

**AGENDA**  
**THE HAMILTON COUNTY RURAL ZONING COMMISSION**  
**REGULAR MEETING**

**Room 805-B, Administration Building**

**DECEMBER 18, 2014**  
**1:00 P.M.**

**Joel Cornelius, Chairman/Presiding Officer**

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- 1. MEETING CALLED TO ORDER**
- 2. ROLL CALL OF COMMISSIONERS**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES OF REGULAR MEETING**
- 5. PUBLIC HEARINGS**

**MAJOR ADJUSTMENTS**

- A. CASE: Green 2014-03; Sullivan Office  
REQUEST: Major Adjustment to an existing "E PUD" Planned Retail District  
PURPOSE: To modify Condition #3 of the 2014 PUD approval to permit a right-in only driveway from North Bend Road, to modify parking and access along the front of the existing office building, to eliminate the rear drop-off area, and to shift the future building addition.  
APPLICANT: Dr. David & Diane Sullivan (applicant); Dr. David & Diane Sullivan and Westover Court LLC (owners)  
LOCATION: 5177 North Bend Road; on the west side of North Bend, 140 feet south of Boomer Road (Book 550, Page 73, Parcels 15, 16, 17, 68)  
TRACT SIZE: 0.43 acres (net PUD) and 0.88 acres (net OO)

- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. SCHEDULED PUBLIC HEARINGS**

- A. CASE: Green 2-78; Delco Development Corp. – Gabriel Brothers Sign  
REQUEST: Major Adjustment to an existing EE Planned Retail District  
PURPOSE: To permit a second freestanding sign for an existing shopping center  
APPLICANT: Richard A. Paolo (applicant), Daniel G. Kamin Cincinnati LLC (owner)  
LOCATION: 5750 Harrison Avenue (Manchester Plaza Shopping Center); on the northeastern corner of the Harrison Avenue and Filview Circle Intersection (Book 550, Page 180, Parcel 125)
- B. CASE: Green 2010-02; Blue Sky & Harrison  
REQUEST: Major Adjustment to an existing EE Planned Retail District  
PURPOSE: To reduce the building size and number of parking spaces, relocate the curb cut from Bluesky Drive to Northcrest Lane and maintain Northcrest Lane in its existing location  
APPLICANT: Michael E. Doty, Brandicorp, LLC (applicant), Bluesky Shoppes, LLC (owner)  
LOCATION: On the northeast corner of the Harrison Avenue & Blue Sky Drive intersection, south of Northcrest Lane (Book 550, Page 220, Parcel 1169)
- C. CASE: Green 2015-01; Artis Senior Living  
REQUEST: From: C Single-Family Residence  
To: OO Planned Office  
PURPOSE: To construct a 72-unit assisted living facility for seniors with Alzheimer's disease and similar memory disorders  
APPLICANT: Thomas Jones, Artis Senior Living (applicant); Jenny E. Dawson TRS, Generoso & Edna Simon TRS (owners)  
LOCATION: On the south side of Bridgetown Road, approximately 240 feet east of Lakewood Drive (Book 550, Page 170, Parcels 136 & 137; Book 550, Page 173, Parcels 150 & 228)

- 9. DATE OF NEXT MEETING** January 15, 2015
  - 10. ADJOURNMENT**
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