

First Reading: April 18, 2023
Second Reading: Dispensed

RESOLUTION NO. 2023 - 026

A RESOLUTION APPROVING A REZONING FROM "F" LIGHT INDUSTRIAL TO "DD" PLANNED MULTI-FAMILY S-PUD FOR THE FOLLOWING SUBJECT PROPERTY PARCELS, 060001400200, 060001400011, 060001400012, 060001400014, 060001400017 FOR CIG COMMUNITIES, LLC IN SYCAMORE TOWNSHIP, OHIO 45242 AND DISPENSING WITH A SECOND READING

WHEREAS, currently owned by Grooms Rd Properties, LLC (the "Owner"), an application (the "Application") was made by CIG Communities, LLC (the "Applicant") to propose a rezoning from "F" Light Industrial to "DD" Planned Multi-Family S-PUD for the following subject property parcels, 060001400200, 060001400011, 060001400012, 060001400014, 060001400017 in Sycamore Township, Hamilton County, Ohio 45242, (the "Real Property"); and

WHEREAS, the Real Property is located in the "F" Light Industrial District; and

WHEREAS, on March 6, 2023, after proper notice having been given, the applicant held a public open house, as required by the Sycamore Township Zoning Resolution. Further, on March 8, 2023, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the application for a zone change for the Real Property contained within the Application for Case Number 2023-02Z; and

WHEREAS, on March 8, 2023, the Sycamore Township Zoning Commission recommended approval with conditions of the plan for the Real Property included in Case Number 2023-02Z; and

WHEREAS, on April 18, 2023, after proper notice having been given, the Board of Trustees of Sycamore Township held a public hearing to consider the application for a Zone Change for the Real Property contained within the Application for Case Number 2023-02Z;

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

SECTION 1. The Application as set forth in the plans and specifications as presented to the Board of Township Trustees on April 18, 2023, is hereby approved subject to the conditions listed in EXHIBIT A.

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 plans, specifications, and renderings submitted at the public hearing on April 18, 2023 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 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 and, unless waived by the Zoning Administrator, the following documents are received and approved by the Zoning Administrator:

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.


VOTE RECORD:

Ms. Schwegmann AyE Mr. Weidman AyE Mr. James AyE

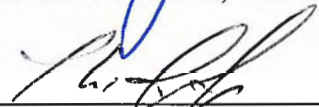
Approved at the meeting of the Board of Trustees this 18th day of April, 2023.



Tracy Schwegmann, Chairman



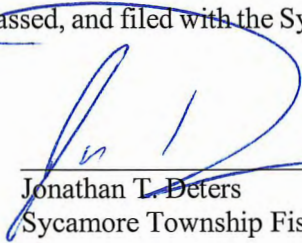
Thomas J. Weidman, Vice-Chairman



Thomas C. James Jr., Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, this 18th day of April 2023.



Jonathan T. Deters
Sycamore Township Fiscal Officer



Lawrence E. Barbieri, Law Director

EXHIBIT A

1. The Grooms Road concrete sidewalk and the sidewalk connecting phase 1 and phase 2 shall be at least five-feet-wide. A note shall be added to the plan that all other sidewalks in the development must be at least four-feet-wide.
2. All four clubhouse elevations shall be shown on Sheet A301.
3. No items other than untarped, properly tagged, and operable vehicles (motorcycles, sedans, SUVs, trucks, no bicycles) shall be stored under the carports; further, items other than untarped, properly tagged, and operable vehicles are not permitted to be stored on the premises unless properly stored in one of the nine designated garages. Further, the preceding language shall also appear in the HOA documents; the HOA documents shall be provided prior to the approval of the Zoning Compliance Plan.
4. A real brick base shall be implemented on the base of the monument signs instead of the proposed stucco.
5. A masonry finish for elements of the first floors of the multi-family buildings shall be implemented.
6. The implementation of applicable fire department comments shall occur.
7. The site shall not be utilized for further telecommunication towers in the future. In addition, if the current tower on site is voluntarily removed, it does not constitute an entitlement to a legal non-conformance.
8. The site shall not be used for off-site advertising signs (billboards) in the future.
9. The pool gate latching height shall conform to the standard specified in the Sycamore Township Property Maintenance Code.
10. MSD correspondence noting that a lift station is NOT required shall be furnished prior to the approval of the zoning compliance plan.
11. All signage on the subject property shall not have any flashing or moving light components; the illumination shall be static.
12. All subject parcels shall be consolidated and recorded with Hamilton County prior to the approval of the Zoning Compliance Plan. The existing telecommunication tower shall be consolidated into its own parcel.