

August 14, 2017

Mr. Roger Friedmann – Chairman
Mr. Rich Barrick – Vice-Chairman
Mr. Tom Kronenberger – Member
Ms. Anne Flanagan – Member
Mr. Bill Mees – Secretary
Mr. Steve Roos – Alternate

Item 1. – Meeting called to Order

Mr. Friedmann called the regular meeting of the Zoning Commission to order at 7:02 p.m. on Monday, August 14, 2017.

Item 2. – Roll Call of the Board

Mr. Barrick called the roll.

Members Present: Mr. Barrick, Mr. Friedmann, Mr. Kronenberger and Mr. Roos

Members Absent: Ms. Flanagan and Mr. Mees

Staff Present: Harry Holbert and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedmann stated the first order of business was to approve the June 12, 2017 meeting minutes.

Mr. Friedmann asked for any corrections to the June 12, 2017 minutes.

Mr. Friedmann entertained a motion to approve the June 12, 2017 meeting minutes.

Mr. Barrick moved to approve the June 12, 2017 meeting minutes.

Mr. Roos seconded.

All Voted: Yes.

Item 4. – New Business

2016-14MA Revision
The Camden Group
600-0210-0870-00 (Corner of Frolic and Galbraith Roads)
Major Adjustment to a PUD

Mr. Holbert presented the case and case history in a Power Point presentation. Mr. Holbert explained this is a revised submittal for the project. Mr. Holbert pointed out the proposed ISR is .62 which is less than the original submittal. He showed photos of the vacant lot in question and surrounding residential and commercial properties. Mr. Holbert noted which commercial properties were approved by Hamilton County. Mr. Holbert then showed the previous plan that was approved in 2008, noting the approval required the building to be residential in character.

Mr. Holbert reviewed the revised submittal noting the modifications made to the plan since the case originally came before the Zoning Commission. Mr. Holbert noted the location of two signs on the site plan; one on Galbraith for the commercial entrance and one on the Frolic side for the

residential entrance. He said the sign details for sign #2 were not included in the plan. He noted the building does meet the required setbacks.

Mr. Holbert spoke about the topography on the site and the proposed retaining wall. He showed the landscape plan and pointed out additional landscaping that had been added to the proposal. He said the only thing deficient is the west side which needs more shrubbery.

Mr. Holbert then showed the Board the parking stalls. He said the garage parking is now compliant with 9' X 19' stalls. He said the footprint of the building and the square footage of the floors have all been reduced.

Mr. Holbert said he had asked the applicant to write up a comparison for the Board that clearly shows the differences between the original 2008 approval, the 2016 submittal and the current revised submittal. He then pointed out the notable changes in the current submittal which help reduce the overall impact of the building.

The Board asked questions of Mr. Holbert.

Mr. Barrick asked if the submittal was only residential if it would be permitted 14 units per acre.

Mr. Holbert answered 14.5 units per acre would be permitted.

Mr. Barrick commented that would be about 20 units if it was only residential and not office also.

Mr. Holbert calculated it would be permitted 18 units to be within the code.

Mr. Barrick commented that the applicant is asking for more than code for residential in addition to the office.

Mr. Barrick asked if a buffer is required in between the proposed building and the adjacent Camden building since they are both part of the same development.

Mr. Holbert said a buffer was not required in 2008 because the proposed parking lots for the two buildings were joined.

Mr. Friedmann asked if the parking underground for residential meets the requirements.

Mr. Holbert answered yes the size of the stalls is compliant.

Mr. Friedmann asked if the total number of spaces is compliant.

Mr. Holbert said they are required to have 33 spaces and they propose 29 spaces.

Mr. Kronenberger asked about the sign noted on the Frolic side on the site plan. He commented Mr. Holbert said the setback is 40 feet.

Mr. Holbert said that is the building setback. The sign has to be ten feet back from the right of way.

Mr. Friedmann asked if the applicant was present and wished to speak.

Mr. Richard Paolo, attorney for Camden Group, of 425 Walnut St., Suite 2200, Cincinnati, OH 45202, addressed the Board. Mr. Paolo said this is the third time this case has been before the Board. He

stated Camden has made significant modifications to their plan. He noted the Frolic curb cut will be right in / left out only to direct traffic away from Frolic. He said they are proposing medical office on the first floor as well as residential. Mr. Paolo said the calculations they have done show the plan is four parking spaces short in the garage, however, he pointed out there is additional parking the residents may use in the lot. He noted the building is residential in character and is a perfect transition from the hospital building across the street to residential. Mr. Paolo confirmed no retail is included in the application.

Mr. Andrew Schaub, of Architects Plus, 1100 Sycamore St., Cincinnati, OH 45202, addressed the Board. Mr. Schaub said their team has worked to reduce the size of the building and pull it back from Frolic so the adjacent house is not obstructed by the building. He noted the ISR has also been reduced and they have added additional masonry to the building both front and back. Mr. Schaub said the addition of retaining walls around the building make the height seem less obtrusive from Frolic.

Mr. Paolo pointed out the surface parking has also been reduced and the building height is now compliant with the underlying O-Office zoning.

Mr. Doug Smith, of McGill Smith Punshon, 3700 Park 42 dr., Cincinnati, OH 45241, addressed the Board regarding traffic. Mr. Smith distributed traffic flow plans to the Board members. He said he used traffic islands and signage to direct traffic out toward Galbraith Road to deter a cut through situation on Frolic the neighbors and the Board were concerned about. Mr. Smith said parking has been moved back from Frolic and is now well over 40 feet from Frolic. He said the height of the retaining wall on the Frolic side could be reduced as well.

Mr. Paolo asked about exiting at the rear.

Mr. Schaub said the six rear doors in the original proposal had been eliminated. He noted the balconies are recessed so it won't feel like the inhabitants are looking down over adjacent residences.

Mr. Smith said staff had noted the retaining wall encroached in the front yard setback. He said it does meet the setback but is labeled wrong on the site plan.

Mr. Paolo said the second sign on Frolic will be removed from the proposal, they are only requesting sign #1 on Galbraith Road.

Mr. Friedmann asked if Mr. Smith had details on the rear retaining wall.

Mr. Smith said the top of the wall is about five feet tall at one end.

Mr. Friedmann asked about material for the wall.

Mr. Smith said he thinks it will be segmental block but he hadn't discussed it with Mr. Cambuzzi.

Mr. Smith briefly spoke about the drainage for the site and said the plan is to maintain the existing swale.

Mr. Paolo said the applicant will submit a compliant lighting plan noting the lights will be shielded. He said while they hadn't discussed it with the two neighbors, the applicant would offer the neighbors each \$2000 for landscaping on their own properties.

Mr. Cambuzzi, the Camden Group, 4565 E. Galbraith Road, Cincinnati, OH 45236, thanked the Board and Mr. Holbert. He said Mr. Holbert helped them to change the plan in a good way. He noted they are trying to make a good transition plan and he is excited about the look which is residential in character. He reiterated some of the changes made to reduce the impact of the building on the adjacent residences. He noted they reduced the length of the building and added green space and moved the location of the dumpster. Mr. Cambuzzi said the 20 residential condos will allow for walkability to the hospital and Kenwood Towne Centre. He said they have tried really hard to make this work for the community. He said they thought about making it all residential but he thinks the mixed use is better.

Mr. Friedmann asked Mr. Cambuzzi if all the residential units will be for sale or if there will be any rentals.

Mr. Cambuzzi answered they will all be for sale and attractively priced.

Mr. Friedmann asked if there was anyone present from the public who wished to comment on the case.

Mrs. Carol Martini, 8098 Merrymaker, Cincinnati, OH 45236, addressed the Board noting her property is one of two most impacted by the project. She said she knows Mr. Cambuzzi is trying to make the proposal better for neighbors. Mrs. Martini said she walked around Mr. Cambuzzi's building next door and it is a mess. She said that building is not fully rented, there are paint cans in the windows and the blinds are falling down. Mrs. Martini continued to speak about the state of the adjacent property which makes her concerned about the marketability of the new building and how it will be maintained. She also expressed concerns about the dumpster, fence and landscape buffer.

Mr. Friedmann closed the floor to comments from the public and the Board discussed the issues brought before them.

Mr. Roos commented the applicant has significantly reduced the impact of the building.

Mr. Barrick noted it is still 31% bigger than what was approved in 2008 and, when one considers the adjacent single story home, it is still a huge building. He said he acknowledges the improvements but is not pleased over all.

Mr. Kronenberger said he acknowledges the changes the applicant has made also, but fears the applicant has an impossible task if he wants to put a building of this size on the property. He said he feels if this was presented in 2008 as phase two it would not have been approved. The building size and intensity, as well as the residential and office uses, are too intense for this property. Mr. Kronenberger expressed concerns about the recessed balconies and the curb cut on Frolic, which he believes will not deter the use of Frolic as a cut through.

Mr. Friedmann said his biggest concern is the size of the structure which is much greater than what was approved in 2008.

Mr. Friedmann entertained a motion.

Mr. Kronenberger made a motion to consider Case 2016-14MA (Revised Submittal) as submitted.

Mr. Barrick seconded.

Mr. Barrick called roll.

Mr. Roos – AYE
Mr. Barrick – NEA
Mr. Friedmann - NEA
Mr. Kronenberger – NEA

Mr. Holbert said the case will be heard by the Board of Trustees on September 7th at a time to be determined.

Item 4. – Trustees Report

Mr. Holbert informed the Board that Mercedes had withdrawn their application for Case 2017-08MA.

Item 5. – Date of Next Meeting

Mr. Friedmann noted the date of the next meeting is Monday, September 11, 2017. Mr. Holbert said there has already been a submittal for a zone change received. He stated the proposed project would change the former Drake Motel building to multi-family residential with the intent to provide housing for veterans.

Item 7. – Adjournment

Mr. Kronenberger moved to adjourn.

Mr. Barrick seconded.

All voted yes.

Meeting adjourned at 8:09 p.m.

Minutes Recorded by: Beth Gunderson
Planning & Zoning Assistant