

First Reading: October 15, 2019  
Second Reading: Dispensed

RESOLUTION NO. 2019 - 113

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO A PLANNED  
UNIT DEVELOPMENT FOR THE KENWOOD TOWERS REAL ESTATE  
DEVELOPMENT AND DISPENSING WITH A SECOND READING**

**WHEREAS**, application (the “Application”) was made by Jeff Chamot of Kenwood Towers LLC (the “Applicant”) on behalf of Kenwood Towers LLC (the “Owner”) for approval of a major adjustment to the planned unit development to construct two four story, 100,000 square foot office buildings with associated parking for the real property located at 1990 Ronald Reagan Drive, Sycamore Township, Hamilton County, Ohio in Sycamore Township Zoning Case Number 2019-10MA; and

**WHEREAS**, the real property in Case No. 2019-10MA, consists of the real property located at 1990 Ronald Reagan Drive, Sycamore Township, Hamilton County, Ohio and is located in the parcel designated as Hamilton County Auditor’s Parcel Number 600-0080-0775-00 (the “Real Property”); and

**WHEREAS**, the Owner and prior owners have previously received approvals for a planned unit development for the Real Property and have made various amendments to such plan; and

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

**WHEREAS**, on September 9, 2019, 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 development plan on the Real Property and recommended approval of the Application with conditions;

**WHEREAS**, on October 3, 2019, 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 development plan on 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 October 3, 2019,

consisting of the construction of two four story 100,000 square foot office buildings with associated parking is hereby approved.

**SECTION 2.** The approval of the site plan granted herein is subject to the conditions set forth on the attached Exhibit A as if fully rewritten herein.

**SECTION 3.** Any use and improvements made to the Real Property which is the subject of this Resolution shall be constructed in complete compliance with the plans, specifications, and renderings submitted at the public hearing on October 6, 2019, the conditions set forth on the attached Exhibit A and any other prior approvals for the Real Property not in conflict with this resolution.

**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.

**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:**

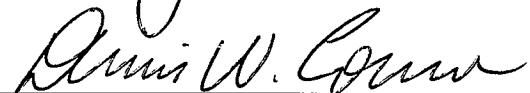
Mr. Connor Aye

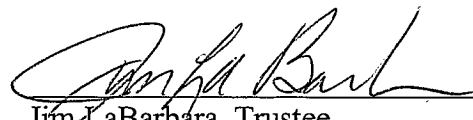
Mr. LaBarbara Aye

Mr. Weidman Aye

Passed at a meeting of the Board of Township Trustees of Sycamore Township  
this 15<sup>th</sup> day of October, 2019.

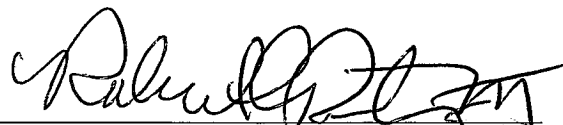
  
\_\_\_\_\_  
Thomas J. Weidman, Chairman

  
\_\_\_\_\_  
Dennis W. Connor, Vice Chairman

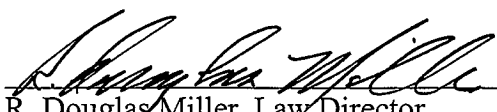
  
\_\_\_\_\_  
Jim LaBarbara, Trustee

**AUTHENTICATION**

This is to certify that this resolution was duly passed and filed with the Township  
Fiscal Officer of Sycamore Township this 15<sup>th</sup> day of October, 2019.

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
R. Douglas Miller, Law Director

## **EXHIBIT A**

1. The parking stalls shall be no less than 9ft x 18ft.
2. The final landscaping plan, compliant with the Sycamore Township Zoning Resolution except for interior landscaping shall be approved by staff.
3. A photometric plan indicating no light spillage on the adjacent residential properties to the south and east shall be approved by staff.
4. The open floors of the parking structure must have half height concrete walls on the south and east sides to shield vehicles, vehicle lights, and garage lights from residential properties.
5. A variance is granted to the 300 foot setback requirement for the dumpster and loading dock areas.
6. The 20 foot buffer to the adjacent FBI/GSA property must be maintained and there shall be no landscaping overhanging or crossing the property line.
7. Staff shall be provided a copy of an enforceable shared parking agreement between the Real Property and the adjacent parcel on which a hotel is located
8. Signage compliant with the Sycamore Township Zoning Resolution must be approved under a separate application and permit.
9. The Zoning Compliance plan must comply with any conditions listed in Resolution 2009-55 Exhibit A that are not specifically amended herein.