

First Reading: July 13, 2021
Second Reading: Dispensed

RESOLUTION NO. 2021 - 048

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO A PLANNED
UNIT DEVELOPMENT FOR KENWOOD PLACE VENTURES, LLC, LOCATED
AT 7727 – 7835 KENWOOD ROAD, AND DISPENSING WITH A SECOND
READING**

WHEREAS, application (the “Application”) was made by Kenwood Place Ventures, LLC, (the “Applicant and Owner”) for approval of a major adjustment to the planned unit development in order to modify an existing commercial development on the property located at 7727 – 7835 Kenwood Road, Sycamore Township, Hamilton County, Ohio in Sycamore Township Zoning Case Number 2021-08MA; and

WHEREAS, the real property in Case No. 2021-08MA, consists of the real property located at 7727 – 7835 Kenwood Road, Sycamore Township, Hamilton County, Ohio and is located in the parcel designated as Hamilton County Auditor’s Parcel Number 600-0210-0861-00 and 600-0210-0846-00 (the “Real Property”); and

WHEREAS, the Owner has previously received approvals for a planned unit development for the Real Property and has made an amendment to such plan; and

WHEREAS, the Real Property is located in an - “OO”- Planned Retail w/ SPI Overlay requiring an approval of any changes to the approved planned unit development plan; and

WHEREAS, on June 14, 2021, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the Application for the major adjustment to the development plan on the Real Property and recommended denial of the Application with conditions;

WHEREAS, on July 13, 2021, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the Application for the major adjustment to development plan on the Real Property;

NOW THEREFORE, BE IT RESOLVED, by the Board of Township Trustees of Sycamore Township, State of Ohio:

Mr. James Yes

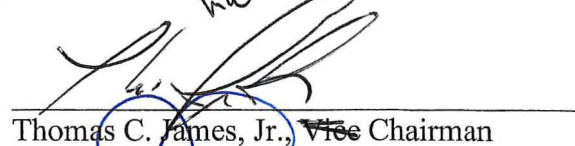
Mr. LaBarbara Yes

Mr. Weidman Yes

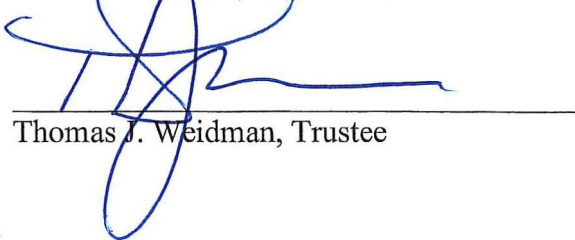
Passed at a meeting of the Board of Township Trustees of Sycamore Township
this 13th day of July, 2021.



Jim LaBarbara, Chairman




Thomas C. James, Jr., ~~Vice~~ Chairman



Thomas J. Weidman, Trustee

AUTHENTICATION

This is to certify that this resolution was duly passed and filed with the Township
Fiscal Officer of Sycamore Township this 13th day of July, 2021.



Robert C. Porter III, Fiscal Officer
Sycamore Township, Ohio

APPROVED AS TO FORM:



Deepak K. Desai, Law Director

EXHIBIT A

1. All previous conditions shall remain in effect unless modified below, including, but not limited to:
2. The proposed modification to the freestanding signs is permitted as submitted.
3. Hours of operation for spaces with rear facing windows shall be limited in operation from 6:00 AM to 10:00 PM.
4. Outdoor seating for a future juice bar/coffee shop is permitted provided required parking is not impacted.
5. Applicant's signage plan is permitted as submitted.
6. Windows shall be tinted as submitted on July 9, 2021.
7. 7 new arborvitae green giant and 1 new sweetgum tree be planted along the rear buffer yard as submitted on July 9, 2021
8. Interior solar shades shall be installed on all 20 rear and south facing windows with shades at a maximum of 10% openness factor
9. All construction on site that generates external noise shall only be permitted between the hours of 7:00 AM to 7:00 PM.
10. All necessary repairs to the existing 10-foot fence shall be required prior to occupancy.
11. All existing landscaping to remain shall be inspected by a licensed arborist and mended/replaced as needed.