

AGENDA
THE HAMILTON COUNTY RURAL ZONING COMMISSION
REGULAR MEETING

Room 805-B, Administration Building

MARCH 19, 2015
1:00 P.M.

Joel Cornelius, 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 ADJUSTMENT

A. CASE: Green 2003-03; Anevski PUD Signage (Continued from February 19, 2015)
REQUEST: Major Adjustment to an existing "O PUD" Office District
PURPOSE: To allow a larger monument style freestanding sign and to allow building signage on two facades of the building
APPLICANT: John Anevski (applicant), Jets Properties, LLC. (owner)
LOCATION: 6355 Harrison Avenue, on the southwest side of Harrison Avenue, south of Eaglesnest Drive and north of Belclare Road (Book 550, Page 221, Parcel 101)

COUNTY ZONING MAP AMENDMENT

A. CASE: Green 2015-02; North Bend UDF
REQUEST: From: "C" Residence and "E" Retail
To: "EE" Planned Retail
PURPOSE: To demolish several commercial buildings and residences and adjacent unused portions of the Westwood Northern Boulevard right-of-way to construct a United Dairy Farmers and associated fuel pumps
APPLICANT: Robert G. Rothert, Abercrombie & Associates, Inc. (applicant); William R & Lois T Nicholson; Jeanette Mazzaro, William & Wanda Cochran; Irwin J & Lois J Hauck; Brenda C Smith, J Bruce & Pamela Jayne Greely Suits; and James K Reynolds (owners)
LOCATION: Green Township: 4108 North Bend Road, at the southeastern intersection of North Bend Road and Westwood Northern Boulevard (Book 550, Page 61, Parcels 158-172, 185-192, 232, 254 and 263)

6. OLD BUSINESS

7. NEW BUSINESS

8. SCHEDULED PUBLIC HEARINGS

A. CASE: Miami 2015-01; Miami Heights Square
REQUEST: From: "A-2" Single-family Residence
To: "EE" Planned Retail
PURPOSE: To construct a 3-building commercial development containing restaurant, retail and office space with 199 parking spaces
APPLICANT: Rakesh Ram, City View, LLC. (applicant); Three Rivers Local School District BOE (owner)
LOCATION: Miami Township; 7670 Bridgetown Road, on the east side of the intersection of Bridgetown Road and Jandaracres Drive - site of former Three Rivers School (Book 570, Page 40, Parcel 27)

9. DATE OF NEXT MEETING April 16, 2015

10. ADJOURNMENT

NOTE: Individuals requiring special accommodations to participate in or attend any meeting or hearings should call the Planning and Zoning Office at 946-4550 seven days prior to the meeting

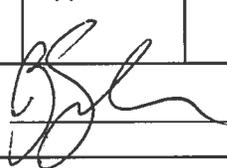
**HAMILTON COUNTY
RURAL ZONING COMMISSION**

RECORD OF PROCEEDINGS – FEBRUARY 19, 2015 REGULAR MEETING

PAGE 1

SUMMARY OF ACTIONS

PRESIDING OFFICER: Cornelius
MEMBERS PRESENT: Cornelius, Steinriede, James, Luken, Polewski
ABSENT:
STAFF PRESENT: B. Snyder, J. Huth, E. Fazzini, T. Hawk, B. Stratton
LOCATION: Room 805, County Administration Bldg.
TIME: 1:00 PM – 2:12 PM

	AGENDA ITEM	REQUEST	RZC Action	Vote	Conditions & Codes
MAJOR ADJUSTMENTS:	Green 2010-02; Blue Sky & Harrison	Major Adjustment to an existing "EE" Planned Retail District	Approval	5-0-0	1, 2, 5
	Green 2003-03; Anevski PUD Signage	Major Adjustment to an existing "O PUD" Office District	Continued	5-0-0	
COUNTY ZONING MAP AMENDMENT:	Harrison 2015-01; Harrison Avenue Car Lot Expansion	From: "A SPI-SC" Residence To: "EE SPI-SC" Planned Retail	Approval	5-0-0	1, 2, 3, 5
DISPOSITION OF MINUTES:	Disposition of the minutes of the January 15, 2015 Zoning Commission meeting		Approval	5-0-0	
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 – FEBRUARY 19, 2015

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ADMINISTRATIVE ITEMS

DISPOSITION OF MINUTES

MOTION: To approve the minutes of the Regular Meeting of the Rural Zoning Commission, January 15, 2015

Moved: Luken

Second: Polewski

VOTE: AYE: 5 Cornelius, James, Luken, Steinriede, Polewski
NAY: 0
ABSTAIN: 0

ACTION: APPROVAL

ADJOURNMENT: Meeting was adjourned at 2:12 PM

ATTEST: Chairman: _____

Secretary: _____



HAMILTON COUNTY
RURAL ZONING COMMISSION

RECORD OF PROCEEDINGS – FEBRUARY 19, 2015

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MAJOR ADJUSTMENT: GREEN 2010-02; BLUE SKY & HARRISON (CONTINUED FROM JANUARY 15, 2015)

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: On the northwest corner of the Harrison Avenue and Bluesky Drive intersection, south of Northcrest Lane (Book 550, Page 220, Parcel 1169)

REPORTS: RECEIVED: MSD, TT
PENDING: DPW, FPO, SCS, HCSW, HCE

SPEAKERS: J. Huth, B. Snyder, M. Schmidt, A. Goetzman, J. Arnzen

DISCUSSION: (Summary of Topics)

Staff Comments:

1. **J. Huth** – Review of Staff Report and the revised plans submitted.
2. **B. Snyder** – Poined out to the board the two changes that the applicant is making Condition #3 (restaurant use change from 7am to 6am) and Condition #11 (two lots be permitted on site one containing the commercial development and the other Northcrest Lane)

Applicant Comments:

1. **M. Schmidt** – Believe we have complied with the requirements of the zoning code and are anxious to get this project started with your approval.

Public Official Comments:

1. **A. Goetzman** - The Township did review and does endorse the new start time of 6:00am and is comfortable with this change; also with Condition #11 that this would not become a problem if the parcel splits in the future.

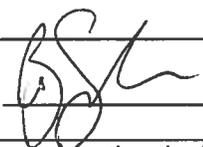
Public Comments:

1. **J. Arnzen** – Working with the relocation of Northcrest lot and happy with the Northcrest relocation easement issue and is in the process of finalizing the documents.

MOTION: To consider approval of Case Green 2010-02; Bluesky & Harrison, a request for a Major Adjustment to an existing "EE" Planned Retail District with the standard covenants and conditions per Attachment A.

VOTE: Moved: Steinriede Second: James
AYE: 5 Luken, Polewski, James, Steinriede, Cornelius
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 Hamilton County Rural Zoning Commission approves Case Green 2010-02 Bluesky & Harrison, a request for a Major Adjustment to an existing "EE" Planned Retail District with 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.~~ 6:00 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.~~ 6:00 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.
11. THAT TWO LOTS SHALL BE PERMITTED ON THE SITE (ONE CONTAINING A COMMERCIAL DEVELOPMENT AND ONE CONTAINING NORTHCREST LANE).

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.

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

HAMILTON COUNTY
RURAL ZONING COMMISSION

RECORD OF PROCEEDINGS – FEBRUARY 19, 2015

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MAJOR ADJUSTMENT: GREEN 2003-03; ANEVSKI PUD SIGNAGE

REQUEST: Approval of a Major Adjustment to an existing "O PUD" Office District
PURPOSE: To allow a larger monument style freestanding sign and to allow building signage on two facades of the building
APPLICANT: John Anevski (applicant), Jets Properties, LLC (owner)
LOCATION: 6355 Harrison Avenue, on the southwest side of Harrison Avenue, south of Eaglesnest Drive and north of Belclare Road (Book 550, Page 221, Parcel 101)

REPORTS: RECEIVED: MSD
PENDING: DPW, FPO, SCS, HCSW, HCE, TT

SPEAKERS: T. Hawk, B. Snyder, J. Anevski, A. Goetzman

DISCUSSION: (Summary of Topics)

Staff Comments:

1. **T. Hawk** – Review of Staff Report.
2. **B. Snyder** – Noted that a letter was received by staff from the Green Township Trustees requesting a continuance from the RZC until the Township Trustees can meet with the applicant to discuss ongoing issues with other developments in their Township as well as the proposed signage.

Applicant Comments:

1. **J. Anevski** – Distributed a photograph to the board and stated that he's not quite sure the property in question should be zoned office/retail in the area it is located in limiting the signage requirements. Feel the signage is a reasonable request and would match the character of the building and area and should be granted the modification.
2. Due to the circumstances and making everyone happy, I request a continuance until the March meeting.

Public Official Comments:

1. **A. Goetzman** – Trustees asked for a continuance from the RZC board to meet with the applicant prior to their recommendation. Trustees expressed concerns related to the building and other properties owned by the applicant and not completing those developments before endorsing this new project in the Township.

MOTION: To continue case Green 2003-03; Anevski PUD Signage until the March 19, 2015 regular meeting.

VOTE: Moved: Luken Second: Polewski
AYE: 5 Luken, Polewski, James, Steinriede, Cornelius
NAY: 0
ABSTAIN: 0

RZC ACTION: CONTINUED until March 19, 2015

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.

HAMILTON COUNTY
RURAL ZONING COMMISSION

RECORD OF PROCEEDINGS – FEBRUARY 19, 2015

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ZONE AMENDMENT: HARRISON 2015-01; HARRISON AVENUE 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); TT Projects LLC/Marilyn Bourquein (owner)

LOCATION: Harrison Township; 9902 Harrison Avenue, north of the intersection of Old Harrison Avenue and Harrison Avenue (Book 560, Page 50, Parcels 42 & 128)

TRACT SIZE: 0.53 net acres

REPORTS: RECEIVED: DPW, HCSW, HCE
PENDING: CWW, FPO, TT, City of Harrison Sanitary Sewer

SPEAKERS: E. Fazzini, B. Snyder, J. Ritter, M. Bourquein, S. Hirlinger

DISCUSSION: (Summary of Topics)

Staff Comments:

1. **E. Fazzini** - Review of Staff Report
2. **B. Snyder** – Noted to the board the reasoning for staff's findings on all of the items Mr. Ritter was looking for relief on. Could vary or clarify condition on cross-access. Noted adjacent lots won't have access to Old Harrison. Haven't supported lighting variances. Depending on changes to adjacent lot, could trigger new reviews.

Applicant Comments:

1. **J. Ritter** – Looking for relief on the following: evergreen trees are preferred instead of deciduous ones, the landscape island is not preferred given that that area is such a small lot, even if that means adding landscaping in other areas; a better understanding of the 30-foot access easement; only one or two points exceed the 0.5 foot candle requirement so we are looking for direction on this as well.
2. **M. Bourquein** – Thanked the board for taking the time to review the case. Concern is the size of the lot and adding the additional landscaping on the interior island but certainly understand the needs for landscaping for aesthetics.
3. **S. Hirlinger** – Family is excited to expand the business and the tax base for Hamilton County but have a few issues I would like the board to take into consideration: requiring the interior island on a .35 acre lot creates a nuisance to maneuver around; also adding an additional easement connection cuts even more useable space out of the lot. Also willing to spend the money to install LED lighting to become a good neighbor.

Commissioner Comments:

1. **Commissioner Cornelieus** – Concerned with the feasibility of the cross-access easement, feel Old Harrison could be used as cross-access. Would be in favor of eliminating the interior landscape island and placing additional landscaping along the perimeter of the property. It may help with a buffer for the adjoining properties as well.

MOTION: To consider the approval of Case Harrison 2015-01; Harrison Avenue Car Lot Expansion a request for a Zone Amendment from "A SPI-SC" Residence to "EE SPI-SC" Planned Retail subject to the standard covenants for planned districts and the following Conditions per Attachment A.

VOTE:

Moved: James

Second: Steinriede

AYE: 5 Luken, Polewski, James, Steinriede, Cornelius
NAY: 0
ABSTAIN: 0

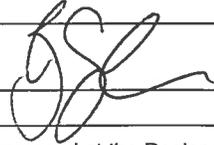
**RZC
RECOMMENDATION:**

(to the Board of County Commissioners)
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 Regional Planning Commission meeting.

Attachment A

The Rural Zoning Commission recommends approval of case Harrison 2015-01; Harrison Avenue Car Lot Expansion, a request for a Zone Amendment from "A SPI-SC" Residence to "EE SPI-SC" Planned Retail, subject to standard covenants and the following conditions, variances, and modifications:

Conditions:

1. That a 30-foot access easement for future vehicular use shall be identified to the eastern property line to permit the adjacent property to connect through the subject site to Old Harrison Avenue to be effective if/when this adjacent property is developed as commercial AND SHALL BE IN EFFECT IF/WHEN THE SUBJECT SITE IS REDEVELOPED FOR ANY OTHER USE OTHER THAN A CAR DEALERSHIP.
2. That a landscaping plan in compliance with Sections 12-6, 14-7, and 14-8 of the Zoning Resolution, except as noted in modification no. 1 AND NO. 2 BELOW shall be submitted as part of the Zoning Compliance Plan.
3. That a lighting plan in compliance with Section 12-7 of the Zoning Resolution and Variance #1 shall be submitted as part of the Zoning Compliance Plan.

Variance:

1. Section 12-7.2 – That there is no maximum illumination level along the western internal property line where a maximum illumination level of 0.5 foot candles is required.

Modifications:

- ~~1. Sections 12-6, 14-7 & 14-8 – That evergreen trees may be substituted for all required canopy trees except within streetscape buffer.~~
1. SECTION 12-6.8 – THAT THE REQUIREMENT FOR INTERIOR PARKING LOT LANDSCAPING BE WAIVED.
2. SECTION 14-7 – THAT EVERGREEN TREES SHALL BE PERMITTED TO SUBSTITUTE FOR ALL REQUIRED CANOPY TREES WITHIN THE BOUNDARY BUFFER.

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



HAMILTON COUNTY

Regional Planning Commission

STAFF REPORT

FOR CONSIDERATION BY THE RURAL ZONING COMMISSION ON FEB. 19, 2015

**MAJOR ADJUSTMENT
CASE:**

GREEN 2003-03

J. ANEVSKI PUD SIGNAGE

REQUEST:

Major Adjustment to an existing “O PUD” Office Planned Unit Development district

PURPOSE:

To allow a larger monument-style freestanding sign and to allow building signage on two facades of the building

APPLICANT:

John Anevski (applicant), Jets Properties LLC (owner)

LOCATION:

Green Township: 6355 Harrison Avenue, south of Eaglesnest Drive and north of Belclare Road (Book 550, Page 221, Parcel 101)

SITE DESCRIPTION:

Tract Size:	2.762 acres (gross)
Frontage:	282.69 feet along Harrison Avenue
Topography:	Gentle slope northwest toward detention basin
Existing Dev:	Office and Retail Building (under construction)

**SURROUNDING
CONDITIONS:**

	<u>ZONE</u>	<u>LAND USE</u>
North:	“A” Residence	Church & Single Family
South:	“A” Residence	Vocational School
East:	“E” Retail	Automotive Sales/Repairs
West:	“A” Residence	Vocational School

SUMMARY OF

RECOMMENDATIONS: DENIAL

APPROVED USE: On March 20, 2003, the Hamilton County Rural Zoning Commission approved, with conditions, a Planned Unit Development proposal to construct an office and retail building in an office zoning district where a vacant State Farm Insurance office was located. A zone change was not necessary because the zoning resolution allows retail development in office zones provided that the PUD has less than a 60% impervious surface ratio. The updated development plan designates 22,540 square feet of building space for a mix of retail and office tenants with 96 parking spaces. An existing retaining wall runs through the southern portion of the parcel, giving way to a steep elevation drop and thick wooded area. In the original approval process, the applicant was granted a zoning variance for a freestanding sign next to the access drive with a maximum height of 12 feet and surface area of 50 square feet. A variance was required at the time because developments in office zones were only permitted to have a multi-tenant freestanding sign if they were office parks containing two or more buildings.

PROPOSED USE: The zoning resolution was changed in 2008 to permit freestanding signs with a maximum height of 12 feet and surface area of 50 square feet in office zones, making the variance granted for the site in 2003 no longer a variance. However, the applicant is now requesting a new variance in order to be allowed a larger freestanding multi-tenant sign. The proposed sign would be double-sided, monument-style, with a height of 17 feet 5 inches and surface area of 120 square feet. The design also shows eight internally illuminated cabinets with a brick base and aluminum frame. The location would still be next to the access drive off of Harrison Avenue. The applicant is also requesting to be allowed building signage on the northern facade of the building. Building signage is already permitted for each tenant on the walls facing into the development, but the applicant states that the unique angle of the building in relation to Harrison Avenue merits the need for increased visibility from the road. The building sign design was not submitted with dimensions.

**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 new signage in excess of the Zoning Resolution, the request is 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:

Freestanding Sign Findings:

- *The proposed sign design indicates that one office and two retail outlets are already planning to occupy parts of the building. Despite there being a mix of retail and office tenants within the building, the parcel still falls under the regulations pertaining to an office development because it is located in an office zoning district.*
- *Office districts are permitted to have one freestanding sign not exceeding 12 feet in height or 50 square feet in surface area.*
- *The proposed sign would be 17 feet 5 inches in height and 120 square feet in surface area, which is significantly larger than the permitted height and surface area.*
- *Adjacent to the site on the other side of Harrison Avenue, there is an "A" low intensity Single Family Residence district with multiple single family homes. Staff finds that a larger sign would be incompatible with these nearby land uses.*
- *There are a number of larger freestanding signs in the Harrison Avenue corridor, but that is because many developments along Harrison Avenue are either located within an "E" Retail district, with no specific plan approval and a permitted sign size of 28 feet in height and 150 square feet in area, or within "EE" Planned Retail zoning districts on larger sites located closer to the interstate or to high density commercial areas.*
- *Planned districts or specific plan approvals for properties in the vicinity have typically been restricted to much smaller signs.*
- *Nearby developments have not typically been allowed freestanding signs larger than 12 feet in height and 50 square feet in surface area.*
- *The Metro Car Wash ("O PUD" for Valvoline), Glenway Auto Center ("E PUD"), First Baptist Church (Conditional Use), and recently approved Bluesky Drive retail center ("EE" Planned Retail) were all approved for freestanding signs with 50 square feet or less of surface area and 12 feet or less of height. While a taller 18-foot sign was permitted for the adjacent Diamond Oaks school as part of a Conditional Use approval in 2011, the approved surface area is still less than 50 square feet.*
- *In addition, efforts are being made by the Township to reduce the impact of signage on the streetscape of Harrison Avenue.*
- *The Harrison Avenue Corridor Design Plan, created by the Township in 2004, says that freestanding signs should be restricted to the dimensions permitted as of right in the zoning resolution and that said signs should not exceed 12 feet in height above the grade of Harrison Avenue.*
- *Staff is concerned about setting a precedent for future development in the area that would encourage other commercial and office developments to ask for larger freestanding signs along Harrison Avenue.*

Building Sign Findings:

- *Office districts are allowed to have building signage on the facade that fronts the principal dedicated street or the facade that contains the main entrance to the building. Building signage is not permitted on both facades as of right.*
- *Staff does not typically support building signs on multiple facades unless the site has some form of extenuating circumstance that prohibits visibility. Staff does not find that there is anything unusual about the nature of the site to warrant signage beyond what the zoning resolution permits.*
- *Staff finds that the angle of the site plan does not cause significant loss of visibility to the building complex as a whole. The setback is close enough to Harrison Avenue that the inward-facing facade of each wing can be seen from a reasonable distance away*
- *Staff finds that the already permitted freestanding sign would give sufficient warning for drivers coming from the northwest that the corner tenant, Third Federal, is approaching on the right-hand side.*
- *Staff is concerned that future tenants on the northwest wing of the building would be put at a disadvantage if the corner tenant was given additional signage while they were not.*

CONCLUSION:

Based on the above analysis, there is not sufficient reason for staff to support the request. A freestanding sign beyond the dimensional restrictions pertaining to an Office zoning district is not permissible even though there are plans for retail uses within the building. Additionally, office zones are not permitted building signage on multiple facades even if the building does not have wall frontage that is parallel to the street. The nature of this site and the context in which it is located do not warrant variance from the zoning resolution. Therefore, staff recommends denial of the requested Major Adjustment.

RECOMMENDED MOTION:

To consider case Green 2003-03; J. Anevski PUD Signage, a request for a Major Adjustment to an approved Plan Unit Development in an existing "O PUD" Office district.

AGENCY REPORTS:

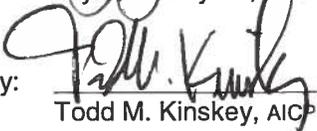
Township Trustees (TT):

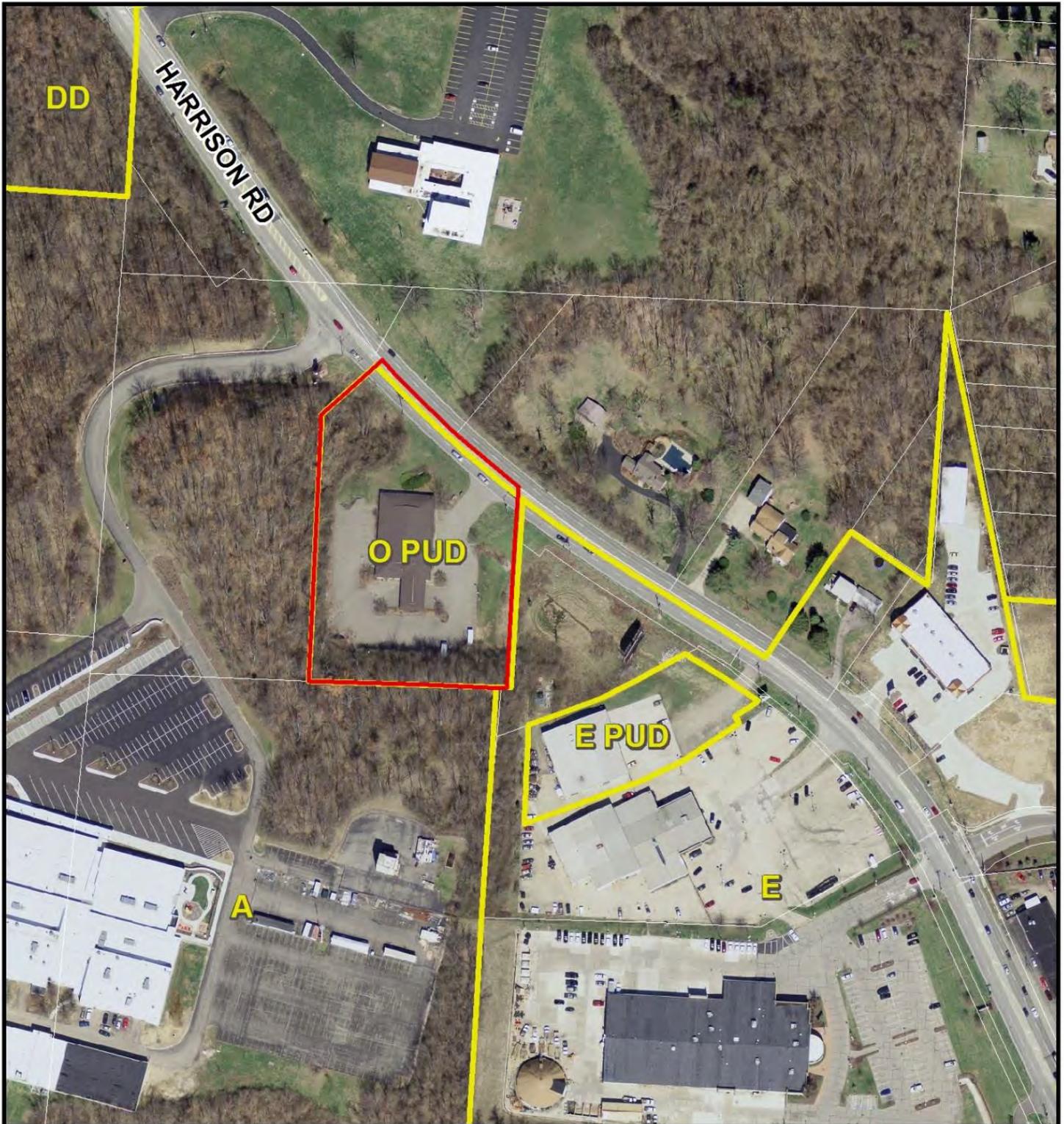
Report not yet received

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

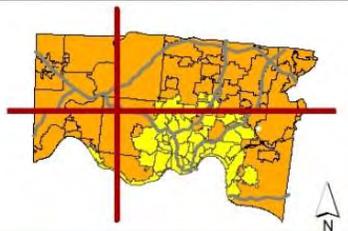
Reviewed by:  _____, Development Services Administrator
Bryan D. Snyder, AICP

Approved by:  _____, Planning Director
Todd M. Kinskey, AICP



VICINITY MAP

**Case: Green 2003-03; J. Anevski PUD Signage
Request: Major Adjustment**



Printed: Feb. 19, 2015
Printed By: Tim Hawk

DISCLAIMER:

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SITE PHOTOS



Panorama View of Building from Harrison Avenue



Panorama View of Harrison Avenue Panorama from Building



Entrance/Exit Off Of Harrison Avenue

SITE PHOTOS (CONT.)



Proposed Freestanding Sign Location



Proposed Building Sign Location



Whole Site – Including Detention Basin

PROPOSED BUILDING SIGN DESIGN



Atlantic Sign Company
2328 Florence Avenue
Cincinnati, OH 45206
(513) 241-6775
Fax: (513) 241-5060

FILE NAME: SIGNS.CDR
CUSTOMER: THIRD FEDERAL
LOCATION: 6888 HARRISON AVE. CINCINNATI, OH
DRAWN BY: B. ADKINS
DATE: 12-4-14

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PROPOSED



The rendering shows a brick building facade with a large window. The sign 'Third Federal' is mounted on the brick wall in a blue, 3D-style font. To the left of the window is a green rectangular sign. The sky is blue with white clouds. The foreground shows a snowy landscape with trees and a dark car parked on the street.

EXISTING



A photograph of the existing brick building facade, showing a window and a small sign above it. The scene is outdoors with trees and a snowy ground.

APPROVED

APPLICANT LETTER

John ANEVSKI
5415 PALISADES DR.
CINCINNATI OH. 45238

REGARDING CASE # GREEN 2003-03

1) John ANEVSKI hereby requesting ADDITIONAL SQ. FOOTAGE TO EXISTING FREE STANDING SIGN AT POPPYS POINT 6355 HARRISON RI

2) DO TO THE ANGLE OF THE BUILDING IN RELATION TO THE ROAD. I AM ALSO REQUESTING ADDITIONAL WALL SIGNAGE ON THE NORTH & EAST BUILDING ELEVATIONS.

John ANEVSKI


RECEIVED

JAN 06 2015

HAMILTON COUNTY
PLANNING & DEVELOPMENT



STAFF REPORT

FOR CONSIDERATION BY THE REGIONAL PLANNING COMMISSION ON MARCH 5, 2015
FOR CONSIDERATION BY THE RURAL ZONING COMMISSION ON MARCH 19, 2015

**ZONE
AMENDMENT
CASE:**

GREEN 2015-02

NORTH BEND UDF

REQUEST: FROM: C” Residence and “E” Retail
TO: “EE” Planned Retail

PURPOSE: To demolish several commercial buildings and residences and adjacent unused portions of the Westwood Northern Boulevard right-of-way to construct a United Dairy Farmers and associated fuel pumps

APPLICANT: Robert G. Rothert, Abercrombie & Associates, Inc. (applicant); William R & Lois T Nicholson; Jeanette Mazzaro, William & Wanda Cochran; Irwin J & Lois J Hauck; Brenda C Smith, J Bruce & Pamela Jayne Greely Suits; and James K Reynolds (owners)

LOCATION: Green Township: 4108 North Bend Road, at the southeastern intersection of North Bend Road and Westwood Northern Boulevard (Book 550, Page 61, Parcels 158-172, 185-192, 232, 254 and 263)

SITE DESCRIPTION: Tract Size: 3.55 acres (gross); 2.21 acres (net)
Frontage: 375 feet on North Bend Road, 660 feet on Westwood Northern Boulevard, and 275 feet on Alpine Place
Topography: Flat along North Bend Road with areas of steep slopes on the eastern portion of the site
Existing Dvlpmt: Three commercial buildings and four single-family residences

**SURROUNDING
CONDITIONS:**

	<u>ZONE</u>	<u>LAND USE</u>
North:	“C” Residence and “O” Office	Westwood Northern Boulevard and vacant land
South:	“C” Residence and “E” Retail	Single-family homes, multi-family buildings and one commercial business
East:	“C” Residence	Vacant and single-family homes
West:	City of Cheviot	UDF and other commercial uses

ZONING JURISDICTION: Hamilton County Commissioners

SUMMARY OF RECOMMENDATIONS: APPROVAL with Conditions

PROPOSED USE:

The applicant is proposing to demolish three commercial buildings and a single-family home on North Bend Road along with three single-family residential buildings on Alpine Place in order to construct a United Dairy Farmers with 14 gas pumps. The building would be approximately 5,500 square feet in size and one-story in height with a pitched roof. A 28-space parking lot would be located in the front, along North Bend Road, and on both sides of the building. It does not appear that sidewalks are being proposed on any of the street frontages. A total of three curb-cuts are being proposed. One curb cut would be located on Westwood Northern Boulevard opposite the Dickinson Road Connector. A second curb cut would be located on North Bend Road and a third is being proposed on Alpine Place. The applicant has submitted plans for a monument style sign at eleven feet and three inches tall and 72 square feet in size. The applicant has proposed a 20-foot wide proposed tree save area along the southern property line where it abuts the residential properties along Alpine Place. It appears that grading would take place along the property line of the first house (3340 Alpine Place) that is proposed to remain. An underground storm water detention area is proposed on the eastern portion of the site near the Westwood Northern Boulevard and Dickinson Road Connector. The impervious surface ratio (ISR) for the development would be 55.9%.

ZONING PETITION HISTORY:

There is no zoning case history on the site.

STAFF REVIEW CONFERENCE:

A Public/Staff Review Conference was held at 7:00 pm on January 20, 2015, at the Green Township Administration building. The meeting was attended by Green Township Development Director Adam Goetzman and the Township Administrator, Kevin T. Celarek, John Johnston and Tim Kling representing the applicant, and several citizens including nearby business owners. Topics of discussion included the property values, traffic, curb cut locations, lighting, buffering, dumpster location and storm water.

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 (west) half of the site along North Bend Road as “General Retail”, which is defined as community and regional oriented business uses that tend to locate along highways with relatively high traffic volumes.*
- *A large portion of the proposed UDF building, the majority of the proposed parking spaces and all of the proposed fuel pumps including the entire fueling*

area would be located within this designation and these uses are consistent with the general retail designation for the site. The proposed site improvements would replace several existing commercial buildings and uses that are fully contained within the General Retail designation.

- *The Land Use Plan Map designates the rear (east) half of the site as “Multi-Family”, which is defined as detached or attached housing (apartments or condominiums) and related compatible uses.*
- *This designation for the rear portion of the site was likely made in anticipation of a commercial use occurring on the front western half of the site that would be smaller in scale than what is proposed. However, staff finds that the North Bend Road and Westwood Northern Boulevard intersection can support a commercial use of this size including fuel pumps and there is a need for the development to encroach upon the area designated for multi-family.*
- *The applicant is proposing to leave the rear (eastern) half of the site as undeveloped woodlands with the exception of the grading needed to fit the UDF building behind the fuel pumps and the curb cut along Westwood Northern Boulevard to alleviate traffic on North Bend Road and at the intersection of North Bend Road and Westwood Northern Boulevard.*
- *The multi-family designation for the eastern portion of the site was likely identified to serve as a transition between the existing commercial uses to the west and the existing single uses to the east. However, with screening in the form of preserving as many existing mature trees as possible, a combination of walls and or fencing and additional evergreens located in this area would be critical for buffering the existing homes that are proposed to remain along Alpine Place.*
- *Green Township officials have also expressed interest in revisiting the land use designation for this area with their upcoming Comprehensive Plan Update scheduled for June 2015.*
- *With the recommendations made above, 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 North Bend/Cheviot Road Corridor Strategies and offers the following findings.*
- *Strategy #1 encourages streetscape buffers, boundary buffers and interior parking lot landscaping that meets, as a minimum, the requirements of the Zoning Resolution. Staff finds that the submitted plan does indicate the required streetscape and boundary buffers where required. However, a landscaping plan has not been submitted. Further, staff finds that the most effective method of screening the homes along Alpine Place would be to preserve as much of the existing vegetation on the property as possible especially where it abuts residential property and infill the empty areas with new evergreens. The applicant has identified a proposed tree save area. However, grading is proposed up to the property line of the first residential property (3340 Alpine Place) that is to remain. To protect and buffer this property, staff finds a six foot high privacy fence or wall should be required along the eastern property line with twice the amount of shrubs and trees planted than required in a boundary buffer and that these plantings be located east of required fence or wall between the fence or wall and the property line.*

- *Strategy #2 encourages access easements, where feasible, between compatible developments to enable the connection of parking areas and to reduce the overall number of curb cuts. Staff has reviewed the project for potential access easements and does not find any nearby compatible uses that would benefit from any future connections. To encourage necessary traffic improvements including the consolidation of curb cuts, staff finds that by eliminating several curb cuts on North Bend Road as proposed, which are currently undefined areas where parking and gravel abut North Bend Road with no clear access points, and by replacing these area with consolidated and defined curb cuts, that the access into this area would be improved. Further, by creating a new curb cut onto Westwood Northern Boulevard that appears to be at an adequate distance from the intersection of North Bend Road and Westwood Northern Boulevard, which should encourage traffic to not have to enter or exit onto North Bend Road, this entire intersection could be improved. However, staff has not yet heard from the County Engineer regarding approval of all these curb-cut locations. Staff feels that a total of three access points into the site is excessive and it appears there should be consideration for aligning, if approved, the proposed curb cut onto North Bend Road with Puhlman Avenue which is located west of the site.*
- *Strategy #3 encourages the consolidation of signage and the reduction of the total amount of signs. The applicant has submitted a freestanding monument style sign at less than 12 feet high and 72 square feet in size to be located near the intersection of Westwood Northern Boulevard and North Bend Road. Staff finds that this sign is one half of the size permitted in the Zoning Resolution and that the proposed height and size of the sign is of appropriate scale for the area.*
- *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 North Bend Road and Westwood Northern Boulevard as Minor Arterials 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 both North Bend Road and Westwood Northern Boulevard with the Thoroughfare Plan.*

Zoning Compliance

The site plan meets the minimum standards of the Hamilton County Zoning Resolution and the “EE” Planned Retail 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: *It appears that mechanical equipment is proposed north and adjacent to the proposed building. Staff finds that this is an appropriate location and finds that this mechanical equipment should be properly screened.*

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: *Staff finds that a lighting plan has not been submitted. Staff recommends that a lighting plan that meets the Zoning Resolution should be required as part of the Zoning Compliance Plan review.*

Other Issues

Sidewalks

The submitted plan does not appear to contain any sidewalks. With sidewalks located along North Bend Road and Alpine Place, staff finds that the pedestrian access in the area could be improved.

Dumpster Location

Staff finds that current dumpster location would be within 130 feet of the nearest residence on Alpine Place and that it may likely have a detrimental effect in terms of noise and odor. Staff finds that the dumpster should be relocated to the northern portion of the site.

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 the access management recommendations of the County Engineer, the preservation of the proposed tree save area, proper buffering of the existing homes along Alpine Place, the relocation of the proposed dumpster to the northwestern portion of the site and the addition of sidewalks along North Bend Road and Alpine Place. The development would comply with the Zoning Resolution subject to the mechanical equipment screening, outdoor lighting requirements and landscaping requirements being met. With the recommended changes to proposed plan, the development 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 2015-02; North Bend UDF, a request for a Zone Amendment from C” Residence and “E” Retail to “EE” Planned Retail, subject to the standard covenants for planned districts and the following conditions.

Conditions:

1. That a landscaping plan that meets the minimum number of plantings of Sections

- 12-6, 14-7 and 14-8 of the Zoning Resolution and conditions 3 and 4 below shall be submitted as part of the Zoning Compliance Plan.
2. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan.
 3. That the area identified as “Proposed Tree Save Area” on the submitted plan shall remain undisturbed and the existing vegetation in this area shall not be removed and in addition, a minimum of 8 evergreen trees shall be planted adjacent to or within the “Proposed Tree Save Area” along the southern property line.
 4. That a six foot high privacy fence or wall shall be constructed ten feet from the eastern property line adjacent to 3340 Alpine Place and that a boundary buffer shall be planted with twice the number of required plantings east of the fence or wall.
 5. That the proposed dumpster shall be relocated to the northern portion of the site and shall be screened in accordance with the dumpster screening requirements of the Zoning Resolution.
 6. That access into the site, including the number and location of the proposed curb cuts shall be approved by the County Engineer.
 7. That sidewalks shall be installed along North Bend Road and Alpine Place.
 8. 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.
 9. That the site shall be permitted a maximum of one freestanding monument sign located near the North Bend Road and Westwood Northern Boulevard intersection at a maximum of 12 feet in height and 75 square feet in area per side.

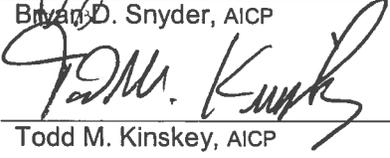
**AGENCY
REPORTS:**

Dept. Public Works (DPW):	Report not yet received
Metro. Sewer District (MSD):	Report not yet received
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

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:  Executive Director
Todd M. Kinskey, AICP

SITE PHOTOS



Looking northeast from North Bend Road



Looking east from the Puhlman Avenue/North Bend Road intersection



Looking south from the Westwood Northern/North Bend Road intersection



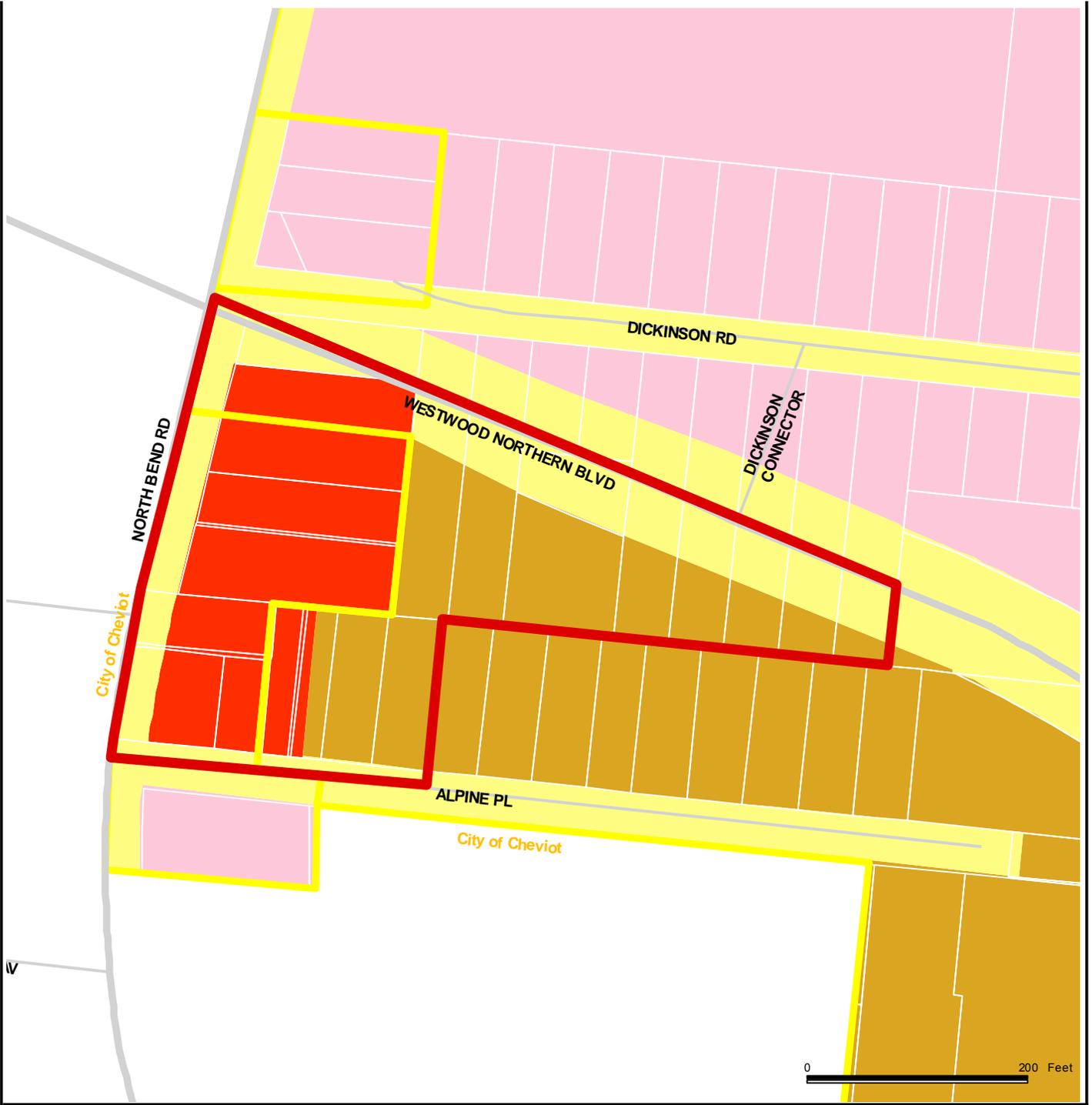
Looking north from Alpine Place (last house to remain 3340 Alpine Place on right of photo)



Looking south at the Westwood Northern Blvd. and Dickinson Road Connector



Looking west from Westwood Northern Blvd.



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

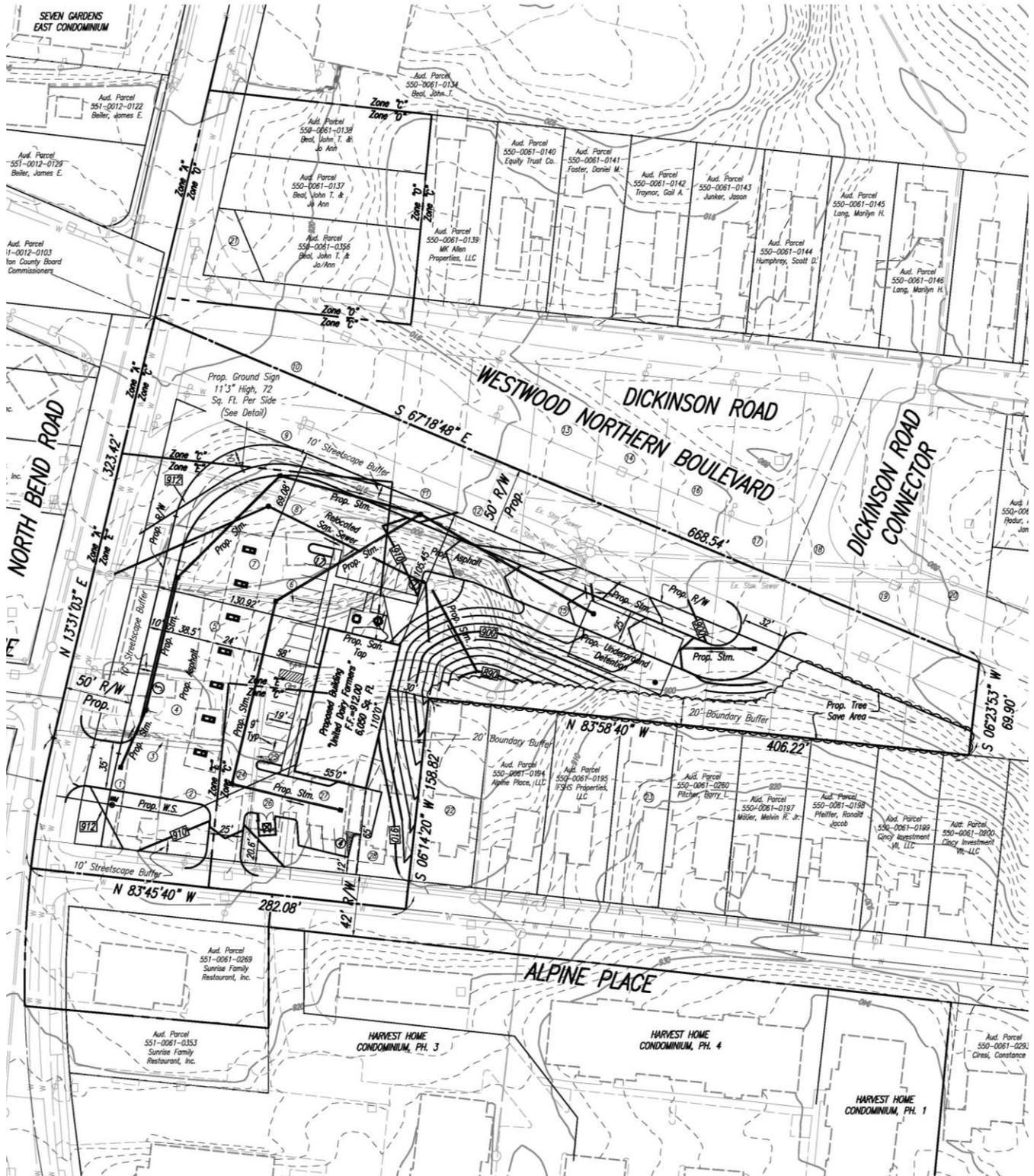
ZONE CASE: GREEN 2015-02



THE HAMILTON COUNTY
rpc Regional Planning
Commission 2/19/2015

DISCLAIMER: The City of Cheviot and the Township of Green are not responsible for any errors or omissions in this map. The map is provided for informational purposes only. The City of Cheviot and the Township of Green are not responsible for any damages or losses resulting from the use of this map. The map is provided for informational purposes only. The City of Cheviot and the Township of Green are not responsible for any damages or losses resulting from the use of this map. The map is provided for informational purposes only. The City of Cheviot and the Township of Green are not responsible for any damages or losses resulting from the use of this map.

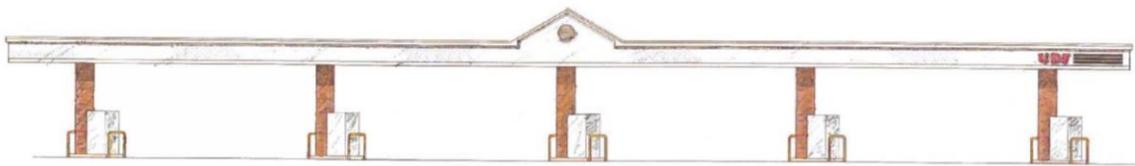
PROPOSED SITE PLAN



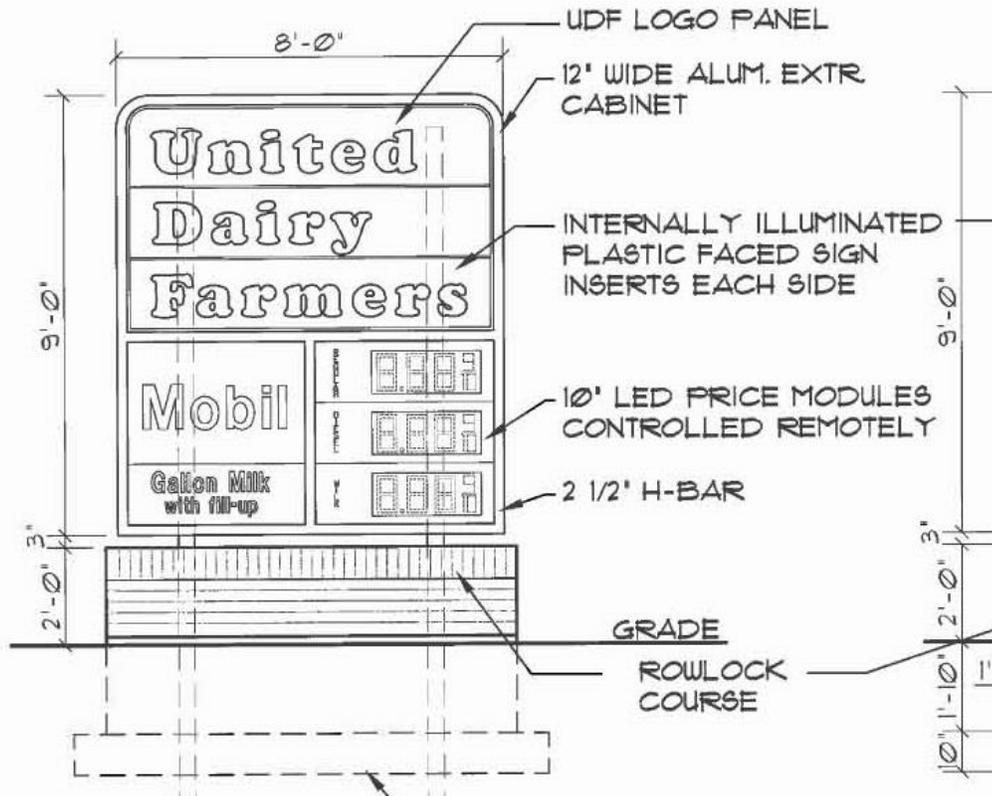
ELEVATIONS/SIGNAGE



ELEVATION
 FRONT OF STORE FACING DUBLIN ROAD (SR 161)



ELEVATION
 GAS ISLAND CANOPY - FRONT/REAR



APPLICANT LETTER



January 22, 2015

Hamilton County Planning
Zoning & Community Development
807 County Administration Building
138 East Court Street
Cincinnati, Ohio 45202

Attn: Mr. Bryan Snyder, Zoning Administrator

Re: Zone Change
SE Corner - Westwood Northern and North Bend
Our Job # 14-0177

Dear Mr. Snyder:

On behalf of the developer, United Dairy Farmers please find attached application materials for a zone change from "C" Residence and "E" Retail to "EE" Planned Retail. The site contains 2.21 net acres with 7 existing buildings that will be removed. The developer is proposing to construct a new 5500 s.f. United Dairy Farmers store with gas pumps and associated parking on the site. The impervious surface ratio for the development is 55.9%. The property is bounded on the north and east by Westwood Northern Boulevard, on the West by North Bend Road, and on the South by Alpine Place and residential homes that front on Alpine Place. The area behind the existing homes will be for an access drive only with no buildings proposed in this area. This access drive also will be approximately 20 feet below the elevation of the rear of the existing homes. Access to the site will be off the above mentioned drive from Westwood Northern with additional access points on North Bend Road and Alpine Place as shown.

The proposed use for this site fits with the existing retail uses along North Bend Road. The building will be oriented facing North Bend Road. The property fronting on North Bend Road is presently zoned "E" Retail which would allow for this type of use which fits with community objectives for this area and will not be a burden on public facilities and services.

Please review the attached materials and place this on the March 5th agenda of the Hamilton County Regional Planning Commission

If there are any questions or you need additional information please contact me at your convenience.

Sincerely,

ABERCROMBIE & ASSOCIATES, INC.



Robert G. Rothert, PE
President

Attachment

Colerain Professional Center • Suite 120 • 3377 Compton Road • Cincinnati, Ohio 45251
Phone: (513) 385-5757 • Fax: (513) 245-5161
www.abercrombie-associates.com

HAMILTON COUNTY
REGIONAL PLANNING COMMISSION

RECORD OF PROCEEDINGS – MARCH 5, 2015

PAGE 3

ZONE AMENDMENT: GREEN 2015-02; NORTH BEND UDF

REQUEST: From: "C Residence and "E" Retail
To: "EE" Planned Retail

PURPOSE: To demolish several commercial buildings and residences to construct a United Dairy Farmers and associated fuel pumps

APPLICANT: Robert G. Rothert, Abercrombie & Associates, Inc. (applicant); William R & Lois T Nicholson; Jeanette Mazzaro, William & Wanda Cochran; Irwin J & Lois J Hauck; Brenda C Smith, J Bruce & Pamela Jayne Greely Suits; and James K Reynolds (owners)

LOCATION: Green Township: 4108 North Bend Road, at the southeastern intersection of North Bend Road and Westwood Northern Boulevard (Book 550, Page 61, Parcels 158-172, 185-192, 232, 254 and 263)

TRACT SIZE: 3.55 gross acres; 2.21 net acres

REPORTS: RECEIVED: Twp. Trustees (TT)
PENDING: Dept. Public Works (DPW), Metro. Sewer District (MSD), Fire Prevention Off. (FPO), Cincinnati Water Works (CWW), H. C. Soil & Water (HCSW), Ohio Dept. of Transpo. (ODOT)

SPEAKERS: J. Huth, T. Kinskey, A. Goetzman, T. Kling, J. Johnston, C. Ciresi, B. Suits

DISCUSSION: (Summary of Topics)

Staff Comments:

1. **J. Huth** – Review of staff report.
2. **T. Kinskey** – Suggests between this meeting and the next meeting staff work with the applicant to address additional signage for the site.
3. Staff was unaware of the potential improvements noted by Mr. Goetzman earlier but staff did toy around with a right in/right out on North Bend Road but additional signage at the entry of Alpine would help alleviate additional traffic.
4. If the board still feels uneasy about the project the board could further recommend in the motion that the Township review their Land Use Plan.

Public Official Comments:

1. **A. Goetzman** – The Trustees will be engaging in a Land Use Plan update but are very interesting in supporting this zone change with the county staff's conditions.
2. Have had preliminary conversations with the city of Cheviot about road improvement projects for this intersection and will be implemented closer to 2016/2017 and will eventually relieve substantial improvements to this area.

Applicant Comments:

1. **T. Kling** – Working with Green Township and the county on dedicating right-of-way along North Bend Road. There will be 100 feet of right-of-way for this project.
2. We felt it important to have the multiple means of entry and exit from the site. By having access on Alpine Place it will help serve local residents living on Alpine who will want to get into the store; it will also provide another means to get out of the site in the event there are fueling operations that are taking place by tanker trucks.
3. The dumpster will be constructed with a brick stone enclosure matching the façade of the building and will be fully enclosed with wrought iron gates.
4. Clarified that there will be 7 pumps with 14 fueling positions.
5. Sidewalks will be provided on North Bend Road, Westwood Northern Blvd. and Alpine Place as well.
6. Originally a retaining wall was proposed along the west portion of the property but have since revised the plan to show that the foundation wall of the building will serve as the retaining wall which will now allow for 30 feet of greenspace between the

project and the adjoining property owner. By doing this, we no longer feel a fence is beneficial.

7. Originally, after studying the site, we had proposed one freestanding sign on the corner which is typical for UDF stores but we would like to see if the board could add into their conditions if the site would warrant possibly a second monument sign possibly along North Bend Road, just before the curb cut.
8. **J. Johnston** – Spoke about the mechanical units. The refrigeration equipment is virtually silent. The location of the units has never been an issue in any of our other store locations that he is aware of and believes it is appropriate for its location.
9. The proposed dumpster location will afford us to illuminate the area with better security for our employees.
10. We do not typically create perishable food products that will omit odors from our stores. Hot dogs and packaged sandwiches are the only items that are eaten and taken off site. We do not have a kitchen that would create smells and should not be a concern.

Public Comments:

1. **C. Ciresi** – The way of life for the residents along Alpine Place will change dramatically. Has concerns with noise, safety/vandalism, the number of curb cuts (specifically with the one on Alpine Place), encourages additional turn-arounds on Alpine Place which is a dead-end street, removal of the greenspace, a “bottleneck” effect with traffic, foot traffic, privacy, and a decline in property values.
2. **B. Suits** – Property will be taken as part of the project and is in favor of the project but still has concerns for his neighbors. Would like to ask about Lombardi Poplars being used instead of the proposed Norway Spruces.

Commissioner Comments:

1. **Commissioner Okum** – Would not support moving the dumpster to the Northeast area of the site near the street. The only other option he would be in favor of is having it be held against the building away from the street.
2. Cannot support two multi-function access points - two driveways being functionally the same.
3. If a curb cut is given on Alpine Place then would like to see the driveway on North Bend be a right in /right out to prevent the cross traffic conflict on Alpine Place to protect the residents. But if there is no curb cut added along Alpine Place then would be in favor of a fully functional somewhat difficult left out of UDF onto North Bend.
4. In support of heaving landscaping on the eastern rear property line in lieu of a fence.
5. **Commissioner Simpson** – Feels satisfied with the screening of the dumpster but has concerns with the odors omitted and the distance from the store to the adjoining neighbors.
6. Not sure about the curb cut on Alpine Place. Is comforted that the Township will address the issue of traffic but worries about eliminating it all together but also understands the challenges of the residents.
7. **Commissioner Obert** – Based on past experience trying to get out of a UDF does see a need for multiple curb cuts.
8. Would be interested in seeing a right turn only when exiting Alpine Avenue to alleviate traffic.
9. Concern about a right in/right out on Alpine is that anyone coming southbound would be encouraged to use Alpine contrary to the global desire to reduce the amount of traffic on Alpine.
10. **Commissioner Linnenberg** – The traffic problems will ultimately solve themselves and does not see a need for a curb cut on Alpine Place. Only sees the need for two curb cuts for the entire site and the concern about how people are going to get in and get out of the site will work itself out.
11. **Commissioner Franke** – Questioned how the staff has found consistency with the Land Use Plan in the past? At the end of the day the Land Use Plan is not going to be consistent. My vote will be no for this project and will change my vote from earlier.

12. Noted his final vote was based on the expectation that the Land Use Plan will change with the update. The only reason he is voting for this is because of the proximity of the update.

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.

Moved: Simpson Second: Okum

VOTE: AYE: 5 Simpson, Linnenberg, Franke, Okum, Obert
NAY: 0
ABSTAIN: 0

MOTION: To find consistency with the adopted land use plan and to recommend approval of case Green 2015-02; North Bend UDF, a request for a Zone Amendment from "C" Residence and "E" Retail to "EE" Planned Retail, subject to the standard covenants for planned districts and the following conditions:

Moved: Okum Second: Linnenberg

VOTE: AYE: 5 Simpson, Linnenberg, Franke, Okum, Obert
NAY: 0
ABSTAIN: 0

MOTION: To further recommend that the Green Township Trustees amend the Land Use Plan to take into account the decision made today.

Moved: Okum Second: Franke

VOTE: AYE: 5 Simpson, Linnenberg, Franke, Okum, Obert
NAY: 0
ABSTAIN: 0

RPC RECOMMENDATION: (To the Hamilton County Rural Zoning Commission)
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 Regional Planning Commission meeting.

Attachment A

The Regional Planning Commission recommends approval of case Green 2015-02; North Bend UDF, a request for a Zone Amendment from "C" Residence and "E" Retail to "EE Planned Retail, with the following conditions:

Conditions:

1. That a landscape plan in compliance with the requirements of the Zoning Resolution, and with these conditions and modifications, shall be submitted as part of the Zoning Compliance Plan.
2. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan.
3. That the area identified as "Prop. Tree Save Area" on the submitted plan shall remain undisturbed and the existing vegetation in this area shall not be removed and in addition, a minimum of 8 evergreen trees shall be planted adjacent to or within the "Prop. Tree Save Area" along the southern property line.
4. That ~~AT THE~~ a six foot high privacy fence or wall shall be constructed ten feet from the eastern property line adjacent to 3340 Alpine Place and that a boundary buffer shall be planted with twice the number of required plantings. ~~east of the fence or wall.~~
5. That the proposed dumpster shall be ~~relocated to the northern portion of the site and shall be~~ screened in accordance with the dumpster screening requirements of the Zoning Resolution.
6. That access into the site including the number and location of the proposed curb cuts shall be approved by the County Engineer.
7. That sidewalks shall be required along North Bend Road and Alpine Place.
8. 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.
9. That the site shall be permitted a maximum of one freestanding monument sign located near the North Bend Road and Westwood Northern Boulevard intersection at a maximum of 12 feet in height and 50 square feet in area per side for each sign.
10. THAT THE PROJECT BE BUILT PER THE PLANS SUBMITTED TODAY REGARDING THE REAR ELEVATION INCLUDING THE LANDSCAPING BUFFER.

Note: Revisions of the Staff recommendations as approved by the Regional Planning Commission are crossed out if deleted (i.e. ~~deleted by RPC~~) and shown underlined and in uppercase if added (i.e. ADDED BY RPC).