

AGENDA
THE HAMILTON COUNTY RURAL ZONING COMMISSION
REGULAR MEETING

Room 805-B, Administration Building

JANUARY 15, 2015
1:00 P.M.

Dave Steinriede, Vice-Chairman/Presiding Officer

- 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 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)

COUNTY ZONING MAP AMENDMENT

- A. NAME: 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 memory disorders, including a 36-space parking lot and one driveway onto Bridgetown Road
APPLICANT: Thomas Jones, Artis Senior Living (applicant); Jenny E Dawson Tr., Simon & Edna Generoso Tr. (owners)
LOCATION: On the south side of Bridgetown Road, approximately 240 feet east of Lakewood Drive (Book 550, Page 170, Parcels 136 & 137 AND Book 550, Page 173, Parcels 150 & 228)

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

- A. NAME: Harrison 2015-01; Used Car Lot Expansion
REQUEST: From: A SPI-SC Residence
To: EE SPI-SC Planned Retail
PURPOSE: To demolish a residence and expand an adjacent auto sales display area
APPLICANT: James Ritter, Professional Design Associates (applicant); Marilyn Bourquein (owner)
LOCATION: 9902 Harrison Avenue, north of the intersection of Old Harrison Avenue and Harrison Avenue (Book 560, Page 50, Parcel 42)

- 9. DATE OF NEXT MEETING** February 19, 2015
 - 10. ADJOURNMENT**
-

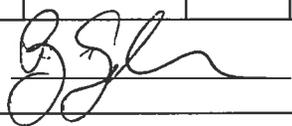
**HAMILTON COUNTY
RURAL ZONING COMMISSION**

RECORD OF PROCEEDINGS – DECEMBER 18, 2014 REGULAR MEETING

PAGE 1

SUMMARY OF ACTIONS

PRESIDING OFFICER: Steinriede
MEMBERS PRESENT: Luken, Steinriede, Polewski, James
ABSENT: Cornelius
STAFF PRESENT: Snyder, Fazzini, Ambrosius
LOCATION: Room 805, County Administrative Bldg.
TIME: 1:00 PM – 1:15 PM

	AGENDA ITEM	REQUEST	RZC Action	Vote	Conditions & Codes
MAJOR ADJUSTMENTS:	Green 2014-03; Sullivan Office	Major Adjustment to an existing E PUD Planned Retail District	Approval	4-0-0	1, 2
DISPOSITION OF MINUTES:	Disposition of the minutes of the November 20, 2014 Rural Zoning Commission meeting		Approval	3-0-1	
ATTEST:	Chairman: _____ Secretary: 				
CONDITIONS AND CODES:	<ol style="list-style-type: none"> 1. Approval subject to standard covenants. 2. Approval subject to conditions recommended in the staff report. 3. Approval subject to conditions recommended by the RPC. 4. Approval pending receipt of favorable reports or required revisions. 5. Approval subject to conditions recommended by RZC. 				
ABBREVIATIONS IN MINUTES:	MSD - Metropolitan Sewer District ODOT - Ohio Department of Transportation SCS - U.S. Soil Conservation Service, Hamilton County Soil and Water Conservation District DPW - Hamilton County Department of Public Works ENG - Hamilton County Engineer ZNG - Hamilton County Zoning Administrator FPO - Township Fire Prevention Officer TPZ - Township Planning/Zoning Committee TT - Township Trustees				

HAMILTON COUNTY
RURAL ZONING COMMISSION

RECORD OF PROCEEDINGS – DECEMBER 18, 2014

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MAJOR ADJUSTMENT: GREEN 2013-03; SULLIVAN OFFICE

REQUEST: Approval of a 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 & owner)
LOCATION: 5177 North Bend Road, on the west side of North Bend, 140 feet south of boomer Road (Book 550, Page 73, Parcle 15)

REPORTS: RECEIVED: HCE, TT
PENDING:

SPEAKERS: E. Fazzini,

DISCUSSION: (Summary of Topics)

Staff Comments:

1. **E. Fazzini** – Review of Staff Report.

Applicant Comments:

1. **B. Goubeaux** – Dr. Sullivan and I spoke this week after reading the staff report and resubmitted the plan which complies with staffs findings.
2. There will be four fewer access points when the project is complete.

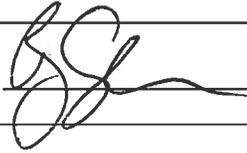
Public Official Comments:

1. **A. Goetzman** - The Township endorses the modification and agrees with staff.

MOTION: To consider case Green 2014-03; Sullivan Office, a request for a Major Adjustment to an approved Planned Unit Development in an existing E Retail District with the standard covenants and conditions per Attachment A

VOTE: Moved: James Second: Luken
AYE: 4 James, Luken, Polewski, Steinriede
NAY: 0
ABSTAIN: 0

RZC ACTION: APPROVAL with Conditions

ATTEST: Chairman: _____ Secretary: 

Note: This Record of Proceedings is not an exact transcription, but a condensed version representing the ideas expressed at the Rural Zoning Commission meeting.

Attachment A

The Rural Zoning Commission approves Case Green 2014-03; Sullivan Office, a request for a Major Adjustment to an approved Planned Unit Development in an existing E Retail District with the standard covenants and the following condition:

Conditions:

1. That all conditions approved on June 19, 2014, as part of PUD case Green 2014-03 shall remain in effect for the E Retail PUD area.

Note: Revisions of the Staff recommendations as approved by the Rural Zoning Commission are crossed out if deleted (i.e. ~~deleted by RZC~~) and capitalized and underlined if added (i.e. ADDED BY RZC).



HAMILTON COUNTY

Regional Planning Commission

STAFF REPORT

FOR CONSIDERATION BY THE RURAL ZONING COMMISSION ON JAN. 15, 2015

**MAJOR ADJUSTMENT
CASE:**

GREEN 78-02

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: Green Township: 5750 Harrison Avenue (Manchester Plaza Shopping Center); on the northeast corner of the Harrison Avenue and Filview Circle Intersection (Book 550, Page 180, Parcel 125)

SITE DESCRIPTION:

Tract Size:	11.36 acres (net)
Frontage:	Approximately 480 feet on Harrison Avenue
Topography:	Gentle slope down and away from Harrison Avenue
Existing Dev:	Shopping Center

SURROUNDING CONDITIONS:

	<u>ZONE</u>	<u>LAND USE</u>
North:	“A-2” Residential	Vacant
South:	“EE” Planned Retail	Shopping Center
East:	“B” Residential	Single-family
West:	“E” Retail	Commercial

ZONING JURISDICTION: Hamilton County Commissioners

SUMMARY OF RECOMMENDATIONS: **APPROVAL with Conditions**

APPROVED USE: On July 12, 1978, the Board of County Commissioners approved a zone change from “A-2” and “B” Residence to “EE” Planned Retail for the Delco Development Corporation property in question to allow for the development of a shopping center. Currently, a large pylon sign exists within the drive isle of the southeast (main) entrance, serving all businesses within the shopping center except for Gabriel Brothers, successor of the anchor building originally developed as a K-Mart. While there was a freestanding sign identified in the site’s final development plan, it appears that K-Mart neither had a panel on the sign nor a separate freestanding sign due to already satisfactory visibility. Ownership of the Delco Development Corporation property was recently split between Daniel G. Kamin Cincinnati LLC, who was allotted the K-Mart building with adjacent parking, and Libby Manchester Enterprises LLC, who was allotted the rest. The sign sits on land now owned by the latter which inhibits Gabriel Brothers from adding their logo onto it since the sign is off premise.

PROPOSED USE: The applicant is seeking to erect a freestanding pole sign near the northwest (secondary) entrance of the shopping center. The proposal calls for a sign supported by a single pole at a height of 28 feet that features an 80 square foot internally illuminated sign with two separate cabinets. The sign’s location lacks specific measurements but is indicated to be on the north side of Harrison Avenue and south of the secondary entrance. With its building being in an area lying well below the street level, the applicant feels at a disadvantage without a freestanding sign like that of the other businesses in the shopping center. Gabriel Brothers believes it has incurred significant loss of traffic from its lack of visibility from the road and wants to have more than just a building sign to promote itself.

**AUTHORITY AND
CRITERIA:**

Authority to Make Adjustments to PUD Plans

Section 18-9 authorizes the Rural Zoning Commission to consider adjustments to approved PUD plans provided there is no modification of recorded easements or BCC conditions. Any modifications must be in substantial conformity with the intent of the PUD approval.

Compliance with Section 18-9.1

Minor alterations shall be limited to altering the location of structures, circulation elements, open space or grading where such alterations will comply with the intent of all perimeter setbacks and buffer yards that are required by any regulation or by the approved PUD plan. Because the request is for an additional sign, which requires a specific approval by the Zoning Resolution, the request must be considered a Major Adjustment that must be reviewed by the RZC during a public hearing.

ANALYSIS: Staff has reviewed the requested Major Adjustment and has the following findings:

Findings:

- *There is an existing multi-tenant freestanding sign serving the shopping center at the main entrance to the development. This sign and the strip retail portion of the development are under separate ownership from the Gabriel Brothers site and Gabriel Brothers has not been allocated space on the sign.*
- *The applicant has requested to put up a second sign at the secondary entrance to the development. The proposed design has a height of 28 feet, surface face area of 80 sq. feet, and location in the southeast corner of the entrance's intersection with Harrison Avenue. The exact location of the sign has not been specifically identified.*
- *Shopping centers with one street frontage are only allowed one freestanding sign for their tenants. A second freestanding sign may be permitted upon approval as a conditional use provided that there is over 200 feet of lot frontage, which there is in this case.*
- *Staff finds that a 28 foot tall pole sign would be excessive since there already is a large freestanding sign for the shopping center at the main entrance to the center. Gabriel Brothers also has 260 sq. feet of building signage which is clearly visible from Harrison Avenue.*
- *Staff finds that a ground monument sign would be more appropriate as it would be less imposing on the streetscape while still serving the desired role of the applicant. The sign should have a maximum surface area of 50 sq. feet and height of 12 feet to comply with the Green Township 2004 Harrison Avenue Corridor Land Use and Design Plan.*
- *While the exact location of the sign has not been specifically identified, the schematic plan indicates that it would be within the Harrison Avenue right-of-way where no freestanding signs are permitted.*
- *However, the right-of-way near the entrance drive does exceed the required width as per the Hamilton County Thoroughfare Plan and therefore could be vacated by the Hamilton County Commissioners.*
- *The Hamilton County Thoroughfare Plan dictates that Harrison Avenue must have a 60 foot minimum right-of-way from the centerline, but currently there is a 145 foot right-of-way from the centerline near the entrance drive.*
- *If this additional right-of-way were vacated, there would be more than enough space to locate a sign toward the top of the slope. But again, no sign may be permitted in the right-of-way under any circumstance.*
- *Therefore, staff would support a ground monument sign at the secondary entrance no greater than 50 sq. feet in area and 12 feet in height if the sign were located outside the right-of-way.*

CONCLUSION: Based on the above analysis, there is sufficient reason for staff to support the request. A secondary sign would be appropriate for Gabriel Brothers with its large amount of frontage, but the size should be limited as there is substantial existing building signage visible from Harrison Avenue. Therefore, staff supports the additional freestanding ground monument sign subject to it being no greater than 50 sq. feet in surface face area or 12 feet in height and located outside the right-of-way.

RECOMMENDED MOTION: To consider case Green 2-78; Gabriel Brothers Sign, a request for a Major Adjustment to an approved Plan Unit Development in an existing "EE" Planned Retail District with the standard covenants and the following conditions.

Condition:

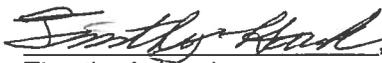
1. That all conditions of BCC Resolution #567 shall remain in effect for the site
2. That one additional freestanding ground monument sign shall be permitted for the site at the northwest entrance drive with a maximum sign face area of 50 sq. feet and a maximum height of 12 feet
3. That no freestanding sign shall be permitted within the right-of-way

AGENCY REPORTS:

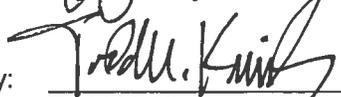
Township Trustees (TT):

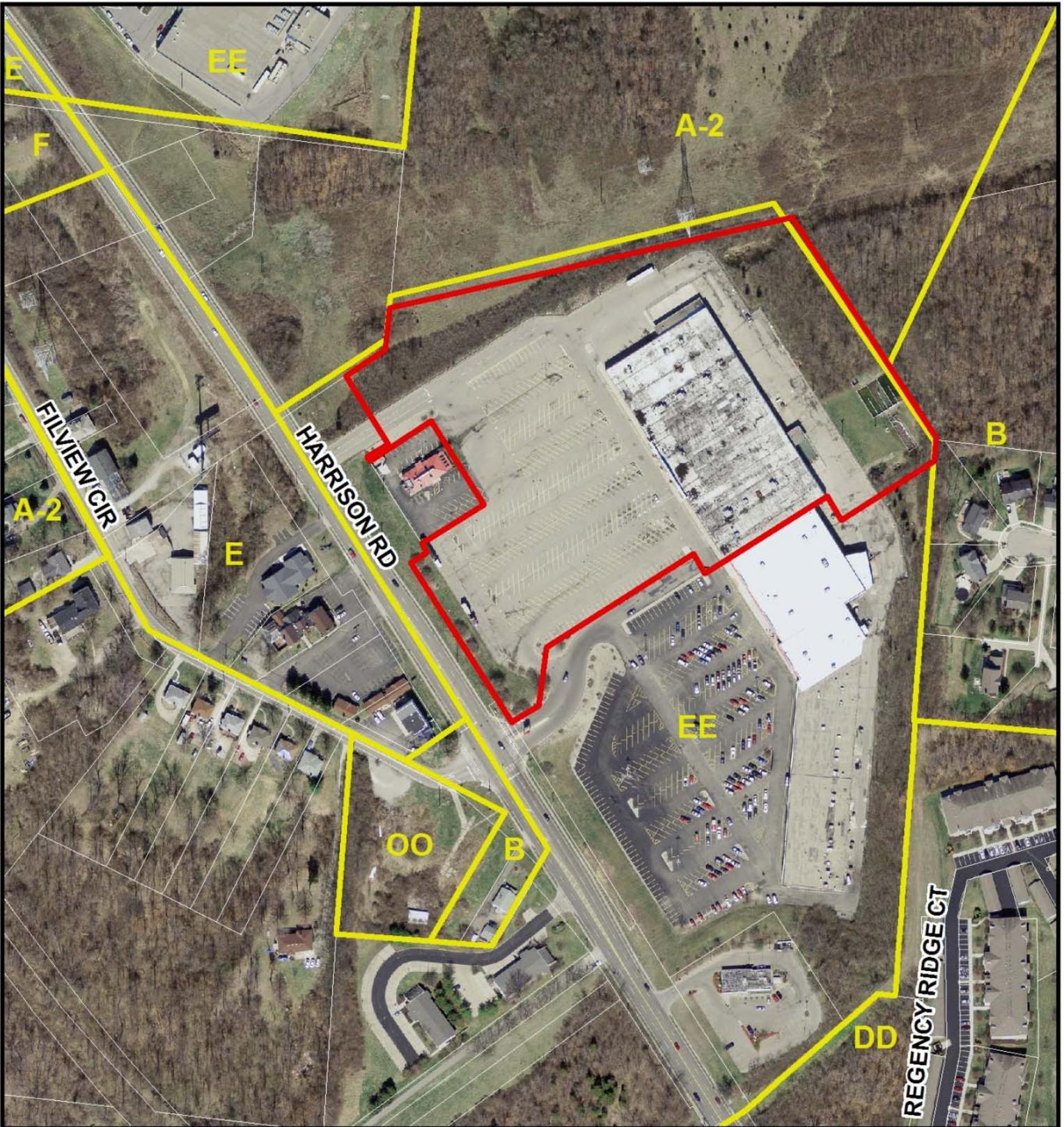
Report not yet received

NOTE: Recommendations and findings in this staff report reflect the opinions of the staff of the Hamilton County Planning and Zoning Department, but may not necessarily reflect the recommendation of any Commission. This staff report is primarily a technical report on the level of compliance with adopted land use regulations and plans. The report is prepared in advance of public hearings and often in advance of other agency reviews. Additional information from other agency reviews and public review is considered by appointed commissions and elected boards. Therefore, the advisory and final decisions of such commissions and boards may result in findings and conclusions that differ from the staff report.

Prepared by:  Planning and Development Intern
Timothy A. Hawk

Reviewed by:  Development Services Administrator
Bryan D. Snyder, AICP

Approved by:  Planning Director
Todd M. Kinskey, AICP



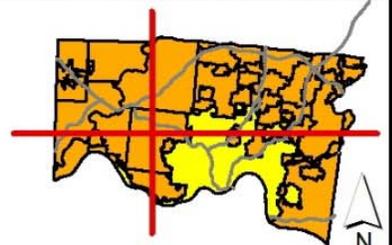
VICINITY MAP

Case: Green 78-02; Gabriel Brothers Sign Request: Major Adjustment

Printed: 1/15/15
By: Tim Hawk

DISCLAIMER:

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SITE PHOTOS



View southeast down the north side of Harrison at proposed sign location

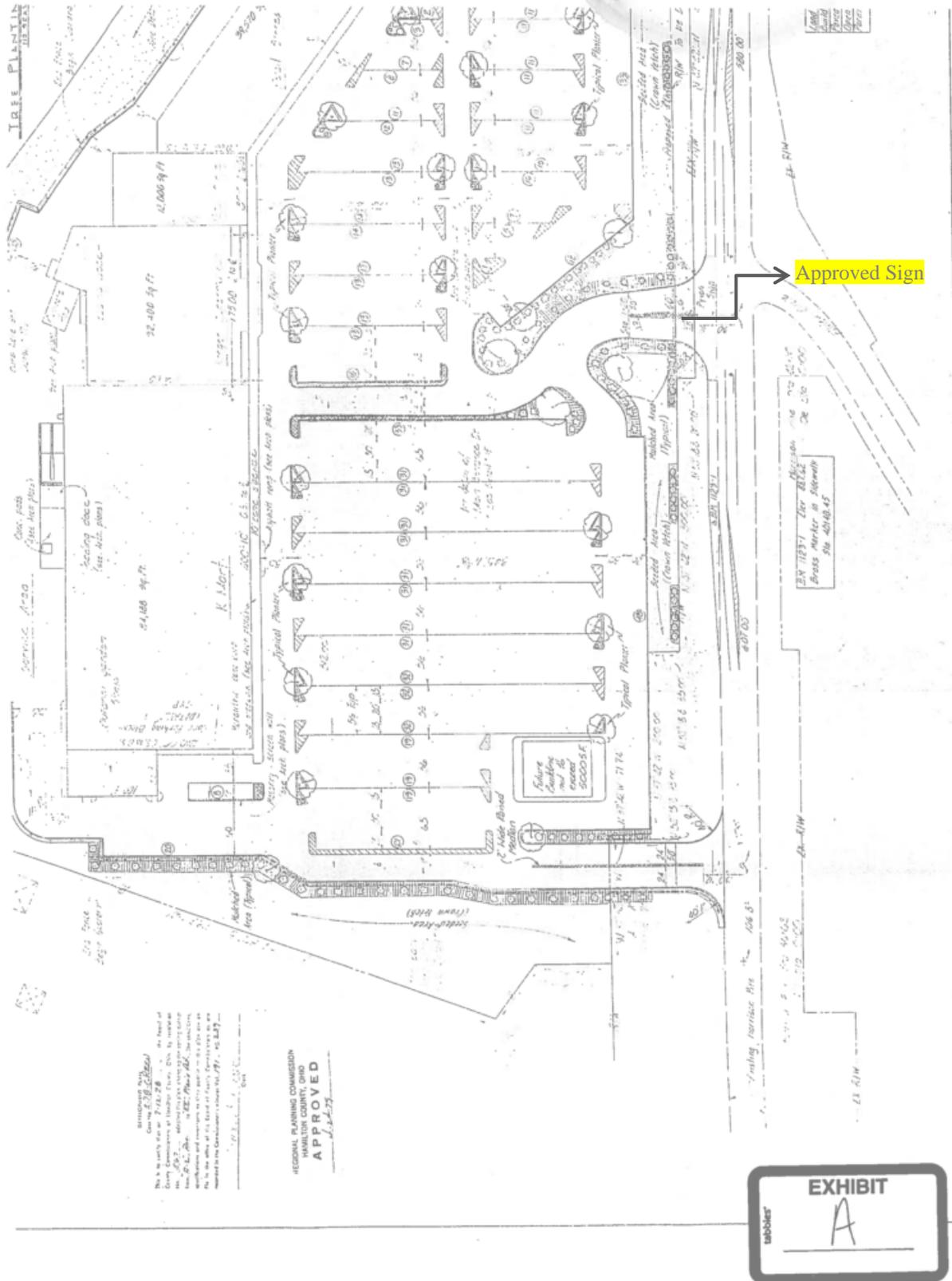


Gabriel Brothers' storefront from across Harrison looking northeast



View west from Gabriel Brothers parking lot towards proposed sign location

SITE PLAN- 1978 K-MART APPROVAL



PROPOSED SIGN LOCATION PLAN

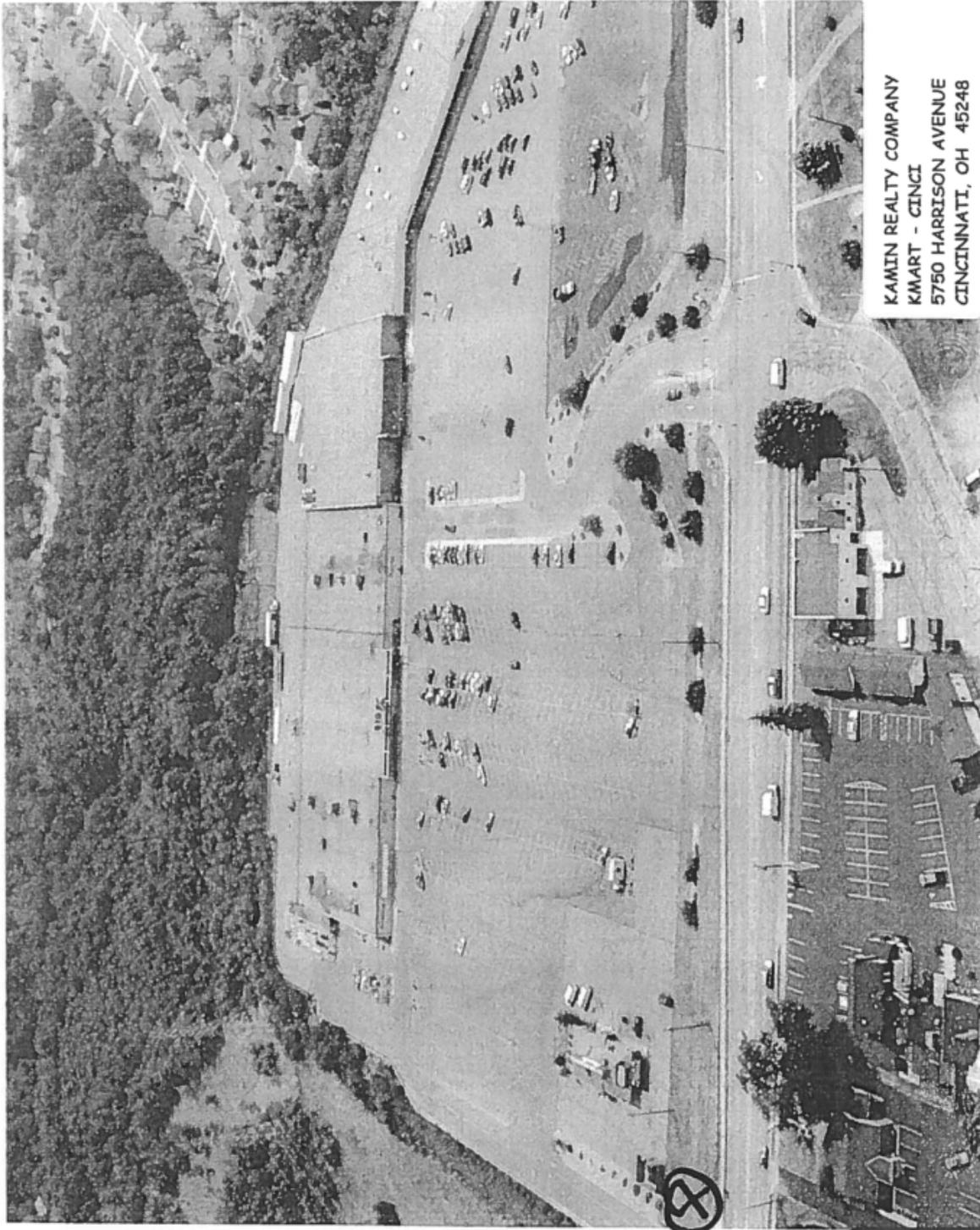
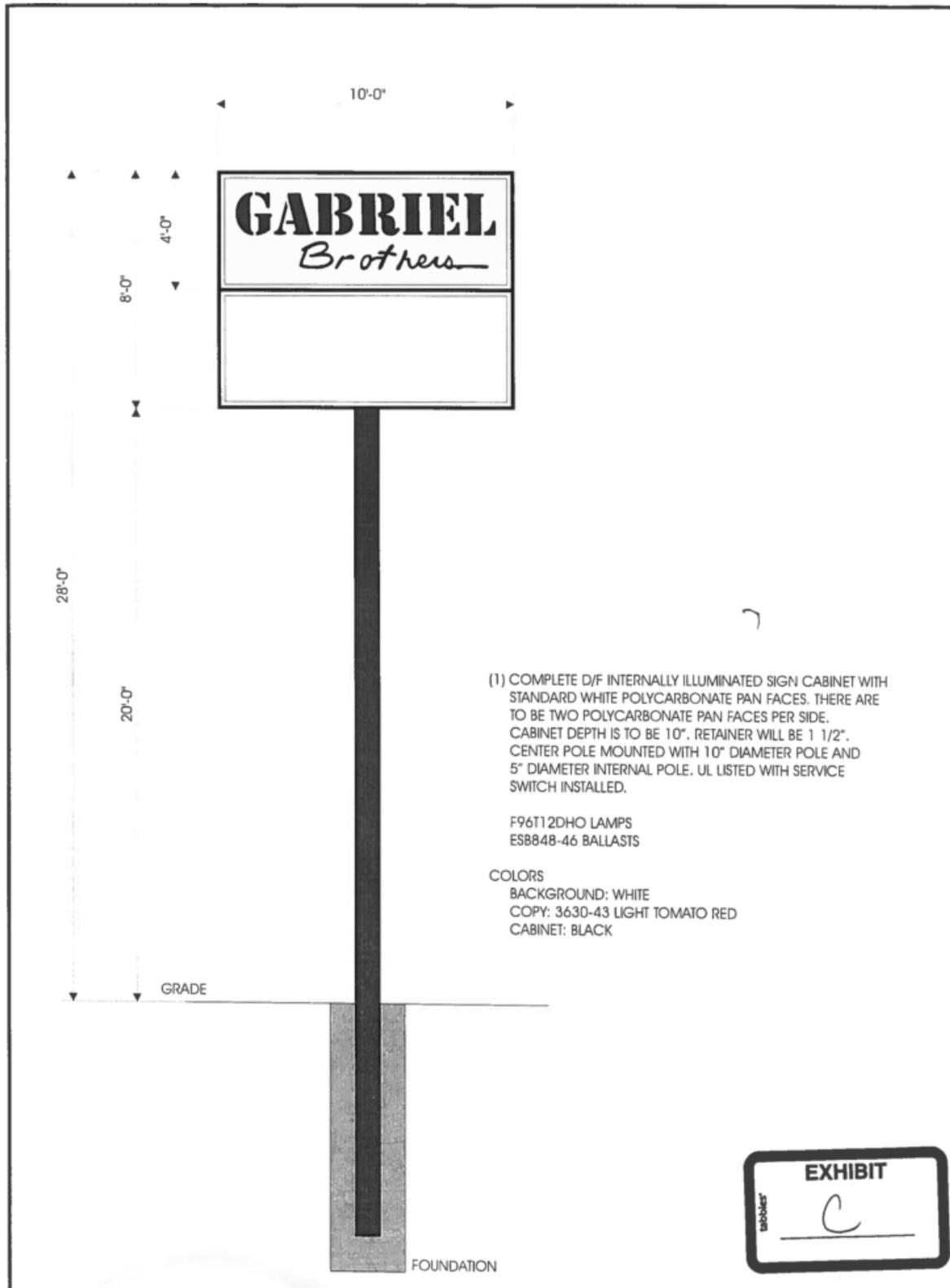


EXHIBIT
B

PROPOSED SIGN



APPLICANT LETTER
ATTACHMENT TO MAJOR MODIFICATION
TO
COMMERCIAL PLANNED DEVELOPMENT

The Applicant, Daniel G. Kamin Cincinnati, LLC, (“Kamin”) submits its Application for a Major Modification to an existing Commercial Planned Development. Kamin is the owner of the Property located at 5750 Harrison Avenue. It is the site of the former K-Mart store (the “K-Mart Site”). The K-Mart Site is under separate ownership of the adjoining shopping Center known as the “Delco Shopping Center”. The Delco Shopping Center site, which included K-Mart at the time, was approved as a part of the Planned Unit Development by the Hamilton County Commissioners in or around July 12, 1978. The approved PUD terms and conditions or Commissioner’s Resolutions do not specifically reference an approval for a freestanding sign, but the plan does show such a sign located in the drive aisle of the Delco Shopping Center.

The Delco Shopping Center and K-Mart Site, now under separate ownership, leaves the K-Mart site without a freestanding sign. The existing tenant has incurred significant loss of traffic due to lack of visibility from the street.

1. Background.

Kamin acquired the subject property (the “Property”) from the Hamilton County Commissioners on January 18, 2013. It was previously an equitable owner pursuant to an Installment Sale Agreement. The Property was owned by the Hamilton County Commissioners through a development bond financing mechanism, where it leased the Property to Delco Development (“Delco”) through a 30 year lease.

The terms and conditions of the Lease were completed and the Property ultimately transferred separately to Delco and Kamin. Kamin owns the “K-Mart” portion of the Property, while Delco retained ownership of the adjoining shopping center. The attached plat shows the delineation between the Kamin site and the Delco site. The free standing sign is located on the Delco site.

2. Current Zoning.

Delco, in or around July of 1978 submitted its request for a zone change of the entire site from “A-2” and “B-Residence” to “EE-Planned Retail Business”. The County Commissioners approved the change, as reflected on the attached Resolution No. 567, on July 12, 1978.

In addition, Delco submitted for approval, its Preliminary Site Plan, as shown on the attached Exhibit “A”. It is important to note that the Preliminary

Site Plan, as submitted, only showed the freestanding sign within the drive aisle of the Delco shopping center. The Preliminary Site Plan as submitted by Delco was approved.

Attached as Exhibit "B" is a Google Earth screenshot of the Delco site showing the location of the sign located on the Delco site.

It is critical to note that K-Mart was the tenant of the entire building on the Kamin Parcel when the plan was originally submitted and approved. The K-Mart building frontage sign was so large that a pylon sign was not necessary nor applied for. K-Mart closed its store in January of 2011, and there is one current tenant in only a portion of the building, with the remainder of the building and/or site to be leased to future tenants.

It is also critical that no existing tenants have a separate sign on the K-Mart site advertising their respective facilities, since there is a significant lack of visibility of the K-Mart site from the road.

Due to these significant and overriding circumstances that have changed since the original plan was approved, the Application should be approved. There is no impact to the surrounding area or neighbors and no signage easement exists to advertise on the adjoining tract.

The attached Exhibit "B" shows the approximate location of the requested sign for the Kamin Property. The current tenant of the Property has no separate signage for its property, and thus has experienced significant financial hardship.



STAFF REPORT

FOR CONSIDERATION BY THE RURAL ZONING COMMISSION ON JANUARY 15, 2015

**MAJOR
ADJUSTMENT
CASE:**

GREEN 2010-02

BLUESKY & HARRISON

REQUEST: Approval of a 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: Green Township: On the northwest corner of the Harrison Avenue & Bluesky Drive intersection, south of Northcrest Lane (Book 550, Page 220, Parcel 1169)

SITE DESCRIPTION:

Tract Size:	1.82 gross acres, 1.48 net acres
Frontage:	247 feet on Harrison Avenue, 304 feet on Bluesky Drive (private) and 293 feet on Northcrest Lane (private)
Topography:	Slopes up from Harrison Avenue
Existing Dvlpmt:	Vacant

SURROUNDING CONDITIONS:

	<u>ZONE</u>	<u>LAND USE</u>
North:	“E” Retail	Professional and medical office buildings
South:	“A” Residence & “DD” Planned Multi-Family	Condominiums driveways and church property
East:	“DD” Planned Multi-Family	Apartments and condo buildings
West:	“DD” Planned Multi-Family and “EE” Planned Retail	Condominiums and commercial buildings

ZONING JURISDICTION: Hamilton County Commissioners

SUMMARY OF RECOMMENDATIONS: **APPROVAL with Conditions**

APPROVED USE:

The Board of County Commissioners approved cases Green 4-80 and 4-88 which included two multi-family developments. One hundred and sixty-four units were approved in case Green 4-80 (Skyridge Condos) and have been completely built out. The other 198 unit complex in case Green 4-88 (Northcrest Apartments) currently has 116 units completed. These cases included a green space at the corner of Bluesky Drive and Harrison Avenue. This remaining parcel of land would contain the proposed commercial building.

On August 25, 2010, the Hamilton County Board of County Commissioners approved a revision to cases Green 4-80 and Green 4-88 and a zone amendment from “DD” Planned Multi-Family and “E” Retail to “EE” Planned Retail. The zone change request took into consideration three separate parcels of land with two different zoning classifications. The largest tract of land, approximately 1.6 acres was zoned “DD” Planned Multiple Residence. A triangular parcel on the northern portion of the site, approximately 0.16 acres, was zoned “E” Retail. Both of these areas, totaling 1.8 acres, were changed to the “EE” Planned Retail to permit a 2-story bank building with three drive-thru lanes. Further to the north was a separate parcel of land totaling 0.2 acres and was zoned “DD” Planned Multi-Family. This parcel, although not part of this major adjustment request was changed to “E” Retail to expand an existing parking lot for the adjacent Huff Realtor building. With this approval, the Board of County Commissioners placed eleven conditions on the site.

On April 21, 2011, the Rural Zoning Commission approved a major adjustment to Case Green 2010-02; Bluesky & Harrison to permit the construction of a 7,345 square-foot tire sales and auto maintenance building (Tire Discounters) with five double-loaded auto bays. However, conditions were placed on the site and the building was required to be turned so that the auto bays were not permitted to face east towards the existing apartment buildings. Further, a condition was placed on the site that required the building to meet the minimum setbacks on all sides as required in the Zoning Resolution. The plan identified the relocation of Northcrest Lane approximately 90 feet east on the southern edge where it intersects with Bluesky Drive. Further, Bluesky Drive was proposed to be widened to include a left turn lane and right turn lane out onto Harrison Avenue. Two curb-cuts were proposed off of Bluesky Drive within 80 feet of each other. Retaining walls were proposed on the site with one at ten feet high at its highest point. A sidewalk was proposed along Harrison Avenue. The proposed ISR for the site was 53.9%. Tire Discounters chose to locate elsewhere on Harrison Avenue.

In April of 2013, the Rural Zoning Commission approved a major adjustment to this same case to allow the construction an 8,500 square foot commercial building with an associated 80-space parking lot. Within the proposed building, two restaurants were proposed at 3,500 square feet and 2,500 square feet along with two additional commercial uses at 1,250 square feet each. Each restaurant was proposed to have an additional 700 square feet of outdoor seating.

In September of 2013, the Rural Zoning Commission approved an additional major adjustment to allow a drive-thru lane for the western-most proposed restaurant. The parking in the northwest corner of the site was redesigned to accommodate the proposed drive-thru and the dumpster was relocated to the south. The parking was reduced to 71 spaces. However, no construction has taken place on the site and it remains vacant.

PROPOSED USE:

The applicant is now proposing to reduce the number of proposed tenants from four tenants to three and to reduce the size of the proposed building from 8,500 square feet to 5,228 square feet. The building would contain two restaurant uses with outdoor seating for each and one retail use located between the proposed restaurants. The restaurant use on the northwestern side of the building would contain a drive-thru which would wrap around the back of the building (northeastern side). The applicant is no longer proposing to relocate Northcrest Drive, a private street, which would have moved the new alignment to within 40 - 50 feet of the nearest apartment building. Northcrest Lane would now remain in its current location and would contain a new curb cut to access the site. The previously approved curb cut onto Bluesky Drive would be removed. Bluesky Drive is still proposed to be widened to include a left turn lane and right turn lane out onto Harrison Avenue. Forty parking spaces are proposed where 40 parking spaces are required. The number of proposed retaining walls and the length of these walls would be reduced eliminating the previously proposed retaining walls along the eastern portion (rear of the building). The proposed enclosed dumpster would be moved to the southwest corner of the site. The proposed ISR would decrease to 40.5%.

**AUTHORITY AND
CRITERIA:**

Authority to Make Adjustments to PUD Plans

Section 18-9 authorizes the Rural Zoning Commission to consider adjustments to approved PUD plans provided there is no modification of recorded easements or of written conditions of approval contained in a Board of County Commissioners Resolution. Any modifications must be in substantial conformity with the intent of the PUD approval.

Compliance with Section 18-9.1

Minor alterations shall be limited to altering the location of structures, circulation elements, open space or grading where such alterations will comply with the intent of all perimeter setbacks and buffer yards that are required by any regulation or by the approved PUD plan. Because the request indicates a different building size, parking reconfiguration and new access plan, it must be considered a Major Adjustment that must be reviewed by the RZC during a public hearing.

ANALYSIS:

Staff has reviewed the requested Major Adjustment and has the following findings:

Findings for Compliance with the BCC Resolution Green 2010-02:

- *Staff finds that the proposed development would meet all of the conditions with the following exceptions.*
- *Condition #3 requires a streetscape buffer along Harrison Avenue, Bluesky Drive, and along both sides of relocated Northcrest Lane where the zone amendment area abuts these streets. The most recent submitted landscape plan indicates boundary buffers, not streetscape buffers, along Bluesky Drive and Northcrest Lane. The applicant must submit plans that indicate compliance with this condition indicating the required streetscape buffers. Since Northcrest Lane is not being relocated a streetscape buffer is only required on the south side of the street.*
- *Condition #4 requires that the site shall provide additional landscaping throughout the interior of the parking lot and in the area to the north of the parking lot that meets the numerical landscaping requirements of Section 12-6.4(b). Staff finds that no interior parking lot landscaping has been indicated on the landscaping plan. Staff finds that this condition must be met.*
- *Condition #6 addresses freestanding signage. The site is restricted to one freestanding sign at 95 square feet and 12 feet high. Previous submittals have indicated compliance with this condition. The most recent submittal does not list the size or height of the proposed sign. Therefore, the applicant must submit plans that indicate compliance with this condition.*
- *Neither staff nor the RZC has the authority to change or modify these conditions.*

Additional Findings:

- *Conditions #2 and #3 of the September 19, 2013 Major Adjustment limit the hours of operation for the outdoor seating portion of the restaurant and the drive-thru and limit outdoor music or loudspeaker use. There is no indication on the submitted plans or application that this condition would be met. Staff is still concerned with the close proximity of the multi-family residential units in the area and the effect of loud speakers, music and drive-thru lanes and finds that this condition should be included in the requested adjustment.*
- *The elimination of the curb cut onto Bluesky Drive which was previously indicated as 120 feet from Harrison Avenue lessens staff's previous concern with potential traffic back-ups while customers attempt to turn left into the site while vehicles are waiting to exit Bluesky Drive onto Harrison Avenue. However, staff still has the same concern that Northcrest Drive, which will now be utilized to access the site, is located approximately 160 feet from Harrison Avenue. As stated previously, upon recommendations made by the County Engineer, appropriate directional signage may be needed to direct traffic on Bluesky Drive to not block traffic trying to enter the site from Harrison Avenue.*
- *The submitted elevations, which have been revised since the previous request to reflect the smaller building proposal, do not indicate any ground level or roof top mechanical equipment. Therefore, staff cannot*

determine if the requirement for all ground and rooftop mechanical equipment to be screened has been met and finds that this condition from the previous approval should be included.

- *The applicant has proposed to relocate the dumpster further south from the original location. Although the dumpster appears to be enclosed, it would now be more visible than the previous location. Therefore, staff finds the condition requiring dumpsters to be screened should be included.*
- *The applicant is seeking a variance in an approximate 90 foot wide area where a proposed retaining wall and a portion of the parking lot are located within the boundary buffer. Due to the size of the parcel to the north, staff finds that this boundary buffer encroachment will not negatively affect the property as this parcel is unlikely to be developed other than an expansion of the existing Huff building or parking lot. However, there appears to be 7 feet between the parking lot and the property line which could contain the required plantings in this area. Staff supports a boundary buffer width modification in this area; however, staff finds that the required amount of plantings in this area should be required.*
- *Elevations have been submitted that identify building mounted signage on three facades of the building (see building elevations). Since the proposed project is on a corner lot, building mounted signage is permitted along the Harrison Avenue and Bluesky Drive frontage. However, building mounted signage is not permitted along the northwestern property line. Staff finds that the northwestern façade would have limited visibility from Harrison Avenue and zero visibility from Bluesky Drive. Staff finds that this sign is excessive and it does not enhance the visibility of the development since building signs on the southwestern side of the building and the freestanding monument sign along Harrison would be seen at the same time as any sign on the northwestern façade of the building. Therefore, staff does not support a variance to allow an additional building mounted sign on the northwestern façade of the building.*
- *Section 10-9.3 of the Zoning Resolution requires at least five vehicular stacking spaces calculated from the first customer contact point. The applicant has not submitted details to ensure that this requirement can be met. Staff finds that there is room to move the menu order board further west to create additional stacking space if needed.*
- *The site has an extensive history of requests that include a bank use with three drive-thru lanes, a tire discounters store with five double-loaded auto bays and a larger retail building with a drive thru lane. Staff finds that the current proposal of one drive-thru lane without relocating Northcrest Lane and thus, shifting the proposed development further south away from the existing apartment complex, would be a far less intense use than previously approved requests with less noise and visual impact.*

CONCLUSION:

Based on the above findings, there is sufficient reason for staff to support the requested Major Adjustment. Staff finds that the scaled down commercial building including not relocating Northcrest Lane, would be less intense than the

previously approved use which included a larger building and a curb cut onto Bluesky Drive. Conditions limiting the hours of operation for the outdoor seating area and drive-thru lane and the screening of ground and rooftop mechanical equipment will allow for a quieter use during the evening hours thereby protecting the nearby residences. Directional signage which may be required by the Hamilton County Engineer will allow safe turning movements and ensure that the future intersection will not be blocked. Therefore, staff finds that the proposed use would be appropriate for the site.

**RECOMMENDED
MOTION:**

To consider approval of case Green 2010-02; Blue Sky and Harrison, a request for a Major Adjustment to an existing "EE" Planned Retail district, with the standard covenants and the following conditions.

Conditions:

1. That all conditions and requirements of BCC Resolution for case Green 2010-02 shall remain in effect for the subject site.
2. That the hours of operation for the outdoor seating portion of all restaurant uses shall be limited to 7:00 a.m. to 10:00 p.m. and that no outdoor music or loudspeakers shall be permitted during this time.
3. That the hours of operation for the drive-thru lane shall be limited to 7:00 a.m. to 10:00 p.m.
4. If required by the Hamilton County Engineer, appropriate signage shall be placed on Bluesky Drive to ensure that the new curb cut onto Bluesky Drive will not be blocked by traffic.
5. That all ground and rooftop mechanical equipment shall be screened per Section 5-1.2 a. of the Zoning Resolution.
6. That the proposed dumpster shall be screened per Section 10-5 of the Zoning Resolution.
7. That a signage plan that meets the requirements of the Zoning Resolution and the BCC Resolution of Approval shall be submitted with the required Zoning Compliance Plan.
8. That a landscaping plan that meets the requirements of the Zoning Resolution and the BCC Resolution of Approval, and with Modification #1 listed below, shall be submitted with the required Zoning Compliance Plan.
9. That there shall be no signage permitted on the northwestern or northeastern facades of the building.
10. That sufficient stacking space for drive-thru vehicles shall be provided pursuant to Section 10-9.3 of the Zoning Resolution.

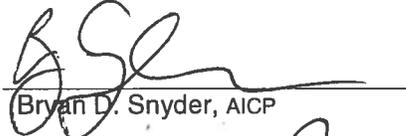
Modification:

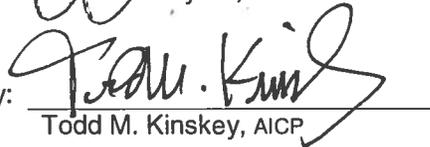
1. Section 14-5 – That the vehicular use area along the northern property line be permitted to encroach into the required boundary buffer where such encroachment is not permitted.

AGENCY REPORTS:	Dept. Public Works (DPW):	Report not yet received
	Fire Prevention Off. (FPO):	Report not yet received
	Soil Conservation Services (SCS):	Report not yet received
	H. C. Soil & Water (HCSW):	Report not yet received
	Hamilton County Engineer (HCE):	Report not yet received
	Twp. Trustees (TT):	Report not yet received
	Metro Sewer Dist. (MSD):	Conditionally approved

NOTE: Recommendations and findings in this staff report reflect the opinions of the staff of the Hamilton County Planning and Zoning Department, but may not necessarily reflect the recommendation of any Commission. This staff report is primarily a technical report on the level of compliance with adopted land use regulations and plans. The report is prepared in advance of public hearings and often in advance of other agency reviews. Additional information from other agency reviews and public review is considered by appointed commissions and elected boards. Therefore, the advisory and final decisions of such commissions and boards may result in findings and conclusions that differ from the staff report.

Prepared by:  Senior Planner
John S. Huth

Reviewed by:  Development Services Administrator
Bryan D. Snyder, AICP

Approved by:  Planning and Development Director
Todd M. Kinskey, AICP

SITE PHOTOS



View of site looking northwest from the intersection of Bluesky Drive and Northcrest Lane

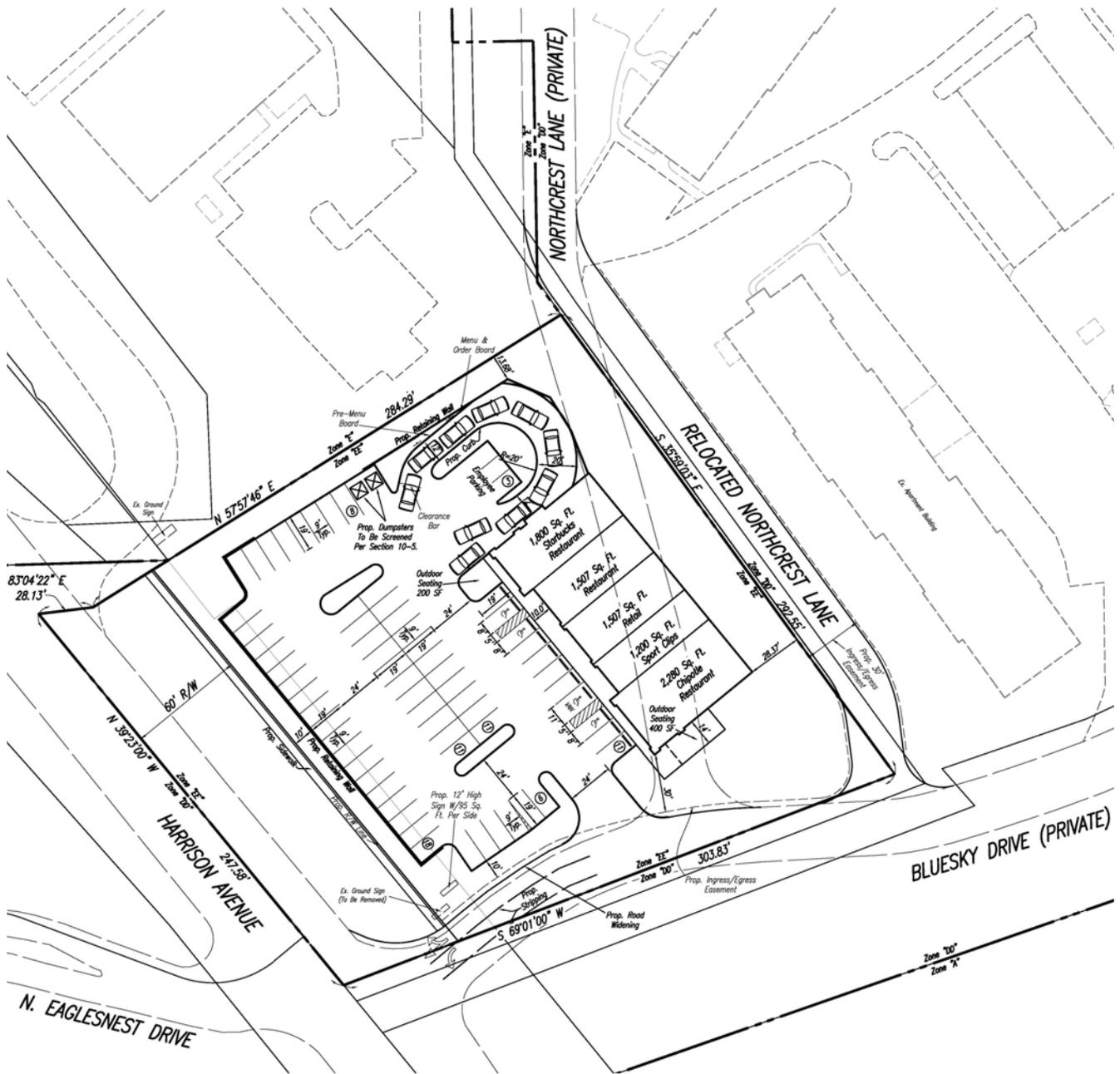


View of site looking west from Northcrest Lane towards Harrison Avenue

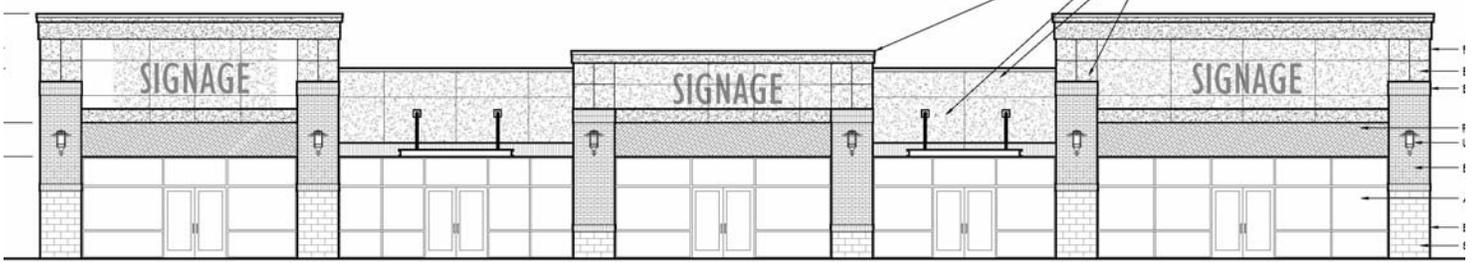


View of Northcrest Lane and residences looking east towards Bluesky Drive

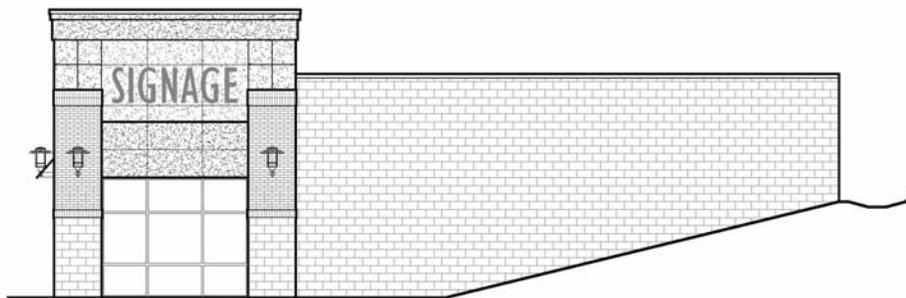
MOST RECENT APPROVED PLAN – SEPTEMBER 2013



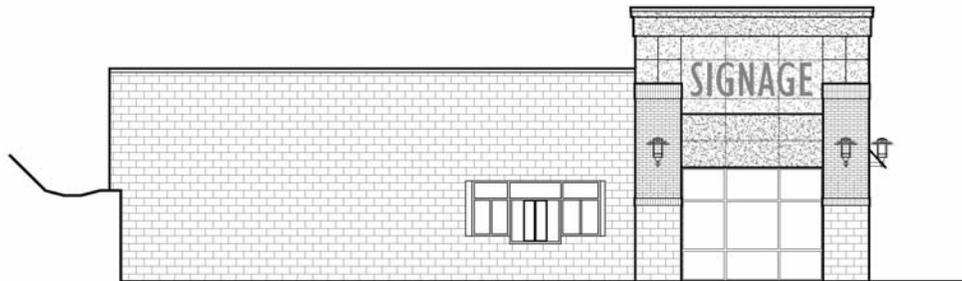
ELEVATIONS



Elevation facing Harrison Avenue (southwestern elevation)

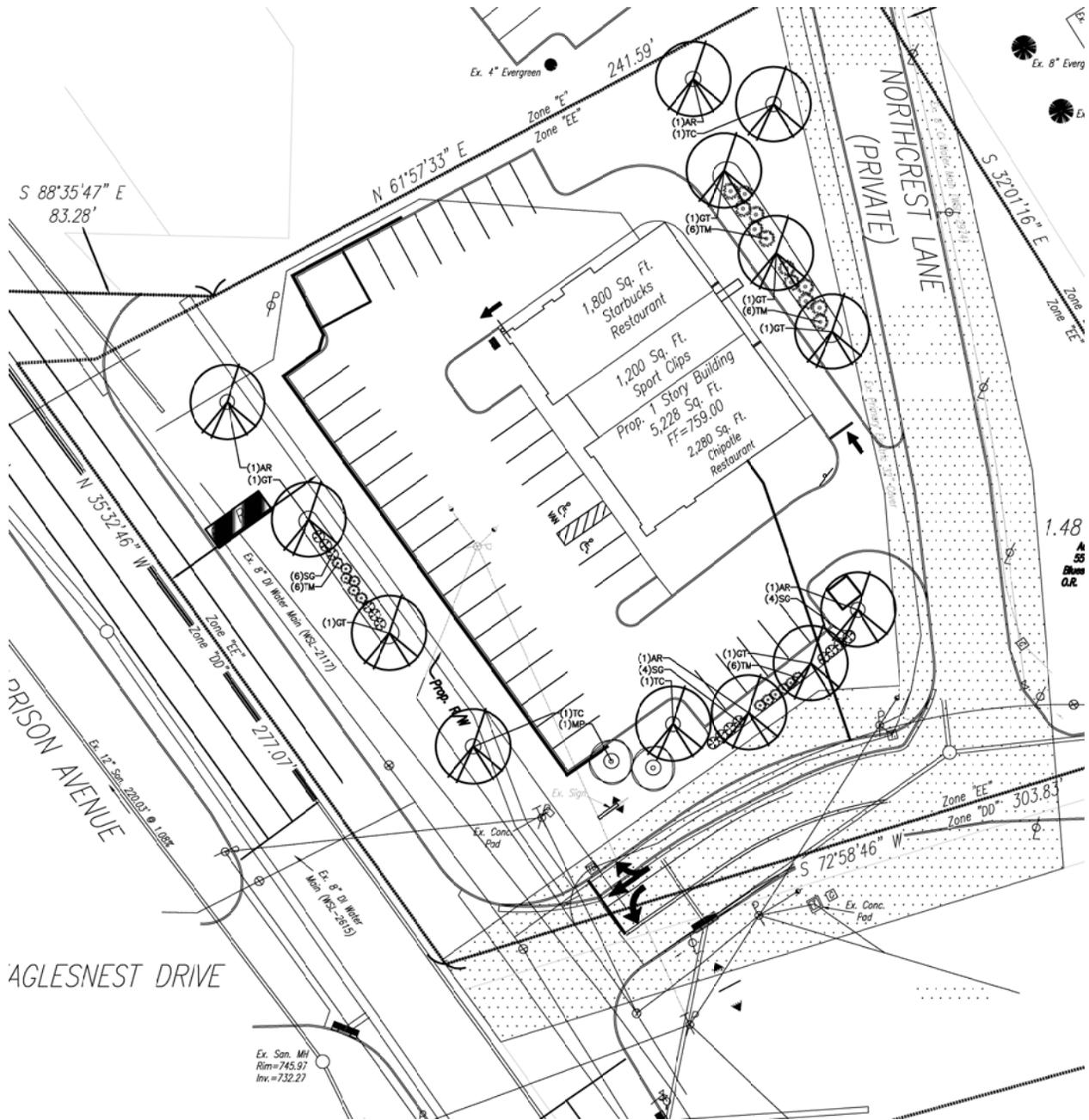


Elevation facing Bluesky Drive (southeastern elevation)



Northwestern elevation (Note: Staff does not support a variance to permit this building mounted sign)

LANDSCAPING PLAN



APPLICANT'S LETTER



December 8, 2014

Hamilton County Planning & Development
County Administration Building
138 E. Court Street, Room 801
Cincinnati, Ohio 45202

Attn: Bryan Snyder

**Re: Bluesky Drive & Harrison Avenue – Restaurant & Retail Development
Case No. Green 2012-02**

Dear Mr. Snyder:

Please find attached herewith modified development plans for the above referenced retail development located at the intersection of Bluesky Drive and Harrison Avenue. The purpose of the major adjustment is to develop the site in a smaller scale than previously planned. This creates less disruption and impact to the existing surrounding properties and infrastructure. The major adjustments include the following:

- 1) The net area of the development is 1.48 acres.
- 2) The proposed use of the development is restaurant and retail.
- 3) The character of the development will be complimentary to the surrounding properties through the use of similar construction materials that provide an aesthetically appealing appearance suited for the property.
- 4) The site abuts an existing retail center to the north and a condominium complex to the east.
- 5) The development modifications include maintaining the location of the existing private drive and associated utilities at/on Northcrest Lane. As a result of maintaining the current layout of Northcrest Lane, the overall building size has been reduced from a five (5) tenant 8,294 SF building to a three (3) tenant 5,280 SF building, likewise the parking quantity has been reduced from sixty-eight (68) to forty (40) spaces. The property access/curb cut has been relocated from Bluesky Drive to Northcrest Lane.

The information above and the attached development plans are being submitted for your review and approval at the January 15, 2015 public hearing.

Thank you in advance for all your help regarding this matter. Should you need additional information or have questions related to this submittal, please feel free to contact me at 859-292-8040 (office) or 513-675-9569 (cellular telephone).

Sincerely,
Brandicorp, LLC

Michael E. Doty
Director of Construction

CC: Record File

MED/dh

RECEIVED

DEC 08 2014

HAMILTON COUNTY
PLANNING & DEVELOPMENT



STAFF REPORT

FOR CONSIDERATION BY THE REGIONAL PLANNING COMMISSION ON JANUARY 8, 2015
FOR CONSIDERATION BY THE RURAL ZONING COMMISSION ON JANUARY 15, 2015

**ZONE
AMENDMENT
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 memory disorders, including a 36-space parking lot and one driveway onto Bridgetown Road

APPLICANT: Thomas Jones, Artis Senior Living (applicant); Jenny E. Dawson Tr., Simon & Edna Generoso Tr. (owners)

LOCATION: Green Township: on the south side of Bridgetown Road, approximately 240 feet east of Lakewood Drive (Book 550, Page 170, Parcels 136 & 137 AND Book 550, Page 173, Parcels 150 & 228)

SITE DESCRIPTION: Tract Size: 7.55 acres (gross); 7.13 acres (net)
Frontage: 347 feet on Bridgetown Road; 50 feet on Lakewood Drive
Topography: Slopes down gradually from the northeast to southwest
Existing Dvlpmt: Vacant nonconforming commercial building and two single-family residences

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	"C" Residence	Nonconforming Restaurant and Single-family homes
South:	"C" Residence	Single-family homes
East:	"C" Residence	Bridgetown Baptist Church
West:	"OO" Planned Office and "C" Residence	Single-family homes

ZONING JURISDICTION: Hamilton County Commissioners

SUMMARY OF RECOMMENDATIONS: **APPROVAL with Conditions**

PROPOSED USE: The applicant is proposing to demolish a vacant nonconforming commercial building and two single-family residential buildings along Bridgetown Road in order to construct a 64 to 72-unit assisted living facility for seniors with Alzheimer’s disease and other memory disorders. The building would be approximately 34,000 sq. ft. and one-story in height and would be surrounded by an 8-foot privacy fence in the side and rear yards. In the front of the building along Bridgetown Road would be a 36-space parking lot, walkways connecting to the existing sidewalk on Bridgetown Road, dumpster, and retaining wall along the eastern property line adjacent to a loading area. Driveways for the existing uses would be closed and a new commercial driveway installed in the middle of the site to align with Biehl Avenue across Bridgetown Road to the north. One freestanding sign has been proposed east of the new driveway. Future cross-access has also been proposed to both properties to the west and east of the development. The applicant has proposed that the majority of the large wooded area in the rear of the site would be preserved with the exception of a stormwater detention area. The development would include one residential lot onto Lakewood Drive but no buildings or other development has been proposed on this lot other than sanitary sewer access. The impervious surface ratio (ISR) for the development would be 21.5%.

ZONING PETITION HISTORY: There is no zoning case history on the site. However, the westernmost commercial building built in 1927 was certified as a nonconforming retail use in 1953 and again in 1976 as a nonconforming professional office as the use was operating within a residence district. The use was allowed to expand through Board of Zoning Appeals approvals in 1979, 1980 and 1986. Use of the site for commercial purposes was discontinued in 2003.

STAFF REVIEW CONFERENCE: A Public/Staff Review Conference was held at 6:00 pm on November 5, 2014, at the Green Township Administration building. The meeting was attended by Green Township Development Director Adam Goetzman, Thomas Jones representing the applicant, and nine citizens. Topics of discussion included the nature and intensity of the use, property values, parking, traffic, loading, lighting, and stormwater.

ANALYSIS: **Land Use Plan Consistency**

Applicable Policies and Recommendations: The Regional Planning Commission has an adopted land use plan for this area of Green Township. The adoption and review history of the Bridgetown Road Corridor Land Use Plan is as follows:

- RPC Initial Adoption: January 1991
- Last Land Use Plan Update Approved: June 2010

Findings:

- *The Green Township Land Use Plan Map designates the front (north) half of the site near Bridgetown as “General Office”, which is defined as office uses and related compatible uses at intensities consistent with surrounding development. Typically one, two and three story structures with a scale, massing, intensity, layout and specifications compatible with site constraints.*

- *The proposed senior living facility is consistent with the office designation for the site. The site immediately to the west was recently rezoned to “OO” Planned Office to permit an office yet to be constructed, and there is a Kemba Credit Union branch immediately across Bridgetown to the northwest of the site. The proposed senior living facility would be considered a low intensity use similar to a bank or office as there would be a relatively low amount of development of the site needed and resulting activity based on the nature of the use.*
- *Furthermore, Nursing Homes are a permitted use in the “O” Office district.*
- *The Land Use Plan Map designates the rear half of the site as “Transitional Mixed Use”, which is defined as detached or attached housing, low intensity office and related compatible uses that provide a transition between residential uses and other types of development.*
- *This designation for the rear portion of the site was made in anticipation of a more intense office development occurring on the front northern half of the site and the desire for a transition between the office and surrounding single-family residences to the rear.*
- *The applicant is proposing to leave the rear half of the site as undeveloped woodlands which will provide ample screening between the senior living facility and surrounding residents.*
- *The Lane Use Plan Map designates the residential lot on Lakewood Drive that is within the zone change area as “Single Family”.*
- *Despite the applicant proposing this residential lot to be zoned “OO” Planned Office, no above-ground improvements have been proposed for the lot other than landscaping.*
- *Staff recommends that the use and development of the lot be restricted to just the current proposal and that no access drives, structures, or buildings be permitted on the lot other than necessary utility improvements associated with Lakewood Drive.*
- *Therefore, staff finds that the proposal would be consistent with the Green Township Land Use Plan Map.*
- *In addition, staff has reviewed the proposed development for consistency with the adopted Bridgetown Road Corridor Strategies and offers the following findings.*
- *Strategies 1 and 2 encourage meeting or exceeding the Zoning Resolution streetscape and boundary buffer requirements to provide a transition and additional buffering between Bridgetown Road and single-family homes behind development parcels fronting Bridgetown.*
- *Along Bridgetown, the applicant has proposed to preserve an existing mature tree within the streetscape buffer and to install three understory trees beyond the minimum streetscape tree planting requirement. The applicant has also proposed 28 shrubs along the front row of parking facing Bridgetown which would not otherwise be required.*
- *Additional buffering would also be provided for the adjacent single-family homes to the west and south of the site. Additional bufferyard width has been proposed along the western property line, the majority of the existing rear woodlands would be preserved, and an 8-foot privacy fence would surround the sides and rear of the building.*

- *Despite meeting the minimum 25-foot boundary buffer requirement, staff recommends additional landscaping be installed, or relocated from elsewhere on the site, along the western property line adjacent to the four residences north of the panhandle lot and immediately west of the building. Along this portion of the property line the applicant has proposed three spruce trees and one oak tree. Staff feels that an additional four evergreen trees should be required to provide better screening of the privacy fence and building in this location.*
- *Strategy 5 encourages access between compatible developments along the corridor to enable connection of parking areas and to limit curb cuts.*
- *The applicant has proposed cross-access easements extending from both the west and east ends of the front parking lot drive aisle to the property line to serve a “possible future drive connection”. However, the proposed 24-foot cross-access easement proposed along the western property line would not align with approved improvements on the adjacent site to the west. This site at the corner of Bridgetown and Lakewood has been approved for an office development with cross-access through the Artis site (case 2011-02) required as a condition of approval. The proposed cross-access from the Artis site currently aligns with the rear of the future office building on that site as indicated on the attached exhibit for that site (see page 15). Staff recommends that the applicant’s proposed cross-access be shifted or angled to align with the rear parking lot on the adjacent office site to the west. Staff also recommends that the easement be widened to 30 feet to match the easement width on the adjacent site.*
- *Strategy 8 encourages freestanding signage limited to one ground-mounted sign with a maximum area of 50 sq. ft. and 12 feet in height.*
- *The applicant has indicated a sign along Bridgetown to the east of the driveway with a plan note indicating compliance with this Strategy. Staff recommends that the sign be limited to 50 sq. ft. in area and 12 feet in height as a condition of approval.*
- *Strategy 11 strongly discourages parking lots that include more parking spaces than the minimum number required by the Zoning Resolution.*
- *The applicant has proposed seven spaces beyond the minimum required number of 29 spaces for residents and employees of nursing homes. Staff does not support the elimination of these seven spaces as the parking lot is relatively small, removing seven spaces would not significantly alter the appearance of the front parking area, and doing so would not appear to serve any other purpose.*
- *With the above recommended changes, staff finds that the proposed development would be consistent with the adopted Land Use Plan.*

**RECOMMENDED
MOTION:**

To accept staff findings that consistency with the adopted land use plan is required and that the zone amendment can achieve consistency with the adopted land use plan.

ANALYSIS:

Thoroughfare Plan Consistency

Applicable Policies and Recommendations: The Thoroughfare Plan classifies Bridgetown Road as a Minor Arterial requiring 100 feet of right-of-way (50 feet from centerline).

Findings: The applicant has indicated a 50-foot right-of-way from the centerline of Bridgetown Road in compliance with the Thoroughfare Plan. Bridgetown Road is under the jurisdiction of the Ohio Department of Transportation.

Zoning Compliance

The site plan meets the minimum standards of the Hamilton County Zoning Resolution and the “OO” Planned Office district, with the following exceptions.

Section 5-1.2 – Mechanical Equipment Screening

This section states that all ground level mechanical equipment visible from the street and residential districts or uses be screened.

Findings: The applicant has proposed a ground level transformer and generator off the southeast corner of the front parking area. It would appear that the equipment would be screened by a +/- 7-foot inward-facing retaining wall along the eastern property line, and screened to the south and east by the privacy fence and building. However, the equipment may be visible from Bridgetown Road. Staff finds that the mechanical equipment should comply with this section, specifically that screening from Bridgetown Road be added.

Section 12-7 – Outdoor Lighting

This section states that the height of cutoff lights shall be 32 feet with a maximum illumination of 0.5 footcandles at the property line and shielded so that adjacent lots located in residential districts are not directly illuminated.

Findings: The site substantially complies with the 0.5 footcandle requirement, with the exception of a 0.8 footcandle reading at the terminus of the eastern drive aisle along the eastern property line. The applicant has stated that this requirement will be met with revised plans and staff recommends this be required.

Section 14-7 – Boundary Buffer

This section states that a Boundary Buffer A is required along the entire western, southern and eastern property lines where the site abuts residential uses.

Findings: The applicant has proposed that the rear 308 feet along the western property line, the 351 feet along the southern property line, and the rear 273 feet along the eastern property line not be required to meet the boundary buffer A requirement for new plantings as this is the area surrounding the existing woodlands in the rear of the site to be preserved. Zoning Resolution landscape requirements may be reduced or eliminated by staff subject to the preservation area fully compensating for the landscape requirement and with submission of a landscape plan sealed by a landscape architect. Staff feels that the rear woodlands adequately compensate for the boundary buffer A planting requirements and that preserving the rear woodlands is preferable to installing new plantings. As the rear woodlands area is being counted towards the boundary buffer requirement, staff recommends the woodland area be preserved as a condition of approval.

CONCLUSION: Based on the above findings, there is sufficient reason for staff to support the requested zone amendment. Specifically, the proposed development could be made consistent with the Land Use Plan subject to additional evergreen plantings along the western property line, cross-access to the west aligned with the adjacent proposed parking lot, and limited freestanding signage. The development would comply with the Zoning Resolution subject to the mechanical equipment screening and outdoor lighting requirements being met. With the woodland preservation area in the rear of the site, the plan would not likely have a negative impact on the area. Therefore, staff finds that the proposed development would be appropriate for the site.

RECOMMENDED MOTION: To consider approval of case Green 2015-01; Artis Senior Living, a request for a Zone Amendment from “C” Residence to “OO” Planned Office, subject to the standard covenants for planned districts and the following conditions.

Conditions:

1. That a landscape plan in compliance with the requirements of Sections 12-6, 14-7, and 14-8 of the Zoning Resolution and Conditions #2 and #3 below shall be submitted as part of the Zoning Compliance Plan.
 2. That the 1.94 acre proposed woodland preservation area in the rear of the site shall remain undisturbed as indicated on the landscape plan.
 3. That four additional evergreen trees shall be planted within the boundary buffer on the western property line adjacent to the proposed privacy fence.
 4. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan.
 5. That all mechanical equipment shall be screened in compliance with the requirements of the Zoning Resolution and details shall be submitted as part of the Zoning Compliance Plan.
 6. That the site shall be permitted a maximum of one freestanding monument sign along Bridgetown Road at a maximum of 12 in height and 50 sq. ft. in area.
 7. That the use and development of the residential lot fronting Lakewood Drive be restricted to the current proposal and that no access drives, structures, or buildings be permitted on the lot other than necessary utility improvements connecting to Lakewood Drive.
 8. That a 30-foot access easement for future vehicular use shall be identified to the western property line to permit the adjacent property to connect through the subject site to Bridgetown Road to be effective if/when this adjacent property is developed as an office use with access to Lakewood Drive, and that this easement shall align with the rear parking area approved for the adjacent office development.
 9. That a paved access drive be constructed within the 30-foot access easement from the end of the parking lot to the western property line at such time the adjacent development is constructed.
-

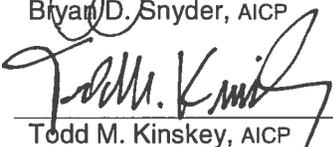
**AGENCY
REPORTS:**

Dept. Public Works (DPW):	Approval
Metro. Sewer District (MSD):	Conditional Approval
Fire Prevention Off. (FPO):	Report not yet received
Cincinnati Water Works (CWW):	Report not yet received
H. C. Soil & Water (HCSW):	Report not yet received
Ohio Dept. of Transpo. (ODOT):	Report not yet received
Twp. Trustees (TT):	Report not yet received

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Prepared By:  Senior Planner
Eric Fazzini, LNU-A

Reviewed By:  Development Services Administrator
Bryan D. Snyder, AICP

Approved By:  Executive Director
Todd M. Kinskey, AICP

SITE PHOTOS



Looking northeast down Lakewood Dr from lot within zone change area



Looking east at cross-access area from Lakewood Dr



Looking south at development frontage from Biehl Ave.



Looking south at woodland area from adjacent church parking lot



Looking northeast at the southern end of the development area from the adjacent church parking lot



Looking west at front portion of development site from adjacent church



Look west down Bridgetown from adjacent church



Land Use Plan Legend:

- | | |
|---------------------------|------------------------------------|
| Rural Residence | Retail - Neighborhood |
| Single Family Residence | Retail - General |
| Transitional Residence | Planned Mixed Use Employment |
| Single Family Cluster | Industry - Light |
| Attached Single Family | Industry - Heavy |
| Multi-Family Residence | Public, Semi-Public, Institutional |
| Special Purpose Residence | Green Space & Agriculture |
| Transitional Mixed Use | Utility |
| General Office | |

Green Township Land Use Plan Map

ZONE CASE: Green 2015-01



THE HAMILTON COUNTY

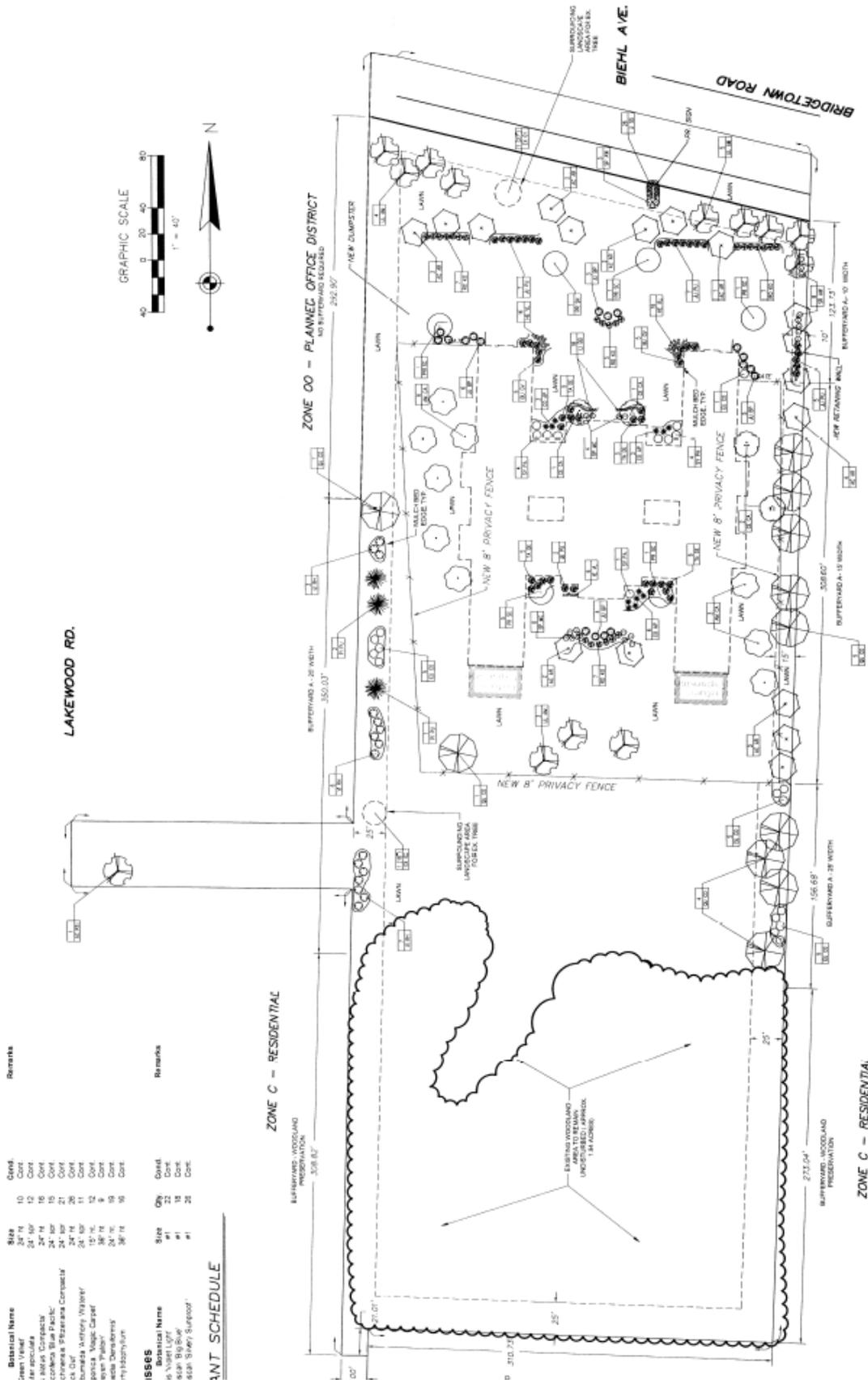


Regional Planning
Commission

12/30/2014

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LANDSCAPE PLAN

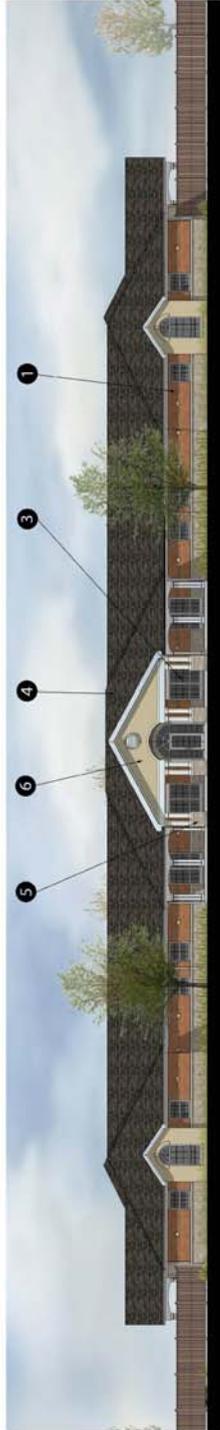


Botanical Name	Size	Qty	Remarks
Green Yew	24" H	10	Cont.
Air Shrub	24" H	10	Cont.
Japanese Spindle	24" H	10	Cont.
Common Blue Plume	24" H	10	Cont.
Chromola Spicata	24" H	21	Cont.
Ch. Oak	24" H	20	Cont.
Bumelia Nuttallii	24" H	11	Cont.
Swamp Holly	15" H	9	Cont.
Swamp Holly	36" H	9	Cont.
Swamp Holly	36" H	9	Cont.
Swamp Holly	36" H	9	Cont.

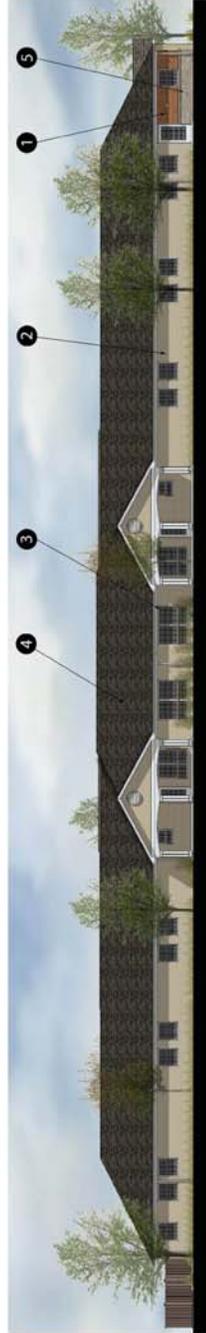
Botanical Name	Size	Qty	Remarks
Swamp Holly	24" H	22	Cont.
Swamp Holly	41" H	15	Cont.
Swamp Holly	41" H	20	Cont.

PLANT SCHEDULE

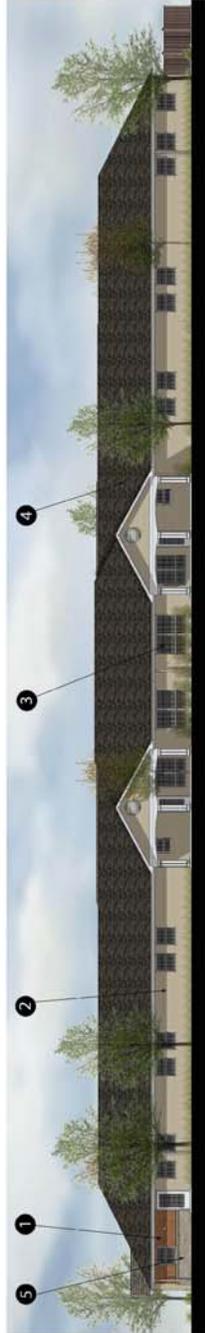
ELEVATIONS



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



BACK ELEVATION

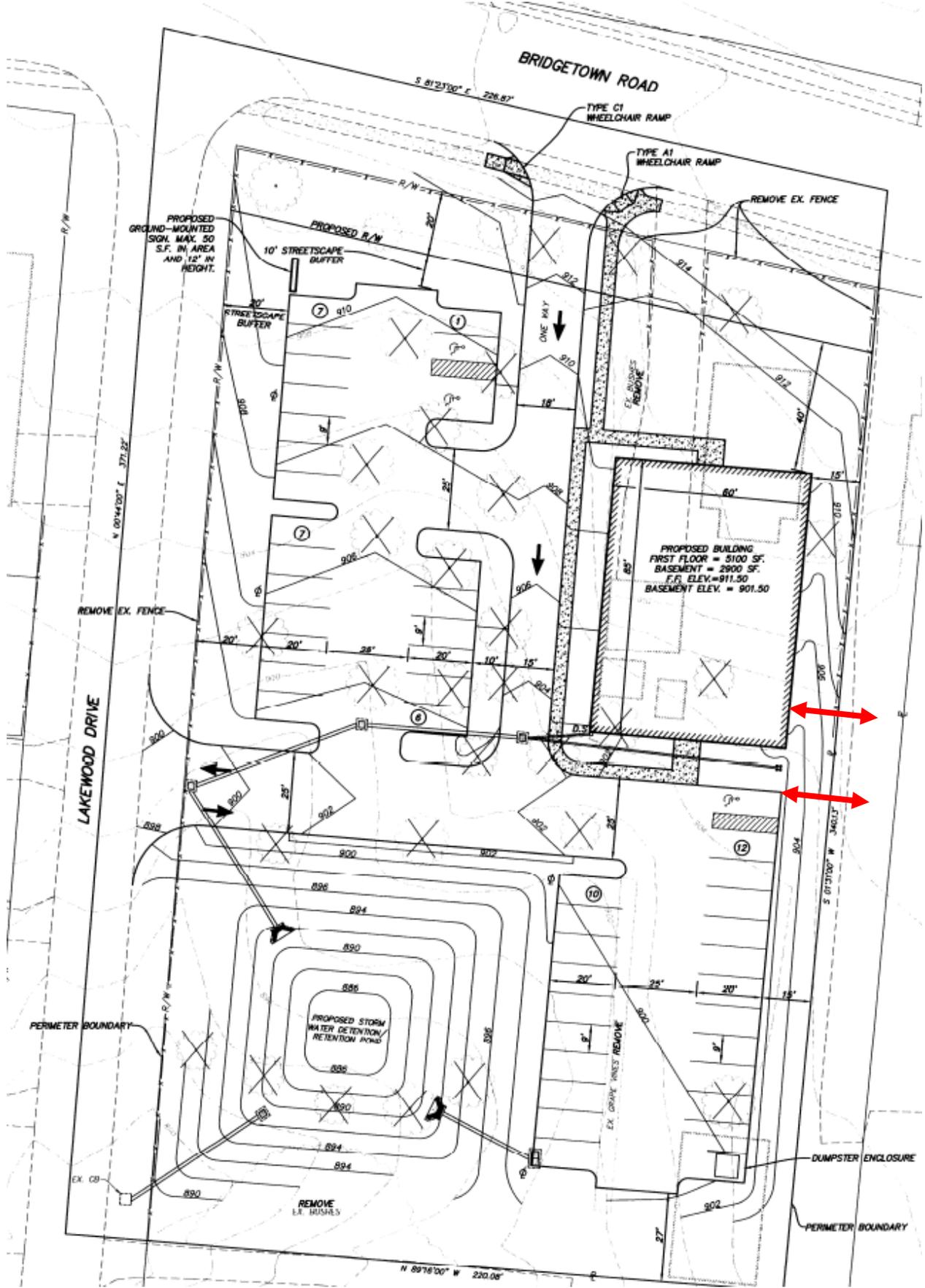
- 1 Brick
- 2 Vinyl Siding
- 3 Vinyl Windows
- 4 Composite Shingle
- 5 Burnished Concrete Block
- 6 Stucco



LK Architecture

Artis Senior Living
Cincinnati, OH

APPROXIMATE CROSS-ACCESS ALIGNMENT AND ADJACENT OFFICE DEV.



ADJACENT OWNER LETTER OF SUPPORT

Fazzini, Eric

From: George Triantafilou <gthomes1@gmail.com>
Sent: Thursday, November 20, 2014 3:48 PM
To: Fazzini, Eric
Subject: Zone Change for 8789,5809,5815 Bridgetown rd.

I'm sorry I was unable to attend your hearing on Nov 5. However, I wanted to let you know I am in SUPPORT of this change. I was notified about this hearing because my company GEAK Properties LLC owns the home adjacent to the rear of these properties. My home is located at 3698 Edgebrook Dr.

The only concern I have is surface water runoff issues which I have confidence will be handled properly by others. I realize this is not handled by your dept for this change so please express my concerns to Public Works.

Thanks!
George Triantafilou
President

George Thomas Homes Inc.
3561 Country Walk Dr.
Cincinnati, Ohio 45248

513-574-7228 Office
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APPLICANT LETTER



November 20, 2014

Mr. Eric Fazzini
Senior Planner
Hamilton County
Planning & Development Services
County Administration Building
138 East Court Street, Room 801
Cincinnati, OH 45202

Dear Mr. Fazzini:

On behalf of Artis Senior Living, I am requesting that 5789, 5809, and 5815 Bridgetown Road be zoned to permit the construction of a 72-unit assisted living facility. There's a strong and growing demand for quality, private-pay memory care assisted living in Green Township and the surrounding area. This assisted living facility will allow seniors afflicted with Alzheimer's disease and other memory disorders to remain in Green Township and will provide an opportunity for care-giving children to move a parent or a loved one with memory disorders close to their homes.

Size: The facility is a single-story building which contains 72-units and is approximately 34,000 square feet in size. The total acreage of the site is 7.552 acres.

Internal Layout: The central community core contains the main entrance, management office, marketing area, central kitchen, beauty salon, community room, arts & crafts room, and the central exterior patio area.

The rest of the facility is divided into four "neighborhoods" surrounding the central community core. Each neighborhood has a distinctive name, front porch, entry way to aid in identification, family room, dining room, and pantry. While meals are prepared by a chef in the central kitchen, residents are served restaurant style in their neighborhood's dining room. All of the dining rooms open onto an exterior covered porch.

Façade and Exterior: The front façade consists of brick and stone with Dryvit accents. The side and rear elevations consist of lap siding. The roof consists of composition shingles.

The side and rear yards are screened with a seven foot board-on-board fence topped with one foot of lattice.

Lighting: Lighting is almost entirely limited to the front of the residence and parking area. Lighting in the rear of the residence is limited to low level exit and patio lighting, which is screened from adjacent properties by the presence of the fence. Downward directional lighting is used to limit the visibility of lighting from nearby properties and most areas along the rear and side property lines have less than 0.1 foot candles of light.

Hours of Operation: The facility is open 24 hours a day, 7 days a week, 365 days a year. The maximum number of employees in the facility at any one time is 17. The three shifts are 6:00 a.m. to 2:00 p.m., 2:00 p.m. to 10:00 p.m., and 10:00 p.m. to 6:00 a.m.

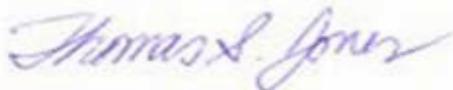
Parking and Traffic: The traffic impact of the facility is minimal as residents do not drive and staffing hours do not coincide with typical commuting patterns. A total of thirty parking spaces is the optimal number (regular and handicap combined). The submitted site plan provides 36 parking spaces.

Deliveries: A trash truck services the facility one to two times per week at non-rush hour times. Food delivery occurs approximately two times per week via a small box truck, much like a UPS truck. Deliveries are made on the front side of the facility and away from the neighboring properties. UPS and Fed Ex deliveries typically occur between the hours of 10:00 a.m. and 3:00 p.m.

The property to the west of the site along Bridgetown Road of the site is zoned Office OO. The properties to the east of the site along Bridgetown Road are zoned residential. One of which is occupied by a single-family dwelling and the other is a church. Off of Bridgetown Road to the south and west, the site is bordered by single-family dwellings zoned residential. The Artis facility is directly compatible with the Green Township land use plan and the Bridgetown Corridor plan.

The Artis Senior Living web site at www.artissl.com provides a background on both the company and its management team. Additionally, Artis Senior Living is scheduled to open a new facility in January of 2015 at 6200 Snider Road in Mason, Ohio.

Sincerely,

A handwritten signature in blue ink that reads "Thomas S. Jones". The signature is written in a cursive style.

Thomas Scott Jones