

PLANNING COMMISSION MEETING

January 9, 2018

7:00 P.M.

I. CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Darby.

II. ROLL CALL

Members Present: Richard Bauer, Don Darby, Tom Hall, Lawrence Hawkins III, Dave Okum, Joe Ramirez, Meghan Sullivan-Wisecup

Staff Present: Anne McBride, City Planner, Don Shvegza, City Engineer; Gregg Taylor, Building Official

III. PLEDGE OF ALLEGIANCE

IV. ELECTION OF OFFICERS FOR 2018

Chairman Darby: At this point with consent of the board, Council members I would like to offer an amendment of the agenda so we may go to organizational meeting for the upcoming year, or should I say this year. Voice vote is that okay. (Multiple yes' stated) Silence is golden.

At this time, the chair will accept nominations for the position of Chair for the year 2018.

Mr. Okum: Mr. Chairman, I would like to nominate Mr. Don Darby to continue as Chairman of the Springdale Planning Commission.

Chairman Darby: Are there other nominations?

Mr. Hall: I'd like to second that.

Chairman Darby: Moved and second. I did not get a chance to pay somebody else to do it.

Mr. Okum: Seeing that there are no other lights, I move that the nominations be closed.

Chairman Darby: All in favor, voice vote. (All members stated Aye)

Mr. Okum: Now we have to vote on you. You closed the nominations.

Chairman Darby: All those in favor of yours truly as the Chair, voice vote. (All members stated Aye, no abstentions, no opposition)

Chairman Darby: Okay now we will move on. I'll accept nominations for the position of Vice Chair.

Mr. Hall: Mr. Chairman I would like to nominate Mr. Okum as Vice Chair for the year of 2018.

Mrs. Sullivan-Wisecup: I'll second.

Chairman Darby: It has been moved and seconded that Mr. Dave Okum be nominated as Vice Chair for the year 2018. It is been moved that the nominations be closed and they are. All those in favor of Mr. Okum. (All members stated Aye, no opposed, no abstentions).

Finally, the chair will accept nominations for the position of secretary.

Mr. Ramirez: I would like to nominate Mr. Bauer as secretary.

Mr. Hawkins: Second.

Chairman Darby: It has been moved and seconded that Mr. Bauer be nominated for the position of secretary.

Mr. Okum: I move that nominations be closed.

Mr. Hall: Second.

Chairman Darby: it has been moved and seconded that the nominations be closed. Vote on that all those in favor of Mr. Bauer as our secretary for the year 2018 (all members Aye, no oppositions, and no abstentions)

Thank you folks, I am sure that the other folks that have been elected will do whatever we can to make your vote a good vote. Thank you. Moving on.

V. MINUTES OF THE REGULAR MEETING OF DECEMBER 12, 2017

Chairman Darby: Chair will accept the motion that the minutes of the previous meeting on December 12th be adopted.

Mrs. Sullivan-Wisecup: I would like to make a motion to accept the December 12th meeting minutes.

Mr. Okum: Second the motion.

Chairman Darby: It has been moved and seconded that the minutes be accepted and adopted. Voice vote all those in favor 7 Aye, 0 Opposed, 0 Abstentions. So adopted. Now we will have our report on council. Mr. Hawkins.

VI. REPORT ON COUNCIL

Mr. Hawkins: Thank you Mr. Chairman.

Chairman Darby: You got away a long time without having to do this didn't you.

Mr. Hawkins: I did it before at different time and Mrs. Harlow did it for a bit so I got a little break? It is good to get back to it.

Council met on December 20 of 2017 we went through committees and official reports. All seven members were present. We had ordinance number 47-2017 authorizing the Mayor and Clerk of Council/Finance Director to amend the contract of CT Consultants, Inc. For Engineering Services to the City of Springdale declaring an emergency. That passed with a 7-0 vote. We also had ordinance number 48-2017 authorizing the Mayor and Clerk of Council/Finance Director to amend the agreement with Wood & Lamping for legal services to the City of Springdale and declaring an emergency. That also passed with a 7-0 vote. Ordinance 49-2017 authorizing the Mayor and Clerk of Council/Finance Director to enter into a contract with Prus Construction for the Beacon Hills subdivision street Kenn Road rehabilitation project and declaring an emergency. This passed with a 7-0 vote. The ordinance 50-2017 amending the ordinance number 43-2016 to provide for wage increase and declaring an emergency that passed with a 7-0 vote. Ordinance number 51-2017 adopting a supplemental appropriation estimate receipts ordinance to make appropriations for current expenses and other expenditures and adjust the estimated receipts for the city of Springdale Ohio during the fiscal year ending December 31, 2017 passed with a 7-0 vote. We had ordinance number 52-2017 adopting a temporary

appropriation ordinance for the period January 1, 2018 until the fiscal year 2018- appropriation permanent ordinances adopted by City Council. That passed with a 7-0 vote. Ordinance number 53-2017 enacting and adopting the 2017 S18 and S19 supplements to the code of ordinances of the City of Springdale Ohio declaring an emergency these are the things that are updating the City Code with the State Code as those things evolve that passed with a 7-0 vote. There was a resolution R18-2017 appointing Sheila Seiter as a member to the Charter Revision Committee, that passed with a 7-0 vote. There was resolution R19-2017 appointing Julie Matheny as a member of the Charter Revision Committee, that passed with a 7-0 vote. Resolution R20-2017 appointing Cathy Nienaber as a member of the Civil Service Commission, that passed with a 7-0 vote. Resolution R21-2017 appointing Roy Mitchell as a member of the Tax Review Board, that passed with a 7-0 vote. Resolution R22-2017 appointing Dan Shroyer as a member of the Volunteer Fire Fighters Dependents Fund Board, that passed with a 7-0 vote. Resolution R23-2017 appointing Jeff Anderson as a member of the Volunteer Fire Fighters Dependents Fund Board, that also passed with a 7-0 vote. Council also met on January 3, 2018. All seven members were present. We had ordinance number 01-2018 adopting an annual appropriation estimate of receipts ordinance for the fiscal year ending December 31, 2018, that passed with a 7-0 vote. We also had ordinance number 02-2018 amending the zoning map for the property at 11905 Kenn Road change in the zoning district from residential single household low density to public facilities this is The Calvary Pentecostal Church that the commission had gone with. We had a first reading on that matter. We had resolution R01-2018 authorizing the investment of Municipal funds, which we do a share and that passed with a 7-0 vote. Resolution R02-2018 requesting an advanced payment from the Hamilton County Auditor, which we also do each year that passed with a 7-0 vote. That concludes my report on council unless Mrs. Sullivan-Wisecup have anything to add. Are there any questions?

Chairman Darby: Thank you. You guys have been busy and that's good.

VII. CORRESPONDENCE

None.

Chairman Darby: Before we move into old business, I want to comment as you can see we have a pretty full agenda here, which is good. It shows of things are happening here in Springdale and I want to tell everyone was in attendance who is a part of this that we're happy to have you here and thank you. We will work with you to make sure that things are done properly.

VIII. OLD BUSINESS

- A. SCP Springdale LLC, 12110 Princeton Pike, Springdale, Ohio, Revision to a Preliminary PUD Development Plan Approval (application 32930) Public Hearing continued in progress.

Chairman Darby: I'm going to ask Mr. Taylor, because this is somewhat of an interesting presentation. Will you talk a little bit about the purpose here since we are not going to be taking action?

Mr. Taylor: Thank you Mr. Chairman. As I'm sure you all recall we had quite a lot of discussion about this project at last month's meeting. The applicant requested continuing the case until this month to have an opportunity to try to work out some issues on the plan. They have been working, I believe diligently, with primarily the homeowners association at the Crossings at the Park and the idea here this evening is to kind of give you an update on what it is that they are thinking about at this moment in time and get a little feedback from the commission as they work towards finalizing

their plan. I think that's probably about all I need to say at this point and Mr. Cumming can elaborate.

Chairman Darby: We will be continuing the public hearing.

Mr. Cumming: Good evening. John Cumming with Strategic Capital Partners. Thanks for the opportunity to appear tonight. As Mr. Taylor said not looking to walk through a long presentation here tonight but we thought it would be a good idea to provide you an update as to our activities working with the homeowners association at Crossings at the Park and trying to find a solution that's fair for everybody in terms of a project that we're working on. So with that in just a couple of things I want to show and we'll be brief but I'm happy to answer any questions but we wanted really just to update you as to where we stand. The overarching goal for us over the last several weeks has been to try to put our neighbors on the east side and our neighbors on the west side kind of on a level playing field kind of apples to apples and how they're being treated in terms of setbacks and buffering and screening and sound and visual etc. to the project and so really that's what we've really dug in and tried to do here. So I'll flip forward just for a second to the to the plan that we had presented just as a quick reminder at the last meeting and then I'll flip back to this chart which will provide a kind of a comparison of where we are in terms of some of those items. So this is the plan that we had presented, five buildings starting at the upper left and working clockwise around buildings 1, 2, 3, 4 and 5. With a public street to be built in two phases the northern L shape and the cul-de-sac in phase 1 and then phase 2 of the public street would be this the southern leg leading from kind of the T shaped intersection south all the way across the creek and a bridge be built across that creek in order to serve building 5 which is planned to be about 165,000 square foot building. So that's where we were. So, keep in mind building three on the upper right and building four just south of that building are really the two buildings I'm focusing on because building four clearly is the building that affects along with building five, but buildings four or five affect the Crossings at the Park property most directly. I'll walk through these numbers and it may be a little tough to read but I'll walk through it and tell you how we've set this up. So really what we tried to do a couple, really two things is provide the distance from either the house or condominium unit to the pavement the shortest distance to the pavement. And then as well provide the distance from whether it's a house or a condo to an industrial building that we would be building and then we've done the same comparison, but from the property line. So, the property line to the pavement or the property line to the building and then below that. The last category is the berm details that we're planning. So, if you so if you go to the first column which is building three so that the northern building along Crescentville east side the distance from the house the closest point the closest house to the pavement on the east side of building three measures that 196 feet. If you keep moving across if you go to the east side of building four the building just south on the east side the same distance 196 feet so it's uniform. The plan that I'm going to show you our revised plan that we've been working on here the last several weeks the distance from the west side of building four from the condo to the pavement is 208 feet, so 12 feet more than the east side whether it's building three or building four. So then the line below that is the measurement to the building, so building three East side 315 feet from house to building, building four east side the same 315 feet from house to building and then on the west side of building four the Crossings at the Park side from condo to building 311 feet, so we're four feet shorter. Next level down property line to pavement building three East side 150 feet building four East side 150 feet building four West side 138 feet, so we're 12 feet lower on that. The next line down property line the building, building three East side 269 feet building four East side 269 feet building four West side 241 feet, so 28 feet less. With the berm, we recognize that the berm height the landscaping etc. is a very important component here. What we've been able to do with our revised plan is really bring this to a level playing field for the east side versus the west side so that what we would have is a minimum 15 foot high berm that would run north from the north end to the south end. I'll show that on the plan here in a second. And there's one asterisk to that. There's an area where the existing detention pond just east of the Crossings at the Park starts to get closer to and actually comes on to the property that we will develop. And so it narrows it down and when it gets narrower, it gets tougher to build up with that berm. So what we would do and we believe that's around a 200 foot 200 lineal

foot area where because of that narrowness it shrinks down and we would plant pine trees eight to ten feet in height at the top of that berm to more than make up for the deficiency. There it goes to that area roughly nine feet instead of 15 feet and so what we would do is plant pine trees in a density enough so that it would make up for the deficiency on the height going from 15 feet down to approximately nine feet. So I wanted to just set the tone because what we're trying to do again as I said is be as even as possible in terms of how we are treating the screening, the buffering et cetera between the neighbors on the East and neighbors on the west. So that's the old plan. That's landscaping from the old plan. I'm going to work through it pretty quickly and I'll get to our revised plan. And they'll be various layers of that so you'll see some differences here right off the bat. Buildings one, two and three really haven't changed in this in this plan. What you'll see is changes for buildings four and five. First of all building five have been removed. We would we would not only not build a building South of the creek but we would not build a bridge to get across the creek. We would maintain that area as part of the Owners Association, make sure it's not overgrown make sure that animal control is active and we would work closely with city to make sure that the scope and the responsibilities of that management of that area is part of our as part of our obligations. What we've been able to do on the West side of building four is create more room between pavement and the condos and the way we've done that is that because there would not be any building South of the creek and there wouldn't be a bridge over that creek, we've eliminated the public street running from that T shaped intersection all the way to the South and instead the way a tenant or a user would access building four would be to have a road that would be tucked up against a building four would be a ring road around the building and would be a private road and be part of the site plan for that building four. So, what that does in going from a 60-foot right-of-way for a public street and knocking that down to approximately 30 feet for a ring road around the industrial building that's a private road, we gain at least an additional 30 feet roughly. And that allows us to get additional width, which allows us to build up a berm higher. So the other thing I think some changes here, this gives us a much better opportunity to make this really a two phase development where we're building two buildings at a time as opposed to probably what would be a three phase development where we'd have five buildings and probably wouldn't be building three buildings at a time anywhere on the site. So it reduces the amount of construction impact timing and road construction. We are right now doing a recalculation estimate of what the public infrastructure costs would be and in association with this project versus the previous site plan. We don't have that total yet but we believe the total is going to be somewhere in the neighborhood of 3 million dollars of savings to not build the public street that runs all the way to the South and a bridge across the stream. So we think there will certainly be less construction disruption and a project that can be built faster, be stabilized faster, bring jobs faster, and provide tax revenue faster as a result. These are the same plans that we've sat down most recently. We've had conversations with as I mentioned the Crossings at the Park folks and as recently as yesterday when we went through this plan in detail. This provides a little more detail on the berm itself. Those numbers are hard to read, but what you've got on the left side, or the west side of the building you see that the berm that would be created and what some of the small numbers and I can walk you through each and every one of those numbers but I'm guessing you may not want to get into that kind of detail. But you've got a berm height as compared to the street level or the elevation of the condos that would be really as much as 18 feet in height that would then go down and a section where the detention pond cheats and to about nine feet at a minimum and that's the area where we would plant additional trees at the top of the berm to make up for that. I think that's really, that's the high points I wanted hit. I'd be happy to answer any questions.

Chairman Darby: Thanks for your presentation. Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. I just wanted to emphasize that they're not asking for action on your part, however; we do need to do something with the public hearing as it was continued to tonight. We'll need to continue that to some later date. If I might suggest when that may be.

Mr. Cumming: Where you are, as I said, working closely with our neighbors. We are in the process of revising the plans. We want to make sure before we submit the new

plans that we're answering any questions clarifying anything that was not done before when we submitted the plans and make sure that it's a complete submission and that we're responding to the staff's comments. So we're working to do that very very quickly. We may request if possible, if schedules will allow, a special meeting later in February after that I think February 13th is the next Planning Commission meeting. So one to two weeks passed that would allow us to get our plans submitted and submitted properly and make sure that we're taking into account comments from neighbors et cetera. So it's just a request that we have for the commission.

Chairman Darby: Mr. Taylor would you just want him to work through your office on that, and you would be communicating with the members or do you want to try to schedule it now?

Mr. Taylor: The deadline for February's submission was actually yesterday. I might suggest that, and of course, the reason for that is to give staff adequate time to review the plans before we present our reports to you all. If, depending upon how long you know John feels like it's going to take him to get a complete set to us, let's just say for the sake of argument you can get them to us next Monday. You know maybe it would be appropriate to move the meeting back one week. OK. That will not work because we do have a BZA meeting scheduled for that time. If you all can make it, I'm certain we'll work it out.

Mrs. McBride: Mr. Chairman I think for the purposes of continuing the public hearing you would need to have the date set this evening so that everyone that's interested that's here this evening would be aware of that continuation.

Chairman Darby: Folks, we're looking at the 27th, does that work for everyone?

Mr. Ramirez: I cannot make that.

Chairman Darby: What does the (talking off mic in the background). How does the 20th look? Oh, Board of Zoning Appeals, BZA that night.

Mr. Okum: April 3rd.

Chairman Darby: We are looking now at April 3rd if we are going to keep it on Tuesday. That's March.

Mr. Okum: That's March, I'm sorry.

Chairman Darby: March 6th. How's the 6th?

Mr. Ramirez: I can't make the sixth.

Chairman Darby: Can't make the 6th?

Mr. Ramirez: I'm coming back on the 6th.

Chairman Darby: Nope that won't work. Dare we go away from a Tuesday?

Mr. Ramirez: I can make the next day.

Mr. Okum: Let's go back to the 28th.

Chairman Darby: A Wednesday, what's with the City on Wednesday?

Mr. Okum: Council?

Chairman Darby: How's the 28th work folks?

Mr. Ramirez: I'm leaving on the 27th. Tuesday to Tuesday.

Chairman Darby: How's that? 28th?

Mr. Ramirez: I'm gone for the whole week.

Chairman Darby: Oh, he leaves the 27th.

Mr. Hawkins: How's the 26th of February?

Mr. Ramirez: 26th is good for me.

Chairman Darby: 26th okay with the City's calendar? We are looking now at the 26th, it's okay with the master calendar.

Mr. Okum: No, he is out of town.

Chairman Darby: Nope he's out of town. Decisions, decisions.

Mr. Hall: 27th?

Chairman Darby: No, he's out of town on the 27th. The 5th? Going once.

Mr. Ramirez: The 5th no. I'm gone for seven days.

Chairman Darby: Nope, I'm gone for seven days.

Mr. Okum: Why don't we go back to the 19th, the 22nd of February? Monday or a Thursday.

Chairman Darby: I'm noticing that I am a boring guy all these are okay. 19th guys? I think we have a winner. Is the 19th okay with the City.

Mr. Okum: How's that for staff?

Mr. Taylor: We are good provided we can get the drawings next week.

Chairman Darby: Okay now.

(background talking off mic.)

Chairman Darby: That is President's day folks.

(background laughter)

Chairman Darby: They City is closed.

Mr. Okum: How about the 22nd.

Mr. Hall: I can't go the 22nd.

Chairman Darby: You would rather be in San Francisco than a Planning Commission meeting?

Mr. Okum: What about March 1st?

Mr. Taylor: Mr. Chairman.

Chairman Darby: Yes sir.

Mr. Taylor: Possibly, I think, I don't believe that we actually have any cases on the agenda for BZA at this moment in time. Is that correct?

Mr. Ramirez: That is correct.

Mr. Taylor: Well we haven't got any submissions yet. They have more time to turn it in, but I guess my thought might be you know maybe we could try to double it up somehow. I mean one starts at 7:00 and one starts when it's over, 7:30, 8:00 o'clock.

Mr. Okum: We have done that before.

Chairman Darby: And that would be what day?

Mr. Taylor: The 20th.

Chairman Darby: Okay. So is the 20. No, he's in San Francisco.

(Background talking off mic.)

Chairman Darby: 21st is Council meeting. That's a thought, an earlier meeting.

Mr. Hall: You're getting so close to the 13th because February is a short month, so you are so close to the 13th.

Mr. Okum: If you keep pushing, you are going to be on the date of the regular meeting.

Mrs. Sullivan-Wisecup: If we can't do it on that.

Chairman Darby: It appears that finding a date, and probably the only solution if we try to start the meeting earlier on a date.... Is it Council on the 21st? And they start at 7:00?

Mr. Taylor: Maybe the, it appears that we are going to have, we have three choices here, it seems to me either we have a meeting with only six members, we do not have a special meeting and I really think realistically this is a major case. There has been a lot of discussion. I don't think it is prudent for us to try to rush through this from a review standpoint. If we are unable to find a date or, again because of the scope of the case you folks are not willing to meet with one fewer person then I think maybe that this is going to have to go until March.

Chairman Darby: For the reasons you describe, I think it would be a bad thing to go with a scheduled meeting with less than the full Commission. So it is what it is.

Mr. Okum: We have a representative of the Association here.

Chairman Darby: I know I am going to get to him.

Mr. Cuming: I appreciate the effort.

Chairman Darby: I think we have a citizen; one of our citizens wants to make some comments as part of the public hearing. Please come forward.

Mr. Rahe: My name is Don Rahe and I am the President of the Crossings of the Park condominiums association.

Chairman Darby: Good evening Mr. Rahe.

Mr. Rahe: I came here for two reasons. One I wanted to thank you for a month ago that you listened to my presentation, and I really felt that you took it to heart and just as important were probably actually from my standpoint extremely important is that John Cumming and his staff and he had engineers here and they listened to what I had to say and they had written it down because they covered every single point that I made. He came to my house yesterday, was there for at least an hour and a half and we had three, myself and three board members were there and the creativity and the caring that he put into the adjustments is amazing. I mean it really is. You'll see it when you get to look over it. I mean I've digested this thing from top to the bottom, and I want to thank him for the creativity that they used in making these adjustments.

I was really happy that our concerns are just really minor and he and I are going to work it out, there's our problem. I'm glad you're moving this back. Our people, this is another thing I think this, when I ask him to come out to my house which is a long way for him to come. He just jumped right at it. He was there and he stayed, like I said there's at least an hour and a half. Another thing that was kind of nice is that I ask him, would you come to our association meeting, and I called every single person. We had 48 units. I call every one of them the night before the meeting to make sure they're going to be there and they're real caring people and we usually have a good turnout. He not only said he's going to come but he's going to overhead projector. He's got the plans and everything to show the people. And this is the way things should be done when you're making decisions that are going to impact people like this is going to impact us to not only be caring and creative to make the adjustments but to be willing to meet with every one of them. He says I'll stay as long as it takes. And I said you know we're like, we've got a lot of older people so they may have a lot of questions for you, but he's pretty good at answering those. My last thing I want to say it's a good day to live in Springdale. Thank you.

Chairman Darby: Thank you sir. Do we need to do something to continue?

Mr. Okum: Mr. Chairman if I could. I think they're looking for maybe just any comments from Planning Commission of anything that jumps out at Planning Commission that might be something that they should look at. Is that correct John?

Mr. Cuming: That is correct. If there were just any questions that came up during my brief presentation on our revised plan, I'd be happy to answer any questions we have.

Mr. Okum: I guess I'm probably the first.

Chairman Darby: Mr. Okum

Mr. Okum: I just have one question in regard to how that is going to appear to vehicular traffic coming down that roadway the public roadway and how the docks and so forth are going to be configured and how that opening, that wide berth that you have between the buildings is going to be depicted? How that's going to portray itself? That would be your front door, which is building four. Building four and building three, it would be the south and the north sides of each respectively. That's basically the only question I would have. I think those elevations need to be treated accordingly because it is the width the space between the two is going to be very obvious.

Mr. Cuming: With the plan in front Mr. Okum can you frame up your question again. I'm sorry I was trying to figure....

Mr. Okum: Your dock doors are on the north side of building four. Your dock doors are on the south side of building three.

Mr. Cumming: Right.

Mr. Okum: Basically, your focus of attention for the vehicular traffic is going to be those sides of those buildings. Building four is basically going to be foliage and some parking area and so forth. But how that, those buildings are go look when you come down that roadway from Crescentville Road what you're going to look at. On building four particularly. When you come across off 747/Princeton Pike and you see building three, how that building is going to look like on a corner. Now we dealt with that a lot with the Pictoria Towers parking garage in that corner. Mrs. McBride was there and she recalls that that was a very key element on how that parking garage was handled on that corner and I think that's something that likewise I'm asking you to look at when you do your planning for how that's going to be addressed

Mr. Cumming: For the final development plans. I know that when we submit the plans, well the first two buildings we would build would be buildings two and three and we'd have a final development plan for each of the two buildings including landscaping for that particular parcel. We'll certainly take that into account. We

understand that the view from public streets is especially important when we're working through our landscaping plan.

Mr. Okum: So you know we're, at least this Planning Commission member is looking at. In regards to what's happening with the residents I think treating residential properties adjacent to this heavy development needs to be addressed evenly and I am very pleased to hear both comments from the residents association and for at least the condos at least have come forward. We didn't have a lot of comment from the residents of Heritage Hill but I think we're more on the playing field is even and you're working to get there. I wanted to compliment you on that.

Mr. Cumming: Thank you.

Chairman Darby: Any other questions from my left? Right? Thank you sir.

Mr. Cumming: Thank you.

Chairman Darby: We'll move on.

Mr. Okum: Based upon that Mr. Chairman I would like to move to continue the public hearing in process. That hearing will be continued until our next Planning Commission meeting as scheduled. To the March Planning Commission meeting as scheduled. I'm sorry. To the regular scheduled March Planning Commission meeting. I'll get this right. I'm usually good at this.

Chairman Darby: All those in favor to continue the public hearing. You have to pardon me here I've got a thing going on here.

(Voice vote taken and agreed to with a vote of 7-0)

Chairman Darby: So that is continued. Moving on to new business.

IX. NEW BUSINESS

- A. The Housing Network of Hamilton County, 242 West Sharon Road, Springdale, Ohio, Major Change to a Preliminary Transition District Development Plan (Application 33139) Public Hearing.

Chairman Darby: Please come forward. Welcome.

Ms. Gehm: Good evening. I'm Gina Gehm. I'm executive director of the Housing Network of Hamilton County. I'm just here to talk today about our major plan amendment to the PUD that's currently in place at 242 West Sharon Road. Sorry, just waiting for the presentation to catch up. I want to start off by taking a minute and just describing our organization and the work that we do. The Housing Network of Hamilton County provides quality accessible and affordable housing for individuals with disabilities so that they can be the valued members of our community. We are a non-profit. We provide housing through a couple of contracts primarily. One is with the Hamilton County Developmental Disability Services and with Clermont County Board of DD as well. We currently manage 57 buildings throughout Hamilton County and Clermont County and 29 have accessibility features for mobility. These homes can be single-family homes, condos, duplexes or apartment buildings that are less than five units in that building. There it is, sorry. It is a little slow to respond. So, our goal here is to help meet the needs of individuals and disability by creating some new housing. We often acquire existing housing and make accessibility improvements, however; with aging housing stock in Hamilton County it's difficult to find housing that can be converted with accessibility features. We also are up against the challenge where this current year actually I guess now this past year since we're in January. The State of Ohio adopted an International Building Code and that requires us now to provide sprinklers in homes where individuals can't self-preserve. So, by the time we purchase the house and then we make accessibility, and then sprinkler improvements to those homes oftentimes were investing as much in the home or we can be

investing as much in the home as that did take us to purchase it to begin with. We also have identified a need to provide a housing type that we don't provide a lot of right now which is one-bedroom units. There are many individuals that are served by Hamilton County DDS where they have a desire to live independently. It's very difficult to find affordable and accessible one-bedroom units in Hamilton County for those individuals where their earning potential might be limited by their disability. Therefore, we're venturing to create a four unit fully accessible apartment building on the site. As we searched for space, this site is perfect for what we were looking for. It's on a bus line. It's close to Goodwill. Given the good mix of single-family multifamily and commercial buildings in the area, it also was a nice compliment to what we were hoping to achieve. We were also happy that the state was large enough that we'd be able to provide a good buffer with our neighbors. We felt from the City's perspective that it would be good use of the site as well. It's consistent with the transition zone nature and it won't draw a lot of additional traffic to West Sharon Road. It'll allow the site to be used in a manner where it will be ensured that it'll be kept well long into the future and uses only a small amount of the site. It will also create additional income tax revenue for the city. In preparing the site, we realized that the site was purchased by the offices of Glenview with the intention of providing medical offices there. But we also realized that the surrounding area was very good for what we went to construct. So, we purchased the site this year and once we have a PUD modification approval we'll be able to go after the funding for it. So, the resulting development will consist of four one-bedroom units. The individual apartments will be about 400 square feet. This is going to allow adequate space for mobility within the unit as well as space for any caregiving medical or assistance with daily living. Each apartment will have an open floor plan to serve the maximum maneuverability space, a full kitchen and living area, full laundry hookups and accessible bath in the bedroom. The entrees for the homes will be zero threshold. There will be wide hallways and doorways. The exit from the rear will provide opportunities for some semi private outdoor space. The units will also feature sprinkler systems that will be cheaper to put in as we build instead of trying to retrofit. And we also intend to provide significantly more parking than the 1.5 as required by code. So, with that I'm happy to respond to any questions or concerns that you might have.

Chairman Darby: Thank you for your presentation. Questions? Staff Reports. Mrs. McBride.

Mrs. McBride: Thank you. The applicant is proposing to develop 1.19 acres of property that's 242 West Sharon Road. The property uses almost every letter in the alphabet that we have and are zoning codes so it's within our RSH-L district but it has our T, transition district overlay. But wait there's more. It's also within our corridor review district sub area D. What all of that means is that the original plan that was proposed for this parcel and an adjacent parcel was for two medical office buildings? And although the underlying zoning is residential, the T district allowed you to very similar to a PUD district allowed you to tap into the other permitted uses within the zoning code. So, it's originally, it's approved right now for two medical office buildings and what the applicant is requesting is modification to that T district to allow for a portion of the property then to be developed for four multi-family units as you've heard her describe. So, because it is a change in use and the T district, then I would need to have the two members of Council serve on the Planning Commission make a determination if that's a minor or major change. Again, because it's a change in land use per the code, staff would suggest that it is a major modification.

Mr. Hawkins: I find it to be a major modification since multifamily housing hadn't been contemplated for this site previously.

Mrs. Sullivan-Wisecup: I also find that this is a major modification.

Mrs. McBride: Thank you. With regards to parking, our code requires 1.5 spaces per bedroom unit, which would be six spaces, total for this development. The applicant indicates that there are going to be 10 centrally located parking spaces and that is to give sufficient parking for caregivers, visitors, or whatever to the development so they are in compliance with our parking requirements. Our RSH-L district allows for a max

of 20 percent. I'm sorry a maximum of 35 percent of the site to be impervious surface area and they're proposing 20 percent which is under what is what is permitted so that is in compliance. They are not proposing any add any signage for this development. Obviously, when they come in for the final development plan the commission would be looking at things like the final site plan, the landscape plan, lighting plan, building elevations, any kind of a waste enclosure or any kind of screening that there might be for that. We also just wanted to point out to the applicant that there are specific design requirements within the corridor review district when they go to develop that. Those are all the comments and I had.

Mr. Chairman: Thank you very much. Mr. Shvegzda.

Mr. Shvegzda: Thank you Mr. Chairman. As far as some of the proposed features on the site, it does call for making a parking area for 10 vehicles in conjunction with a 24-foot wide driveway that would access the parking lot and connect it with West Sharon Road. Of course, as the final plans would be submitted details on those particular improvements would need to be submitted. As far as traffic for the four unit of this particular usage would have less than 100 near peak hour trips and therefore a traffic study would not be required. They haven't shown the specific numbers but certainly should be less than what the current use is for this for the site. Since the site is over an acre detention will be required. And in addition to the post construction best management practices for water quality, we would request that the measure be provided for the post construction water quality. And that concludes my comments.

Chairman Darby: Thank you. Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. The only thing I'd like to mention is it appears when the final landscape plans developed there's going to probably be some tree removal and the applicant will have to comply with our tree preservation ordinance at that time. That's all.

Chairman Darby: Thank you. Anyone from the public care to make comments? Mr. Okum. Yes. (Talking off mic from audience.) Please come forward to the (more talking off mic from audience) Good evening. If you would identify yourself please.

Mrs. Frye: Good evening. Hi, I'm Shannon Frye, we are at 260 two doors over. We love our home and I'm not going to get sentimental about it but we're just trying to make sure that everything that is happening within that area is going to benefit our home because we don't want to move. The area that kind of goes behind. It shows that it's going to be, is it going to be kept green space?

Ms. Gehm: We don't currently have plans to use that space.

Mrs. Frye: Okay because that would be coming like close to where like our shed area.

Chairman Darby: Could you speak into the microphone please. I know I know you want the eye contact.

Mrs. Frye: I'm sorry I'm quite. I'm a visual arts teacher. I guess we're just trying to make sure that within that vicinity that we're not going to lose the beauty of the trees in the area. Of course, we would prefer something like what you guys are building over business or just being vacant lot. That was our biggest concern as a home owner in that area just making sure that we don't lose the beauty of the trees and that there won't be too much traffic because it's really, even though it's on a main thoroughfare it's very quiet and we would just like to continue that way. So, we're just trying to touch base to see and that's why we took the time to come here to see exactly what the plans were in that back area and what it looks like so that helps us so I appreciate the visual. Thank you.

Chairman Darby: Thank you for your input. Mrs. McBride.

Mrs. McBride: I just wanted to make sure that everyone understood. The plan that we're looking at this evening that if Council should choose to approve this

modification they would be coming back for a final development plan. If in the future and I don't think anybody can speak to that but if in the future they wanted to add another say two units in that back space we would have to come back through this entire process again and you would be notified. So, I just want to make sure that you are aware that.

Chairman Darby: Mr. Okum.

Mr. Okum: Just, that was the first question I had is his why four units are not six on that site because it is a fairly large site, and I realize residents are there and how that impacts them. Part of this strategic regional policy plan that was adopted by all regional governments and Hamilton County, Indiana and Kentucky part of that plan called for housing and I'll read this because it's very important. It says that under the housing section of the SRP it says offer a diverse mix of housing choices in terms of size, price, type, transit accessibility and location within communities throughout the region and maintain improve the quality of housing stock in every community in the region whether in newer developments or older neighborhoods, owner occupied or rental. This sort of falls right in line with the SRPP's goals for the use. It is multi-unit but it's very low impact. I do have some questions for the applicant and for the city in regards to transit. There's a stop I believe on Sharon or on Route 4 near that corner is that correct?

Ms. Gehm: Yes. There is a location. I'm not great with cardinal directions. I think it's less than two tenths of a mile. I think it less than a tenth of a mile from that site.

Mr. Okum: And these people typically use public transit?

Ms. Gehm: Well unfortunately you know there's not very typical a lot of them will use transit a lot of individuals that live in our homes also will have transportation associated with some of the funds that they have associated with their disability so they may use transit but they may also have a private transportation company that may come to their site and pick them up and drop them off. It just depends on the individual and where they need to go in their situation.

Mr. Okum: I believe the original plan that we adopted probably had sidewalks across that Sharon Road section. I can't recall if we did or not, but I would certainly like to see that connectivity too. If we didn't have them we probably need to look at that so that we can build on that so that if a person does live in one of these homes or in your home or in any of the homes along Sharon Road that they have access to public facilities and public transit in that area. There's a lot to go. This is basically a public hearing for all of the districts but I believe we'll be making a recommendation based on this to Council for their consideration. So that's where we'll come from our end. We'll make a consideration to change it. I believe we're, are we changing it?

Chairman Darby: Mrs. McBride.

Mrs. McBride: You would be recommending a major modification to it. And if I could just also clarify the approved plan previously approved plan, current plan does not call for sidewalks on Sharon.

Mr. Okum: Because it was offices, medical? I think possibly we ought to, at least for your use at least start that process along and when you get to your final plan so that we can get connectivity to that corner somehow some way. I know there still one house that sort of they're.

Mrs. Gehm: That is what I was trying to figure out if there was a sidewalk that came to that site. I would have to take a look and see where that all goes. We will definitely work with the planning department on that.

Mr. Okum: We should look, we should look at that connectivity. That's all I had.

Chairman Darby: Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. I agree with what Mr. Okum says in terms of, there should be some consideration, if this is approved to look at sidewalks. There are clearly sidewalks on the other side of Sharon but on that north side of Sharon, I don't think that there is anything there either. And so folks are going to be looking to access Sharon to Route 4 to go to the bus. That's something that you are going to have to look at. Any time there's multifamily housing in the midst of a residential area I naturally have some concerns just in terms of the impact on the area and individuals homes, property values what have you. Couple of questions. These are four individual units with no common space they all have their own entries. Is that accurate?

Ms. Gehm: That's correct.

Mr. Hawkins: And in terms of the, I know you said this was selected based on the location and relativity to the bus line. Were there other areas in other communities that that were looked at.

Ms. Gehm: Yes. I've been doing an exhaustive search actually of the community because this is only one part of a bigger application for funding. There is at least one community that I'm working with right now to get another site and I'm still looking for a third site. So, we're all over Hamilton County. Pretty much every community in Hamilton County we are in and one way or another.

Mr. Hawkins: Nothing at this time.

Chairman Darby: Mr. Bauer.

Mr. Bauer: Thank you Mr. Chairman. Just one question about the layout of the units on that property seems to be shifted more to the west is that, is there reasoning for that.

Ms. Gehm: No. Right now, it was just to kind of give a size sense of where it is on the site. It was, there is the engineering work hasn't been done for any of the site or anything like that yet because primarily we didn't want to invest a lot of money in that work if this wasn't going to go forward. So, once we know that this is moving forward we'll be able to do more detailed work and the pieces will be taken care of.

Mr. Bauer: Okay.

Ms. Gehm: So, I don't know exactly where to be on I just give me a rough sense.

Mr. Bauer: Thank you.

Chairman Darby: Mr. Hall.

Mr. Hall: Thank you Mr. Chairman. I had a question for the applicant. My understanding was in your presentation that the units are 400 square feet. Is that correct?

Ms. Gehm: No, probably closer to 700 probably around 700 so they're thinking because OK.

Mr. Hall: Okay thank you so much.

Chairman Darby: I had picked up that 400 feet also someplace.

Ms. Gehm: Oh did I say 400, I'm sorry. It is 700.

Mr. Hall: Four 2800sq.ft. units.

Chairman Darby: We'll be just a moment we are preparing a motion.

Mr. Okum: Mrs. McBride. So basically the motion should contain language that major change to the preliminary plan at 242 West Sharon and then for a modification to the planned T district to allow for four multi-family residences.

Mrs. McBride: That's correct. But I think I would also if it's appropriate add in there on 1.19 acres of the T district because there is still a portion of the property that zone T that had you know also medical office on it.

Mr. Okum: It's 1.19?

Mrs. McBride: Yes

Mr. Okum: I think I got it now.

Chairman Darby: We are ready for the motion.

Mr. Okum: Mr. Chairman I'd like to move to approve and recommend to Council the major change to the preliminary plan at 242 West Sharon Road in this motion this is a modification to the planned T district to allow for four multi-family residences on 1.19 acres of the approved T district site.

Mr. Hall: Mr. Chairman I'd like to second the motion.

Chairman Darby: It has been moved and seconded that the application be approved this is in motion. Secretary please call the roll.

(Secretary called roll and the motion was approved with a vote of 6-1)

Chairman Darby: We look forward to working with you. Everyone okay? Moving on.

- B. TH-Springdale, OH-1-UT,LLC, 11530 Princeton Pike, (Former Longhorn Steakhouse/Cassinelli Square) Springdale, Ohio, Major Change to a Preliminary PUD District Development Plan (Application 33166) Public Hearing.

Chairman Darby: Representatives please come forward.

Mr. Kirkpatrick: Good evening. Thank you. My name is Steven Kirkpatrick I'm with Embree Asset Group the developer on this project. Excuse me, is that better? OK there we go. And what we're proposing is a small neighborhood hospital at the former Longhorn Steakhouse location at 11530 Princeton Pike. And I just want to talk a little bit about that use. It's a little bit unusual but it's not that complicated, it's really quite simple. It is what it is it's a small hospital that takes some of the items from a major facility that you're familiar with and puts it in a much smaller box. So really two core functions. First off is the inpatient-nursing department with the ability to treat patients overnight. It's a 24-hour facility with eight inpatient beds. Would treat patients with minor emergencies or minor stays probably two to five days be the maximum stay at this facility? Mild toxicity cases, end of life hospice care, I.V. hydration, general vital sign monitoring those types of cases. On the other side of the building is a seven bed or 7-treatment room emergency department. Same thing just really kind of filling the void between urgent care and the major emergencies that you might see at a larger facility. If you imagine a larger facility the emergency room is filled with people that have a wide range of conditions, and if you come in with a high fever overnight you might be triaged and then they will tell you have a seat we'll see you when you're ready and then you're at the back of the line if anybody else comes in with a more severe case. So, this hospital would really focus on those types of cases. And then of course they do have the ability to admit a patient really across the hall if the patient needs to be seen longer or hopefully stitch them up, get their condition under control and send them home would be the ultimate goal here. You also have some support services with imaging X-ray machines and X-ray machine C.T. machine as well as, excuse me some food service. No food is prepared on the site. It's all prepackaged meals, but obviously, with folks staying overnight we have to provide for that there. The benefits here are for low wait times extremely low wait times ten minutes or less on average. Most of the

time probably zero. This is a very low traffic generator on the site. And with that, I'll turn over any questions that you may have about the use our plan to amend the uses there in the general business district for our specific lot to allow for the hospital use.

Chairman Darby: We'll go to our staff reports. Mrs. McBride.

Mrs. McBride: Thank you. The applicant is looking to redevelop 1.811 acres of property that's in the Cassinelli Square PUD. It's a former site of the Longhorn Steakhouse that some of you may remember. What they're proposing to do, as he indicated is to do a smaller scale hospital will contain 18,223 square feet. 6,000 a little over 6,000 of that will be contained in the emergency department with additional medical services. Because this was not a use that was ever anticipated within the Cassinelli PUD, we will need to once again ask the two members a Planning Commission to serve on Council to make the determination that it is a major modification.

Mr. Hawkins: Mr. Chairman to find it to be a major modification based on the fact that a hospital had not been contemplated at that PUD.

Mrs. Sullivan-Wisecup: I also find that some major modifications based on the fact that the hospital was never contemplated for that location.

Chairman Darby: Mrs. McBride, you keep calling on them they are going to expect extra pay.

Mrs. McBride: Yeah they are. I know and I'm going to do it a couple more times tonight.

Chairman Darby: We're not finished with them yet.

Mrs. McBride: Just put it on our tab okay. In our code, parking for the hospital is required at one space per five beds and then one space per three employees on the largest shift. Now when we developed those parking requirements we were based on general standards for hospitals like a Christ Hospital or Fairfield Mercy or those types of much larger facilities. So a total of 12 I'm sorry a total of six parking spaces would be required by our code for this facility. They are actually proposing nine parking, or 39 parking spaces for this facility that exceeds by over 30 percent what the code requires. So, the code that was recently within the last few years adopted then says if you're going to exceed our requirements by over 30 percent, two things have to happen. One you have to provide additional landscaping and two you have to you indicate to us why you should be able to exceed the parking requirements by over 30 percent. The applicant has indicated and staff agrees that the parking requirements that are established for hospitals in general are really developed for a different type of hospital not the type of facility that they are proposing. So staff believes that the parking that they are proposing is appropriate. And obviously, the additional landscaping that's required by code we will be looking for that on their final development plan should the development move forward. The development is proposing to have 81 percent impervious surface area. The district in which the hospitals will be permitted requires, allows, I'm sorry for a maximum of 40 percent impervious surface area. So, if the development moves forward Planning Commission needs to make a recommendation that impervious surface area requirement be modified to go from 40 percent to 81 percent as they are proposing. With regard to a final development plan obviously if Council, Planning Commission recommends and Council adopts the major modification they would be coming back to you all with final plans, landscaping plans, building elevations, lighting plans and all of the other details that are required with a final development plan for the PUD. The applicant is proposing to, in addition to, I believe they will have wall signage we haven't seen that yet but they have indicated that they are going to reface, there's a ground mounted sign right now in the northwest corner of the site out on Princeton Pike and they would be facing that so staff is suggesting that that's fine that's appropriate, however; we would want to see right now that sign is not on any kind of base it's just on two poles and it's kind of rough. So we would want to see that that bottom of the sign enclosed either in a brick or a stone enclosure and that that site would be located in the landscaped bed. With regard to the Cassinelli Square covenants, they have proposed a modification to those. They have supplied that actually to us to include hospitals with regard to the use section on that. Those

would need to be executed by both the existing property owner for this portion of the PUD as well as by the City and those recorded prior to the issuance of a building permit for the site. That's all I have.

Chairman Darby: Thank you much. Mr. Shvezgda.

Mr. Shvezgda: Thank you Mr. Chairman. As far as the site layout, just one thing to point out there is no new direct access to 747. The access to the site is provided via the driveway that runs to the east of the Steak and Shake and intersects the main axis way that is at the signalized intersection of 747. As far as that driveway, that runs to the east of Steak and Shake. That and some of the other areas where the existing pavement is in poor condition will need to be repaired and resurfaced and through that area. Also is noted on the plans, the landscape area is basically in certain areas runs adjacent to or along with the property line of the site which runs actually diagonal to some of the existing parking spaces, so when the final plans are submitted we're going to have to see something that shows how those parking spaces are going to be reconfigured to be usable. That may involve work on both the subject of property and the adjacent property. Regarding the site, also we were looking at them from providing some type of pedestrian access between the subject's site and adjacent properties and ultimately try and get it to the signalized intersection so that they have access to the sidewalk on 747 which is actually on the west side of the road. We've discussed this with the applicant, they've submitted some suggestions and whatnot and if Planning Commission's acceptable will be something we could work out on a staff level as far as the needs that they provide that access to pedestrians. There's one area where the proposed driveways shown to be about 10 percent coming into the existing driveway that exists, when final plans are submitted they'll just have to submit additional information to make sure we have proper transition between the proposed and the existing grades there. In regard to traffic based on the proposed use, it's actually projected to generate about 41 vehicles in the PM peak. This is less than what would have been generated by the old restaurant site there, which would have been about 57 vehicles in the PM peak. No issues there. As far as storm water management, the actual original PUD plans call for development that occurred in this space, they actually have a specific detention volume that was 4,770 cubic feet of detention. That development is calling for a proposed volume of 400 or 4,804 cubic feet. A 170 feet of 72-inch diameter pipe, so that's acceptable. One other aspect again is the post construction water quality measures and we will request that some type of facility be added to this particular development. And that concludes my comments.

Chairman Darby: Mr. Taylor.

Mr. Taylor: Nothing further, thank you Mr. Chairman.

Chairman Darby: Public hearing, do we have any residents who want to come and speak to address this issue. They're being none, we can entertain questions. Mr. Bauer.

Mr. Bauer: Thank you Mr. Chairman. Question for the applicant. Can you provide some details for why that location in the midst of all the retail that's there?

Mr. Kirkpatrick: Certainly the benefit is to be at the crossroads of a town, high traffic areas, something that people drive by on the way to work something is obviously very convenient to the rooftops and the residential parts of town because that's really what we want to be. We don't want to be a facility that's a 10-minute drive, 15-minute drive. We want to be right where the people are to provide that convenient care so that's why we really believe we fit into the commercial and retail type of uses but that's our goal.

Mr. Bauer: Did you look at any other locations within Springdale?

Mr. Kirkpatrick: I cannot speak to that. I'm not the real estate side of it but I'm sure we looked at plenty of locations. This one certainly met all the metrics that we liked with which traffic counts and availability there.

Mr. Bauer: Are you at liberty to say what a hospital is connected to, Tri Health, Mercy?

Mr. Kirkpatrick: I wish that I was but unfortunately, I'm not.

Mr. Bauer: Okay, thank you.

Chairman Darby: Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. Is this the current property that stores cars from the car dealership, the car lot?

Mr. Kirkpatrick: Yes it is.

Mr. Ramirez: Will there be any use going forward for storage of dealer cars?

Mr. Kirkpatrick: Not on this lot. No.

Mr. Ramirez: Thank you.

Chairman Darby: Mr. Okum.

Mr. Okum: I've had an opportunity to go up towards Franklin area, Springboro exit. There's a Kettering mini medical facility there right off the expressway. Is this similar to one of those type of facilities. Are you familiar with where I'm speaking of?

Mr. Kirkpatrick: I'm not. I don't know if that's an urgent care type facility.

Mr. Okum: It is. It looks like a mini hospital. Mrs. McBride, I see you shaking your head is that similar to the type that we are looking at?

Mrs. McBride: I think, I believe that it is not having seen their facilities specifically. There's also a Mercy facility out on State Route 32 that's near Mount Orab that I believe is also very similar. The only thing I think that might be different is whether or not you're planning on bringing or have provisions for air care to come in. I know both of those facilities do have air care provisions and I don't know about this one.

Mr. Okum: Is air care a possibility for your facility.

Mr. Kirkpatrick: No, it is not. I will say we're not urgent care. That would be much easier process usually. And so, yeah it's the hospital we are not also a standalone emergency department. So we're kind of.

Mr. Okum: So an additional load on city services, police and fire ambulance. Is there a certain demand that these facilities would put on our city as far as ambulance service for transport from level one, you'd be like, I watch a lot of these shows on TV.

Mr. Kirkpatrick: We'd be a level four. One obviously being the most severe and four

Mr. Okum: The least severe.

Mr. Kirkpatrick: Yes. Correct.

Mr. Okum: So Mercy is level two. So, if something came into you that would be more severe than you could handle. And that happens at Doctors Urgent Care right down the street, we see them all the time the ambulances pulling in and pulling out. Is that the type of thing that would happen at your facility as well?

Mr. Kirkpatrick: That is correct. Obviously anybody that comes in the door will get seen and treated by board certified emergency physicians and get the, really the goal is the same. Initial treatment when time is certainly of the essence and then certainly, if it is a higher-level case then transport will be arranged once the patient has been stabilized.

Mr. Okum: I see another light but I do have one other question. Just one more Mr. Chairman and I will be done. I am a little concerned about the impervious surface ratio or open space situation on the sight. I know forty percent is required for. Is forty percent, Mrs. McBride, for hospitals or for development, that PUD?

Mrs. McBride: The forty percent actually within the PUD you draw on the impervious surface area that is required in the district of which that use would be permitted. So the forty percent is actually from our PF, our Public Facilities district.

Mr. Okum: Okay. So in Cassinelli Square, mini retail or semi mall is twenty-five percent sort of the norm?

Mrs. McBride: Yes.

Mr. Okum: That is what I was thinking. We are at discussion level now and I have some concerns about this percentage at where you are requesting and I don't know how you can make that work but I also see the situation where I'd like to see a more open space situation for that site then you are offering in your submission. So that is a stumbling block for me. So I don't know what you can say to that but I was a little concerned when I saw, what was it nineteen percent.

Mr. Kirkpatrick: I will say we are happy to look into it and try to provide something much closer to that twenty-five percent.

Mr. Okum: We would be recommending this to Council for consideration. I would recommend to Council before action that a plan to reduce and increase your open space up to at least twenty-five percent not the forty percent where we would put in a public facility but at least an average norm, which is at twenty-five.

Chairman Darby: Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. Mr. Okum brings up a good point with regard to this level of care that's provided at this emergency room. If someone does have it to be transported to another facility, another hospital is that going to be on our fire department to go and transfer or is there some other process in terms of that transport?

Mr. Kirkpatrick: No, it I know would be on your fire department. It would be part of the local EMS system.

Mr. Hawkins: Okay. So, when that situation comes up is the hospital contacting the county dispatch 911 and then they are just going to send whoever is available.

Mr. Kirkpatrick: I believe that's the case. Yes. The hospital will make all the arrangements and certainly with the receiving hospital as well.

Mr. Hawkins: Does the, I'm assuming you can tell me because this is your business but I'm assuming that whatever municipality that the hospital is located it is probably going to be busier than most. Obviously if you have mutual aid, you can have other EMS units coming in to help. But I would assume that if it's in Springdale we are probably going to have our ambulance running a lot of those transports. Is that accurate or is it work a different way?

Mr. Kirkpatrick: I don't know that I can speak to that but I would assume that that would be the case. I will say that in this type of facility some of them we don't see any ambulance activity at all. It's a requirement to have a bay for ambulances in the state code for hospitals. Sometimes you see them once or twice a month. It is a very rare instance. Most of our patients are driven by family member or friend sometimes even walking in themselves. And we just really don't see those high-level cases unless something happened obviously right at the intersection right outside.

Mr. Hawkins: My concern is not how they get to the unit get to the hospital. My concern is that the people that maybe get driven in or maybe they come in by way of an ambulance from Forest Park or Fairfield or wherever. But the issue becomes once they're there because this is a lower level of care as a hospital in terms of what it is that it can provide that if it's determined they have to be moved or transport someplace else. And all of a sudden you go through, you end up on the County dispatch be it through 911 or some other means. Springdale is probably going to be the top of the list because it is in Springdale so the potential concern is, is that going to cause an overload for our fire and EMS units.

Mr. Kirkpatrick: I would think with the amount of, the limited amount of activity that it would not. I will say that it is very rare that patients are brought to a facility like this in an ambulance just because the regional EMS systems know what kind of services that a hospital can provide and usually the worst thing that they want to do is take somebody to a place that end up having it be the wrong place ultimately. So, the majority of time people are only transported away from these facilities. So as far delivering to that facility it's pretty rare that that any anybody's coming by ambulance.

Mr. Hawkins: Thank you Mr. Chairman.

Chairman Darby: To follow that sir are you saying that the service providers, the ambulance folks, they kind of do a triage themselves in terms of where they are going to take the patient and this being a level four facility they would not take a traumatic injury case there?

Mr. Kirkpatrick: That's correct. And they should, they would know that just not on the spot and certainly beforehand that this facility is available for these minor type emergencies but anything else would be bypassed.

Chairman Darby: So if they don't take them there then it wouldn't be incumbent upon the city to take them someplace else?

Mr. Kirkpatrick: That's correct.

Chairman Darby: Thank you. Mr. Hall.

Mr. Hall: Thank you Mr. Chairman. I'm kind of familiar with this overview of what we are talking about here and it's my understanding that the municipality would handle the emergency calls, which would be any 911 or a life-threatening situation at their facility. Also, you may check with the department head. I'm reasonably sure that the municipality does not provide transportation if it's not a life-threatening situation that you would pull that that asset away from a critical auto accident or a person having a heart attack or something like that to try to transfer someone from their facility to another facility for a care that wasn't critical. Those type of cases either it's a private ambulance carrier that would do it or the hospitals the larger hospitals the level ones level twos, they provide transportation vehicles for non-life threatening situations.

Chairman Darby: Thank you Mr. Hall. Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: I had a question. Earlier you said that you can guarantee that there will be low traffic how can you guarantee that like in Springdale it's flu season. I've got two kids my husband and I are sick our neighbors all have kids. What if we all want to go to this facility? How can you guarantee that? You said it's going to be like you said low traffic not very many people come in. How do you guarantee that?

Mr. Kirkpatrick: I guess I can't guarantee it; it is just what we've seen in the past in similar facilities. We would be thrilled with 35 patients in a 24-hour period the entire the entire day and it's just generally our experience that that's the case.

Chairman Darby: Mr. Parham, you want to make a comment.

Mr. Parham: I was hoping not to. So what you're describing here relative to this facility, we currently have it with our urgent care facilities. So, if there is a life squad

run that is called out, and an individual happens to be at the life, urgent center, and I imagine if that happens to be at this facility, we respond. We may be called in to respond to pick that individual up and transport them to the hospital. But as he's indicated, the Hamilton County Emergency Management System has a system in place to know the severity of injuries to know not to deliver that individual to a facility like this. Just like, we don't deliver them to Urgent Care but we are called upon to retrieve individuals from Urgent Care who may have showed up at that Urgent Care facility with something a bit more serious than what they can handle as he is articulating here. Someone may come into this facility that has an injury or such that is far serious in what they can handle. Their staff, I would imagine just like Urgent Care is going to call 911, we're going to then respond. If we are not available, it simply goes to a mutual aid system that one of our neighboring communities will then pick up that patient and take them to the hospital facility.

Chairman Darby: Thank you. Mr. Okum.

Mr. Okum: Mr. Parham. I'm not going to let you leave. So if this occurs, no different than in the Urgent Care, and I see the ambulance that Urgent Care frequently so I obviously know that that happens. This is, and Urgent Care I would put if this is level 4, we are talking TV stuff the Doctors Urgent Care is probably a Level 5. But there would be a certain amount of burden on the city that would potentially add a load to our department. And I'm just asking if that were to occur does that change our staffing requirements or amount of time or response, can that impact that? That we as planners should be concerned with? Let's say we get in, because I we have another medical facility at Progress Place it's empty right now. That was struggle.

Mr. Parham: Group Health Associates.

Mr. Okum: Yeah Group Health Associates it is sitting there empty. Let's say that gets occupied again by a medical facility and yeah we're hoping, yeah absolutely. So obviously, there's revenue at these facilities, I mean you bring professional people in, doctors. I'm sure there are well salaried people that are working there so we do have some revenue that we don't normally talk about but at least we have. But there would be some type of a load that we should at least anticipate the potential that that would occur. Not saying that's bad or good, it just saying that it's something we need to plan for.

Mr. Parham: I think that as I was contemplating sitting in the back there, because their facility is identified as a hospital perhaps individuals who suffer an injury may feel they are going to a non-small hospital, regular hospital and may stop there more frequently. I receive a text message anytime we have a life squad or fire run. That's why I know that we get them, we get calls the Urgent Care. We don't get a lot of calls to Urgent Care. There are not that many. Whether or not will this increase there, it is not going to have an impact on our staff load. Our staff load is the number of employees that we have on duty at any given time. And again if we are unavailable then mutual aid kicks in. So our neighboring jurisdiction will come in just as if they have an emergency in their community and their squads are caught out. There is a protocol that we are then identified as perhaps that next available ambulance. And that's and then we go into that community and assist that particular client and then transport them if they need to be transferred.

Mr. Okum: Thank you that answers that question. I do have a statement to make and I'm not going ask you any more questions I promise.

Chairman Darby: Does anyone else have a question for Mr. Parham.

Mr. Okum: No, I am going to make it quick.

Chairman Darby: No, Mr. Parham we don't want to let him off the hook like that. Anybody else want to ask him.

Mr. Okum: On Christmas weekend both of my sons were out of town driving back to Cincinnati. Both came down with the flu. And one of them coming back from

Columbus, one of them coming back from Toledo. So I started making phone calls on Christmas Day for a facility where they both could go to be checked out because they both clearly had the flu. Both of them did not get the flu shot and I'm saying that publically. And Dad says get your flu shot and they didn't listen to me. But we know that only 30 percent effective on the flu shot this year. I was able to get my oldest son in in Columbus in Grove City at CVS and they gave prescribe Tamiflu to him at that facility. And good thing he did. Joseph coming back from Toledo he had a worse situation and could not find, we could not find a medical facility unless he went to the hospital. And that load on the hospital is not what I really want my son to do. But on the other hand, I want my son to be cared for, and most people in the community wanted their children. Is this a 24-hour seven day a week facility open on holidays?

Mr. Kirkpatrick: Yes it is. Our door never closes it is staffed at all times 24/365.

Mr. Okum: I think that's important to the community because our hospitals have plenty of load on them with people with level four needs like the flu that this type of facility would be extremely helpful to. Thank you.

Chairman Darby: I have one last question just to help me frame this. Are you familiar with Evendale Hospital?

Mr. Kirkpatrick: I am not.

Chairman Darby: No. Okay. Because it is a hospital in Evendale, one of our neighboring communities but they do not have emergency services. So I was just one. Thank you.

Mr. Okum: Okay ready.

Chairman Darby: Mr. Okum.

Mr. Okum: Mr. Chairman I'd like to make a motion to refer to Council TH-Springdale OH-1-UT LLC project number 33166 at 11530 Princeton Pike and recommend a recommendation to include specifications and design contained in the exhibits as submitted prior to this meeting to include staff City Engineers City Planner's recommendations. This is a PUD and it shall be reviewed by staff and our Law director's office for modifications to the covenants. This is the major modification to 1.811 acres of this approved PUD.

Mr. Hawkins: Second.

Chairman Darby: It has been moved and seconded that this application be approved as identified in the Motion. Secretary please call the roll.

(Secretary called roll and the motion was approved with a vote of 6-1)

Chairman Darby: Thanks for coming. Moving on new business item C.

- C. Vineyard Ministries, LLC, 11345 Century Circle West, Springdale, Ohio, Map Amendment to Planned Unit Development District/Preliminary Development Plan Approval (Application 33168) Public Hearing.

(Talking off mic.)

Chairman Darby: Good evening.

Ms. Roberts: Good evening. Hi I'm Monica Roberts I'm the executive director at the Healing Center a Ministry in Vineyard Cincinnati Church and I was feeling a little bad that I didn't bring a PowerPoint but I did bring a few visual aids if anyone would be interested in taking one of those it does if you've never had the opportunity to come by the healing center and get a picture of what we're about. The front cover is our exterior and inside you can see a picture of the interior of the healing center. We

opened in 2008 as a separate 501 c3 from Vineyard Cincinnati church and have been providing a broad range of services to over 4,500 households a year approximately 10 percent of those reside in the 46 zip code. So, we serve a good number of Springdale residents. The healing center exists broadly to inspire hope, foster growth, meet needs, build relationships and reflect God's love to all who come through our doors. We do that through a variety of services. We currently are offering 54 unique services at the Healing Center that fall into some big categories. We do basic needs. We started as a food pantry and continued to provide, we are the largest food pantry in Hamilton County provide 4500 households each year with help with those kinds of things. We provide transportation assistance with bus passes and bicycles. We do a wide assortment of educational services, support groups, childcare. The list goes on. We believe that in our effort to provide help for the whole person we are requesting a zoning change which would allow us to increase our capacity in the arena of health care. We currently are connected with the University of Cincinnati, College of Medicine who desires to open a free clinic at the Healing Center providing free medical services to anyone that is uninsured and that will be limited to Saturdays currently seeing a relatively small number of patients. We believe this is a significant need in Springdale and want to be able to provide that. We also have a partnership/relationship with Life Forward formerly Pregnancy Care of Cincinnati helping women who are experiencing unplanned pregnancies and anticipate some limited growth in an assortment of medical care mostly related to screening and referrals versus diagnosis and treatment. But we want to be in compliance with all of our zoning as we do that. So I welcome the questions.

Chairman Darby: Thank you. Mrs. McBride.

Mrs. McBride: Thank you. The Healing Center right now is located on a little bit over 8.3 acres and it's currently located within our GI general industrial district and that district as the commission knows allows for a variety of industrial type uses so warehousing, manufacturing, storage yard, self-storage facilities all of those types of uses as well as office and some personal service uses. But things that it does not permit are things like medical services and those types of uses. It came to the attention of staff that the Healing Center, Vineyard wanted to increase the services that they were providing to the community and in looking at our different zoning districts there really wasn't one district that encompassed things like the food pantry the educational services they offer and then it could expand to things like medical services and so forth. We suggested that if they were going to seek a Zone Map amendment that it would be to our PUD planned unit development district because that then would allow us to kind of prepare a list of uses that would be applicable to this property only that would service their needs but would limit what could be done with the property in the future. So the staff is recommending on the first page of my staff report you'll see a list of 12 uses that we're recommending which would should be could be incorporated into the PUD recommendation that would go on to Council. Those 12 uses would be not for profit services that would be offered on the site. And again, they range from things with educational facilities religious places of worship if they wanted to have those kind of facilities libraries health and fitness things and so forth. The PUD district requires a minimum acreage of three acres and as I mentioned they have over eight acres. So, they do comply with that requirement. Based on the breakdown of services that right now they are anticipating providing they would be required to have 142 parking spaces on site. They actually have 220 spaces so there's obviously quite a bit of flexibility in terms of uses that they might have in the building, if one was to expand or whatever. They still would be, excuse me, within the balance of our parking requirements. They're not proposing any alterations to the exterior of the building or any additional signage at this point in time. One other comment that I would make is that staff would like to see the condition that all of these services be performed within an enclosed, within the enclosed building. The only exceptions to that would be if there was like a van that came to do mammograms or those kinds of things within enclosed vehicles. And the only other exception to that would be they do offer a course or education I should say in car maintenance, staff was not in favor of them changing the oil of different folks cars. We have been through that once before with the Vineyard. Although it's a good cause it's not exactly what we anticipate in that particular location. They do instruction on car maintenance, so they would want the ability to raise the hood and say this is where you would put the oil in,

this is where you would check the windshield wiper squishier. You know those kinds of things. So, with those two exceptions everything else will be within the building. So those are the comments that I have.

Chairman Darby: Mr. Shvegza.

Mr. Shvegza: This application has no site modifications included with it so therefore I have no comment.

Chairman Darby: Thank you. Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. I'd just like to reiterate that they perform such a wide variety of services that there's no other box that they fit into. Other than the PUD and that would allow you all to specify the uses that you think are appropriate for that site. That's all I have. Thank you.

Chairman Darby: No lights. Mrs. McBride, Major Modification?

Mr. Okum: We've got public hearing.

Mrs. McBride: No, this is actually a Zone Map Amendment from the GI to the PUD district.

Chairman Darby: But this is a public hearing, do we have any one here who would like to come and address the issue?

Mr. Okum: Boy that's going good.

Chairman Darby: Mr. Ramirez.

Mr. Ramirez: Thank you Mr. Chairman. In your brochure, you list that you support women facing unplanned pregnancies. How do you support that?

Ms. Roberts: Well that is in partnership with Life Forward. So, they have just joined us and so we're just in the beginning stages of offering pregnancy tests sonograms but primarily counseling support group's resource support and connecting them with ongoing health care.

Mr. Ramirez: No abortions?

Ms. Roberts: No.

Mr. Ramirez: Thank you.

Chairman Darby: Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. Based on what's been submitted I'd like to move for the Vineyard Ministries LLC of 11345 Century Circle East, case number 33168 to include specifications and designs and requests submitted prior to this meeting to include all staff, City Engineer, City Planners recommendations. This PUD shall be require a set of covenants I believe and those covenants shall be reviewed by staff and the law director prior to submission. The Zone Map Amendment is for 8.352 acres from GI to PUD.

Mr. Hall: Mr. Chairman I'll second the motion.

Chairman Darby: It has been moved and seconded that this application be approved as identified in the motion. Secretary please call the roll.

(Secretary called the roll and the motion was passed with a vote of 7-0)

Chairman Darby: Congratulations, thank you for coming. Moving on to item D under new business.

- D. Devin Nagar, 325 Pictoria Drive, (Former Bahama Breeze) Springdale, Ohio, Major Change to a Preliminary PUD District Development Plan (Application 33174) Public Hearing.

Mr. Nagar: Good evening everyone. My name is Devin Nagar. Haven't had the pleasure meet most of you and is first times talking to the City of Springdale. So if you don't mind I like to give you a little bit of background what my company what we do and then get into the details of what I am looking to accomplish today. So my partners and I, we own and operate a hotel management and development company, which pretty much means that we own and operate and develop hotels specifically in the Greater Cincinnati area. I would like to give you some examples. We own the Holiday Express and Sharonville, if you're familiar with it. We also partnered up with the Hyatt project in Sharonville. We own three hotels in Mason and the Homewood and Holiday Inn Express, the New Hampton Inn as well as the Holiday Inn Express in Blue Ash and there two more that were building south of the Dayton area. So what I'm looking to accomplish today in the City of Springdale, is I'm looking to tear down these Bahama Breeze restaurant that has been sitting there for a while tear it down completely build a 111 room hotel. Specifically what I, what my partners and I are looking to build is a Home2, which is a Hilton brand. It is an extended stay property. What needs to currently happen for us to be able to do that is currently the zoning for the Bahama Breeze is obviously a restaurant we're looking to turn it into the use to be able to use it for a hotel/motel use. If there is any question.

Chairman Darby: We will but we will get our staff reports first. Thank you for coming. Mrs. McBride.

Mrs. McBride: Thank you. As the applicant indicated, they are proposing to locate the extended stay hotel 111 rooms on 3.5 acres of property. It will be a four-story hotel. It would feature common guests gathering areas, an indoor pool, exercise facility, there is usually a small meeting area that's associated with the Home2 and the balance of the site right now is shown as future development or green space. Obviously, any additional development would have to come back through for review and approval. However; for the last time tonight, I will need the two members of council that serve on Planning Commission to determine that it is in fact a major since it was approved as a restaurant.

Mrs. Sullivan-Wisecup: I find that it is a major amendment due to the fact that it was never planned to have a hotel on that site.

Mr. Hawkins: I concur.

Mrs. McBride: Thank you. Parking for hotels are required at one space per guest room, that would be 111 spaces for this facility plus one space for each employee on the largest shift. Right now, they are showing 114 parking spaces, which would only mean three employees on the largest shift. Staff thinks that there may be some more of that, so again we're at a preliminary development plan level. The facility would need to comply with our zoning codes with regards to parking. The impervious surface area, I'm sorry the open space area that's required for our PUDs is 25 percent as we've discussed earlier this evening. We did not get a percentage of open space that's designated for the site. Obviously, until the balance of the property, if it were to redevelop they are in excess of that 25 percent. But right now, we don't know what the exact open space percentage is for the site. And then just some final comments with regards to final development plan obviously we expect to see site plan, landscape plan, lighting plan, building elevations, detail for mechanical equipment screening, a waste enclosure screening and sign details all to be provided with the final development plan and the project going forward.

Chairman Darby: Thank you. Mr. Shvegza.

Mr. Shvegza: Thank you Mr. Chairman. As you heard on the site, the area to the east is noted to be vacant. There is a connecting driveway that exists at Pictoria to the overall what currently is the Bahama Breeze site so this question is will that be

preserved and access to cross the vacant land. The proposed preliminary plans do show that an additional access way to Pictoria which is adjacent to the existing common access point that's both for actually SmoQ and Pappadeaux as well as the site the subject site. So there was a concern that both of those driveways couldn't exist. I think the applicant has noted that they will combine it with the existing drive to eliminate the proposed drive but that but that would need to be shown on the final plans. There's also a question as to the various connections between the proposed site and the adjacent sites to the east right now you've got several, probably three different connection points between that proposed site or existing site that encompasses Bahama Breeze and the SmoQ and Pappadeaux site to the east. Right now, I think it shows just one or two? Two, okay just a clarification how that cross access will work as far as the final plans. Regarding traffic, submitted traffic generation information for the PM peak for the Bahama Breeze restaurant was 179 and the total PM trips for the proposed hotel site would be 67 so obviously not increasing the traffic generation from the site. The current site is handled, now as far as detention by the pond that exists in front of Pappadeaux. The applicant will need to confirm that their proposed impervious area does not exceed what's currently in place. Thus, the detention is already in place. As far as the post construction storm water BMPs we would request that particular storm water quality device be constructed with this particular development. That concludes my comments.

Chairman Darby: Mr. Taylor.

Mr. Taylor: Thank you Mr. Chairman. I think really, there's only a couple of items that I'd like to mention. One dependent upon, and again this would be generally determined at the final development plan stage but I just want to make sure that we're on the same page here. There's potentially a substantial amount of landscaping that's going to be removed with this that was constructed with the Bahama Breeze and again whatever our tree replacement standards will have to be met at that point in time. And of course has been mentioned the Western portion of this site is kind of a up in air at this point. We're going to need to, I guess verify that we meet all the different zoning requirements as we go down the road and whatever impact that may have on that piece it just may have. That's really all I have.

Chairman Darby: Thank you. Okay this is a public hearing do we have anyone here who wants to make comments? Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. Should the site be divided, and I checked the auditor's page and also through CAGIS, it is one site currently. Subdivision and lot splits come through this commission. How much, how many acres it would be on the hotel site and how many acres would be on the future open space there currently?

Mr. Nagar: So currently, I don't know the exact numbers but right now if it's on the paper it's 2.5 is what we need for the development. 2.5 and I think it's like uh, and then 1. the remaining will be vacant land.

Mr. Okum: Okay. So we're talking 3.5 so basically an acre left. My concern is that I don't see I see a lot of asphalt and building and I see no open space on your 2.5 needed to build your building. So either we have to get some, you're going to get it someplace. Where do you plan on getting it from?

Mr. Nagar: So there is the option that I want to talk to you guys about is right now according to our architect and what the City has told me about what open space the definition of space with what we're proposing is 23.2 percent open space is what we calculate. Now if we did it wrong and we'll definitely obviously look over that one more time on the final drawings. So we are looking for that 1.8 percent leeway on the open space. Now if, the reason why we want to split it off and do future development, because we don't need all that space. And so in the future we can keep it, maybe do a restaurant there and do something else. Now if worse comes from worse if the City says you need 25 percent, keep in mind that the Hilton brand itself has certain requirements as well as what the façade and everything needs to be.

This is the standard. So hopefully we can work with that. But if need to be we don't want, person in my company and I don't want to, we can go into that vacant land to satisfy that 25 percent.

Mr. Okum: What worries me most is and it is, I'm looking at your plan that we submitted you submitted and I don't see 25 percent on here. I don't see 23 percent. There's a certain amount of space along North Commerce Drive. I can't be sure all you know the sidewalk in a grassy area out by the streets. Not

Mr. Nagar: Exactly.

Mr. Okum: Not part of it. So we're going to need more information to make sure that that's right. The other problem I run into is, and I'm encouraged by what you want to do. I think it's a great mix for that development. I think for this type of use people can stay there and obviously they stay there for a couple of short period shorts stays not overnight but this is where you would go and spend a week if you're a business person or so forth. It seems that's the type of use it is and you do have two good restaurants that are right there for you so that that's a positive. But if you take that one acre site and you reduce it down and you say OK I need 25 percent on that site then you're talking .75 acres and the only thing I can see going there is a Dairy Queen to make it fit, so it's not much of a restaurant space. So I am encouraged by what you want to do but I don't see, I have to look at the big picture. I have got to look at all those developments there and how you know how that'll work. And I obviously I'm encouraged by what you want to do. But on the other hand I don't see how we can if we have that one-acre sitting there and then I say we'll .75 acres of that is all that they could develop. That doesn't give you much room develop a restaurant especially when put a parking field in and you put the amount of landscaping you know a green space and so forth in. It's perfect. The site's right but it's not right with the split. I don't think at this point. I don't see how it can work but hopefully you'll show me that it will. I think it's a good match. I think you know it's a good brand. You know hopefully as you know in that type accessibility to it is good because it's right off the expressway and it's a right in which makes it easy to get to versus where Sheraton Lane was and it was very difficult for cars to get to the Sheraton for years. They complained about it. But that right the double right it makes it easy to get to. So it's positive. So I just don't know how we can refer it, where we're right now with this big green area sitting there.

Mr. Nagar: So, that's fine. This is a time talking about it, to be able to work together. That's pretty fine. If we can prove to you guys let's get 25 percent of some type of landscaping into our lot and see if we can come up with something else in the future development then if that works with both of us is that positive right?

Mr. Okum: Yup.

Mr. Nagar: And then it all comes down, I'm assuming to the final development plans and drawings etc.

Chairman Darby: Mrs. McBride.

Mrs. McBride: I was just going to say that any recommendation that the commission might choose to make on the Council would be for the inclusion of the 111 room Home2Suites on the 3.5 acres. I mean we're kind of speculating here this evening as to where that line is going to be and how much open space and so forth what might happen on that additional open space. If in fact, it is ever to develop. So I think I would kind of try to get the commission to focus just on the hotel on the 3.5 acres. Any future subdivision and/or future additional development is going to obviously have to come back to you would likely be another major modification going back to Council and then back to you guys again as a final development plan.

Mr. Okum: Mrs. McBride currently we're not seeing, we do not have evidence of 25 percent.

Mrs. McBride: Well if it's only the 111-room hotel on 3.51 acres they've got way over 25 percent and that's what you're being asked to act on this evening I would suggest.

Mr. Okum: So there's no need for the motion to say a minimum of 25 percent open space shall be maintained in the final plan.

Mrs. McBride: I would probably include that but that's an icing on the cake kind of thing. But again, what you would be recommending is the 111 room Home2 on the 3.5 acres.

Mr. Okum: 3.51 acres. That's what I've got.

Chairman Darby: Mr. Bauer.

Mr. Bauer: Thank you Mr. Chairman. Some general questions again hit on the theme I asked before. What it chose you to select this location versus some other location in Springdale?

Mr. Nagar: We've, so this is a family business, so we've been in the area for a very long time. To be honest with you, we've searched Forest Park. We've been in Sharonville for a very long time and we know there's a lot of business in the Route 4 area. A lot of that may be going to West Chester and etc., Plus this doesn't area doesn't have a mid-scale to upscale hotel. So with our research with surrounding areas plus hotels along Route 4 up North we found that it could be a very good placement for hotel.

Mr. Bauer: Why an extended stay versus a regular a regular hotel.

Mr. Nagar: So our competition, we look at our competition and if you go up Route 4, I believe that there's two, three out of the two hotels are Extended stay and they do very well for themselves and from our prior experience we've been doing a lot of extended stay properties and we just found it's, you can, it can kind of has two things at once. You have transient business where it is just one or two night stayers as well as seven to 14 to 30 days. So it kind of accomplishing both for us.

Mr. Bauer: The last question is more of a staff question. The change to the PUD. The comprehensive, our comprehensive plan envision this without a hotel, is that correct?

Mrs. McBride: The comprehensive planning designates it all for a mixed-use development and I think although Pictoria Island was approved for believe it or not I was the City Planner, I think that there even was some chatter maybe at that point in time about a hotel being included. It was it was to be a mixed-use development. So we think that that fulfills that. If I could also just make one other comment, Mr. Bauer, to kind of maybe try to answer your question. I actually did a Home2Suites over in Florence that just recently opened. I did the zoning for the developer and that particular hotel the Home2 is really geared toward the millennials that are traveling. You know like when you go in instead of a Hampton Inn it's you know this is the fresh fruit, steel ground oatmeal you know the rooms have those puffy little things that you sit on that look really uncomfortable if you're 59. But it's a very modern you know geared toward the millennial traveler that kind of thing. The colors that all of that kind of thing. So just to give the commission a little bit better feel for what the Home2 brand is.

Mr. Bauer: Thank you.

Chairman Darby: Mrs. Sullivan-Wisecup.

Mrs. Sullivan-Wisecup: I think that Mrs. McBride kind of touched on what I was going to ask because you had mentioned the other extended stay type of hotels that are further up. You're not the same kind of caliber as those other extended stays? Okay because when you compared yourself, when you said that I was like OK. I thought that this was, and are you going to have uncomfortable comfortable fluffy kind of things.

Mr. Nagar: Picture it this way if they are doing well then we can do even better than that.

Mrs. Sullivan-Wisecup: Okay.

Mr. Nagar: Don't forget that this is a Hilton brand so that's one of the top three or well the top two I think are Marriott and Hilton.

Chairman Darby: I noticed in you schematic you don't have parking for 18-wheelers.

Mr. Nagar: No we don't.

Chairman Darby: That's a good thing. Mr. Okum.

Mr. Okum: Thank you Mr. Chairman. I move to recommend to City Council Home2 Suites Hotel 325 Pictoria Place Case Number 33174 to include specifications and designs contained in the request, which is a major modification, change to the preliminary PUD District on a portion of the 3.51 acres to include staff, City Engineers, City Planners recommendations and considerations. This shall be a PUD, which shall require staff and the Law Directors approval of covenants with the necessary modifications. Site shall have an open space with a minimum of 25 percent that shall be maintained in the final development plan.

Mr. Hawkins: Second.

Chairman Darby: It has been moved and seconded that this application be approved as identified in the motion. Secretary please call the roll.

(Secretary called roll and the motion was passed with a vote of 7-0)

Chairman Darby: Thank you.

Mr. Nagar: Thank you.

X. DISCUSSION

Chairman Darby: Moving on any items for discussion from the group.

Mr. Okum: Just a quick question. I'll make it quick. Was there any resolve to the old Wal-Mart store wire stuff?

Chairman Darby: We lost.

Mr. Okum: Razor Wire.

Mr. Taylor: They appealed, we lost.

Mr. Okum: Okay. Do we need to change something in our Zoning Code?

Mrs. McBride: We already have.

Mr. Okum: We're done? We're up to date?

Mrs. McBride: It will not happen again.

Mr. Okum: Okay.

Chairman Darby: Mr. Hawkins.

Mr. Hawkins: Thank you Mr. Chairman. Along those lines, the, I assume it is Princeton Tire, back there behind the backside of Graeters, are they grandfathered in?

Mr. Okum: Nope.

(Talking off mic.)

Mr. Okum: And an old tractor-trailer or trailer sitting back there. What a mess.

XI. CHAIRMAN'S REPORT - None.

XII. ADJOURNMENT

Mr. Hawkins: Move to adjourn.

Mr. Hall: Second.

Chairman Darby: Moved and seconded that we adjourn. We are adjourned. Thank you.

Respectfully submitted,

_____, 2018 _____
Don Darby, Chairman

_____, 2018 _____
Richard Bauer, Secretary