

RESOLUTION NO. 2021 - 026

A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO AN APPROVED LOCALIZED AREA SIGN REGULATION PLAN LOCATED IN THE KENWOOD SPECIAL PUBLIC INTEREST DISTRICT AND DISPENSING WITH A SECOND READING

WHEREAS, application was made by Brooke Alini (the “Applicant”) on behalf of KHD-AR LLC c/o Blue Mark Capital (the “Owner”) for approval of a major adjustment to a Localized Area Sign Regulation (“LASR”) Plan for the development known as Redstone to add additional building signage to the plan for the real property located at 7755 Montgomery Road, Sycamore Township, Hamilton County, Ohio (the “Application”) in Sycamore Township Zoning Case Number 2021-04LASR; and

WHEREAS, the real property in Case No. 2021-04LASR, consists of the real property located at 7755 Montgomery Road, Sycamore Township, Hamilton County, Ohio and is designated as Hamilton County Auditor’s Parcel Number 600-0211-0617-00 (the “Real Property”); and

WHEREAS, the Owner has previously received original approval of Localized Area Sign Regulation Plan for Redstone in Case Number 2009-08LASR; and

WHEREAS, the Real Property is located in an “EE”- Planned Retail District within the Kenwood Special Public Interest District requiring an approval of any changes to the approved LASR Plan; and

WHEREAS, on May 4, 2021, 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 LASR 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 May 4, 2021, consisting of application, Letter of intent and building façade details for proposed signage is hereby approved.

SECTION 2. The approval of the LASR granted herein is subject to the conditions set forth on the attached Exhibit A.

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 May 4, 2021, all approvals and conditions contained in the

original approval in Case No. 2009-08LASR and any other approvals 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 the 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. James AYE

Mr. LaBarbara AYE

Mr. Weidman AYE

Passed at a meeting of the Board of Township Trustees of Sycamore Township this 4th day of May 2021.

/s/ Thomas C. James, Jr.
Thomas C. James, Jr., Chairman,

/s/ Jim LaBarbara
Jim LaBarbara, Vice Chairman

/s/ Thomas J. Weidman
Thomas J. Weidman, Trustee

AUTHENTICATION

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Sycamore Township this 4th day of May, 2021.

/s/ Robert C. Porter III

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

APPROVED AS TO FORM:

Deepak K. Desai

Deepak K. Desai, Law Director

EXHIBIT A

1. A maximum of five (5) building signs near the top facade of the building not to exceed one center anchor sign (100sf), and 4 additional tenant signs (50sf each) shall be permitted as indicated by submitted plans of case 2021-04 LASR;
2. A tenant shall have no more than one (1) sign location on the building façade;
3. No signs shall be permitted on the rear of the building or side facades;
4. The site ground sign shall not exceed 64 square feet in sign surface area, shall not exceed nine (9) feet in overall height including the base, and shall have a base that is constructed of brick or stone to match the principal building;
5. Approval of 2021-04 LASR supersedes 2009-8 LASR;
6. Any sign affixed the building at the time of this approval in excess of 50 sf shall be permitted to remain for the duration of the current tenancy and any renewal by the same tenant.