

First Reading: December 18, 2018  
Second Reading: Dispensed

**RESOLUTION NO. 2018 - 144**

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO THE SMC  
KENWOOD LLC PLANNED UNIT DEVELOPMENT AND DISPENSING WITH A  
SECOND READING**

**WHEREAS**, application (the "Application") was made by Christopher Kidd & Associates (the "Applicant") on behalf of the owner, SMC Kenwood LLC (the "Owner") for approval of a major adjustment to a planned unit development to construct a 18,088 square foot medical office building for the real property located at the southwest corner of Galbraith Road and Frolic Drive, Sycamore Township, Hamilton County, Ohio (the "Application") in Sycamore Township Zoning Case No. 2018-18MA; and

**WHEREAS**, the real property in Case No. 2018-18MA, consists of the real property located at the southwest corner of Galbraith Road and Frolic Drive in Sycamore Township, Hamilton County, Ohio and is designated as Hamilton County Auditor's Parcel Number 600-0210-0870-00 (the "Real Property"); and

**WHEREAS**, the Real Property is located in an "OO"- Planned Office District requiring an approval of any changes to an approved plan; and

**WHEREAS**, on November 15, 2018, 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 plan on the Real Property; and

**WHEREAS**, on November 15, 2018, the Sycamore Township Zoning Commission recommended approval of the Application with conditions; and

**WHEREAS**, on December 6, 2018, 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 plan for the Real Property;

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

**SECTION 1.** The Application as set forth in the plans and specifications as presented to the Board of Township Trustees on December 6, 2018 is hereby approved, subject to the conditions set forth on the attached Exhibit A which are included as if fully rewritten herein.

**SECTION 2.**

Except as amended herein, any use and improvements to the Real Property which is the subject of this Resolution shall be in complete compliance with the Sycamore Township Zoning 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 if required;
- B) all documents submitted for zoning certificates are fully coordinated and consistent with the approved Zoning Compliance Plan if required;

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 if required.

**SECTION 5.**

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 6.**

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


**VOTE RECORD:**

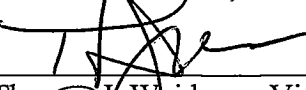
Mr. Connor Aye

Mr. LaBarbara Aye

Mr. Weidman Aye

Passed at a meeting of the Board of Township Trustees of Sycamore Township this 18<sup>th</sup> day of December, 2018.

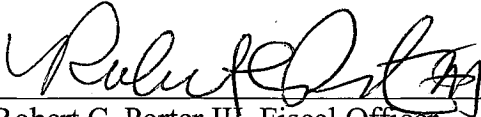
  
Dennis W. Connor, President

  
Thomas J. Weidman, Vice President

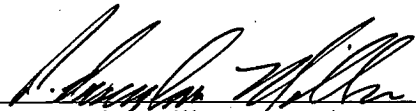
  
Jim LaBarbara, Trustee

**AUTHENTICATION**

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Sycamore Township this 18<sup>th</sup> day of December, 2018.

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

**APPROVED AS TO FORM:**

  
R. Douglas Miller, Law Director

Localgovernment/Sycamore/Resolutions/2018/ZoningMajorAdjustmentSMCKenwood

## EXHIBIT A

1. No cell or communication towers shall be located on the Real Property.
2. The Applicant shall provide a landscape plan compliant with the current Sycamore Township Zoning Resolution and demonstrating input from the adjacent property owners.
3. The Applicant shall submit an executed shared parking agreement with the real property located at 4605 East Galbraith Road.
4. ~~All exterior building materials shall be brick or stone.~~
5. The impervious surface ration may be up to 68.8%.
6. The free-standing monument sign is approved as submitted.
7. The eight foot (8') high vinyl privacy fence is approved as submitted.
8. The dumpster enclosure shall be maintained and cleaned at least weekly or as required by the condition of the dumpster both inside and out.
9. No boundary buffer along the western side of the property line is required.
10. The A+ 40 boundary buffer along the southern property line is waived. The boundary buffer along the southern property line shall be as shown on the plans submitted.
11. The median roof height shall not exceed thirty-five feet (35').
12. The parking lot retaining wall along Frolic Drive shall not exceed an elevation of 845.75 feet mean sea level.

4. Building materials on the exterior rear of the building shall be brick. The exterior sides of and front of the building shall be brick and EIFS as shown on the plan.