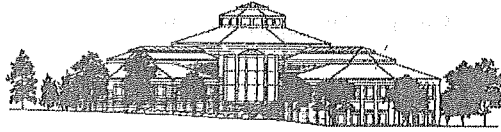


City of Springdale



Building Department

(513) 346-5730

11700 Springfield Pike
Springdale, Ohio 45246

Fax (513) 346-5747

April 13, 2021

Mr. Thomas Vanover
Springdale City Council
11700 Springfield Pike
Springdale, OH 45246

RE: Recommendation for Approval – Merchant Place
Major Modification/Zone Map Amendment to PUD
134 & 144 Merchant Street
Parcel #s: 059900430013 & 059900430007

Dear Mr. Vanover:

At their meeting on April 13, 2021, the Springdale Planning Commission held a public hearing for the Major Modification to the PUD for the property located at 134 & 144 Merchant Street. The property in this application consists of approximately 10.852 acres, which the applicant is requesting to rezone 10.852 acres from “GB” General Business District and “OB” Office Business District to “PUD” Planned Unit Development District.

Planning Commission moved to approve the Major Modification to the PUD for the property located at 134 & 144 Merchant Street, Case Number 20210097, per specifications and designs provided in our meeting packet as exhibits which were submitted by the applicant prior to the meeting and reviewed by staff. This also excludes responses by the applicant that are not addressed in the staffs comments and considerations. Except for the applicant shall provide two car garages on all the townhomes as stipulated.

By this approval, Planning Commission is referring this to the City of Springdale City Council for consideration. This motion includes the following conditions; staff, our City Engineers, and City Planners, recommendations and considerations contained in their report. As this is a PUD this shall require a review by our staff and law directors of covenants as necessary. There shall be provided by the applicant an open space area of 28%, or 3 acres shall be established on the site.

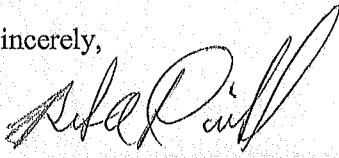
April 13, 2021

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Springdale City Council

Recommendation for Approval for Merchant Place; Major Modification/Zone Map Amendment to PUD

Sincerely,



Mr. Bob Diehl, Secretary
Springdale Planning Commission

CC: Doyle H. Webster, Mayor
John Jones, City Administrator
Kathy McNear, Clerk of Council
Joe Braun, Law Director's Office
Shawn Riggs, City Engineer
Carl Lamping, Building Official
Anne McBride, City Planner
Council Members
Planning Commission Members