February 16, 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 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 received 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 II
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 received 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 III
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) received 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 IV
An Ordinance Approving the Preliminary Development Plan 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 received 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 V
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 received 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 Authorizing the Mayor and Clerk of Council/Finance Director to Execute an Agreement with the City of Montgomery to Provide Prisoner Confinement**

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 authorizing an agreement with the City of Montgomery to provide them with prisoner confinement services received a first reading at the **02/07/2018** meeting. The ordinance is scheduled to go before Council for a second reading at the **02/21/2018** meeting. Unless Council enacts an emergency clause with the ordinance, it will go into effect 30 days after its passage.

**Item VII**

**An Ordinance Accepting the Bid, and Authorizing an Agreement with Adleta, Inc. 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 bid of Adleta, Inc. in the amount of $880,980.04 was determined to be the best bid. Since the City Engineer’s estimate and subsequent 2018 Budget reflected an amount of $976,364, the City would experience a potential savings of approximately $95,384. Construction engineering for the project is currently estimated at $30,000. If the City’s Public Works Inspector performs the inspection work, there will be no charge for this service. However, due to the large number of projects scheduled for this year, it may be necessary to secure assistance from an outside inspection group.

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 design engineering 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, accepting the bid and authorizing an agreement with Adleta, Inc. for the Glensprings Drive Rehabilitation project is scheduled to be before Council for consideration at the **02/21/2018** meeting.
**Item VIII**

**Other Item of Interest**

1. Introduction of New Employee: Benjamin Diesel, Firefighter – Fire Department – **02/21/2018**.

Mayor
Clerk of Council/Finance Director
City Council
Assistant City Administrator
Law Director
City Engineer
Department Directors
Recording Secretary
Reading File