Springs Zoning Code sections are; Chapter 1250, 1250.02 (Table), 1242.06, 1262 and 1264

GREENE COUNTY PARCEL ID: # F19000100110022800.

PROPERTY INFORMATION AND ANALYSIS:

The property, where 134 Dayton Street is located measures 109.5’ wide at the front lot line adjacent to the Dayton Street right-of-way. The irregular shaped lot is 175’ deep along the west side lot line and 218.91’ deep along the east side lot line and contains approximately .408 acres. Currently, this is a commercial property with a building or buildings divided into at least four business spaces; Sweet Sanna Footwear (138 Dayton St.), Blokhedz Novelty Building Toys (136 Dayton St.), Proposed Dirty Fabulous Boutique (134 Dayton St.) and Superfly Comic Store (132 Dayton St.).

The tenant space at 134 Dayton Street is located between Blokhedz Novelty Building Toys and Superfly Comic Store. It contains 811 square feet, with 566 square feet proposed for retail sales, 77 square feet for storage or non-retail use, and 168 square feet proposed for event planning.

STAFF ANALYSIS OF THE APPLICATION: The applicant is applying for a conditional use permit to allow the proposed ‘Dirty Fabulous Boutique’ to utilize 168 square feet of their space for event planning for small parties, meetings and possibly wine tasting events. The 168 sq. ft. room is located inside the boutique and does not provide a separate entrance.

When a new business begins in a new space they are required to apply for an occupancy permit with the Greene County Building Regulations Department. The Greene County Building Regulations view mercantile and assembly as separate uses; they will inspect the application and the space and determine if there are any additional building requirements that need to be addressed. In addition, they will determine the maximum occupancy permitted in both the retail (mercantile) space and the assembly space.

In order to calculate the parking requirement which for the assembly use is based on occupancy, I spoke with Al Kuzma, the Greene County Chief Building Official. He determined that, based on the information I provided, that the 168 square feet assembly area would have a maximum occupancy of 11-24 people depending on whether tables or chairs would be used for the events. Furthermore, I spoke with Chief Altman, Miami Township Fire and Rescue, and he stated that the total maximum occupancy of this tenant space would be limited to 49 people due to the fact that there was only one customer ingress/egress door. According to Mr. Kuzma, if the maximum occupancy is less than 50 people, the building regulations allow the applicant to apply for an exception to rule #1 which would allow the entire space to be viewed as business. This would in essence relax the building regulation requirements normally associated between different uses, i.e. additional emergency exits, additional fire rating for the walls and ceiling, etc.

The parking requirements for this application are different for each use. The number of parking spaces required for retail space is calculated as one parking space for every 250 square feet of space. The number of parking spaces for the assembly space is calculated based on the maximum occupancy of the space. Using those criteria, it was determined that the retail use would require 2.264 parking spaces and the assembly use, utilizing the maximum occupancy of 24 persons, would require 8 parking spaces. This would be a total parking requirement of 10.264 parking spaces. Per VYS ZC Section 1264.02(h), because this property is located within the B-1, Central Business District, the parking requirement is automatically reduced by 25%. This reduces the parking requirement to 7.698 spaces which is rounded up to be 8 total parking spaces. In addition, these requirements may be further reduced by the Planning Commission in conformance with the provisions of Section 1264.02(d).

CONDITIONAL USE CRITERIA:

Yellow Springs Zoning Ordinance

The B-1, Central Business District serves as the focal point for the social and commercial activities of the Village. The integration of business, institutional, public, quasi-public, cultural, residential and other related uses is permitted and encouraged. Uses in this district, for the most part, are intended to promote pedestrian movement and social interaction and should be of a scale and character that is consistent with the small town ambiance of the Village of Yellow Springs. [YSZC Sec. 1250.01(a)]

Chapter 1250 Business Districts

Section 1250.02 (Table)-Schedule of Uses: Business Districts.

Retail

General retail catering to the needs of the community but less than 10,000 square feet of UFA. – Permitted Use.

Event Planning is not identified as a specific use in the B-1, Central Business District but is similar to other uses conditionally permitted in this district. [ZC Sec. 1250.02].

Food, Drink, Entertainment and Hospitality

Assembly and performance halls – Conditional Use

In addition, uses serving alcoholic beverages in the B-1, Central Business District are also identified as conditional uses.

Section 1242.06 Uses Not Listed

(a) A use that is not listed, either by right or by conditional approval, in a zoning district shall not be permitted in that district and shall only be permitted in a district where it is specifically listed as either a use by right or by conditional approval.

(b) If a proposed use of land or building is not specified by this code in any district, the Village manager or designee shall determine if the use is similar to a permitted or conditional land use authorized in the district in which the land or building is located. If the use is found to be similar, it may be established in accordance with the requirements and procedures established in the code for the similar use. The Village manager or designee shall notify the Planning Commission of this action, who shall then determine if the code should be amended to specifically include the use.

(c) Alternatively, the Village manager or designee may refer the determination to the Planning Commission in the first instance.

Chapter 1264 Off-Street Parking and Loading

Section 1264.02(a) Applicability of Parking Requirements. For all buildings and uses established after the effective date of this code, off-street parking shall be provided as required by this chapter.

(1) Whenever use of a building or lot is changed to another classification of use, off-street parking facilities shall be provided, as required by this chapter.

(2) If the intensity of use of any building or lot is increased, through the addition of floor area, increase in seating capacity, number of employees or other means, additional off-street parking shall be provided, as required by this chapter.

Section 1264.02(b) Location. ...In the B-1, Central Business District, parking facilities shall be located within 600 feet of the building or use to be served.

Section 1264.02(d) Modification of Parking Requirements. The Planning Commission may reduce the parking space requirements of this chapter for any use based upon a finding that other forms of travel are available and likely to be used and, in particular, the site design will incorporate both bicycle parking facilities and pedestrian connections. In addition, one or more of the following conditions shall also be met:

(2) Convenient municipal off-street parking or on-street spaces are located adjacent to the subject property.

(3) Expectation of walk-in trade is reasonable due to sidewalk connections to adjacent residential neighborhoods or employment centers. To allow for a parking space reduction, the site design shall incorporate pedestrian connections to the site and on-site pedestrian circulation, providing safe and convenient access to the building entrance.

Section 1264.02(h) Downtown Parking. The minimum off-street parking spaces required for any non-residential use in the B-1 district shall be reduced by 25 percent from the requirements of Table 1264.02. These requirements may be further reduced by the Planning Commission in conformance with the provisions of Section 1264.02(d).

Section 1264 .02 (Table) – Parking Requirements by Use

Retail Uses - ‘Retail stores except as otherwise specified herein’ – 1 (parking space) for every 250 square feet of UFA.

[566 square feet for retail use. This would require 2.264 parking spaces.]

Institutional Uses - ‘Auditoriums, assembly halls, meeting rooms, theaters, and similar places of assembly’ – 1 (parking) space per 3 seats, based on maximum seating capacity in the main place of assembly therein, as established by the Village fire and building codes.

[168 square feet for assembly purposes. The occupancy based on use of chairs (7 sq. ft. per person) would allow a maximum occupancy of 24 persons in the assembly space. The use of tables (11 sq. ft. per person) would allow a maximum occupancy of eleven (11) persons in the assembly space. This would mean that based on 24 person occupancy, eight (8) parking spaces would be required for this size of assembly space.]

Section 1284 (DEFINITIONS)

Section 1284.03 Conditional use. A use that, owing to some special characteristics attendant to its operation or installation, is permitted in a district subject to approval by the Village Planning Commission and subject to special requirements which are in addition to those usual requirements for the district in which the conditional use may be located.

Section 1284.04 Floor area, usable (UFA). That area to be used for the sale of merchandise or services, or for use to serve patrons, clients or customers, measured from the interior faces of the exterior walls. Areas used principally for the storage or processing of merchandise, for hallways, stairways and elevator shafts or for utilities or sanitary facilities shall be excluded from this computation.

Section 1284.07 Parking lot. An area not within a building where motor vehicles may be stored for the purpose of temporary daily or overnight off-street parking.

Section 1284.07 Parking space, off-street. An area of required size, exclusive of necessary driveways, aisles or maneuvering areas suitable to accommodate one motor vehicle and having direct unobstructed access to a street or alley, but located totally outside of any street or alley right-of-way.

Section 1284.07 Permitted use. A use by right which is specifically authorized in a particular zoning district.

Chapter 1262 Conditional Use Requirements

Section 1262.01 Purpose

Conditional uses are uses of land specifically permitted within a zoning district only with the approval of the Planning Commission, following a review of the use and its potential impact on its surroundings. These uses are generally consistent with the purpose of the zoning district in which they are permitted but, due to unique operational characteristics, may not be desirable or compatible in all locations within the district. Factors such as traffic, hours of operation, noise, odor or similar potential nuisance effects require that the conditional use be evaluated relative to its appropriateness on a case-by-case basis. This chapter establishes the review procedure for conditional uses and the general standards that must be met for all conditional uses. In addition, more specific requirements are established for certain individual uses, as necessary, to mitigate their potential negative impacts.

Section 1262.03 General Standards

Any request for a conditional use shall only be approved upon a finding that each of the following general standards is satisfied, in addition to any applicable requirements pertaining to the specific use:

- (a) The proposed use will be consistent with the intent and purposes of this zoning code and the vision, goals and recommendations of the Yellow Springs Comprehensive Plan and Vision: *Yellow Springs and Miami Township*.
- (b) The proposed use will comply with all applicable requirements of this code, except as specifically altered in the approved conditional use.
- (c) The proposed use will be compatible with the character of the general vicinity.
- (d) The area and proposed use will be adequately served by essential public facilities and services, as applicable, such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools. The applicant or landowner will be required to install public utilities, streets or other public infrastructure as required by the Village, state or other agencies to applicable specifications. Dedication of said public infrastructure may be required.
- (e) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the zoning district.
- (f) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (g) The proposed use will not block sight lines from the right of way to existing signs or windows on the front or side of a building.

Section 1264.04 Conditions of Approval

Reasonable conditions may be imposed on the approval of a conditional land use in order to achieve the following:

- (a) Insure public services and facilities affected by the proposed use or activity will be capable of accommodating increased service and facility loads necessitated by the proposed use.
- (b) Insure that the use is compatible with adjacent conforming land uses and activities.
- (c) Protect natural resources; the health, safety, and welfare; and the social and economic well-being of those who will use the land use or activity under consideration; residents, business owners and landowners immediately adjacent to the proposed use or activity; and the community as a whole.
- (d) Relate to the valid exercise of the police power and purposes which are affected by the proposed use or activity.
- (e) Meet the purpose of the zoning code, be in compliance with the standards established in the code for the land use or activity under consideration, and be in compliance with the zoning district standards.

STAFF RECOMMENDATION: Staff recommends that the Village of Yellow Springs Planning Commission approve the application with the following conditions;

- 1) Obtain an occupancy permit from the Greene County Building Regulations Department and provide a copy of the occupancy permit to the Village Planning & Zoning Department.
- 2) Satisfy any parking requirements established by the Planning Commission.

PLANNING COMMISSION

MEETING DATE: March 10, 2014

STAFF REPORT: Tamara Ennist, Village Zoning Administrator

LOCATION: 888 Dayton Street

ZONING DISTRICT: I-2, Industrial District

APPLICANT: Ted Donnell, Axis Architecture

PROPERTY OWNER: Yellow Springs, LLC

REQUESTED ACTION: Request for Planning Commission to conduct a work session to discuss the rezoning of the property from I-2, Industrial District to Planned Unit Development (PUD).

GREENE COUNTY PARCEL ID: # F19000100030001200, F19000100030001400, F19000100030001500.

PROPERTY INFORMATION AND ANALYSIS:

The property is located at the NE corner of Dayton Street and East Enon Road. It consists of three parcels inside the Village and contains a total of 9.892 acres. In addition, there are two adjacent parcels owned by Yellow Springs, LLC that are located to the north of the proposed site in Miami Township. For the rezoning, only the parcels inside the Village are being considered.

The site is currently occupied with a structure and a large parking lot which is accessed from East Enon Road. Two additional access points exist from Dayton Street; one for truck access to existing loading docks on the east side of the structure and one that provides emergency access to the Dayton Street side of the building. The structure currently is occupied by two separate businesses; Creative Memories offices and Antioch University administrative offices.

STAFF ANALYSIS OF THE APPLICATION: The applicant is requesting the rezoning so that the owner can reuse the structure which according to the applicant is mostly unable to be utilized in a purely industrial way because of ceiling heights. According to the applicant the only portion of the structure conducive to industrial use is the taller portion on the north side. This portion of the structure has thirty foot ceilings and is equipped with loading docks. A separate entrance from Dayton Street provides access to this portion of the building without providing a connection to the main parking lot. Access to the remaining portions of the structure is from the parking lot off of East Enon Road. And as mentioned previously there is a second access off of Dayton Street that was intended for emergency access but not for general use.

The owner would like to lease a portion of the structure located closest to Dayton Street as a physician's office. However, the I-2, Industrial District does not permit medical offices or professional offices.

Because the owner would like to maximize the use of the structure by incorporating a variety of principal uses that are permitted in separate zoning districts, they would like to create a Planned Unit Development. The uses that have been proposed are professional offices, medical offices, and a light industrial use.

Although this property is currently developed, I believe it could still qualify as a planned unit development because it can meet at least three of the qualifying conditions identified in VYS ZC Section 1254.02 as follows;

- a) Recognizable Benefits;
 - (1) It can provide a complementary mix of land uses.
 - (2) Improvement to public streets by dedication of public rights-of-way.
 - (3) Re-use of the structure would allow the owner to renovate the building and improve the site avoiding blighting conditions that will occur if the building is unoccupied.
 - (4) In addition, the property is located within the Gateway Overlay District and improvements could be made in this area to combat the visual blight that is currently occurring.
- b) Size - The total acreage is over the minimum five acres required for a PUD development.
- c) Utilities - The property is currently served with public water and sanitary sewer.
- d) Ownership - The property is under one unified ownership and the development can be completed as proposed.
- e) Comprehensive Plan and Vision - The proposed uses can be consistent with the Comprehensive Plan and the Vision: Yellow Springs and Miami Township.
- f) Pedestrian Accommodation - The property has a sidewalk along Dayton Street.
- g) Architecture - The current building could be considered to have a scale and size that is harmonious and visually integrated.
- h) Traffic - The site currently provides for safe and efficient vehicular movement within, into and out of the site.

CRITERIA: Planned Unit Development Yellow Springs Zoning Ordinance

Section 1254.01 Purpose

The Planned Unit Development (PUD) District is established as an optional development tool to permit flexibility in the regulation of land development; to encourage innovation in land use, form of ownership and variety of design, layout and type of structures constructed; to achieve economy and efficiency in the use of land; to preserve significant natural, historical and architectural features and open space; to promote efficient provision of public services and utilities; to minimize adverse traffic impacts; to provide better housing, employment and business opportunities particularly suited to residents; to encourage development of convenient recreational facilities; and to encourage the use and improvement of existing sites when the uniform regulations contained in other zoning districts alone do not provide adequate protection and safeguards for the property and surrounding areas. It is the further intent of the PUD regulations to promote a higher quality of development than can be achieved from conventional zoning requirements in furtherance of the vision and goals of the adopted Yellow Springs Comprehensive Plan and Vision: Yellow Springs and Miami Township.

STAFF RECOMMENDATION: As this is a work session the purpose is to allow the Planning Commission the opportunity to meet with the applicant to review the development concept and to determine the need for additional information prior to conduction a public hearing. Therefore, staff has no recommendation.

YELLOW SPRINGS, LLC

11693 San Vicente Blvd., #162, Los Angeles, California 90049
Tel: 310.541.2063

March 3, 2014

Attn: Planning Commission
Bryan Center
100 Dayton Street
Council Chambers, Second Floor
Yellow Springs, Ohio

RE: 888 Dayton Street – Planned Unit Development

Dear Members of the Planning Commission of Village of Yellow Springs:

As many of you know, on November 6th, 2013 our group of investors purchased out of bankruptcy the former Creative Memories building at 888 Dayton Street. We are thrilled to be an investor in the Village for many reasons, including the following:

- * We see a vibrant entrepreneurial community that has a great deal of intellectual capital and we hope to incubate this growth by providing much needed office and warehouse space for new entrepreneurs within Yellow Springs.
- * We have two great partners in Antioch University and E-Health (current tenants at the facility) that we hope to support in their real estate needs as they grow their respective businesses.
- * We see a specific need from the medical community to provide an integrative wellness solution for doctors and wellness practitioners who need a place to start and grow their practice.

We have begun the journey to turn what was an “old economy” building into a new, state-of-the-art facility to attract and house all these different types of tenants. We already have invested time, money and human resources into revamping the space and will continue to do so over the next several months. However, in order to allow foregoing to happen, we need help from the Village of Yellow Springs Planning Commission.

We are requesting that the Commission grant Yellow Springs, LLC a Planned Unit Development (PUD) as a tool to allow for the mix of professional offices and light industrial manufacturing and storage. This will allow us to obtain the necessary permits to begin the real work of redeveloping the building.

In brief summary, the following are the current challenges we have identified:

- 1) Currently the building is zoned I2. I2 does not permit mixed use or multiple tenants. This zoning would not allow us to lease space to any of the prospective tenants we are speaking with currently.

2) The possibility of obtaining a heavy industrial user is not only a low probability for the Village, but in our estimation not the “highest and best use” for the building and for the economic development of the surrounding area.

3) We also have several acres of land that has enormous potential for development for the community (some of which could be green space for parks, etc.) - however this is only feasible once the building has proven itself to be economically successful.

We are very excited about taking an asset that could sit vacant for a very long period of time and turn it immediately into a productive real estate solution for the Village of Yellow Springs. In order to accomplish this goal, our investors are committed to spending several million dollars in tenant improvements required to service the level of business that is interested in the space. We are also committed to using local real estate experts and constructions professionals, which we believe will further provide economic benefit and growth for the Village of Yellow Springs.

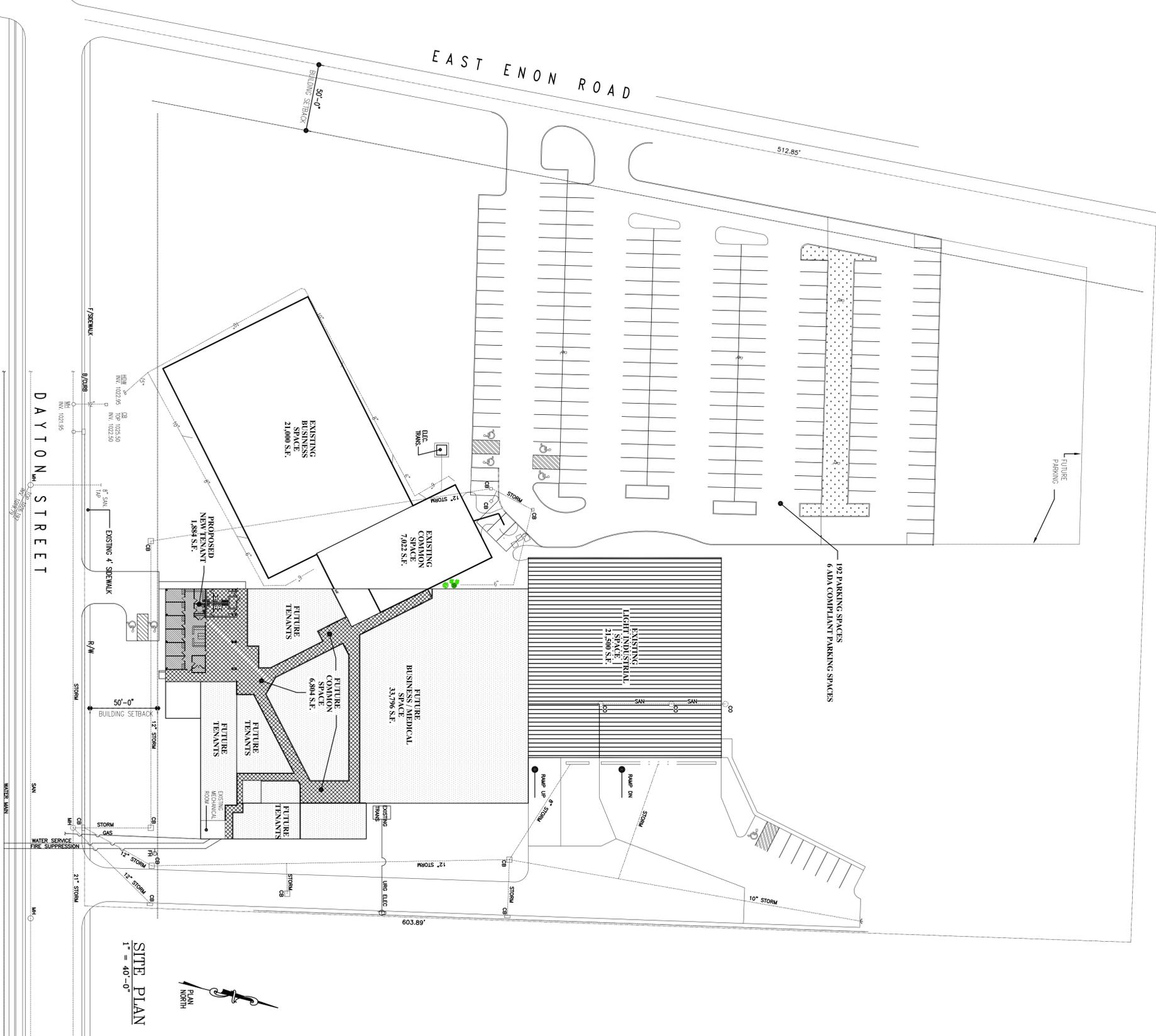
In light of the foregoing, we are requesting for your attention in granting Yellow Springs, LLC the PUD necessary to allow for permitting of what should be a fantastic project. As you may know, our local partner, Ted Donnell, is heading up this project and he is available to answer any further questions you may have.

I, on behalf of myself and the entire Yellow Springs, LLC group thank you in advance for your time and consideration in this matter.

Warm regards,



Josef Bobek
Yellow Springs, LLC



SITE PLAN
1" = 40'-0"
PLAN NORTH

Tenant Alterations

Medical Tenant in Existing Building

Design Professional:
Ted Donnell Architect
150 Railroad Street
Yellow Springs, OH 45387
phone: 937.787.2737

Tenant:
Dr. Gronbeck
888 Dayton Street
Yellow Springs, Ohio 45387

BUILDING & SITE DATA:

TEENANT: DR. GRONBECK
888 DAYTON STREET
YELLOW SPRINGS, OHIO 45387

ARCHITECT: TED DONNELL AXIS ARCHITECTURE
150 RAILROAD STREET
YELLOW SPRINGS, OHIO 45387
PHONE: 937-834-7501

PROJECT SUMMARY:
SINGLE STORY 1,884 S.F. TENANT ALTERATION IN EXISTING BUILDING.

CODE SUMMARY: (2011 OBC)

Chapter 3: Occupancy:
USE: B, business – Medical Offices
1,884 s.f. tenant space (business)
Existing pre-fabricated metal building with metal roof and concrete floors.
I/C Construction

Chapter 5: General Building Limitations:
No Change in Existing Building

Chapter 6: Construction:
Type I/C construction – No change in Existing Type of Construction

Chapter 9: Fire Protection Systems
Building IS suppressed with Automatic Sprinkler System

Chapter 10: Means of Egress:
Business Area: 1,884 s.f. (gross) / 100 gross = 18.84 occupants
(1) means of egress required.

Existing Structures:
Chapter 34 OBC 2011 (OAC Chapter 4101:2-34 Section 3403)
Finishes:
Interior only, as directed by new tenant.

Electrical:
to comply with Chapter 27, and NFPA 70, latest edition; permits and design by the Electrical Engineer and in coordination with the Architect.

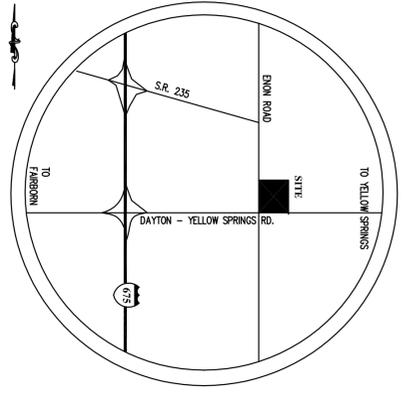
Plumbing:
to comply with Chapter 29, and Chapter 4101:2-56 Ohio Plumbing Code, and local Health Department; ADAAG applies.

Mechanical:
to comply with Ohio Mechanical Code 2011, latest edition; permits and design by the Mechanical Engineer and in coordination with the Architect.

Index of Drawings:

- T1.0 Title Sheet & Site Plan
- A1.0 Common Space Floor Plan & Future Tenant Plan
- A1.1 Tenant Floor Plan & Schedules
- A1.2 Tenant Reflected Ceiling Plan
- P101 Plumbing Plans & Sometrics
- P201 Plumbing Details & Schedules
- M101 HVAC Plan
- M201 HVAC Schedules
- M301 HVAC Details
- E100 Electric Details & Schedules
- E101 Power Plan
- E102 Lighting Plan
- E200 Electrical Specifications

VICINITY MAP



T1.0	COVERSHEET	<p>TENANT ALTERATIONS FOR DR. GRONBECK 888 DAYTON STREET YELLOW SPRINGS, OHIO 45387</p>	<p>TED DONNELL AXIS ARCHITECTURE 150 Railroad Street Yellow Springs, Ohio 45387 phone 937.654.7501</p> <p>tdonnell@tdonnell.com www.tdonnell.com</p>	PROCESS
DRAWN BY: SC5114065	SCALE: AS NOTED	SHEET	COLLABORATIVE	
JOB NO.: 11-2816	DESCRIPTION			

Village of Yellow Springs			
CURRENT			
Zoning Ordinance			
Comparison to old Mixed Commercial District			
filename:K/data/excel shared/vys dist comparison E-1 and I-1 to mixed comm dist (old)			
Spatial Requirements	E-I	I-1	Mixed Commerce
Minimum Lot Area (sq ft)	20,000	43,560	25,000
Minimum Lot width (ft)	100	150	100
Maximum Buildign Height (ft/stories)	40 ft	40 ft	40 ft
Minimum front yard setback (ft)			
		not permitted	
Parking	25		20
Buliding	35	20	30
Minimum side yard setback (ft)			
Total	40	25	
Least	20	10	15 ft or 1/2 structure height
Minimum rear yard setback (ft)	40	25	25
Lot Coverage (%)	50	70	70

Village of Yellow Springs Zoning Ordinance	
Principally Permitted Uses Mixed Commerce District	Current zoning dist. uses
Data processing and computer center	Office and Finance Services - Office for executives, administrative, professional, real estate, accounting and similar professional activities (O&FS)
center for programming and software development	Research and Technical Facilities
professional buildings	O&FS - Office for executives...
advertising agencies	O&FS - Office for executives...
commercial art and design studios	Educational - commercial schools and studios including art, dance, martial arts and music
insurance companies	O&FS - Office for executives...
manufacturing representatives	O&FS - Office for executives...
headquarters for firms and institutions whose principal activities may be located outside this district	O&FS - Office for executives...; Accessory Uses - Corporate offices incidental to the principal use
Research, testing, design, development	Research and Technical facilities (R&TF)
engineering and training for aerospace	Educational - training centers, engineering or sales; R&TF
agricultural sciences	R&TF
information technologies	R&TF
telecommunications	R&TF
automobiles	R&TF
satellites	R&TF
medicine	R&TF
pharmaceuticals	R&TF
computers	R&TF
laser technology applications	R&TF
electronics research and development	R&TF
Office building, including accessory uses within the office building which are normally and incidental thereto	
to house executives	Office and Finance Services - Office for executives, administrative, professional, real estate, accounting and similar professional activities (O&FS)
administrative	O&FS - Office for executives...; Education - Administrative Offices
professional buildings	O&FS - Office for executives...
accounting	O&FS - Office for executives...
writing	N/A to curret text
clerical	O&FS - Office for executives...
stenographic	O&FS - Office for executives...
drafting	O&FS - Office for executives...; R&TF
sales related to the products developed in the district	Retail - General retail...; Accessory Uses - Retail incidental to the manufacturing or production of goods on the premises...
Instituational offices of a governmental nature, provided the use does not include meeting space totaling more than 30% of the usable floor area	public/quasi-public
Instituational offices of a charitable nature, provided the use does not include meeting space totaling more than 30% of the usable floor area	O&FS - Office for executives...
Instituational offices of a philanthropic nature, provided the use does not include meeting space totaling more than 30% of the usable floor area	O&FS - Office for executives...
Instituational offices of a religious nature, provided the use does not include meeting space totaling more than 30% of the usable floor area	public/quasi-public
Telemarketing and telephone based service	O&FS - Office for executives...
Maintenance, utility shops storage facilities, and garages incidental to the principle use or for employee use	Accessory Uses - Accessory buildings, structures and uses
Assembly hall for meetings incidental to the business of the principle use	Recreation and Leisure - Assembly and performance halls; Accessory Uses
Libraries	public/quasi-public
printing and publishing operations	commercial services - printing, photocopying and publishing service
Light manufacturing	Manufacturing - Manufacturing, compounding, packaging, treating or assembly from previously prepared materails; Manufacturing - Building marterial manufacturing including milling, planning and joining;
assembly line operations	Manufacturing - Manufacturing, compounding, packaging, treating or assembly from previously prepared materails
Other uses, which, in the ruling of the Zoning Administrator, are similar to the uses, listed above	

Village of Yellow Springs

Zoning Ordinance

Conditionally Permitted Uses Mixed Commerce District	Current zoning dist. uses
Wholesale business establishments not prohibited by section 1260.04(b) or (d)	Transportation and Warehousing - Wholesale businesses
Limited warehousing or storage of products for distribution where such use is accessory for the products created or used in relation to the principal use or for such products used in research, testing, design, technical training or experimental product development	Accessory Uses - Accessory buildings, structures and uses
Nursery schools, day care centers or child care establishments where the clientele are primarily the employees of firms established in the district	Accessory Uses - Child care facilities located within a principal use; Personal Service - Day care, nursery school and child care establishment
Personal wireless service facilities, provided the requirements of Chapter 1280 are met	Utilities - Wireless communication facilities and towers
Retail sales only when accessory to principally permitted uses and only for the sale of products produced on-site	Accessory Uses - Retail incidental to the manufacturing or production of goods on the premises...
Temporary structures or trailers, except that trailers used for material storage or contractor's	Sect 1260.01(b) Temporary Building and Structures