INTERNAL MEMORANDUM

Office of the City Administrator

Springdale, Ohio

February 2, 2018

To: Mr. Thomas Vanover
   President
   Springdale City Council

From: Derrick Parham
       City Administrator

Re: Report on Pending and Future Legislation

Item I
An Ordinance Amending the Zoning Map for the Property at 11905 Kenn Road Changing the Zoning District From Residential Single Household-Low Density (RSH-L) to Public Facilities (PF) (Calvary Pentecostal Church)

Calvary Pentecostal Church purchased the Temple Baptist Church property located at 11905 Kenn Road in August 2017. Currently, the property is zoned Residential Single Household-Low Density. Calvary Pentecostal Church requested a Zoning Map amendment for 11905 Kenn Road from Residential Single Household-Low Density (RSH-L) to Public Facilities (PF) to allow for the operation of a day care and educational facility on the premises.

At their December 12, 2017 meeting, the Springdale Planning Commission voted by a count of seven in favor and zero opposed to recommend to Council the Zoning Map amendment changing the zoning district for the property at 11905 Kenn Road from Residential Single Household-Low Density (RSH-L) to Public Facilities (PF).

An ordinance amending the Zoning Map for the property at 11905 Kenn Road to change the zoning from Residential Single Household-Low Density (RSH-L) to Public Facilities (PF) had a first reading before Council at the 01/03/2018 meeting. The second reading of the ordinance and a Public Hearing is scheduled for the 02/07/2018 meeting.
Item II
An Ordinance Amending Chapter 30 of the Springdale Codified Ordinances Regarding Council’s Rules of Procedure

A recent Ohio Attorney General’s opinion overruled a 1980 Attorney General’s opinion that permitted secret ballots to be cast in an open meeting. In light of this, City Council has decided to cease its long-standing practice of casting secret ballots when voting for President of Council and Vice President of Council. Presently, under Chapter 30 of the Springdale Codified Ordinances, the Code requires that the election of these two positions be held by secret ballot. The proposed ordinance would do away with that requirement. In addition, at its November 1, 2017 meeting, Council decided to no longer use secret ballots during the nominating process for persons being considered to serve on various Boards and Commissions of the City. There is no language in the City’s Code that needs to be adjusted to halt this practice.

An ordinance amending Chapter 30 of the Springdale Codified Ordinances regarding Council’s Rules of Procedure had its first reading at the 01/17/2018 meeting. A second reading of the ordinance is scheduled to be before Council for consideration at the 02/07/2018 meeting. Passage of this ordinance will require five affirmative votes.

Item III
An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Execute an Agreement with the City of Montgomery to Provide Prisoner Confinement and Declaring an Emergency

The City of Montgomery Police Department has requested that the City of Springdale contract with them for the use of our jail facilities. Currently, we provide jail facility services for the communities of Blue Ash, Glendale, Greenhills, and Sharonville. The agreement with Montgomery closely mirrors the agreement we have with the other jurisdictions. The Springdale jail facility is a twelve-day facility, however, we limit the number of days for other communities’ prisoners to five days. Springdale Police Chief Mike Mathis believes we have adequate space to accommodate Montgomery as well as the other four communities.

An ordinance, with an emergency clause, authorizing an agreement with the City of Montgomery to provide them with prisoner confinement services will be before Council at the 02/07/2018 meeting.

Item IV
An Ordinance Approving a Major Modification to the Planned Unit Development and Preliminary Development Plan to the Cassinelli Square PUD at 11530 Princeton Pike for the Construction of a Small Hospital

A developer, the Embree Group out of Georgetown, Texas, representing an unidentified medical facility has submitted an application proposing to locate an 18,223-square-foot (small) hospital in the northwest corner of Cassinelli Square adjacent to Steak ‘n Shake and on the site of the former Longhorn Steakhouse. The small hospital would be a single-story facility constructed on 1.811 acres. It is planned to include several in-patient beds as well as a 6,092-square-foot emergency department. The facility would provide services to the public 24 hours per day, 365 days per year.

At their January 9, 2018 meeting, by a vote of six in favor and one opposed, the Springdale Planning Commission voted to recommend the approval of a major modification to the Cassinelli Square Planned Unit Development (PUD) at 11530 Princeton Pike to construct a small hospital.
An ordinance approving a major modification to the Planned Unit Development and Preliminary Development Plan to the Cassinelli Square PUD at 11530 Princeton Pike to construct a small hospital is scheduled for a first reading at the 02/07/2018 meeting. A second reading and Public Hearing of the ordinance is planned to be before Council at its 02/21/2018 meeting.

Item V
An Ordinance Approving a Major Modification to the Transition District Preliminary Development Plan at 242 West Sharon Road (The Housing Network of Hamilton County)

In November 2006, the City of Springdale Zoning Map was amended to apply a Transition District overlay to the property located at 242 West Sharon Road. In addition to this amendment, a Transition District Preliminary Development Plan was approved which would have allowed the development of a medical office building. Unfortunately, the medical office building was never constructed. Today, the property continues to be zoned as Residential Single Household-Low Density with the Transition District overlay.

The Housing Network of Hamilton County (HNHC), who owns the property, has submitted an application seeking a major modification to the Transition District Preliminary Development Plan at 242 West Sharon Road. The modification would involve the construction of a single building housing four one-bedroom apartment units. HNHC is an organization that attempts to provide quality, affordable, accessible homes for people with disabilities.

At their January 9, 2018 meeting, by a vote of six in favor and one opposed, the Springdale Planning Commission voted to recommend the approval of a major modification to the Transition District Preliminary Development Plan at 242 West Sharon Road to construct a single building with four one-bedroom apartment units.

An ordinance approving a major modification to the Transition District Preliminary Development Plan at 242 West Sharon Road to construct a single building with four one-bedroom apartments is to be before Council for a first reading at the 02/07/2018 meeting. A second reading and Public Hearing of the ordinance is scheduled to be before Council at its 02/21/2018 meeting.

Item VI
An Ordinance Amending the Zoning Map for the Property at 11345 Century Circle West Changing the Zoning District from General Industrial (GI) to a Planned Unit Development (PUD) (Vineyard Ministries)

Since 2008, as a part of their overall services to the community, the Vineyard Church has operated the Healing Center on their campus. For a number of years, the Healing Center has provided such services as distributing food, clothing, and other household items to the community; educational opportunities; child care; financial counseling; employment counseling and assistance; car repair classes; healthcare related services; and personal counseling. It is the church’s desire to expand on their healthcare services by adding primary care services for the congregation and the community. The church’s property is currently zoned General Industrial (GI), which in itself permits a variety of uses. Unfortunately, the primary care services, as well as many of the other services already being offered, are not permitted in a GI district. In order to offer these services, the property needs to be rezoned to a Planned Unit Development (PUD). Under the PUD, we could clearly identify which services the Healing Center would be able to offer to the community whether they are existing services or new services.
At their January 9, 2018 meeting, by a vote of seven in favor and zero opposed, the Springdale Planning Commission voted to recommend changing the zoning and Zoning Map for the property at 11345 Century Circle West from GI to PUD.

An ordinance amending the Zoning Map for the property at 11345 Century Circle West to change the zoning district from General Industrial (GI) to Planned Unit Development (PUD) is scheduled to be before Council for a first reading at the 02/07/2018 meeting. A second reading and Public Hearing of the ordinance is scheduled to occur at the 02/21/2018 meeting.

**Item VII**  
**An Ordinance Approving the Preliminary Development Plan (PUD) for the Property Located at 11345 Century Circle West to Permit a Variety of Uses (Vineyard Ministries)**

At their January 9, 2018 meeting, by a vote of seven in favor and zero opposed, the Springdale Planning Commission voted to recommend approving the Preliminary Development Plan for the property located at 11345 Century Circle West to identify the following that would be permitted uses at the Healing Center: Community social service facilities, Educational institutions, Health and fitness, Library, Daycare and pre-school, medical office – clinic, Meeting facility, Personal services, non-profit recreation, Religious places of worship, non-profit distribution facilities (food, durable goods, etc.), and general offices.

An ordinance approving the Preliminary Development Plan for the property located at 11345 Century Circle West to identify a variety of permitted uses is scheduled to be before Council for a first reading at the 02/07/2018 meeting. A second reading and Public Hearing of the ordinance is scheduled to occur at the 02/21/2018 meeting.

**Item VIII**  
**An Ordinance Approving a Major Modification to the Planned Unit Development and Preliminary Development Plan to the Northwest Business Center PUD at 325 Pictoria Drive for the Construction of a Hotel at the Former Bahama Breeze Restaurant**

As a part of the Pictoria Island development, the Bahama Breeze restaurant was the first business constructed. The restaurant opened in December 2000, and unfortunately, the building has been vacant since they closed their doors in May 2007. The Bahama Breeze site is a total of 3.51 acres and is located in the southwest corner of the Pictoria Island development.

The City has received an application requesting the approval of a major modification to the Planned Unit Development (PUD) and Preliminary Development Plan to the Northwest Business Center PUD at 325 Pictoria Drive. The developer is proposing to demolish the existing Bahama Breeze restaurant and construct a Hilton brand “Home 2 Suites” extended stay hotel on a portion of the site. The four-story hotel will have 111 rooms and include an indoor pool, exercise facilities, and a small meeting area.

At their January 9, 2018 meeting, by a vote of seven in favor and zero opposed, the Springdale Planning Commission voted to recommend the approval of a major modification to the Planned Unit Development and Preliminary Development Plan at 325 Pictoria Drive to construct a four-story extended stay hotel.
An ordinance approving a major modification to the Planned Unit Development and Preliminary Development Plan at 325 Pictoria Drive to construct a hotel is to be before Council for a first reading at the 02/07/2018 meeting. A second reading and Public Hearing of the ordinance is scheduled to be before Council at its 02/21/2018 meeting.

Item IX
An Ordinance Authorizing an Agreement with the Contractor with the Best Bid for the Glensprings Drive Rehabilitation Project and Declaring an Emergency

The Glensprings Drive Rehabilitation project is scheduled to address infrastructure deficiencies on Glensprings Drive from State Route 4 to Kenn Road as well as the Glensprings Drive extension to the east of State Route 4. The improvements will involve full curb replacements, catch basin repairs and/or adjustments, manhole adjustments, sidewalk repairs, ADA curb ramp installations, pavement repairs, asphalt grind and overlay of the street, and drive apron replacements where warranted.

Bids for the project were opened on January 30 with five bids submitted. The City Engineer’s office is currently reviewing the bid results for accuracy. The latest engineer’s estimate for this work is $976,364. Construction engineering is currently estimated at $30,000. Half of the design engineering for the project ($18,700) was paid in 2016 from the Capital Improvements Fund (090). The remaining design amount of $18,700, plus an additional $4,800 for field survey work performed on the Glensprings Drive parking lot, is being paid from the Street Improvement Operations Fund (087). In 2017, the City paid $11,532 of those two amounts. The remaining $11,968 is scheduled to be paid in 2018. Excluding the additional survey work, the total engineering design cost for this project is proposed to be $37,400. The drive apron replacements, if required, will be at the property owner’s expense. The project is anticipated to begin this spring and conclude later this fall.

An ordinance, with an emergency clause, authorizing an agreement with the contractor with the best bid for the Glensprings Drive Rehabilitation project is scheduled to be before Council for consideration at the 02/21/2018 meeting.

Item X
Other Item of Interest