

January 8, 2003

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BEDFORD TWP.  
PLANNING DEPT.

CESO Engineers and Surveyors  
1700 Lyons Road  
Dayton, OH 45458-1864

Attention: Mr. Paul D. Hanson

Re: Second Review for Rezoning – Wal-Mart Store  
Wade-Trim Job No. BED 6266-01T, Phase 703, Task 2

Dear Mr. Hanson:

On December 20, 2002, Wade-Trim reviewed the proposed Wal-Mart Store for development within Bedford Township. The review covered the development options available to Wal-Mart through either a Planned Unit Development or rezoning. At that time, we understood the entire proposed site was zoned C-2, Shopping Center Business District. However, it has come to our attention through Dennis Jenkins, the Planning Coordinator for Bedford Township, that a portion of the site is zoned R-2A, Single-Family Residential. Therefore, we are revising our previous letter to update the review of a possible rezoning at this site to include the R-2A District.

As was previously stated, the site is zoned C-2, Shopping Center Business District and R-2A, Single-Family Residential District. Per the regulations of Article XII, the Shopping Center District is designed for integrated or planned clusters of retail establishments served by common parking areas. A large retail establishment occupied by only one user would not be permitted within this zoning district. In addition, Article IV, Single-Family Residential District, is designed to be one of the most restrictive residential districts. Its intent is to provide for mainly low-density, one-family detached dwellings. Again, a retail store the size and scope of Wal-Mart would not be permitted in this district.

Therefore, to develop a Wal-Mart store the entire site would need to be rezoned to the C-3, General Business District. The C-3 District is the most intense commercial zoning offered in Bedford Township. In addition, the C-3 District permits those uses that would not be compatible with more local and community retail stores. **When considering a rezoning at this location, compatibility becomes the primary issue. The C-3 District is designed to accommodate those uses that are not generally found immediately adjacent to a residential district.** Commonly, the scale and impact of uses found in the C-3 District like hotels, new car lots, auto repair, and mini-warehouses are located in areas with little to no residential uses.

In addition, Bedford Township has recently updated their Master Plan, which outlines some objectives and strategies for commercial land use development. From our review of the Master Plan, the following objective and strategies would influence the rezoning of the proposed parcel. These include:



Objective:

*Provide reasonable opportunities for the establishment of commercial uses, which meet the demonstrated market needs of the local residents.*

Strategies:

- *Recognize the City of Toledo, Ohio as a business center serving both the local consumer population and subregional market base.*
- *Encourage commercial development to locations where compact and coordinated development can occur without impacting residential land uses. Discourage strip commercial development and isolated commercial uses.*

When reviewing the prospective C-3 rezoning against these strategies for commercial development, it becomes difficult to support the request. A Wal-Mart store will definitely be a regional draw for population within the City of Toledo, as well as the surrounding townships located in Michigan. During the master planning process, Bedford Township recognized that the City of Toledo could play the role of the regional retail draw. In addition, Bedford Township is interested in developing compact and coordinated retail uses that enhance the Township's rural residential character. A retail use the size of Wal-Mart would not fit into this objective.

In addition, the objective outlined above refers to locating commercial development without impacting residential land uses. To establish a Wal-Mart at the proposed location will be a definite effect on residential property through the rezoning and subsequent reduction of the R-2A District.

With the review of the components of the Master Plan, as well as the location of the site adjacent to residential property, it is difficult to support a rezoning at this location. Concerns with compatibility would arise between the adjacent residential properties and the uses permitted in the C-3 zoning district. While buffer treatments could be employed, a large-scale retail use like Wal-Mart would impact the residential character of the area. In addition, the Township Master Plan does not support the development of a large-scale single store retail use.

As well as the above-mentioned complications to the development of a Wal-Mart store, several variances would be needed. These variances outlined below may be different from what was originally stated in the site plan review letter previously submitted. The original letter reviewed the site under the C-2 zoning district. Depending on the final outcome of the rezoning issues noted above, the need for these or possibly more variances are as follows:

1. Per Section 1922, freestanding signs are to be monument signs with a base made of brick, stone, rock, or similar material. In addition, the C-3 District only permits one freestanding sign, 50 square feet in area, and seven feet in height. The layout plan indicates two freestanding signs on site that will be 20 and 30 feet in height. This does not conform to the requirements of Section 1922 and to move forward with this request a variance would be required.



2. Section 1303 indicates the architectural elements that are required in the C-3 District. Section 1303(A)(1) requires recesses and projections of at least 20 percent of a building façade greater than 100 feet in length and Section 1303(A)(2) requires that the façade length abutting a public street must have at least 60 percent of the length as windows, awnings, and arcades.
3. Variations in the roofline are required to reduce the massive scale of the structure. The elevation drawing indicates a flat roof with the exception of the main entrance. This does not comply with Section 1303(A)(4).
4. Section 1303(A)(8) requires all buildings within the C-3 District utilize residential materials and design features in addition to having a 5:12 roof pitch.
5. Section 1303(D) indicates that no building or structure in the C-3 District shall be larger than 25,000 square feet. The Wal-Mart store as an individual business utilizes 149,551 square feet. The size of the building does not comply with this Section of the Ordinance.

In conclusion, there are many obstacles to the development of a Wal-Mart store at this location. The rezoning cannot be supported by the Master Plan and is incompatible with adjacent residential uses. In addition, even if the zoning hurdles could be managed, there are still variance issues to be resolved. From our review of the previous site plan, there appear to be no practical difficulties or exceptional hardships with the site that would necessitate the number of variances needed. With these impediments in place, it is unlikely that we could recommend approval of the rezoning to the Planning Commission or the necessary variances to the Board of Appeals. Please feel free to contact our office if you have any questions regarding this review.

Very truly yours,

WADE-TRIM/ASSOCIATES, INC.



Julie Johnston, AICP  
Professional Planner

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cc: Mr. Dennis Jenkins, Planning Coordinator, Bedford Township

