

RECORD OF PROCEEDINGS

Minutes of the Public Hearing of the Trustees of Sycamore Township Sycamore Township, Hamilton County, Ohio

April 18, 2023

The public hearing for Zoning Case 2023-02Z, CIG Communities, LLC, 11604 & 11680 Grooms Rd., 6529, 6711 & 6963 E. Kemper Rd., was called to order at 6:00 p.m. by Chairman Schwegmann.

Present for the hearing were Chairman Schwegmann, Vice Chairman Weidman, Trustee James, Administrator Kellums, Law Director Barbieri, and Planning & Zoning Administrator Uckotter.

Mr. Uckotter presented the case and case history for Zoning Case 2023-02Z. He stated the request by Capital Investment Development Group, LLC, the applicant, is for a Zone Change from "F" Light Industrial to "DD" Planned Multi-Family S-PUD. Mr. Uckotter noted the parcel numbers included in the zone change request and noted the property has been vacant since 2019. He described the adjacent zoning districts and site characteristics.

Mr. Uckotter reported the applicant is proposing a well-landscaped, high-density residential use with a total of nine detached multi-family housing facilities; depending on grade, the units are three or four stories with a maximum height of 54 feet and a total of 392 units. He noted the Land Use Plan calls for office use in this location. He then reviewed the proposed building materials for the project noting staff recommends a condition requiring a masonry finish for elements of the first floors of the buildings.

Mr. Uckotter discussed connectivity of the project noting staff recommends a condition requiring the concrete sidewalk that connects Phase 1 and Phase 2 to be five feet wide and a condition requiring the Grooms Road concrete sidewalk to be five feet wide. He then reviewed the parking plan stating the applicant states that the 613 spaces shown meet CIG's modern industry standard. In the analyzation of parking needs, Mr. Uckotter noted that it is reasonable for the Township to consider the expertise of the developer in this area, as they are an industry leader. Staff agrees the parking is sufficient for the PUD despite the 36-space net deficit in parking stalls.

Mr. Uckotter reviewed the dumpster enclosure materials and the steel post carport proposed by the applicant, expressing some concern about the materials. He noted with regard to the carport, staff recommends a condition that no items other than untarped, properly tagged, and operable vehicles (motorcycles, sedans, SUVs, trucks, no bicycles) shall be stored under the carport; 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 appears in the HOA documents; the HOA documents shall be provided as part of the Zoning Compliance Plan.

Mr. Uckotter recommended the applicant submit additional elevation drawings for the two clubhouses. He noted the photometric plan is compliant and reviewed details for the six signs proposed by the applicant for the development. He stated that staff recommends a condition to require the developer to use a real brick base on the base of the monument signs instead of the

proposed stucco. Mr. Uckotter went on to review outside agency comments on the project pointing out Sycamore Township Fire Department's questions and the applicant's responses.

Mr. Uckotter stated in total there are 12 proposed staff conditions should the Board choose to approve the development:

1. The Grooms Road concrete sidewalk and the sidewalk connecting phase 1 and phase 2 shall be 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, prior to the approval of the Zoning Compliance Plan.
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 approval of the Zoning Compliance Plan.

Mr. Uckotter noted the beams in the carport are proposed to be steel and pointed out the proposed signs on the renderings and their locations on the site plan.

The Board asked questions of Mr. Uckotter. Ms. Schwegmann expressed concerns about the aesthetics of the proposed carport. Mr. Uckotter said that could result in the loss of parking spaces if the supports for the carports were made larger due to different potential materials.

Mr. James asked if it was a bad precedent to allow this development in an area the Land Use Plan designates as office use. Mr. Uckotter said each case is reviewed on its own merit, the Land Use Plan is a recommendation document and is not necessarily binding, and the demand for office use has changed. Ms. Schwegmann reported she served on the Land Use Steering Committee and discussed the committee's struggles with what use would best suit this unique property. Mr. James suggested changing the Land Use Plan to match this if the development is approved. Mr. Uckotter

said he does not have concerns that this would create a precedent as the property is unique and the case is being considered at unique snapshot in time considering the office market. Mr. Barbieri added that the fact that the Board has discussed the Land Use Plan at the hearing and the challenges with the site will mitigate any problem with precedent.

Ms. Schwegmann invited the applicant to address the Board. Mr. Barbieri swore in the applicant who would be providing testimony.

The applicant, Greg Fusaro, of CIG Communities, which is affiliated with Capital Investment Group, addressed the Board. He explained the intent is to do a minor subdivision for the existing cell tower when they consolidate the four parcels. He pointed out that originally, they thought they would have to add a lift station for the sanitary sewer due to the insufficient capacity of the existing lift station. However, after meeting with MSD, it was determined that some of the buildings could gravity feed into the existing sewer along Grooms, so a lift station will not be necessary.

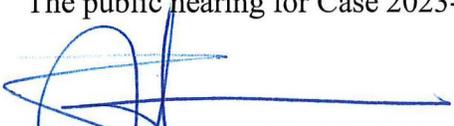
Mr. Fusaro said the photos of the carports in the presentation were from another of his company's developments in Eastgate. He said the carports are unobtrusive, and if the carport were redesigned, they would lose parking they cannot afford to lose. He noted there is a significant landscape buffer between the carport and the property boundary. The Board asked questions about the carport and there was a discussion about the carport and parking for the development. The applicant stated the development will likely lose three to four more spots due to width requirements for handicapped spaces and pointed out he would not be comfortable losing any more spaces.

Mr. Uckotter reviewed the landscape plan. Mr. Fusaro noted they have gotten approval from the Corps of Engineers to develop around an existing regulated stream on the site.

Ms. Schwegmann said she thinks it is a great, creative use for the property. Mr. Weidman agreed.

Mr. Weidman made a motion to adjourn the public hearing. Mr. James seconded. Vote: All aye.

The public hearing for Case 2023-02Z adjourned at 6:42 p.m.



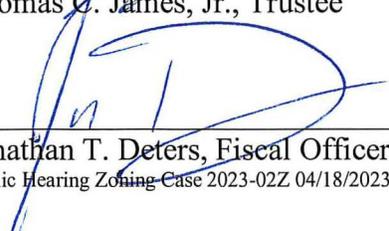
Tracy Schwegmann, Chairman



Thomas J. Weidman, Vice Chairman



Thomas C. James, Jr., Trustee



Jonathan T. Deters, Fiscal Officer

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