

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT FOR AN APPROVED
PLANNED UNIT DEVELOPMENT FOR REDKNOT HOMES LOCATED AT 8810
MONTGOMERY ROAD AND DISPENSING WITH THE SECOND READING**

WHEREAS, an application was made by Redknot Homes (the "Applicant") for a major adjustment to the Planned Unit Development (amending most recent case 2023-01MA) for the proposal of a two-story office building; and

WHEREAS, on June 10, 2024, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the application for approval of a major adjustment for the Redknot Homes Development in Case Number 2024-02MA; and

WHEREAS, the real property in Case No. 2024-02MA, consists of the real property located at 8810 Montgomery Road in Sycamore Township and is designated as Hamilton County Auditor's Parcel Number 060000600085 (the "Real Property");

WHEREAS, the Real Property is located in the "OO"- Planned Office District with a Planned Unit Development (PUD); and

WHEREAS, on June 10, 2024, in a public hearing and an open meeting, the Sycamore Township Zoning Commission recommended approval of the Application and communicated its recommendation to the Board of Township Trustees; and

WHEREAS, on July 9, 2024, 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 the Planned Unit Development in Case Number 2024-02MA;

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

SECTION 1. The Application of Redknot Homes (the "Applicant"), for the proposal of a two-story office building for the Planned Unit Development in Case No. 2024-02MA is hereby approved. This approval is subject to the Real Property being in compliance with all of the conditions contained within this Resolution and those conditions set forth in Exhibit A attached hereto.

SECTION 2.

All other approvals, conditions, obligations, and requirements contained in previous approval of the development as amended in prior resolutions of the Board of Township Trustees and not adjusted herein shall remain in full force and effect.

SECTION 3.

Any use and improvements made to the Real Property, which is the subject of this Resolution, shall be constructed in compliance with the plans, specifications, and renderings submitted to the Board of Township Trustees of Sycamore Township at the public hearing on July 9, 2024, and approved by this Resolution, including any conditions contained on the Exhibit A attached hereto, and any previous resolutions in effect that affect the Real Property that are not amended herein.

SECTION 4.

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 5.

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 waste water 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 6.

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 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.

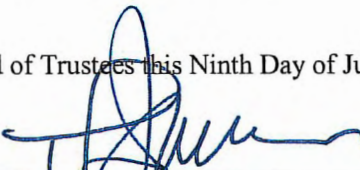
SECTION 7.

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.

VOTE RECORD:

Mr. Kellums AYE Ms. Schwegmann AYE Mr. Weidman AYE

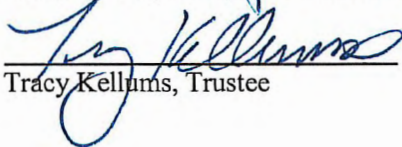
Passed at the meeting of the Board of Trustees this Ninth Day of July 2024.



 Thomas J. Weidman, Chairman



 Tracy Schwegmann, Vice-Chairman



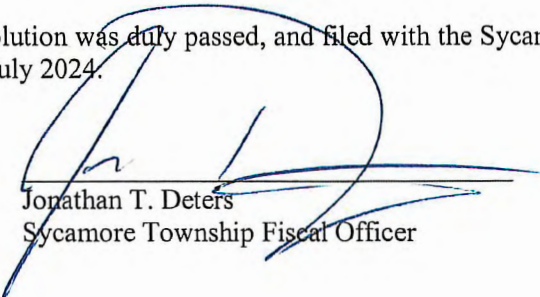
 Tracy Kellums, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, on this Ninth Day of July 2024.



 Lawrence E. Barboiere, Law Director



 Jonathan T. Deters
 Sycamore Township Fiscal Officer

Exhibit A

1. This case supersedes case 2023-01MA.
2. Related to the use of the office building, not more than one floor shall be used for medical office use. If a second medical office tenant is sought in the future, a major adjustment case will be required. A Medical office use shall be considered as the following: A building or portion thereof where human patients are accepted for examination and treatment by members of the medical, optical, mental health/talk therapy, dental/oral, other healing arts profession, or the like in group or individual practice but who are not lodged overnight.
3. Along the entire length of the subject property (less the ingress/egress curb cut), a curb shall be installed along Montgomery Road in or near ROW, consistent with ODOT specifications; the existing abandoned asphalt apron shall be removed.
4. A photometric plan showing light levels of 0.0 footcandles at the property lines and examples of downward-facing light fixtures will be recommended. If permissible by building code, a motion sensor shall be used for any lighting in the rear of the building.
5. The building materials shall NOT include EIFS and include brick forged to be white, not painted white. All other building materials shall be included as shown in this case.
6. The monument sign location shall be added to the site plan, 10 feet from all property lines and ROW, and be subject to O-Office sign regulations.
7. Tenant wall signs shall be subject to the O-Office sign regulations. In the event that one tenant occupies the entire building, only one wall sign is permitted.
8. The project shall conform to the regulations of the Hamilton County Soil/Water Conservation District; Hamilton County Soil/Water Conservation District comments shall be included in the approved Zoning Compliance Plan. The applicant shall provide a drainage swale to mitigate the amount of run-off water to adjoining properties.
9. As the ingress and egress are shared with 8812 Montgomery Road, an executed copy of the ingress and egress easement shall be included in the approved Zoning Compliance Plan.
10. No outdoor advertising, billboards, or telecommunications towers shall be permitted on the site.
11. The validity period to apply for a zoning certificate shall be two years.
12. A dumpster is not permitted on the subject property.