

First Reading: June 16, 2016  
Second Reading: Dispensed

RESOLUTION NO. 2016 - 92

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

**WHEREAS**, application (the "Application") was made by Kenwood Collection Retail, Inc. (the "Applicant" and "Owner") for approval of a major adjustment to a Localized Area Sign Regulation ("LASR") Plan for the development known as the Kenwood Collection (formerly Kenwood Towne Place) to add additional outdoor signs to the plan for the real property located at 5901 East Galbraith Road, Sycamore Township, Hamilton County, Ohio (the "Application") in Sycamore Township Zoning Case Number 2016-05LASR; and

**WHEREAS**, the real property in Case No. 2016-05LASR, consists of the real property located at 5901 East Galbraith Road, Sycamore Township, Hamilton County, Ohio and is designated as Hamilton County Auditor's Parcel Number 600-0080-0002-00 (the "Real Property"); and

**WHEREAS**, the Real Property is located in an "OO"- Planned Office District within the Kenwood Special Public Interest District requiring an approval of any changes to an approved LASR Plan; and

**WHEREAS**, on May 19, 2016, 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 19, 2016, is hereby approved subject to the conditions and requirements contained in the table set forth on the attached Exhibit A and the floor plan set forth on the attached Exhibit B.

**SECTION 2.** Any use and improvements to signs made to the Real Property which is the subject of this Resolution shall be in complete compliance with the plans, specifications, and renderings submitted at the public hearing on May 19, 2016, and Exhibits A and B attached hereto as if fully rewritten herein.

**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.

**SECTION 5.**

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 6.**

Upon the unanimous vote of the Sycamore Township Trustees, this Resolution is hereby declared to be an emergency measure necessary for immediate preservation of the public peace, health, safety and welfare of Sycamore Township. The reason for the emergency is to provide for the immediate permitting and installation of the sign.

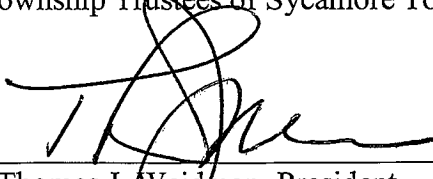
**VOTE RECORD:**

Mr. Bishop Aye

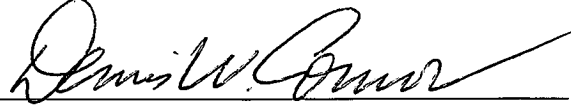
Mr. Connor Aye

Mr. Weidman Aye

Passed at a meeting of the Board of Township Trustees of Sycamore Township this 16<sup>th</sup> day of June, 2016.

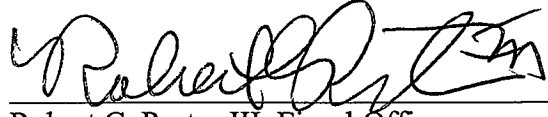
  
Thomas J. Weidman, President

  
Cliff W. Bishop, Vice President

  
Dennis W. Connor, Trustee

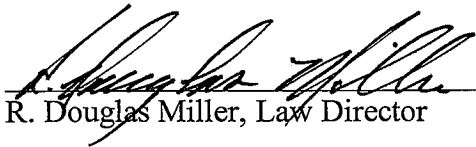
**AUTHENTICATION**

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Sycamore Township this 16th day of June, 2016.

A handwritten signature in black ink, appearing to read "Robert C. Porter III", written over a horizontal line.

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

**APPROVED AS TO FORM:**

A handwritten signature in black ink, appearing to read "R. Douglas Miller", written over a horizontal line.

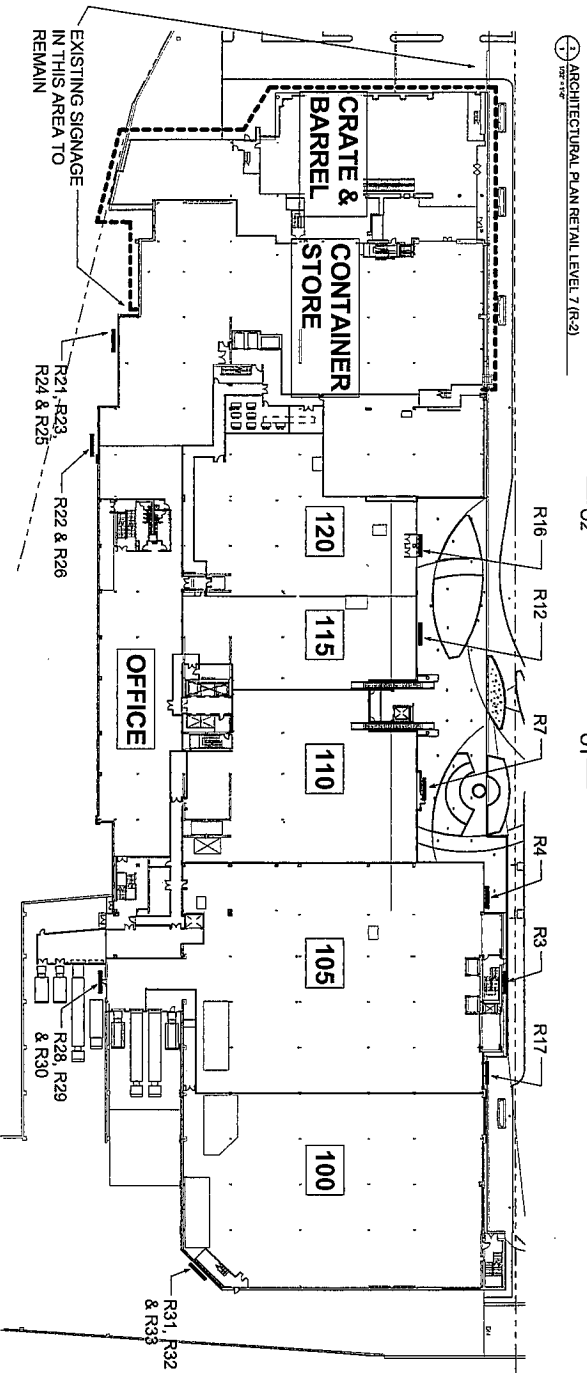
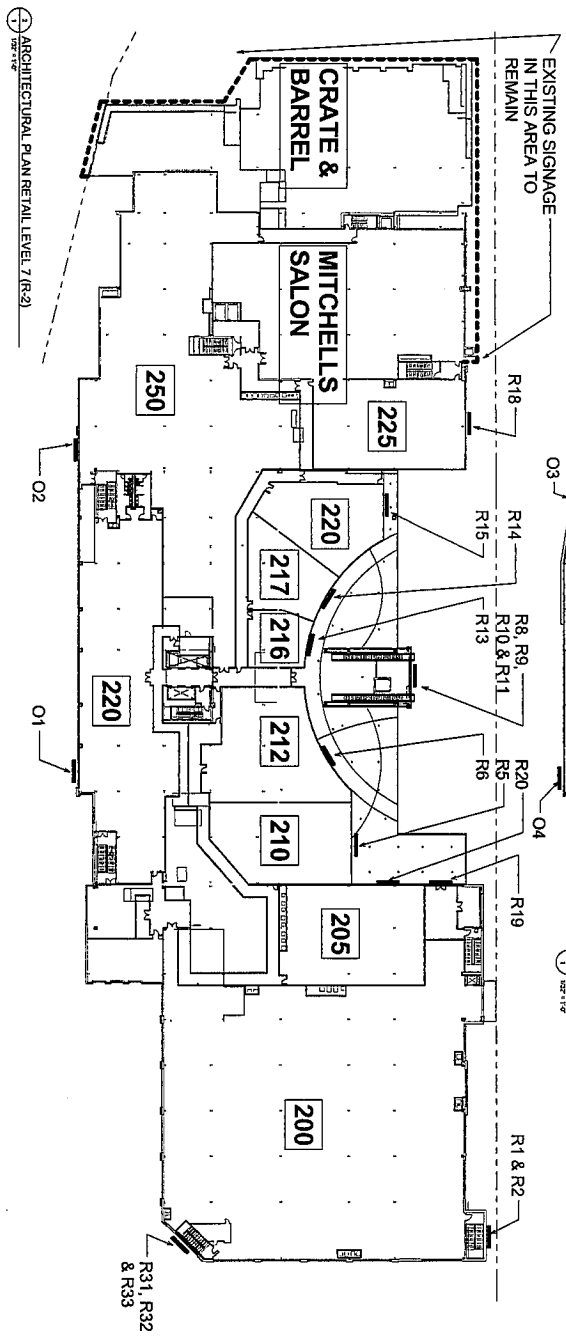
R. Douglas Miller, Law Director

# Exhibit A

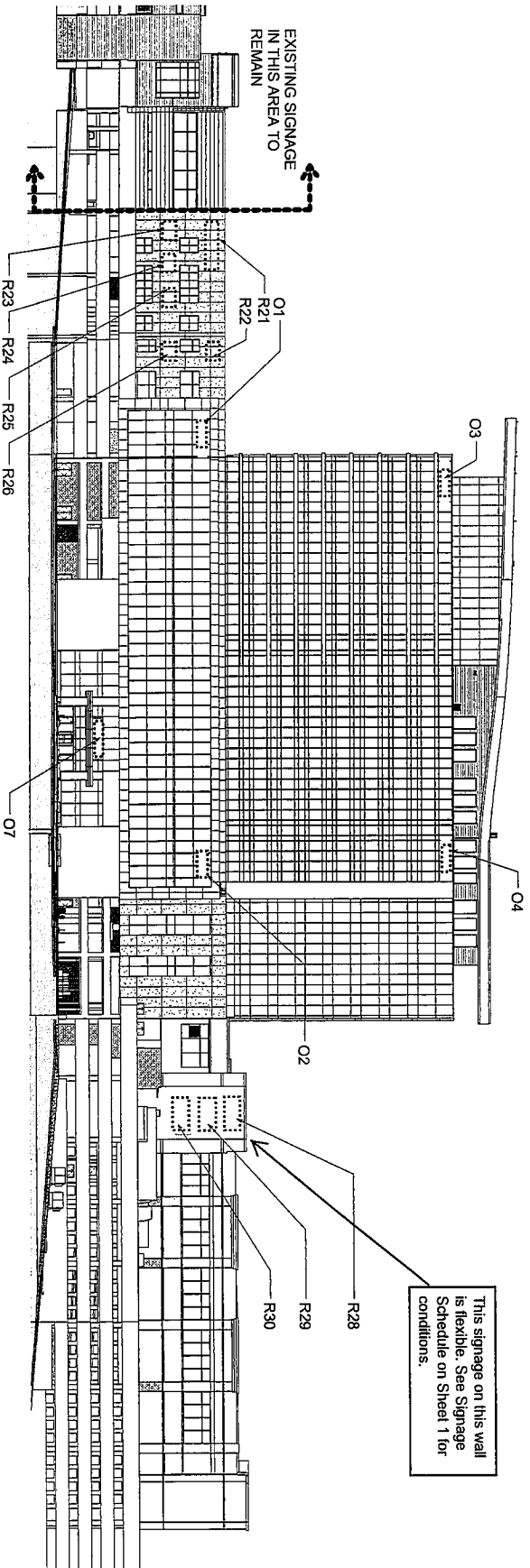
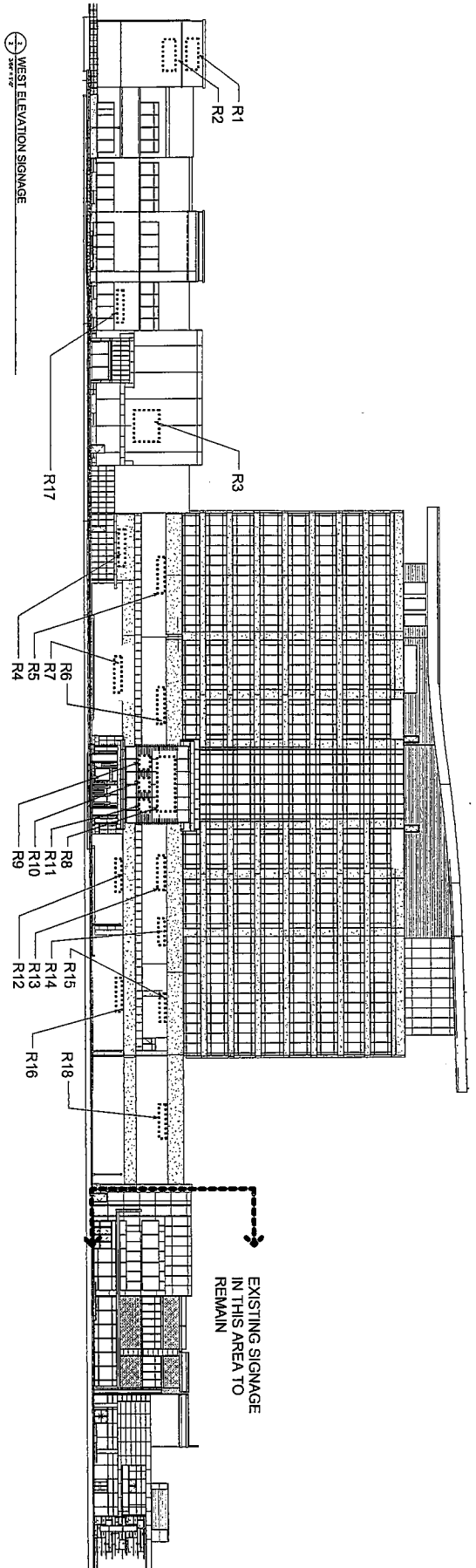
Kenwood Collection Signage Schedule					
PROJECT					
Unit #		Type of Sign	Sign Key	Sign Size	Location
N/A		Project	O7	Existing Sign	East Elevation (Office Lobby)
N/A		Project	R8	240 SF	West Elevation (Escalator Vestibule)
RETAIL					
		Type of Sign	Sign Key	Sign Size	Location
100		Anchor	R2	120 SF	West Elevation
		Anchor	*R33	See Note and Condition below	North Elevation
		Anchor	*R30	See Note and Condition below	East Elevation
105		Anchor	R3	240 SF	West Elevation
		Permitted	R4	TBD based on LF of frontage	West Elevation
		Permitted	R17	TBD based on LF of frontage	West Elevation
		Anchor	*R28	See Note and Condition below	East Elevation
		Anchor	*R31	See Note and Condition below	North Elevation
110		Permitted	R7	TBD based on LF of frontage	West Elevation
		Additional	R21	100 SF	East Elevation
115		Permitted	R12	TBD based on LF of frontage	West Elevation
120		Permitted	R16	TBD based on LF of frontage	West Elevation
		Additional	R22	60 SF	East Elevation
125/225		Permitted	R18	TBD based on LF of frontage	West Elevation
200		Anchor	R1	120 SF	West Elevation
		Anchor	*R32	See Note and Condition below	North Elevation
		Anchor	*R29	See Note and Condition below	East Elevation
		Additional	R19	100 SF	East Elevation
205		Permitted	R20	TBD based on LF of frontage	West Elevation
		Additional	R25	60 SF	East Elevation
210		Permitted	R5	TBD based on LF of frontage	West Elevation
		Additional	R24	60 SF	East Elevation
212		Permitted	R6	TBD based on LF of frontage	West Elevation
		Additional	R9	60 SF	West Elevation (Escalator Vestibule)
		Additional	R23	60 SF	East Elevation
216		Permitted	R13	TBD based on LF of frontage	West Elevation
		Additional	R11	60 SF	West Elevation (Escalator Vestibule)
217		Permitted	R14	TBD based on LF of frontage	West Elevation
220		Permitted	R15	TBD based on LF of frontage	West Elevation
250		Additional	R10	60 SF	West Elevation (Escalator Vestibule)
		Additional	R26	60 SF	East Elevation
OFFICE					
Unit #	Tenant Name	Type of Sign	Sign Key	Sign Size	Location
8000		N/A	O4	100 SF	East Elevation (Tower)
5000		N/A	O3	100 SF	East Elevation (Tower)
7000		N/A	O5	100 SF	South Elevation (Tower)
PH		N/A	O6	100 SF	North Elevation (Tower)
3000		N/A	O2	100 SF	East Elevation (Retail)
2000		N/A	O1	100 SF	East Elevation (Retail)

1. All previously installed building signs are approved as installed.
2. All signs must be channel letters and may not be faces in cabinets.
3. No digital signage is permitted.
4. Signs R28-R33 are flexible placement signs. Six are shown, but only three are permitted. The maximum combined sign surface area for the permitted signs is 350 sq ft and no one single sign can exceed 150 sq ft. The signs may be installed in the areas show in Exhibit B.
5. Except as noted in the previous conditions, the maximum size of any sign shall not exceed 100 sq ft

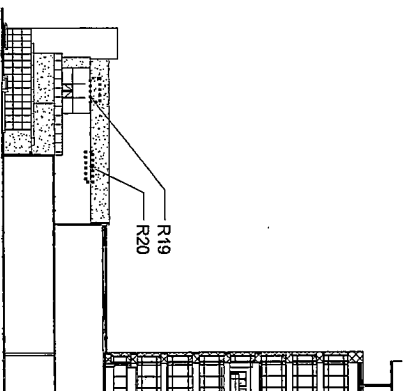
05  
03  
06  
15 (0.8) TOWER  
15.00' x 11.00'



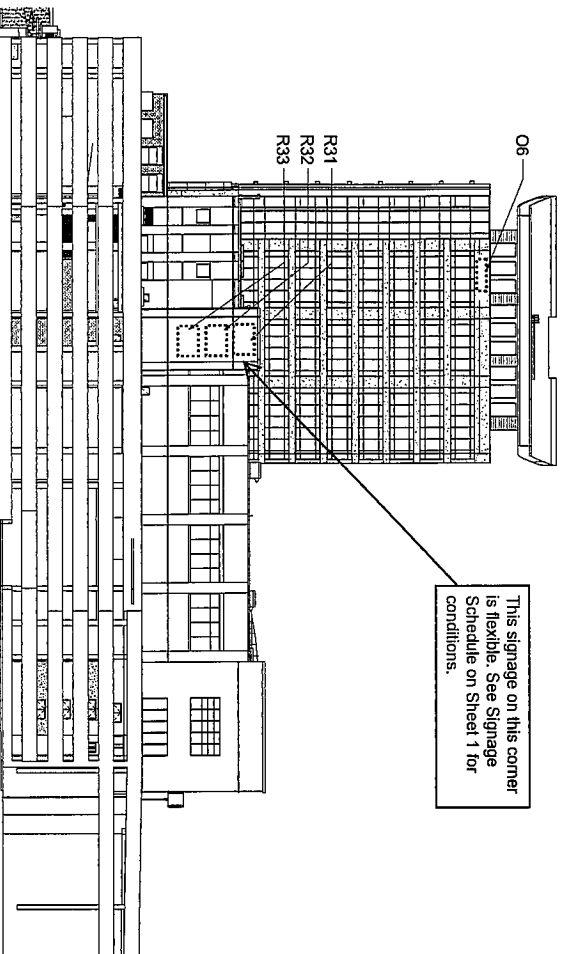
# Exhibit B



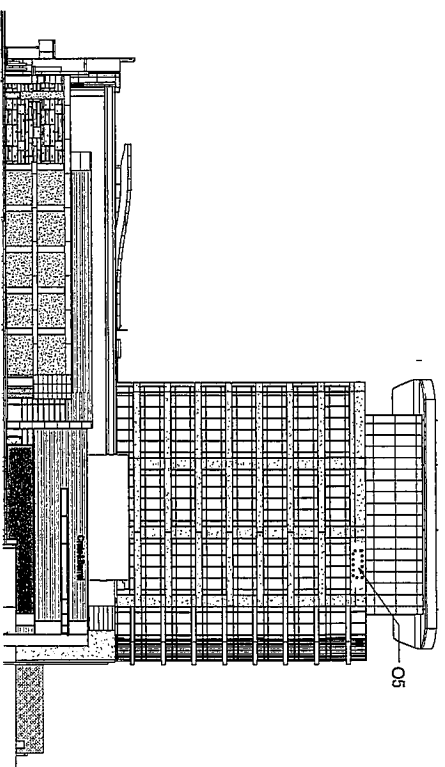
# Exhibit B



PLAZA SOUTH ELEVATION SIGNAGE



NORTH ELEVATION SIGNAGE



SOUTH ELEVATION SIGNAGE