

First Reading: July 13, 2021  
Second Reading: Dispensed

**RESOLUTION NO. 2021 - 048**

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO A PLANNED  
UNIT DEVELOPMENT FOR KENWOOD PLACE VENTURES, LLC, LOCATED  
AT 7727 – 7835 KENWOOD ROAD, AND DISPENSING WITH A SECOND  
READING**

**WHEREAS**, application (the “Application”) was made by Kenwood Place Ventures, LLC, (the “Applicant and Owner”) for approval of a major adjustment to the planned unit development in order to modify an existing commercial development on the property located at 7727 – 7835 Kenwood Road, Sycamore Township, Hamilton County, Ohio in Sycamore Township Zoning Case Number 2021-08MA; and

**WHEREAS**, the real property in Case No. 2021-08MA, consists of the real property located at 7727 – 7835 Kenwood Road, Sycamore Township, Hamilton County, Ohio and is located in the parcel designated as Hamilton County Auditor’s Parcel Number 600-0210-0861-00 and 600-0210-0846-00 (the “Real Property”); and

**WHEREAS**, the Owner has previously received approvals for a planned unit development for the Real Property and has made an amendment to such plan; and

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

**WHEREAS**, on June 14, 2021, 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 denial of the Application with conditions;

**WHEREAS**, on July 13, 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 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 July 13, 2021, proposing to to modify an existing commercial development on the property located at 7727 – 7835 Kenwood Road, Sycamore Township, Hamilton County, Ohio in Sycamore Township Zoning Case Number 2021-08MA, is hereby approved.

**SECTION 2.**

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 July 13, 2021, 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 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;
- 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 Planning & Zoning Administrator.

**SECTION 4.**

No Final Zoning Certificate shall be issued by the Planning & Zoning Administrator until the development complies with all requirements contained in this Resolution and the Zoning Compliance.

**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. James

Yes


Mr. LaBarbara


Yes

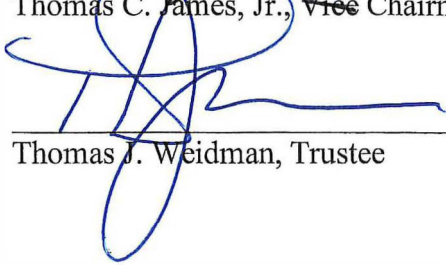
Mr. Weidman

Yes

Passed at a meeting of the Board of Township Trustees of Sycamore Township  
this 13<sup>th</sup> day of July, 2021.


  
Jim LaBarbara, Chairman

  
Thomas C. James, Jr., Vice Chairman

  
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 13<sup>th</sup> day of July, 2021.

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

**APPROVED AS TO FORM:**

  
Deepak K. Desai, Law Director

## **EXHIBIT A**

1. All previous conditions shall remain in effect unless modified below, including, but not limited to:
2. The proposed modification to the freestanding signs is permitted as submitted.
3. Hours of operation for spaces with rear facing windows shall be limited in operation from 6:00 AM to 10:00 PM.
4. Outdoor seating for a future juice bar/coffee shop is permitted provided required parking is not impacted.
5. Applicant's signage plan is permitted as submitted.
6. Windows shall be tinted as submitted on July 9, 2021.
7. 7 new arborvitae green giant and 1 new sweetgum tree be planted along the rear buffer yard as submitted on July 9, 2021
8. Interior solar shades shall be installed on all 20 rear and south facing windows with shades at a maximum of 10% openness factor
9. All construction on site that generates external noise shall only be permitted between the hours of 7:00 AM to 7:00 PM.
10. All necessary repairs to the existing 10-foot fence shall be required prior to occupancy.
11. All existing landscaping to remain shall be inspected by a licensed arborist and mended/replaced as needed.