

**HAMILTON COUNTY
RURAL ZONING COMMISSION**

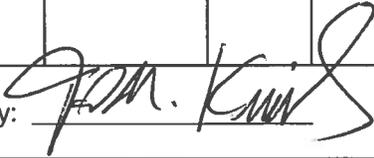
RECORD OF PROCEEDINGS – SEPTEMBER 15, 2016 REGULAR MEETING

PAGE 1

SUMMARY OF ACTIONS

PRESIDING OFFICER: James
MEMBERS PRESENT: Cornelius, James, Luken
ABSENT: Polewski, Steinriede
STAFF PRESENT: T. Kinskey, J. Huth, B. Stratton
LOCATION: Room 805, County Administration Bldg.
TIME: 1:00 PM – 1:43 PM

	AGENDA ITEM	REQUEST	RZC Action	Vote	Conditions & Codes
DISPOSITION OF MINUTES:	Disposition of the minutes of the August 18, 2016, Rural Zoning Commission meeting		Continued	3-0-0	
MAJOR ADJUSTMENT:	Green 2000-03; J. Anevski Grading	Major Adjustment to an existing "O PUD" Office – Planned Unit Development District	Approval	3-0-0	1, 2
PLANNED UNIT DEVELOPMENT:	Green 2016-04; Glenway Lawncare	Approval of a Planned Unit Development in an "F" Light Industrial District	Approval	3-0-0	1, 2, 5
ZONING MAP AMENDMENT:	Columbia 2016-03; Senior Star Parking	FROM: "C" Single Family Residence TO: "DD" Planned Multiple Residence	Approval	3-0-0	1, 2

ATTEST: Chairman: _____ Secretary: 

- CONDITIONS AND CODES:**
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

HAMILTON COUNTY
RURAL ZONING COMMISSION

RECORD OF PROCEEDINGS – SEPTEMBER 15, 2016

PAGE 2

ADMINISTRATIVE ITEMS

DISPOSITION OF MINUTES

MOTION: To continue the approval of minutes from the Regular Meeting of the Rural Zoning Commission on August 18, 2016 to the October meeting.

Moved: Cornelius Second: Luken

VOTE: AYE: 3 Cornelius, James, Luken
NAY: 0
ABSTAIN: 0

ACTION: APPROVED

ADJOURNMENT: Meeting was adjourned at 1:43 PM

ATTEST: Chairman: _____

Secretary: _____



HAMILTON COUNTY
RURAL ZONING COMMISSION

RECORD OF PROCEEDINGS – SEPTEMBER 15, 2016

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MAJOR ADJUSTMENT: GREEN 2003-03; J. ANEVSKI GRADING

REQUEST: Major Adjustment to an existing "O PUD" Planned Unit Development District

PURPOSE: To modify Condition #1 of the approved PUD plan to allow for the reshaping of the hillside behind the existing commercial and office 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)

TRACT SIZE: 2.76 acres

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

SPEAKERS: J. Huth, J. Anevski

DISCUSSION: (Summary of Topics)

Staff Comments:

1. **J. Huth** – Review of staff report.
2. Have not yet received correspondence from HCSW on this project.
3. Letter from the Township was received in support of the project.
4. Bryan has asked that I point out that HCSW has their own enforcement capabilities, and he did not feel it was important to include this as a condition.
5. **T. Kinsky** – There was a large an existing retaining wall on the site prior to the development of the shopping plaza.

Applicant Comments:

1. **J. Anevski** – Property Owner. The reason we have decided to do this was because of all of the crazy rain we have had. The rain from the Diamond Oaks parking lot is shooting across the property and onto our roof. We need to divert the water back to the retention pond in the back corner. Also by clearing the vegetation, which was mostly honeysuckle, it will help us maintain it better in the future.
2. We have submitted to HCSW a while back and have not heard back from them yet.
3. The backside is all bedrock. I am going by the recommendations of my Geotechnical Engineer.

Commissioner Comments:

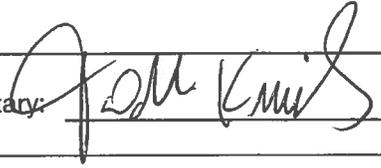
1. **Commissioner Cornelius** – Wants to know if the area behind the back of the proposed building will be gravel. With the elevation of the site, I agree with the staffs findings and don't see the need to add a bunch more landscaping.
2. Wants to know if the applicant has received approval from the HCSW yet?

MOTION: To consider approval of case Green 2003-03; J. Anevski Grading, a request for a Major Adjustment to an approved Planned Unit Development in an existing "O PUD" Office – District with the standard covenants for planned districts and the conditions presented in the staff report.

VOTE: Moved: Cornelius Second: Luken

AYE: 3 Cornelius, James, Luken
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 2003-03; J. Anevski Grading, a request for a Major Adjustment to an approved Planned Unit Development in an existing "O PUD" Office District with the standard covenants for planned districts and the following conditions and modification:

Conditions:

1. That all conditions for case Green 2003-03 shall remain in effect except as modified below.
2. That four six-foot tall Norway Spruce trees shall be planted in a row up the hillside in the southeast corner of the site as indicated on the site plan.

Modification:

1. Section 14-5 – That the required boundary buffer plantings along the south and west property lines shall be waived, except for the evergreen trees required in Condition #2 above, because they would serve no meaningful purpose.

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
RURAL ZONING COMMISSION

RECORD OF PROCEEDINGS – SEPTEMBER 15, 2016

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PLANNED UNIT
DEVELOPMENT: GREEN 2016-04; GLENWAY LAWNCARE

REQUEST: Approval of a Planned Unit Development in an "F" Light Industrial district

PURPOSE: To redevelop a former mulch sales lot into a landscaping business including the construction of a 6,000 square-foot warehouse building, a 400 square-foot covered patio and a 400 square-foot fueling

APPLICANT: Phil Rueve, Rueve Landscaping Company (applicant), Gary N & Anita K Rains (owners)

LOCATION: Green Township: 6500 Glenway Avenue, approximately 320 feet east of the intersection of Glenway Avenue and Karen Avenue (Book 550, Page 120, Parcel 442)

TRACT SIZE: 1.43 acres

REPORTS: RECEIVED: DPW, MSD, HCE
PENDING: FPO, CWW, HCSW, ODOT, TT

SPEAKERS: J. Huth, P. Rueve,

DISCUSSION: (Summary of topics)

Staff Comments:

1. **J. Huth** – Review of staff report.
2. When the plans were originally submitted to the office, the plans did show existing gravel in the southeastern corner of the site. When we redlined the plans, we asked that the site have no gravel because that's what the code requires. The gravel that was written on the plans was taken off but the landscape plan that was submitted still had the gravel being shown. Staff is recommending that it be paved and all the gravel be removed from the site.
3. **T Kinskey** – There is nothing in the code that prevents a non-vehicular use area to have gravel on it and what we have learned is that if an owner has gravel they park cars there or store things on it.
4. We may have to involve the applicant's Engineer on the clarity of where the boundary is on the site.
5. Ultimately, if the board was inclined to approve the gravel area, the applicant will have to show the exact location on the Zoning Compliance Plan where the gravel area will be located.

Applicant Comments:

1. **P. Rueve** – Business owner. Looking for a bit more clarification on the gravel arear near the southeastern corner of the site. We were not proposing to pave this area and to add additional hard surface to site. We do not see any benefits to doing this. It's a sloped swale area that leads into the back corner of the lot.
2. The area where the proposed building will be located will be paved, and around it.
3. The gravel area in question is about a 20x20 area.
4. Unfortunately we lost a 4,000 square foot building on Bridgetown Road to a fire just before Easter this year. We are still working with insurance, but we lost everything. A building, 3 vehicles, landscape tools, all of our chemical business, and we had to stop taking on new business. That incident forced us into looking for a new location. We jumped into this deal as a rental with an option to buy and thankfully it has been a blessing in disguise. We will keep the retail area on Bridgetown, but the landscape business here at this location.
5. Having the gravel area is not a deal breaker for me. I just wanted clarification and reasoning on why staff wants it to be paved. We did not have a lot of conversations about it.
6. Really don't want to have to pave it and bear the expense or at least have the option to pave it at a later time. I don't feel that it is a good use of funds. knowing the financial impact of

building this new building. The gravel area will be mainly used as a turnaround for trucks after fueling only. Parking will be along the retaining wall on the south end of the site.

Commissioner Comments:

1. **Commissioner Cornelius** – Wants to know how big the gravel area is that the applicant wants to keep?
2. Does not have an issue with the gravel area. It's not that large of an area and believes the whole operation is making a big improvement to the overall site.
3. **Commissioner James** – Letter from the Township was received in support of the project with recommendations identical to the staff's recommendations.
4. Do not have an issue with leaving the gravel area the way they are proposing it in the bottom corner of the lot.

MOTION:

To consider approval of case Green 2016-04; Glenway Lawncare, a request for approval of a Planned Unit Development in an existing "F" Light Industrial District subject to the standard covenants for planned districts and the conditions per Attachment A.

Moved: Cornelius Second: Luken

VOTE:

Aye: 3 Cornelius, James, Luken
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 2016-04; Glenway Lawncare, a request for approval of a Planned Unit Development in an existing "F" Light Industrial District subject to the standard covenants for planned districts and the following conditions and variance:

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 with Condition #3 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 a minimum 10-foot wide boundary buffer with a minimum of 15 evergreen plantings shall be required along the eastern property line.
4. That all vehicular maneuvering areas, including parking areas, drive aisles, and building access drives, EXCLUDING THE EXISTING GRAVEL AREA LOCATED SOUTHEAST OF THE PROPOSED FUELING AREA, shall be paved in compliance with the requirements of Section 12-4.5 of the Zoning Resolution.
5. That the outdoor storage and display of materials shall be limited to the area west of the front of the proposed warehouse building and that no landscape equipment, construction vehicles, or open trailers shall be permitted to be stored or maintained within 35 feet of the eastern property line.

Variance:

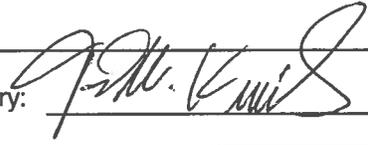
1. Section 13-12.3 – That, in addition to the panel on the multi-tenant sign on Glenway Avenue, the development shall contain a maximum of one freestanding, ground mounted monument sign maximum height of 6 feet and a maximum size of 32 square feet of sign area per side where no freestanding sign is permitted.

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).

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 Green 2016-03; Senior Star Parking, a request for a Zone Amendment from "C" Residence to "DD" Planned Multiple Residence, with the following conditions:

Conditions:

1. That right-of-way shall be dedicated along Whetsel Avenue in compliance with the requirements of the Hamilton County Thoroughfare Plan and the Hamilton County Engineer.
2. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan

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).

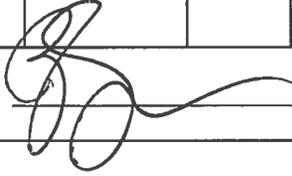
**HAMILTON COUNTY
RURAL ZONING COMMISSION**

RECORD OF PROCEEDINGS – OCTOBER 20, 2016 REGULAR MEETING

PAGE 1

SUMMARY OF ACTIONS

PRESIDING OFFICER: Steinriede
MEMBERS PRESENT: James, Luken, Polewski, Steinriede
ABSENT: Cornelius
STAFF PRESENT: B. Snyder , J. Huth, B. Stratton
LOCATION: Room 805, County Administration Bldg.
TIME: 1:05 PM – 1:17 PM

	AGENDA ITEM	REQUEST	RZC Action	Vote	Conditions & Codes
DISPOSITION OF MINUTES:	Disposition of the minutes of the August 18, 2016 Rural Zoning Commission meeting		Approval	4-0-0	
	Disposition of the minutes of the September 15, 2016, Rural Zoning Commission meeting		Postponed		
ADMINISTRATIVE ITEMS:	ADM 01: Election of Officers - Christian James – Chairman (exp 2017), Ken Luken – Vice – Chair (exp 2017)		Approval	4-0-0	
MAJOR ADJUSTMENT:	Columbia 2015-01; CBT Company	Major Adjustment to an approved "F PUD SPI-SC" Light Industrial Planned Unit Development Special Public Interest District	Approval	4-0-0	1, 2
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 – OCTOBER 20, 2016

PAGE 2

ADMINISTRATIVE ITEMS

DISPOSITION OF MINUTES

MOTION: To approve of the minutes from the Regular Meeting of the Rural Zoning Commission on August 18, 2016.

Moved: James Second: Luken

VOTE: AYE: 3 James, Polewski, Steinriede
NAY: 0
ABSTAIN: 1 Luken

ACTION: APPROVED

MOTION: To postpone the approval of minutes from the Regular Meeting of the Rural Zoning Commission on September 15, 2016 to the November meeting.

ACTION: POSTPONED (due to lack of quorum)

ADM 01: ELECTION OF OFFICERS

MOTION: To consider approval of officers for 2017 as presented
Christian James – Chair (exp 2017)
Ken Luken – Vice – Chairman (exp 2017)

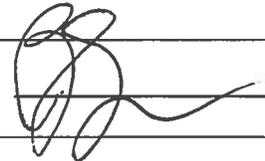
Moved: Polewski Second: Steinriede

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

ACTION: APPROVED

ADJOURNMENT: Meeting was adjourned at 1:17 PM

ATTEST: Chairman: _____ Secretary: _____



HAMILTON COUNTY
RURAL ZONING COMMISSION

RECORD OF PROCEEDINGS – OCTOBER 20, 2016

PAGE 3

MAJOR ADJUSTMENT: COLUMBIA 2015-01; CBT COMPANY

REQUEST: Approval of a Major Adjustment to an approved "F PUD SPI-SC" Light Industrial Planned Unit Development Special Public Interest District

PURPOSE: To install a 12 square foot, 4-foot tall second freestanding sign located at the northern most entry drive to the existing Industrial use

APPLICANT: Emily Bamonte, Holthaus Signs (applicant); KMJ Springboro Investments (owner)

LOCATION: Columbia Township: 5500 Ridge Avenue, on the east side of Ridge Avenue, approximately 1,000 feet north of the Ridge Avenue and Highland Avenue intersection (Book 520, Page 270, Parcel 17)

TRACT SIZE: 10.02 net acres

REPORTS: RECEIVED: TT
PENDING: NONE

SPEAKERS: J. Huth, A. Ward, M. Lemon

DISCUSSION: (Summary of Topics)

Staff Comments:

1. **J. Huth** – Review of Staff Report.
2. CBT is the sole occupant of the building.

Applicant Comments:

1. **A. Ward** – Holthaus Signs. CBT is having a difficult time directing the larger truck traffic that are entering the site. The purpose for the sign is to try and direct the trucks towards the main entrance. Once they are back into the area it is very difficult for them to turn around and is causing damage to the new curbs, landscaping and grass area. The new sign would be a small directional type of sign at the second entrance without the message center.
2. The customer and I do not have an issue with the staff's recommendations.

Public Official Comments:

1. **M. Lemon** – Columbia Township Administrator. I have submitted a letter in support for this Major Adjustment and we hope that the board will approve it. CBT has been very cooperative in terms of what they are attempting to do. This request is for safety as well as protection of the property. As Ms. Ward noted, if trucks take the wrong entrance it is extremely difficult to turn around. They end up tearing up the internal parking lot trying to turn around so this would help alleviate that. We are pleased to support the request from CBT and I could like to commend the staff for the consideration of all of the aspects of the site including previous PUD's that were approved. I think what we will end up with will be much better than what could have been. Our hope is that you will approve it and would appreciate your support.

Commissioner Comments:

1. **Commissioner Polewski** – Is CBT is the sole occupant of the building?
2. **Commissioner Steinriede** – Does the applicant have any issues with the staff's recommendation of prohibiting the freestanding sign from having an electronic message board?

MOTION:

To consider approval of case Columbia 2015-01; CBT Company, a request for a Major Adjustment to an approved "F PUD SPI-SC" Light Industrial Planned Unit Development Special Public Interest District with the standard covenants for planned districts and conditions per Attachment A.

VOTE:

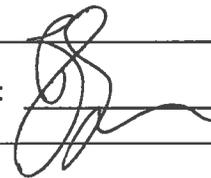
Moved: Polewski Second: Luken

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 Columbia 2015-01; CBT Company, a request for a Major Adjustment to an approved "F PUD SPI-SC" Light Industrial Planned Unit Development Special Public Interest District with the standard covenants for planned districts and the following conditions:

Conditions:

1. That all conditions for case Columbia 2015-01 shall remain in effect except as modified below.
2. That the site shall contain a maximum of one freestanding sign at the southern entrance with a maximum of 50 square feet in area and 12 feet in height and one additional freestanding sign at the northern entrance with a maximum of 12 square feet in area and four feet in height.
3. That the northernmost freestanding sign shall not contain an electronic message board.
4. That all temporary signs shall be removed prior to the issuance of any final zoning certificate for any freestanding sign.

Variance:

1. Section 8-4.8 (g)(2) – That two freestanding signs consistent with conditions #2 and #3 above shall be permitted where a maximum of one freestanding sign is 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 capitalized and underlined if added (i.e. ADDED BY RZC).



October 28, 2016

HAMILTON COUNTY

Regional Planning Commission

Hamilton County Rural Zoning Commission
County Administration Building, Room 807
138 East Court Street
Cincinnati, OH 45202

Commissioners

- Hal Franke
- John Linnenberg
- Jim Obert
- David Okum
- M. Larry Sprague
- Merrie Stillpass
- Yvette Simpson

Director

Todd M. Kinskey, AICP

Cities

- Blue Ash
- Cheviot
- Cincinnati
- Deer Park
- Forest Park
- Harrison
- Loveland
- Madeira
- Milford
- Montgomery
- Mount Healthy
- North College Hill
- Norwood
- Reading
- St. Bernard
- Sharonville
- Silverton
- Springdale
- Village of Indian Hill
- Wyoming

Villages

- Addyston
- Amberley Village
- Arlington Heights
- Cleves
- Elmwood Place
- Evendale
- Fairfax
- Glendale
- Golf Manor
- Greenhills
- Lincoln Heights
- Lockland
- Mariemont
- Newtown
- North Bend
- Terrace Park
- Woodlawn

Townships

- Anderson
- Colerain
- Columbia
- Crosby
- Delhi
- Green
- Harrison
- Miami
- Springfield
- Sycamore
- Symmes
- Whitewater

Dear Commissioners:

On October 6, 2016 the Regional Planning Commission concluded a public hearing and adopted the Green Township Land Use Plan Amendment for Valley Ridge Retail (LUPA Green 2016-01). In accordance with its bylaws, the RPC will promote the implementation of the Plan and maintain consistency with the adopted Plan when making recommendations on planning and zoning matters.

Adopted land use plans and strategies are either maps or statements of local goals and objectives. Copies are maintained in the offices of the Hamilton County Planning & Development Department and are available for your use.

Please let us know if you would like additional information or further explanation of this adopted Plan Update or the land use planning process.

Sincerely,

Todd M. Kinskey, AICP
Planning Director

Steve Johns, AICP
Planning Services Administrator

**CERTIFICATION OF PLAN ADOPTION
BY HAMILTON COUNTY REGIONAL PLANNING COMMISSION**

Township: Green

Plan Element or Title: Green Township Land Use Plan Amendment for Valley Ridge Retail (LUPA Green 2016-01)

Area: Southeast Corner of Harrison Avenue/Valley Ridge Drive

Map(s): Proposed Land Use Plan Map

This is to certify that on October 6, 2016 the Regional Planning Commission of Hamilton County, Ohio, adopted the Plan or part thereof identified above.

Adoption of this Plan requires the Commission to recommend means for implementation and maintain consistency with the adopted plan as required in Commission Bylaws.

Signed  _____
Todd, M. Kinsley, AICP
Planning Director

Hamilton County Regional Planning Commission

Notice of public hearing to affected townships and municipalities9/27/2016
Notice of Public Hearing to local newspaper9/27/2016
Public Hearing10/6/2016
Certification of plan to township trustees10/28/2016
Certification of plan to Rural Zoning Commission.....10/28/2016
Certification of plan to Board of County Commissioners.....10/28/2016



HAMILTON COUNTY

Regional Planning Commission

STAFF REPORT

FOR CONSIDERATION BY THE RURAL ZONING COMM. ON NOV. 17, 2016

MAJOR ADJUSTMENT CASE:

GREEN 6-87

KROGER FUEL CENTER

REQUEST: Major Adjustment to an existing “EE” Planned Retail District

PURPOSE: To permit the construction of a new Kroger Fuel Center with a total of five pump islands with 10 fueling stations sheltered by a canopy with additional landscape and signage modifications

APPLICANT: Anne McBride, McBride Dale Clarion (applicant), Monfort Heights Station LTD (owner)

LOCATION: Green Township: 3491 North Bend Road, on the south side of North Bend Road, east of Cheviot Road (Book 550, Page 70, Parcel 19 AND Page 71 Parcels 109 & 515)

SITE DESCRIPTION:

Tract Size:	5.22 acres (net)
Frontage:	715 feet on North Bend Road and 641 feet on Lee’s Crossing Drive (private)
Topography:	Flat
Existing Dev:	Kroger and vacant Blockbuster building

SURROUNDING CONDITIONS:

	<u>ZONE</u>	<u>LAND USE</u>
North:	“E” Retail (NE Green Twp)	Commercial & Office
South:	“E” Retail & “DD” Planned Mutli-family	Wendy’s Restaurant & Multi-family
East:	“EE” Planned Retail, “OO” Planned Office & “DD” Planned Multi-family	Office & Multi-family
West:	“E” Retail (NE Green Twp)	Commercial

SUMMARY OF RECOMMENDATIONS: **APPROVAL with Conditions**

APPROVED USE:

There are several Zone Amendment, Zoning Compliance Plan, Minor Adjustment and other cases related to the entire development anchored by a former Thriftway store that is now a Kroger. Case Green 6-87 is the most recent Zone Amendment case on the site and pertains specifically to the addition of the Blockbuster parcel subject to this request. In January 2000, the Rural Zoning Commission approved a Zoning Compliance Plan for this case to allow the construction of a 4,533 sq. ft. Blockbuster Video store within the outlot parcel on the southwest corner of the intersection of North Bend Road and Lee's Crossing Drive (private). In September 1987, the Board of County Commissioners approved a Zone Amendment and Major Revision as part of the third and final phase of the Thriftway Grocery Store development in order to relocate and expand the parking and building area for existing tenants, and to create a new outlot to accommodate a 5,000 sq. ft. retail or office building in the area of the vacant Blockbuster building.

PROPOSED USE:

The applicant is now requesting to replace the vacant former Blockbuster building with a Kroger Fuel Center with a total of five pump islands with 10 fueling stations sheltered by a canopy. In the area of the existing building and outlot parcel would be additional parking, underground fuel storage tanks, a new 52 sq. ft. monument sign in the northeast corner of the site, and the north half of the fuel center canopy. The south half of the fuel canopy would be on the main Kroger parcel near the cross-access drive for the store. The applicant has also proposed a new 48 sq. ft. sign cabinet for the existing freestanding sign at the North Bend Road entrance on the west end of the site. The proposed impervious surface ratio for the entire site would be 86.2%.

**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 an approved building would be replaced with a gas station canopy and a variance to the minimum parking requirement is needed, 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:

- *Staff has reviewed the Board of County Commissioners' Zone Amendment Resolution of Approval for case 6-87 that includes four conditions, of which one would be affected by this request.*
- *Condition #2 states the following: "That the freestanding building included in the amendment of the Preliminary Development Plan, Case 8-86, "Thriftway" shall not exceed 5,000 sq. ft. and that no curb cut shall be permitted for frontage access to North Bend Road".*
- *The area referred to in this condition is the parcel where the existing vacant Blockbuster is located and the area where the fuel center is proposed.*
- *The Zoning Resolution defines the term "building" to be a "structure having a roof supported by walls which can be used for the shelter, housing, or enclosure".*
- *Based on this definition, staff finds that the fuel center canopy would not be considered a building and would therefore not be subject to the 5,000 sq. ft. maximum building area in Condition #2.*
- *However, the proposed fuel center canopy area would be 4,650 sq. ft. (30 feet by 155 feet) in accordance with the intent of this condition.*
- *As indicated on the Zoning Compliance Plan for the addition of the Blockbuster approved in 2000, the Thriftway and Blockbuster totaling 57,939 sq. ft. were required a minimum of 290 parking spaces where 369 spaces were provided at the time. The 290 equates to a required ratio of 1 space per 200 sq. ft., which is the retail use requirement.*
- *Since this 2000 approval, the amount of parking on the site has been reduced from 369 spaces to 331 spaces as part of several Minor Adjustments for improvements within the parking area.*
- *Despite the historic enforcement of the retail parking requirement, the current Zoning Resolution would require the use of the higher grocery store requirement of 1 space per 167 sq. ft. This would require 333 parking spaces for the 55,606 sq. ft. Kroger and an additional space for the fuel center for a total of 334 parking spaces.*
- *The applicant has now requested a variance to permit a total of 310 parking spaces for the existing Kroger and proposed fuel center.*
- *Through maintaining the retail parking requirement ratio, the existing Kroger would be required to have 278 spaces and the proposed fuel center an additional space for a total of 279 spaces required.*
- *As the minimum ratio of required spaces approved in 2000 would still be maintained using the retail requirement for the Kroger, staff supports a variance to use the retail parking requirement instead of the higher grocery store parking requirement which has not been historically enforced for the Thriftway or Kroger.*
- *The applicant has proposed a streetscape buffer that would vary in width from six feet to 17 feet along Lee's Crossing Drive and would be 9 feet along the North Bend Road frontage where a minimum 10-foot wide buffer is required by the Zoning Resolution.*

- *Staff supports a modification to the streetscape buffer width requirement as the applicant has proposed to complete the required streetscape buffer plantings, specifically where trees may be missing from the entire buffer that was approved previously for the site and as there is an existing retaining wall along Lee's Crossing Drive that prevents the site from currently meeting the 10-foot width requirement.*
- *The Zoning Resolution permits up to 150 sq. ft. of freestanding sign area for the site and requires Conditional Use Approval for a second freestanding sign.*
- *Staff supports the proposed second freestanding sign on the southwest corner of the intersection of Lee's Crossing Drive and North Bend Road as the proposed second sign would be 52 sq. ft. and the modifications to the sign cabinet of the existing sign at the western site entrance to North Bend Road would be 48 sq. ft. for a total new freestanding sign area of 100 sq. ft. The applicant has not provided the area of the existing Kroger sign above the sign cabinet to be replaced along North Bend Road, but staff believes this additional area would still be less than 150 sq. ft. total as the sign appears to be significantly less than 50 sq. ft.*
- *The Zoning Resolution permits a maximum illumination level at property lines of 0.5 footcandles.*
- *The lighting plan submitted by the applicant for the fuel center canopy does not indicate property lines and indicates illumination levels exceeding 2.0 footcandles near the boundary of the plan.*
- *Staff recommends a lighting plan in compliance with the Zoning Resolution be submitted as part of the Zoning Compliance Plan.*
- *The applicant has proposed signs on three sides of the fuel center canopy totaling 173.08 sq. ft. of sign area where the Zoning Resolution permits 15 sq. ft. of sign face area for any side of a gas station canopy facing a street or access drive.*
- *Staff does not support approval of a variance to this requirement to permit the proposed canopy signage as the applicant has requested a second freestanding sign near the intersection that will display the same pricing information as displayed on the fuel center canopy.*
- *Lastly, the fuel center crosses two parcels and the entire development contains several parcels.*
- *Therefore, staff recommends that all parcels related to the Kroger site be consolidated prior to issuance of a Final Zoning Certificate.*

CONCLUSION:

Based on the above analysis, there is sufficient reason for staff to support the request. With a variance to the minimum parking requirement granted to reflect historic enforcement on the site, streetscape buffer tree plantings added to a reduced streetscape width, a second freestanding sign permitted, and fuel center canopy signage reduced to be in compliance with the Zoning Resolution, staff finds that the development would be an improvement over the vacant Blockbuster building with blank walls facing North Bend Road and Lee's Crossing Drive. Therefore, staff finds that the proposed Major Adjustment would be appropriate for the site.

**RECOMMENDED
MOTION:**

To consider approval of case Green 6-87; Kroger Fuel Center, a request for a Major Adjustment to an existing “EE” Planned Retail District subject to the standard covenants and the following conditions, variances and modification:

Conditions:

1. That all conditions for Zone Amendment case Green 6-87 shall remain in effect.
2. That a landscape plan in compliance streetscape buffer requirements of the Zoning Resolution, and Modification #1 below shall be submitted as part of the Zoning Compliance Plan for the area of construction of the fuel center.
3. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan for the area of construction of the fuel center.
4. That fuel canopy signs shall comply with all requirements of the Zoning Resolution.
5. That no outdoor sales, display, storage or vending shall occur outside of the footprint of the fuel canopy and that any vending shall be located in accordance with Section 10-18 of the Zoning Resolution.
6. That all parcels be consolidated prior to issuance of a Final Zoning Certificate.

Variances:

1. Table 12-9 – That the existing Kroger grocery store shall be required to provide parking in accordance with the 1 space per 200 sq. ft. of retail requirement as parking has historically been required for the site where grocery stores are required to provide 1 space per 167 sq. ft. of area.
2. Section 13-12.3(f) – That the site shall be permitted a second freestanding sign where one freestanding sign is permitted subject to a total freestanding sign area for the entire site within the Zone Amendment area not to exceed 150 sq. ft.

Modification:

1. Section 14-5 – That the existing streetscape buffer with a minimum width of 6 feet along Lee’s Crossing Drive and 9 feet along North Bend Road shall be permitted, provided that all required landscaping is installed, where a 10-foot streetscape buffer is required.

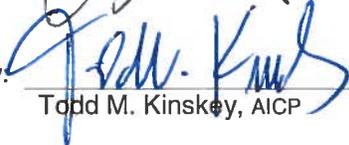
**AGENCY
REPORTS:**

Dept. Public Works (DPW):	Approved
Metro. Sewer District (MSD):	Conditionally Approved
Fire Prevention Officer (FPO):	Report not yet received
Cincinnati Water Works (CWW):	Report not yet received
H. C. Soil & Water (HCSW):	Approved
Hamilton County Engineer (HCE):	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
Eric Fazzini, OMU-A

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

Approved By:  Planning & Development Director
Todd M. Kinskey, AICP

SITE PHOTOS



Looking northwest at area of proposed fuel center



Looking southeast at vacant Blockbuster and area of proposed fuel center



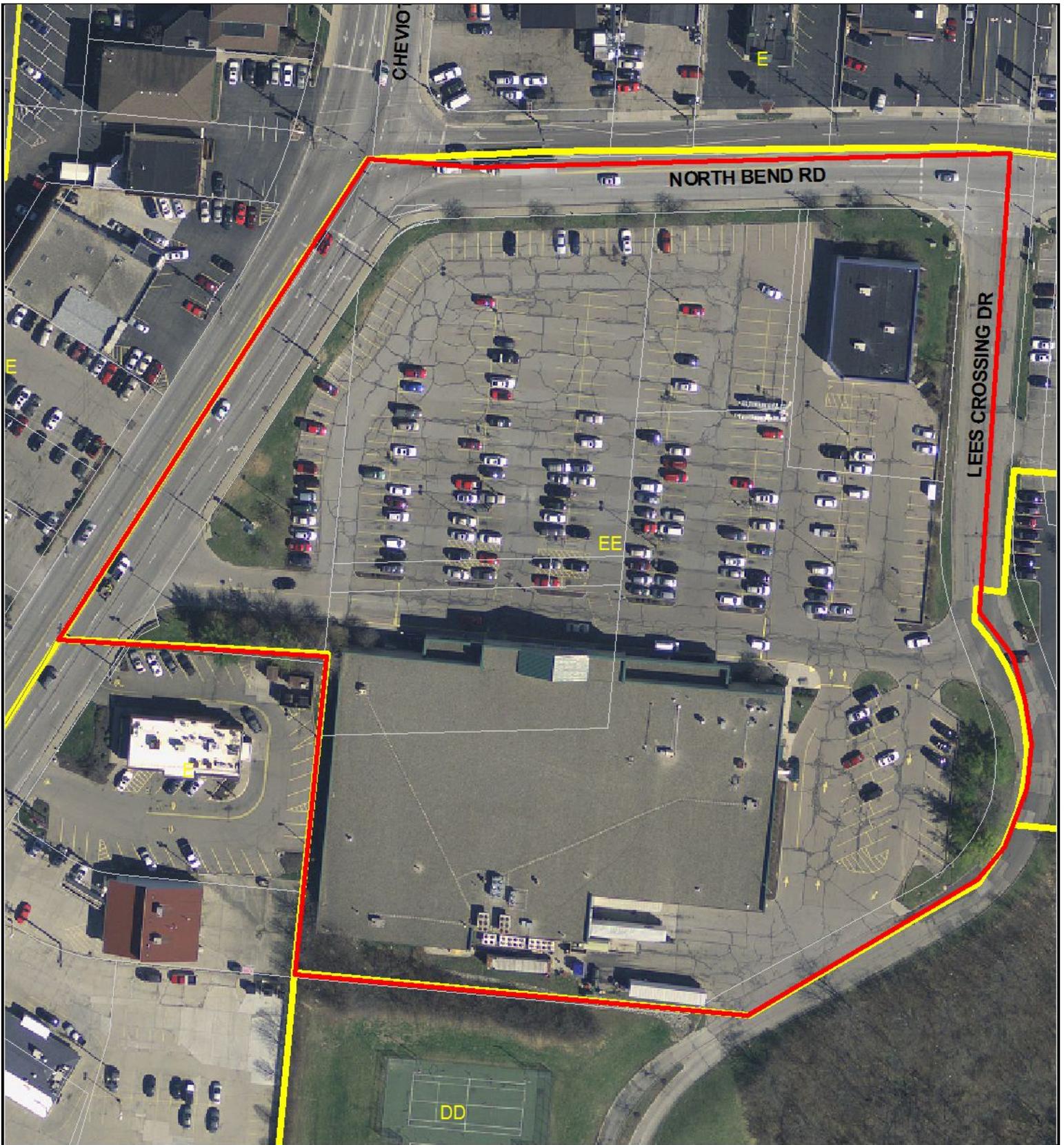
Looking west at the Lee's Crossing Drive frontage



Looking north from the site across North Bend Road



Looking south along the Lee's Crossing Drive streetscape frontage



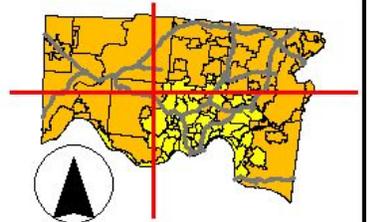
VICINITY MAP

Case: Green 6-87

Request: MAJOR ADJUSTMENT to an existing EE Planned Retail District

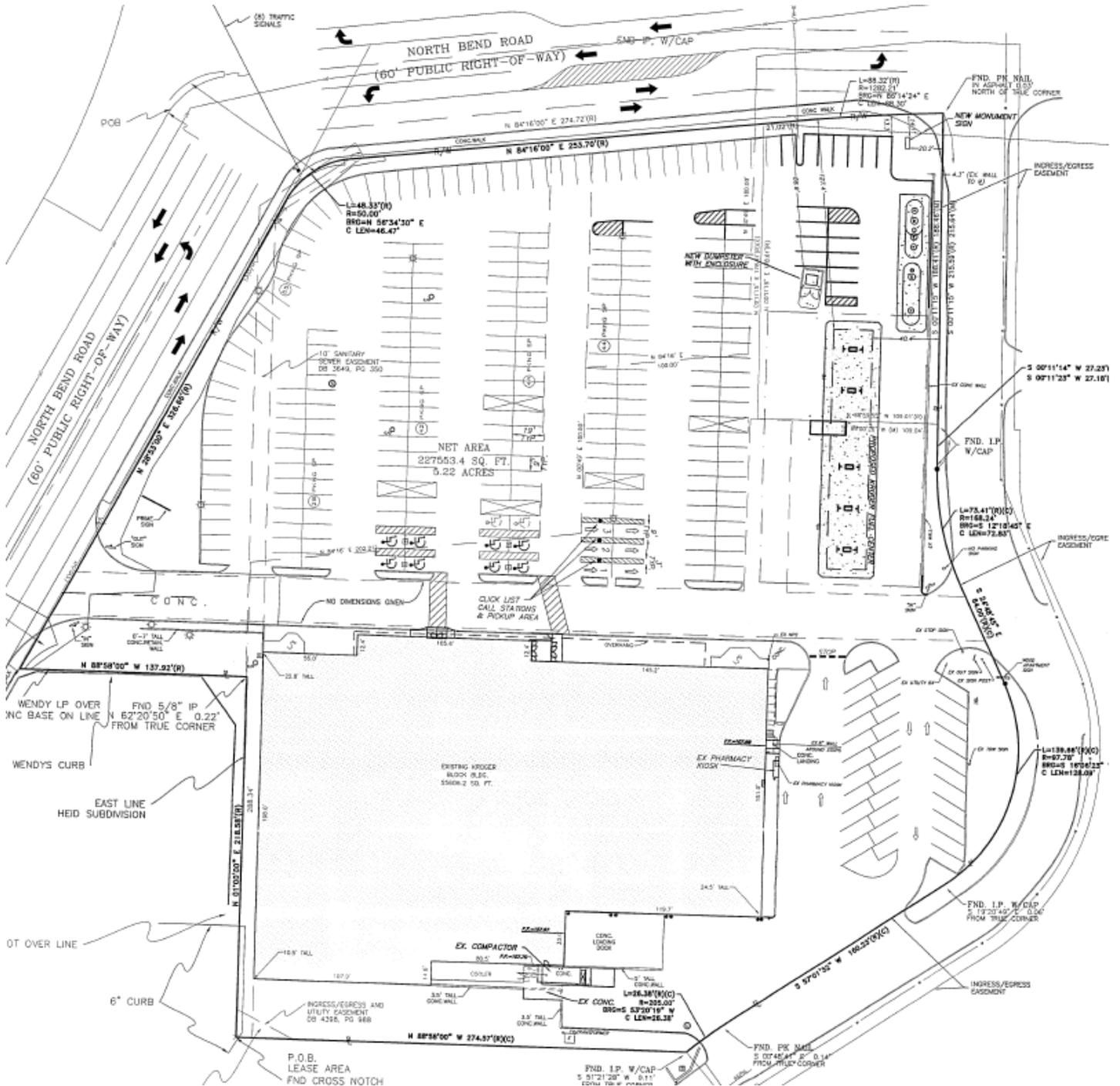
Printed: 10/8/16

Printed By: Eric Fazzini

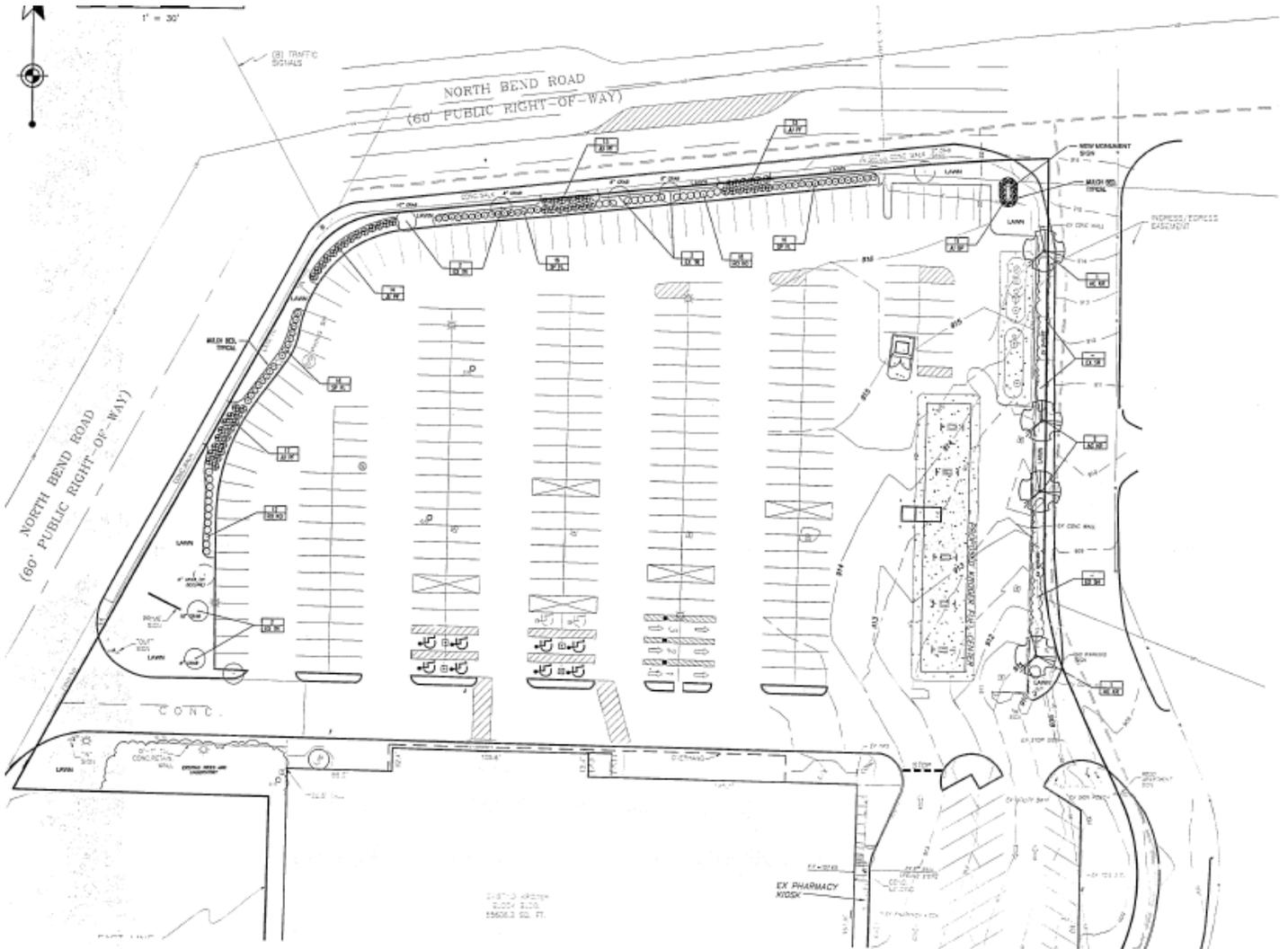


This information is provided for informational purposes only. It is not intended to be used for any other purpose. The information is provided for informational purposes only. It is not intended to be used for any other purpose. The information is provided for informational purposes only. It is not intended to be used for any other purpose.

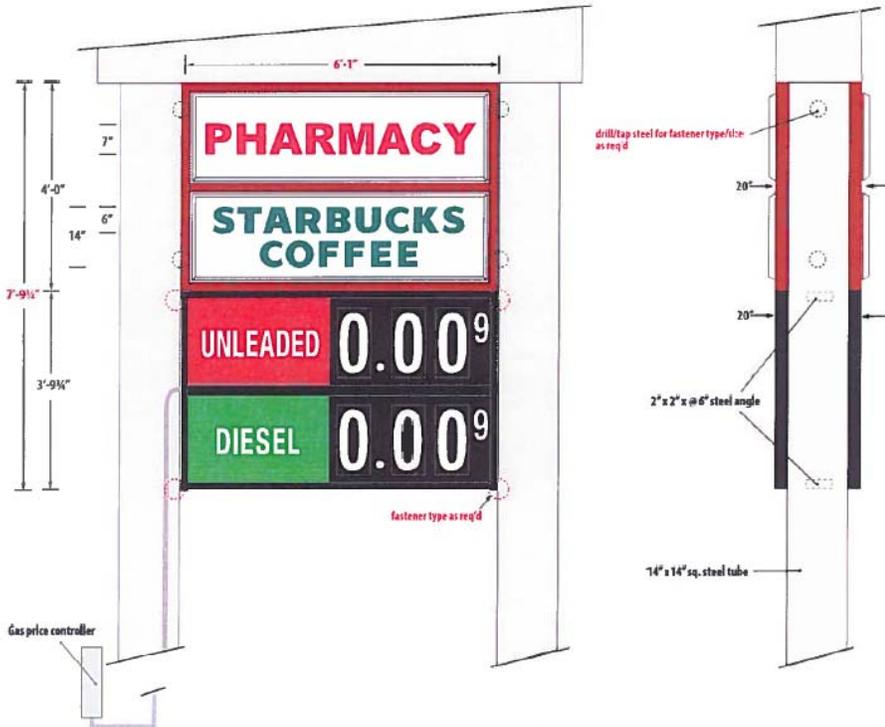
PROPOSED SITE PLAN



PROPOSED LANDSCAPE PLAN



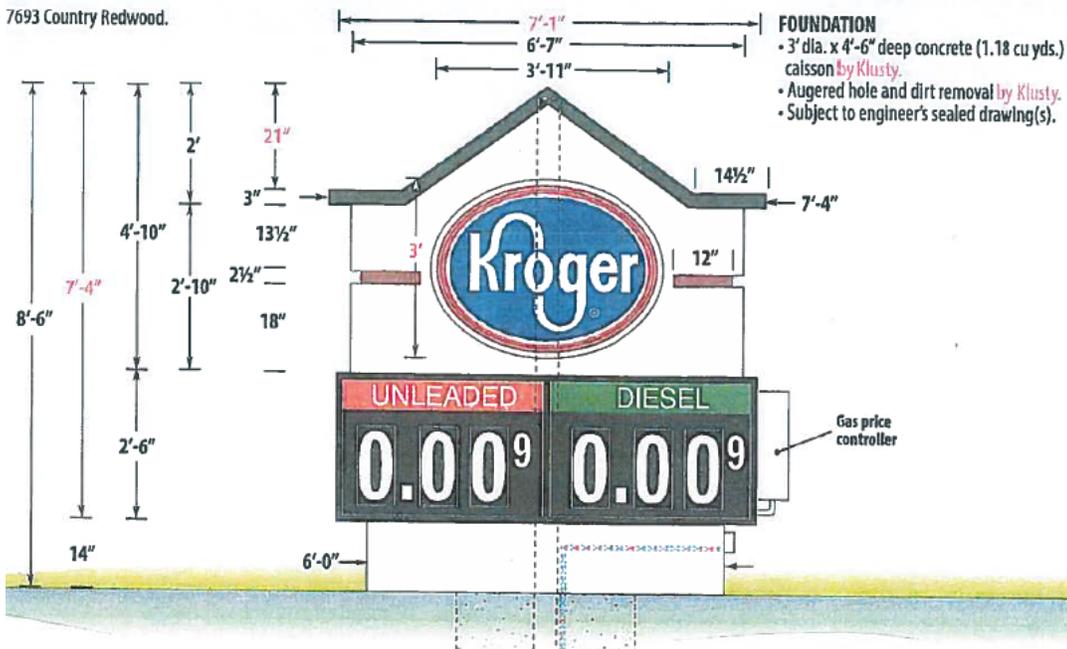
PROPOSED FREESTANDING SIGNAGE



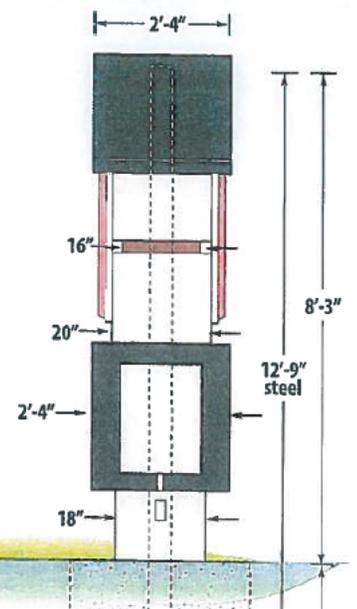
Scale: 1/4" = 1'-0"

Proposed retrofitted signage.

7693 Country Redwood.

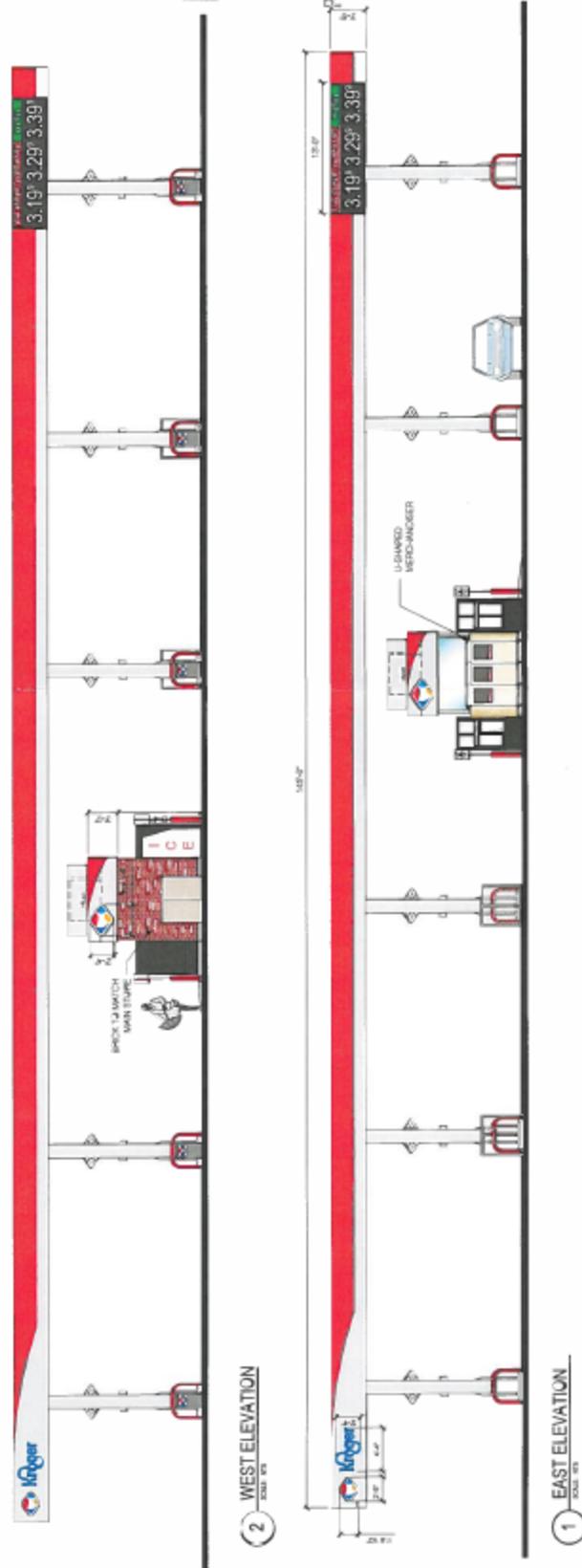
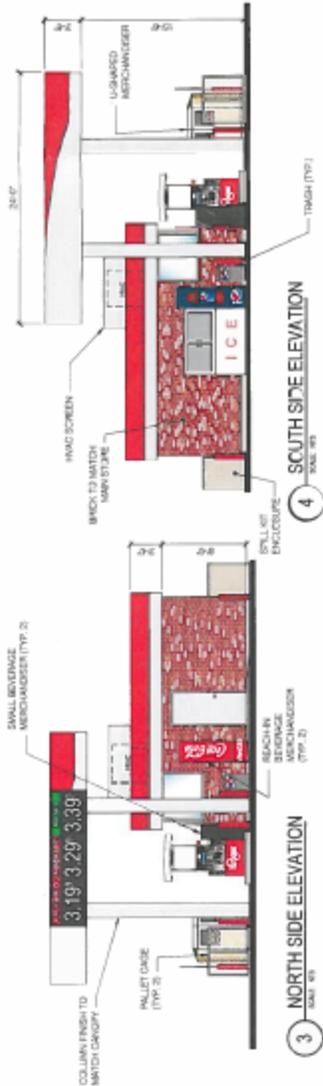


*Note: 120-277volt / TBD amps



PROPOSED CANOPY SIGNAGE

SIGNAGE SCHEDULE			
SIGN	QUANTITY	SIGN AREA (SF)	TOTAL AREA (SF)
3.19' 3.29' 3.39'	1	48.00	128.00
CANOPY - WEST TO LETTERS	2	2.00	5.00
CANOPY - ROAD	0	6.17	0.00
ROAD	2	4.00	8.32
Kroger	2	10.00	21.00
TOTAL			172.32



APPLICANT LETTER



October 6, 2016

RECEIVED

OCT 07 2016

HAMILTON COUNTY
PLANNING & DEVELOPMENT

Mr. Bryan Snyder, AICP
Senior Planner, Development Services
Hamilton County Regional Planning Commission
138 E. Court Street, Room 801
Cincinnati, OH 45202-1237

Via Hand Delivered

RE: Kroger – 3491 North Bend Road

Dear Bryan:

As we have discussed, Kroger would like to add a fuel center to their store located at 3491 North Bend Road. The proposed fuel center would be located in the center of the Kroger development adjacent to Lee Crossing Drive. The fuel center will be accessed from existing curb cuts into the Kroger development. A total of five pump islands with 10 fueling stations would be provided, sheltered by a canopy. The fuel center development will also include a kiosk and a waste enclosure. As part of the fuel center development, the landscaping on both North Bend frontages and on Lee Crossing Drive will be brought up to code including the addition of four maple trees and 146 shrubs. The existing pylon sign on North Bend would be modified to include fuel pricing, and a ground mounted sign is proposed for the corner of North Bend and Lee Crossing Drive.

A modification to the required number of parking spaces is being requested. The existing Kroger store has 331 parking spaces. With the construction of the fuel center, 310 parking spaces will be provided on the site. Based on Kroger's extensive operating experience, they believe the proposed 310 parking spaces are sufficient to serve the store, especially with online shopping available to customers. A modification to allow for the continued reduction of the parking lot/pavement setback from Lee Crossing Drive is also being requested. Existing conditions have pavement and a retaining wall located a minimum of five feet from the Lee Crossing Drive easement line. Kroger proposes to maintain that retaining wall and pavement location, and requests a reduction in the required ten foot setback.

Planning • Zoning • Development Services

5721 Dragon Way, Suite 300 • Cincinnati, OH 45227 • (513)561.6232 • fax: (513)561.1615
www.mcbridedale.com

Per the requirements of Hamilton County, I am enclosing the following information:

1. Application for Review of PUD Adjustment;
2. Impervious Surface Ratio Worksheet;
3. Existing Conditions Plan;
4. Site Plan;
5. Grading/Utility Plan;
6. Landscape Plan
7. Lighting Plan
8. Sign Details;
9. Building Elevations; and
10. Application fee of \$1,038.00

It is my understanding that the Hamilton County Rural Zoning Commission will consider this request at their November 17, 2016 meeting.

Should you have any questions or need additional information prior to the meeting, please do not hesitate to call me.

Sincerely,



Anne F. McBride, FAICP

AFM/ss

Enc

cc: Kroger

MDC #3366



HAMILTON COUNTY

Regional Planning Commission

STAFF REPORT

FOR CONSIDERATION BY THE RURAL ZONING COMM. ON NOV. 17, 2016

**MAJOR ADJUSTMENT
CASE:**

GREEN 2016-01

NORTH BEND ROAD LAWN CARE

REQUEST: Major Adjustment to an existing “EE” Planned Retail District

PURPOSE: To modify the approved plan to remove a proposed building and replace it with bulk material storage bins along the south property line

APPLICANT: Craig Abercrombie, Abercrombie & Associates, Inc. (applicant), Upscale Properties LLC (owner)

LOCATION: Green Township: 4200 North Bend Road, on the east side of North Bend Road, north of Westwood Northern Boulevard (Book 550, Page 61, Parcels 134, 137, 138 and 356)

SITE DESCRIPTION:

Tract Size:	4.16 acres (gross); 3.65 acres (net)
Frontage:	396 feet on North Bend Road and 187 feet on Dickinson Road
Topography:	Flat where developed along North Bend Road sloping down in the rear towards the east then back up to the northeast corner
Existing Dev:	Upscale Lawn Care business

SURROUNDING CONDITIONS:

	<u>ZONE</u>	<u>LAND USE</u>
North:	“C” Residence	Single-family homes
South:	“EE” Planned Retail & “C” Residence	UDF (under construction) & Single-family homes
East:	“C” Retail	Single-family homes
West:	“A” Business (Cheviot)	Commercial, Single-family & Multi-family

SUMMARY OF RECOMMENDATIONS: **APPROVAL with Conditions**

APPROVED USE: In March 2016, the Board of County Commissioners approved a Zone Amendment to redevelop a nonconforming automotive maintenance facility (Beal's Automotive) as a landscape maintenance, direct-supply, and design services company (Upscale Lawncare). Approved building improvements include converting the existing main building along North Bend Road into retail, storage and office space and the use of an existing metal storage building to the rear of the main building for vehicle storage. To the rear of the two existing buildings, a 2,450 sq. ft., 22-foot tall pole barn and a 3,000 sq. ft. bulk salt and topsoil storage structure were approved. Outdoor storage and display of materials was approved for the middle of the site to include storage of bulk materials, such as stone and block, in five storage corrals on the south side of the new storage structure, and storage of materials, such as sand, gravel and mulch, in four storage corrals to the north of the new storage structure. Other approved improvements include reduction of the width of the existing North Bend Road driveway to 25 feet, a new 11-space parking lot along the north boundary of the site, and an access drive and 8-space employee parking area at the end of Dickinson Road on the south end of the site with a 43-foot long, maximum 8-foot tall retaining wall. The rear third of the property is to remain undeveloped and the approved impervious surface ratio (ISR) is 41.7%. Upscale Lawncare is currently using the site.

PROPOSED USE: The applicant is now proposing to allow an existing row of nine storage corrals along the south boundary of the site to remain instead of constructing the approved 2,450 sq. ft., 22-foot tall pole barn. These storage corrals were installed without permits prior to final approval of the Zone Amendment and the owner has decided that they would like them to remain at this time for additional outdoor storage space. No other changes are proposed to the site.

The Board of County Commissioners' Zone Amendment Resolution of Approval includes eight conditions, three variances, and one modification, of which two conditions would be affected by this Major Adjustment request.

Condition #2 states the following:

2. That a boundary buffer with two-times the amount of required plantings be installed along the southern wall of the proposed pole barn.

Condition #8 states the following:

8. That the outdoor storage and display of materials in the rear yard of the site shall be limited to a maximum area of approximately 14,000 sq. ft., shall be noted on the Zoning Compliance Plan, and shall be permitted to be paved with gravel and that no landscape equipment, construction vehicles, or open trailers shall be permitted to be storage or maintained outdoors in any area of the site outside of a building footprint.

Compliance with these conditions is discussed in the analysis section below.

**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 an approved building would be replaced with additional open storage corrals adjacent to residential uses, 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:

- *Condition #2 of the Zone Amendment Approval states the following: "That a boundary buffer with two-times the amount of required plantings be installed along the southern wall of the proposed pole barn."*
- *This condition was recommended by staff because of the lack of a finalized landscape plan during the Zone Amendment process and in order to mitigate the effect of the proposed building on two adjacent residential lots to the south.*
- *Though the applicant is no longer planning on constructing the pole barn mentioned in this condition, a boundary buffer in accordance with this condition is still required and the applicant has indicated compliance along the rear south wall of the storage corrals.*
- *For the area along the south side of the wall of corrals, five trees and 21 shrubs are required where the applicant has proposed a tree credit for 32 existing trees and 21 new shrub plantings, exceeding this requirement.*
- *For the remaining boundary buffer area along the south property line adjacent to the area of improvement, 10 trees and 47 shrubs are required where the applicant has proposed a tree credit for 56 existing trees and 30 new shrub plantings.*
- *Staff supports approval of a modification to the boundary buffer shrub planting requirement given the substantial amount of existing trees inventoried being much greater than the amount of trees required, and as the applicant has proposed shrubs to be planted within open areas between existing trees.*
- *Condition #8 of the Zone Amendment Approval states the following: "That the outdoor storage and display of materials in the rear yard of the site shall be limited to a maximum area of approximately 14,000 sq. ft., shall be noted on the Zoning Compliance Plan, and shall be permitted to be paved with gravel and that no landscape equipment, construction vehicles, or open trailers shall be permitted to be stored or maintained outdoors in any area of the site outside of a building footprint."*
- *It appears that the western five proposed storage corrals would fall*

outside of the maximum permitted storage area of 14,000 sq. ft. currently indicated on the plan and the applicant has also indicated gravel for the entire area east of the westernmost proposed storage corral.

- *As this condition on maximum outdoor storage and gravel area of 14,000 sq. ft. cannot be modified through the Major Adjustment process, the applicant must reduce the amount of outdoor storage and gravel area indicated on the site not to exceed 14,000 sq. ft.*

CONCLUSION: Based on the above analysis, there is sufficient reason for staff to support the request. Specifically, with the boundary buffer shrub requirement modified to account for the substantial amount of existing trees and with the outdoor storage and display area modified to account for the additional storage corrals, the proposed modifications would not have a negative impact on adjacent properties. Therefore, staff finds that the Major Adjustment request to make modifications in the area along the south property line and buffer would be appropriate for the site.

RECOMMENDED MOTION: To consider approval of case Green 2016-01; North Bend Lawn Care, a request for a Major Adjustment to an existing “EE” Planned Retail District subject to the standard covenants and the following conditions and modification:

Conditions:

1. That all conditions for Zone Amendment case Green 2016-01 shall remain in effect.
2. That the gravel and outdoor storage and display area shall be indicated on the Zoning Compliance Plan and shall be reduced as necessary to comply with the approximately 14,000 sq. ft. maximum permitted area in the Zone Amendment Resolution of Approval.

Modification:

1. Section 14-5 – That 51 shrub plantings shall be permitted within the portion of the southern boundary buffer not adjacent to the southern wall of the storage bins where 68 shrubs are required as the additional shrubs would serve no meaningful purpose.

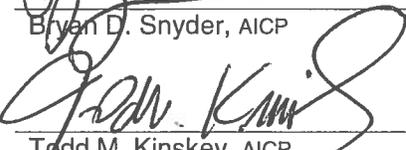
AGENCY REPORTS:

Dept. Public Works (DPW):	Approved
Metro. Sewer District (MSD):	Approved
Fire Prevention Officer (FPO):	Report not yet received
Cincinnati Water Works (CWW):	Report not yet received
H. C. Soil & Water (HCSW):	Approved
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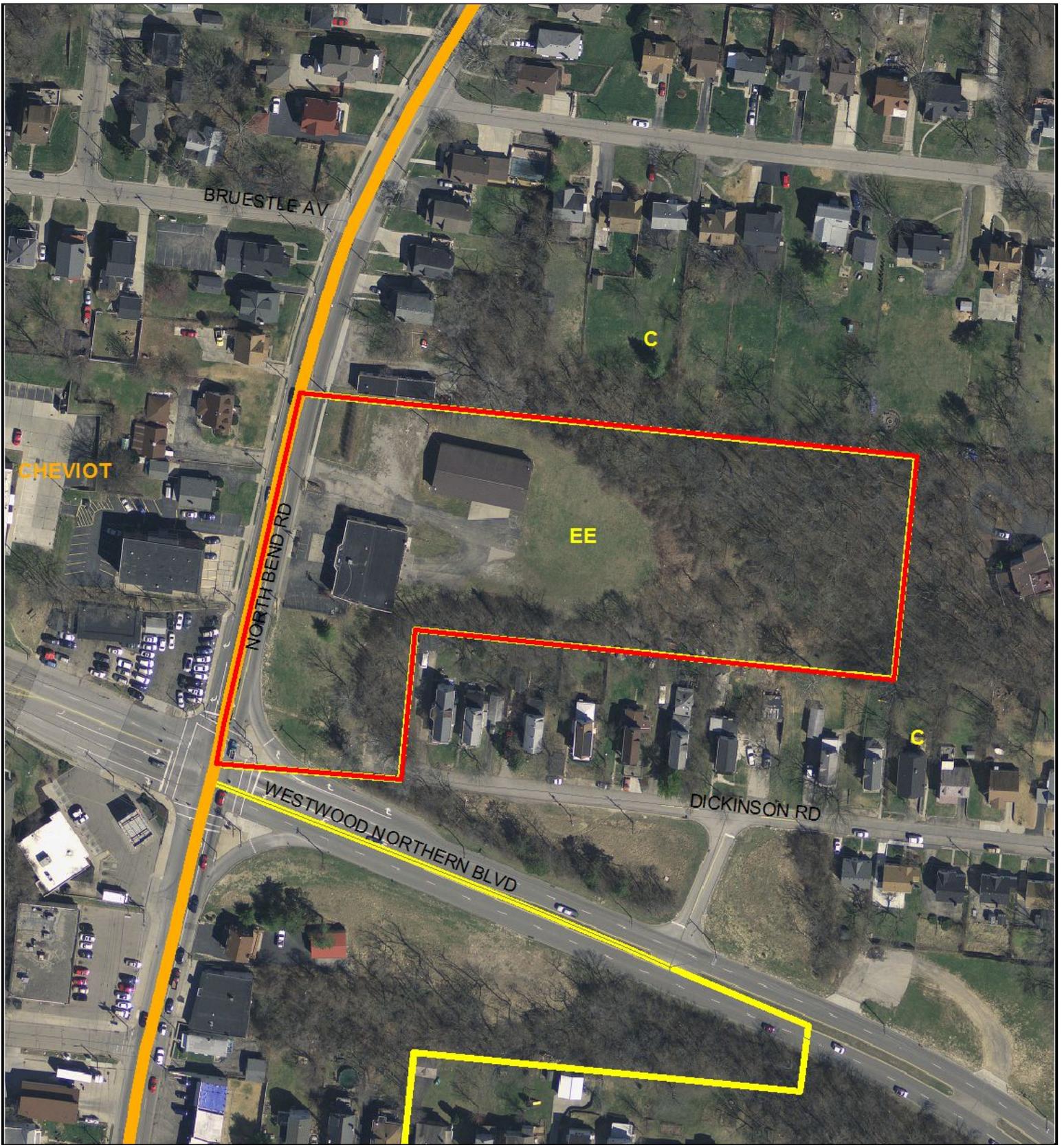
Prepared By:  Senior Planner
Eric Fazzini, CNU-A

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

Approved By:  Planning & Development Director
Todd M. Kinskey, AICP

SITE PHOTO OF CORRALS LOOKING NORTHWEST





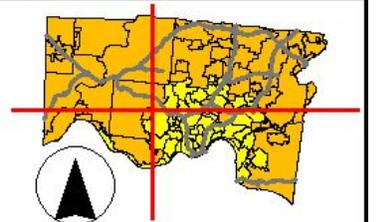
VICINITY MAP

Case: Green 2016-01

Request: MAJOR ADJUSTMENT to an existing EE Planned Retail District

Printed: 10/8/16

Printed By: Eric Fazzini



THIS IS A PRELIMINARY MAP OF THE PUBLIC RECORDS OF THE COUNTY OF HAMILTON, OHIO. IT IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION OR AS A SUBSTITUTE FOR A PROFESSIONAL SURVEY. THE INFORMATION IS PROVIDED AS IS, WITHOUT WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY. THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THIS INFORMATION. THE COUNTY OF HAMILTON, OHIO, DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN, INCLUDING THE BOUNDARIES OF ANY PROPERTY. THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THIS INFORMATION. THE COUNTY OF HAMILTON, OHIO, DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN, INCLUDING THE BOUNDARIES OF ANY PROPERTY. THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THIS INFORMATION.

PROPOSED LANDSCAPE PLAN



APPLICANT LETTER



October 10, 2016

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

Attn: Eric Fazzini, CNU-A
Senior Planner-Development Services

Re: Upscale Lawn Care
4200 North Bend Road
Zoning Case No. Green 2016-01
Our Job No.: 15-0182

Mr. Fazzini:

Please see attached submittal materials for a Planned Unit Development Adjustment for the above-referenced project. Per our discussion, Chris Gum, owner of Upscale Lawn Care, wishes to modify the PUD which was previously approved in the area along the southern property line/boundary buffer. The reason for this request is that he no longer plans to construct the pole barn on the southern property line. The attached plan shows existing concrete bins (in lieu of the pole barn) in this area which is the only modification being sought for this zoning case. All conditions & modifications for this case will be met along with the additional landscaping behind these bins that meets the criteria & intent of the previous approval (including 2x the landscaping behind the pole barn).

Would you please place this project on the agenda of the November Rural Zoning Commission Meeting & contact me with any questions or comments.

Sincerely,

ABERCROMBIE & ASSOCIATES, INC.



Craig T. Abercrombie, P.S./LEED AP
Vice-President of Operations

Attachment

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

RECEIVED

OCT 10 2016

**HAMILTON COUNTY
PLANNING & DEVELOPMENT**