

First Reading: November 1, 2022
Second Reading: Dispensed

RESOLUTION NO. 2022 - 106

A RESOLUTION APPROVING CASE NUMBER 2022-14MA FOR A ZONE CHANGE AND MAJOR ADJUSTMENT TO A PUD FOR CINCINNATI UNITED CONTRACTORS, LLC. IN SYCAMORE TOWNSHIP AND DISPENSING WITH A SECOND READING

WHEREAS, application (the “Application”) was made Cincinnati United Contractors, LLC. (the “Applicant”) on behalf of Kemper Road Backlot, LLC. (the “Owner”) is requesting a Major Adjustment to a PUD for a zone change from residential “A” to planned office “OO” and to construct a 21,407 sq. ft. standalone facility for The New Campus, a daycare center, alone with related modifications to parking, stormwater detention pond and landscaping located on the real property at 11689, 11693, 11745 Solzman Road, Sycamore Township, Hamilton County, Ohio 45236, Auditor’s Parcel Number (11689) = 600-0013-0041-00, (11693) = 600-0013-0042-00, (11745) = 600-0013-0042-00 (the “Real Property”); and

WHEREAS, the Real Property is located in the “A” –residential; and

WHEREAS, on October 11, 2022, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the Application for the zone change and major adjustment to a PUD with conditions to the Real Property included in Case Number 2022-14MA and recommended Approval of the Application with conditions; and

WHEREAS, on November 1st, 2022, after proper notice having been given, the Board of Trustees of Sycamore Township held a public hearing to consider the application for a zone change and Major Adjustment to a PUD for the Real Property;

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

SECTION 1. The Application for the zone change for the Real Property to a zoning designation of “OO” – Planned Office District is hereby determined to be consistent with the Sycamore Township land use plan and approved with conditions as specified in Exhibit A.

SECTION 2. Any use and improvements made to the Real Property which is the subject of this Resolution shall be made and constructed in compliance with the plans, specifications, and renderings submitted to the Board of Township Trustees of Sycamore Township on November 1, 2022 as approved by this Resolution.

SECTION 3. No Zoning Certificate shall be issued by the Zoning Administrator until:

- A) a Zoning Compliance Plan in compliance with this Resolution has been received and approved by the Zoning Administrator;
- B) all documents submitted for zoning certificates are fully coordinated and consistent with the approved Zoning Compliance Plan;

No building permit for actual construction shall be issued by the Hamilton County Building Commissioner before a Zoning Certificate is received from the Zoning Administrator.

SECTION 4.

No Final Zoning Certificate shall be issued by the Zoning Administrator until the development complies with all requirements contained in this Resolution and the Zoning Compliance Plan and, unless waived by the Zoning Administrator, the following documents are received and approved by the Zoning Administrator:

- A) a summary report from Hamilton County Engineer certifying that the approved plans and specifications for roadway and access improvements, either on-site or off-site, have been completely implemented, and that any required rights-of-way have been dedicated;
- B) a summary report from the developer's registered engineer or surveyor as required by and addressed to the Hamilton County Director of Public Works Department certifying that the approved plans and specifications for storm drainage improvements have been completely implemented; the Director of Public Works shall inform the Zoning Administrator when such letter is received and approved;
- C) a summary report from the Metropolitan Sewer District or Hamilton County Board of Health certifying that the approved plans and specifications for sanitary sewer and wastewater treatment have been completely implemented;
- D) a summary report from the registered landscape architect who prepared the plan, certifying completion of the landscape plan, and soil erosion and sedimentation control measures as specified on the approved plan and noting any deviations and the reasons for such deviations;
- E) a summary report from the Sycamore Township Fire Chief certifying that the approved plan and specifications for fire prevention and control have been completely implemented, and
- F) a summary report from the applicant's registered engineer, surveyor or attorney certifying that required easements for access, utilities, or other purposes have been recorded in the Office of the Hamilton County Recorder.

SECTION 5.

All aspects of the development of the Real Property including, but not limited to, drainage, property improvements, lighting, landscaping, and ground cover, as set forth in the plans, specifications, covenants, conditions, requirements and limitations of the Zoning Compliance Plan and contained in this Resolution, including any exhibits attached hereto shall be continually maintained by the owner of the property. Any failure to so maintain the development shall be considered a violation of the Sycamore Township Zoning Resolution and shall be subject to all penalties and remedies thereunder.

SECTION 6.

The Trustees of Sycamore Township upon at least a majority vote do hereby dispense with any requirement that this resolution be read on two separate days, and hereby authorize the adoption of this resolution upon its first reading.

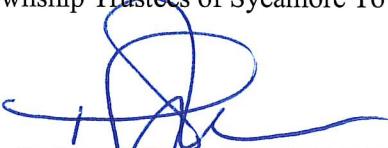
SECTION 7.

This resolution shall take effect on the earliest date allowed by law.

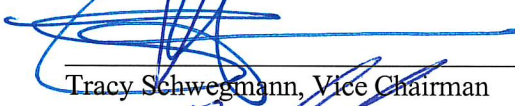
VOTE RECORD:

Mr. Weidman Aye Ms. Schwegmann Aye Mr. James Aye

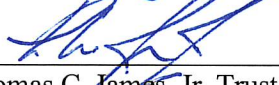
Passed at a meeting of the Board of Township Trustees of Sycamore Township this 1st day of November, 2022.



 Thomas J. Weidman., Chairman



 Tracy Schwegmann, Vice Chairman



 Thomas C. James, Jr, Trustee

~~Mr. James _____ Ms. Schwegmann _____ Mr. Weidman _____~~

~~at the meeting of the Board of Trustees this 1st day of November 2022.~~

~~_____~~
~~Thomas J. Weidman, Chairman~~

~~_____~~
~~Tracy Schwegmann, Jr., Vice Chairman~~

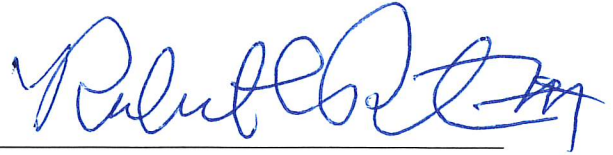
~~_____~~
~~Thomas C. James, Jr. Trustee~~

AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, this 1st day of November 2022.



Lawrence E. Barbieri, Law Director



Robert C. Porter, III
Sycamore Township Fiscal Officer

EXHIBIT A

1. A Shared Parking Agreement be put in place and recorded consistent with applicant's proposal. A copy of the recorded agreement shall be submitted as part of the Zoning Compliance Plan.
2. No telecommunication towers or billboards be built on-site.
3. Building signage shall not exceed 57 s.f., in total area.