

## **MODIFICATIONS TO A PUD (PLANNED UNIT DEVELOPMENTS)**

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Once operated by the Hamilton County Zoning Department, Sycamore Township residents voted in November 1998 to establish their own local zoning code and administrative procedures, much like that of the Hamilton County Zoning Department. The change would mean that the Trustees would be making the final zoning decisions in the Township. This new role for Sycamore Township is beneficial to the residents because we will be able to promptly respond to zoning violations and *local people will be making the decisions for our future*. The Zoning Commission is a commission of five Township residents appointed by the Trustees. The Planning & Zoning Commission makes recommendations to the Trustees on all Township issues such as Zone Changes, Planned Unit Developments, PUD Modifications, LASR's and provides feedback for the Township corridor studies, land use plan and specific public interest. Please contact the Planning & Zoning office for the step by step process to file for a PUD, or Modification to a PUD.

**WHAT IS A PLANNED UNIT DEVELOPMENT?** A PUD is a means of land regulation which promotes large scale, unified land development by means of mid-range, realistic programs in chase of physically-curable, social and economic deficiencies in land and cityscapes. Where appropriate, this development promotes:

- A mixture of both land uses and dwelling types with at least one of the land uses being regional in nature
- The clustering of residential land uses providing public and common open space
- Increased administrative discretion to a local professional planning staff while setting aside present land use regulations and rigid plat approval processes
- The enhancement of the bargaining process between the developer and government municipalities which in turn strengthens the municipality's site plan review and control over development for potentially increased profits due to land efficiency, multiple land uses, and increased residential densities.

**WHAT IS A PUD MODIFICATION?** A PUD Modification is a modification to a previously approved Planned Unit Development. Modifications can be either Major or Minor changes to the plan.

### **WHAT IS THE DIFFERENCE BETWEEN A MAJOR AND MINOR ADJUSTMENT?**

**MAJOR:** Major adjustments involve any request for modification to the written conditions of the approval. Major Adjustments require a public hearing before the Zoning Commission and the Board of Trustees.

**MINOR:** Minor adjustments shall be the minimum necessary to overcome a particular difficulty or to achieve a more functional and desirable use of the property than was originally anticipated. Minor adjustments do not require a public hearing but rather can be approved at a staff level.

**HOW DO I APPLY FOR A PUD MODIFICATION?** A PUD Modification may be applied for only after a Zoning Plans Examiner has refused to issue a zoning certificate. Following the refusal of a zoning certificate, if the applicant chooses to proceed with the project, the completed application packet and application fee shall be filed with the Planning & Zoning Department by the date outlined. You may schedule an appointment with the Zoning Director if you have any questions or wish to further discuss details of a case prior to submission.

## **WHAT IS THE COMPLETE PUD MODIFICATION PROCESS?**

### ***1. Pre-application meeting***

The applicant is encouraged to meet with the Township to discuss the proposal. During this meeting, the Township will provide information, feasibility, suggestions or alternatives to the plan and decide whether the plan will be a Major or Minor modification.

### ***2. Submission***

All required drawings, fees, applications, and letters must be submitted by the date outlined. It is the applicant's responsibility to distribute plans to outside agencies for review and comment.

### ***3. Sycamore Township Zoning Commission (for PUD II's only)***

The applicant and the Planning and Zoning Department present the case before the board. The Township will provide all presentation materials and graphics in a power point presentation. The Commission will make a recommendation to the Sycamore Township Trustees. Comments from surrounding property owners may be heard at this time.

### ***4. Sycamore Township Board of Trustees (for PUD II's only)***

The applicant and the Planning and Zoning Department present the case before the Board of Trustees. The Township will provide all presentation materials and graphics in a power point presentation. During this time, comments from surrounding property owners may again be heard. A majority vote by the Board of Trustees is required to overturn an approval or disapproval of the Sycamore Township Zoning Commission decision.

### ***5. Thirty (30) Day Referendum/Appeal Period***

Any decision made by the Township Board of Trustees on a zoning amendment is not official until a period of 30 days has passed. During that time, the decision can be appealed to the Hamilton County Municipal Court by a surrounding property owner or the applicant.

## **PUD APPLICATION COMPLETENESS CHECKLIST**

### **1. Metes and Bounds Description – Submit (8) copies containing the following information:**

- a. A metes and bounds description of the subject site;
- b. The amount of area contained within the site, and
- c. A statement, signed by a registered surveyor, certifying that the description of the property proposed to be developed is a complete, proper and legal description thereof.

### **2. Letter of Intent – Submit (8) typed copies addressed to the Board containing the following information:**

- a. A description that describes the change of the premises
- b. The size of the area involved
- c. A description of proposed use (for land or building)
- d. Character of development (architectural treatment, density, intensity)
- e. Description of surrounding land uses
- f. The specific changes in the character and conditions of the area which have occurred to make the property no longer suitable or appropriate for the existing zoning classification or to make the property appropriate for the proposed use
- g. The effect on (1) community objectives and plans (2) character of the immediate area (3) adjacent property (4) public facilities and services
- h. Other information the applicant feels may be pertinent and would be helpful to the Zoning Commission and Board of Trustees in their review

### **3. Zoning Plat – Submit (7) copies in 11x17 formats, (1) copy in 24x36 format and (1) electronic file containing the following information:**

- a. All existing property lines and parcel numbers for each parcel within subject site and within 200 feet of exterior boundary of the subject tract, and the last name of the owners within 200 feet
- b. Metes and bounds and dimensions of subject property and area contained therein (in acres)
- c. Existing zone districts (shown in dashed lines with heavier line weight than property lines) and zone designations (for site and adjacent areas)
- d. Title, Scale and North arrow (North shall be at the top of the plat)
- e. Area of proposed rezoning indicated by crosshatching or shading
- f. Street names and right-of-way lines with line weight heavier than property lines
- g. Distance from subject property to nearest street intersection and or section corner
- h. Proposed zone district lines shall extend to the centerline of all dedicated streets; and
- i. Surveyor's stamp

### **4. Existing Features – Submit (7) copies in 11x17 formats, (1) copy in 24x36 format and (1) electronic file containing the following information:**

- a. Existing property lines, right-of-way and utility easements for the entire tract and each parcel involved
- b. Location of existing zone boundaries and up to 200 feet outside the subject site
- c. Existing contour lines (dashed) at ten foot intervals or less and including 200 feet beyond to determine storm drainage. Indicate sources and date of data
- d. Existing trees and shrubs
- e. Location of watercourses and areas subject to 50 year flood and 70 year flood (indicate source)
- f. the use and approximate location of existing structures, pavements, sanitary and storm sewers, sidewalks and curbs, and other physical and natural features (indicate structures to be demolished in dashed lines)

### **5. Proposed Features – Submit (7) copies in 11x17 formats, (1) copy in 24x36 format and (1) electronic file containing the following information:**

- a. Name of project, date, scale, North arrow (with North at the top of the plan), map title, title, total number of sheets and sheet number
- b. Name of the applicant, present owners and person preparing map
- c. Vicinity map that identifies the site with references to surrounding areas and existing street locations
- d. Zone (gross) area of entire site; site (net) area including right-of-way
- e. Summary table with the following information:
  - 1. proposed use of all facilities

- 2. floor area including basements (if non-residential)
- 3. number of dwelling units
- 4. parking spaces required; parking spaces provided
- 5. seating capacity (where appropriate)
- 6. impervious surface ratio
- f. Perimeter boundary of subject site (excluding right-of-way)
- g. Metes and bounds and dimensions of requested area
- h. The general location and use of all proposed structures on the subject site including buildings, recreation facilities, parking facilities, trash stations, dumpsters, fences, walls, sidewalks, curbs, mechanicals, etc.
- i. Location and dimensions of future building additions and phases of implantation if contemplated
- j. Location and dimensions of proposed off-street parking. Show individual parking spaces, loading areas, aisles, and traffic patterns, driveways for ingress and egress and type of pavement
- k. Specify front, side and rear yard setbacks of structures and parking areas (indicate if at variance with Zoning Resolution)
- l. Generalized location of anticipated earthwork
- m. Location and Dimensions of proposed streetscape buffer, boundary buffer and interior parking lot landscaping,
- n. Construction limits (area to remain undisturbed); location of existing trees and shrubs that will remain and their appropriate diameter or form of canopies
- o. Location, dimension, and number (including heights and sq. ft.) of all signs, location and general type of exterior lighting (including height, cut-off angle)
- p. Location and details of proposed traffic improvements such as acceleration and deceleration lanes, channelization, etc.
- q. Location and dimensions of right-of-ways, easements and all land to be dedicated to the Township, County or reserved for specific uses
- r. Typical sections of all right-of-ways
- s. Location of proposed retention and detention basins and storm water management
- 6. Preliminary Grading Plan** – The applicant is required to submit (7) copies in 11x17 formats, (2) copy in 24x36 format and (1) electronic file containing a preliminary grading plan identifying proposed contour lines at 2-ft intervals. The contour lines shall be extended to the adjacent property lines and/or right-of ways.
- 7. Plan-Color/Presentation Copy** – The applicant is required to submit (7) copies in 11x17 formats, (1) copy in 24x36 format and (1) electronic file. The color proposed development plan shall not be mounted and will be kept as part of the file.
- 8. Architectural Graphics** – The applicant is required to submit (7) copies in 11x17 formats, (1) copy in 24x36 format and (1) electronic file containing the following information:
  - 1. elevations
  - 2. cross Sections
  - 3. typical floor plans

**SYCAMORE TOWNSHIP APPLICATION FOR  
ZONING COMMISSION/TRUSTEE APPROVAL**

The applicant is responsible for submitting their entire plans for comments and review to the following agencies as applicable. The comments made by each agency shall be forwarded to the Township prior to the scheduled hearing before the Zoning Commission.  
*\*Be sure to include the Zoning Case number assigned by Sycamore Township when submitting plans for outside agency review.*

<p style="text-align: center;">Mr. Bill Morris  <b>Greater Cincinnati Water Works</b>  Engineering Division  4747 Spring Grove Avenue  Cincinnati, Oh 45232-7858  513.591.7858  <a href="mailto:Bill.morris@gcww.cincinnati-oh.gov">Bill.morris@gcww.cincinnati-oh.gov</a></p>	<p style="text-align: center;">Mr. Steven G. Parker, P.E.  Senior Engineer  <b>Metropolitan Sewer District of Greater Cincinnati</b>  1600 Gest Street  Cincinnati, OH 45204  513.244.1351  <a href="mailto:Steven.parker@cincinnati-oh.gov">Steven.parker@cincinnati-oh.gov</a></p>
<p style="text-align: center;">Mr. Greg Cassiere, R.S.  <b>Hamilton County General Health District</b>  250 William Howard Taft Road  2<sup>nd</sup> Floor  Cincinnati, OH 45219  513.946.7871  <a href="mailto:Greg.cassiere@hamilton-co.org">Greg.cassiere@hamilton-co.org</a></p>	<p style="text-align: center;">Mr. Marcelo Alberto, PE, Geological Project Engineer  <b>Hamilton County Soil and Water Conservation District</b>  Earth Movement Division  29 Triangle Drive Suite 2901  Cincinnati, OH 45246  513.772.7645  <a href="mailto:Marcelo.alberto@hamilton-co.org">Marcelo.alberto@hamilton-co.org</a></p>
<p style="text-align: center;">Mr. Jeff Newby P.E.  <b>Office of Hamilton County Engineer</b>  223 W. Galbraith Road  Cincinnati, OH 45215  513.946.8421  <a href="mailto:Jeff.Newby@hamilton-co.org">Jeff.Newby@hamilton-co.org</a></p>	<p style="text-align: center;">Mr. Greg Smorey, CFM  <b>Hamilton County Public Works</b>  Special Flood Hazard Area Division  138 E. Court Street – Room 800  Cincinnati, OH 45202  513.946.4760  <a href="mailto:Greg.smorey@hamilton-co.org">Greg.smorey@hamilton-co.org</a></p>
<p style="text-align: center;">Ms. Kelsey Keyes  Waterline Design Technician  <b>Hamilton County Public Works</b>  Water Supply Division  138 E. Court Street – Room 800  Cincinnati, OH 45202  513.946.4552  <a href="mailto:Kelsey.keyes@hamilton-co.org">Kelsey.keyes@hamilton-co.org</a></p>	<p style="text-align: center;">Mr. Mohammad Islam PE, Civil Project Engineer  <b>Hamilton County Public Works</b>  Storm Water Drainage System Division  138 E. Court Street – Room 800  Cincinnati, OH 45202  513.946.4757  <a href="mailto:Mohammad.islam@hamilton-co.org">Mohammad.islam@hamilton-co.org</a></p>
<p style="text-align: center;">Chief Rob Penny  <b>Sycamore Township Fire Chief</b>  8540 Kenwood Road  Sycamore Township, OH 45236  513.792.8562  <a href="mailto:rpenny@sycamoretownship.org">rpenny@sycamoretownship.org</a></p>	<p style="text-align: center;">Mr. Tracy Kellums  <b>Sycamore Township Superintendent</b>  8540 Kenwood Road  Sycamore Township, OH 45236  513.792.8562  <a href="mailto:tkellums@sycamoretownship.org">tkellums@sycamoretownship.org</a></p>
<p style="text-align: center;">Chris Bass  <b>Ohio Department of Transportation</b>  ODOT District 8 Permit Technician/Inspector  505 South State Route 741  Lebanon, Ohio 45036  513.933.6577  <a href="mailto:chris.bass@dot.ohio.gov">chris.bass@dot.ohio.gov</a></p>	<p style="text-align: center;">Ben Poole EIT  Project Engineer  <b>Hamilton County Planning &amp; Development</b>  Stormwater &amp; Infrastructure  138 E. Court Street RM 800  Cincinnati Ohio 45202  513.946.4753  <a href="mailto:ben.poole@hamilton-co.org">ben.poole@hamilton-co.org</a></p>



Sycamore Township Zoning Commission  
 Schedule of Meeting Dates/Deadlines  
 For PUD's / Modifications to PUD's, LASR Plans & Zone Changes\*  
 2021

*All submissions must be made by 12 noon local time on the date listed below.*

<p><b>JANUARY</b></p> <p>Deadline: 12/21/2020            Legal Ad/Notice: 12/31/2020  <b>ZC Meeting: 01/11/2021</b></p>	<p><b>JULY</b></p> <p>Deadline: 06/21/2021            Legal Ad/Notice: 07/02/2021  <b>ZC Meeting: 07/12/2021</b></p>
<p><b>FEBRUARY</b></p> <p>Deadline: 01/19/2021            Legal Ad/Notice: 01/29/2021  <b>ZC Meeting: 02/08/2021</b></p>	<p><b>AUGUST</b></p> <p>Deadline: 07/19/2021            Legal Ad/Notice: 07/30/2021  <b>ZC Meeting: 08/09/2021</b></p>
<p><b>MARCH</b></p> <p>Deadline: 02/16/2021            Legal Ad/Notice: 02/26/2021  <b>ZC Meeting: 03/08/2021</b></p>	<p><b>SEPTEMBER</b></p> <p>Deadline: 08/23/2021            Legal Ad/Notice: 09/03/2021  <b>ZC Meeting: 09/13/2021</b></p>
<p><b>APRIL</b></p> <p>Deadline: 03/22/2021            Legal Ad/Notice: 04/02/2021  <b>ZC Meeting: 04/12/2021</b></p>	<p><b>OCTOBER</b></p> <p>Deadline: 09/20/2021            Legal Ad/Notice: 10/01/2021  <b>ZC Meeting: 10/12/2021**</b></p>
<p><b>MAY</b></p> <p>Deadline: 04/19/2021            Legal Ad/Notice: 04/30/2021  <b>ZC Meeting: 05/10/2021</b></p>	<p><b>NOVEMBER</b></p> <p>Deadline: 10/18/2021            Legal Ad/Notice: 10/29/2021  <b>ZC Meeting: 11/08/2021</b></p>
<p><b>JUNE</b></p> <p>Deadline: 05/24/2021            Legal Ad/Notice: 06/04/2021  <b>ZC Meeting: 06/14/2021</b></p>	<p><b>DECEMBER</b></p> <p>Deadline: 11/22/2021            Legal Ad/Notice: 12/03/2021  <b>ZC Meeting: 12/13/2021</b></p>

*\*Please note, Zone Change applications require an Open House prior to official submittal. Conceptual drawings must be provided to the Township a minimum 14 days prior to the Open House.*

*\*\*Tuesday meeting due to a holiday on Monday*