

Tom Alf
Commission Member

Teri Horsley
Commission Member

Dale McAllister
Chairperson

David Belew
Commission Member

Patrick Moeller
Mayor

Michael Samoviski
Commission Member

Joshua Smith
City Manager

Roll Call:

1 Public Hearing

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Swearing in of Those Providing Testimony to the Commission:

Kathy Dudley, Assistant Law Director

Old Business: None

New Business:

Agenda Item #1- Public Hearing

- 1) Request to Approve Building Placement, Building Height and Parking Location on property located within the Neighborhood Initiative Area Conservation Overlay Zoning District (NIA), and
- 2) Request for a Conditional Use to allow the establishment of a Drive-Through Facility (i.e. retail/commercial establishment) to operate on property located at NW corner of Central Avenue and Knightsbridge Drive (Jeffrey Sackenheim, Applicant/Frank Pfirman, Gunnar Realty, LTD, Owner).

Staff: John Creech

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Reports:

1. Verbal Report on upcoming Architectural Design Review Board Meeting of April 5, 2016 – Staff: John Creech
2. Verbal Report on upcoming Board of Zoning Appeals Meeting of April 7, 2016 – Staff: John Creech
3. Verbal Report on previous Planning Commission cases in progress – Staff: John Creech

Adjournment:





For the Planning Commission Meeting of April 4, 2016

To: Planning Commission

From: John Creech

Subject: AGENDA ITEM #1

1) Request to Approve Building Placement, Building Height and Parking Location on property located within the Neighborhood Initiative Area Conservation Overlay Zoning District (NIA), and

2) Request for a Conditional Use to allow the establishment of a Drive-Through Facility (i.e. retail/commercial establishment) to operate on property located at NW corner of Central Avenue and Knightsbridge Drive (Jeffrey Sackenheim, Applicant/Frank Pfirman, Gunnar Realty, LTD, Owner).

Date: March 28, 2016

BASIC INFORMATION		
Applicant/Property Owner	Jeffrey Sackenheim, Applicant/Frank Pfirman, Gunnar Realty, LTD, Owner	
Architect/Engineer/Consultant	SHP Leading Design	
Size of Property	1.1 Acres Approx	
Current Zoning	B-2 Community Business District NIA Neighborhood Initiative Overlay	
Proposed Use: Conditional Use	Drive-Through Facility (i.e. retail/commercial)	
Comp. Plan Land Use Designation	Commercial	
Special Purpose/CRA	N/A	
ADJACENT LAND USE/ZONING INFORMATION		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Commercial	B-2
South	Commercial/Residential	B-2, R-3, R-4
East	Industrial	I-2
West	Residential	R-3
ZONING/DIMENSIONAL INFORMATION		
	<i>Minimum Required</i>	<i>Existing/Proposed</i>
Minimum Lot Area	N/A	1.1 Acres
Minimum Lot Width	55 LF	125 LF
Minimum Front Yard Setback	5 ft - 10 ft	50 ft – 80 ft
Minimum Side Yard Setback	5 ft	15 ft
Minimum Rear Yard Setback	25 ft	38 ft
Maximum Bldg. Height	35 ft	18 ft – 20 ft
Other Requirements	N/A	N/A



Introduction:

This is a two-fold request submitted by Jeffrey Sackenheim on behalf of Frank Pfirman, Gunnar Realty LTD, to 1) approve Building Placement, Building Height and Parking Location on property located within the Neighborhood Initiative Area Conservation Overlay Zoning District (NIA), and 2) a Conditional Use Request to establish a Drive Through facility (i.e. retail/commercial establishment) use on the property located at on the NW corner of Central Avenue and Knightsbridge Drive (Exhibit A). The property is zoned B-2 Community Business zoning district (Exhibit B) and is located within the boundary of the Neighborhood Initiative Area (NIA) Overlay Zoning District. The property is comprised of eight (8) separate lots including a vacated alley and a portion of an existing alley and comprises approximately 1.1 acres. The lots include City Lot Nos. 2432, 2479, 2480, 2481, 2482, 2483, 2484, and PT. 2485. Within the boundaries of the NIA zoning overlay district a “Drive Through Facility use requires Conditional Use review by the Planning Commission (Section 1127.50) and approval by City Council. New buildings within the NIA overlay zone must meet certain general site design requirements and specific building design requirements in Section 1127.70. These design requirements can be waived or modified by a majority vote of the Planning Commission.

The properties to the north are zoned B-2 Community Business. The properties to the west are zoned R-3 One to Four Family Residential, the properties to the south are zoned B-2, R-3 and R-4 Multi-Family Residential, and to the east is I-2 Industrial District.

Any remaining structures on the property will be removed.

Proposed Project:

The proposed project is a single story 5,900 square foot building with four separate and distinct storefronts (two 1,400 sq ft commercial spaces and two 1,540 sq ft commercial spaces). The building will face southeast towards the intersection of Knightsbridge Drive and Central Avenue and will be approximately 18 feet in height. Each of the four storefronts will vary architecturally in finish masonry material, color, window area, and roof parapet. There is a central inset area of the building that will be utilized as an outdoor patio for building occupants and customers.

The proposed project includes six (6) designated employee parking spaces in the rear of the building and seventeen (17) spaces in front of the building, for a total of 23 spaces. There is adequate space in front of the building to add an additional bay of 12 parking spaces if necessary. A total of twelve parking spaces are required per the Hamilton Zoning Ordinance.

The eastern most retail space closest to Central Avenue will be designed to accommodate a vehicular drive through. The drive through lane is approximately 200 feet in length for vehicular stacking.



Short Street Alley

The portion of the existing alley on the northern portion of the property (Short Street Alley) is proposed to be vacated and rededicated. The alley currently intersects Central Avenue at an angle less than 90 degrees – the proposed realignment will intersect at a right angle. Public Works Department and Traffic Engineering have reviewed the Conditional Use plans and indicated that the proposed alley realignment is an improvement to the current angle of the alley. They have indicated that the realigned alley be widened adjacent to Central Avenue to accommodate two-way traffic. If the Conditional Use is approved, the applicant will be the process to vacate and rededicate a portion of the Short Street Alley.

NIA Design Guidelines

The property is located within the NIA Conservation Overlay Zoning District. The NIA zoning overlay district encompasses a portion of the 2nd Ward neighborhood, south of downtown. The purpose of the NIA zoning overlay district is to promote high quality new development that contributes to overall vitality and longevity of the neighborhood. The chart below summarizes the requirements of the NIA overlay district relative to proposed development of the subject property.

NIA Conservation Overlay District Guidelines (Section 1127.00)

	NIA Overlay Guidelines	Proposed
Building Placement	Within 5 ft – 10 ft of ROW	50 ft – 80 ft
Building Height	45 ft (10 ft for every 8 ft of bldg width)	18 ft – 20 ft (to delineate individual storefronts)
Parking Location	Rear or side of building	Front of building

A unanimous vote of the Planning Commission will approve the proposed development, Site and Building Design Standards, as indicated in the right column of the chart above.

CONDITIONAL USE REVIEW

1155.10 – Conditional Uses:

1. The Planning Commission (PC) shall review and make a recommendation to City Council, in accordance with the provisions of this Ordinance for applications for Conditional Uses. The PC shall review the particular facts and circumstances of each proposed Conditional Use, and if recommending approval shall find adequate evidence that the proposed conditional use complies with the General Standards applicable to all Conditional Uses found in 1155.30. (REVISED OR2015-9-80)
2. The PC has no obligation to recommend approval of a Conditional Use, and City Council has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the PC that the use will not



be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. (REVISED OR2015-9-80)

3. In considering an application for a Conditional Use, the PC and City Council shall give due regard to the nature and condition of all adjacent uses and structures and in recommending approval of a conditional use may impose such requirements and conditions, in addition to any expressly stipulated in this Ordinance, as the PC may deem necessary for the protection of adjacent properties and the public interest. (REVISED OR2015-9-80)

Section 1155.00 which regulates Conditional Uses states the following:

1155.30 – Application and Review

The applicant shall submit an application to the Department of Community Development for a Conditional Use along with applicable fee. The applicant shall submit at least the following supporting information to be considered for a Conditional Use.

- A. A written description of the proposed Conditional Use including nature of the business and hours of operation. The written description of the proposed Conditional Use should further address the nine (9) Conditional Use Review Criteria below in Section 1155.30.C.
- B. Plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the PC may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood. (REVISED OR2015-9-80)

C. Conditional Use Review Criteria – General Standards

In reviewing an application for a Conditional Use, the PC shall consider whether there is adequate evidence that the proposed Conditional Use is consistent with the nine (9) General Standards below.

- (1) The proposed Conditional Use is to be located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance.** A Drive Through Facility (i.e. retail/commercial establishment) use is a conditional use in the NIA Overlay Zoning District. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. The applicant stated that *“The proposed conditional use subject*



property is currently zoned B-2 Community Business. The surrounding and adjacent properties are zoned B-2, R-3, and R-4 (appears to be one property across the street)." This information is attached to this report (attached as Exhibit C).

- (2) The proposed Conditional Use will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.** The applicant stated that *"The majority of the adjacent properties are developed as residences (Knightsbridge Avenue) or businesses (Central Avenue). The current properties on site are exhibiting signs of deterioration. Multiple structures on the existing parcels have previously been demolished and are vacant lots. Re-development of the prime corner parcel will dramatically enhance the physical quality of the neighborhood. The anticipated end users will provide employment opportunities and retail/dining options to the neighborhood, where very few options currently exist."* This information is attached to this report (attached as Exhibit C).
- (3) The proposed Conditional Use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.** The applicant stated that *"The proposed building will be consistent with the scale and character of the surrounding properties. The development is approximately 5,600 SF and a single story in height. It will serve as a transitional building between the commercial properties along Central and the residential properties along Knightsbridge. The proposed primary materials of brick and textured concrete block are consistent with structures along both roads. The drive thru lane will be partially screened through the use of plants, trees, and shrubs."* This information is attached to this report (attached as Exhibit C).
- (4) The proposed Conditional Use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools. If not, the applicant shall be responsible for the extension or establishment of any public facilities and services to effectively service the proposed Conditional Use.** The applicant stated that *"Utilities suitable for the development are all existing at or near the site. Vehicular access from Central and Knightsbridge Avenues is existing and appropriate. Our team will work with the City to confirm proposed curb cuts, traffic flow patterns and the proposed realignment of the existing alley. We believe the re-aligned alley will provide greatly improved lines of Sight at the intersection with Central. Preliminary conversations with City departments have already occurred."* This information is attached to this report (attached as Exhibit C).
- (5) The proposed Conditional Use will have vehicular approaches to**



the property which shall be so designed as not to create an interference with traffic on surrounding streets. The applicant stated that *“Traffic heading from Central Avenue on Knightsbridge has clear and sufficient distance for vehicles to decelerate for a right turn onto the property. Traffic heading in the opposite direction towards Central Avenue has sufficient distance to decelerate for a left turn into the property. Both lanes along Knightsbridge are two-lanes wide. Some consideration of eliminating existing on-street parking immediately in front of the parcel along Knightsbridge may be required.”* This information is attached to this report (attached as Exhibit C). The site plan indicates that the driveways located nearest the intersection will be removed.

(6) The proposed Conditional Use will comply with all applicable development standards, except as specifically altered in the approved Conditional Use. The applicant stated that *“Development standards are equal to or exceed those of the commercial district and the NIA overlay district, of which this parcel is located on the extreme eastern-most edge.”* This information is attached to this report (attached as Exhibit C).

(7) The proposed Conditional Use will not be hazardous to or have a negative impact on existing or future neighboring uses. The applicant stated that *“Neighborhood uses currently include a mixture of Single-family residences, multi-family residences and commercial uses. The proposed commercial development is consistent with the 8-2 zoning designation. The conditional use request for approval of a drive-thru lane on the property will not be hazardous or have a negative impact on the existing or future neighboring uses. We see the corner lot as a currently underutilized piece of land that can be a catalyst for additional capital improvements in the neighborhood. The drive-thru lane approval will help with its marketability to potential end users.”* This information is attached to this report (attached as Exhibit C).

(8) The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district. The applicant stated that *“The property activities will be consistent with the activity level of the current streets and neighboring commercial corridor. We anticipate normal business operation hours for retail or dining establishments. The drive-thru lane will be screened from passersby as well as the residential properties. We anticipate the drive-thru ordering unit to be located approximately 200' from the nearest residential property line. All lighting will be downward directed and will utilize full cut-off luminaire shields. Site lighting footcandles will be designed to be "0" at the property lines.”* This information is attached to this report (attached as Exhibit C).



(9) The proposed Conditional Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The applicant stated that *“The proposed conditional use will enhance re-vitalization efforts of the adjacent properties and surrounding businesses. We believe this development may spearhead future investments in the area, to capitalize on the proximity to Miami University, VORA and other surrounding businesses. The developer intends to create a beautiful, landscaped, and well maintained development that will become a real asset to the neighborhood.”* This information is attached to this report (attached as Exhibit C).

Summary Review of Conditional Use Standards:

Section 1155.10.2 confirms that the Planning Commission has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed.

Notification

Public Hearing Notices were mailed to the owners of 78 properties within 500 feet of the property in question. At the time this report was written, were no objections expressed to the proposed conditional use for the NW corner of Central Avenue and Knightsbridge Drive.

Recommendation:

A review of the nine Conditional Use Review Criteria – General Standards founds in Section 1155.30 (Exhibit C) provides the Planning Commission with the basic facts and circumstances of the proposed Conditional Use. After consideration of the Conditional Use Review Criteria – General Standards and the information provided by the applicant on the site plan and supporting material there is sufficient reason to consider **Approval** of the Conditional Use with Conditions.

Two separate votes are necessary to approve the site plan and conditional use request:

One vote will approve the development with respect to the NIA Conservation Overlay Zoning District Guidelines and the other vote will approve the Conditional Use with recommendation to be forwarded to City Council for final disposition.

If the Planning Commission approves the Central Avenue Square Development with respect to NIA Conservation Overlay Zoning District Guidelines, the Department of Community Development requests that the Planning Commission approve the request with the following motion:



- 1) The Planning Commission approves the Central Avenue Square development for Building Placement, Building Height and Parking Location as submitted in accordance in Section 1127.30 NIA Conservation Overlay Zoning District Design and Plan Review.**

If the Planning Commission approves the request for a Conditional Use, the Department of Community Development requests that the Planning Commission recommends that City Council approve the request for a Conditional Use subject to the following conditions of approval:

- 1. Construction drawings/documents for the proposed improvements and work shall be revised subject to any future review requirements of the City of Hamilton Departmental Review.**
- 2. Proposed building will be single story, brick and stone, masonry material veneer as shown on plans and supporting material submitted by the applicant. The same finish materials shall be applied to the dumpster enclosure.**
- 3. Proposed privacy fencing to be wood or vinyl construction, not chain link.**
- 4. All improvements and work indicated on construction drawings/documents approved as part of the Conditional Use be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved Conditional Use - (includes building and exterior finishes, canopies, dumpster enclosure, landscaping, pavement surfaces, fencing, and striping).**
- 5. No exterior storage/sales of merchandise or materials.**
- 6. Landscaping shall be provided as follows: 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). Landscaping selection to be coordinated with Municipal Arborist.**
- 7. Any future free standing signage to be a monument sign and include brick/stone base materials similar to those used on the proposed building. Any additional building, wall and any other signage (permanent or temporary) will comply with Section 1138.00 Hamilton Sign Ordinance.**



8. **Mechanical equipment in support of the building to be screened from the public right of way by landscaping/privacy fencing.**
9. **The portion of the Short Street Alley to be vacated and realigned to comply with recommendation of Public Works Department i.e. the realigned alley should be widened adjacent to Central Avenue to accommodate two-way traffic.**
10. **Any areas of the site that are not used for building, landscaping or approved parking to be planted with grass.**

Attachments:

- 1) **Exhibit A - Public Hearing Location Map**
- 2) **Exhibit B – Zoning Map**
- 3) **Exhibit C – Conditional Use Application & Supporting Material**



1) Exhibit A - Public Hearing Location Map
CENTRAL AVENUE SQUARE
LOCATION MAP



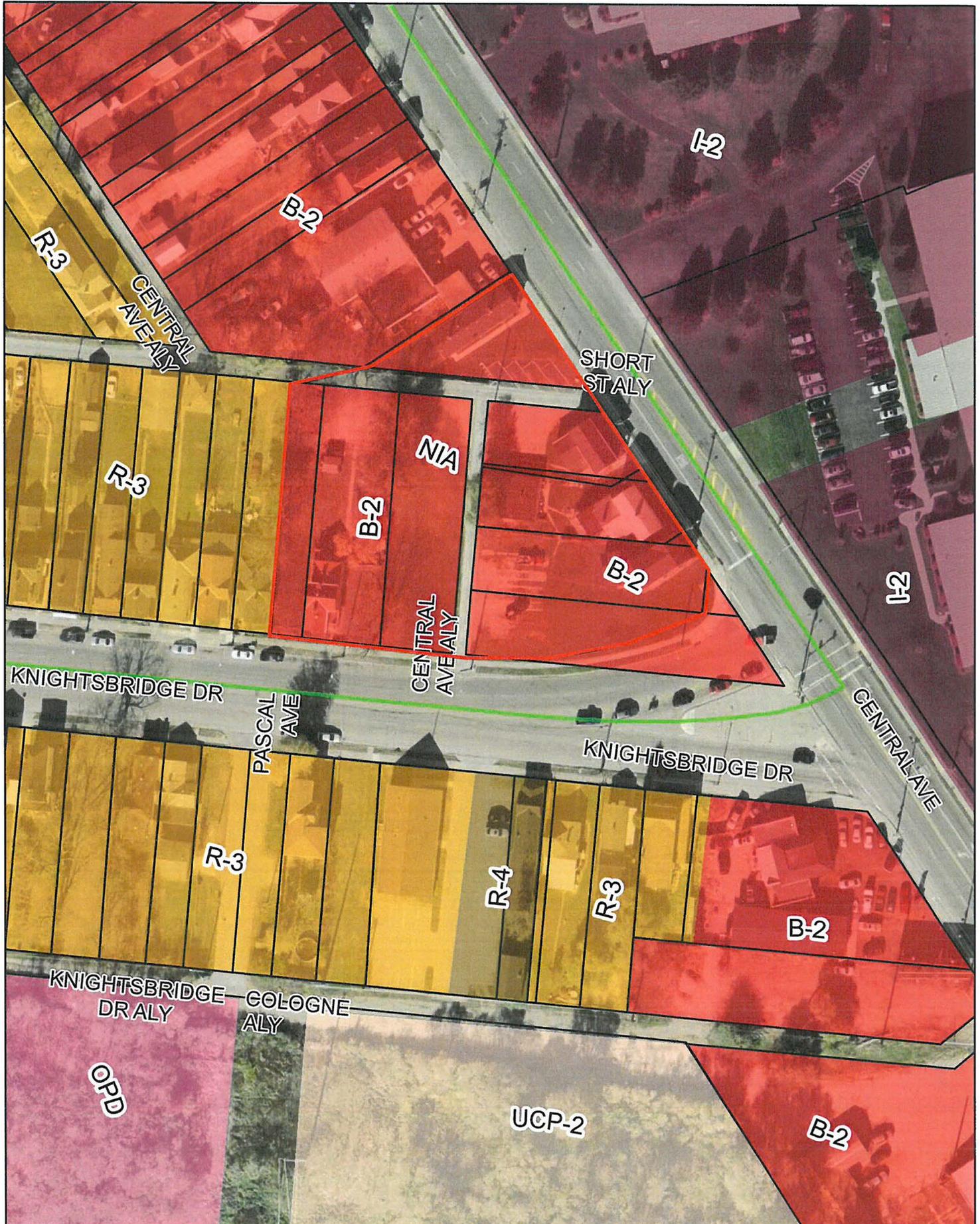
 Central Avenue Square

0 35 70 140 Feet



2) Exhibit B – Zoning Map

CENTRAL AVENUE SQUARE LOCATION MAP



 Central Avenue Square

0 35 70 140 Feet



3) Exhibit C – Conditional Use
Application & Supporting Material

A160661
A160662



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

APPLICATION FOR CONDITIONAL USE

Please Note: The Planning Commission has no obligation to approve a Conditional Use.

The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. (HZO Section 1155.10)

Property Address: Central Avenue (see attached)

Lot No(s): see attached

Property Owner: Frank Pfirmann / Gunnar Realty, LTD.

Owner's Mailing Address: frank.pfirmann@matandy.com

Applicant's Name (if different than owner): Jeffrey Sackenheim

Applicant's Mailing Address: 4805 Montgomery Rd., Ste. 400 / Cincinnati / 45212

Applicant's Email Address: jsackenheim@shp.com

Applicant's Phone Number: 513-381-2112

Previous Legal Use of Property: residential - rental properties

Date Previous Use Discontinued: September 2015

Proposed New Use of Property: commercial (recently re-zoned B-2) - retail, doodle

Requesting a Conditional Use Approval from the following Sections of the Hamilton Zoning Code:

1120.31 - drive up window with lane

City of Hamilton
Date: 3/15/2016
Act: _____
Name: _____
Receipt #: 10834224
Payment Total: \$200.00
3/15/2016
Cashier: _____
Officer: _____
Cons: _____
Check Entered: _____
Check Total: _____
\$50.00
\$150.00

Description of the proposed Conditional Use including nature of the business, hours of operation:

Applicants must include adequate information to satisfy 1155.30 – Application and Review C. Conditional Use Review Criteria – General Standards (attached to application). Please add additional sheets if more space is needed. This will assist the Planning Commission in making an informed decision on the requested Conditional Use

The proposed uses for the development include retail and/or dining. (the property was re-zoned to B-2 in September 2015).

End-user tenants have not been identified; as the property has yet to be taken to the commercial market. We anticipate normal hours of operation for retail & dining establishments (approximately 6:00 AM - 10:00 PM, seven days a week).

Applicants must also submit all pertinent plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the Planning Commission may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood.

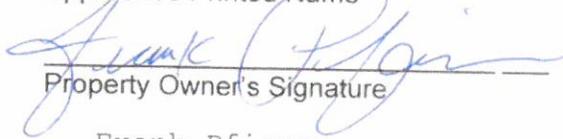
CERTIFICATION:

I certify that all of the information contained in this Application is complete, true and accurate.


Applicant's Signature

March 15, 2016
Date

Jeffrey Sackenheim
Applicant's Printed Name


Property Owner's Signature

March 15, 2016
Date

Frank Pfirman
Property Owner's Printed Name

Office Use Only

CU Application Number: _____
Fee Paid: _____
Meeting Date: _____

Zoning District: _____

APPROVED DISAPPROVED



Central Avenue Square – proposed commercial development

Developer: Gunnar Realty, LTD. / Frank Pfirman

Architect: SHP Leading Design / Jeffrey Sackenheim

Parcel addresses (see attached):

1141, 1157, 1165, 1169 Central Avenue

444, 450, 460 Knightsbridge Avenue

Zoned: B-2

1155.30 – Application and Review

A. Written description:

The “Central Avenue Square” project consists of a single story structure comprised of four commercial storefronts (two at 1,400 SF and two at 1,540 SF). The building storefronts are oriented towards the intersection of Central and Knightsbridge Avenue to allow for a high degree of visibility. Parking is located immediately in front of the storefronts. The building is split in the middle, creating an outdoor pedestrian patio. Project as proposed would include re-alignment of the existing alley to north edge of parcel, allowing for perpendicular approach to Central Avenue.

The subject property currently contains several residential rental properties. The redevelopment efforts would include the demolition of these properties. The developer has worked closely with Neighborhood Housing to help relocate them to new housing options. To date, two former occupants have been successfully and happily relocated. The two remaining residents are in the process of, with the developers assistance, finding new suitable housing.

The new development will be open to the public, but is specifically intended to provide convenient dining and shopping options to the students and professionals at Miami University, VORA Technology Park and the surrounding businesses. The development is designed to differentiate itself from the typical commercial strip center through its careful attention to siting, building materiality, form and detailing. The surrounding greenspace will be heavily landscaped and well-lit at night.

The specific conditional use we are seeking approval of pertains to a potential drive thru lane and window for the eastern-most tenant suite (adjacent to Central Avenue). We would like to market the development with the option of an approved drive-thru lane, as we believe this feature will make it more attractive to potential end users. If an end user of the eastern-most tenant suite does *not* want a drive thru lane, one will not be constructed.

Though still a preliminary number, we anticipate the development costs to represent a \$700,000.00+ investment.

www.shp.com
[@shp_leading](https://twitter.com/shp_leading)

CINCINNATI

4805 Montgomery Road Suite 400
Cincinnati, Ohio 45212
513.381.2112 main

COLUMBUS

250 Civic Center Drive Suite 200
Columbus, Ohio 43215
614.223.2124 main

BELLEVUE

223 Fairfield Avenue Suite 100
Bellevue, Kentucky 41073
859.360.1234 main

B. Plans

See attached submission. Complete technical drawings for construction will be submitted to the City at a later date, as part of the normal permit application process. Our team will work closely with the City to coordinate issues that may be related to traffic patterns, etc. Our team will also submit for any future zoning approvals that may be required (i.e. monument sign along Central Avenue).

C. Conditional Use Criteria – General Standards

1. The proposed conditional use subject property is currently zoned B-2 Community Business. The surrounding and adjacent properties are zoned B-2, R-3, and R-4 (appears to be one property across the street).
2. The majority of the adjacent properties are developed as residences (Knightsbridge Avenue) or businesses (Central Avenue). The current properties on site are exhibiting signs of deterioration. Multiple structures on the existing parcels have previously been demolished and are vacant lots. Re-development of the prime corner parcel will dramatically enhance the physical quality of the neighborhood. The anticipated end users will provide employment opportunities and retail/dining options to the neighborhood, where very few options currently exist.
3. The proposed building will be consistent with the scale and character of the surrounding properties. The development is approximately 5,600 SF and a single story in height. It will serve as a transitional building between the commercial properties along Central and the residential properties along Knightsbridge. The proposed primary materials of brick and textured concrete block are consistent with structures along both roads. The drive thru lane will be partially screened through the use of plants, trees, and shrubs.
4. Utilities suitable for the development are all existing at or near the site. Vehicular access from Central and Knightsbridge Avenues is existing and appropriate. Our team will work with the City to confirm proposed curb cuts, traffic flow patterns and the proposed re-alignment of the existing alley. We believe the re-aligned alley will provide greatly improved lines of sight at the intersection with Central. Preliminary conversations with City departments have already occurred.
5. Traffic heading from Central Avenue on Knightsbridge has clear and sufficient distance for vehicles to decelerate for a right turn onto the property. Traffic heading in the opposite direction towards Central Avenue has sufficient distance to decelerate for a left turn into the property. Both lanes along Knightsbridge are two-lanes wide. Some consideration of eliminating existing on-street parking immediately in front of the parcel along Knightsbridge may be required.
6. Development standards are equal to or exceed those of the commercial district and the NIA overlay district, of which this parcel is located on the extreme eastern-most edge.
7. Neighborhood uses currently include a mixture of single-family residences, multi-family residences and commercial uses. The proposed commercial development is consistent with the B-2 zoning designation. The conditional use request for approval of a drive-thru lane on the property will not be hazardous or have a negative impact on the existing or future neighboring uses. We see the corner lot as a currently underutilized piece of land that can

be a catalyst for additional capital improvements in the neighborhood. The drive-thru lane approval will help with its marketability to potential end users.

8. The property activities will be consistent with the activity level of the current streets and neighboring commercial corridor. We anticipate normal business operation hours for retail or dining establishments. The drive-thru lane will be screened from passersby as well as the residential properties. We anticipate the drive-thru ordering unit to be located approximately 200' from the nearest residential property line. All lighting will be downward directed and will utilize full cut-off luminaire shields. Site lighting footcandles will be designed to be "0" at the property lines.

9. The proposed conditional use will enhance re-vitalization efforts of the adjacent properties and surrounding businesses. We believe this development may spearhead future investments in the area, to capitalize on the proximity to Miami University, VORA and other surrounding businesses. The developer intends to create a beautiful, landscaped, and well-maintained development that will become a real asset to the neighborhood.

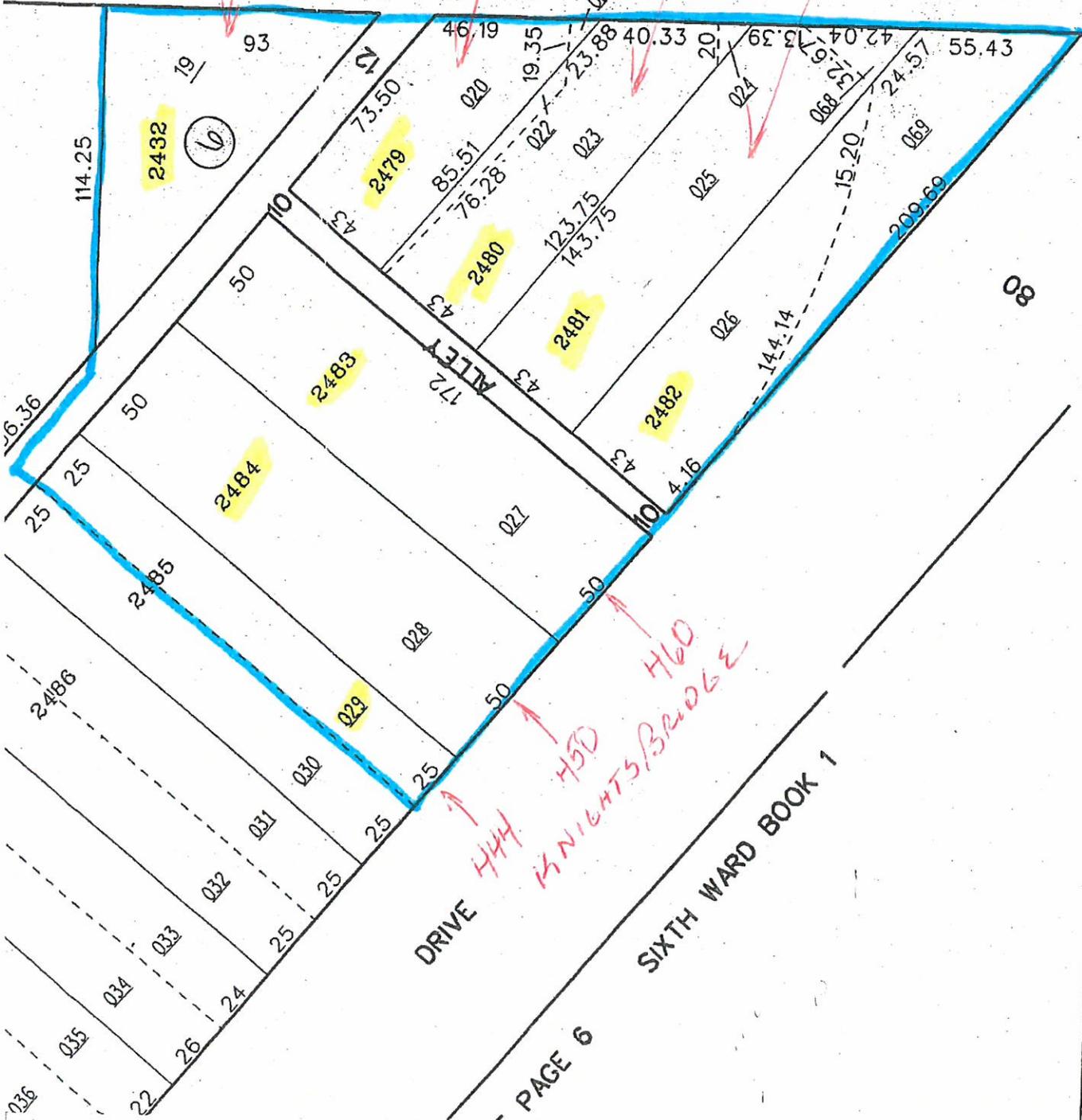
FIFTH WARD

CENTRAL

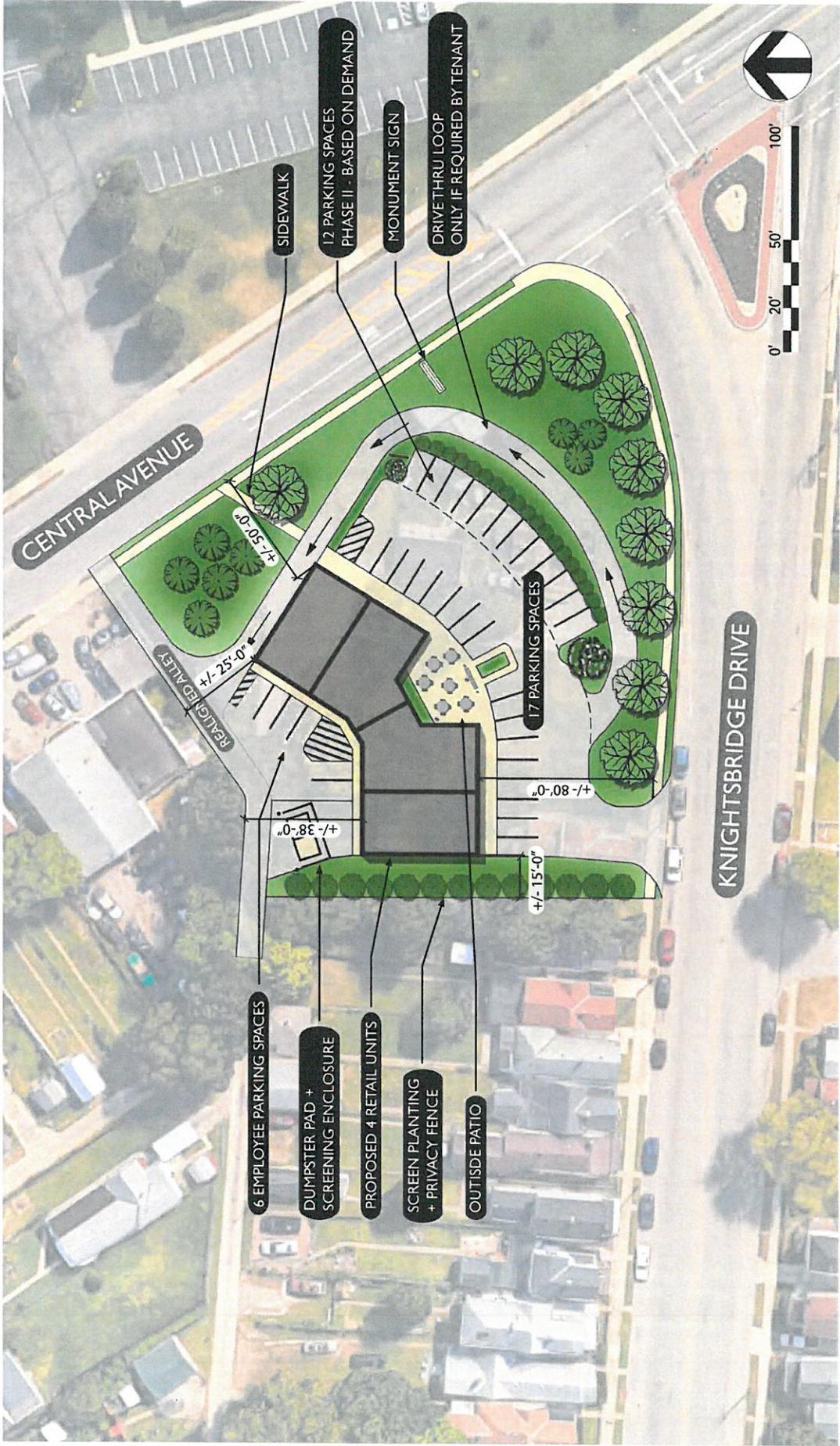
VACATED 3-29-78

ORD 78-3-11

1141 CENTRAL
1157 CENTRAL
1165 CENTRAL
1169 CENTRAL



444
450
460
KNIGHTS BRIDGE



CENTRAL & KNIGHTSBRIDGE CONCEPTUAL SITE PLAN: CENTRAL AVENUE SQUARE

MATANDY REALTY - HAMILTON, OH

8 MARCH 2016



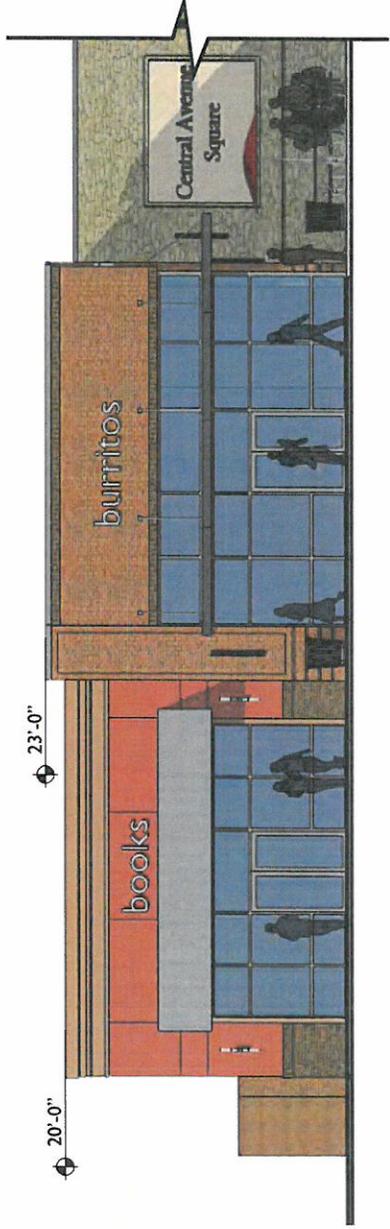




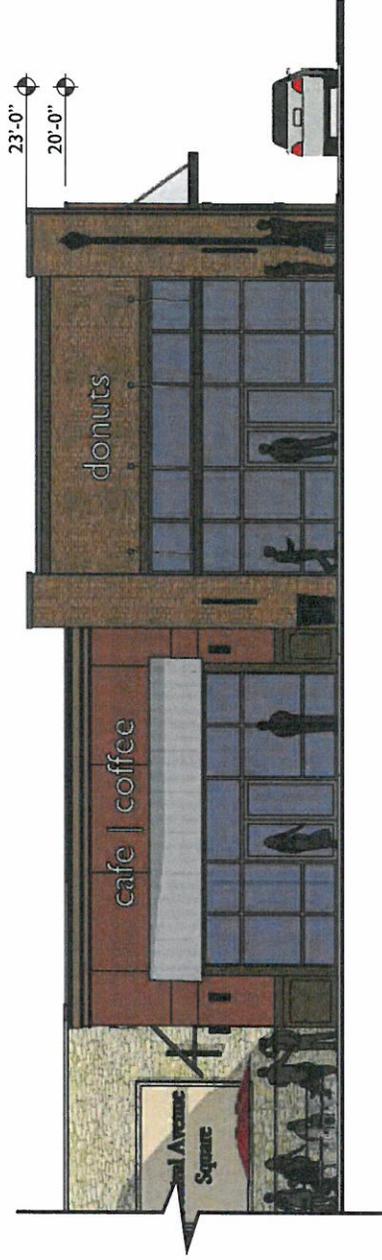








southwest elevation
1/8" = 1'-0"



southeast elevation
1/8" = 1'-0"

CENTRAL & KNIGHTSBRIDGE CONCEPTUAL ELEVATIONS: CENTRAL AVENUE SQUARE

MATANDY REALTY - HAMILTON, OHIO

8 MARCH 2016

