

Tom Alf
Commission Member

Teri Horsley
Commission Member

Dale McAllister
Commission Member

David Belew
Commission Member

Patrick Moeller
Mayor

Michael Samoviski
Commission Member

Joshua Smith
City Manager

Roll Call:

1 PublicHearing

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Appointment of Acting Chairperson:

Swearing in of Those Providing Testimony to the Commission:

Kathy Dudley, Assistant Law Director

Approval of Meeting Minutes- Written summary and audio recording for the following dates:

1. April 20, 2015

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

2. November 2, 2015

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Old Business: None

New Business:

Agenda Item #1 - PublicHearing

Request to Rezone the vacant property located at 2311 Lincoln Avenue from R-2 Single Family Residence to R-4 Multi-Family Residence, City Lot No. 23680, situated in the Fifth Ward, City of Hamilton, Butler County, Ohio (AHEPA Senior Living, Applicant).

Staff: Meredith Murphy

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith



Agenda Item #2

Request for Final Plat Approval for Gardner Ridge, Section 1, Block B (JA Development, Applicant)

Staff: John Creech

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Reports:

1. Verbal Report on Architectural Design Review Board Meeting Results of February 2, 2016 – Staff: Ed Wilson
2. Verbal Report on Board of Zoning Appeals Meeting Results of February 4, 2016 – Staff: John Creech

Miscellaneous:

1. Appointment of Chairperson and Vice Chairperson for 2016
2. Appointment of Representative to the Board of Zoning Appeals for 2016
3. Appointment of Representative to the Architectural Design Review Board for 2016

Adjournment:



**WRITTEN SUMMARY
PLANNING COMMISSION
CITY OF HAMILTON, OHIO
Council Chambers
First Floor, 345 High Street**

**Monday, April 20, 2015
1:30 p.m.**

The Planning Commission met as a Committee of the Whole with Mr. Bowling, Acting Chairman presiding and the following members present:

BOARD PRESENT:

Mr. Bowling, Ms. Horsley, Mr. Samoviski & Mr. Werdmann for Mr. Smith. Mayor Moeller came in several minutes into the meeting.

BOARD ABSENT:

Mr. Belew, Mr. McAllister

APPROVAL OF MEETING MINUTES – WRITTEN SUMMARY AND AUDIO RECORDING FOR JANUARY 5, 2015. Motion to approve by Ms. Horsley, 2nd by Mr. Werdmann. With no objections, the Motion passes.

APPROVAL OF MEETING MINUTES – WRITTEN SUMMARY AND AUDIO RECORDING FOR MARCH 16, 2015. Motion to approve by Mr. Werdmann, 2nd by Ms. Horsley. With no objections, the Motion passes.

SWEARING IN OF THOSE PROVIDING TESTIMONY TO THE COMMISSION by Mr. Tooman.

OLD BUSINESS:

None

NEW BUSINESS:

AGENDA ITEM#1

PUBLIC HEARING

STAFF: Mr. JOHN CREECH

Request to amend a Business Planned Development (BPD) located at 4101 Pleasant Avenue, located in the City of Hamilton, to allow the construction of a detached garage on the property. (Scott Yambrich, Applicant)

Mr. Creech states that Mr. Scott Yambrich has submitted an application for Planning Commission review and approval to modify a Business Planned Development (BPD) located at 4101 Pleasant Avenue in order to construct a detached metal garage on the property. The property is currently used as an Automobile Sales, Mt. Pleasant Motors, and was approved on April 11, 2011 as a BPD. The property measures approximately 18,000 square feet in area. It's on the corner of Pleasant and Andover Avenues. He then shows the zoning map, indicating the sections that are zoned as BPD, and R-1. He also showed the site plan that was approved in 2011.

On the site plan, he indicated the proposed garage will be constructed of metal (siding and roof) and will be located on the southwest corner of the property. The garage will measure 50 feet in width and 30 feet in depth and approximately 14 feet in height. The garage will have an overhead door facing Pleasant Avenue. Mr. Yambrich has submitted details of the proposed color scheme – white for the roof and overhead door, and choice of tan, stone or sand for the exterior (see attached color scheme).

The current zoning on the property is BPD – Business Planned Development. Section 1122.130 of the Hamilton Zoning Ordinance requires Planning Commission review and approval of any major changes to the approved automobile sales use. Mr. Yambrich has indicated that the proposed garage will be used for vehicle storage of classic/historic automobiles and will not be used for automobile repair.

PLAN/PROPOSAL REVIEW

1. **Zoning** – The property is zoned BPD – Business Planned Development and requires Planning Commission review and approval of any major changes to the approved automobile sales use per Section 1132.100 of the Hamilton Zoning Ordinance.
2. **Setbacks** – The proposed garage would be ten (10') feet from side (south property line) and ten (10') feet from the rear (west) property line.
3. **Parking** – The property has available on site parking for customers and the display of vehicles for sale.
4. **Access** – There are no changes proposed to access to the property.
5. **Land Division** – There is no proposed land division as part of the application.
6. **Landscaping** – No landscaping information was submitted as part of the application.
7. **Lighting** – There are no changes to lighting proposed with this application.
8. **Interdepartmental Review** – If the modification is approved by the Planning Commission, the applicant will submit construction drawings for the proposed garage.
9. **Other** – No changes in signage are proposed. Any exterior building or business signage shall comply with section 1138.00 of the Hamilton Zoning Ordinance.
10. **Public Notification** – Public Hearing notices were mailed to property owners within 500 feet of 4101 Pleasant Avenue. An email (attached) from a property owner within the notification area indicates their support for the proposed plan modification.

If the request to modify a Business Planned Development (BPD) located at 4101 Pleasant Avenue in order to construct a detached metal garage on the property is approved by the Planning Commission, Community Development Department Staff recommends that the approval be subject to the following conditions:

1. The construction drawings for the proposed work, including site/engineering plans, to be revised subject to any future requirements of the City Interdepartmental Review (IDR) Committee upon review.
2. All improvements and work indicated on construction drawings/documents approved by the IDR be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved Business Planned Development.
3. The Planning Commission confirm the color of the garage exterior from the options available tan, stone or sand (see attached color scheme).

4. Any existing landscaping removed by the proposed building be replanted/replaced on site.

Mr. Creech concluded his presentation, Mr. Bowling asked for any questions from the Board, and there was a brief discussion regarding the structure of the roof of the garage. Mr. Bowling asked for any comments from the audience.

Mr. Scott Yambrich, 4150 Tylersville Road, spoke. He is the applicant, and is making himself available for questions. Mr. Werdmann asked about any type of vegetative screen between the garage and the cemetery next to it. Mr. Yambrich replied that there was already a row of pine trees that serves as a barrier along the property line. Mr. Werdmann asked about the exterior of the building, and Mr. Yambrich replied that it will be aluminum panels. Mayor Moeller asked the reason for the white roof, and Mr. Yambrich stated that he believes it keeps it cooler inside, and that it matches the existing building. There was discussion about the color of the siding, and he said that the colors depend on the manufacturer of the siding. It's Gold and a version of rust color.

Mr. Bowling asked for any comments from the audience. With none, Mr. Samoviski made a Motion to close the Public Hearing, with a 2nd by Ms. Horsley. With all "ayes", the Motion carries and the Public Hearing is closed.

Mr. Samoviski made a Motion that the request be approved as set forward (with the Planning Commission conditions) with the proviso that the color scheme be reviewed and be compatible with the existing building. With a 2nd by Ms. Horsley and "ayes" from all, the Motion passes.

AGENDA ITEM#2

PUBLIC HEARING

STAFF: MS. MEREDITH MURPHY

Request to rezone 1743 Greenwood Avenue, City Lot Nos. 27111 and 27112, located in the City of Hamilton, Third Ward, North Side, from B-1 Neighborhood Business District to R-2 Single-Family Residence District. (Shelly Means, Applicant)

Ms. Murphy states that Shelly Means has submitted an application for the rezoning for her recently purchased property at 1743 Greenwood Avenue. The property is currently zoned B-1 Neighborhood Business District. The applicant is proposing a zoning change from B-1 Neighborhood Business District to R-2 Single-Family Residence District. The property is currently vacant and was cleared through the City of Hamilton land bank program. The applicant has indicated that the rezoning request is the first step towards consolidation of the five (5) adjoining parcels she owns on the street, into a single lot to allow for the construction of a single family residence on the property if the request to rezone from B-1 to R-2 is approved.

PLAN/PROPOSAL ANALYSIS

Zoning

The property located at 1743 Greenwood Avenue currently zoned B-1 Neighborhood Business District. The area where surrounding 1743 Greenwood Avenue is currently a mix of predominantly R-2 Single Family Residential, a small area of B-1 Neighborhood Business, and I-1 Light Industrial to the south. The applicant is requesting to rezone the subject property to R-2 Single Family Residential, which would match the existing zoning to the west and would continue the zoning

through that block of Greenwood Avenue. This would match the surrounding land uses and neighborhood character.

Building/Parking

There are no existing buildings on the property and there are no proposed changes as part of this rezoning application. However, the applicant has indicated that if the rezoning is approved the intent is to consolidate the two lots that are a part of this request along the three (3) abutting lots to the west to form one larger lot to build a Single Family Residence. This request for a single family residence would go through our Interdepartmental Review process once plans are submitted. Any future plans must adhere to the Architectural, Landscaping, Design Building and Site Development Regulations, Section 1111.00 of the Hamilton Zoning Ordinance and "R-2" Single Family Residence, Section 1116.00 of the Hamilton Zoning Ordinance.

Notification Letters were sent out per procedure, and the Planning Department did receive several calls of inquiry, but no objections.

Shelly Means, 1722 Morey Avenue, was in the audience and available for questions. No one from the Board had any questions for her. Mr. Bowling then asked for anyone in the audience who wished to speak in opposition to the request.

Judy Brewer spoke and said that she owns the business across the street, which is currently zoned B-1. She would like clarification that their lots would not be changed as far as the zoning. She was given assurance that they would stay the same.

Mr. Bowling asked for any further comments from the audience. With none, Mr. Samoviski made a Motion to close the Public Hearing, with a 2nd by Mr. Werdmann. With all "ayes", the Motion carries and the Public Hearing is closed.

Mr. Samoviski made a Motion that the request be approved as submitted. With a 2nd by Ms. Horsley and "ayes" from all, the Motion passes.

AGENDA ITEM#3

PUBLIC HEARING

STAFF: MS. MEREDITH MURPHY

Request to Amend the Zoning Ordinance of the City of Hamilton, Ohio: 1108.00 Definitions relative to Permanent Make-up/Cosmetics. (City of Hamilton, Applicant)

Ms. Murphy gives the history of this item. She states that over the past few months, staff has had numerous inquiries from local business people about where and what zoning districts could a permanent makeup/cosmetic business could be established. Currently a permanent makeup/cosmetic business, due to the nature of the operation, is considered to fall under "Tattoo/Piercing Shops" category in the Hamilton Zoning Code. Tattoo/Piercing Shops are only allowed as conditional uses in the B-2 Community Business District.

She says that in order to better accommodate and differentiate this type of business, staff is proposing an amendment to the definitions of Personal Services and Tattoo/Piercing Shops found in the Hamilton zoning ordinance. Staff is also proposing the creation of a separate definition for Permanent Makeup/Cosmetics. By separating the use from Tattoo/Piercing Shops and including it in Personal Services a permanent makeup/cosmetic business could be established in the B-2, B-3,

BPD (with Specific Approval), I-1, I-2, IPD, and in all Form Based Code Districts – the same districts where beauty shops/day spas, etc. are permitted.

Ms. Murphy then showed the following listing of where it is currently allowed, and where it would be allowed if adopted:

**Locations Where Currently Allowed:
B-2 Community Business District (Requires Conditional Approval)**

Where it would be allowed if approved:

- B-2 Community Business District**
- B-3 Central Business District**
- BPD Business Planned Development District (Requires S.A.)**
- I-1 Light Industrial District**
- I-2 Industrial District**
- IPD Industrial Planned Development District**
- MS-1 Main Street Core District**
- MS-2 South B Street District**
- MS-3 Main Street Transition District**
- DT-1 Downtown High Street District**
- DT-2 Downtown Support District**
- DT-3 Downtown East High Street District**
- UCP-1 University Commerce Park – 1 District**
- UCP-2 University Commerce Park – 2 District**

***New language in Red

CREATE:

1108.00 DEFINITIONS

Permanent Makeup/Cosmetics: Cosmetic technique which employs permanent pigmentation of the skin to resemble makeup, or improve the appearance of birthmarks, scars, burns, or other disfiguring conditions of the skin.

AMEND:

1108.00 DEFINITIONS

Personal Services: An establishment which offers specialized goods and services purchased frequently by the consumer such as non-medically related services, including beauty, nail and barber shops; permanent makeup/ cosmetics; clothing rental; dry cleaning drop-off/pick-up stores; Laundromats (self service) laundries; massage services; shoe repair shops; tailors; and tanning salons.

AMEND:

1108.00 DEFINITIONS

Tattoo/Piercing Shops: An establishment that practices one or more of the following 1) places designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin; 2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration. **This definition does not include Permanent Makeup/Cosmetics.**

Mr. Werdmann asked Ms. Murphy if this would be a Permitted Use or a Conditional Use if this request were approved. She replied that it would be a Permitted Use where any beauty shops or day spas are allowed, and gave circumstances that would require specific use.

Mr. Bowling asked if anyone in the audience wished to speak on behalf of the request, and Ms. Jacquelyn Bell, 672 Brookwood Avenue, spoke. She said that she is the one who brought this item up, and she's available for questions. Ms. Horsley asked her about her training in the field, and Ms. Bell covered that with her.

RECOMMENDATION

If approved by the Planning Commission, the Department of Community Development recommends the following motion:

- 1) Request to Amend the Zoning Ordinance of the City of Hamilton, Ohio: 1108.00 Definitions relative to Permanent Make-up/Cosmetics. (City of Hamilton, Applicant)

Mr. Bowling asked for any further comments from the audience. With none, Mr. Samoviski made a Motion to close the Public Hearing, with a 2nd by Ms. Horsley. With all "ayes", the Motion carries and the Public Hearing is closed.

Mr. Samoviski made a Motion to approve the request as submitted. With a 2nd by Ms. Horsley and all "ayes" by the Board, the Motion passes and the request is approved.

Mr. Doug Johnson, 2453 Sir Douglas Drive, Hamilton, Ohio, spoke on behalf of his daughter, Jacquelyn Bell. He said that he believes the approval will enhance Hamilton as far as women and the community who go to a professional for such services.

AGENDA ITEM#4

STAFF: MS. MEREDITH MURPHY

Request to Approve a Replat of Part Lots #17810, 17811, 17812, 17814, and Vacated Alley, situated in the Sixth Ward, South Side, City of Hamilton, Butler County, Ohio (Mary Beth Hill, Applicant).

Ms. Murphy gives the history of this item. She says that it involves a proposal to re-plat six (6) existing parcels and a vacated alley into five (5) parcels in order prepare for future development of the site. The site which includes the old Taylor School and vacant property was purchased in October of 2014. Rhonda Astrop currently owns the entire property. The former Taylor School Building which sits on five (5) existing parcels facing Corwin Avenue is not part of this re-plat.

The charts below summarize existing and proposed:

Existing

<u>Parcel</u>	<u>Lot No.</u>	<u>Area</u>
P6462009000276	Existing Pt. Lot 17810	0.32 Acres
P6462009000277	Existing Pt. Lot 17814	0.24 Acres
P6462009000278	Existing Pt. Lot 17814	0.24 Acres
P6462009000279	Existing Pt. Lot 17811	0.32 Acres
P6462009000284	Existing Pt. Lot 17812	0.32 Acres
P6462009000285	Existing Pt. Lot 17814	0.23+ Acres
Vacated Alley		0.06 Acres

Proposed

<u>Parcel</u>	<u>Lot No.</u>	<u>Area</u>
TBA – Butler Co	32079	0.26 Acres
TBA – Butler Co	32080	0.28 Acres
TBA – Butler Co	32081	0.28 Acres
TBA – Butler Co	32082	0.28 Acres
TBA – Butler Co	32083	0.51 Acres

Mr. Creech added that there is a vacated alley between the Taylor School building and buildings to the south. If the change is approved, part of the alley would be added to the Taylor School building and the other half would be added to the re-platted lots to the south.

RECOMMENDATION:

If approved by the Planning Commission, the Department of Community Development recommends the following motion:

1. Request to Approve Re-plat of Part Lots #17810, 17811, 17812, 17814, and Vacated Alley, situated in the Sixth Ward, South Side, City of Hamilton, Butler County, Ohio.

Mr. Samoviski made a Motion to approve the request as presented. With a 2nd by Ms. Horsley and all “ayes”, the Motion passes.

VERBAL REPORTS:

Mr. Wilson gave the following report from the ADRB meeting of April 7, 2015.

1. 426 N. Third St – Painting and Roofing – Approved
2. 305 South “A” Street – Demolition – Approved
3. 107 N. 7th Street- Signage – Approved
4. 404 Ross Avenue – Fence – Approved.

The next ADRB Meeting is April 21, 2015.

Mr. Creech gave the following report from the Board of Zoning Appeals Meeting of April 2, 2015.

1. 1560 Dixie Highway - A request for Conditional Use approval to establish a Automobile Service and Minor Repair - Denied
2. 317 N Erie Blvd - A request for Conditional Use approval to establish a Automobile Sales – Tabled
3. 120 Warwick Avenue. - A request for Conditional Use approval to establish an Exterior Storage and/or Parking of Contractor’s Supply and Equipment (Truck Terminal) – Denied and Applicant submitted an appeal – going to City Council on May 13 for Public Hearing.
4. 2319 Dixie Highway- A request for Conditional Use approval to establish Automobile Sales – Denied

Mr. Samoviski asked Mr. Creech if the location of 120 Warwick Avenue is where the tractor trailers and semi trucks park and if it’s legal. Mr. Creech replied that they currently have a “stay” on their appeal until it’s determined by City Council, and Mr. Bowling stated that he believes that the trucks had been parked there illegally.

Mr. Creech was asked for a little more information regarding Item #2 and he responded to that.

ADJOURNED:

With nothing further, Mr. Samoviski made a Motion to Adjourn, with a 2nd by Ms. Horsley. With everyone saying “AYE”, the motion carries and the meeting is adjourned.

Respectfully submitted,

Ms. Kim Kirsch
Administrative Assistant

Director
Community Development/Designee

Chairperson

**WRITTEN SUMMARY
PLANNING COMMISSION
CITY OF HAMILTON, OHIO
Council Chambers
First Floor, 345 High Street**

**Monday, November 2, 2015
1:30 p.m.**

The Planning Commission met as a Committee of the Whole with Mr. Dale McAllister, Chairman presiding and the following members present:

BOARD PRESENT:

Mr. Belew, Mr. Bowling, Ms. Horsley, Mr. McAllister, Mayor Moeller, Mr. Werdmann (for Mr. Smith) and Mr. Tooman.

BOARD ABSENT:

Mr. Samoviski

Approval of meeting minutes – written summary and audio recording for September 21, 2015.

A motion was made by Mr. Bowling to approve the above listed minutes. The motion was seconded by Mr. Belew. With all “Ayes”, the Motion carries.

SWEARING IN OF THOSE PROVIDING TESTIMONY TO THE COMMISSION:

Members of the audience were sworn in before the Planning Commission by Mr. Steve Tooman.

PUBLIC FORUM:

OLD BUSINESS: None

NEW BUSINESS:

AGENDA ITEM #1: Request to Approve the Preliminary Development Plan for the Fresenius Medical Clinic / West Hamilton at 890 NW Washington Boulevard, City Lot No. 30138 (Land Focus Consulting, Applicant)

Staff: MR. JOHN CREECH

BACKGROUND INFORMATION

Hamilton Ventures LLC has submitted plans for Planning Commission review and approval of the Preliminary Development Plan for a proposed FMC Medical Clinic at 890 NW Washington Boulevard. BPD zoned properties require a public hearing and Planning Commission review of Preliminary and Final development plans for new developments.

A review of the subject property indicates that a Preliminary Development Plan for a Sports Bar was review and approved by the Planning Commission on October 4, 2004. However, no Final Development Plan for that project was ever submitted.

FMC (Fresenius Medical Clinic) is actually a Kidney Dialysis Center, and this proposed Use is similar to one the same company operates on the east side on McBride Court (Hamilton Enterprise Park). The property is currently zoned BPD – Business Planned Development. Medical/health care uses are permitted in the BPD zoning district.

He then shows an outline of the parcel of land in question and goes over the site plan of the property, proposed Landscaping Plan that meets our ordinance requirements, and various maps and photos.

PLAN/PROPOSAL REVIEW

1. **Zoning** – The property is zoned BPD – Business Planned Development and requires that the Planning Commission hold a public hearing and review/approve the proposed preliminary/final development plan for the project. Medical/health care uses are permitted in the BPD zoning district.
2. **Setbacks** – Minimum building setbacks in the BPD zoning district are 10 feet for front, rear, and side yards - per Section 1122.150 of the Hamilton Zoning Ordinance. The proposed building meets all required minimum setbacks as indicated in the Zoning/Dimensional Information chart above.
3. **Parking** – For medical office/clinic establishments, parking shall be provided at one (1) space for each examining room plus two (2) spaces for every three (3) staff members. There are 13 treatment stations (i.e. examining rooms) and a total clinic staff of 28. Therefore, 31 parking spaces are required (13+18+31). The project proposes 35 parking spaces.
4. **Land Division**- The property is currently comprised of a single 1.434 acre lot – no changes are proposed.
5. **Landscaping** – A separate landscaping plan for the site is provided (see attached Sheet C401). In accordance with the planting requirements found in Section 1122.151 of the Hamilton Zoning Ordinance, 7 new trees are proposed (7 new and more than 12 existing to be preserved), 41 shrubs and bushes, and 178 flowering plants/ornamental grasses. The trees to be preserved are on the north-side of the property and must measure 2.5” in diameter measured 4.5 feet above the root surface in order to qualify as a preserved tree.
6. **Lighting** –The parking lot will also include three (3) lighting fixtures (shoebox-type) to direct light downward onto the parking lot surface and not on adjacent streets or properties. There will be two (2) lighting poles with fixtures in the front of the building and one (1) in the rear. The proposed building will include six (6) wall mounted fixtures – two –(2) each on side building façades and one each on the front and rear building facades. Fixtures will be mounted approximately 20 feet above the parking lot surface.
7. **Interdepartmental Review** – Zoning plans have been reviewed and approved by the City of Hamilton Interdepartmental review.
8. **Other** - Public Hearing notices were mailed to property owners within 500 feet of the subject property.

PLAN/PROPOSAL ANALYSIS

Building - The proposed project includes the construction of a single story (24 ft. in height) 6,982 square foot Medical office/clinic building that will measure 60 ft. by 114 ft. and will face (main entrance) NW Washington Boulevard. The proposed building will be constructed of masonry materials, brick and stone and will also include an attached canopy for patient drop

off/pick-up (porte cochere). The roof of the proposed building will be a hipped style roof with dark shingles. The proposed building will be setback approximately 118 feet from the rear property line. The dumpster enclosure is shown on site plan and is proposed to be constructed of materials matching the proposed building. Mechanical equipment (HVAC units) will be located at the rear of the proposed building.

Parking/Access - For medical office/clinic establishments, parking shall be provided at one (1) space for each examining room plus two (2) spaces for every three (3) staff members. There are 13 treatment stations (i.e. examining rooms and a total clinic staff of 28). Therefore, 31 parking spaces are required (13+18+31). The project proposes 35 parking spaces. There is an existing driveway apron that will be removed near the west property line and a new single driveway onto NW Washington Boulevard will be constructed. Sidewalks will be installed along the frontage of the property and connect with existing sidewalks on the abutting properties.

Landscaping/Screening - Landscaping, in accordance with the planting requirements found in Section 1122.151 of the Hamilton Zoning Ordinance, is proposed around portions of property perimeter, a minimum of 12 trees along the rear (north) property line are proposed to be preserved. A separate landscaping plan for the site is provided (see attached Sheet C401). In accordance with the planting requirements found in Section 1122.151 of the Hamilton Zoning Ordinance, 7 new trees are proposed (7 new and more than 12 existing to be preserved), 41 shrubs and bushes, and 178 flowering plants/ornamental grasses. The trees to be preserved are on the north-side of the property. In order to be credited, the preserved tree must measure 2.5" in diameter measured 4.5 feet above the root surface. It is recommended that the entire area between the proposed parking lot and the north property line be maintained as an undisturbed area to provide a natural buffer between the medical office building and the residential uses to the rear (north).

Lighting - The parking lot will also include three (3) lighting fixtures (shoebox-type) to direct light downward onto the parking lot surface and not on adjacent streets or properties. There will be two (2) lighting poles with fixtures in the front of the building and one (1) in the rear. The proposed building will include six (6) wall mounted fixtures – two – (2) each on side building façades and one each on the front and rear building façades. Fixtures will be mounted approximately 20 feet above the parking lot surface.

Signage - No detailed signage information was provided, however it is recommended that proposed signage be limited to a free standing monument sign not to exceed eight (8) feet in height with the base of the sign to match the brick and stone of the proposed building.

Mr. McAllister asked where the dumpster would be, and Mr. Creech refers to the site plan.

RECOMMENDATION

If the Preliminary Development Plan is approved by the Planning Commission, Community Development Department Staff recommends that the Planning Commission approve the Preliminary Development Plan for the proposed FMC Medical Clinic project subject to the following conditions:

1. Preliminary Development Plan will serve as the basis for the preparation of the Final Development Plan.

2. The construction drawings for the proposed work, including site/engineering plans, to be revised subject to any future requirements of the City Interdepartmental Review (IDR) Committee upon review.
3. All proposed landscaping item sizes to conform to the minimum size requirements found in Section 1111.10 of the Hamilton Zoning Ordinance. (Deciduous trees minimum of 2 ½ inches caliper, evergreen trees minimum of six (6') feet in height, shrubs/bushes minimum of 12 inches).
4. Landscaping, parking areas, exterior building finishes and other improvements be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved Development Plan.
5. Free standing signage be limited to a monument type sign not to exceed eight (8) feet in height with base of sign to match brick and stone materials used on the proposed building.
6. The area between the proposed parking lot and the north property line be maintained as an undisturbed area to provide a natural buffer between the medical office building and the residential uses to the rear (north).

Property owners within 500 feet of the subject property were notified by mail of the public hearing. A number of phone calls were received but no objections to the proposal were noted.

Mr. McAllister states that it is a Public Hearing and asks for anyone who wishes to speak either on behalf or against the proposal. There were none, so Mr. Bowling made a Motion to close the Public Hearing, with a 2nd by Ms. Horsley. All approved, and the Motion carries.

Mayor Moeller asked if the natural buffer was going to be a good screen for vehicle traffic in the parking lot, and Mr. Creech replied there is over 100' feet of undisturbed area.

Ms. Horsley made a Motion to approve the Preliminary Development Plan for the FMC subject to conditions as outlined. With a 2nd by Mr. Belew and "Ayes" by all, the Motion carries.

PUBLIC HEARING

AGENDA ITEM #2: Request to vacate a portion of the Main Street Alley, located in the First Ward, South Side, City of Hamilton, Butler County, Ohio (City of Hamilton, Applicant).

Staff: MR. JOHN CREECH

****Items#2 and #3 on agenda heard in inverse order per request of Mr. McAllister.**

PROPOSED ALLEY VACATION

The City of Hamilton has submitted a request to vacate a portion of the Main Street Alley that runs between Main Street to the north and Ross Avenue to the south. The portion of the Main Street Alley proposed for vacation will be used for the furtherance of economic development efforts on Main Street and Rossville business district properties. The vacated portion of the Main Street Alley will be incorporated into a joint improvement project between the City of Hamilton, CORE Fund and Community First Solutions/Partners in Prime. The abutting property owners, CORE Fund and Community First Solutions, are aware and in support of the proposed partial alley vacation.

The proposed alley vacation has been reviewed and approved by the City of Hamilton Interdepartmental Review Committee. There are a number of existing utilities in the area therefore the City of Hamilton is requesting that a sixteen and one-half (16.5') feet wide utility easement be provided maintained over the entire portion of the vacated alley.

PLAN/PROPOSAL ANALYSIS

1. **Zoning** – Property that abuts the subject alley on the north is zoned MS-1 Main Street Core District and property to the south is currently zoned R-4 Residential District. – No change in zoning is proposed at this time.
2. **Setbacks** – Existing setbacks will be maintained. No changes in building setbacks are proposed.
3. **Parking** – N/A
4. **Land Division** – N/A
5. **Landscaping** – N/A
6. **Lighting** – N/A
7. **Interdepartmental Review** – The petition for alley vacation has been reviewed and approved by the City of Hamilton Interdepartmental Review Committee.
8. **Other** – This request has been advertised as a public hearing.

RECOMMENDATION

If approved by the Planning Commission, the Department of Community Development recommends the following conditions:

That the Planning Commission approves the proposed alley vacation, subject to conditions, and recommend that City Council adopt the necessary legislation to vacate a portion of the Main Street Alley, located in the First Ward South Sid, with the following recommendations:

1. That the City Council waive its right to a hearing before the Board of Revisions and Assessments because the petition for vacation has been submitted by the City of Hamilton; and,
2. That City Council waive the requirement for an Appraisal of the property to be vacated because the petition for vacation has been submitted by the City of Hamilton; and,
3. The City Council waive the customary two-thirds payment of the appraised value of the vacated property because the petition for vacation has been submitted by the City of Hamilton; and,
4. The City of Hamilton is requesting that a sixteen and one-half (16.5') feet wide utility easement be provided and maintained over the entire portion of the vacated alley.

Public Hearing notices were mailed to all adjacent property owners within 200 feet of the right-of-way subject to vacation. Several telephone calls were received, but no objections were noted.

Mr. McAllister then asked for anyone in the audience who wished to speak to come to the microphone, state their name and address.

First was Mr. Gary Kraft of Middletown, Ohio. He was trying to get clarification as to what part of the north/south part of alley was being vacated, what has already been vacated, and expressed concern as the owner of the business at 15 S B Street regarding access for the Fire Department if there would be a fire at his business, and access for his customers coming in off of South B Street. He also expressed displeasure that people are parking on the extension of

the north/south alley that shouldn't be. (He believes it's the tenants of 195 Main Street). He said it's a constant fight, and if the City goes through with their plan, it would make it a dead end.

Next was Mr. John Berry, 163 E. Fairway Drive, Hamilton, Ohio. He said that he was representing himself. His concern is how a large trailer truck would be able to make a delivery to any of the properties that back up to the alley. He states that he also supports Mr. Kraft's concern regarding Fire Department access, and states that as anyone that uses Partners in Prime would have to go up to "C" Street. He suggests that the City should really think about the impact of this proposal, and also speak to Chief Dawson before making the move.

Mr. Dave Whetsel spoke next. He owns the property at 105-117/119 Main Street. He wanted clarification as to the location of the alley that they are referring to. He says that if it's the alley that is directly next door to 119 Main Street and the old Tom's Cigar Store, he believes that he would have no way to get to the parking directly behind his building other than going through other parking lots and going through someone else's parking area. He said he would have to go over Clark's parking, or CORE's parking or over someone else's.

Mr. McAllister asked Mr. Creech to point out exactly which alley is the subject of the proposal. Once Mr. Creech pointed it out, Mr. Whetsel said that if that portion alley hasn't been vacated, he's not sure he can get to his property. There was further discussion between Mr. Bowling, Mr. Belew, and Mr. Whetsel. Mr. Craft then joined the conversation and addressed a telephone pole in the middle of the alley, and how his parking lot and traffic will be affected if the plan goes through with regard to the alley being one way, and "C" Street also being one way and access to his business. He again expressed concern about Fire Department access. Mr. Werdmann asked if he had curb cuts on "B" Street, and he replied that he does, but they aren't actually big enough to make a turn in, so vehicles use the alley. He also said that there is no fire hydrant on that corner.

Mike Dingleline, Executive Director of CORE Fund, 236 High Street. He states that CORE is involved in some of the redevelopment, and he acknowledges that some of the problems that are being brought up are legitimate. He feels, however, that they are actually trying to help the situation, not make it worse. He states that nothing about the vacation of the alley from one point to another neither improves, fixes, or doesn't fix problems with the north/south alley. It is their presumption that the north/south alley be reconstituted. In fact, he drew an area over an area that the CORE Fund would be willing to repave to make it viable again. He says that he feels that it is one of the most important things that will provide access to the properties on Main Street. Secondly, he states that they are trying to provide access to three (3) buildings at the corner of Main/C. He says that they have been landlocked/cut off from access by a house that sits behind it at 12 South "C". He says that house is on the agenda at the ADRB to be demolished, and they would like to reinstitute access for those businesses that have had no rear access for several years. Their plan is really to create an alley and access drive that gives access to all three (3) buildings through new parking spaces and they are hoping to create another Armstead Park in the vacant lot between Tom's and Mr. Whetsel's property, and that would be public parking lot with public access. Partners in Prime are co-partners with them on this project. There was further discussion between Mr. Dingleline and Mr. McAllister about the parking spots. Mr. Kraft joined in and spoke about how it would affect his business if the proposal goes through, and he and Mr. Dingleline spoke about parking. Mr. Whetsel was still not clear on how he's going to get in and out of his parking lot, and Mr. Dingleline and Mr. McAllister tried to answer his questions. Mr. Dingleline says that they will leave it up to the City if they want to make it up a public easement, and will leave it up to the City if they want to make

it one-way or two-way. With regard to the Fire Department, it was verified that the Fire Department has seen the proposal and has signed off on the proposed change.

Mr. Bowling and Mr. Dingledine had a discussion about access from “C” Street, and tried to clarify it with Mr. Whetsel. They also discussed Fire Department access with Mr. Kraft.

Mr. Scharf verified that the plan had gone through Inter-Departmental Review and Mr. Creech stated that it had, and there was no objection to the Main Street Alley Vacation.

Mr. Berry asked who would have access to the Armstead lot, and Mr. McAllister said that it would be a public parking lot. Mr. Berry’s concern is that the people who live in the apartments on “D” Street should be able to park there, and he’s worried about people living above Hughes Drug stores parking there. Mr. Bowling said that it’s a public lot, and not the decision of the Planning.

Mr. Whetsel spoke again and wanted to verify again what portion of the alley would become two- way and what he would have access to. Mr. Dingledine stated that nothing that is happening with the CORE proposal will have any effect on his properties. Mr. McAllister said that he thinks it might actually help Mr. Whetsel’s tenants.

Motion to Close Public Hearing by Mr. Bowling, with a 2nd by Mr. Belew. With all “Ayes”, the Motion passes.

Mr. Bowling said that he believes that the “pole” issue needs to be addressed. Mr. Werdmann agreed with him. Mr. Werdmann made a Motion that the Commission approve the Motion as presented, with the Conditions set forth. With a 2nd by Ms. Horsley and “Ayes” by all, the Motion carries.

PUBLIC HEARING

AGENDA ITEM #3: Request to Amend the Final Development Plan for the Eden Lakes Development – located on City Lot No. 29177, comprised of +/-27 acres, situated northeast of Eden Park Drive (MSP Consultants/Quest Holding International, Applicant/ Owner).

Staff: MR. JOHN CREECH

INTRODUCTION

An application has been submitted by MSP Consultants on behalf of Quest Holdings for Planning Commission review of an Amendment to the Final Development Plan for the Eden Park Development. The property is comprised of approximately 27.7 acres and is situated northeast of Eden Park Drive. The current zoning on the property is RPD – Residential Planned Development. RPD zoned properties require a public hearing and Planning Commission review of development plans for new developments. The name proposed for the Amended Development Plan is Eden Lakes. This application includes a change to the current approved plan that encompassed the 16 attached dwelling units “Quest-Eden Park Condos” and a final plan for the remaining undeveloped property.

Mr. Creech then went over the background of the Application, the plan/proposal review, the original approved plan, Section 118.170 Minimum Requirements for Residential (RPD)

Consideration, and Section 1118.180 Minimum Requirements for Multi-Family Development Consideration and the site plans.

Mr. McAllister and Mr. Creech had a discussion about the size of the clubhouse which has changed from 7,000 sq. ft. on the original plans to 5,000 now, and if it's the same building. Mr. Creech says that it's a different building. Mr. McAllister asked if it would be adequate size, and Mr. Creech replied that it would still qualify for points for PUD.

Mr. Creech then went over the plans for the roadway, cul-de-sac, and plans for trees to be planted. He showed the landscaping plans. He then goes over the Recommendation for Approval, and the 16 conditions attached to said Recommendation.

Property owners within 500 feet of the subject property were notified by mail of the public hearing. A number of phone calls were received but no objections to the proposal were noted prior to the meeting.

A handout was given to the Planning Commission by Mr. Guinigundo. There was a Motion by Mayor Moeller, with a 2nd by Mr. Bowling to receive the handout.

Mr. McAllister than asks for anyone who would like to speak on behalf of this request.

Mike Guinigundo from Guinigundo & Guinigundo CPA's spoke on behalf of Quest Holdings. A slide presentation was shown, and he went over what Quest Holdings does and how they function.

There was then a question and answer session between the Board and Mr. Guinigundo regarding the Residential Supervisors, housing, proximity from the housing complexes in Middletown to the University there, single and detached dwellings, transportation for the students, parking, individual deeds and addresses, and enforcement of rules and regulations for the students who would live in the housing complexes.

Mr. Craig Rambo, Architect from McGill Smith Punshon Architects & Engineers spoke next and showed an image. He said that they are responsible for the planning, engineering, and landscape architecture. He stated that they had to make modifications to the original plans submitted mostly because of the wetlands. They were discovered while they were doing the surveying of the land. It dramatically changed the land available for multi-family buildings. They made a recommendation to Quest to modify the plans. Single family housing became a very positive approach because of wetlands and restrictions for the development, and that this would bring the density down. He went over specifics of proposed unit buildings, design of proposed buildings, and size of proposed Community Building and Pool Building. There was then a discussion between Mr. Werdmann, Mr. McAllister and Mr. Rambo regarding slab, grade, number of houses with and without basements, placement of houses on lakeside, and proposed width of lots. Mr. Rambo stated that they made a decision not to touch existing wetlands to keep it environmentally intact. Mr. McAllister voiced a concern over the potential number of vehicles (belonging to the students) on the street and access issues for emergency vehicles.

Jing Zhang spoke next. She is one of the Legal Council for Wood & Lamping and they represent Quest Holding International, LLC. She states that Quest Holding tries to use buses to transport students between the campus at Middletown and Hamilton. She said that based on their experience in Middletown, there are only about 20 cars for about 100 students. She doesn't believe that parking will be an issue.

Edwin Meador, 1599 Eden Park Drive, #4, spoke next. He had a concern about retaining ponds overflowing due to all the new buildings and streets. He would like a back up electrical system to keep the ponds pumping like they should and not overflow. He also expressed concern over a current building that they are talking about refinishing. He says that when he moved into his unit in 2007, that building was already “under construction”. There were no windows covered and it was open to the elements. He wonders how good of an inspection there will be to make sure that the building is “livable” and so forth.

Jim Maynard, 135 Wayside Circle, spoke next. He is representing himself as new owners. He’s concerned about the watershed with regard to placement of their unit, which faces the north. He states that their elevation is lower than the proposed watershed.

Mr. McAllister responded that Mr. Engle, Director of Public Works, was on hand and possibly could answer the question. Mr. Engle introduced Allen Messer, who has been in charge of that project for the City of Hamilton. Mr. Messer says that the Applicant has submitted a storm water survey and he believes that the modifications that are planned will approve the overall site (more orderly overflow for outlet of pond, clean water acts – more sediment will fall into the pond).

Mr. Maynard had a few more questions. He was wondering whether there will be any restrictions about noise pollution (basketball being played at midnight, people in pool late at night). Bob Malloy from Wood & Lamping replied that they have a set of restrictions, and that the Resident Assistants will enforce noise issues, open burns, hours for the clubhouse, and patio parties if the units have patios. Mr. Malloy assured Mr. McAllister that he would check into that. Mr. Maynard had a few other questions with regard to number of additional units and if they will all be utilized for students, and if there’s a contract with Miami for a certain number of years. Ms. Zhang stated that the contract is for 2 years at a time, that the students at Eden Park properties would be complying with the noise rules for Miami Student codes, and there will be the same penalties for on campus students. There was also a bit of conversation about Homeowners association.

Linda Tettenhorst, 70 Horizons Drive, asked what recourse residents have if the construction of the new units causes flooding. Mr. Engle replied that the point of the drainage calculation done by the engineers is to make sure that doesn’t happen, and that the City is also reviewing the calculation. She also asked what recourse they have if the calculations don’t cover a really hard rain and there is overflow and flooding in the Waterside Condos. She also asked how many bathrooms the houses have, and the answer was three. Mr. Werdmann also responded that if there was a flooding issue, it would be a civil matter between the parties.

Mike Snyder, 145 Pond Run Circle, spoke next. He asked to go back to the original pictures, and had a concern about the berm that is higher than the pipeline. He said that it acts as a nice buffer, and he hopes that they would keep it. He also asked if all of the construction will be done at one time, or will it be one phase at a time. Mr. Creech responded that the plans indicate that it will be done in two phases. Mr. Rambo spoke and indicated that the plans are for the 1st existing building to be completed by 2016, and that the 1st Phase to be done in 3-5 years, and Phase 2 will begin sometime in there. The clubhouse is in Phase 1.

Mayor Moeller asked about the buffer, and Mr. Rambo said that they have no plans to make any changes.

With nothing further by the audience, Mr. Bowling made a Motion to close the Public Hearing, with a 2nd by Mr. Belew. With all “Ayes”, the Motion carries.

Mr. McAllister expressed a concern about single family homes and ordinances regulating that. Mr. Bowling said that’s not an issue. Mr. Creech gave the requirements of RPD, and said that there is something in the building code, but as far as what was submitted, it’s fine.

Mayor Moeller said that he doesn’t believe the project is going to be like the movie Animal House, but he has a few other questions. He and Mr. Tooman had a discussion about single family units, student housing, homeowners association, maintenance of common area. Mr. Malloy said that the final language has not been done, and there is still some work to be done. Mayor Moeller asked about the letter of credit, and Mr. Tooman said that it might need to be revisited.

Mr. Creech said that it’s his opinion that as far as the bonding goes, the \$200,000.00 is for all amenities associated with regard to Phase 1. They will be going through the subdivision process. Mr. Scharf wanted to verify that Phase 1 is covered under the current letter and Mr. Tooman said that it is.

Mr. Bowling made a Motion to approve the request to amend the final development plan subject to the 16 requirements listed and reiterated by the Administration, with a 2nd by Ms. Horsley. With all “Ayes” except one (Mayor Moeller), the Motion carries.

NON-PUBLIC HEARING

AGENDA ITEM #4: Request to approve proposed wall signage on property zoned BPD Business Planned Development at 103 North Brookwood Avenue.(Martha Baker Realty, Applicant).

STAFF: JOHN CREECH

BACKGROUND INFORMATION

Triangle Sign Co. has submitted a request, on behalf of Martha Baker, for a new sign at 15 N. Brookwood. The sign is for a Martha Baker Realty office that is going in at the location. The proposed sign will face on to Brookwood Ave and will be on the front (north facing) façade of the building. The sign is approximately 12 ft wide by 4 ft high. The proposed sign will consist of one panel and will be internally illuminated with LED’s.

Since the property is located in a BPD it requires Planning Commission approval of the sign. The Sign must also meet the previously adopted guidelines for the Hamilton West Shopping Center Signs from the September 6th, 1966 meeting of the Planning Commission. The guidelines are as follows:

1. The signs should consist of only the name of the Store – no additional advertising messages should be conveyed
2. The horizontal Space occupied by the sign may not exceed 80% of the width of the parapet; the vertical distance occupied by the letters may not exceed 70% of the height of the parapet, unless it is a trademark.
3. Signs shall be placed not less than 12 inches above the pedestrian canopy
4. Store information signs are to be centered on the face of the parapet.

Any variation of the above guidelines is to be submitted to the Planning Commission with an explanation of the necessity for the exception.

RECOMMENDATION

If approved by the Planning Commission, the Department of Community Development recommends the following conditions of approval:

1. The construction drawings for the proposed work, be revised subject to any future requirements of the City's Interdepartmental Review (IDR) Committee upon review.
2. That the proposed sign be maintained in good repair.

There was some discussion about if the sign was going to be lit. It is not per Mr. Tooman.

Mr. Bowling made a Motion to approve, with a 2nd by Mr. Belew. With all "ayes", the Motion carries.

REPORTS:

1. Verbal Report on Architectural Design Review Board Meeting Results of October 20, 2015 – Staff: Ed Wilson
 - 518 Ludlow Street – Demolition - Approved
 - 526 Ludlow Street – Demolition - Tabled
 - 529-531 Ludlow Street – Demolition – Tabled
 - 222 Buckeye Street – Painting – Approved
 - 222 High Street – Signage – Approved
 - 102 Millville Avenue – Painting & Roofing - Approved
 - 401 N. Second Street – Painting – Approved
 - 407 N. Third Street – Painting - ApprovedNext meeting is November 3, 2015.
2. Verbal Report on Board of Zoning Appeals Meeting Results of October 1, 2015 – Staff: John Creech
 1. Approved a Conditional Use for a Single-Family Residence within an I-1 Zoning District for 251 N. B StreetAgenda for BZA Meeting November 5, 2015
 1. Request by Carl Eskins & Crystal Roberts for conditional use to establish an Automobile Repair at 300 Millville Avenue.
 2. Request by Nana Kwame Agyekym for conditional use to establish a Major Automobile Repair at 1150 Hooven Avenue.
 3. Request by Patricia Keith for conditional use to establish a Major Automobile Repair at 239 Edgewood Avenue.
3. Verbal Report on Route 4 – Staff: Meredith Murphy
 - Existing Business Survey-The Department of Community Development has completed an extensive inventory of the properties located along the Route 4 Corridor.
 - Block by Block Review- a review of all property records, prior zoning/development approvals and plans/information

- On-going Active Monitoring- on-going compliance/violations of zoning, signage, right-of-way encroachment and report to appropriate city department for follow-up and enforcement.
- Future Development- Reviewing Existing Zoning Regulations.
- Follow-up and Inspection of Previous Conditional Uses

Mr. Scharf thanked the staff for working so hard on the reports and dealing with citizens who aren't always so happy to talk to them. Mr. McAllister echoed his appreciation.

ADJOURNED:

With nothing further to discuss, the motion to adjourn the meeting was motioned by Ms. Horsley, seconded by Mr. Belew. With everyone saying "AYE", the motion carries. The meeting is adjourned.

Respectfully submitted,

Ms. Kim Kirsch
Administrative Assistant

Director
Community Development/Designee

Chairperson

To: Planning Commission
From: Meredith Murphy
Subject: AGENDA ITEM #1
 Request to Rezone the vacant property located at 2311 Lincoln Avenue from R-2 Single Family Residence to R-4 Multi-Family Residence, City Lot No. 23680, situated in the Fifth Ward, City of Hamilton, Butler County, Ohio (AHEPA Senior Living, Applicant).
Date: February 15, 2016

BASIC INFORMATION	
Applicant/Property Owner	AHEPA Senior Living
Architect/Engineer/Consultant	Berardi + INC.
Size of Property	11.78 Acres
Current Zoning	R-2 Single Family Residence
Proposed Zoning	R-4 Multi Family Residence
Comp. Plan Land Use Designation	Residential
Special Purpose/CRA	N/A

ADJACENT LAND USE/ZONING INFORMATION		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Residential	R-2 Single Family Residence
East	Residential	Fairfield Township (R-3)
West	Residential	R-2 Single Family Residence
South	Residential	Fairfield Township (R-3)

ZONING/DIMENSIONAL INFORMATION		
	Minimum Required	Existing
Minimum Lot Area	5000 sq. feet	513,136.8 sq. ft
Minimum Lot Width	55 feet	N/A
Minimum Front Yard Setback	15 feet	N/A
Minimum Side Yard Setback	5 feet to 15 feet	N/A
Minimum Rear Yard Setback	10 feet	N/A
Maximum Bldg. Height	50 feet unless given special approval by the Planning Commission to exceed	N/A
Other Requirements	N/A	N/A

BACKGROUND INFORMATION

Introduction:

AHEPA (American Hellenic Educational Progressive Association) Senior Living has submitted an application for the rezoning of an 11.78 acre parcel located at 2311

Lincoln Avenue (public hearing map - Exhibit A). The property is currently zoned R-2 Single Family Residence. The applicant is proposing a zoning change from R-2 Single Family Residence to R-4 Multi Family Residence.

The property was the former Van Buren School site, which operated on the property from the mid 1950s to 2009. The City of Hamilton acquired the property as part of a land transfer with the Hamilton City School District in 2011. The property is currently a vacant lot. The reason for this rezoning is to allow for the future development of a senior living apartment community with 125 units of assisted living and 44 units of senior living cottages (conceptual site plan and building renderings attached as Exhibit B).

On March 30, 2015 the City of Hamilton placed an ad in the Journal News seeking Development Proposals for the 2311 Lincoln Avenue property. The deadline to apply was June 2, 2015. The development proposal from AHEPA was the accepted bid and in December of 2015 City Council approved the sale of the property.

A total of two hundred and seventeen (217) public hearing notices were mailed to property owners within 500 feet of the subject property – this includes residents of the City of Hamilton and Fairfield Township. At the time this report was written two calls were received from individuals objecting to the rezoning request.

AHEPA held a neighborhood meeting to provide information to abutting residents about the development proposal. AHEPA notified all property owners within 500 feet of the property with a letter of introduction and details of their project attached as Exhibit C. City of Hamilton staff was present at this meeting. There were a number of questions raised by abutting property owners at the meeting that were addressed by the architect and engineer of AHEPA. At the end of the meeting AHEPA agreed to hold another meeting in 6-8 weeks to look further into specific concerns.

PLAN/PROPOSAL REVIEW

- 1. Zoning** – There is one (1) parcel associated with this request. The property is currently zoned R-2 Single Family Residence. The applicant is proposing a zoning change from R-2 Single Family Residence to R-4 Multi Family Residence. The Planning Commission must hold a public hearing and review the rezoning application and forward a recommendation to City Council for final consideration.
- 2. Setbacks** – There are no existing buildings located at 2311 Lincoln Avenue. If this request is granted any new building would need to comply with the setbacks listed in Section 1118.00, R-4 Multi-Family Residence, of the Hamilton Zoning Ordinance.
- 3. Land Division-** The current rezoning request is regarding one (1) parcel.
- 4. Interdepartmental Review** – Building plans have not been submitted for this site. If this request is granted any new building would need to comply with the setbacks listed in Section 1118.00, R-4 Multi-Family Residence, of

the Hamilton Zoning Ordinance and improvements would be reviewed and approved by the City of Hamilton Interdepartmental review and would have to adhere to all applicable regulations.

5. **Other** – A total of two hundred and seventeen (217) public hearing notices were mailed to property owners within 500 feet of the subject property. At the time this report was written two calls were received from individuals objecting to the rezoning request.

PLAN/PROPOSAL ANALYSIS

Zoning

The property located at 2311 Lincoln Avenue is currently zoned R-2 Single Family Residence District. The area surrounding 2311 Lincoln Avenue is predominantly R-2 Single Family Residence District directly to the north and west and R-3 One to Four Family Residence District further west. The south and east boundary of the property abuts Fairfield Township. The abutting properties in Fairfield Township are residential and zoned R-3 One to Two Family Residence District (Exhibit D).

The applicant is requesting to rezone the subject property to R-4 Multi Family Residence to allow for the construction of a senior living apartment community with 125 units of assisted living and 44 units of senior living cottages. Lincoln Avenue currently terminates into the property and is proposed to be the vehicular access point on the development if the rezoning request is approved.

Building

There are no existing buildings on the property. The property is the former Van Buren Hamilton City School site. If the rezoning request is approved, AHEPA intends to submit plans for a two phase development for senior apartments. Phase 1 would be 125 units of assisted living in a single building. Phase 2 would be 44 units of senior living cottages in 12 buildings.

Any plans for construction to build on this property would first be reviewed by City of Hamilton Departments through the Interdepartmental Review process prior to any Building or construction approvals. Any plans for construction must adhere to all applicable regulations.

RECOMMENDATION

If the Planning Commission approves the rezoning of 2311 Lincoln Avenue from R-2 Single Family Residence to R-4 Multi-family Residence, the Department of Community Development recommends the following motion to rezone the subject property:

- 1) That City Council approve the rezoning of 2311 Lincoln Avenue from R-2 Single Family Residence to R-4 Multi Family Residence.

Attachments to this report include:

1. Exhibit A – Public Hearing Map
2. Exhibit B – Conceptual Site Plan & Building Plans
3. Exhibit C – AHEPA Neighborhood Meeting Notification
4. Exhibit D – Zoning Map
5. Exhibit E – Application for Rezoning

1. Exhibit A - Public Hearing Map

2311 LINCOLN AVENUE PUBLIC HEARING MAP



 2311 Lincoln Avenue

0 100 200 400 Feet



2. Exhibit B - Conceptual Site Plan & Building Plan

AHEPA
Senior Living Apartments
of Hamilton Ohio

11.7 acres
(500,940 s.f.)

DEVELOPMENT SUMMARY

Site Area: 11.7 acres (500,940 s.f.)

Lot Coverage:

Buildings: 108,938 s.f.
- Main Bldg: 57,570 s.f.
- Cottages: 51,368 s.f.
Pavement: 47,742 s.f.
Asphalt: 111,692 s.f.
Green Space: 239,045 s.f.

Buildings:

(1) RPD
(8) 4-Unit Buildings
(2) 2-Unit Buildings
TOTAL: 11

RESIDENTIAL PLANNED DEVELOPMENT (RPD):

Units:
1st: 59
2nd: 66
TOTAL: 125
Parking: 82 (2 HC)

4-UNIT BUILDINGS:

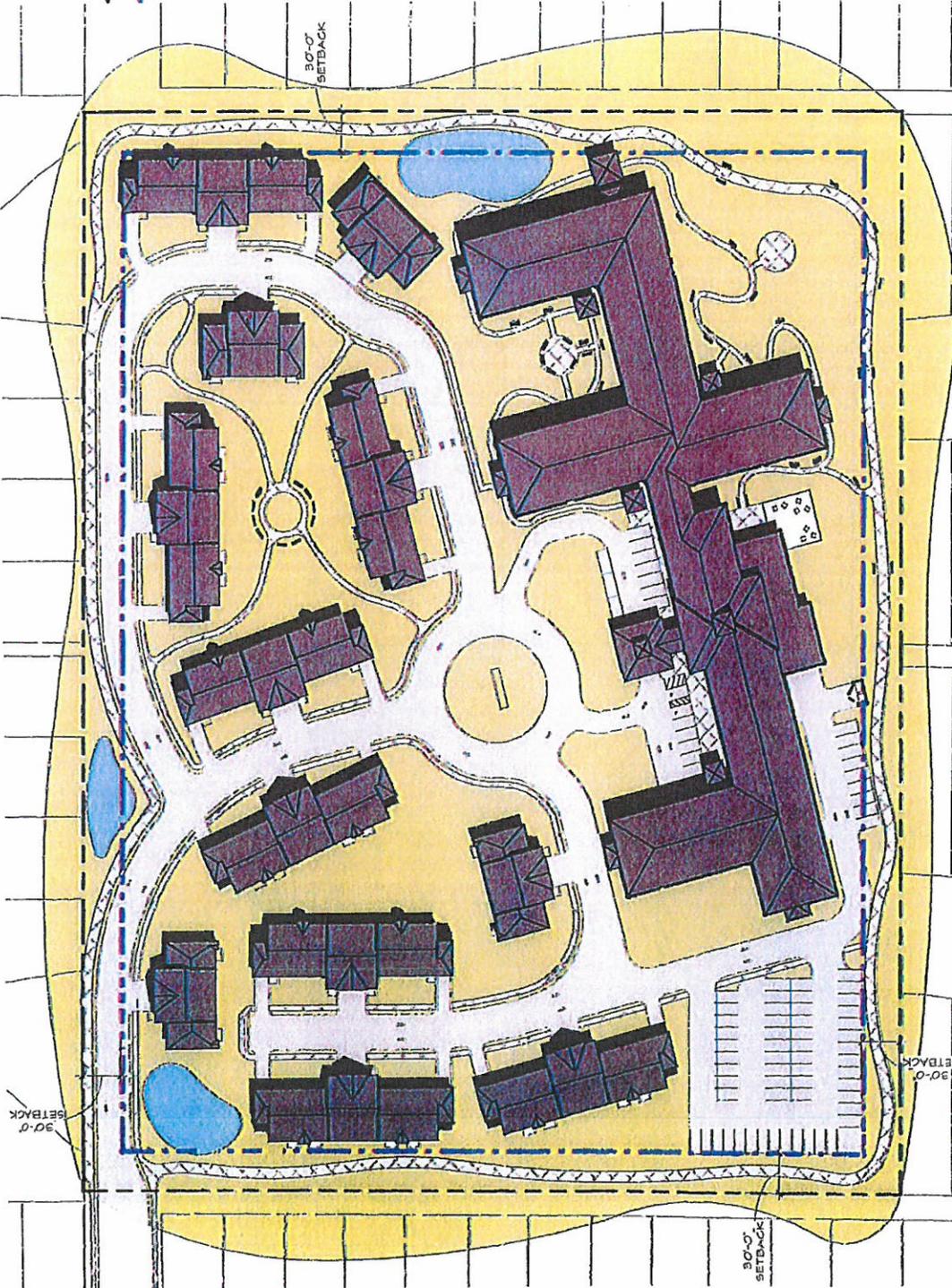
1-BR: 20
2-BR: 20
TOTAL: 40
Parking: 40 garage
40 driveway
TOTAL: 80

SCHEMATIC

PROJECT DATE: 10/15/2013
PROJECT #: 11118

SITE PLAN

1A

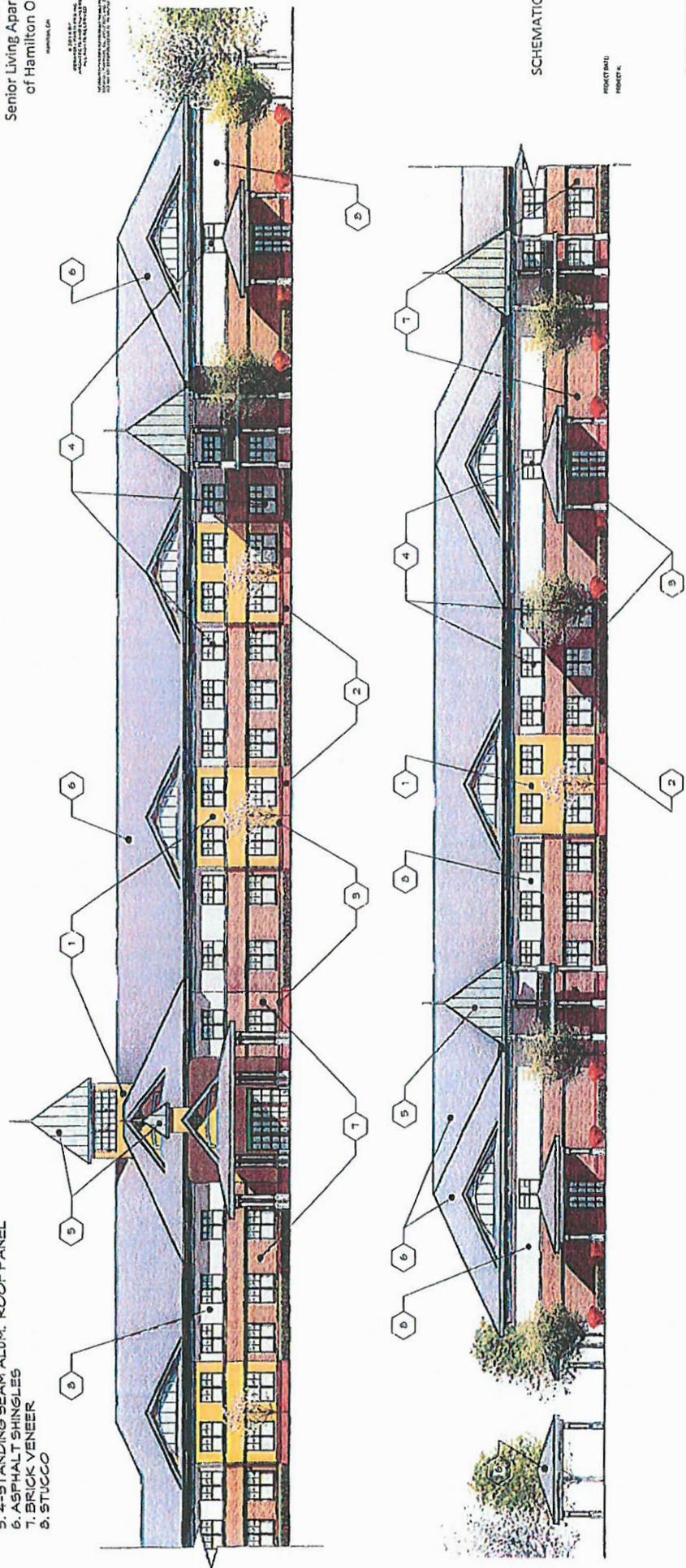


site plan 1" = 80'-0"

ARCHITECT
AHEPA ARCHITECTS
1000 W. WASHINGTON ST. SUITE 200
HAMILTON, OHIO 45011-1000
PH: 513.263.1100
WWW.AHEPAARCHITECTS.COM

MATERIALS

1. STONE VENEER
2. BRICK BASE
3. ROWLOCK
4. CLAD WINDOW
5. 4-STANDING SEAM ALUM. ROOF PANEL
6. ASPHALT SHINGLES
7. BRICK VENEER
8. STUCCO



SCHEMATIC

PROJECT #101
PROJECT #1
REVISED
1/18

ELEVATIONS

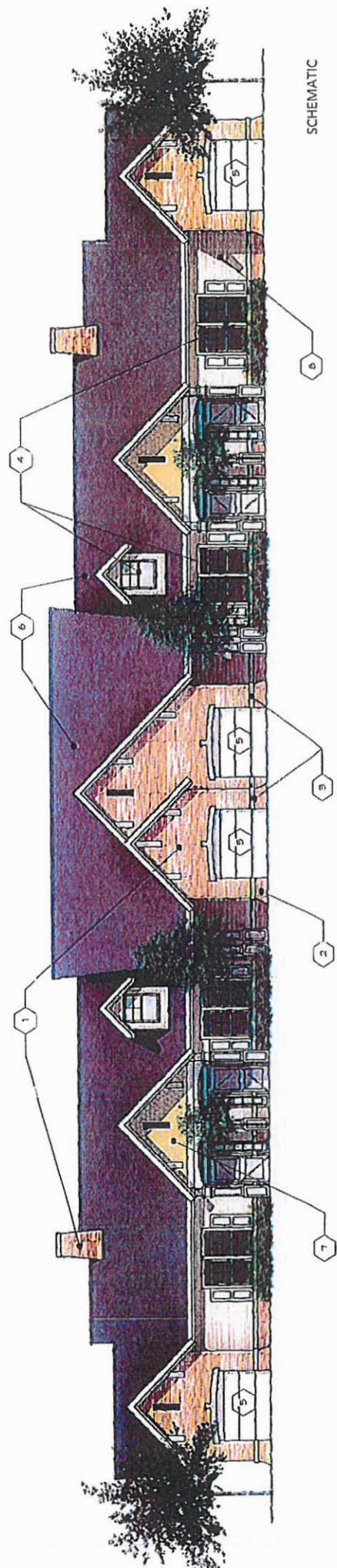


west elevation 1" = 20'-0"

ARCHITECT
BERARDI + ASSOCIATES
1000 W. WASHINGTON ST.
CINCINNATI, OH 45202
TEL: 513.251.1000
WWW.BERARDI-ARCHITECTS.COM

MATERIALS

1. STONE VENEER
2. STONE BASE
3. SYNTHETIC STONE BAND
4. CLAD WINDOW
5. 4-PANEL GARAGE DOOR
6. ASPHALT SHINGLES
7. FISH-SCALE SIDING
8. SIDING



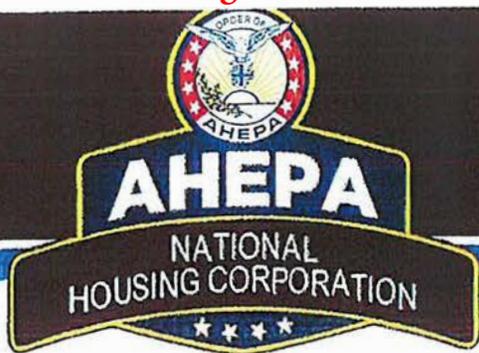
SCHEMATIC

PROJECT DATE: 10/15/2010
PROJECT #: 13118

ELEVATIONS

unit building elevation 3/32" = 1'-0"

3. Exhibit C – AHEPA Neighborhood Meeting Notification



10706 Sky Prairie Street, Fishers, IN 46038
317-845-5890 :office 317-288-0811 :fax
www.ahepahousing.org info@ahepahousing.org

Date: Jan 28, 2016

Dear Hamilton Area Property Owner:

The purpose of this letter is to notify you of an application that will be filed with the City of Hamilton for a land use proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Butler County tax records.

AHEPA National Housing Corporation is holding a neighborhood meeting to provide information to area residents about the nature of the proposal. Representatives of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: February 8, 2016

Location: Cherry Valley United Baptist Church
Corner of Lincoln & Parkamo

Time: 6:00 PM

Type of Application: Rezoning Request of 2231 Lincoln Avenue from R-2 to R-4

General Description: Enclosed find City of Hamilton Public Notice, description and site map.

If you have any questions prior to or after this meeting, you may contact us at 317-845-5890.

Sincerely,

Demetri N. Damaskos, Director of Development

cc: City of Hamilton Planning Department

Classified

CALL FREE 330-309-0111
OR 513-387-3352

DAILY JOURNAL

**NOTICE TO BIDDERS
PUBLIC AUCTIONS/SALES
PUBLIC HEARINGS
PUBLIC NOTICES
SEIZED PROPERTY
SHERIFF SALES
ZONINGS**

SAID ROAD AND THE EAST LINE OF SECTION NUMBER 2, THENCE SOUTH 2 DEG. 45' EAST 1391.22 FEET; THENCE NORTH 2 DEG. 43' EAST, 1316.79 FEET TO THE CENTER OF THE OXFORD STATE ROAD, THENCE ALONG THE CENTER OF SAID ROAD, NORTH 81 DEG. 00' WEST 325.02 FEET TO THE POINT OF BEGINNING, CONTAINING 4.885 ACRES EXCEPTING SO MUCH OF SAID LAND AS OWNED BY THE STATE OF OHIO TO BE USED FOR ROAD PURPOSES.

erly, and the proceeds of said sale be applied according to law.
Said Defendant is required to file an Answer within twenty-eight (28) days after last publication, which shall be published once a week for three (3) consecutive weeks, or they might be denied a hearing in the case.

Submitted by:
Daniel A. Cox (0076469)
D. Anthony Sottile (0075101)
Attorneys for Plaintiff
Anselmo Lindberg Oliver LLC
1771 W. Dahl, Suite 120
Naperville, Illinois 60563
Voice: (513) 965-3131
Fax: (630) 428-4620
Email: Ohiocontacts@clawgroup.com
17137989 3-30, 4-6, 4-13/2015

LEGAL NOTICE OF PUBLICATION COMMON PLEAS COURT, BUTLER COUNTY, OHIO

Defendant:
JORGE HERRERA ANDRADE
Last Address: UNKNOWN ADDRESS

The defendant, whose place of residence is unknown, will take notice that a complaint for divorce has been filed against you in the Domestic Relations Division of the Butler County Court of Common Pleas, 315 High Street, 2nd Floor, Hamilton, Ohio 45011, (513) 887-3352. If you do not file an answer with the court, a judgment may be granted to the defendant for the relief demanded.

Case Number: DR2015020110
File Date: FEBRUARY 25, 2015
Plaintiff: MARIA ANDREA GRANADOS LEDEZMA
Attorney: MICHELE L FLANIGAN
432 WALNUT STREET SUITE 1100
CINCINNATI, OH 45202

MARY L SWAIN
Butler County Clerk of Courts
Judith Whisman Miller
Deputy Clerk
17122243
3-16, 3-23, 3-30, 4-6, 4-13, 4-20/2015

LEGAL NOTICE

Notice is hereby given that the West Chester Township Trustees adopted the following resolution at their regular meeting on Tuesday, March 24, 2015: statutory Res. No. 08-2015 rescinding resolution No. 94-15 and replacing and revising the name, members and meeting schedule of the West Chester Township Records Commission - attest: Bruce Jones, Fiscal Officer. Complete text may be viewed or obtained at the office of the West Chester Township Fiscal Officer, 9113 Cincinnati-Dayton Road, West Chester, Ohio 45069, 8:30 a.m. to 4:30 p.m. Monday through Friday.
West Chester Township Trustees
Bruce Jones, Fiscal Officer
Judith C. Boyko, Administrator
17135757 3-30, 4-9/2015

**PROBATE COURT OF
BUTLER COUNTY, OHIO
RANDY T. ROGERS, JUDGE
IN RE: CHANGE OF NAME OF
Melinda Chyenne McBride-Tuggle
CASE NO. P145-02-0027
NOTICE OF HEARING ON
CHANGE OF NAME**

Applicant hereby gives notice to all interested persons and to Christopher Sheridan Wada whose last known address is 8370

Pippin Road, Cincinnati, Ohio 45239 that the applicant has filed an Application for Change of Name in the Probate Court of Butler County, Ohio, requesting the change of name of Melinda Chyenne Wade to Melinda Chyenne McBride-Tuggle. The hearing on the application will be held on the 4th day of May 2015, at 2:30 o'clock p.m. in the Probate Court of Butler County located in the Historical Butler County Courthouse, 101 High St., Second Floor, Hamilton, OH 45011. 17137617 3-30/2015

LEGAL NOTICE OF PUBLICATION COMMON PLEAS COURT, BUTLER COUNTY, OHIO

Defendant:
NOEL A. KRATZER
Last Address: UNKNOWN ADDRESS

The defendant, whose place of residence is unknown, will take notice that a complaint for divorce has been filed against you in the Domestic Relations Division of the Butler County Court of Common Pleas, 315 High Street, 2nd Floor, Hamilton, Ohio 45011, (513) 887-3352. If you do not file an answer with the court, a judgment may be granted to the defendant for the relief demanded.

Case Number: DR2015020121
File Date: FEBRUARY 27, 2015
Plaintiff: MICHAEL R KRATZER
Attorney: TYLER P WEBB
423 READING ROAD
MASON, OH 45040

MARY L SWAIN
Butler County Clerk of Courts
Judith Whisman Miller
Deputy Clerk
17122243
3-16, 3-23, 3-30, 4-6, 4-13, 4-20/2015

NOTICE OF FILING CREDITOR'S BILL, Theodore Cole, Plaintiff, versus Ellen R. Cole, Defendant (last known address 5238 Lancaster Trail, Middletown, OH 45044) Butler County Court of Common Pleas, 315 High Street, Hamilton, OH 45011, Case No. CV-2015-02-0447. To collect on judgment. Defendant is required to answer the complaint within 28 days of this publication. 17107048
3-1, 3-8, 3-15, 3-22, 3-29, 4-5/2015

COURT OF COMMON PLEAS BUTLER COUNTY, OHIO NOTICE OF SUIT FOR FORECLOSURE OF LIEN FOR DELINQUENT TAXES BY THE TREASURER OF BUTLER COUNTY, OHIO

TO: The following individuals and entities, and their respective unknown heirs, devisees, legatees, executors, administrators, spouses, successors, and assigns and unknown guardians of minor and/or incompetent heirs:

**WILLIAM F. BURGER, AND JANE DOE, UNKNOWN SPOUSE OF WILLIAM F. BURGER, LKA 7826 MEYERS ROAD, MIDDLETOWN, OH 45042
BRENDAN BURGER, AND JOHN DOE, UNKNOWN SPOUSE OF BRENDAN BURGER, LKA 7826 MEYERS ROAD, MIDDLETOWN, OH 45042**

NOTICE is hereby given that on January 8, 2015, Nancy E. Fox, Treasurer of Butler County, Ohio, filed a Complaint in the Court of Common Pleas of Butler County, Ohio, case no. CV2015-01-0029, to foreclose upon the lien of the State of Ohio for delinquent real estate taxes, assessments and penalties upon the below described real estate in which the above-described persons or entities may claim an interest as owners, beneficiaries, or otherwise, to-wit:

Being all of Lot Number Fourteen (14) con-

taining 5.32 acres on the recorded plat of Poestlow Heights, Part One, also the following described part of Lot Number Thirteen (13) of the above noted plat:

Beginning at a point at the Southwest corner of said Lot Number Thirteen (13), thence Eastward along the South line thereof 150.2 feet to a point which point is 325 feet Eastward from the Southwest corner of said Lot Number Fourteen (14), thence Northwest parallel with the West line of said Lot Number Fourteen (14), a distance of 1327.9 feet to a point on the North line of said Lot Number Thirteen (13), which point is approximately 203.73 feet Eastward from the Northwest corner of said Lot Number Fourteen (14) thence Eastward along the North line of said Lot Number Thirteen (13) a distance of 150.2 feet to the Northwest corner thereof; thence Southward along the West line of said Lot Number Thirteen (13) 1327.76 feet to the place of beginning, containing 4.58 acres.

Saving and excepting from the above described real estate that part of Lot Number Fourteen (14) Poasttown Heights Plat, Part One, recorded in Plat 8, Page 2 of the Plat Records of Butler County, Ohio, bounded and described as follows

Beginning at a point at the southwest corner of said Lot No. 14; thence northward along the West line of said Lot, 389 feet to a point thence eastward parallel with the south line of said tract 112 feet to a point; thence southward parallel with the west line of said Lot, 389 feet to a point on the south line thereof; thence westward along the south line of said Lot, 112 feet to the place of beginning containing one acre, more or less.

Property Address: 7826 Myers Road
Middletown, Ohio 45042 (and vacant land)
Permanent Parcel Number:
E2220-041-000-038 and E2220-041-000-039

Within twenty-eight days after the publication of this notice, each of the above-named defendants is required to serve upon the Prosecuting Attorney of Butler County, Ohio, the address listed below, a copy of an answer to the complaint. Within three days after the service of a copy of the answer on the Prosecuting Attorney, your answer must be filed with the Clerk of the Court, 315 High Street, Hamilton, Ohio 45011.

**DAN L. FERGUSON, 0036957
ASSISTANT PROSECUTING ATTORNEY
BUTLER COUNTY, OHIO
315 High Street, 11th Floor
Hamilton, Ohio 45011
(513) 887-3478**

What's at Journal-News.com? Job homes for sale and rent, merchandise and announcements, obituary notices, garage sales, autos for sale - and much more!

Unmatched Local News

CONTRACT #15-13

**SALE OF SURPLUS REAL PROPERTY -
2311 Lincoln Avenue, Hamilton, Ohio**

THE CITY OF HAMILTON, OHIO

The City of Hamilton, Ohio Invites Interested parties to submit Development Proposals for the purchase of surplus real property.
The City of Hamilton is seeking development proposals for 2311 Lincoln Avenue, an 11.78 acre parcel owned by the City of Hamilton approximately 0.5 miles east of State Route 4 and 2.5 miles southeast of downtown Hamilton.
Electronic proposals will be received on or before June 2, 2015 at 4 PM (E.D.T.), respondents should submit one electronic copy in PDF format of the Development Proposal to the City of Hamilton at ecolvey@hamilton-oh.gov.

Copies proposal forms may be obtained from the Purchasing Agent, One Renaissance Center, 345 High Street, Finance Dept. 7th Floor, Hamilton, Ohio 45011 or via email request at ecolvey@hamilton-oh.gov.

The City reserves the right to reject any and all responsive proposals, and advertise again, or to accept any Proposal which may be deemed to advance the best interest of the City of Hamilton, Ohio.

John Hoskinson
Purchasing Agent
Joshua A. Smith
City Manager
17140055 3-30/2015

**MASTER COMMISSIONER'S
PUBLIC AUCTION SALE
CASE NO. CV 2014 04 1538
FIRST FINANCIAL BANK, NA,
PLAINTIFF
VS.
RONALD BAKER, ET AL.,
DEFENDANTS
BUTLER COUNTY
COMMON PLEAS COURT**

By virtue of a court order in the above case, the duly appointed Master Commissioner, Brent Semple of C. Garth Semple and Associates, Inc., will sell by auction at 15 Oxford State Rd., Middletown, OH 45044 on Tuesday, the 28th day of April, 2015 at 11:00 o'clock A.M., the following described Real Estate, to-wit:
Property Address: 15 OXFORD STATE ROAD, MIDDLETOWN, OH 45044
PPN: C1710-019-000-019 AND
C1710-019-000-020

SITUATED IN SECTION 2, TOWN 1, RANGE 4, AND IN LEMON TOWNSHIP, BUTLER COUNTY, OHIO, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS BEGINNING AT A POINT IN THE OXFORD STATE ROAD, NORTH 81 DEG. 00' WEST, 1317.49 FEET FROM THE POINT OF INTERSECTION OF THE CENTER OF

SAVE AND EXCEPTING, HOWEVER, THAT CERTAIN PORTION OF THE ABOVE PREMISES CONTAINING 1.137 ACRES, MORE OR LESS CONVEYED TO THE STATE OF OHIO ON JANUARY 17, 1964, AND BEING DESCRIBED AS FOLLOWS: BEING A PARCEL OF LAND LYING ON THE RIGHT SIDE OF THE CENTER LINE OF A SURVEY, MADE BY THE DEPARTMENT OF HIGHWAYS, AND RECORDED IN BOOK PAGE OF THE RECORDS ON BUTLER COUNTY, OHIO, AND BEING LOCATED WITHIN THE FOLLOWING DESCRIBE POINTS IN THE BOUNDARY THEREOF: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2, THENCE SOUTH 1 DEG. 25' 17" EAST ALONG THE EAST LINE OF SECTION 2 A DISTANCE 1335.43 FEET TO A POINT IN THE CENTER LINE OF EXISTING STATE ROUTE 73; THENCE NORTH 79 DEG. 47' 46" WEST ALONG SAID EXISTING CENTERLINE A DISTANCE OF 1317.67 FEET TO THE GRANTOR'S NORTH-WESTERLY PROPERTY CORNER; THENCE SOUTH 9 DEG. 35' 44" EAST ALONG THE GRANTOR'S WESTERLY PROPERTY LINE A DISTANCE OF 696.39 FEET TO THE REVERSE POINT OF BEGINNING; THENCE SOUTH 10 DEG. 16' 34" EAST A DISTANCE OF 172.80 FEET TO A POINT IN THE GRANTOR'S EASTERLY PROPERTY LINE; THENCE SOUTH 100 DEG. 49' 58" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 614.00 FEET TO THE GRANTOR'S SOUTHERLY PROPERTY CORNER; THENCE NORTH 9 DEG. 35' 44" WEST ALONG THE GRANTOR'S WESTERLY LINE A DISTANCE OF 694.55 FEET TO THE POINT OF BEGINNING.
IT IS UNDERSTAND THAT THE LAND BEING CONVEYED CONTAINS 3.748 ACRES, MORE OR LESS.
APPRAISED AT: \$123,933.33
MINIMUM BID: \$32,622.22
There was not an inside inspection of the property and the master commissioner is not liable for conditions of the property upon confirmation of the sale.
TERMS OF SALE: 10% buyer's premium to be added to successful high bid. 10% of the sale price down at time of sale with check or money order; balance due thirty days from date of sale.

**MASTER COMMISSIONER:
BRENT SEMPLE
C. GARTH SEMPLE & ASSOCIATES, INC.
www.semplells.com
ATTORNEYS: FLAGEL & PAPAKIRK LLC
BENJAMIN M. RODRIGUEZ, ESQ., 50 EMBUSINESS WAY, SUITE 410, CINCINNATI, OHIO 45241, (513) 984-8111.
17138332 3-30, 4-6, 4-13/2015**

**COURT OF COMMON PLEAS
BUTLER COUNTY, OHIO
U.S. Bank National Association
Plaintiff,
-vs-
The Unknown Heirs, Devisees,
Legatees, Executors, Administrators,
Spouses and Assigns and the
Unknown Guardians of Minor
and/or Incompetent Heirs of
Chris A. Miller, et al.**

erly, and the proceeds of said sale be applied according to law.
Said Defendant is required to file an Answer within twenty-eight (28) days after last publication, which shall be published once a week for three (3) consecutive weeks, or they might be denied a hearing in the case.

AHEPA SENIOR LIVING APARTMENTS OF HAMILTON

Hamilton, Butler County, Ohio

PROJECT NARRATIVE—January 26, 2016

AHEPA National Housing Corporation is pleased to present the development of 125 Senior Living Apartment dwelling specifically designed to provide *Enhance Living opportunities* for our clients as they *'age in place'*. Effectively an Assisted Living environment is being created which will address the most typical Activities of Daily Living. Residents will be screened thoroughly by Gardant Communities, our Operations Company, and determinations will be made of whether residents are qualified for our facilities....individuals with critical needs will be recommended for placement at other facilities including Skilled Nursing Care. Our building will be located on vacant land located at 2311 Lincoln Avenue in Hamilton, Butler County, Ohio, and consisting of 11.78 acres. The proposed development is provided with a keen interest to meet all of the Development Objectives defined for the City of Hamilton, aligning with the City's goals to activate vacant underutilized properties, while enhancing the overall vitality of the community.

This project's primary goal is an overarching response to need for supporting a significant elderly population in Hamilton, largely through the development of *a two-story Senior Development* enhanced by all components and services attached to traditional Assisted Living. Additionally housing, though modest dwellings, is also provided for the more independent elderly as part of the 'campus'.

Considering development of the entire 11.78 acre parcel, we have introduced these two distinct components of housing. Upon entering the site we move through a view corridor flanked by 'Cottage Style' dwellings, creating the sense of a traditional neighborhood street, which ultimately leads us to our 2-story 'Central Building'. The 'Cottages' will be developed as part of second Phase, and will likely be funded through the 9% Low Income Housing Tax Credit program. And the Central Building will house 125 dwelling specifically designed for use by our Elderly Population with special needs for assistance in daily living. Additionally the Central Building will be our 'Campus Hub' for socialization and services available to all Campus Residents.

Perhaps the most significant part as *'innovation'* for planning of the Central Building is the creating *'distinct neighborhoods'*, which can easily support the varying needs of our populations as the age in place. As examples, and without specific definition for location within the Central Building, we could easily define one neighborhood to provide services to elderly with rehabilitation needs...recent release from hospitals or other care settings. Another neighborhood could be adjusted and defined for elderly with early onset stages of dementia.

January 26, 2016

AHEPA Senior Living Apartments---Hamilton

Project Narrative and Design Concept

Page 2 of 4

And of course any neighborhood could simply respond to any of the characteristic needs to support a menu of activities for daily living. Each of these neighborhoods are planned to include ample socialization spaces and facilities for satellite dining, while central building facilities respond to all psycho-social needs of the elderly. Special spaces and accommodations will include:

- *Central dining, with the addition of private dining areas*
- *Central activities spaces, which will include theater lounge, casual living rooms, libraries, barber/beauty areas, and craft areas*
- *Active spaces to included wellness and fitness areas*
- *Space designated to provide facilities for visiting medical staff*
- *Various lounge areas and private spaces for family gatherings*
- *Limited central therapeutic bathing and therapy areas*
 - *It must be clearly understood that limited therapies and assistance with bathing could be provided with each dwelling unit, given ample resources planned therein....fostering dignity and privacy!*
- *Additionally exterior open site areas will be defined by an 8' wide multi-modal perimeter trail which travels the entire perimeter of the site and is measured to be in excess of 2,000 feet*
- *Passive and active open space amenities will exceed 5% of the site....raised garden and flower areas, and outdoor fitness as part of the trail, as well as open lawn areas.*

Other innovations for the total development will become manifest as part of building systems design, all of which have been self-scored with SOL Development LLC, the project LEED Consultants of Cincinnati, to achieve a minimum of a LEED Silver designation, and may include:

- *Special lighting systems*
- *Energy monitoring systems controls for electrical and mechanical services*
- *High efficiency HVAC systems*
- *Low-flow water savings fittings*
- *Rain gardens for on-site water controls*
- *Material waste and controls during the construction period, etc....*

berardi +
ARCHITECTS

January 26, 2016

AHEPA Senior Living Apartments---Hamilton

Project Narrative and Design Concept

Page 3 of 4

Specifically considering dwelling units, they have been planned providing fully accessible bathing, and limited kitchen facilities; the latter is designated as limited since our proposal include a central dining and dietary department, fostering both socialization as well as maintaining strict dietary controls..... the latter to ensure proper and adequate food intake, most often set aside and forgotten by our elderly. At the same time while dwellings for our 'cottagers' promote more independent living, given complete apartments with full kitchens and accessible bathing, our intent is to offer meals programs which can be easily accessed by our more independent elderly from the cottages, through use of the 'restaurant style dining' within the Central Building. Not only dining is offered here, but this expands the socialization aspect of 'campus life' for all residents of AHEPA Senior Living Apartments. And as evident from review of our Cottage dwelling unit planning, each dwelling is providing with one garage space along with one open driveway space. Private patios and covered porches are also noted for inclusion and enjoyment of each Cottager.

DESIGN CONCEPT

The principal tenet which we at **Berardi+** hold close as we develop all planning for the AHEPA organization is to provide sustainable architecture through effective and efficient planning, as well as the use of good choices when selecting materials which provide for long term useful life. While planning may be our first agenda item to ensure that we respond to the needs of our user populations, careful thought for on-going maintenance and uninterrupted operations is always a parallel direction.

Following those guidelines by LEED is a good beginning step, but creating environments, with special consideration to the building envelope leads to good architecture with a minimum of cost attributed to regular maintenance. The use of 'all masonry' exterior is always a good beginning to ensure positive results in reductions for maintenance but is also a substantial attribute when considering energy conservation. In this instance we are providing an exterior envelope which is not less than 70% masonry, using a combination of brick and stone, in conjunction with pre-finished cementitious materials for the balance of surface veneer.

Other considerations associated with site planning, provide an internalized plan to maximize our own security and defensible environment. Our perimeter may include a combination of decorative fencing as well as screen mounding combined with opaque planting details above mounds. And for the convenience of our residents we will provide connectivity to the community at large with a connector walk system from the public right of way to our internal sidewalks.

berardi+

January 26, 2016

AHEPA Senior Living Apartments---Hamilton

Project Narrative and Design Concept

Page 4 of 4

As noted by appended site planning, the site area is 500,940 +/- square feet, while our building cover is 119,033 sf or the equivalent of 23%; pavement areas and asphalt are 131,538 sf. Our green space is 250,399 sf or the equivalent of 49.98%. Effectively our open Space Ratio is approximately 77%.

And while a tree survey remains to be completed, our commitment is to retain as much of the natural environment as possible, permitting for the best building placement and development of the most desirable site features.

Finally note that we have elected a soft traditional style of architecture which blends several characteristic elements of varied form, as we created a resort style environment. And while styles may vary, a more distinct singular style can easily be achieved within the plan forms that we are suggesting.

END OF NARRATIVE

berardi +

DEVELOPMENT SUMMARY

Site Area: 11.7 acres
(500,940 s.f.)

Lot Coverage:

Buildings: 100,030 s.f.
- Main Bldg: 57,570 s.f.
- Cottages: 51,360 s.f.
Pavement: 47,742 s.f.
Asphalt: 11,169 s.f.
Green Space: 239,045 s.f.

Buildings:

(1) RPD
(8) 4-Unit Buildings
(2) 2-Unit Buildings
TOTAL: 11

RESIDENTIAL PLANNED DEVELOPMENT (RPD):

Units:
1st: 59
2nd: 66
TOTAL: 125

Parking: 82 (2 HC)

4-UNIT BUILDINGS:

1-BR: 20
2-BR: 20
TOTAL: 40

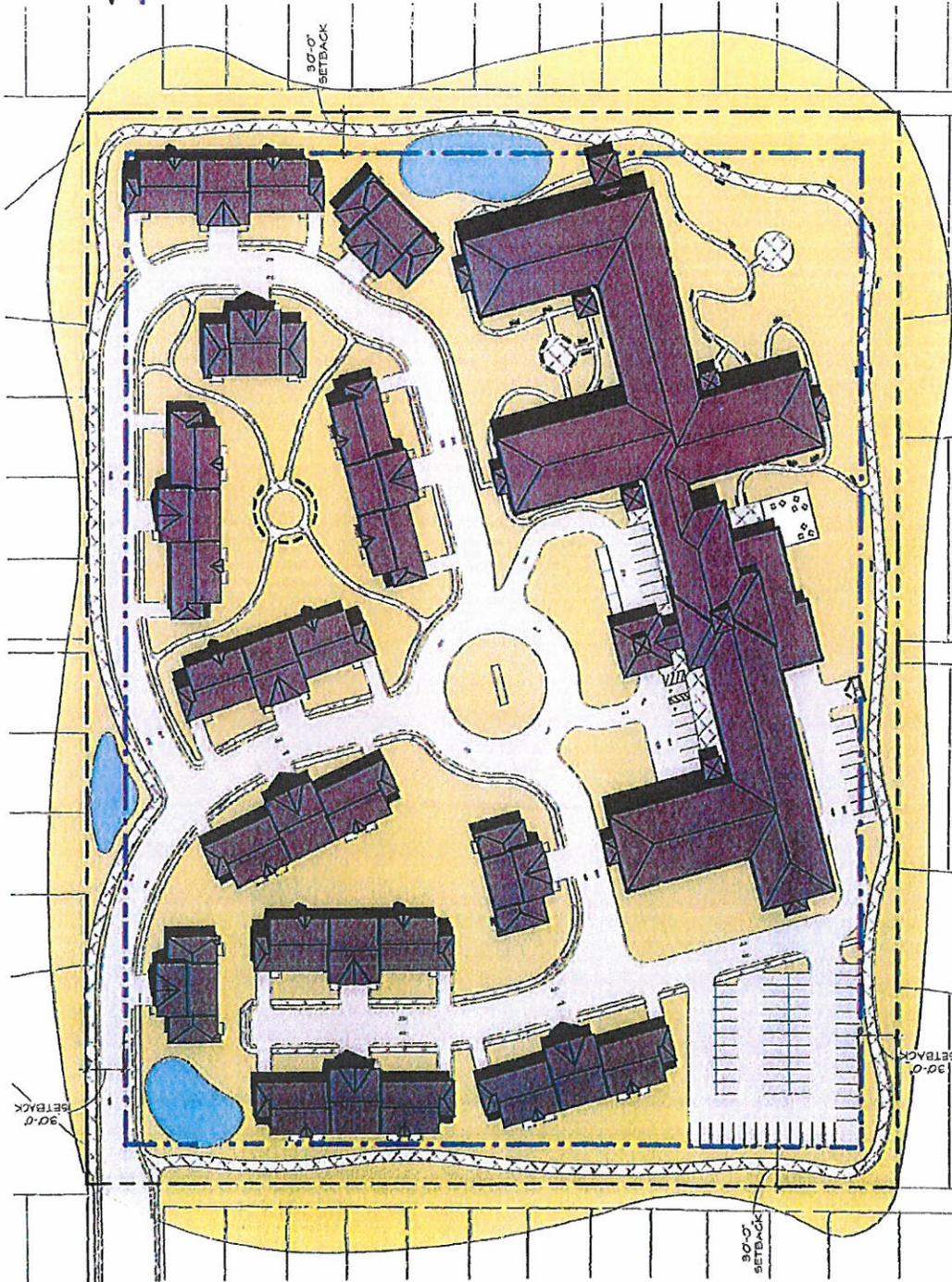
Parking: 40 garage
40 driveway
TOTAL: 80

SCHEMATIC

PROFESSIONAL
PROJECT: 11/10/2011

SITE PLAN

1A



site plan 1" = 80'-0"

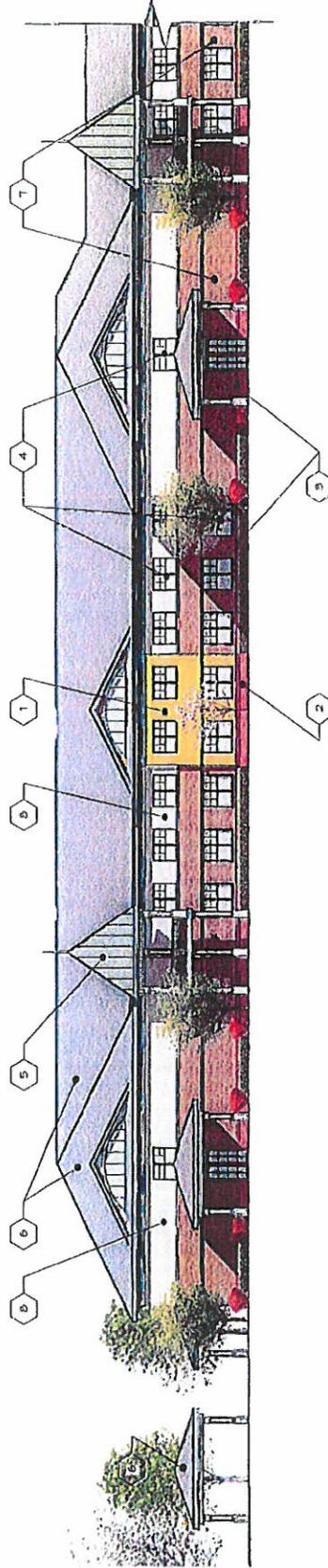
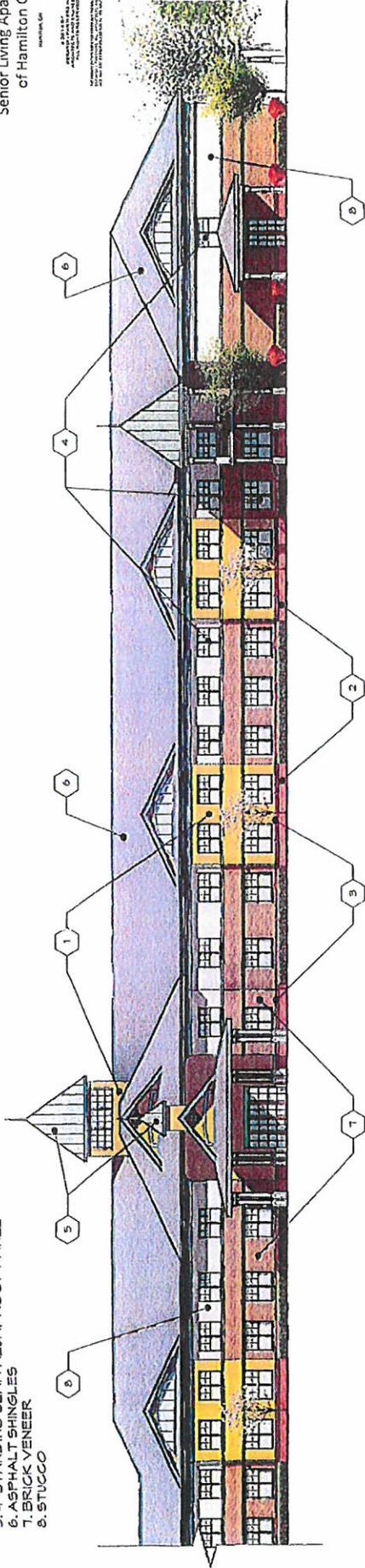
MATERIALS

1. STONE VENEER
2. BRICK BASE
3. ROWLOCK
4. CLAD WINDOW
5. 4"-STANDING SEAM ALUM. ROOF PANEL
6. ASPHALT SHINGLES
7. BRICK VENEER
8. STUCCO

AHEFA
Senior Living Apartments
of Hamilton Ohio

HAMILTON, OH

ARCHITECT: BERARDI + PARTNERS
PROJECT NO. 13118
DATE: 10/2011



SCHMATIC

PROJECT NO: 13118
PROJECT: AHEFA

ELEVATIONS

3A



west elevation 1" = 20'-0"

4. Exhibit D - Zoning Map

2311 LINCOLN AVENUE PUBLIC HEARING MAP



 2311 Lincoln Avenue

0 100 200 400 Feet



Application # A160055
Approval # A160056

5. Exhibit E - Application for Rezoning



Community Development
345 High Street, Suite 370
Hamilton, Ohio 45011

PLANNING DIVISION APPLICATION

Site Address:	2311 Lincoln Avenue		Project Name:	AHEPA Senior Living Apartments of Hamilton	
Lot #	236890	Zoning:	R-2	Subdivision:	N/A
	OWNER / DEVELOPER		AGENT / APPLICANT		ARCHITECT / ENGINEER
Name	AHEPA-Demetri Damaskos		Rolando Matias		Berardi +, Inc.
Street Address	10706 Sky Prairie St.		1398 Goodale Blvd.		1398 Goodale Blvd.
City, State, Zip	Fishers, IN 46038		Columbus, OH 43212		Columbus, OH 43212
Phone# / Fax#	317-845-3410	317-288-0816	614-221-1110	614-221-0831	614-221-1110
Cell			614-204-8832		614-221-0831
Email	ddamaskos@ahepahousing.org		rmatias@berardipartners.com		george@berardipartners.com

ZONING (\$300 application fee) \$ 300.00
 Existing property use: _____ Present Zoning District: R-2
 Proposed use: Senior Living Facility & Cottages Requested Zoning District: R-4

LOT SPLIT / COMBINATION (Fee \$100, except if non-buildable lot split \$20) \$ _____

PRELIMINARY PLAT / FINAL PLAT APPROVAL (Fee as below) \$ _____
 Sketch (\$100 fee) Preliminary (\$300 fee) Construction Plans (No Fee)
 Final (\$500 fee) \$40 / lot Sewer Impact Fee \$1,875 / lot

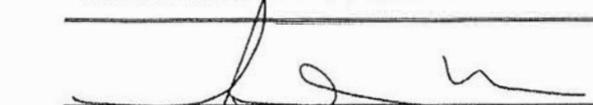
PLANNED DEVELOPMENT APPROVAL (Fee as below) \$ _____
 Sketch (\$100 fee) Preliminary (\$300 fee) Final (\$500 fee)
 Revision to Final Planned Development Plan
 Major (\$500 fee) Moderate (\$250 fee) Minor (\$150 fee)

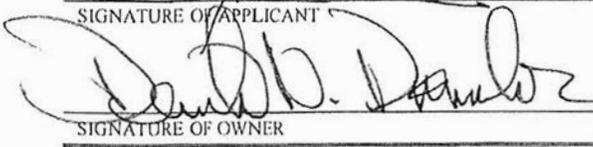
Certificate of Zoning Compliance (\$50.00 fee) \$ _____

Home Occupation Approval (\$50.00 fee) \$ _____

Telecommunication Registration Fee (\$300.00 fee) \$ _____

TOTAL AMOUNT OF FEE ----- \$ _____


 SIGNATURE OF APPLICANT 1/20/2016
 DATE


 SIGNATURE OF OWNER 1/20/2016
 DATE

Rolando Matias
 PRINT NAME

Demetri N. Damaskos
 PRINT NAME

City of Hamilton
 Planning Division
 Date: 1/20/2016
 Time: 3:53 PM
 Applicant: AHEPA Senior Living
 Project: 00234065
 Fee: \$300.00
 Payment Total: \$300.00
 City of Hamilton
 Planning Division
 \$300.00



To: Planning Commission
From: John Creech
Subject: AGENDA ITEM #2
 Final Plat – Gardner Ridge, Section 1, Block B (JA Development, Applicant)
Date: February 15, 2016

BASIC INFORMATION		
Applicant/Property Owner	JA Development	
Architect/Engineer/Consultant	Bayer Becker Engineers	
Size of Property	10.1 Acres	
Current Zoning	R-1 Single Family Residential District	
Proposed Use:	Single Family Residential Subdivision	
Comp. Plan Land Use Designation	Residential	
Special Purpose/CRA	N/A	
ADJACENT LAND USE/ZONING INFORMATION		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Vacant	R-1
South	Vacant	RPD
East	Residential	R-1
West	Residential	R-1
ZONING/DIMENSIONAL INFORMATION		
	<i>Minimum Required</i>	<i>Existing/Proposed</i>
Minimum Lot Area	10,000 sq ft	10,000 sq ft
Minimum Lot Width	80 LF	80 LF to 125 LF
Minimum Front Yard Setback	30 ft	30 ft
Minimum Side Yard Setback	5 ft - 15 ft	5 ft -15 ft
Minimum Rear Yard Setback	30 ft	30 ft
Maximum Bldg. Height	35 ft	35 ft
Other Requirements	N/A	N/A

BACKGROUND INFORMATION

Introduction:

This is a request submitted by JA Development for review and approval of the Final Plat for Gardner Ridge subdivision, Section One, Block B. The subject property is located just east of Gardner Ridge Section One, Block A (see attached location map). The property is zoned R-1 Single Family Residential. The preliminary plat for Gardner Ridge (formerly known as Oak Tree Hill) was reviewed and approved by the Planning Commission on November 1, 2004 and included 88 single family residential building lots. The final plat for Section One, Block A, comprised of 17 single family



residential lots was approved on March 22, 2006. The original developer of Gardner Ridge was Dixon Builders.

FINAL PLAT

The project encompasses 10.1 acres and will create twenty-four (24) single-family residential building lots as shown on the attached record plat. All of the proposed lots meet the R-1 Zoning district standard that was in place when the Preliminary Plat was approved. The standards in place at that time called for a minimum lot width of 80 feet and a minimum lot size of 10,000 square feet. The proposed lots range in size from 10,000 square feet to 38,027 square feet. All minimum lot widths meet or exceed 80 feet in lot width at building setback line.

The project includes the dedication of an additional 140 lineal foot section of Golden Oak Drive and approximately 1,112 lineal foot of Weeping Oak Drive within a 60- foot wide public right-of-way. All public improvements have been installed as part of the project – items not currently installed include sidewalks which will be installed upon construction of the new homes.

The Planning Commission reviewed and approved the Preliminary Plat for this subdivision as on November 1, 2004.

RECOMMENDATION

The City Interdepartmental Review Committee has reviewed and approved the Final Plat for Gardner Ridge, Section One, Block B and City Staff has reviewed the Final Plat and found it is consistent with the approved Preliminary Plat and City Zoning Regulations.

If the Planning Commission approves the Final Plat for Gardner Ridge, Section One, Block B, the Department of Community Development requests that the Planning Commission recommends that City Council approve the request for Final Plat approval for Gardner Ridge, Section One, Block B subject to the following conditions of approval:

- 1) Separate performance and maintenance bonds to be submitted and approved by for outstanding public improvements and installed public improvements in accordance with Section 1191 of the City of Hamilton Subdivision Regulations prior to the record plan being recorded with the Butler County Recorder.

Attachments:

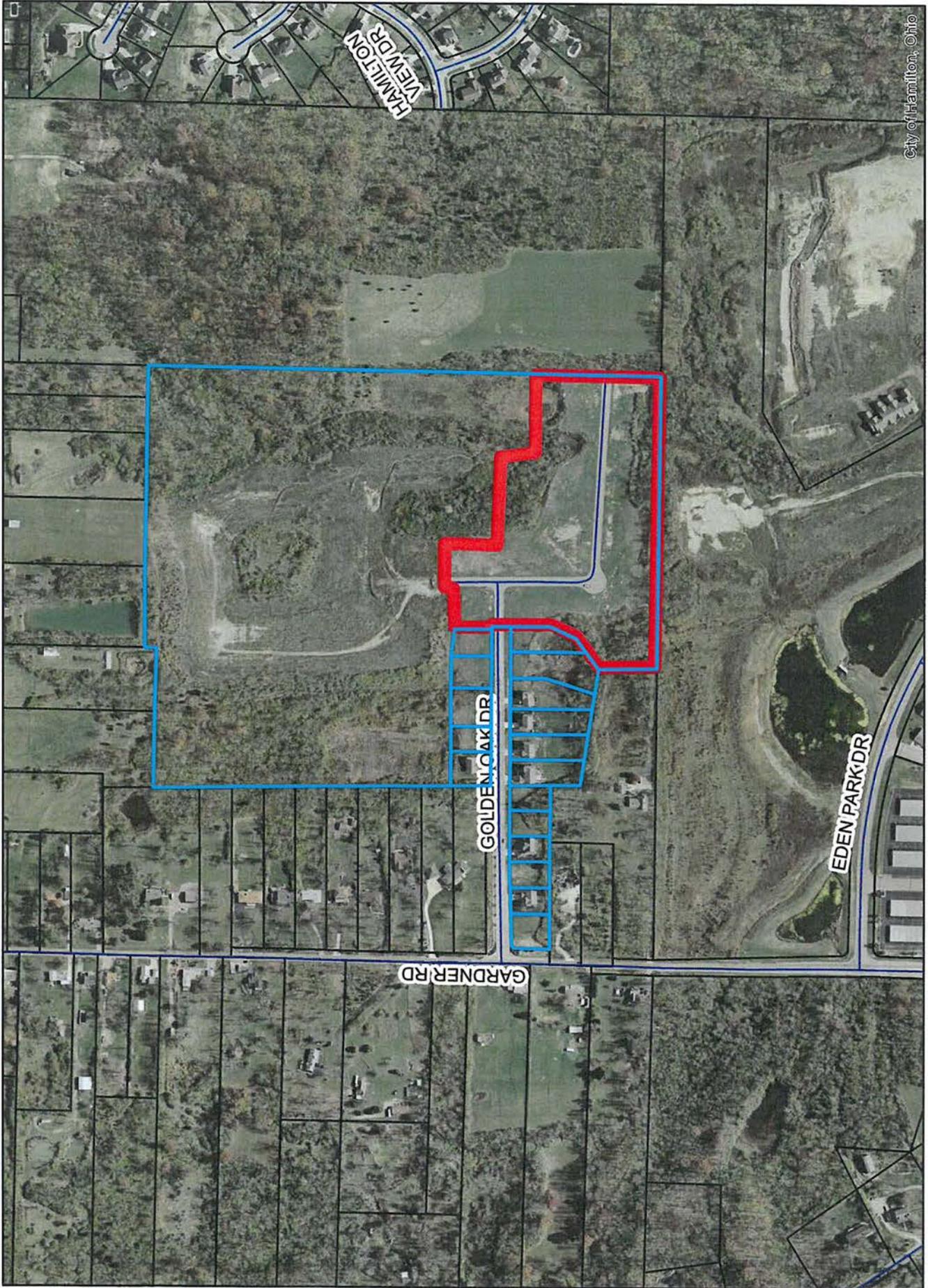
- 1) **Exhibit A – Location Map**
- 2) **Exhibit B - Preliminary Plat**
- 3) **Exhibit C - Record Plat**



1. Exhibit A - Location Map

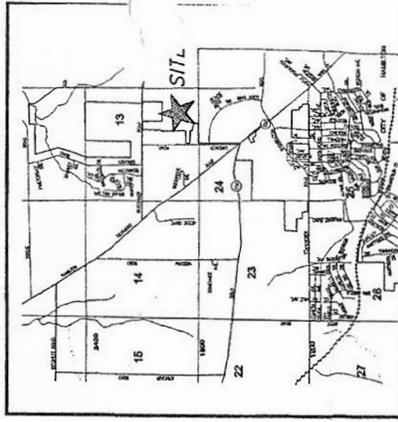


LOCATION MAP



CONCEPT OAK TREE HILL

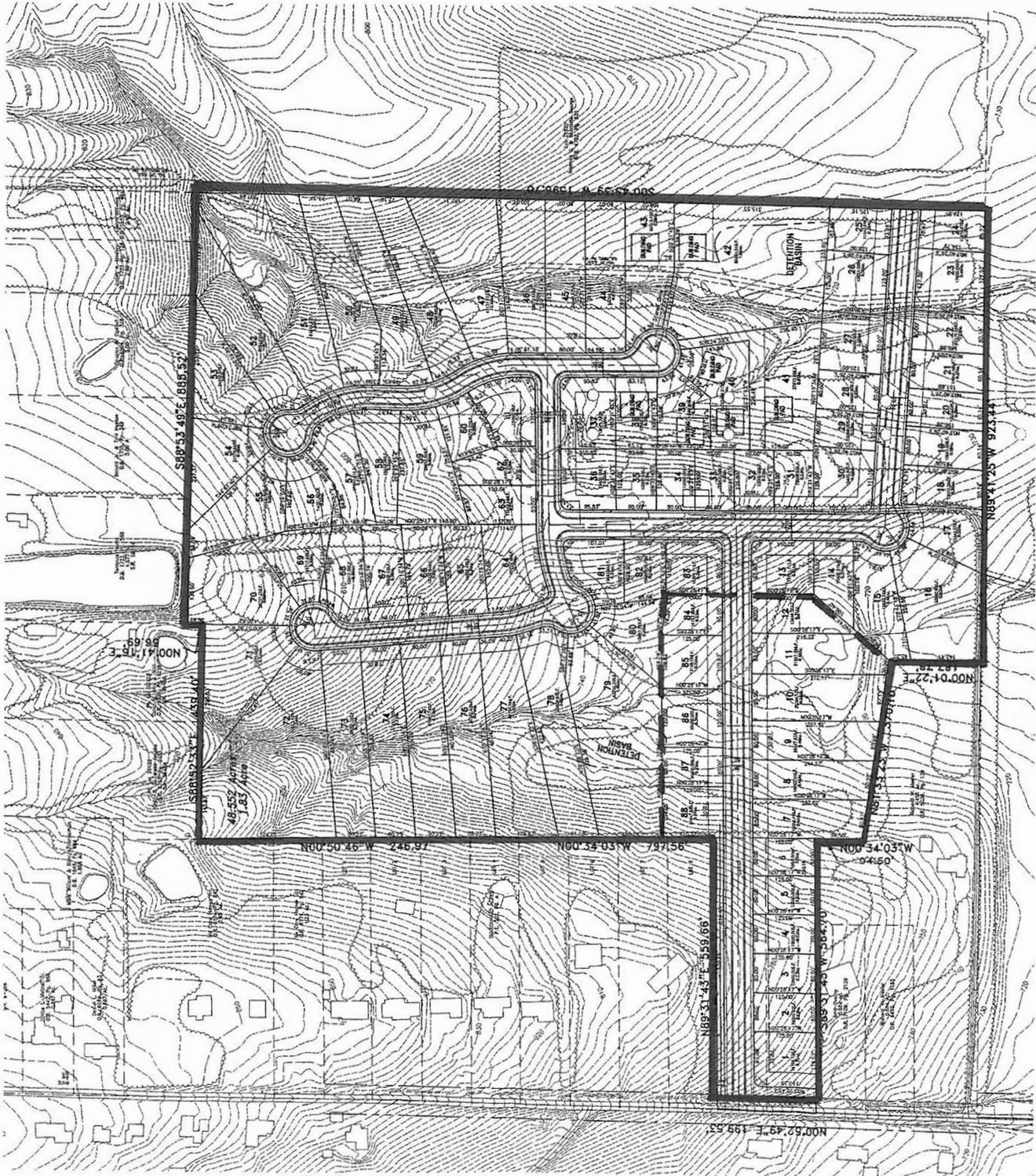
Lots 29621, 29617 & 29618
FIRST WARD, NORTHSIDE, CITY OF HAMILTON
BUTLER COUNTY, OHIO
SCALE: 1" = 100' OCTOBER, 2004



VICINITY MAP

OWNER & DEVELOPER

Dixon Builders
7624 Jessie's Way
Hamilton, Ohio 45011
(513) 867-6400



APPROVED PRELIMINARY PLAN

November 1, 2004

APPROVED BY THE COUNCIL OF THE CITY OF HAMILTON, OHIO BY ORDINANCE NO. _____ PASSED AT THE _____ MEETING OF COUNCIL.

APPROVED BY THE PLANNING COMMISSIONER, CITY OF HAMILTON, OHIO, THIS _____ DAY OF _____ A.D., 2014.

APPROVED BY THE CITY PLANNING COMMISSION, CITY OF HAMILTON, OHIO THIS _____ DAY OF _____ A.D., 2014.

CITY CLERK _____ MAYOR _____

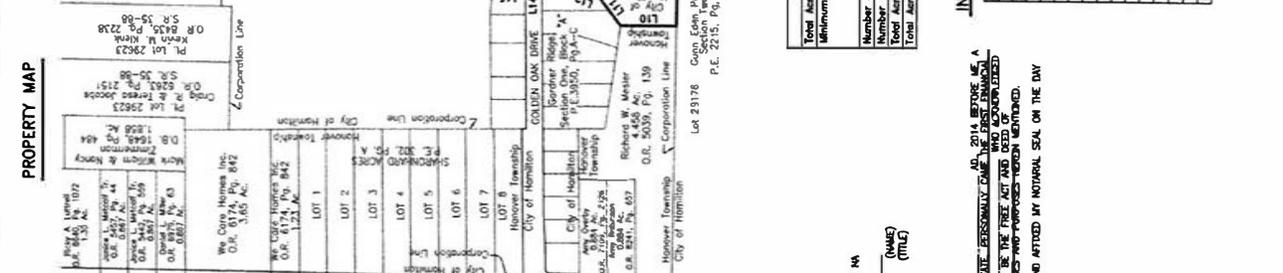
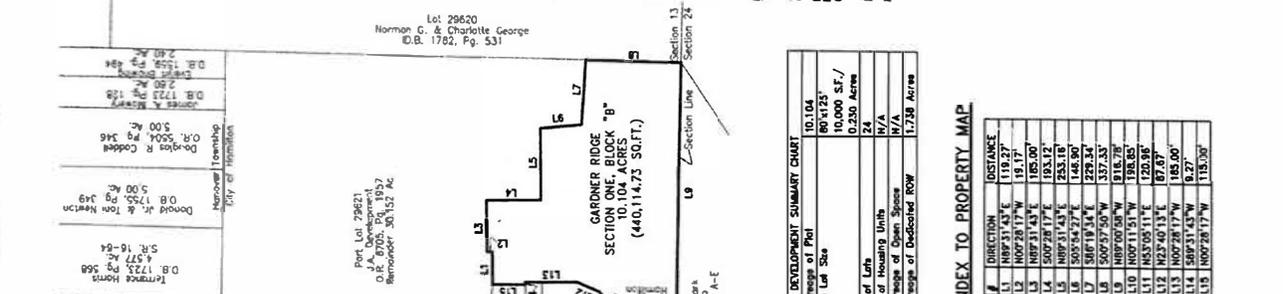
COMMISSIONER _____ CHAIRMAN _____

ORDERED FOR TRANSFER BY: _____ AT _____ A.D., 20____.

FILED FOR RECORD _____ AT _____ A.D., 20____.

REGISTERED BUTLER COUNTY, OHIO BY: _____ DEPUTY _____

FEE _____



DEVELOPMENT SUMMARY CHART

Total Area of Plat	10.104
Minimum Lot Size	80,124
Number of Lots	10,000 SF / 0.230 Acres
Number of Housing Units	24
Total Average of Open Space	N/A
Total Average of Dedicated Row	1,739 Acres

INDEX TO PROPERTY MAP

#	DIRECTION	DISTANCE
L1	N89°51'43"E	119.27'
L2	N00°28'17"W	15.17'
L3	S00°28'17"E	15.17'
L4	S00°28'17"E	15.17'
L5	N89°51'43"E	233.18'
L6	S00°54'57"E	148.90'
L7	S81°19'14"W	229.34'
L8	N89°00'58"W	918.78'
L9	N00°28'17"W	129.19'
L10	N89°51'43"E	148.00'
L11	N00°28'17"W	118.00'
L12	N00°28'17"W	118.00'
L13	N00°28'17"W	118.00'
L14	N00°28'17"W	118.00'
L15	N00°28'17"W	118.00'

STATE OF OHIO BUTLER COUNTY S.S.

BE IT RESEMBERED THAT ON THIS _____ DAY OF _____ A.D., 2014, BEFORE ME, A NOTARY PUBLIC IN AND OF SAID COUNTY AND STATE, PERSONALLY CAME J.A. DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY, TRUSTEES OF THE ADAM M. CRESTO REVOCABLE TRUST, AUTHORIZED MEMBER OF J.A. DEVELOPMENT LLC. WHO ADMITTEDLY ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY AND OF HANSEL AS AN INDIVIDUAL FOR THE USES AND PURPOSES HEREIN BEING.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST FORESAID.

NOTARY PUBLIC, STATE OF OHIO

BY _____ COMMISSIONER

OWNER & DEVELOPER
J.A. DEVELOPMENT LLC
7504 W. CHESTER, OHIO 43009
(615) 755-0770

TRUSTEES OF THE ADAM M. CRESTO REVOCABLE TRUST,
AUTHORIZED MEMBER OF J.A. DEVELOPMENT LLC.

ADAM M. CRESTO
1811
WEST CHESTER, OHIO 43089
(615) 755-0770

STATE OF OHIO BUTLER COUNTY S.S.

BE IT RESEMBERED THAT ON THIS _____ DAY OF _____ A.D., 2014, BEFORE ME, A NOTARY PUBLIC IN AND OF SAID COUNTY AND STATE, PERSONALLY CAME J.A. DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY, TRUSTEES OF THE ADAM M. CRESTO REVOCABLE TRUST, AUTHORIZED MEMBER OF J.A. DEVELOPMENT LLC. WHO ADMITTEDLY ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY AND OF HANSEL AS AN INDIVIDUAL FOR THE USES AND PURPOSES HEREIN BEING.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST FORESAID.

NOTARY PUBLIC, STATE OF OHIO

BY _____ COMMISSIONER

