



ERLANGER STEERING COMMITTEE
Meeting #9 Summary

Date: Tuesday, May 14, 2013
Time: 6:00 pm – 8:00 pm
Location: Erlanger City Building

Present

Committee Members

Jeanine Schilling David Hahn
Phil Dress Brian Fullenkamp
Megan DeSola

NKAPC Team Members

Michael Ionna, AICP
Andy Videkovich, AICP

DISCUSSION POINTS

At April's meeting the steering committee asked staff to investigate real life transparency examples, prepare a table showing potential prohibited uses, and investigate the density of some urban multi-family units.

New discussion points include drive-thrus and architectural elements.

Transparency

Staff first presented a number of different façade transparency examples:

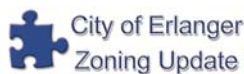
<u>Building Description</u>	<u>Amount of Façade Transparency</u>
Older suburban office building	20%/20%
Shops at Crestview Hills Town Center	43% to 51%
Couple of buildings within the study area	20% to 22%
Urban mixed use	55%/26%

The committee decided that, in the core and core flex subdistricts, retail uses should have 35% transparency on the lower level and 20% transparency on the upper stories.

Possible Prohibited Uses

Staff presented a list of uses (see attached) based on the following criteria:

- Automobile oriented uses or other outdoor uses that are not conducive to a pedestrian friendly environment
- Uses typically associated with negative secondary effects – crime, loitering, graffiti, traffic





After reviewing the provided list, the steering committee decided that gasoline stations and limited vehicle repair should be permitted. Vehicle repair should be defined as minor and major.

Multi-Family Density

Staff finally showed some examples of higher density multi-family residential dwelling units. The examples generally ranged from 20 to 40 dwelling units per net acre. The steering committee decided that 40 dwelling units per net acre was an appropriate density for this area.

Drive-Thrus

Staff presented three options for drive-thrus. First, drive-thrus could be prohibited outright. The second option would be to allow them only in the side. The final option would be to allow them only to the rear of buildings.

Two main issues were discussed regarding drive-thrus: 1) how they negatively affect pedestrian activity (drive-thrus are an auto-oriented activity, they take up a lot of space); and 2) limiting the possible uses of property owners in the area (there are a lot of businesses that rely on drive-thrus, not just fast food restaurants. Banks, pharmacies, dry cleaning drop off, etc. The property owner may lose out on an opportunity because drive-thrus are not permitted).

Ultimately, the steering committee decided that drive-thrus should be prohibited.

Architectural Elements

Staff presented a draft of architectural design guidelines (see attached). The basis for this draft was from the Mall Road Study from the Boone County Planning Commission. These guidelines were introduced as probably being a bit much for this area, but were a good starting point for discussions.

There was general agreement with the proposed building materials. However, after some discussion, it was decided that glass should be a primary material and vinyl siding and hardiplank should be secondary siding. Primary vs. secondary should be better explained, such as adding a maximum percentage for secondary materials.

The steering committee thought that the façade composition requirements were too restrictive and opted to remove those paragraphs completely from the regulations.

The steering committee asked that further clarification on defining the main public entrance, screening of utility boxes is not required, and allowing landscaping around trash enclosures.

NEXT STEPS

The next steering committee meeting will be on Tuesday, June 11 from 6 to 8 pm. Staff will begin presenting the draft regulations to the committee. It is expected to take a couple of months to go over the draft. There are some components that have not been discussed yet that will be touched on as the draft is presented.



List of possible undesirable uses

1. Repair or laundry service, consumer
 - a. Laundromats and self-service washing and drying
Typically not supervised, promotes loitering which can lead to other secondary negative effects
2. Entertainment
 - a. Bingo hall
Intense activity that can have an impact on adjacent properties for a couple of hours, vacant the rest of the week.
 - b. Billiard/pool hall
Promotes loitering which can lead to other secondary negative effects
3. Financial services
 - a. Currency exchange (check cashing facility)
 - b. Payday loan
 - c. Pawn shop

} *Typically associated with secondary negative effects*
4. Retail sales and service
 - a. Body piercing
 - b. Tattooing
 - c. Cosmetic tattooing
 - d. Branding
 - e. Scarification
 - f. Fortune telling service
 - g. Flea market

} *Typically associated with secondary negative effects*

 - h. Any sexually oriented business, as defined by Section 9.XX
Secondary negative effects as outlined in the ordinance
 - i. Car wash
 - j. New or used vehicle/equipment sales
 - k. Vehicle repair
 - l. Gasoline station

} *Auto orientation not conducive to a pedestrian environment*

 - m. Kennels and shelters
Outdoor activity and noise not conducive to a pedestrian environment
 - n. Internet or sweepstakes café
A new business model in this area that has been drawing scrutiny from officials. Might be classified as gambling, typically associated with secondary negative effects



Architectural Design

Building Materials: The primary exterior wall materials shall include brick, architectural grade CMU, stone, tile, EIFS/stucco, or concrete which is formed to have a masonry unit appearance. These materials shall have an integral color. Other materials such as, architectural grade metals, wood or cement board siding, glass block, and precast concrete may be used for trim, detailing, and incidental or secondary wall areas. Only architectural grade materials shall be used. Flimsy or synthetic appearing exterior wall materials, such as ribbed, industrial style metal siding, T-111, plain faced CMU, vinyl siding, or hardiplank or other hard board type materials are not permitted.

Materials for any pitched roof shall be architectural grade, three dimensional shingles or tiles, slate, or standing seam metal. Other types of decorative metal roofing can be evaluated on a case-by-case basis and approved if they are integral to the overall design of the structure.

Exterior Wall Colors: Exterior walls shall primarily use colors which are reflective of rich, natural tones such as those in the red, red-brown/terra cotta, brown, clay, beige/tan/blond, mustard, and/or warm gray ranges. White or exceptionally dark colors are not permitted. Other colors may be used for trim and detailing.

Facade Composition: Facades shall be designed to have a defined base, mid-section, and top or cap. This can be accomplished by differentiating the material, finish, and/or color of the wainscot (or entire ground floor for multi-story buildings) from the upper portion of the exterior wall. The top or cap effect should be created through the provision of a three dimensional detail(s) which breaks or jogs the wall plane from the roof such as a defined cornice, brackets, corbels, projecting eave, exposed rafter tails, etc.

Tangible masonry detailing shall be provided such as defined window sills and lintels, quoins, soldier courses, herringbone or tile detailing, or medallions. Windows and storefront units shall be recessed within their openings (“punched” openings) to create shadow lines and three-dimensional relief. Windows/openings other than storefront type units shall have a vertical height to width orientation. Transoms and main/public entrances which are recessed behind the exterior facade are preferred. For office/commercial buildings, broad storefronts which allow direct visibility into the building interior shall be provided for building frontages along public sidewalks, streets, and private access drives which function as “streets.” Facade projections, such as simple fabric awnings and roof awnings/canopies at street level, and shingle/blade style projecting signs, are encouraged for building frontages along public sidewalks, streets, and private access drives which function as “streets.” Firmly structured awnings with an “inflated” or plastic appearance shall not be used .



For large scale structures such as anchor style retail buildings, parking structures, and civic/institutional buildings, the amount of detailing and fenestration will need to be adjusted to match the scale and function of the building. The exterior walls of larger office/commercial buildings can be designed to appear as a collection of multiple zero lot line buildings or tenants. No exterior wall for large scale structures should exceed 150 feet in length without being interrupted by a minimum 5 foot horizontal change or jog in the footprint.

Public Entry Points: The main public building entrances for all buildings, except for the individual doorways into in-line multi-tenant spaces or bays, shall be placed along the adjoining public street frontages or private access drives which function as “streets.” Public entrances may be placed on other frontages as well. These main public entrances shall be emphasized in the facade design by methods such as recessing the entrance behind the exterior facade, providing an over-scaled entrance feature which projects outward from or above the exterior facade, placing the doorway within a three dimensional archway, providing an awning or roof awning/canopy, and/or a changing the building materials, detailing, or color around the entrance opening.

Roof Shape: Parapet designs which have a defined cornice line and pitched roofs are permitted. Pitched roof forms shall be complete and symmetrical, and span the entire building massing on which they are placed. Stage set roof designs are permitted, provided they incorporate vertical articulation in the form of parapets and towers in order to avoid to break up continuous roof facades. The use of mansard roof types shall be prohibited.

Screening

Mechanical Equipment Screening: All mechanical equipment shall be screened. Ground mounted equipment shall be screened either with landscaping or enclosed with an enclosure structure which uses the same materials, colors, and design detailing as the principal building. If roof mounted, the equipment shall be screened by a parapet wall (for flat roofed buildings) which is designed and constructed as an integral part of the overall building; applied, “stage set” style mechanical equipment screens are not permitted. For roof mounted equipment on pitched roofed buildings, the equipment shall be wholly contained within roof structure.

Loading/Unloading/Service Areas: Loading/unloading and/or service areas shall be placed in the side or rear yard only, excluding corner side yards and along access drives which function as “streets” including shared private development streets/driveways. Any such area shall be enclosed with a screen wall which is at least 8 feet high and which uses the same materials, colors, and design detailing as the building which it serves. Alternatively, dense landscape hedging which will provide year round screening and that will grow to at least 8 feet high without routinely overtaking the planting space may be considered.

Trash Enclosures: Garbage storage areas shall be placed in the side or rear yard only, excluding corner side yards and along access drives which function as “streets” including shared private



development streets/driveways. Garbage storage areas shall be enclosed on at least three (3) sides. Such enclosure structure shall be constructed of brick or masonry walls and/or wooden fences which are a minimum of five (5) feet tall or one foot higher than the trash container to be screened, whichever is greater. Chain link fences with slats are not acceptable enclosure materials. The gates or doors of the garbage collection area or dumpster enclosure shall be kept completely closed except at times when the area or dumpster is being serviced. When trash enclosures are located less than ten (10) feet from a portion of a building without windows on the same property, landscape screening may be waived for the side of the trash enclosure facing that building wall. Additionally, the required enclosure structure shall be constructed with the same materials, colors, and design detailing as the principal building.

