



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:

2 Public Hearings

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

Request to Amend the Final Development Plan for the former Eden Lakes Development (proposed Hamilton Commons Senior Living) – located on City Lot No. ENT 29176, comprised of +/-35.2 acres, situated west of Gardner Road and north of Eden Park Drive.

Staff: Meredith Murphy

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Agenda Item #2- Public Hearing

Request to approve the Final Development Plan for a new Westover Retirement Community parking lot, located on City Lot No. 22049 and City Lot No. 22050, (Colonial Senior Services, Application)

Staff: Meredith Murphy

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Agenda Item #3

Request for Specific Approval to permit a Retail Use (Furniture Store) on property zoned BPD Business Planned Development located at 3105 Dixie Highway (Joel Tiberghien, Applicant)

Staff: Heather Hodges



Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Agenda Item #4

Request by KHAN Signs Inc., to approve proposed wall signage on property zoned BPD Business Planned Development located at 1 North Brookwood Avenue. (KIMBEC Properties LLC/ KHAN Signs Inc., Owner/Applicant).

Staff: Meredith Murphy

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Reports:

1. Verbal Report on upcoming Architectural Design Review Board Meeting of September 6, 2016 – Staff: Meredith Murphy
2. Verbal Report on upcoming Board of Zoning Appeals Meeting of September 9, 2016 – Staff: Meredith Murphy
3. Verbal Report on previous Planning Commission cases in progress – Staff: Meredith Murphy

Adjournment:





For the Planning Commission Meeting of August 15, 2016

To: Planning Commission

From: Meredith Murphy

Subject: AGENDA ITEM #1

Request to Amend the Final Development Plan for the former Eden Lakes Development (proposed Hamilton Commons Senior Living) – located on City Lot No. ENT 29176, comprised of +/-35.2 acres, situated west of Gardner Road and north of Eden Park Drive (McBride Dale Clarion/ Clover Development, Applicant/ Owner)

Date: August 10, 2016

BASIC INFORMATION		
Applicant/Property Owner	McBride Dale Clarion/ Clover Development	
Architect/Engineer/Consultant	Thomas Graham Associates, Inc	
Size of Property	35.19 acres	
Current Zoning	RPD Residential Planned Development	
Proposed Zoning	RPD Residential Planned Development	
Comp. Plan Land Use Designation	Single Family	
Special Purpose/CRA	N/A	
ADJACENT LAND USE/ZONING INFORMATION		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Hanover Township/ Residential	Hanover Township/ R-1 Single Family Residential
South	Commercial Storage Facility	BDP Business Planned Development & B-2 Community Business
East	Residential, Vacant	RPD – Residential Planned Development District
West	Hanover Township	Hanover Township
ZONING/DIMENSIONAL INFORMATION		
	<i>Minimum Required</i>	<i>Proposed</i>
Minimum Lot Area	Two (2) Acres	35.19 Acres
Minimum Lot Width	N/A	585 feet
Minimum Front Yard Setback	25 feet	Approx. 240 feet from both streets
Minimum Side Yard Setback	7.5 feet	Approx. 1,850 feet
Minimum Rear Yard Setback	15 feet	Approx. 65 feet
Maximum Bldg. Height	N/A	Three stories- 40 feet
Other Requirements	Section 1118.170 Section 1118.180	See Section 1118.170 & 1118.180 Review Below

INTRODUCTION

An application has been submitted by McBride Dale Clarion on behalf of Clover Development for Planning Commission review of an Amendment to the Final Development Plan for Development formerly known as Eden Lakes Development. The property is comprised of approximately 35.19 Acres and is situated on the north east corner of Eden Park Drive and Gardner Road. 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 Clover Senior Residential Development. This application includes a Major Revision to a Final Redevelopment Plan to allow the construction of 119 unit residential unit development for senior living to be located at 1676 Eden Park Drive.

Background:

On July 25, 2016 an application was submitted for a Major Revision to a Final Redevelopment Plan. The applicant is proposing 115 two bedroom units and 4 one bedroom units (for a total of 119 units) to be located on the site in one building. There are also four (4) buildings housing enclosed garage spaces to be located to the north (to the rear) of the main building. The applicant has indicated that the development will take place on 8.5 acres of the total 35.19 acres, leaving 26.7 acres of undeveloped land proposed as open space.

The subject 35.19 acre parcel is part of the former Eden Lakes Development that in total comprised approximately 70 acres comprised of three (3) parcels. According to Planning Commission records, the property was rezoned from R-4 Multi-Family Residential and B-2 Community Business District to RPD Residential Planned Development in 2001 in order to develop the site as a mixed residential community of single family homes and condominiums. The Eden Lakes Development included 109 attached condominiums and detached single family homes. In November 2012, the Planning Commission reviewed and approved a Plan Amendment submitted by Faith Pentecostal Church for the southern-most portion of the property that included the original clubhouse for the Eden Lakes Development. In November 2015, the Planning Commission reviewed and approved a plan amendment for a portion of the property for Miami University Student housing (condos and detached dwellings) submitted by Quest Holdings.

Property owners within 500 feet of the subject property were notified by mail of the public hearing. A number of phone calls were received requesting clarification of the proposal. One objection to the proposal was received over the phone from the neighboring property owner to the north, located in Hanover Township.

PLAN/PROPOSAL REVIEW

1. **Zoning** – The property is zoned RPD – Residential Planned Development and requires that the Planning Commission hold a public hearing and amend the final development plan for the project. Multi-unit residential uses are permitted in the RPD zoning district subject to Planning Commission Approval.

2. **Setbacks** – Minimum building setbacks in the RPD zoning district are 25 feet for the front, 15 feet for the rear, and 7.5 feet for the side yards - per Section 1118.190 of the Hamilton Zoning Ordinance.
3. **Parking** – For the attached dwelling unit residential uses, parking shall be provided at one and half (1.5) spaces for every dwelling unit. Based on the number of units 179 spaces are required. The applicant is proposing 119 spaces, or one per unit. The applicant provided rational for this request in their application, attached as attachment 3.
4. **Access** – Vehicular access to the site is indicated on the site plan as being from Gardner Road. Pedestrian access to the site is indicated on the site plan as being from Eden Park Drive.
5. **Land Division**- The overall property is approximately 35.19 Acres. There is no proposed land division associated with this request.
6. **Phasing** – There is no proposed phasing associated with this request.
7. **Landscaping** – A landscaping plan is included in the application on sheet 6 of 12 with the plan schedule on page 5 of 12. The plans includes a detailed landscaping schedule and plant material list which includes, plant names, quantities of plantings, and minimum size of plantings at time of installation.
8. **Interdepartmental Review** – Zoning plans are currently under review by the Interdepartmental review. If the Final Plan Amendment is approved by the Planning Commission, Clover will submit detailed construction drawings for the project to the City of Hamilton Interdepartmental review.
9. **Other** – A review of the minimum requirements for a major change to a Planned Development (Section 1118.170) and minimum threshold requirements for multi-family in RPD (Section 1118.180) is listed below.
10. **Public Notification** - Public Hearing notices were mailed to property owners within 500 feet of the subject property.

PLAN/PROPOSAL ANALYSIS

Section 1118.170 Minimum Requirements for Residential (RPD) Consideration:

The Amendment to the Former Eden Lakes Development Plan is considered a Major Change; therefore the requirements found in Section 1118.170 applicable to multi-family developments in the RPD zoning designation are applicable. The section establishes a the minimum threshold of Site Amenity and Open Space/Recreational Points that must be met for a development proposed in an RPD zone. The proposed development includes multi-family dwellings therefore it must achieve a minimum of 18 points.

A review of the submitted plans indicates the following (*with the applicant's rationale in Italics*):

3 - Points for minimum of 5% passive open space in the project (26.7 Acres) represents 75 percent of undeveloped land – consisting of undeveloped open space areas, existing pond and preserved areas.

Applicant Description: *Requirement is met due to the fact that only 8.5 acres or approximately 25% of the site will be developed.*

3- Points for protection of existing environment, a large portion of the site will be left undisturbed (26.7 Acres) representing 75 percent of the site.

Applicant Description: *Requirement is met due to the fact that only 8.5 acres or approximately 25% of the site will be developed. Approximately 26 acres will remain in its natural state, which accomplishes the provision for "maintaining the existing streams, contours, and slopes of the property."*

1 - Point for Open space being located within ¼ mile radius of 75% of the proposed dwellings (All dwelling units in the development are contained in the one building.

Applicant Description: *Requirement is met due to the fact that the all dwelling units and amenities are contained in one (1) building.*

3 - Points for an eight (8) foot wide paved multi-modal path that transverses at least seventy five percent (75%) of the development.

Applicant Description: *Requirement is met. The plan illustrates an 8 foot paved multi-modal path that traverses 100% of the development (exceeding the 75% requirement) as well as connecting the path to the 5 foot wide sidewalk to be built on Eden Park Drive.*

3 – Points for features that include special designs such as but not limited to fountains, public art and water features.

Applicant Description: *Requirement is met. The plan designates the water features with lighted fountains. In addition, we understand there are some potential drainage concerns in the area caused by the drainage facilities on the property being developed. Clover will investigate, review, and address these concerns appropriately and in conjunction with the City Engineer.*

3 – Points for development that includes a covered front porch minimum size (4' X 6') on all residential units.

Applicant Description: *Requirement is met. All units are provided with a private patio or balcony and all are covered.*

5 – Points Five (5) points for a development that includes rear loaded garages on all residential units.

Applicant Description: *Requirement is met both for the intent to be granted points under Section 1118.172 but also conforms to the requirement set forth in Section 1118.180 where it establishes that multi-family developments should include rear loaded garages as one of the requirements under that section. All garages are entirely behind the building and not viewable from Eden Park Drive, the building has been reoriented for the front to face Eden Park Drive, and the garage doors are facing away from Eden Park Drive. We believe this is a layout that meets not only the intent of 1118.172 but also conforms to the requirement set forth in Section 1118.180*

2 – Points for passive open space that is greater than 10% of the development area.

Applicant Description: *Requirement is met due to the fact that only 8.5 acres or approximately 25% of the site will be developed.*

The applicant is proposing that 23 points are obtained based on a review of the plans submitted, with a minimum of **18** points required per Section 1118.170.

Section 1118.180 Minimum Requirements for Multi-Family Development Consideration:

1118.180 Multi-family (3+ units) developments shall also achieve a minimum of 18 total points from the above Site Amenity list, and in addition shall meet at least 3 of the 4 requirements below.

1. All main entrances to residential buildings located within ten (10) feet of a sidewalk.
2. All main entrances to residential buildings include a covered porch, covered stoop, or awning.
3. All garages to be rear loaded, behind the front of the building, may be attached or detached.
4. Each unit has a balcony, patio, or deck a minimum size of four (4) feet in width and six (6) feet in length.

A review of the plans submitted indicates that all 4 of the 4 requirements above are met.

Buildings

Main Building

The application includes Elevations of the proposed main building on Sheets 11 and 12. The applicant stated that *“The building will be a 3-story wood framed structure. The facades are designed to provide aesthetically pleasant residential proportions rather than an institutional feel. They boast a combination of Hardiplank siding and cultured stone on visible elevations done in complementary color schemes. With contrasting, multi-sized gables interplaying with the apartment patios, a pleasant texture to the facades avoids the flat institution feel of some developments. The facades are complemented with vinyl double-hung windows, many of which are accented with decorative vinyl shutters done in a contrasting color. They are highlighted with an accent colored board and batten siding to add to the texture of the building. Half-round windows and decorative railings highlight the main entrance for ease of access and the building is topped off with pitched roofs covered in architectural asphalt shingles. The building is designed to stress energy efficiency and create pleasant aesthetics for residents.”*

Garage Building

The submitted plans show four (4) garage buildings on the north side of the main building. Two of the buildings will house ten (10) garage units available for rent to the residents. One of the buildings house six (6) units available for rent, with the last building housing seven (7) garage units for a total of 33 garage units on site. The application shows an elevation of the garages on sheet 10 of 12 included in their submitted

drawing. The finishes on the building is proposed to have Asphalt Shingles, hardie Plank Siding with a stone base.

Parking/Access

Per the Hamilton Zoning Code Section 1137.28, Parking shall be provided at one and half (1.5) spaces for every dwelling unit. Based on the number of units 179 spaces are required. The applicant is proposing 119 spaces, or one per unit. The applicant provided rationale for this request in their application, attached as attachment 3. The applicant stated that *“A total of 119 parking spaces (10’x20’) are being proposed for the development in three areas of the site to provide easy access for residents and break up the pavement areas. It is Clover’s experience that many of their residents do not drive, and if they do, there is only one vehicle; hence one parking space per unit is more than sufficient. Section 1137.28 is being requested to reduce the number of spaces required from one and one-half spaces per unit to one.”*

Vehicular access to the site is indicated on the site plan as being from Gardner Road and does a full loop around the main building and garages. Pedestrian access to the site is indicated on the site plan as being from Eden Park Drive and includes an eight (8) foot path that circles the building, main and garages, on the site.

Site Amenities

The plans indicate a number of amenities on site. Amenities include an eight (8) foot wide walkway that surrounds the main building and connects out to Eden Park Drive. There are also three (3) illuminated fountains shown on the plans. The applicant also describes their amenities on the site by saying *“the development will have a community room on the first floor that will feature a kitchen, library, and sitting area with a common patio area adjacent. The second level will have a community family room and the beauty salon while the third floor is the location of the game room. In addition to each unit having laundry facilities, a central laundry facility is also available along with trash collection. Planned activities for Clover residents will include trips and outings, parties, movie nights, and other social activities.”*

Landscaping/Screening

The application states that *“Clover is also committed to high quality landscaping and buffering. With 75% of the site remaining in open space, Clover believes that incorporating green space and landscaped areas is essential to creating an inviting residential community. Buffering to adjacent properties is accomplished utilizing a combination of existing vegetation and new landscape material. Clover will work with the city during final site design to incorporate continuation of the walking path across the northern portion of the site and small picnic and bird watching areas along the path.”*

A landscaping plan is included in the application on sheet 6 of 12 with the plan schedule on page 5 of 12. The plans includes a detailed landscaping schedule and plant material list which includes, plant names, quantities of plantings, and minimum size of plantings at time of installation.

One (1) dumpster location is indicated on the site plan, however no details on the proposed enclosures are provided. It is recommended that the enclosures be

constructed of masonry materials that match the exterior finishes of the proposed buildings.

Lighting

A lighting Plan was not included in the application; however the applicant did show lights on the garages and the Main Building on their provided renderings, as well as three (3) illuminated fountains on the site plans.

Signage

No signage information was submitted as part of the application. Any proposed signage should be limited to monument type signage with monument base constructed of similar masonry materials that match the proposed buildings.

Ownership/Maintenance

Clover Development stated in their application that they are long term holder and operator of projects they develop. They also stated that they have existing projects in operation or under construction in New York, Connecticut, Pennsylvania, and Ohio.

RECOMMENDATION

If the Request to Amend the Final Development Plan for the Former Eden Lakes development is approved by the Planning Commission, Community Development Department Staff recommends that the Planning Commission approve the Request to Amend the Final Development Plan for the Clover Senior Residential Development 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. Landscaping, site improvements, and all exterior finishes and other improvements be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved Final Development Plan.
3. All drives should be constructed to meet City of Hamilton standards for public roadway construction including sidewalks five (5') feet in width on both sides of the street and dedicated as a public right-of-way.
4. 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).
5. The proposed dumpster enclosure is to be constructed of similar masonry materials that match the proposed buildings.
6. Proposed decorative street lighting be installed throughout the project and comply with City of Hamilton Electric Department standards.
7. Provide surety (performance bond or irrevocable letter of credit) to the City of Hamilton prior to occupancy for associated site improvements and amenities improvements based on Engineer's Estimate. Surety to be released two years from issuance of final certificate of occupancy.

8. Any proposed signage should be limited to monument type signage with monument base constructed of similar masonry materials that match the proposed buildings.

Attachments to this memo include:

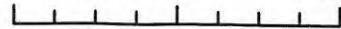
1. Public Hearing Notification Map
2. Zoning Map
3. Application

1676 EDEN PARK DRIVE
PUBLIC HEARING MAP

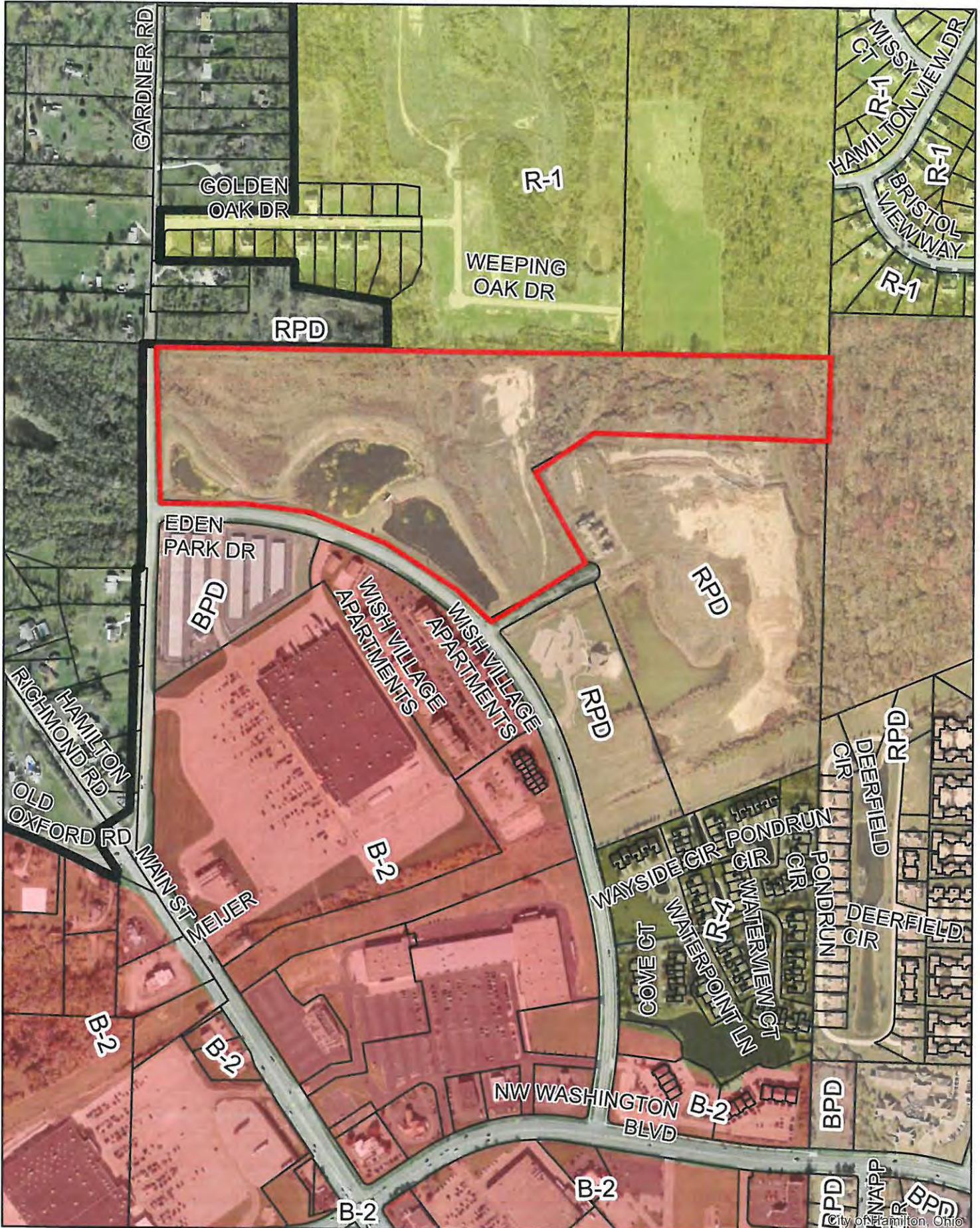


 1676 Eden Park Drive

0 215 430 860 Feet



1676 EDEN PARK DRIVE
PUBLIC HEARING MAP



 1676 Eden Park Drive

0 215 430 860 Feet



A162488
A162489



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

PLANNING DIVISION APPLICATION

Site Address:	1676 Eden Park Drive		Project Name:	Cllover
Lot #	P6600-134-000-016	Zoning:	RPD	Subdivision:
OWNER / DEVELOPER		AGENT / APPLICANT		ARCHITECT / ENGINEER
Name	Cllover Development		McBride Dale Clarion	Thomas Graham Associates
Street Address	348 Harris Hill Road		5721 Dragon Way, Suite 300	803 Compton Road
City, State, Zip	Williamsville, NY 14221		Cincinnati, OH 45227	Cincinnati, OH 45231
Phone# / Fax#	716-688-4503 /		513-561-6232 /	513-521-4760 /
Cell			513-673-4229	
Email	mbranaman@clloverdevelopment.com		gdale@mcbridedale.com	timgreive@tgraham.com

ZONING (\$300 application fee) \$ _____
Existing property use: _____ Present Zoning District: _____
Proposed use: _____ Requested Zoning District: _____

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----- \$ 500.00

Matthew Branaman
SIGNATURE OF APPLICANT OWNER 7/19/2016
DATE

Matthew Branaman, VP of Development
PRINT NAME

C Gregory Dale
SIGNATURE OF OWNER APPLICANT 7/22/2016
DATE

C Gregory Dale
PRINT NAME

Received by: _____
 Date: 7/25/2016 10:42 AM
 \$500.00



July 25, 2016

Mr. John Creech
Senior Planner
City of Hamilton
345 High Street
Hamilton, OH 45011

Hand Delivered

RE: 1676 Eden Park Drive

Dear John:

As you know, Clover Development is proposing to develop a 119-unit residential development designed for seniors at 1676 Eden Park Drive. The 35.19 acre development is zoned RPD, Residential Planned Development District, which permits residential uses.

Consistent with the provisions of the Zoning Ordinance, we are requesting approval of a major amendment to existing final planned development plan to allow the residential development to move forward. Enclosed for review by the City is the following information:

1. Application for approval of a Major Revision to a Final Planned Development Plan;
2. Project Description;
3. Final Plans consisting of:
 - A. Cover Sheet
 - B. Final Plan 1" = 100'
 - C. Final Plan 1" = 40' (Layout and Storm)
 - D. Final Plan 1" = 40' (Grading)
 - E. Landscape Plan LS1
 - F. Landscape Plan LS2
 - G. Rendered Site Plan
 - H. 1st Floor Plan A
 - I. 1st Floor Plan B
 - J. Garage Elevations
 - K. Building Renderings A
 - L. Building Renderings B
4. Application fee of \$500.00.

It is my understanding that the City of Hamilton Planning Commission will consider this request at their meeting on August 1, 2016.

Planning • Zoning • Development Services

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

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

Sincerely,

A handwritten signature in black ink that reads "C. Gregory Dale". The signature is written in a cursive style and is placed on a light gray rectangular background.

C. Gregory Dale, FAICP

Enclosures

cc: Clover Development

MDC #3715



Clover Senior Residential Development **1676 Eden Park Drive**

Clover Construction Management (“Clover”) has obtained an option to purchase 35.19 acres of property at 1676 Eden Park Drive (Parcel P6600-134-000-016). The vacant property is zoned RPD Residential Planned Development District which permits residential uses, including multi-family.

Clover, which is based in Williamsville, New York, was formed in 1987 and is a company that specializes in developing, owning, and operating market rate housing opportunities for the senior population and has existing projects or developments operating and under construction in a variety of states including New York, Connecticut, Pennsylvania, and Ohio. Clover is a long term holder and operator of the projects it develops. The typical Clover resident comes from a five mile radius of the development. They are seniors who want to remain in their community close to family, friends, religious places of worship, and medical providers, but who no longer want the responsibility of living in their own home.

The 35.19 acre site is proposed to be developed with 119 residences which would include 115 two-bedroom units and 4 one-bedroom units and only be available to those 55 years of age or older. The development will occur on approximately 8.5 acres of the site, leaving the remaining 26.7 acres of land as undeveloped open space, which is a significant benefit to the city and the surrounding area. The density for the development will be 3.4 units per acre.

Each unit in the approximate 130,000 square foot, 3-story building will feature a full kitchen complete with all appliances and a breakfast bar. In addition, a washer/dryer is supplied in each unit. Each unit has a covered private patio or balcony. The building has full fire suppression per Building Codes and will also feature safety pull cords in bathrooms and bedrooms. The units are easily converted to be handicapped accessible when a resident needs it. To assure residents’ security, the front desk will be staffed from 8:00 AM to 6:00 PM after which time a pass key will be required to enter the building which will have a TV-monitored entry system.

The development will have a community room on the first floor that will feature a kitchen, library, and sitting area with a common patio area adjacent. The second level will have a community family room and the beauty salon while the third floor is the location of the game room. In addition to each unit having laundry facilities, a central laundry facility is also available along with trash collection. Planned activities for Clover residents will include trips and outings, parties, movie nights, and other social activities. The rental rate is the approximate market rate rent in the area. Water, heat, and cable are included in the monthly rent which is anticipated to range from \$975.00 to \$1,125.00 per month depending on the unit selected.

A total of 119 parking spaces (10’x20’) are being proposed for the development in three areas of the site to provide easy access for residents and break up the pavement areas. It is Clover’s experience that many of their residents do not drive, and if they do, there is only one vehicle; hence one parking space per unit is more than sufficient. A modification to the requirements of

Section 1137.28 is being requested to reduce the number of spaces required from one and one-half spaces per unit to one. Below is a summary of parking space utilization from similar Clover projects.

Community	Number of Units	Number of Occupants	Average Occupants Per Unit	Parking Spaces	Parking Spaces Per Unit	Number of Occupants that own a Car	Parking Space Utilization
Brighton Square	153	170	1.11	155	1.01	119	77%
Buckley Square	131	144	1.10	131	1.00	92	70%
Crestmount	164	198	1.21	174	1.06	136	78%
Green Ridge	119	134	1.13	102	0.86	82	80%
Harborcreek	119	151	1.27	104	0.87	89	86%
Lancaster Commons	131	136	1.04	142	1.08	99	70%
Morgan Square	119	140	1.18	150	1.26	125	83%
New Hartford	125	156	1.25	129	1.03	99	77%
Orchard Place	113	117	1.04	125	1.11	83	66%
Reynolds Pointe	125	162	1.30	158	1.26	130	82%
Sandra Lane	109	127	1.17	109	1.00	87	80%
Seneca Pointe	116	131	1.13	122	1.05	90	74%
SouthPointe	120	142	1.18	137	1.14	103	75%
Sweet Home	116	138	1.19	107	0.92	94	88%
Turtle Creek	123	176	1.43	162	1.32	125	77%
Union Square	107	120	1.12	155	1.45	128	83%
Total/Average	1990	2342	1.18	2162	1.09	1681	78%

Clover is also committed to high quality landscaping and buffering. With 75% of the site remaining in open space, Clover believes that incorporating green space and landscaped areas is essential to creating an inviting residential community. Buffering to adjacent properties is accomplished utilizing a combination of existing vegetation and new landscape material. Clover will work with the city during final site design to incorporate continuation of the walking path across the northern portion of the site and small picnic and bird watching areas along the path.

The building will be a 3-story wood framed structure. The facades are designed to provide aesthetically pleasant residential proportions rather than an institutional feel. They boast a combination of Hardiplank siding and cultured stone on visible elevations done in complementary color schemes. With contrasting, multi-sized gables interplaying with the apartment patios, a pleasant texture to the facades avoids the flat institution feel of some developments. The facades are complemented with vinyl double-hung windows, many of which are accented with decorative vinyl shutters done in a contrasting color. They are highlighted with an accent colored board and batten siding to add to the texture of the building. Half-round windows and decorative railings highlight the main entrance for ease of access and the building is topped off with pitched roofs covered in architectural asphalt shingles. The building is designed to stress energy efficiency and create pleasant aesthetics for residents.

The Hamilton Zoning Ordinance establishes a minimum number of 18 site amenity points to be met for multi-family uses. This application exceeds the 18 points as discussed below.

Section 1118.171 – Open Space and Recreational Amenities	Project Points
<p>Three (3) points for passive open space consisting of no less than five percent (5%) of the total development’s acreage. Passive open space consists of recreational activities and facilities that are characterized by picnicking, walking, jogging, hiking, biking, Frisbee, playgrounds, and similar activities.</p> <p><i>Requirement is met due to the fact that only 8.5 acres or approximately 25% of the site will be developed.</i></p>	3
<p>Three (3) points for the protection of existing environment including maintaining at least fifty percent (50%) of the current trees with a six (6+) inch plus trunk (DBH). Maintaining the existing stream(s), contours and slopes of the property will also be considered. (Trees must be a minimum of two (2) per five thousand (5,000) square feet of area, per development, to qualify for these points.) A tree inventory shall be required to verify compliance with this regulation. The inventory must designate which trees meet this criteria, denote which trees will remain and show the above required calculations.</p> <p><i>Requirement is met due to the fact that only 8.5 acres or approximately 25% of the site will be developed. Approximately 26 acres will remain in its natural state, which accomplishes the provision for “maintaining the existing streams, contours, and slopes of the property.”</i></p>	3
Section 1118.172 – Site Amenities	
<p>One (1) point for the passive or active open space facility(s) being located so that seventy-five percent (75%) or more of the total dwelling units are within a one fourth (1/4) mile radius.</p> <p><i>Requirement is met due to the fact that the all dwelling units and amenities are contained in one (1) building.</i></p>	1
<p>Three (3) points for an eight (8) foot wide paved multi-modal path that transverses at least seventy five percent (75%) of the development.</p> <p><i>Requirement is met. The plan illustrates an 8 foot paved multi-modal path that traverses 100% of the development (exceeding the 75% requirement) as well as connecting the path to the 5 foot wide sidewalk to be built on Eden Park Drive.</i></p>	3

<p>Three (3) points for features that include special designs such as but not limited to fountains, public art and water features. (This does not include landscaping or signage.)</p> <p><i>Requirement is met. The plan designates the water features with lighted fountains. In addition, we understand there are some potential drainage concerns in the area caused by the drainage facilities on the property being developed. Clover will investigate, review, and address these concerns appropriately and in conjunction with the City Engineer.</i></p>	3
<p>Three (3) points for development that includes a covered front porch minimum size (4' X 6') on all residential units.</p> <p><i>Requirement is met. All units are provided with a private patio or balcony and all are covered.</i></p>	3
<p>Five (5) points for a development that includes rear loaded garages on all residential units.</p> <p><i>Requirement is met both for the intent to be granted points under Section 1118.172 but also conforms to the requirement set forth in Section 1118.180 where it establishes that multi-family developments should include rear loaded garages as one of the requirements under that section. All garages are entirely behind the building and not viewable from Eden Park Drive, the building has been reoriented for the front to face Eden Park Drive, and the garage doors are facing away from Eden Park Drive. We believe this is a layout that meets not only the intent of 1118.172 but also conforms to the requirement set forth in Section 1118.180</i></p>	5
Section 1118.173 – Planning Commission Discretionary Points	
<p>The Planning Commission may grant two (2) points, to a single-family, two-family, or multi-family development that meets one of the following criteria:</p> <p style="padding-left: 40px;">Passive open space that has been increased from five (5%) percent of the total acreage of the development to ten (10%) percent of the total acreage.</p> <p><i>Requirement is met due to the fact that only 8.5 acres or approximately 25% of the site will be developed.</i></p>	2

COVER SHEET

HAMILTON COMMONS SENIOR APARTMENTS

GARDNER ROAD & EDEN PARK DRIVE

CITY OF HAMILTON

BUTLER COUNTY



VICINITY MAP

SCALE 1"=400'

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 FINAL PLAN 1"=100'
- SHEET 3 FINAL PLAN 1"=40' (LAYOUT & STORM)
- SHEET 4 FINAL PLAN 1"=40' (GRADING)
- SHEET 5 LS1 (LANDSCAPE PLAN)
- SHEET 6 LS2 (LANDSCAPE PLAN)
- SHEET 7 RENDERED SITE PLAN
- SHEET 8 1ST FLOOR PLAN "A"
- SHEET 9 1ST FLOOR PLAN "B"
- SHEET 10 GARAGE ELEVATIONS
- SHEET 11 BUILDING RENDERINGS "A"
- SHEET 12 BUILDING RENDERINGS "B"

This utility information shown on this plan was prepared by Thomas Graham Associates, Inc. It was obtained from existing records. It is the responsibility of the user to verify the existence and location, and to contact the appropriate utility company for field locations.

UNDERGROUND UTILITIES



THOMAS GRAHAM ASSOCIATES, INC.
 • Engineers
 • Surveyors
 803 Compton Road
 Cincinnati, OH 45231
 513-521-4760
 Fax # 521-2439

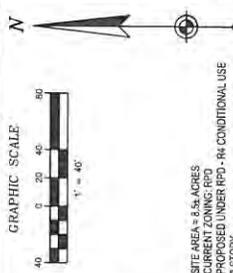
Date:	JULY 23, 2016
Scale:	AS SHOWN
Job No:	7986
Revisions:	
No.	Date

ZONING
 RESIDENTIAL RPD DEVELOPMENT
 SETBACK INFORMATION PER SECTION 1118.190
 MULTI-FAMILY SETBACKS
 FRONT YARD 25 FEET
 MINIMUM SIDE YARD 7.5 FEET
 MINIMUM REAR YARD 15 FEET
 MAXIMUM LOT COVERAGE 45%

OWNER
 177 WEST REAL ESTATE HOLDINGS LLC
 PIN # P6600-134-000-016
 LOT 29176 OF GUNN EDEN PARK-SECTION TWO
 ENVELOPE 2215 PAGES A-E

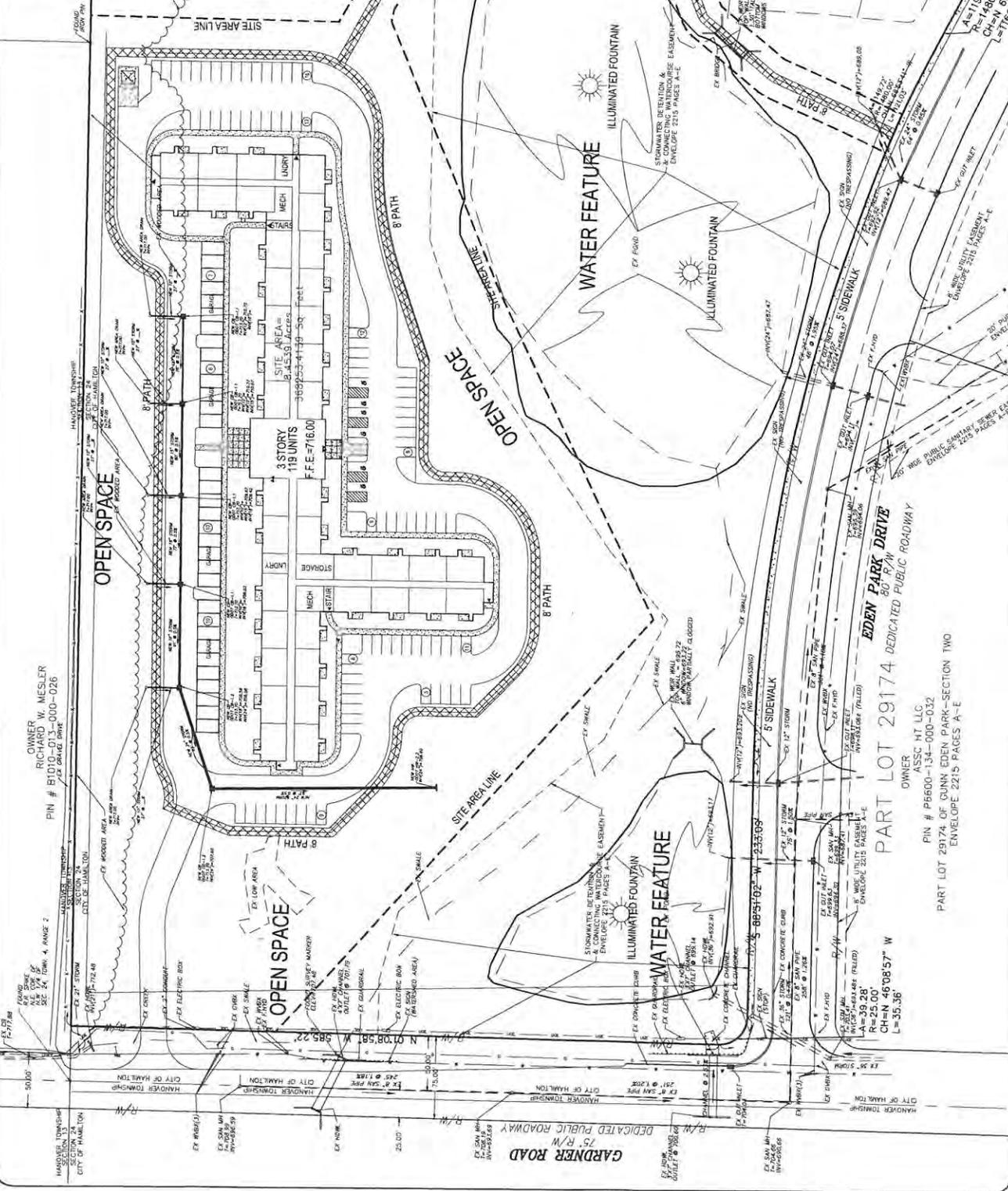
DEVELOPER
 CLOVER COMMUNITIES HAMILTON, LLC
 348 HARRIS HILL ROAD
 WITHAMSVILLE, NEW YORK 14221

ENGINEER/SURVEYOR
 THOMAS GRAHAM ASSOCIATES, INC.
 803 COMPTON ROAD, SUITE A
 CINCINNATI, OHIO 45231-3819
 ATTN: TIM GREIVE, P.E.
 (513) 521-4760
 FAX (513) 521-2439



SITE AREA = 8.54 ACRES
PROPOSED ZONING: RPD - RH CONDITIONAL USE
CURRENT ZONING: RPD
119 UNITS, 115.2-BEDROOM, 4+1-BEDROOM
(97% 2-BEDROOM)
43,487 SF (130,661 TOTAL)
124 PARKING SPACES (INCLUDING 33 GARAGES)

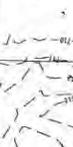
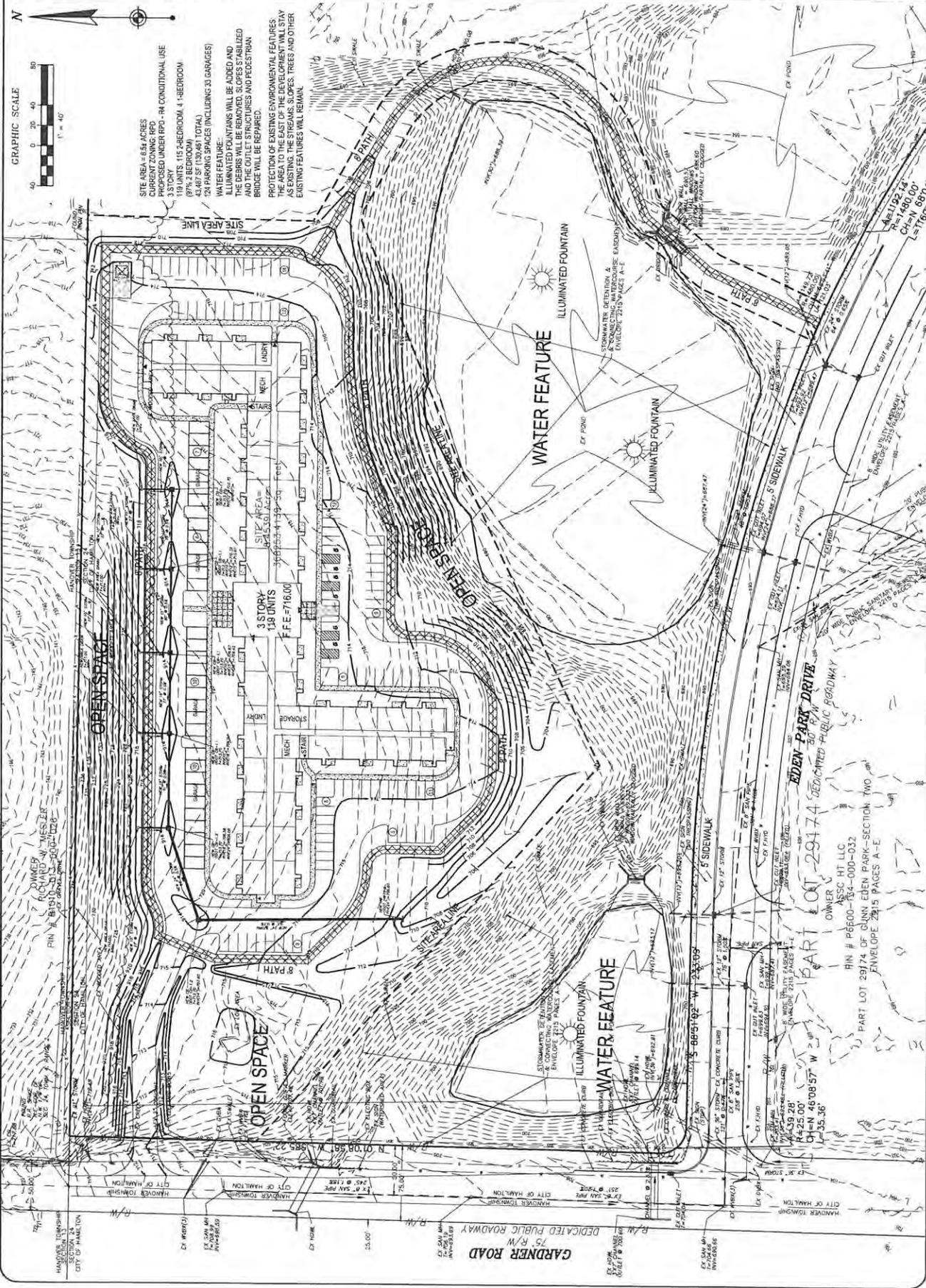
WATER FEATURE: ILLUMINATED FOUNTAINS WILL BE ADDED AND EXISTING SLOPES REPAIRED AND THE CURB, STRUCTURES AND PEDESTRIAN BRIDGE WILL BE REPAIRED.
 PROTECTION OF EXISTING ENVIRONMENTAL FEATURES: THE AREA TO THE EAST OF THE DEVELOPMENT WILL STAY AS EXISTING, THE STREAMS, SLOPES, TREES AND OTHER EXISTING FEATURES WILL REMAIN.



OWNER
 RICHARD W. MESLER
 PIN # B1019-013-000-026
 15 GRAVE DRIVE
 HAMILTON, NEW YORK

OWNER
 ASSOC. MT. LLC
 PIN # PB600-134-000-032
 15 GRAVE DRIVE
 HAMILTON, NEW YORK

OWNER
 ASSOC. MT. LLC
 PIN # PB600-134-000-032
 15 GRAVE DRIVE
 HAMILTON, NEW YORK



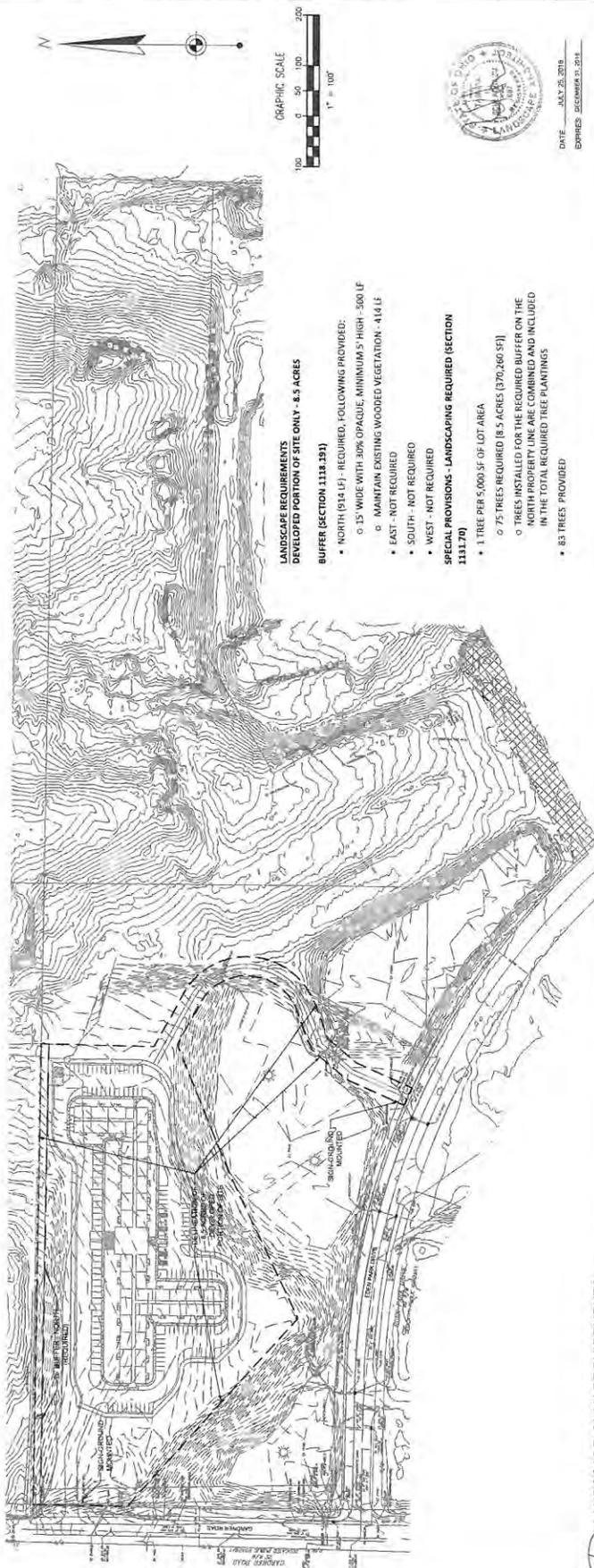
SITE AREA = 6.54 ACRES
 PROPOSED UNDER 100'± CONDITIONAL USE
 3 STORY, 115 2-BEDROOM, 4 1-BEDROOM
 (97% 2 BEDROOM)
 23,460 SQ. FT. (TOTAL)
 23,460 SQ. FT. (INCLUDING 33 GARAGES)
 WATER SEWER PIPES (INCLUDING 33 GARAGES)
 THE DEBRIS WILL BE REMOVED, SLOPES STABILIZED
 AND THE OUTLET STRUCTURES AND PEDESTRIAN
 BRIDGE WILL BE REPAIRED.
 PROTECTION OF EXISTING ENVIRONMENTAL FEATURES
 THE AREA TO THE EAST OF THE DEVELOPMENT WILL STAY
 AS EXISTING. THE STREAMS, SLOPES, TREES AND OTHER
 EXISTING FEATURES WILL REMAIN.

OWNER
 RICHARD W. HESS, JR.
 PIN # B1819-013-000-028
 CITY OF HAMILTON
 HANOVER TOWNSHIP
 DEDICATED PUBLIC ROADWAY
 EDEN PARK DRIVE
 80' R/W
 PART LOT 29174
 OWNER
 ASSOC. HT. LLC.
 PIN # P6600-134-000-032
 PART LOT 29174 OF GUNN EDEN PARK-SECTION TWO
 ENVELOPE 2015 PAGES A-E

OWNER
 RICHARD W. HESS, JR.
 PIN # B1819-013-000-028
 CITY OF HAMILTON
 HANOVER TOWNSHIP
 DEDICATED PUBLIC ROADWAY
 EDEN PARK DRIVE
 80' R/W
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 HANOVER TOWNSHIP
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 80' R/W
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 ASSOC. HT. LLC.
 PIN # P6600-134-000-032
 PART LOT 29174 OF GUNN EDEN PARK-SECTION TWO
 ENVELOPE 2015 PAGES A-E

No.	Date	Revisions



**LANDSCAPE REQUIREMENTS
DEVELOPED PORTION OF SITE ONLY - 8.5 ACRES
BUFFER (SECTION 1118.391)**

- NORTH (914 LF) - REQUIRED, FOLLOWING PROVIDED:
 - o 15' WIDE WITH 30% OPAQUE, MINIMUM 5' HIGH - 500 LF
 - o MAINTAIN EXISTING WOODED VEGETATION - 414 LF
- EAST - NOT REQUIRED
- SOUTH - NOT REQUIRED
- WEST - NOT REQUIRED

**SPECIAL PROVISIONS - LANDSCAPING REQUIRED (SECTION
1111.70)**

- 1 TREE PER 5,000 SF OF LOT AREA
- o 75 TREES REQUIRED (8.7 ACRES (370,460 SF))
- o TREES INSTALLED FOR THE REQUIRED BUFFER ON THE NORTH PROPERTY LINE ARE COMBINED AND INCLUDED IN THE TOTAL REQUIRED TREE PLANTINGS
- 83 TREES PROVIDED



DATE: JULY 28, 2016
EXPIRES: DECEMBER 31, 2016

LANDSCAPE PLAN REQUIREMENTS
SCALE: 1" = 100'

Plant Schedule

Code	Common Name	Botanical Name	Size	Qty.	Cont.	Remarks	Height	Spread
AC 0M	Aurora Blazer Maple	Acer spicatum 'Aurora Blazer'	2 1/2" cal	7	BBS	Headed to 5'	15'-20'	35'-42'
AC 0G	Green Valley Rosewood	Rosa rugosa 'Green Valley'	2 1/2" cal	4	BBS	Headed to 5'	15'-20'	35'-42'
AC 0S	October Glory Maple	Acer rubrum 'October Glory'	2 1/2" cal	4	BBS	Headed to 5'	15'-20'	35'-42'
AP 0A	Shubert's Juniper	Juniperus horizontalis 'Shubert's'	2 1/2" cal	8	BBS	Headed to 5'	15'-20'	35'-42'
AP 0B	White Spirea	Spiraea alba 'White Spirea'	2 1/2" cal	3	BBS	Headed to 5'	15'-20'	35'-42'
PI 0U	Decorative Spirea	Spiraea japonica 'Decorative'	2 1/2" cal	12	BBS	Headed to 5'	15'-20'	35'-42'
PI 0V	Spirea 'Moyens'	Spiraea japonica 'Moyens'	2 1/2" cal	8	BBS	Headed to 5'	15'-20'	35'-42'
GI 0M	Sumo White Oak	Quercus macrocarpa 'Sumo White'	2 1/2" cal	8	BBS	Headed to 5'	15'-20'	35'-42'
GI 0D	Starlet Oak	Quercus macrocarpa 'Starlet'	2 1/2" cal	8	BBS	Headed to 5'	15'-20'	35'-42'
UL 0M	American Elm	Ulmus americana	2 1/2" cal	8	BBS	Headed to 5'	15'-20'	35'-42'
TOTAL TREES: 83								
SH 01	Chamaecyparis	Chamaecyparis obtusa 'Nana'	24" H	16	Cont.	Min. 3 gal cont.	16'	7'-8'
SH 02	Green Valley Rosewood	Rosa rugosa 'Green Valley'	24" H	35	Cont.	Min. 3 gal cont.	16'	7'-8'
SH 03	Crabapple	Malus domestica 'Crabapple'	24" H	23	Cont.	Min. 3 gal cont.	16'	7'-8'
SH 04	Carroll Rose	Rosa rugosa 'Carroll'	24" H	4	Cont.	Min. 3 gal cont.	16'	7'-8'
SH 05	Henry's Crown	Malus domestica 'Henry's Crown'	24" H	4	Cont.	Min. 3 gal cont.	16'	7'-8'
SH 06	Blue Pacific Juniper	Juniperus horizontalis 'Blue Pacific'	24" H	22	Cont.	Min. 3 gal cont.	16'	7'-8'
SH 07	Knox Oak	Quercus macrocarpa 'Knox'	24" H	18	Cont.	Min. 3 gal cont.	16'	7'-8'
SH 08	Mariposa Yucca	Yucca filamentosa 'Mariposa'	24" H	18	Cont.	Min. 3 gal cont.	16'	7'-8'
SH 09	Magpie	Yucca filamentosa 'Magpie'	24" H	43	Cont.	Min. 3 gal cont.	16'	7'-8'
SH 10	Blue Pacific Juniper	Juniperus horizontalis 'Blue Pacific'	24" H	8	Cont.	Min. 3 gal cont.	16'	7'-8'
SH 11	Blue Pacific Juniper	Juniperus horizontalis 'Blue Pacific'	24" H	2	Cont.	Min. 3 gal cont.	16'	7'-8'
SH 12	Blue Pacific Juniper	Juniperus horizontalis 'Blue Pacific'	24" H	33	Cont.	Min. 3 gal cont.	16'	7'-8'

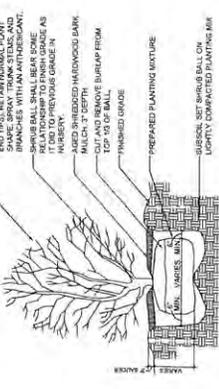
Perennials, Groundcovers, and Grasses

Code	Common Name	Botanical Name	Size	Qty.	Cont.	Remarks	Height	Spread
HE 01	Black-eyed Susan	Rudbeckia hirta	1 gal	10	Cont.		34"-50"	30"-50"
HE 02	White Aconitum	Aconitum napellus 'White'	1 gal	10	Cont.		34"-50"	30"-50"

PLANT SCHEDULE
SCALE: NOT TO SCALE



MULCH BED EDGE



SHRUB

SCALE: NOT TO SCALE



TREE

SCALE: NOT TO SCALE

PLANTING DETAILS
SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

GRAPHIC SCALE
 0 20 40
 1" = 40'



DATE: JULY 25, 2019
 SCALE: 1" = 40'
 JOB NO.: 2986 (TDA)
 TAMERA SCHLAGBAUM ASLA
 LANDSCAPE ARCHITECT
 2325 SHAWNEE RUN RD., CINCINNATI, OHIO

No.	Date	Revisions

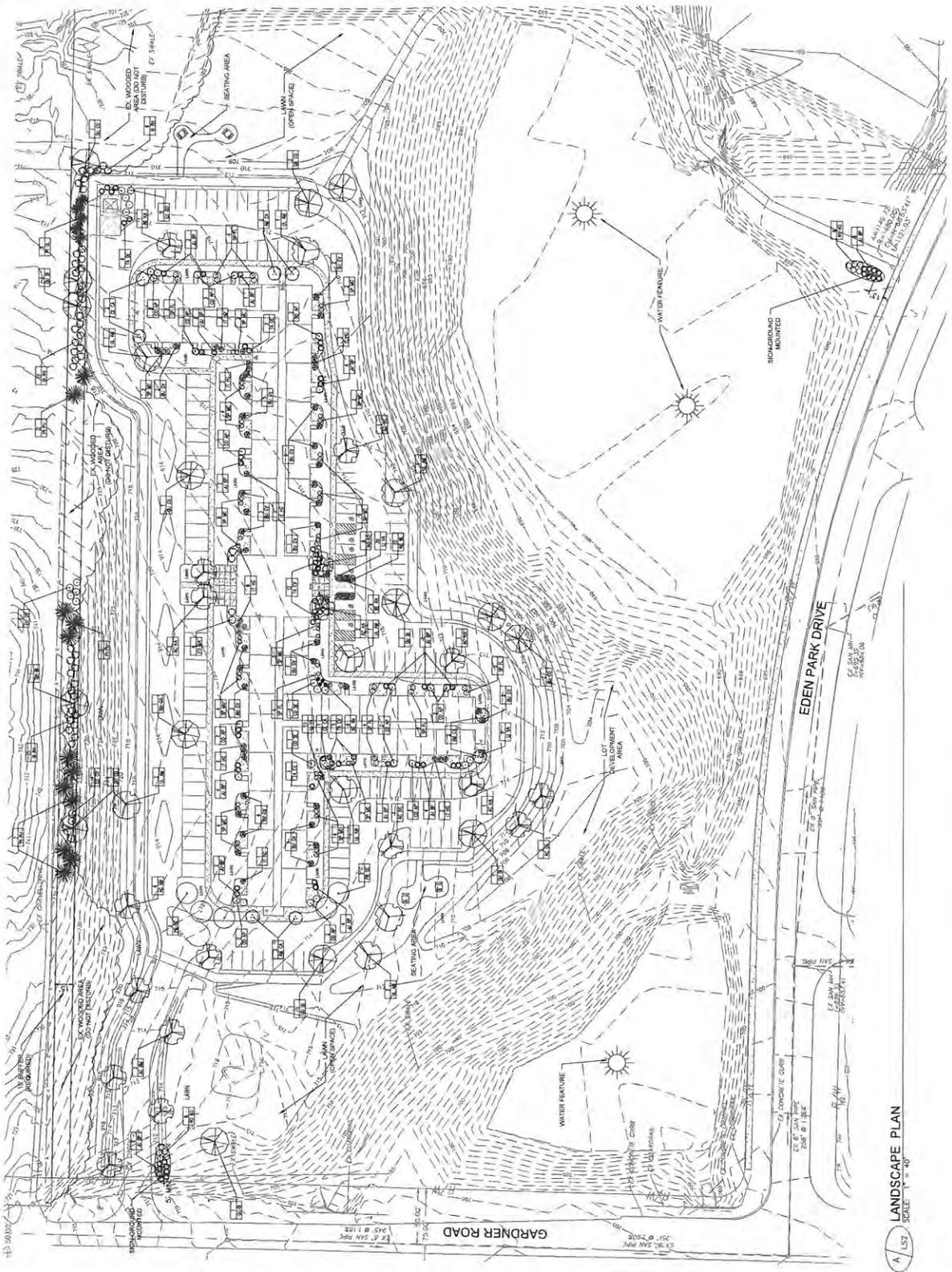
LANDSCAPE PLAN
 GARDNER ROAD & EDEN PARK DRIVE
 CITY OF HAMLTON
 BUTLER COUNTY

ROAD RETNAKE 7986 BASE 2.DWG

SHEET 6 OF 12
 Drawn By: T. Schif AC
 L.S.2
 see file 7986-16 (TDA)



DATE: JULY 25, 2019
 EXPIRES: DECEMBER 31, 2021



LANDSCAPE PLAN
 SCALE: 1" = 40'

TAMARA SCHLAGGUM, ASLA
 LANDSCAPE ARCHITECT
 7335 SHAWNEE RUN RD., CINCINNATI, OHIO

DATE: JULY 25, 2016
 SCALE: 1" = 100'
 JOB NO: 78865 (TGA)

No.	Date	Revisions

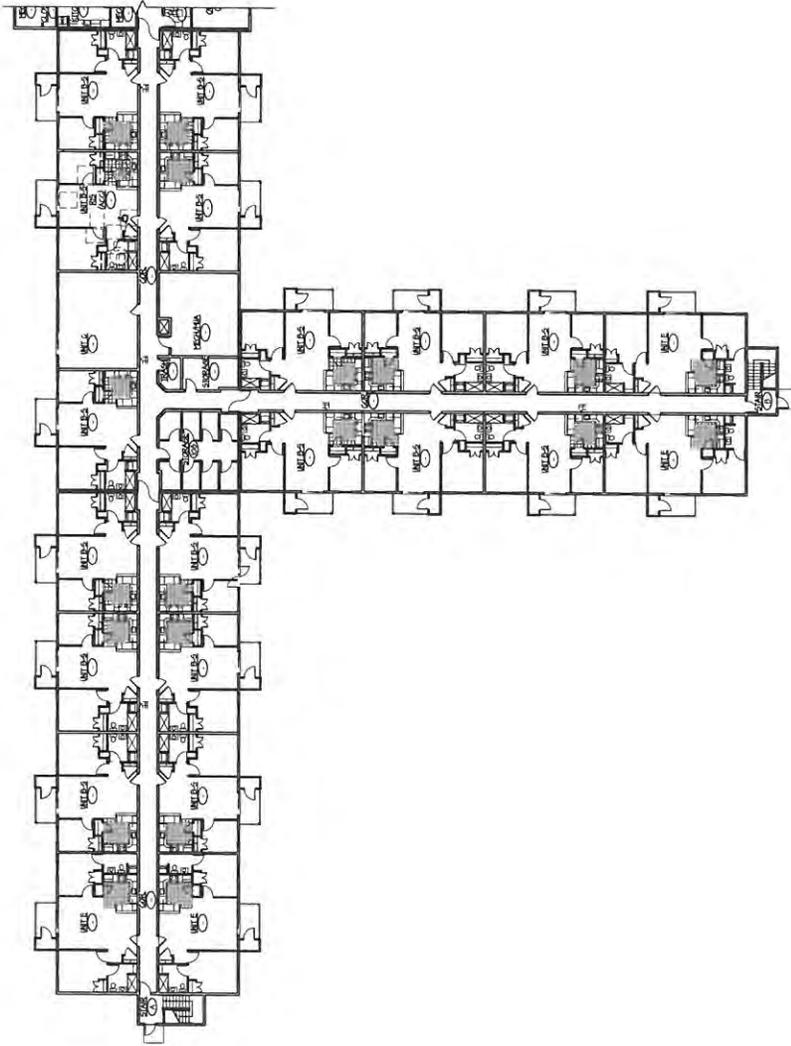
CLOVER RESIDENTIAL DEVELOPMENT
 GARDNER ROAD & EDEN PARK DRIVE
 CITY OF HAMILTON
 BUTLER COUNTY

SHEET 7 OF 12
 DRAWN BY: T. SCHLAG

JOB NO. 78865-16 (TGA)

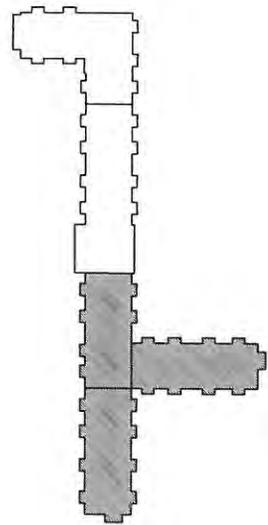


OVERALL SITE DEVELOPMENT PLAN
 SCALE: 1" = 100'



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY PLAN
SCALE: 1/8" = 1'-0"



APARTMENT MATRIX					
FLOOR	NO. UNITS	NO. BDRM.	NO. BATH.	NO. KIT.	TOTAL
1ST FLOOR	2	0	0	0	2
2ND FLOOR	2	0	0	0	2
3RD FLOOR	2	0	0	0	2
4TH FLOOR	2	0	0	0	2
TOTAL	8	0	0	0	8

PROGRAM AREA SUMMARY					
NO.	DESCRIPTION	AREA	UNIT	NO.	AREA
1	RESIDENTIAL	10,000	1	8	80,000
2	OFFICE	1,000	1	1	1,000
3	MEETING	1,000	1	1	1,000
4	RECEPTION	1,000	1	1	1,000
5	STORAGE	1,000	1	1	1,000
6	MECHANICAL	1,000	1	1	1,000
7	ELECTRICAL	1,000	1	1	1,000
8	PLUMBING	1,000	1	1	1,000
9	PAINT	1,000	1	1	1,000
10	LANDSCAPE	1,000	1	1	1,000
11	CONCRETE	1,000	1	1	1,000
12	IRONING	1,000	1	1	1,000
13	LAUNDRY	1,000	1	1	1,000
14	REPAIR	1,000	1	1	1,000
15	REPAIR	1,000	1	1	1,000
16	REPAIR	1,000	1	1	1,000
17	REPAIR	1,000	1	1	1,000
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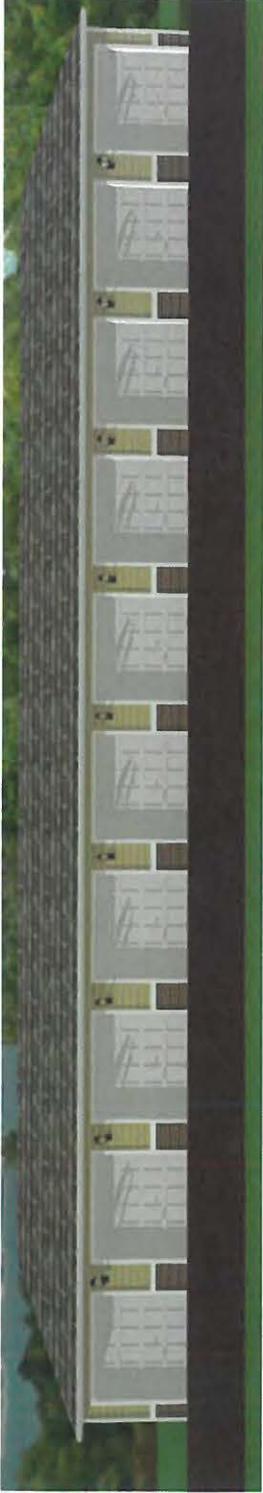
#216033
07/23/16

MUSSACHIO ARCHITECTS
50 NORTH FRANKLIN RD.
COLUMBUS, OHIO 43215
(614) 851-3847 (716) 631-0211 F
www.mussachioarchitects.com

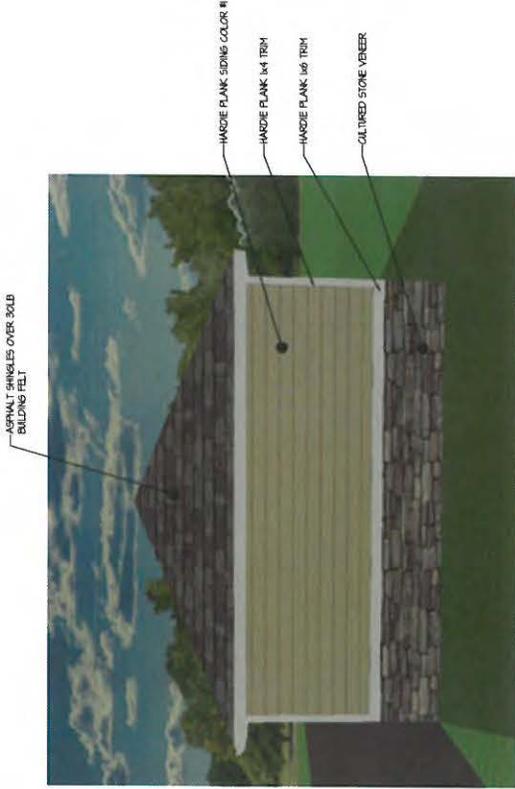
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HAMILTON SENIOR HOUSING

CITY OF HAMILTON, OHIO



GARAGE NORTH ELEVATION
SCALE: 1/8" = 1'-0"



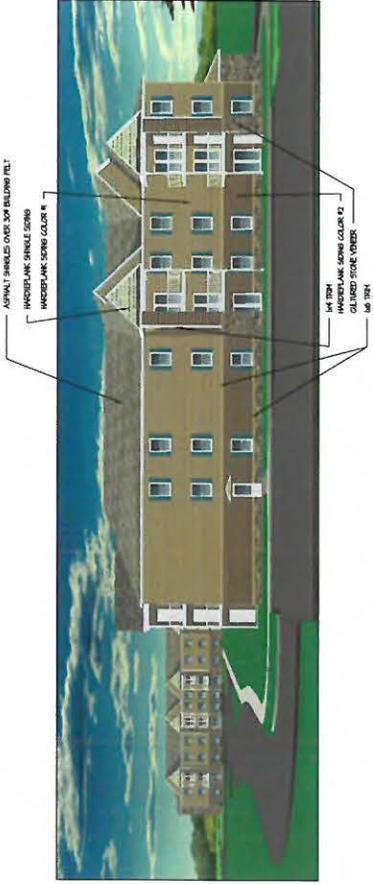
GARAGE WEST ELEVATION
SCALE: 1/8" = 1'-0"

HAMILTON SENIOR HOUSING

CITY OF HAMILTON, OHIO

#216-035
07/20/16





○ EAST ELEVATION (OUTSIDE)



○ WEST ELEVATION (OUTSIDE)



○ SOUTH EAST PERSPECTIVE

HAMILTON SENIOR HOUSING

CITY OF HAMILTON, OHIO

#216033
07-21-16



For the Planning Commission Meeting of August 15, 2016

To: Planning Commission

From: Meredith Murphy

Subject: AGENDA ITEM #2

Request to approve the Final Development Plan for a new Westover Retirement Community parking lot, located on City Lot No. 22049 and City Lot No. 22050, (Colonial Senior Services, Application)

Date: August 9, 2016

BASIC INFORMATION		
Applicant/Property Owner	Colonial Senior Services	
Architect/Engineer/Consultant	VSWC Architects	
Size of Property	0.437 acres – 19,050 square feet	
Current Zoning	RPD Residential Planned Development District	
Proposed Zoning	RPD Residential Planned Development District	
Comp. Plan Land Use Designation	Single Family Residential	
Special Purpose/CRA	N/A	
ADJACENT LAND USE/ZONING INFORMATION		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Residential/Office	RPD – Residential Planned Development District
South	Residential	R-1 Single Family Residence District
East	Residential	RPD – Residential Planned Development District
West	Office	R-1 Single Family Residence District
ZONING/DIMENSIONAL INFORMATION		
	<i>Minimum Required</i>	<i>Existing</i>
Minimum Lot Area	1 Acre	11.7 Acres
Minimum Lot Width	55 feet	150 feet
Minimum Front Yard Setback	N/A	N/A
Minimum Side Yard Setback	N/A	N/A
Minimum Rear Yard Setback	N/A	N/A
Maximum Bldg. Height	N/A	N/A
Other Requirements	N/A	N/A

Introduction:

Colonial Senior Services has submitted plans for Planning Commission review and approval of the Final Development Plan for a proposed parking lot expansion of Westover Retirement Community located on City Lot No. 22049 and City Lot No. 22050. The property is currently zoned RPD – Residential Planned Development. Parking lot uses are permitted in the RPD zoning district. RPD zoned properties require a public

hearing and Planning Commission review of Preliminary and Final development plans for new developments. The Planning Commission recommended approval of the proposed rezoning and preliminary development plan on June 20, 2016 and the City Council held a public hearing and reviewed on July 27, 2016.

The Westover Retirement Community was rezoned to RPD Residential Planned Development from R-4 Multi-Family Residential in 1992. The site was rezoned to allow a mix of different residential, nursing, preschool, fitness, general office and supporting facility uses on the property. Currently the Westover Retirement Community contains 21 independent living units (built in the 1980s), and approximately 104 assisted living dwelling units and apartments including various on-site amenities i.e. nursing, medical rehab, dining, preschool/daycare, and wellness center. In addition, there are currently 164 on-site parking spaces.

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 drafting of this memo.

The request would allow for the construction of a permanent surface parking lot located on the two parcels that would serve the Westover Retirement Community. The subject properties are owned by Colonial Senior Services. The existing Westover Retirement Community site, located at 855 Stahlheber Avenue on approximately 11.7 acres and is currently zoned RPD Residential Planned Development.

PLAN/PROPOSAL REVIEW

- 1. Zoning** – The property is zoned RPD – Residential Planned Development and requires that the Planning Commission hold a public hearing and review/approve the proposed final development plan for the project. A parking lot use associated with a Retirement Community uses are permitted in the RPD zoning district.
- 2. Setbacks** – There are no buildings proposed as a part of this request. The proposed parking lots meet the setback, landscaping and buffering requirements found in Section 1111.10 and Section 1137.37.
- 3. Parking** – The Westover site, whose last approval was in 2011, currently meets its required parking needs. This request is to provide additional on-site parking spaces on the property.
- 4. Land Division**- The requested Final Development Plan Amendment is over two lots, City Lot No. 22049 and City Lot No. 22050. No changes to the Land Division are included in this request.
- 5. Landscaping** – Proposed landscaping details are provided as part of the Final Development Plan. Along the west property line where the proposed parking lot abuts an existing single family residence Westover proposes to install a six (6') foot vinyl privacy fence along the property line with landscaping. In addition, landscaping is proposed around the perimeter and the entrance to the parking lot facing Brookwood Avenue.
- 6. Lighting** –The parking lot will also include two lighting fixtures (shoebox-type) to direct light downward onto the parking lot surface and not on adjacent

streets or properties. Lighting fixtures will be mounted approximately 22.5 feet above the parking lot surface and match those that illuminate the existing, abutting 50 space parking lot.

7. **Interdepartmental Review** – Zoning plans have been reviewed and approved by the City of Hamilton Interdepartmental review.
8. **Other** - 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 drafting of this memo.

PLAN/PROPOSAL ANALYSIS

Parking Lot Expansion:

Westover proposes to expand an existing parking lot with approximately 53 parking spaces. The proposed parking lot will abut and be an extension of the existing 50 space parking lot that was approved in 2011. The proposed parking lot will be accessible by vehicles from Brookwood Avenue with new driveway near the west property line. As currently planned, the proposed parking lot will be used by both staff and visitors to the Westover Retirement Community.

Landscaping/Lighting:

Proposed landscaping details are provided as part of the Final Development Plan. Along the west property line where the proposed parking lot abuts an existing single family residence Westover proposes to install a six (6') foot vinyl privacy fence along the property line with landscaping. In addition, landscaping is proposed around the perimeter and the entrance to the parking lot facing Brookwood Avenue. All plantings will be required to meet the minimum planting requirements found in Section 1111.10 of the Hamilton Zoning ordinance and will be reviewed/coordinated with the Municipal Arborist.

Landscaping Minimum Requirements:

- 1) Evergreens – Minimum 6 feet
- 2) Deciduous – Minimum 2.5" caliper
- 3) Shrubs/Hedges – Minimum 12"

The parking lot will also include two lighting fixtures (shoebox-type) to direct light downward onto the parking lot surface and not on adjacent streets or properties. Lighting fixtures will be mounted approximately 22.5 feet above the parking lot surface and match those that illuminate the existing, abutting 50 space parking lot.

After a concern was expressed by a neighbor at 234 Brookwood Avenue about the proposed parking lot expansion and the existing sidewalk that runs behind (north) of their residence during the Preliminary Plan approval process, Colonial Senior Services agreed to extend the privacy fencing along the rear property line of 234 Brookwood to provide privacy between the single family use and the retirement community multi-unit use. The fence extension has been added to the Final Development Plan.

Recommendation:

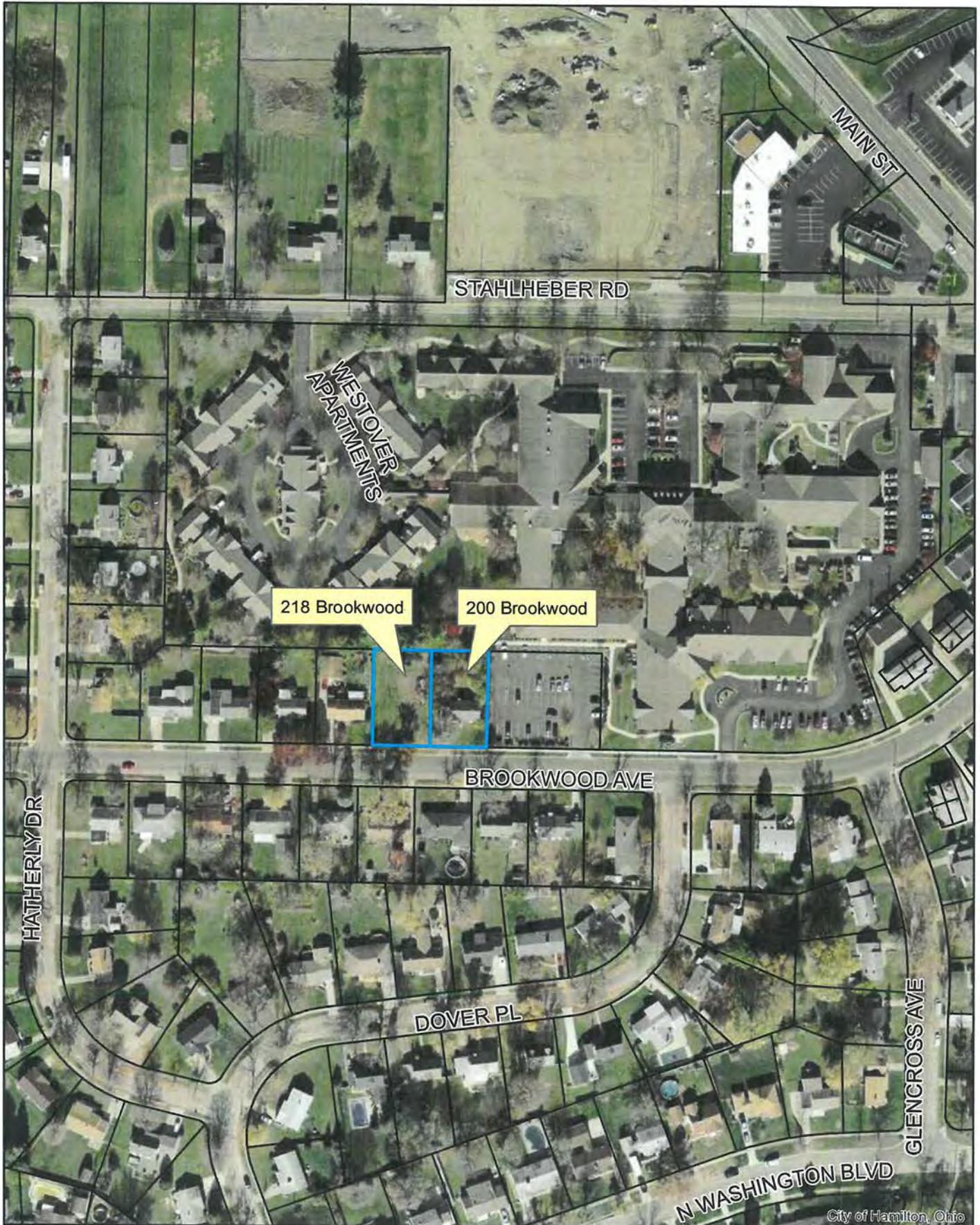
If the Final Development Plan is approved by the Planning Commission, Community Development Department Staff recommends that the Planning Commission approve the Final Development Plan for a new Westover Retirement Community parking lot subject to the following conditions of approval:

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 proposed landscaping item sizes to conform to the minimum size requirements found in Section 1110.20 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).
3. Landscaping, privacy fencing, fencing, parking lot surface, lighting, striping and other improvements be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved Development Plan.
4. The six (6') foot vinyl privacy fence be extended along the south property line of 855 Stahlheber where it abuts 234 Brookwood Avenue.
5. The two lots (22049 & 22050) to be consolidated into the larger parcel through Lot Combination procedure.

Attachments to this report include:

1. Public Hearing Notification Map
2. Proposed Site Development Plan

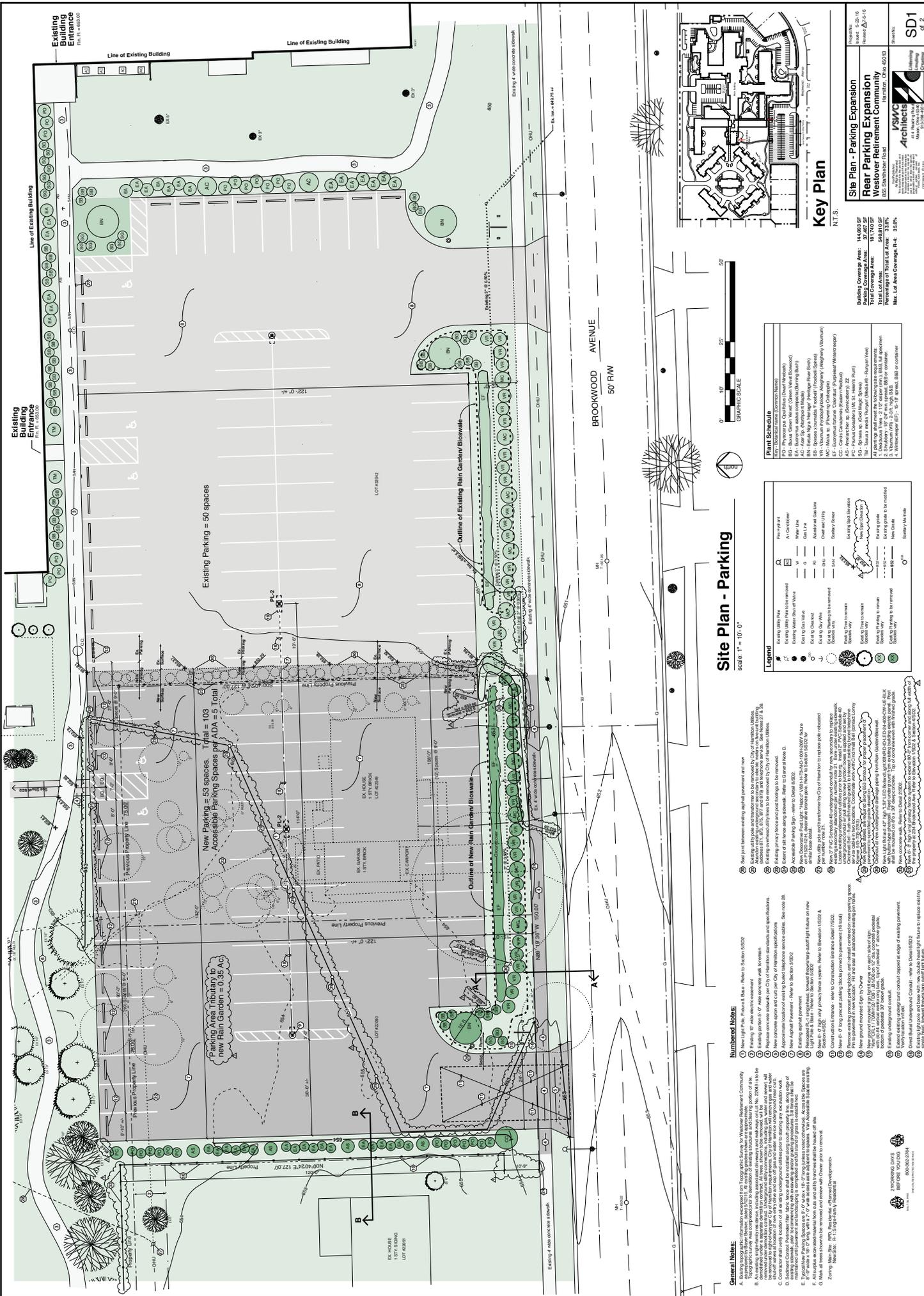
200 & 218 Brookwood Ave
PUBLIC HEARING MAP



 200 & 218 Brookwood Ave

0 70 140 280 Feet





Site Plan - Parking

SCALE: 1" = 10'-0"

Legend	Plant Schedule
Existing Utility Pole	AS - American Elm (Streetcandy 2, 2")
Existing Utility Pole to be removed	BS - Black Gum (Streetcandy 2, 2")
Existing Street Light Pole	CS - Coral Castaneda (Streetcandy 2, 2")
Existing Street Light Pole to be removed	DS - Dogwood (Streetcandy 2, 2")
Existing Street Light Pole to be replaced	ES - Elm (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED	FS - Flowering Dogwood (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	GS - Green Ash (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture and LED fixture	HS - Honeylocust (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture and LED fixture and LED fixture	IS - Ironwood (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture and LED fixture and LED fixture and LED fixture	JS - Japanese Maple (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	KS - Kentucky Coffeetree (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	LS - Live Oak (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	MS - Magnolia (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	NS - Norway Spruce (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	OS - Ornamental Pear (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	PS - Potted Plant (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	QS - Queen Palm (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	RS - Red Maple (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	SS - Shady Side (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	TS - Tawny Oak (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	US - Umbrella Tree (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	VS - Virginia Creeper (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	WS - Weeping Willow (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	XS - Xanthoxylum (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	YS - Yellow Birch (Streetcandy 2, 2")
Existing Street Light Pole to be replaced with LED and LED fixture	ZS - Zebra Tree (Streetcandy 2, 2")

- #### General Notes:
1. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Streets and Highways.
 2. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Parks and Recreation.
 3. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Landscaping.
 4. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Traffic Signs and Signals.
 5. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Utilities.
 6. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Construction.
 7. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Materials.
 8. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Labor.
 9. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Safety.
 10. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Quality Control.
 11. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Project Management.
 12. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Risk Management.
 13. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Communication.
 14. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Reporting.
 15. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Documentation.
 16. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Compliance.
 17. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Sustainability.
 18. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Innovation.
 19. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Leadership.
 20. All work shall be in accordance with the City of Hamilton Planning Department's Standard Specifications for Excellence.

- #### Numbered Notes:
1. See plan for location of all utility poles to be removed.
 2. See plan for location of all utility poles to be replaced.
 3. See plan for location of all utility poles to be replaced with LED.
 4. See plan for location of all utility poles to be replaced with LED and LED fixture.
 5. See plan for location of all utility poles to be replaced with LED and LED fixture and LED fixture.
 6. See plan for location of all utility poles to be replaced with LED and LED fixture and LED fixture and LED fixture.
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 19. See plan for location of all utility poles to be replaced with LED and LED fixture and LED fixture.
 20. See plan for location of all utility poles to be replaced with LED and LED fixture and LED fixture.

Site Plan - Parking Expansion

Westover Retirement Community

14,000 SF Building Coverage Area
18,740 SF Total Coverage Area
56,810 SF Total Lot Area
Percentage of Total Lot Area: 33.9%
Max. Lot Area Coverage: 14.4% 33.9%

NT.S.

USMAC Architects
441 North Main Street
Hamilton, Ontario L8N 3K1
Tel: 905.571.1111
www.usmac.com

WATERBURY DAVIS
1000 Lakeshore Blvd. East
Scarborough, Ontario M1V 4T1
Tel: 416.291.1111
www.wdarchitects.com

BEFORE YOU DIG
Call 311 or visit www.311.ca.gov

For the Planning Commission Meeting of August 15, 2016

To: Planning Commission

From: Heather Hodges

Subject: AGENDA ITEM #3

Request for Specific Approval to permit a Retail Use (Furniture Store) on property zoned BPD Business Planned Development located at 3105 Dixie Highway (Joel Tiberghien, Applicant)

Date: August 9, 2016

BASIC INFORMATION		
Applicant/Property Owner	Joel Tiberghien, Cambridge Real Estate Partners	
Architect/Engineer/Consultant	KBA Architects	
Size of Property	12.8 acres	
Current Zoning	BPD – Business Planned Development	
Proposed Zoning	N/A	
Comp. Plan Land Use Designation	Mixed Use	
ADJACENT LAND USE/ZONING INFORMATION		
Direction	Land Use	Zoning
North	Restaurant & Automobile Repair	B-2 Community Business
South	Automobile Sales	I-1 Industrial
East	Mixed Use	I-1 Industrial
West	Residential	R-2 Single Family Residence
ZONING/DIMENSIONAL INFORMATION		
	Minimum Required	Existing
Minimum Lot Area	1 acre	12.8 Acres
Minimum Lot Width	N/A	+200 ft
Minimum Front Yard Setback	10 feet	N/A
Minimum Side Yard Setback	10 feet	N/A
Minimum Rear Yard Setback	10 feet	N/A
Maximum Bldg. Height	N/A	N/A
Other Requirements	N/A	N/A

BACKGROUND INFORMATION

Mr. Joel Tiberghien, representing Cambridge Real Estate Partners, has submitted an application for a Specific Approval to allow a Retail Use in the Business Planned Development (BPD) Zoning District. The proposed business is to be located at 3105 Dixie Highway, located in the Cambridge Plaza Development, which is a 12.8 acre parcel containing several businesses. The current zoning on the property is BPD - Business Planned Development. Section 1122.130 of the Hamilton Zoning Ordinance requires that the Planning Commission grant Specific Approval for the operation of Retail Use that is different (more intense) than retail uses permitted in

the B-1 Neighborhood Business District. The proposed use, more specifically described by the Applicant as a Furniture Store (including a Showroom and Warehouse), would be located between St. Aloysius Forensics storefront and to the north and south of the existing Dollar General storefront, occupying two tenant spaces for a total of 37,962 square feet. Both tenant spaces associated with this request are currently vacant.

Mr. Tiberghien submitted the following description of the project:

“The proposed furniture store is intended to occupy 37,962 SF of the total 97,000 SF Cambridge Plaza property. The showroom will be located between St Aloysius- Forensics space and Dollar General. The showroom store will be approximately 18,000 SF with warehousing and shipping immediately to the west separated by a wall.

Customers will enter and exit this area of the premises. Shipping will occur via the existing loading dock near the NW corner of the building. The warehouse portion of the space will be approximately 19,962 SF and will extend from the north end of the building to the south end of the building. Receiving will be handled at the south end of the building by using an existing loading dock and new overhead door within the warehousing portion of their space.”

This project description, along with the submitted plan, showing the building layout and site plan has been attached as Exhibit 3 as Applicant submitted information.

PLAN/PROPOSAL ANALYSIS

- 1. Zoning** – The property is zoned BPD – Business Planned Development and requires Specific Approval from the Planning Commission in order to start a Retail Use at this location per Section 1122.130 of the Hamilton Zoning Ordinance.
- 2. Setbacks** – There is no proposed new building construction on the property.
- 3. Parking** – The City of Hamilton Zoning Code requires one (1) space per each 1,000 square feet of gross floor area. The applicant states in their application that the furniture store will occupy 37,962 square feet, which would require 38 spaces. The existing building has available parking that is also shared with other businesses located in the Cambridge Plaza that can accommodate this requirement.
- 4. Access** – Vehicular and pedestrian access to the proposed furniture business to be located at 3105 Dixie Highway are pre-existing and would come from Clinton Avenue or Dixie Highway. There are no changes proposed to the current access on the site.
- 5. Land Division**- There is no proposed land division as part of the application

6. Landscaping – There are no changes proposed to the current landscaping on the site.

7. Lighting – There are no changes proposed to the current lighting on the site.

8. Interdepartmental Review – Zoning plans are currently under review through this application. If the specific approval for Retail Use is approved by the Planning Commission, the applicant will also be required to comply with building and safety requirements.

9. Other – Signage: No signage information was submitted as part of the application. Any exterior building or business signage shall comply with section 1138.00 of the Hamilton Zoning Ordinance.

10. Public Notification – N/A

RECOMMENDATION

If the request for Specific Approval to operate a Retail Use, a Furniture Store, in a Business Planned Development, located at 3105 Dixie Highway is recommended for approval by the Planning Commission, the 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, be revised subject to any future requirements of the City Interdepartmental Review (IDR) Committee upon review.
2. That Outdoor Sales not be permitted. All merchandise for sale must be located inside the building.
3. Proposed signage (permanent and temporary) shall comply with Section 1138.00 of the Hamilton Zoning Ordinance.

EXHIBITS

1. Location Map
2. Zoning Map
3. Applicant submitted information

3101-3113 DIXIE HIGHWAY
PUBLIC HEARING MAP

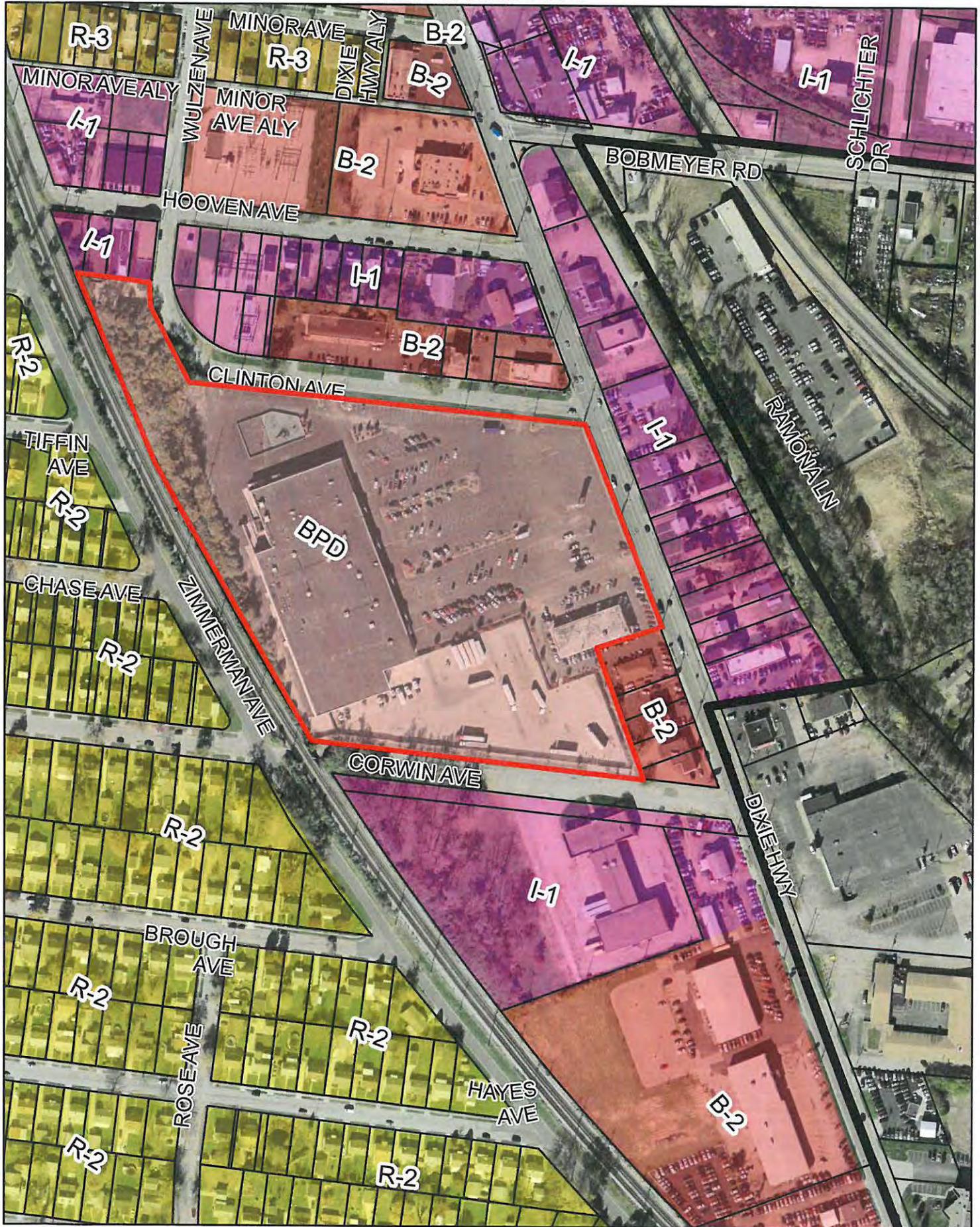


 3101-3113 Dixie Highway

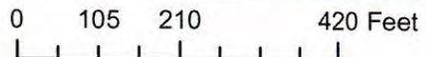
0 105 210 420 Feet



3101-3113 DIXIE HIGHWAY
PUBLIC HEARING MAP



 3101-3113 Dixie Highway



A162649
A16265D

City of Hamilton · Department of Economic and Community Development · Planning Division
 345 High St · Hamilton, OH 45011
 PHONE: (513) 785-7350 FAX: (513) 785-7349

PLANNING DIVISION APPLICATION

Site Address:	3105 ANXIE HWY.			Project Name:	DAYTON ENTERPRISES LLC		
Lot #		Zoning:	BPD	Subdivision:			
	OWNER / DEVELOPER			AGENT / APPLICANT		ARCHITECT / ENGINEER	
Name	Cambridge Real Estate Plans.			Joel Tibersghien		KBA Architects	
Street Address	11590 Century Blvd. #105			← Same		4357 Ferguson Dr. #200	
City, State, Zip	Cinti, OH 45240			"		Cinti, OH 45245	
Phone# / Fax#	870-0300 / Fax			Phone / Fax		752-7800 / Fax	
Cell				600-1941			
Email				jtibersghien@dbolutions1.com			

REZONING (\$300 application fee) \$ _____
 Existing property use: _____ Present Zoning District: _____
 Proposed use: _____ Requested Zoning District: _____

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

VACATE-ALLEY/STREET-STREET NAME CHANGE (\$50 fee payable to Clerk of Council)

PRELIMINARY PLAT / FINAL PLAT APPROVAL (Fee as below) - Revision? \$ _____
 Sketch (\$100 fee) Preliminary (\$300 fee) Construction Plans
 Final (\$500 fee) \$40 / lot Sewer Impact Fee \$1,875 / lot

ZONING REVIEW FEE \$200 FOR COMMERCIAL DEVELOPMENT PROJECTS \$ _____

PLANNED DEVELOPMENT APPROVAL (Fee as below) - Revision? \$ 150.00
 Sketch (\$100 fee) Preliminary (\$300 fee) Final (\$500 fee)
 Modification to Approved Plan (\$500 fee) Original Approval date _____
 MINOR MODIFICATION (\$150)

Certificate of Zoning Compliance (\$50.00 fee) Existing - New Use or Existing - Existing Use \$ _____

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

ADRB Application by Certificate of Appropriateness (\$25.00 fee) \$ _____

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

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

SIGNATURE OF APPLICANT: Joel Tibersghien DATE: 8/2/16 COMPANY: CAMBRIDGE REAL ESTATE PLANS.
 PLEASE PRINT NAME: _____

City of Hamilton
 Planning Division
 345 High St
 Hamilton, OH 45011
 (513) 785-7350
 Fax: (513) 785-7349
 Date: 8/3/2016
 Time: 8/3/2016 10:59 AM
 \$150.00

Exhibit to City of Hamilton Planning Division Application

August 1, 2016

Name of existing property: Cambridge Plaza
3101 -3113 Dixie Hwy.
Hamilton, OH 45011

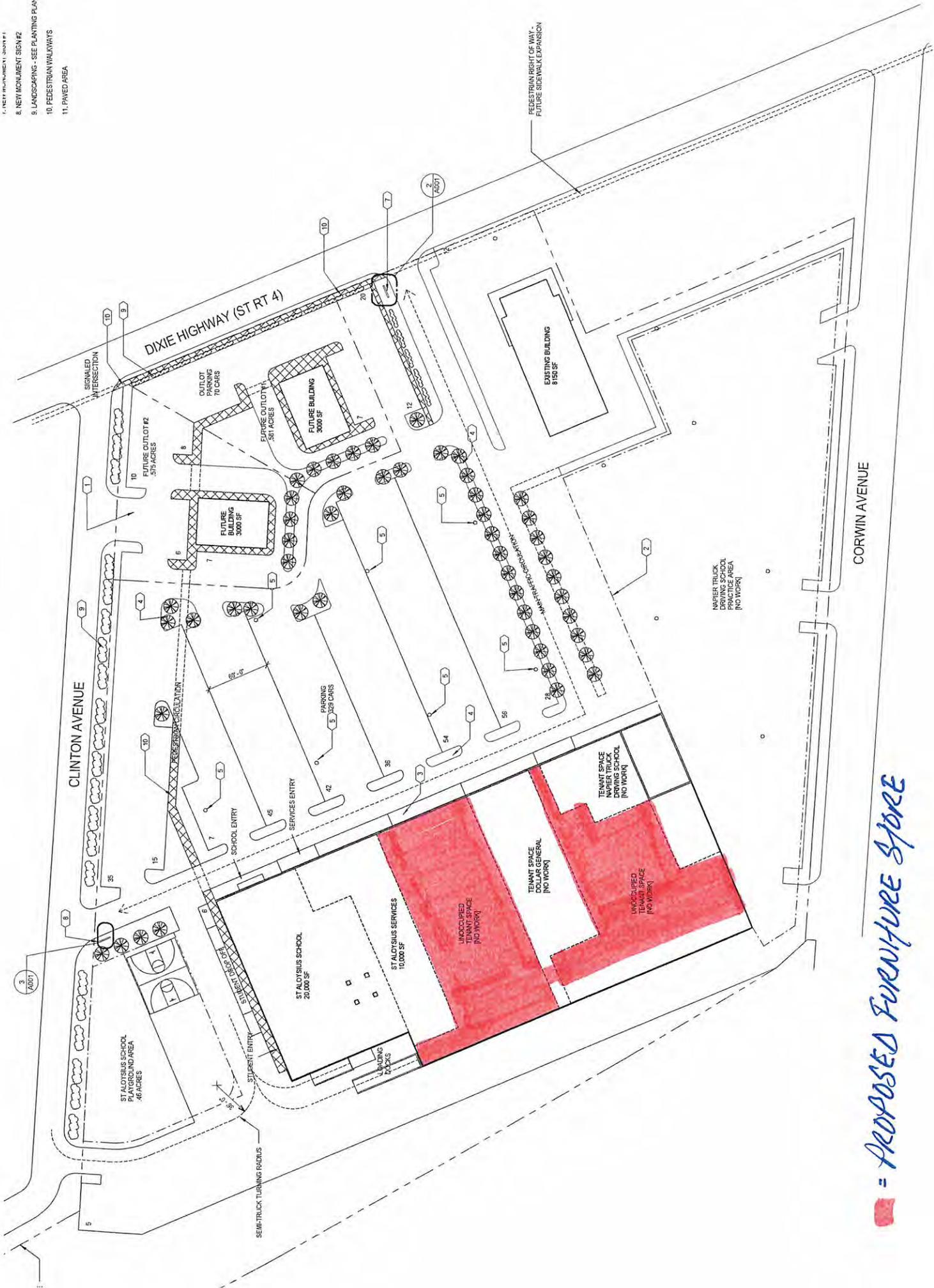
Name of project: Dayton Enterprises LLC (Furniture Store)
Proposed address: 3105 Dixie Hwy.

Name of Applicant: Cambridge Real Estate Partners LLC
11590 Century Blvd., Suite 105
Cincinnati, OH 45246

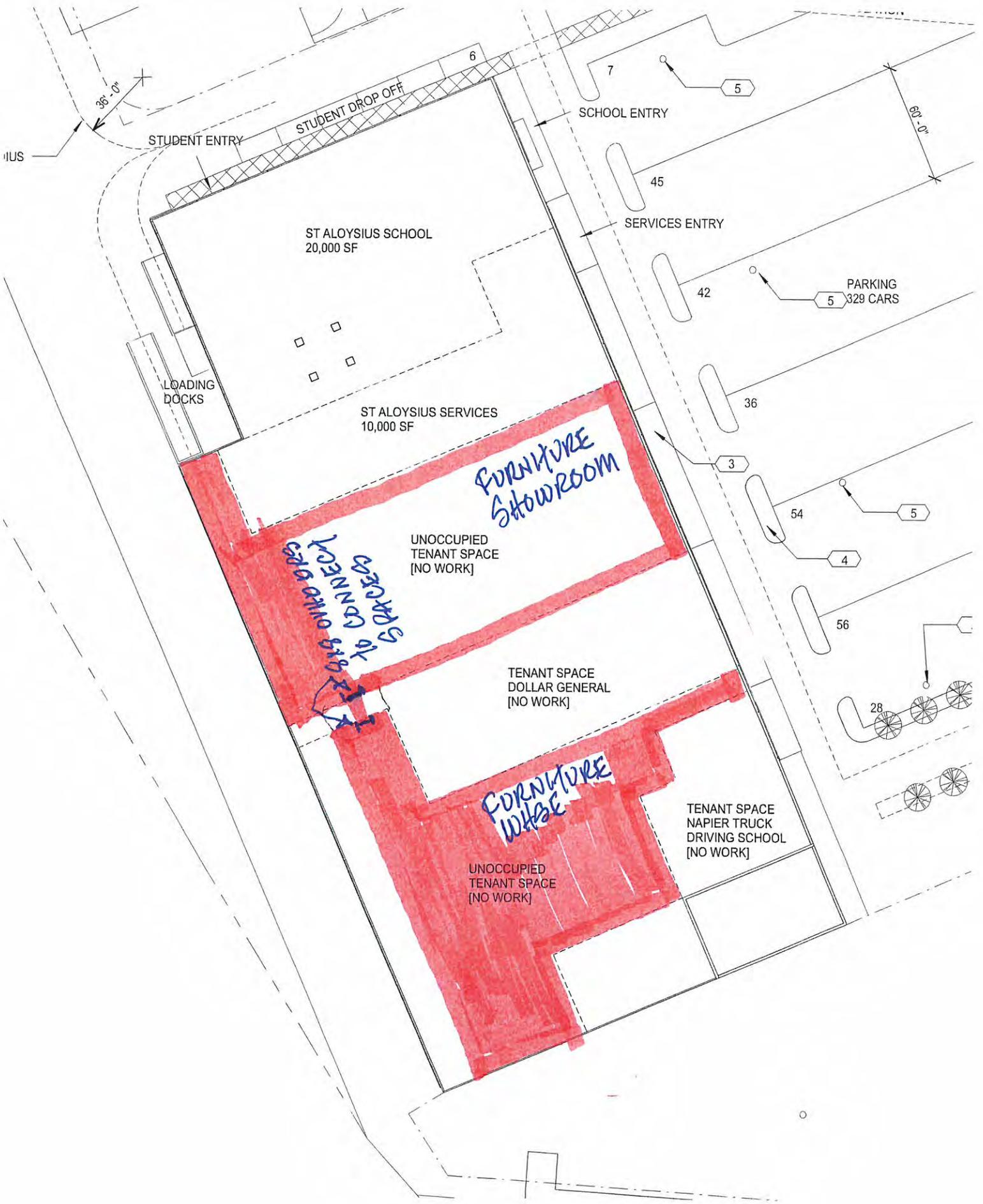
Description of proposed project:

The proposed furniture store is intended to occupy 37,962 SF of the total 97,000 SF Cambridge Plaza property. The showroom will be located between St Aloysius-Forensics space and Dollar General. The showroom store will be approximately 18,000 SF with warehousing and shipping immediately to the west separated by a wall. Customers will enter and exit this area of the premises. Shipping will occur via the existing loading dock near the NW corner of the building. The warehouse portion of the space will be approximately 19,962 SF and will extend from the north end of the building to the south end of the building. Receiving will be handled at the south end of the building by using an existing loading dock and new overhead door within the warehousing portion of their space.

- 1. NEW MONUMENT SIGN #1
- 8. NEW MONUMENT SIGN #2
- 9. LANDSCAPING - SEE PLANTING PLAN
- 10. PEDESTRIAN WALKWAYS
- 11. PAVED AREA



[Red Box] = PROPOSED FURNITURE STORE





For the Planning Commission Meeting of August 15, 2016

To: Planning Commission

From: Meredith Murphy

Subject: AGENDA ITEM #4

Request by KHAN Signs Inc., to approve proposed wall signage on property zoned BPD Business Planned Development located at 1 North Brookwood Avenue. (KIMBEC Properties LLC/ KHAN Signs Inc., Owner/Applicant).

Date: August 9, 2016

BASIC INFORMATION		
Applicant/Property Owner	KIMBEC Properties LLC/ KHAN Signs Inc.,	
Architect/Engineer/Consultant	N/A	
Size of Property	0.4 Acre Approx	
Current Zoning	BPD – Business Planned Development	
Proposed Use: Wall Sign	Proposed Wall Sign at 1 N Brookwood	
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	BPD Business Planned Development
South	Residential	R-1 Single Family Residence
East	Commercial	BPD Business Planned Development
West	Commercial	B-2 Community Business
ZONING/DIMENSIONAL INFORMATION		
	<i>Minimum Required</i>	<i>Existing/Proposed</i>
Minimum Lot Area	1 Acre	0.4 Acre Approx.
Minimum Lot Width	N/A	N/A
Minimum Front Yard Setback	10 ft	30 ft & 70 ft
Minimum Side Yard Setback	10 ft	10 ft & 40 ft
Minimum Rear Yard Setback	10 ft	N/A
Maximum Bldg. Height	N/A	N/A
Other Requirements	Section 1138.00 HZO	See Below

Introduction:

Khan Signs has submitted a request, on behalf of Kimbec Properties LLC, for a new wall sign at 1 N. Brookwood Avenue. The proposed sign is for Urgent Care of Hamilton office that is currently at the location. The proposed sign is a wall sign to be placed on the parapet of the building facing Main Street. The proposed wall sign is approximately 11.25 feet in width and 4.5 feet in height (approximately 50.6 square



feet). The proposed sign will consist of Aluminum channel letters mounted to the building.

Since the property is located in the Hamilton West Shopping Center BPD zoning district it requires Planning Commission approval of the proposed wall sign. The proposed wall sign must also meet the adopted guidelines for the Hamilton West Shopping Center Signs, approved by the Planning Commission on September 6, 1966 which 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.

Since the proposed wall sign does not meet condition 2 the Planning Commission must approve the proposed wall sign in order for it to be erected on the building.

Plan/Proposal Analysis:

1. **Zoning** – Property is zoned BPD and requires Planning Commission Approval
2. **Setbacks** –No changes in building setbacks are proposed.
3. **Parking** – No changes in parking are proposed.
4. **Land Division** – No changes in land division are proposed.
5. **Landscaping** – No changes in landscaping are proposed.
6. **Lighting** – No changes in lighting are proposed.
7. **Interdepartmental Review** – The sign is in the process of being reviewed by the City of Hamilton Interdepartmental Review Committee, no problems are anticipated.
8. **Other** – Per the above requirements for the Hamilton West Shopping Center Signs as passed by the Planning Commission on September 6, 1966, any variation of the above guidelines is to be submitted to Planning Commission for review and approval.

Notification

Public Hearing Notices are not required for minor modifications to a BPD Business Planned Development Plan.

Recommendation:

If approved by the Planning Commission, the Department of Community Development recommends the following conditions of approval be associated with the request to erect a wall sign at 1 North Brookwood Avenue.



1. The construction drawings for the proposed sign to 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 and repaired/replaced as necessary to remain in compliance with the Planning Commission approval.
3. Temporary signage shall comply with Section 1138.00 of the Hamilton Zoning Ordinance.

Attachments:

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

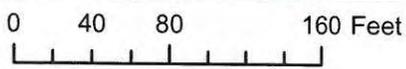


1 NORTH BROOKWOOD
PUBLIC HEARING MAP

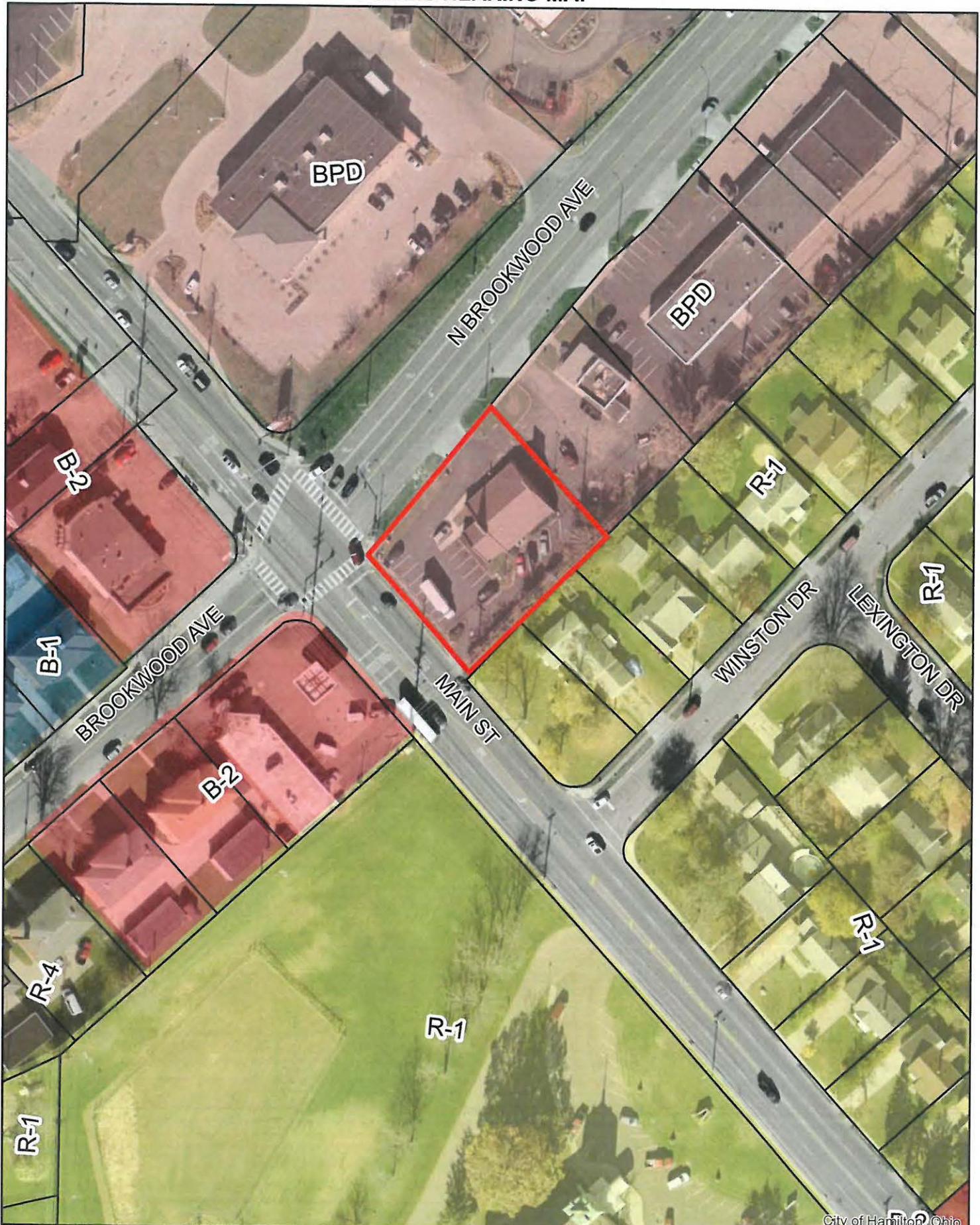


City of Hamilton, Ohio

 1 North Brookwood

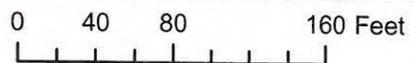


1 NORTH BROOKWOOD
PUBLIC HEARING MAP



City of Hamilton, Ohio

 1 North Brookwood



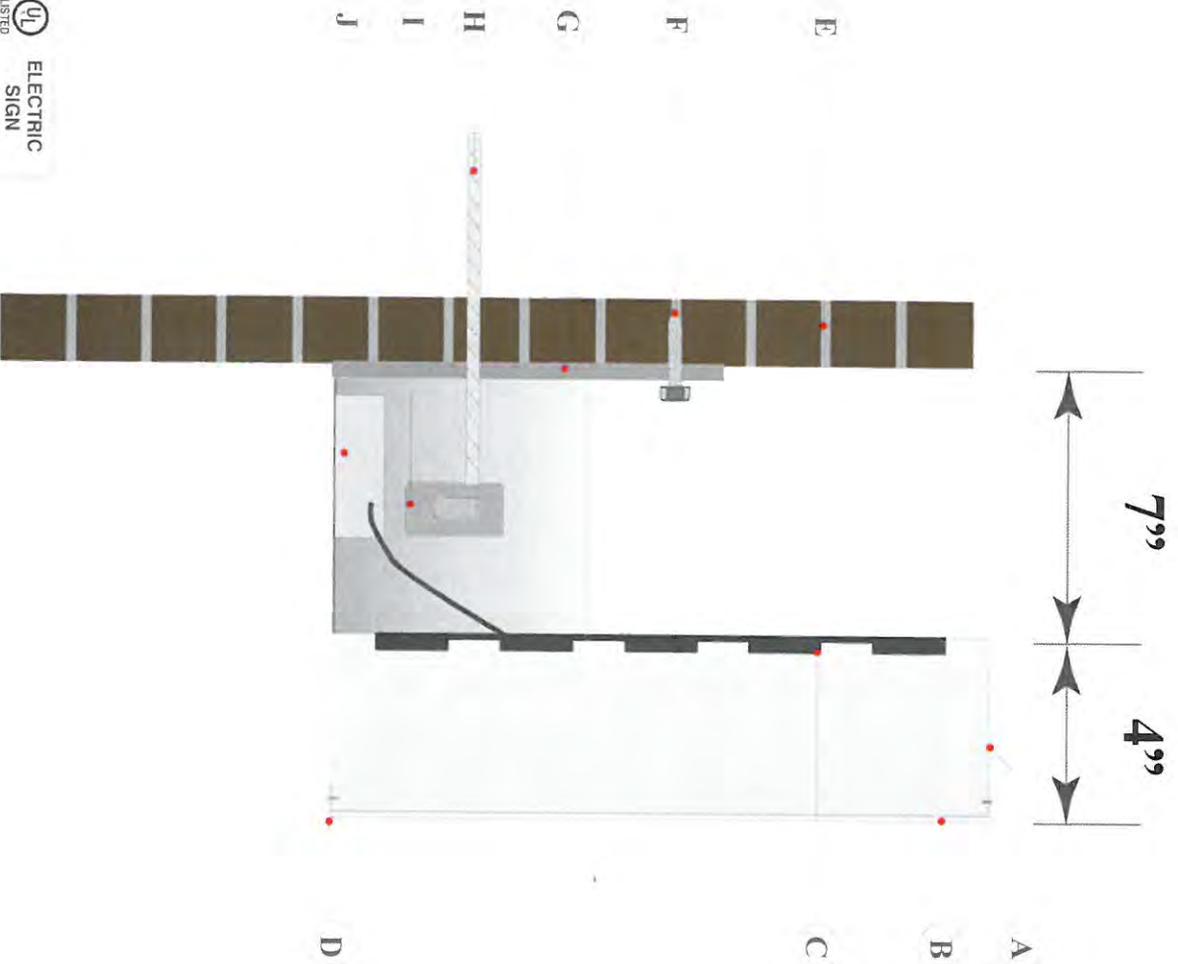


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Job Name:	Urgent Care of Hamilton	Sales Person:	SK	Page:	1-4
Address:	1 N Brookwood Ave Hamilton, OH 45013	Designer:	MIS	Date:	08-01-2016
File Name:	Hamilton Urgent Care	Client Name:		Approved by:	

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SIDE VIEW - SCALE NONE - UL Listed Sign Installed per NEC & Local Codes



- A** Fabricated Aluminum Letter White
- B** 3/16" Plexiglass Face Red
- C** Red US LEDs for Illumination
- D** 1" Jewlite Trim Cap, White
- E** Brick Wall
- F** Non Corrosive min 3/8"x3" Lag bolts with washers and Lag Shields
Total 7 Required for both
- G** 1/4" X 2" Metal Plate for Installation
- H** Liquitite Existing Primary Electric Pass thru
- I** Disconnect switch for Existing primary electric
- J** 12 Volt Dc UL Listed Transformer

 **ELECTRIC SIGN**
No. HA 413020

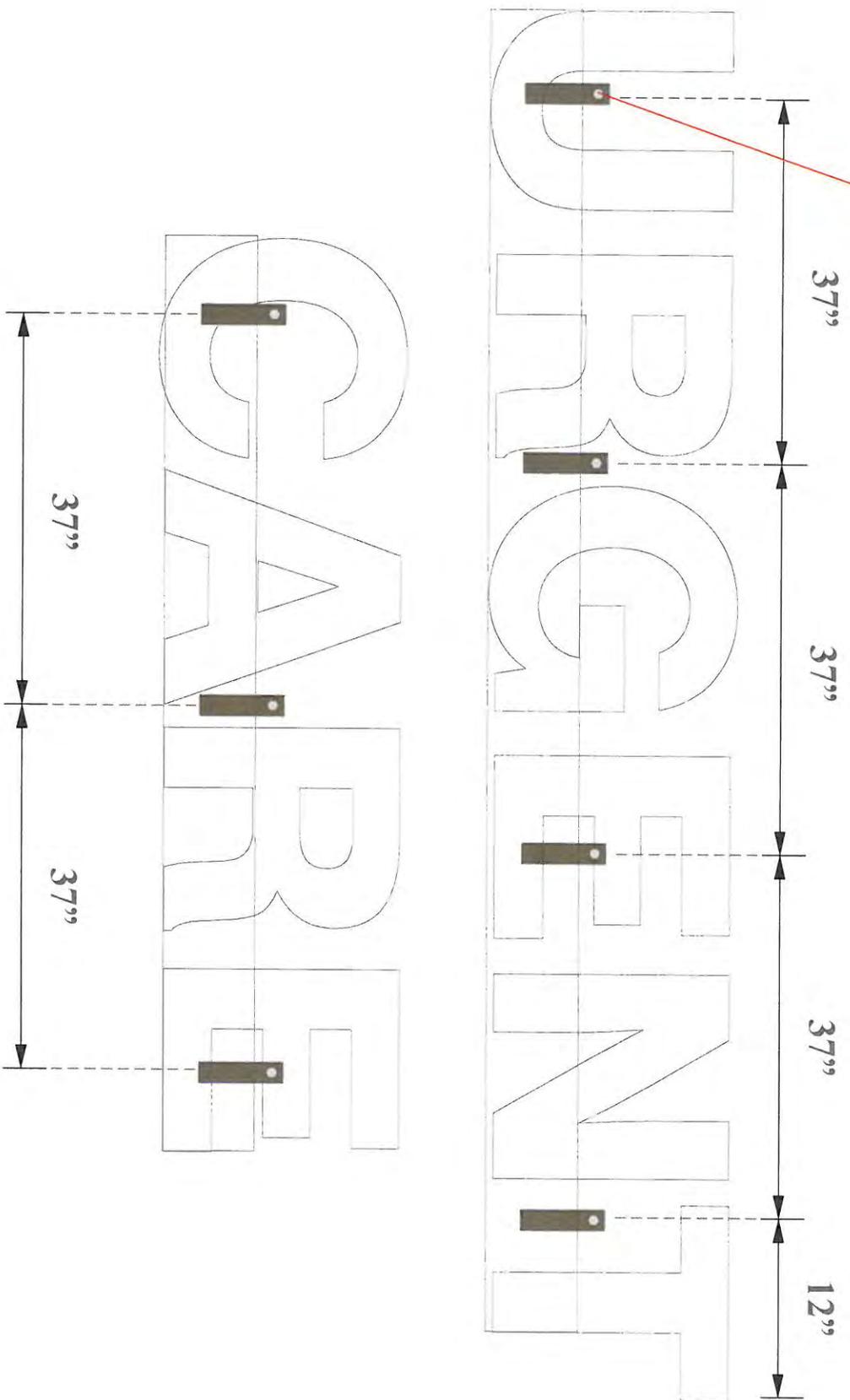


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3/8" Lag Bolts and Lag Shields



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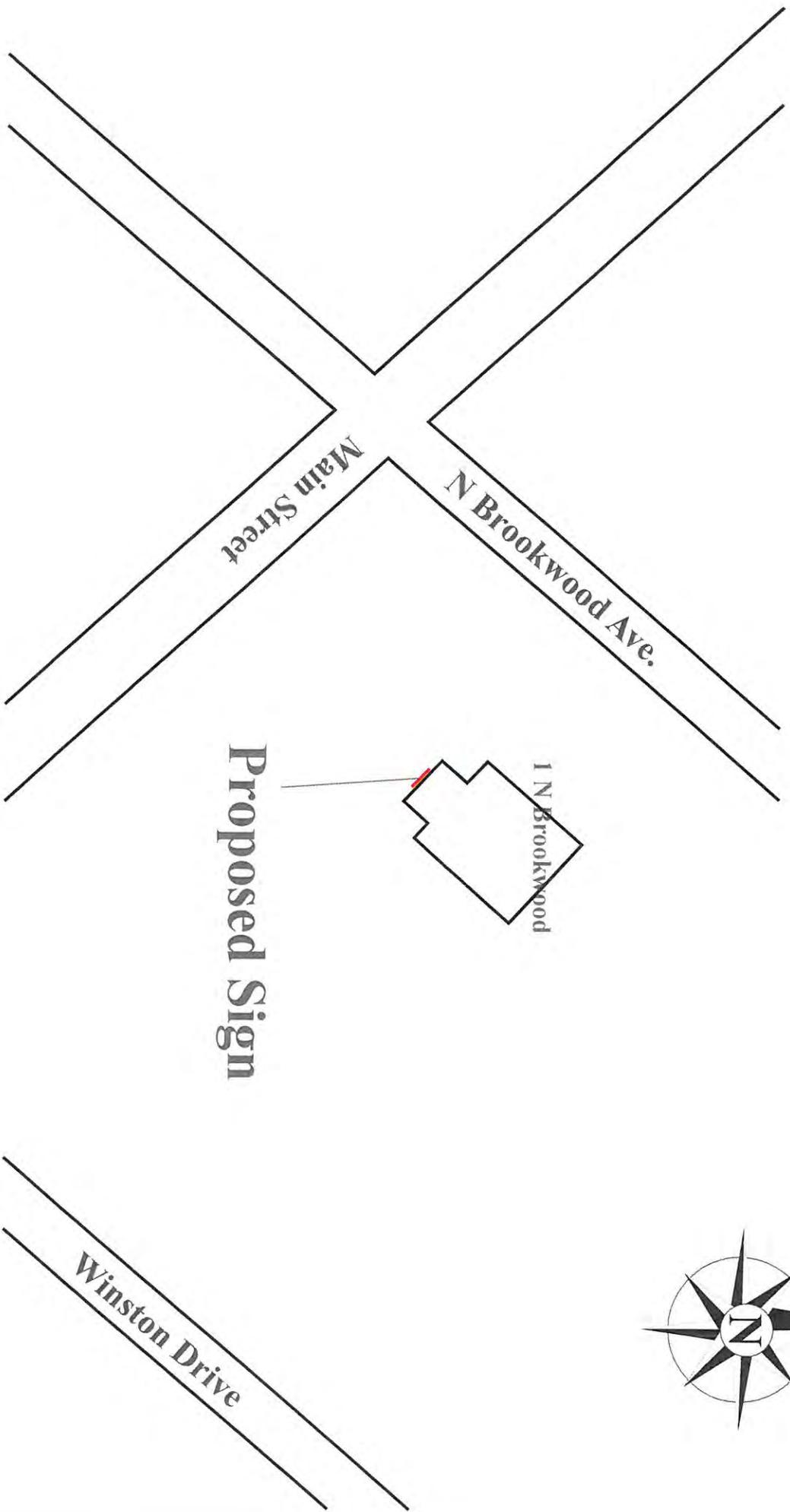
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