



Zoning Commission

December 14, 2020

7:00 PM

- I. *Call to Order*
- II. Approval of Minutes
 - July 27, 2020
- III. Consideration of PUD Stage 1 Application for **52 Stephens Road, Maineville, OH 45039** B-2 Commercial Uses
- IV. *Adjourn*



Zoning Commission
Notice of Public Hearing

Date of Meeting: **December 14, 2020**
Time of Meeting: 7:00 PM
Location of Meeting: Hamilton Township Administration Building,
7780 South State Route 48, Maineville, OH 45039
Request: The Hamilton Township Zoning Commission has scheduled a
Public Hearing to consider a PUD Stage 1 for 52 Stephens Road,
Maineville, OH 45039.

The plans for the project are available for review at the Administration Building Mon- Fri 8:00 AM and 4:30 PM.

**Due to COVID-19 Protocols and limited seating capacity, those who would like to provide comments on this proposal are strongly encouraged to email akraemer@hamilton-township.org in lieu of attending the meeting. These comments will be entered into the official meeting record.*

Alexander Kraemer
Economic Development & Zoning Director

The HAMILTON TOWNSHIP ZONING COMMISSION

PUD Stage 1

52 Stephens Road, Maineville, OH 45039

December 14, 2020 at 7:00PM

- Owner:** D.J. Patel
- Applicant:** D.J. Patel
- Spokesperson:** Joe Cesta, Herdman, Summers, Revelson & Cesta (HSRC) & Joe O’Neil, Cincinnati Commercial Contracting (CCC)
- Location:** 52 Stephens Road, Maineville, Ohio 45039
- Size:** 6.926 acres
- Zoning:** B-2 PUD
- Request:** PUD Stage 1 approval to amend the current B-2 PUD Overlay District (6 uses permitted including event center) to allow for additional uses and revised standards for the event center.
- History:** The property was rezoned from Rural Residence District to a General Business District PUD (B-2 PUD) on April 26, 2018 with an Overlay restricting Uses to 6: Event Center, Community Center, Church, Office, Government Building or Cultural or Educational Institution. A previous development application for a wedding/event venue at that time ultimately didn’t proceed, leaving this B-2 PUD Overlay District in place.
- The current owner purchased this property in January 2020 and applied for a PUD Stage 1 for a mixed-use development including an apartment complex and a retail commercial building on this site several months ago. on June 25, 2020, Warren County Regional Planning Commission recommended Denial (unanimously) to the Hamilton Township Zoning Commission; on July 27, 2020, Hamilton Township Zoning Commission recommended Denial (4-0) to the Trustees; and Hamilton Township Trustees Voted Against this project (3-0) at its August 19, 2020 meeting.
- Project Summary:** The Applicant seeks approval of a PUD Stage 1 site plan in order to construct a commercial complex, located at 52 Stephens Road, consisting of the following:

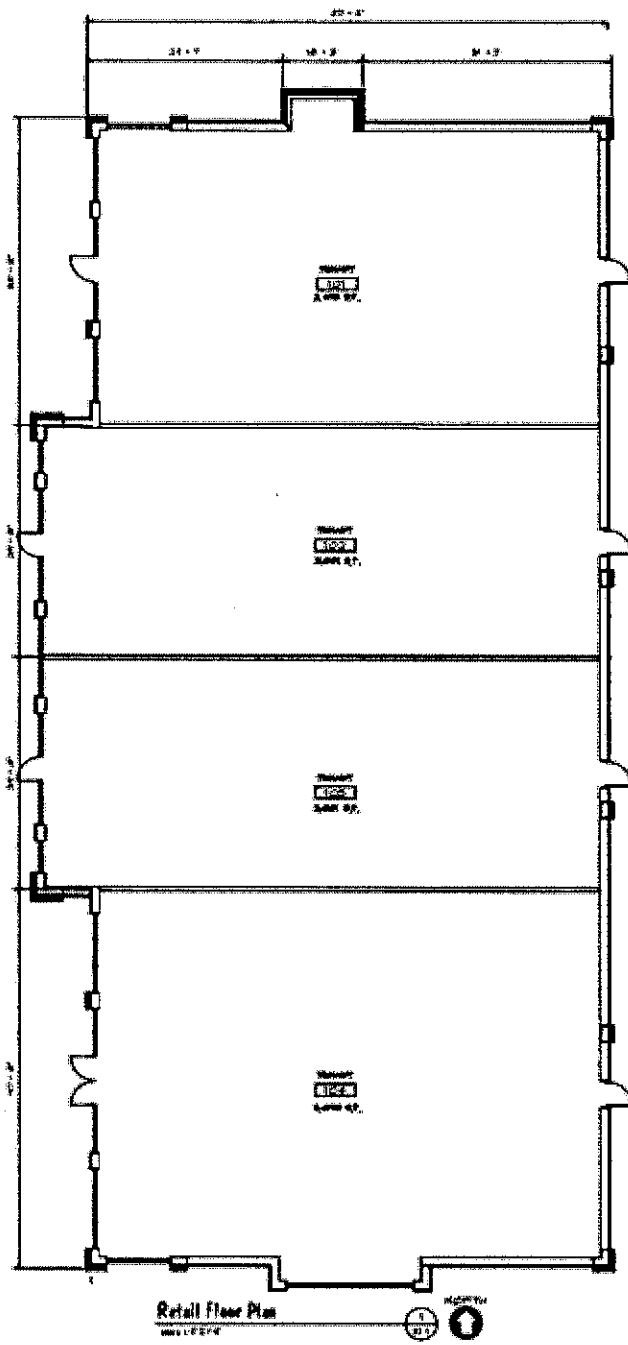
- (1) 9,555 S.F. Retail Building with 66 parking spaces (3 handicap accessible)
- (2) 13,260 S.F. Event Center with 61 parking spaces (2 handicap accessible)
- (3) 19,120 S.F. Volleyball Court and Center with 122 parking spaces (4 handicap accessible)

Project Description: The property is currently vacant/wooded space and is located at the intersection of State Route 48 and Stephens Road. There is an existing pond and one single-family home on the property. The Applicant intends to remove the pond and the home in order to develop the property.

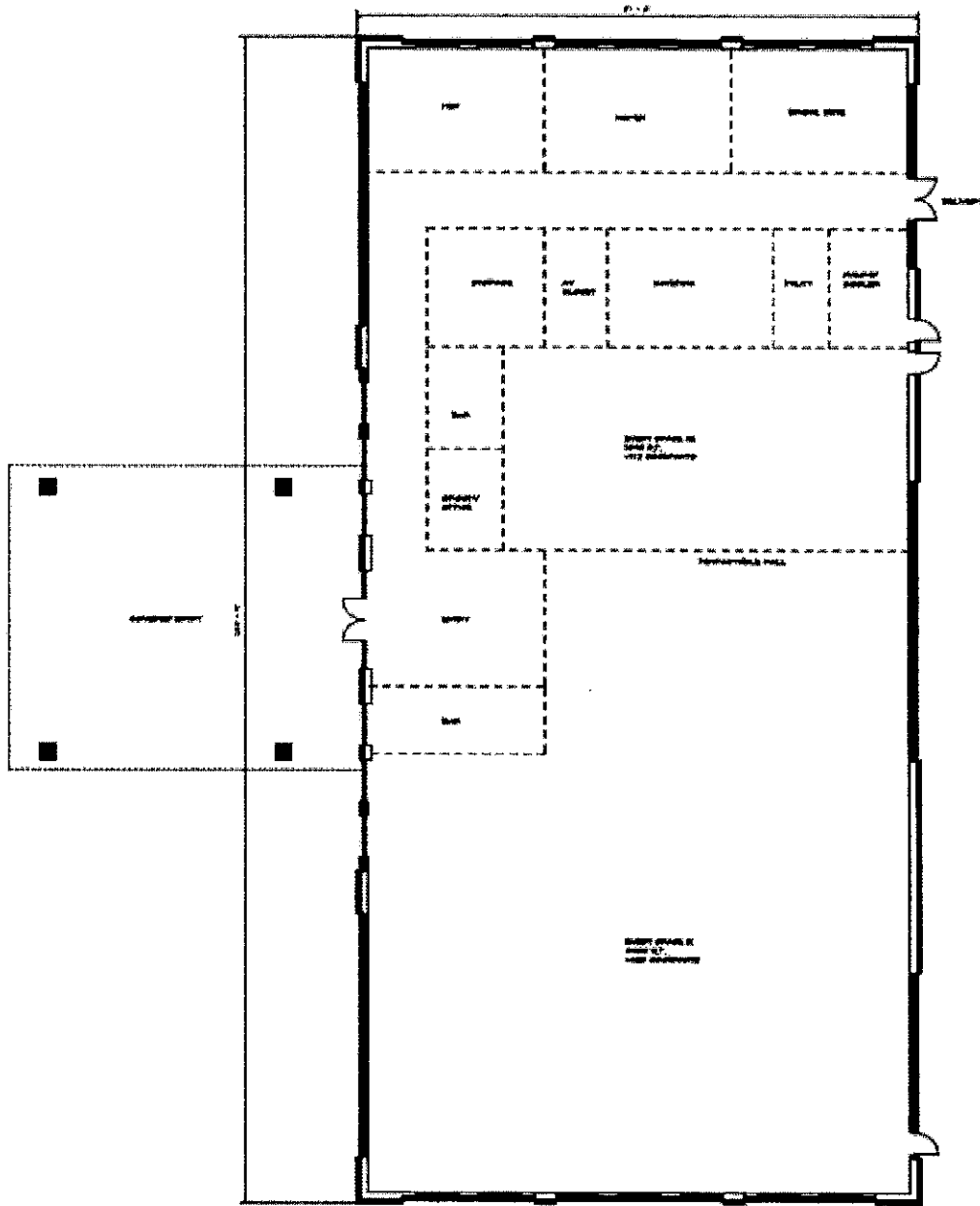
The proposed development consists of 3 separate buildings:

- 1) 9,555 square-foot Retail Building that includes 4 potential suites/tenant spaces. There are 66 parking spaces (3 handicap accessible) for the retail building. The 4 potential tenant spaces include a drive-thru endcap at 2,498 SF; the other endcap space at 3,090 SF; and two spaces in the middle both at 2,081 SF.
- 2) 13,260 square foot Event Center that includes up to 2 separate event spaces holding up to 426 and 112 people, respectively for a total of over 525 people. This also includes a bridal suite and separate men & women restrooms. There are 61 spaces (2 handicap accessible) set aside for the Event Center. The assumption is that overflow parking will go to the additional spaces provided by the Retail Building and Volleyball Center.
- 3) 19,120 square foot Indoor/Outdoor Sand Volleyball Center that includes 2 indoor and 2 outdoor sand volleyball courts, including a concessions area with indoor seating and restrooms. One question would be will there be alcohol served at the concessions? There are 122 parking spaces (4 handicap accessible) set aside for the Volleyball Center.

Retail Buidling Floor & Elevation Plan:



Event Center Floor & Elevation Plan:

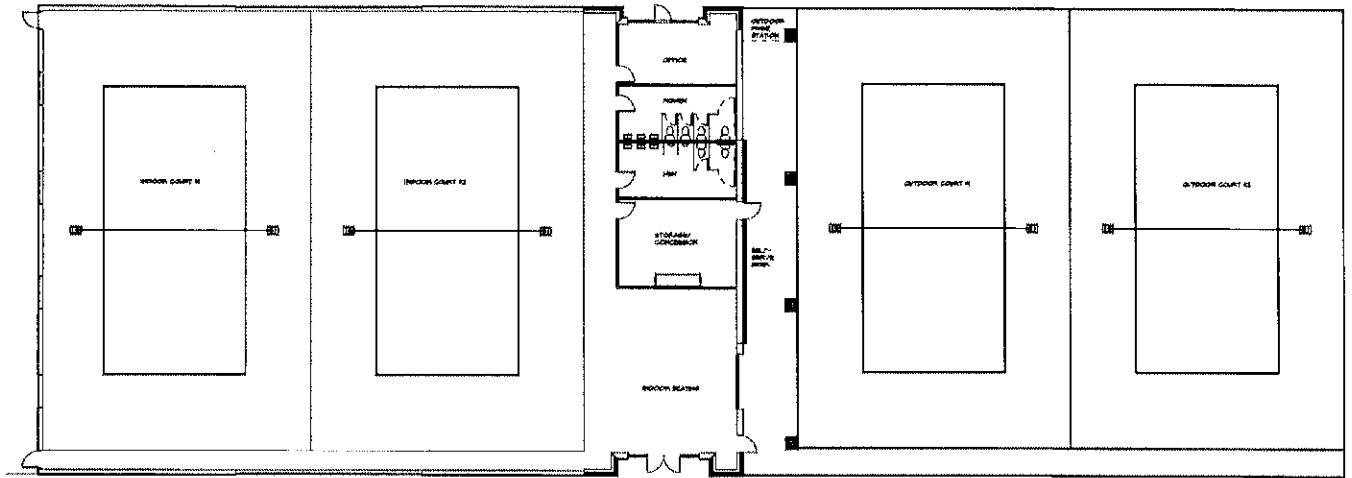


Event Center floor Plan
DATE: 11/27/14 1

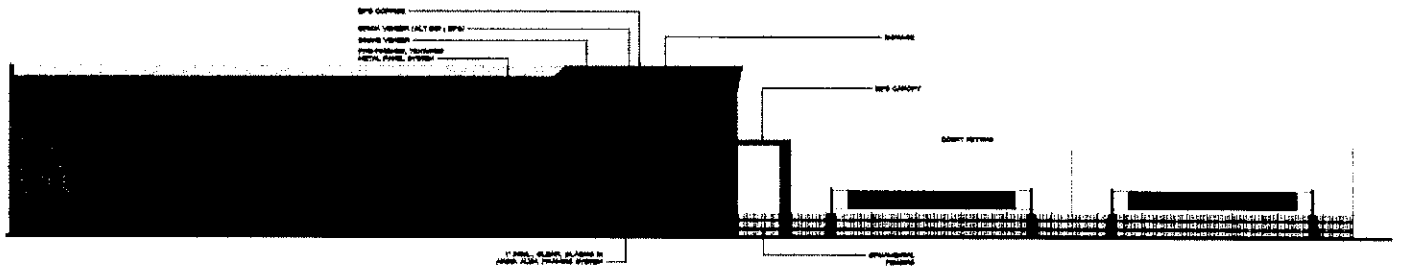


Event - East Elevation
DATE: 11/27/14 2

Sand Volleyball Indoor/Outdoor Recreation Facility Floor & Elevation Plan:

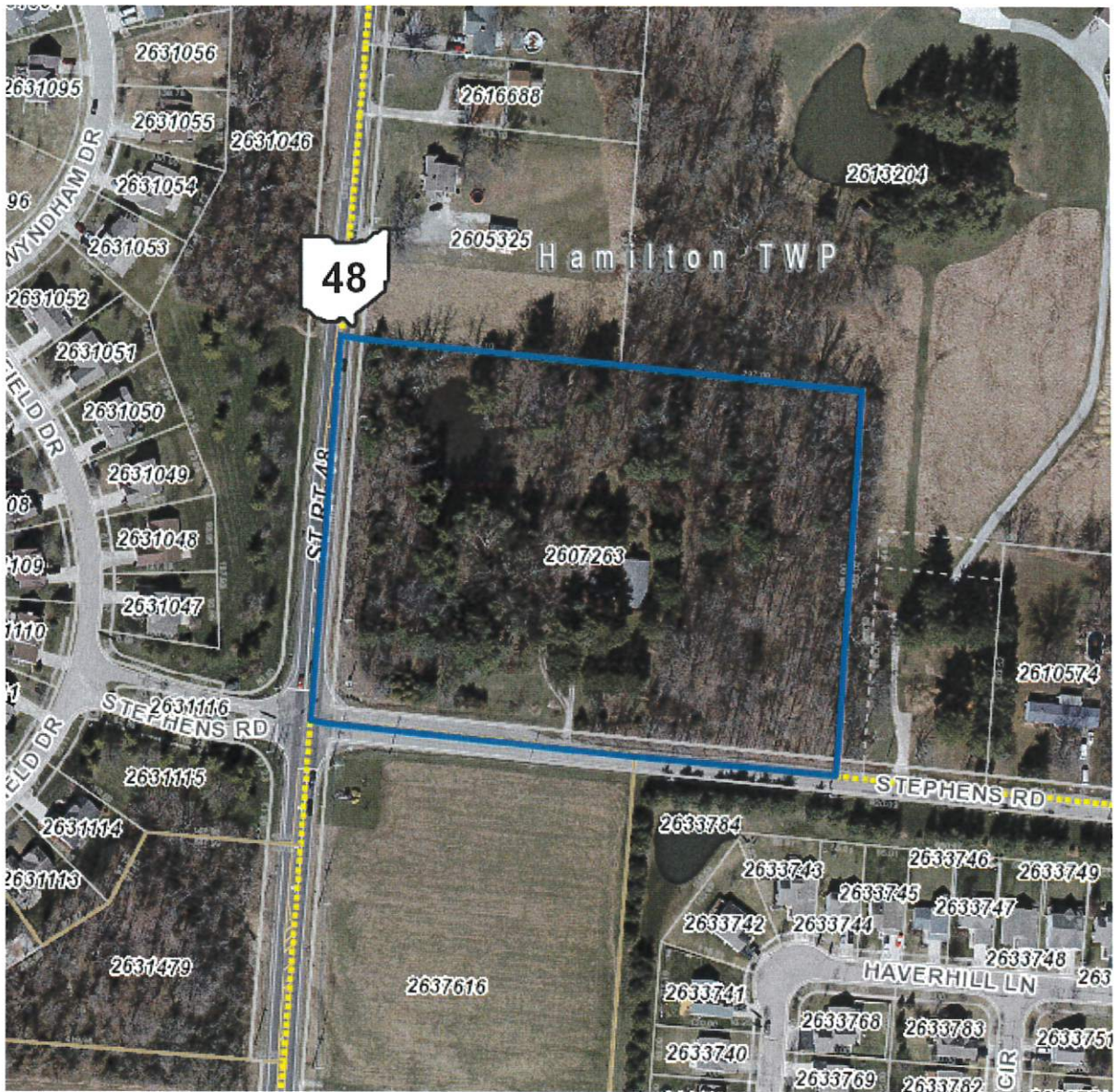


Volleyball Floor Plan
SHEET 1 OF 4

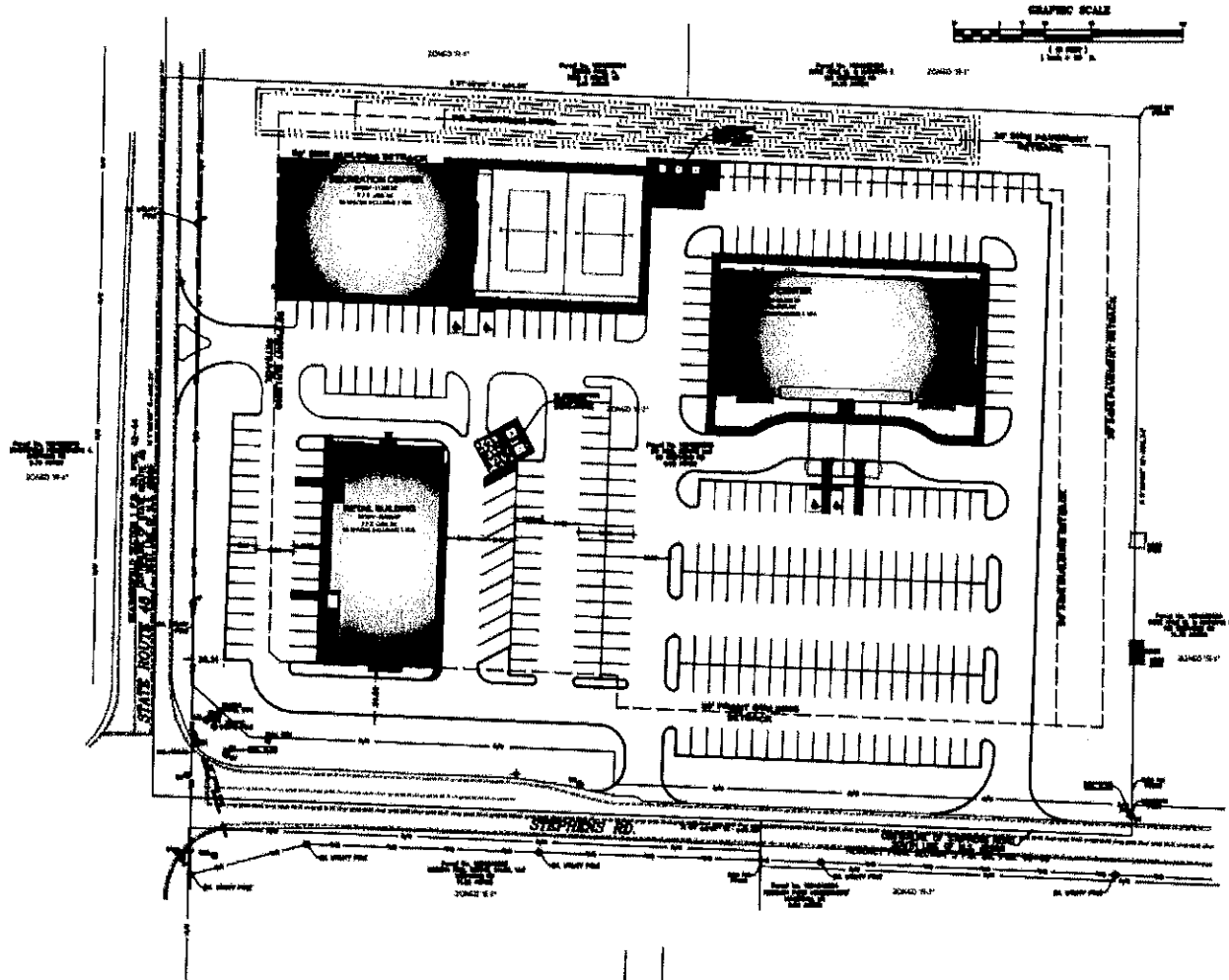


Volleyball - South Elevation
SHEET 2 OF 4

Site Aerial:



Site Plan:



Development Standards:

SECTION 1 - APPLICABILITY:

Unless otherwise stated, development within the Stephens Road PUD shall be governed entirely by these provisions and the provisions of the Hamilton Township, Warren County, Ohio, Zoning Resolution which are in effect at the time of issuance of any development order so long as the underlining district provisions do not conflict with the intent of the PUD. All standards and concepts imposed herein or as represented on the PUD Site Plan are a part of the regulations which govern the manner in which the PUD shall be developed. All prior ordinances or parts thereof inconsistent with any provision of these standards and its exhibits are hereby inapplicable to the use and development of the Stephens Road PUD.

SECTION 2 - PERMITTED USES and USE REVIEW:

A. The PUD shall be limited to the following uses and these uses shall be review as Permitted Uses with Use-Specific Standards:

B.

Event Center	Church	Office
Community Center	Government Building	Cultural or Educational Institution
Retail and Commercial Service Use	Outdoor Commercial Recreation or Entertainment Facility	Indoor Recreations or Entertainment Facility
Restaurant		

SECTION 4 - DEFINITIONS: Unless specified, the definition of all terms shall be the same as the definition set forth in the Hamilton Township Zoning Resolution in effect at the time of zoning permit application.

SECTION 5 - USE SPECIFIC STANDARDS

Event Center, Community Center, or other primary permitted uses.

- a. The primary building on site shall not exceed 11,000 sq. ft and have a maximum occupy of 525 people.
- b. An accessory dwelling unit may be permitted in association with permitted uses.
- c. Accessory structures typically associated with an event center are permitted, provided they are built with materials compatible to the primary structure.
- d. Hours of operations are limited to **7:00 a.m. – 1:00 a.m.**
- e. Limited use of alcohol sales for beer and wine.
- f. Limited outside music (i.e. ceremony, gathering) is permitted. All amplified music shall be contained within the primary structure as to not spill out and be audible to surrounding residential uses.
- g. A maximum of 175 parking spaces shall be permitted.

Retail Center, or other primary permitted uses.

- a. The primary building on site shall not exceed 10,000 sq. ft and have a maximum occupancy of 655 people.
- b. An accessory dwelling unit may be permitted in association with permitted uses.
- c. Accessory structures typically associated with an event center are permitted, provided they are built with materials compatible to the primary structure.
- d. Hours of operations are limited to 7:00 a.m. – 1:00 a.m.
- e. A maximum of 65 parking spaces shall be permitted.

Indoor/Outdoor Commercial Recreation or Entertainment Facility, or other primary permitted uses.

- a. The primary building on site shall not exceed 11,300 sq. ft and have a maximum occupancy of 200 people.
- b. An accessory dwelling unit may be permitted in association with permitted uses.
- c. Accessory structures typically associated with an event center are permitted, provided they are built with materials compatible to the primary structure.
- d. Hours of operations are limited to 7:00 a.m. – 1:00 a.m.
- e. Limited outside music (i.e. ceremony, gathering) is permitted. All amplified music shall be contained within the primary structure as to not spill out and be audible to surrounding residential uses.
- f. A maximum of 60 parking spaces shall be permitted.
- g. Limited use of alcohol sales for beer and wine.
- h. The use may include potential second floor for office and/or storage.

SECTION 6 - HEIGHT:

Event Center, Community Center, or other primary permitted uses.

- a. The height of the primary structure shall not exceed 28 feet to the highest point of the coping of a flat roof, excluding a parapet wall.

Retail Center, or other primary permitted uses.

- b. The height of the primary structure shall not exceed 28 feet to the highest point of the coping of a flat roof, excluding a parapet wall.

Indoor/Outdoor Commercial Recreation or Entertainment Facility, or other primary permitted uses.

- a. The height of the primary structure shall not exceed 35 feet with a minimum pitch of 1:12 for the roof.

SECTION 7 - ARCHITECTURAL DESIGN REQUIREMENTS:

1. Buildings that are deemed visible from Stephens Road and SR 48 and impactful to the character of the road as determined by the Zoning Inspector shall be subject to the architectural review standards of Section 6.4 of the Hamilton Township Zoning Code.
2. Hardy board, cultured stone, brick veneer and/or other similar natural materials shall be on the front facing façade of the primary structure. Materials shall be similar to those

illustrated below. Architectural details shall be incorporated on other sides of buildings exposed to the street.



SECTION 8 - ACCESS PROVISION:

3. Driveway access is subject to review and approval by the Warren County Engineer's Office. Please see civil plans provided for proposed ingress/egress.

SECTION 9 - OPEN SPACE:

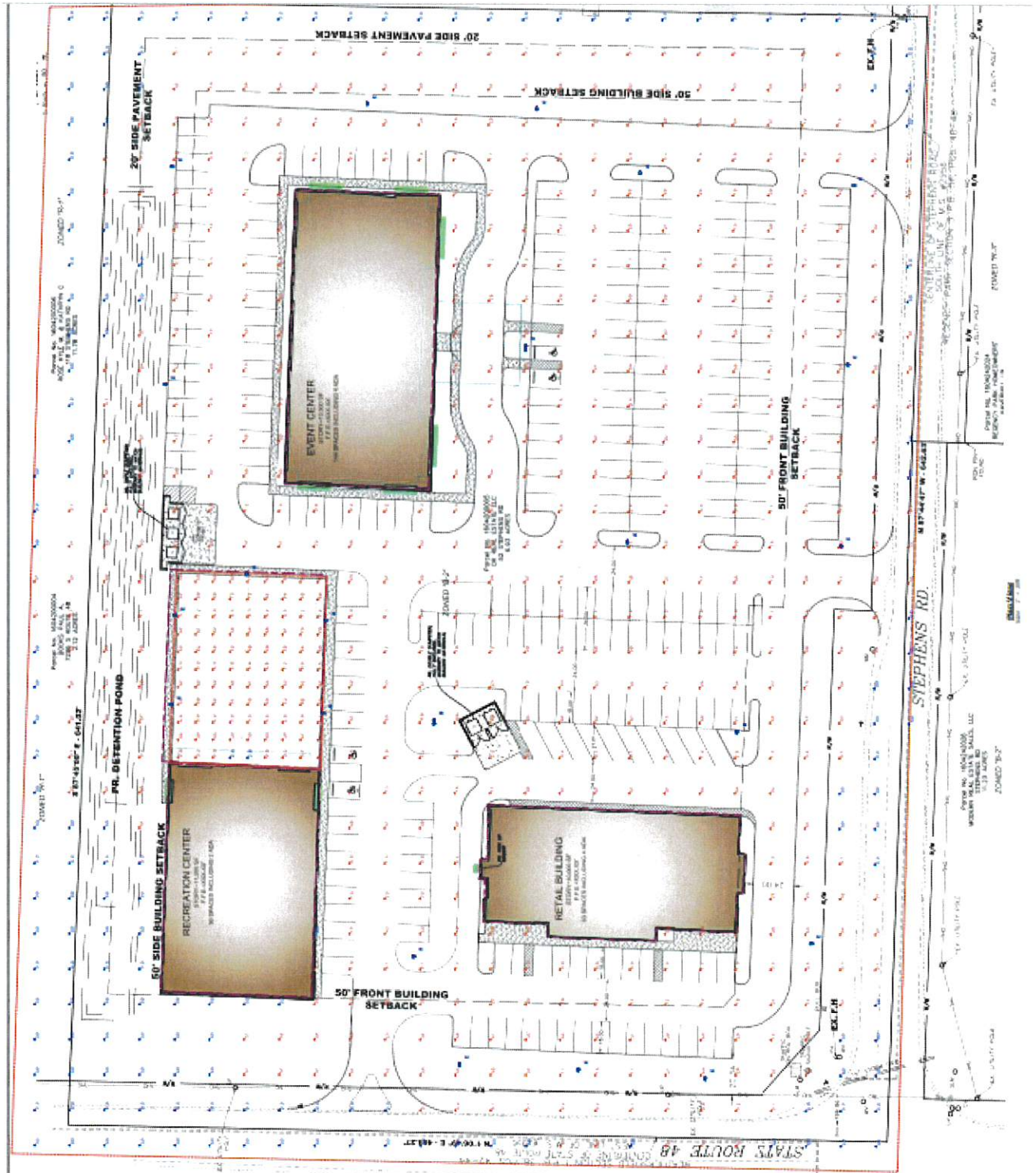
There shall be a minimum natural buffer area of 50 feet between all residential property lines and all buildings related to the use. A conservation area shall be designated at PUD Stage 2.

The PUD is exempt from open space standards as stated in *Section 5.6.3 of the Hamilton Township Zoning Code*.

SECTION 10 - SIGNAGE: Unless specified below, signage shall conform to the regulations of the Hamilton Township Zoning Resolution in effect at the time of zoning permit application. Signage shall be monument signage and the materials shall match the building materials and be externally illuminated. Permitted sign types and locations are:

1. Entrance sign on Stephens Road and Rt. 48.
2. Sign near intersection of SR 48 and Stephens Road.
3. Directional signage along SR 48.
4. Signage sq. ft. shall not exceed 150% of the allowable sq. ft. for the underlying zoning district.
5. Drive thru menu board shall be at least 350 ft. away from residential property.

Lighting- Lighting Plan:



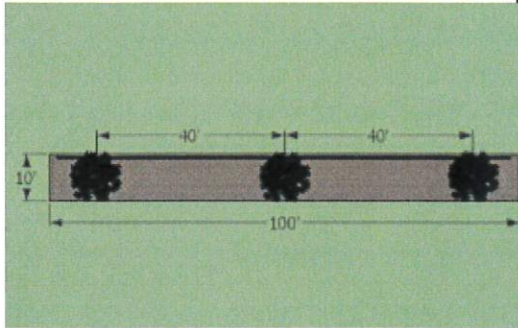
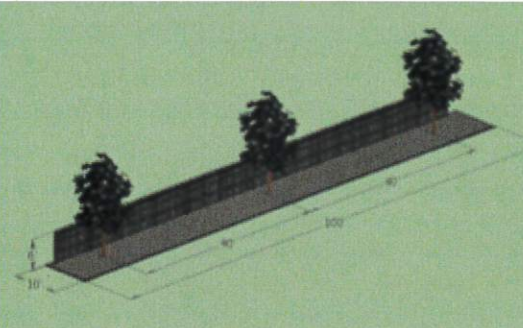
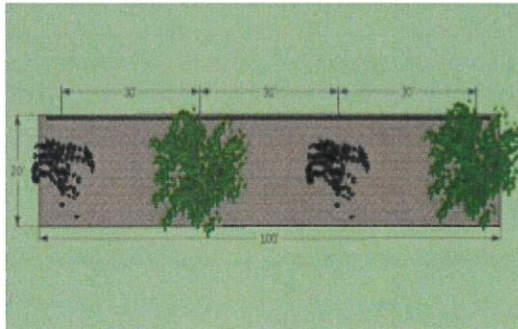
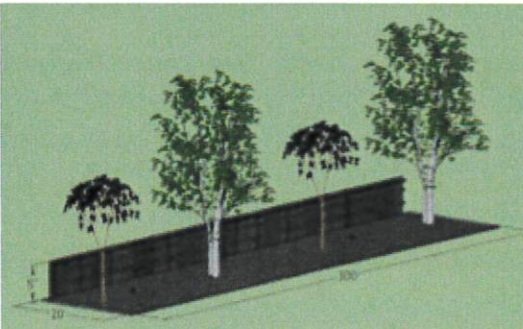
Landscaping: Landscaping for any development shall comply with HTZC Chapter 8: *Landscaping Regulations*.

TABLE 8-3: MINIMUM INTERIOR SITE LANDSCAPING REQUIREMENTS

PROPOSED USE	MINIMUM LANDSCAPING REQUIREMENT
All uses in residential districts, excluding lots used for single family and two family dwellings	One tree per 500 square feet, or fraction thereof, of building ground floor area for all structures; each tree shall have a minimum of 2" caliper.
All uses in business districts	One tree per 500 square feet, or fraction thereof, of building ground floor area for all structures, and each tree shall have a minimum of 2" caliper; plus there shall be landscaped areas equal to 20 square feet for every 1,000 square feet of building coverage areas, or fraction thereof. Such landscape areas shall contain trees, planting beds, hedges, fences, walls, earth mounds, benches or other materials designed and located in a manner complimentary to the overall architecture of the surrounding buildings.
All uses in industrial districts	Three trees per 1,000 square feet, or fraction thereof, of building ground floor area for all structures, and each tree shall have a minimum of 2" caliper; plus there shall be landscaped areas equal to 20 square feet for every 1,000 square feet of building coverage areas, or fraction thereof. Such landscape areas shall contain trees, planting beds, hedges, fences, walls, earth mounds, benches or other materials designed and located in a manner complimentary to the overall architecture of the surrounding buildings.
NOTES: Trees planted to satisfy perimeter, vehicular use area perimeter, and interior vehicular use area landscaping requirements may be counted towards the requirements of this section.	

PROPOSED USE	ADJACENT TO (AVERAGE WIDTH – BUFFER TYPE)[1]			
	RESIDENTIAL DISTRICT	BUSINESS DISTRICT	INDUSTRIAL DISTRICT	FREEWAY, ARTERIAL OR COLLECTOR STREET RIGHT-OF-WAY [2]
Business District	10 feet – Buffer "B"	None	15 feet – Buffer "B"	10 feet – Buffer "E"
"B"	1 tree per 40 feet of linear boundary or street frontage, or fraction thereof; trees shall be from Group A or B. And a continuous combination 6' high planting, hedge, fence, wall or earth mound with no single material being used exclusively for more than 150 linear feet. Alternate materials used for breaks must run for a minimum of 15 linear feet. [2]			
"E"	1 tree per 30 feet of boundary, or fraction thereof; trees shall be from Group A. And a continuous 6' high planting, hedge, wall, fence or earth mound.			

TABLE 8-6: ILLUSTRATION OF LANDSCAPE BUFFER TYPES

BUFFER TYPE	PLAN VIEW	PERSPECTIVE VIEW
<p>Buffer B</p>		
<p>Buffer E</p>		

8.5.3. Vehicular Use Area Perimeter Buffer Requirements

A. Applicability

The provisions of this section shall apply to vehicular use areas containing five or more parking spaces.

B. Perimeter Buffer Requirements

- (1) Landscape planting shall be provided along the perimeter of vehicular use areas as established in [Table 8-5: Minimum Requirements for Buffer Types](#).
- (2) These requirements may be counted towards the property perimeter requirements as set forth in [Table 8-4: Type and Width of Perimeter Buffer Required](#), where perimeter buffer areas are also applicable.

TABLE 8-7: VEHICULAR USE AREA PERIMETER LANDSCAPING REQUIREMENTS

VEHICULAR USE AREA LOCATION [1]	AVERAGE BUFFER WIDTH [2]	MINIMUM PLANT MATERIALS [3]
A vehicular use area adjacent to any property in any district.	10' adjacent to portion of vehicular use area that faces adjacent property; 4' minimum distance to all trees from the edge of the paving where vehicles overhang.	1 tree per 40' of linear boundary, or fraction thereof. Trees shall be from Group A, B, or C; and a continuous planting, hedge, fence, wall or earth mound with an average height of 3'.
A vehicular use area in any district is adjacent to any public right-of-way or private street. [2]	10' adjacent to portion of vehicular use area that faces public right-of-way or private street; 4' minimum distance to all trees from the edge of the paving where vehicles overhang.	1 tree per 40' of frontage, or fraction thereof; trees shall be from Group A or B. And a continuous planting, hedge, fence, wall or earth mound with an average height of 3'.
Any vehicular use area in an automotive sales or rental use, or truck, trailer, or farm implement sales or service use.	10' adjacent to portion of vehicular use area that faces public right-of-way or private street; 4' minimum distance to all trees from the edge of the paving where vehicles overhang.	1 tree per 30' of frontage, or fraction thereof; trees shall be from Group A or B and shall be a minimum 3" caliper along the entire street frontage. And a continuous planting, hedge, fence, wall or earth mound with an average height of 3' along at least 75% of the street frontage. The remaining street frontage, not to exceed 25%, shall include plantings a minimum of 1' high. [4]

- C.** In addition to the requirements shown in [Table 8-7: Vehicular Use Area Perimeter Landscaping Requirements](#), parking lots shall have a perimeter buffer zone with a minimum width of 6.5 feet containing evergreen plant material that will achieve an effective, dense screen of a height of at least three feet at the time of installation. Perimeter buffer zone shall also contain deciduous trees.

8.5.4. Interior Vehicular Use Area Landscape Requirements

A. Applicability

Vehicular use areas on a parcel of two acres or more in any business or industrial district, and for a nonresidential use or multi-family dwelling use in residential district, shall provide interior landscaping as required by this section. No interior landscaping shall be required within a service or storage area.

B. Landscape Requirements

- (1) For each 100 square feet or fraction thereof of vehicular use area, at least five square feet of landscaping area shall be provided.
- (2) The required amount of landscaping area shall be provided in peninsular or island type areas within the vehicular use area.
- (3) Peninsular or island type areas shall contain well drained un-compacted soils.
- (4) The minimum permitted landscape area shall be 64 square feet.
- (5) A minimum of four feet shall be provided from the edge of pavement where vehicles overhang to all trees.

(6) Maximum Contiguous Area

In order to encourage the required landscape areas to be properly dispersed:

- (a) No individual landscape area shall be larger than 350 square feet in size in parking areas less than 30,000 square feet; and
- (b) No individual area shall be larger than 1,500 square feet in parking areas over 30,000 square feet.
- (c) In both cases, a minimum of four feet shall be provided from the edge of pavement where vehicles overhang to all trees.
- (d) Individual landscape areas larger than the sizes specified above are permitted as long as such area is in excess of the required minimum total interior vehicular landscape area required by [Section 8.5.4.B\(1\)](#).

(7) Minimum Tree Planting Requirement

- (a) One large tree from Group A or B shall be planted for each 5,000 square feet, or fraction thereof, of vehicular use area. These trees shall be located within the required interior landscape areas.
 - (i) Two small trees may be substituted for one large tree.
 - (ii) One and one-half medium trees may be substituted for one large tree.
- (b) The area not covered by the canopy of the tree, but within an interior landscape area, shall be covered by shrubs, grass, ground cover, landscape gravel, or mulch.

Signage: All signage would be reviewed by staff and approved via a Zoning Certificate.

PUD Sketch Plan Review Criteria:

F. Review Criteria for PUD Sketch Plan

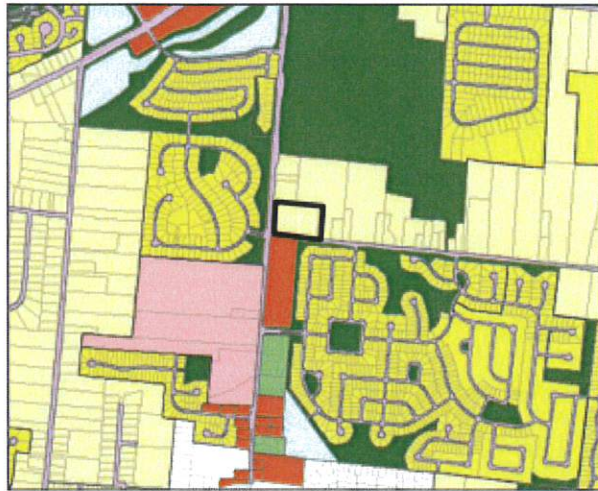
The following criteria shall be used in recommendations and decisions regarding the PUD sketch plan:

- (1) The PUD sketch plan is consistent with the intent and purposes of the zoning code to promote public health, safety, morals, community stability and the general welfare of Hamilton Township.
- (2) The PUD sketch plan is consistent with the Hamilton Township Land Use Plan and Warren County Thoroughfare Plan.
- (3) The uses proposed will not be detrimental to the present surrounding uses or to the uses authorized under the zoning code for the surrounding real estate, and will be harmoniously related to the surrounding area.
- (4) The PUD sketch plan provides adequate safeguards to protect the general public, owners, and occupants of nearby real estate from nuisances, noise, air pollution, water pollution, soil pollution, visual blight or any other environmental contamination.
- (5) The uses proposed will not be detrimental to existing and potential future surrounding uses and will be harmoniously related to the surrounding area.
- (6) The internal streets and primary and secondary roads that are proposed shall properly interconnect with the surrounding existing primary and secondary road network as designated on the Warren County Official Thoroughfare Plan. A traffic impact study may be required by the township, and the zoning commission and trustees shall coordinate cross access easements or stubbed streets to all adjacent parcels as needed to facilitate better traffic flow between individual developments in conjunction with the Warren County Engineer's Office.
- (7) The minimum common open space areas have been designated in accordance with the provisions of this chapter. The PUD sketch plan shall provide for the preservation of as many trees as practicable.
- (8) The PUD sketch plan may vary from the requirements of the zoning code upon approval by the board of township trustees of the sketch plan.

RECOMMENDATIONS/COMMENTS:

Warren County Regional Planning Commission Recommendation: DENIAL, based on the Future Land Use Map showing this site as R-1 Single Family Rural Residential in the future.

Future Land Use Map



- | | |
|--------------------------|---------------------------|
| Commercial | Public/Semi-Public Space |
| Industrial | Rural Residential |
| Multi-Family Residential | Single Family Residential |
| Open Space/Recreational | Vacant/Agricultural Use |

Warren County Soil & Water Conservation District Comments:

Staff is not aware of any comments from Warren County Soil & Water Conservation District at this time. However, comments will be likely in the Stages 2 & 3.

Warren County Water & Sewer Department Comments:

Staff is not aware of any comments at this time. However, comments will be likely in the Stages 2 & 3.

ODOT Comments:

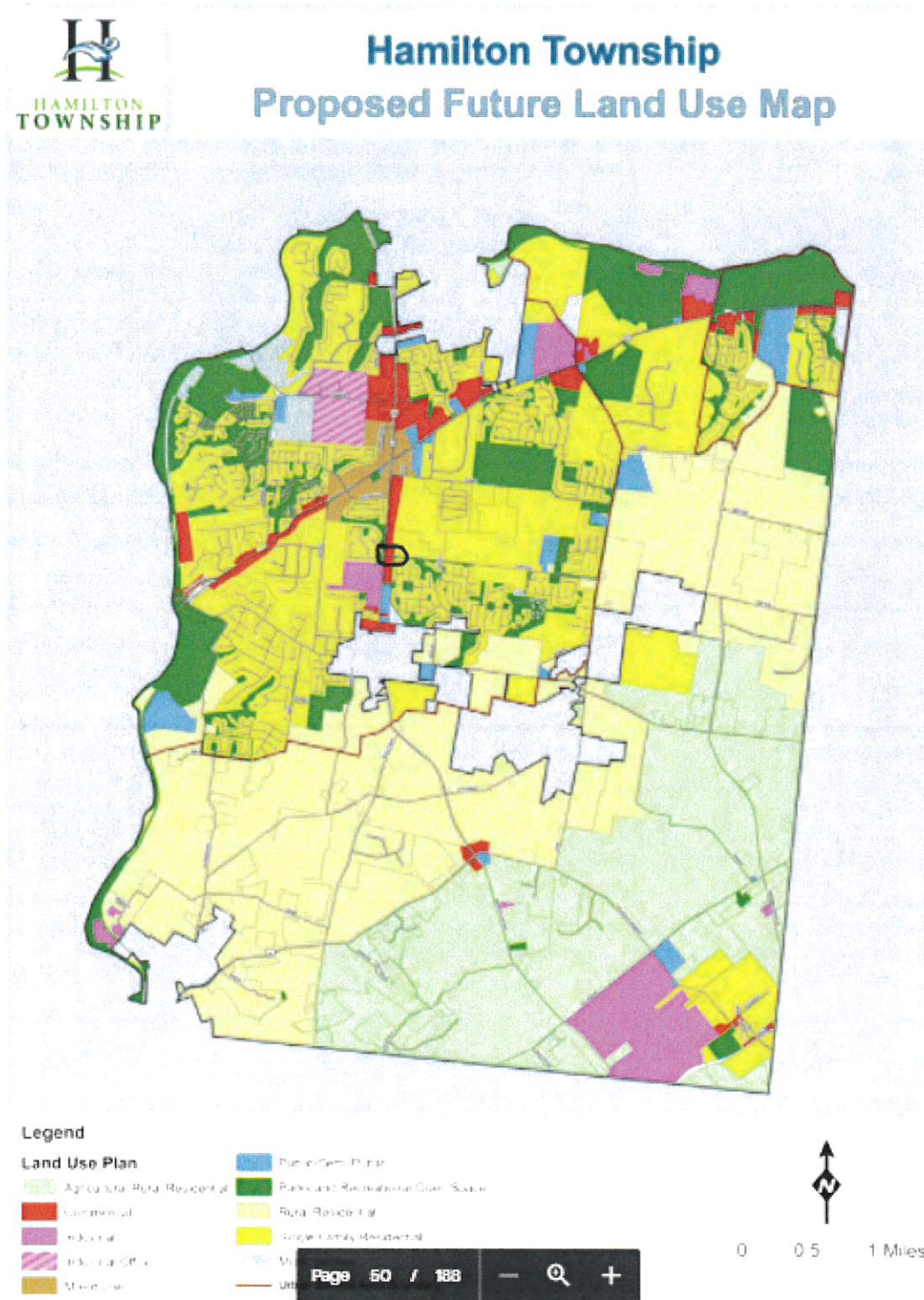
Staff is not aware of any comments at this time. However, comments will be likely in the Stages 2 & 3.

Warren County Engineer's Office:

Staff is not aware of any comments at this time. However, comments will be likely in the Stages 2 & 3.

Hamilton Township Staff Recommendation – APPROVE the application, with Condition met that the current Future Land Use Map indicate this Parcel as B-2 Commercial and meet all requirements of the proposed Overlay District Development Standards PRIOR to Trustee approval of the Stage 1 PUD.

Comprehensive Plan New Future Land Use Map (FLUM) proposal:



Additionally, the development shall comply with all of the standards listed below by Warren County Regional Planning Commission staff:

1. The development shall comply with The Hamilton Township Zoning Code and the Warren County Subdivision Regulations, except where exempt by the Planned Unit Development Overlay Development Standards.
2. The applicant shall work with the Warren County Water and Sewer Department to determine accessibility to water and sewer connections.
3. The applicant receives an access permit from The Warren County Engineer's Office for the two access points to Stephens Road and access permit to from the Ohio Department of Transportation (ODOT) for access to State Route 48.
4. Prior to The Hamilton Township Trustee's approval of PUD Stage 1, the applicant submits a revised site plan illustrating a sidewalk along State Route 48 and Stephens Road and a detail landscaping plan that includes street trees; parking lot landscaping; and building foundation buffers.
5. The application of PUD Stage 2 approval includes a Traffic Impact Study (TIS) that has been approved by the Warren County Engineer's Office/ODOT and the developer has agreed to implement the required TIS improvements.
6. Prior to review by the Township Trustees the applicant submits revised Planned Unit Development Overlay Development Standards that achieves the following:
 - a) Building heights are limited to a single story.
 - b) Signage type is limited to wall signs; ground signs that do not exceed 12 feet in high; directional signs; and pendulum signs. The ground sign base shall be consistent with the materials and design context of the primary building and shall be illuminated with externally mounted lighting focused on the sign in a manner that limits off-site illumination. Internally illuminated ground signs are prohibited.
 - c) Lighting at the property line shall not exceed 0.2-foot candle. Lighting at the property line (six feet above ground) adjacent to residential uses shall not exceed 0.1-foot candle.
 - d) Wall mounted lighting and free-standing pole mounted lamps shall not exceed 15 feet in height as measured from average grade to the light fixture.
 - e) All buildings shall be constructed of similar materials as illustrated in Exhibit A and achieve a design similar to that illustrated in Exhibit A.

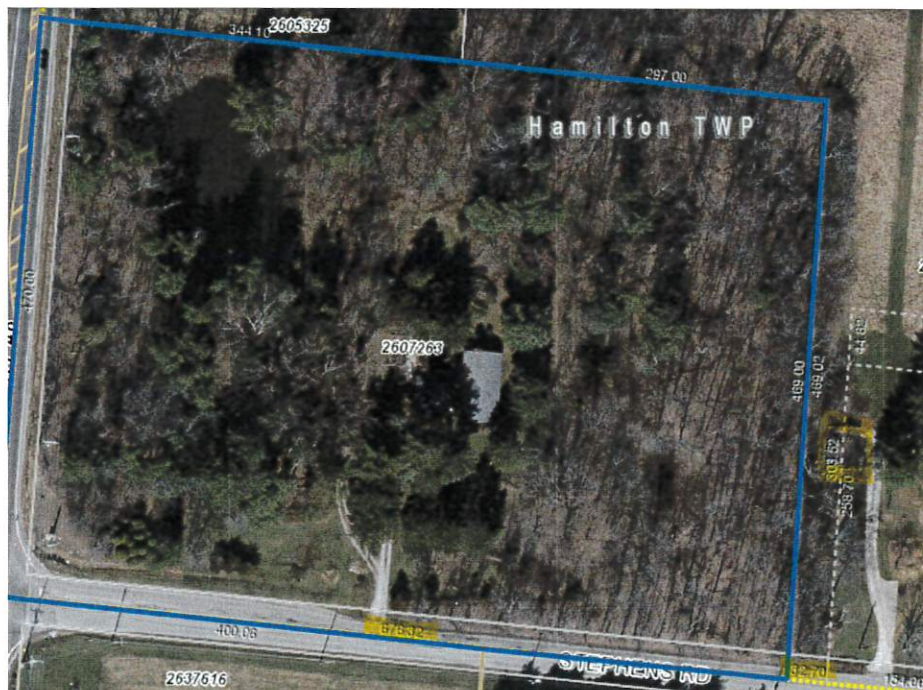
f) The architectural design of buildings shall be organized around a consistent architectural theme in terms of the architectural style, materials, texture, color, and scale of buildings.

g) Building orientation shall comply with the standards for the *Hamilton Township Zoning Code, Section 6.4.4* and parking lots must be located behind or along the side of buildings. When located along the side of a structure, all parking lots and storage, loading, or maintenance areas within visual proximity of the public right-of-way or residential uses shall be screened by one or a combination of the following methods:

- 1) Wall no taller than three feet high made of durable and attractive materials.
- 2) A landscaped hedge no taller than three feet high and trees with the canopy maintained above seven feet.
- 3) A fence made of decorative iron, masonry, rock, wood, or similar permanent material with landscaping. The portion of the fence that is greater than three feet in height shall be no more than 70% solid.

Staff Note:

- There appears to be a discrepancy between the Survey conducted for 52 Stephens and the Warren County Auditor's page on the Eastern Boundary of the site. The Site Plan submitted shows the Eastern property line to run through an existing pole barn and deck owned by the neighbor to the east. Staff's assumption is that the Warren County Auditor's page shows the correct boundary lines but has incorrect amount of frontage listed (it lists 676.32' of frontage along Stephens Road, but staff believes this should be 643.62'; subtract the 32.7' from the 676.32' = 643.62'. The 643.62' southern line matches up better with the northern property line being 641.1' total (344.1' + 297). The $643 * 297 = 301,567$ SF; divide this by 43,560 SF (an acre) and you get 6.923 Acres, which is the size of the Property. (otherwise it comes out around 7.28 acres)



HAMILTON TOWNSHIP ZONING COMMISSION SPECIAL MEETING
July 27, 2020

The meeting was called to order at 7:00 p.m.

Ms. Kelly explained the meeting process and swore in all persons wishing to give testimony during this hearing.

Ms. Webb made a motion with a second from Mr. Hood to approve the meeting minutes from the July 13, 2020 Zoning Commission meeting.

Roll call as follows:	Brady Hood	Yes
	Amanda Webb	Yes
	Cadi Kelly	Yes
	Julie Perelman	Yes

Ms. Kelly explained that this is a consideration for the Stage 1 PUD for 52 Stephens Road.

Mr. Alex Kraemer, Director of Economic Development and Zoning, started by presenting the staff report stating that the legal ad ran in the Pulse News Journal for the two weeks prior to this hearing. The address for this property is 52 Stephens Road, Maineville, Ohio 45039. The owner and applicant for the property is Mr. D.J. Patel. Mr. Kraemer acknowledged that he received a large amount of emails in relation to this property and project. He thought it would be beneficial for all those in attendance and viewing virtually, if he discussed the Zoning process for this development. This is for a Planned Unit Development (PUD) Stage 1 re-zoning; the site was previously zoned R-1 Single Family Residential for a long time; in 2018 it was changed to B-2 commercial with a PUD which restricted it to six uses. This application is trying to change that PUD and add two different uses that were not originally part of the PUD when the zoning was changed in 2018.

In the PUD process, there are 6 public meetings held for Hamilton Township. The first is a Warren County Regional Planning Commission Review and Recommendation. This was held virtually on June 25, 2020. From there they provide a recommendation to this Board, the Hamilton Township Zoning Commission. There are no final decisions made here as this is only a recommendory board. They simply make recommendations on the zoning matters, to the Hamilton Township Board of Trustees. Pending the approval, the next step is a combined Stage 2 and 3 PUD. Stage 1 focuses more on the zoning aspect, Stage 2/3 focuses on the site plan, all recommending bodies' comments; it goes back before the WCRPC, then Zoning Commission and the to the Board of Trustees for a final vote.

Mr. Kraemer explained that this hearing is the second meeting. The application request states that the applicant is looking to seek approval to construct a new retail office building and apartment complex. In order to construct an apartment complex, the application also seeks a modification to the list of permissible uses in the applicable zoning district which is a B-2 PUD, to include multi-family. The surrounding land uses are R-1 Single family, B-2

Business district which is currently vacant, R-3 Multi Family which is for the Regency Park Subdivision and R-4 Urban district for the Wethersfield Subdivision. The proposal is for a 10,000 sq. ft. retail office building to be called “The Maineville Plaza” which will include five tenant spaces and be 16 feet tall. Additionally the project includes a 55 unit, 3-story apartment building to be called “Comfort Living Apartments” at approximately 50,000 sq. ft. This will consist of 39, 2-bedroom units and 18, 1-bedroom units. The current property is vacant space with an existing pond and single family residence on the property which the applicant intends to remove to develop this space. There are two proposed access points; one on State Route 48 which will require approval from ODOT, and the other on Stephens Road. Our Zoning Code requires certain architectural standards which the applicant will abide by. Per the Zoning Code, 40 parking spaces would be required for the retail space; the applicant is proposing 46 spaces. The zoning code requires 110 spaces for the apartment complex, the applicant is proposing 120 spaces. Chapter 8 of our Zoning Code lays out the landscaping requirements that have to be followed.

Mr. Kraemer explained the following:

F. Review Criteria for PUD Sketch Plan

The following criteria shall be used in recommendations and decisions regarding the PUD sketch plan:

- (1) The PUD sketch plan is consistent with the intent and purposes of the zoning code to promote public health, safety, morals, community stability and the general welfare of Hamilton Township.
- (2) The PUD sketch plan is consistent with the Hamilton Township Land Use Plan and Warren County Thoroughfare Plan.
- (3) The uses proposed will not be detrimental to the present surrounding uses or to the uses authorized under the zoning code for the surrounding real estate, and will be harmoniously related to the surrounding area.
- (4) The PUD sketch plan provides adequate safeguards to protect the general public, owners, and occupants of nearby real estate from nuisances, noise, air pollution, water pollution, soil pollution, visual blight or any other environmental contamination.
- (5) The uses proposed will not be detrimental to existing and potential future surrounding uses and will be harmoniously related to the surrounding area.
- (6) The internal streets and primary and secondary roads that are proposed shall properly interconnect with the surrounding existing primary and secondary road network as designated on the Warren County Official Thoroughfare Plan. A traffic impact study may be required by the township, and the zoning commission and trustees shall coordinate cross access easements or stubbed streets to all adjacent parcels as needed to facilitate better traffic flow between individual developments in conjunction with the Warren County Engineer’s Office.
- (7) The minimum common open space areas have been designated in accordance with the provisions of this chapter. The PUD sketch plan shall provide for the preservation of as many trees as practicable.
- (8) The PUD sketch plan may vary from the requirements of the zoning code upon approval by the board of township trustees of the sketch plan.

Warren County Regional Planning Commission recommended a denial for this development. The Warren County Regional Planning Commission viewed the current Hamilton Township Land Use Plan which indicates 52 Stephens Road as R-1 Single Family Rural Residential District. In addition, many nearby residents spoke out in concern about the increased traffic, overall use being too intense for this area, lighting, not comparable with surrounding land uses, height of the apartment building, and that there were no existing commercial uses on the site now.

Mr. Kraemer reminded the Board that this property was rezoned at the Township level back in 2018 to B-2 Business District with a PUD.

Staff is not aware of any comments from the Warren County Soil & Water Conservation District, however, they will be expecting a storm-water protection plan. Warren County Soil & Water Conservation District did place a Stop-Work Order on the site, as the trees that were cleared were greater than 1 acre and no permit was obtained.

Warren County Water & Sewer Department stated that water is available for the site (the most likely connection is the water line running parallel to State route 48). However, sewer is not currently available at the property. Sewer connections may be possible at residential subdivisions adjacent to the property. Either option would involve public sewer main extensions. The applicant has expressed the willingness to pay for this cost which is estimated to be between \$50,000 - \$75,000.

Warren County Engineer's Office states the following:

- The development site plan includes additional right-of-way width consistent with the Warren County Thoroughfare Plan. SR 48 is classified as a Primary Arterial with 105' right-of-way width (52.5' each side of the property centerline) and Stephens Road is a Collector with 80' right-of-way width (40' each side) plus additional width to accommodate turn lanes in the event that the traffic impact study shows that a turn lane(s) is warranted.
- Drive locations and any necessary frontage improvements are required as determined by ODOT and Warren County Engineer's Office.
- Drainage, grading, and a storm water pollution prevention plan must be approved by the Warren County Engineer's Office and Warren County Soil and Water Conservation District.

Staff recommends denial of this development to the Zoning Commission based on the incompatibility of multi-family in this area. Specifically, the smaller-sized apartment layouts for the 1 and 2 bedroom apartments do not align with the Hamilton Township community, and constructing separate buildings for the commercial and residential uses creates a much larger development footprint than if the two separate buildings were combined into a mixed-use development.

There was also a large amount of public push-back from nearby residents. Ultimately, staff would encourage the Trustees to continue to work with the land owner suggesting a new

proposal that would better fit the Hamilton Township community, whether that be a mixed-use development, commercial and flex industrial/warehouse space, etc.

There have also been updates to the Hamilton Township Comprehensive Plan to include that this area be a B-2 Business District/ Commercial Corridor on State Route 48. Unfortunately Coronavirus has delayed the Open Houses and release of this plan but we are hoping to have that out soon for our residents.

Mr. Hood questioned the plan to update State Route 48 and the traffic flow.

Mr. Kraemer stated that it is not specific to this particular location however it should be helpful down this way as well. The State, County and Township are all going to be working together to widen State Route 48 from Willow Pond Blvd., north to just past Kroger.

Ms. Kelly asked what agency conducted the traffic impact study.

Mr. Kraemer believes that it was the Warren County Engineer's Office. He thinks that there would not be full access given but instead a right in, right out access perhaps.

Ms. Kelly invited the applicant forward to speak.

Mr. Joe Sesta stepped to the podium and introduced himself stating that he is representing Mr. Patel. He addressed a few concerns that were brought forth. The architectural standards are high in the Township for a project of this nature. The design that they have created, is very pleasing. The development will add to the property values in this area. They will follow all landscaping guidelines and other zoning standards as well. If the hope and goal is to produce commercial properties along 48 to reduce the burden on taxpayers/homeowners, something like this center will be a great first step to bring in higher end commercial activity along this corridor.

Joe O'Neil with Cincinnati Commercial Contracting. He expressed that they are open to ideas from the community. This was never meant to be any institutionalized project. He was brought on board by Mr. Patel to show the upscale magnitude of this particular project. This is in no way a property that will bring down values in this area.

Mr. Kraemer summarized a few emails in favor of the development at 52 Stephens Road. They appeared to support business development and understand that this is the future goal for this particular area.

There was a large number of emails that were submitted to Mr. Kraemer in opposition of the project. Many concerns were expressed over the added traffic, safety and security concerns, lighting concerns, property values questions and many more. The Zoning Commission Board as well as Mr. Kraemer reviewed them all and took all comments into consideration for this hearing.

Many individuals spoke out in person sharing the same oppositional sentiments that were expressed in the emails.

Ms. Kelly closed the public comments portion of the meeting and gave the applicants a chance to respond to the concerns.

Mr. Sesta explained that Cincinnati Commercial Contracting was recently brought on Board for this project and they are excited to work with them due to their professionalism and competency with this line of work. Traffic concerns will need to be worked on hand in hand with Warren County and with ODOT. Everyone will work together to make the traffic flow as safe as possible. Sewer lines have not been finalized yet but Mr. Patel is willing to take on that cost so it will not be a detriment to the rest of the community cost wise. They feel that the surrounding property values will increase as this development will create the beginning of a walkability aspect of the Township. The architecture presented is not finalized. They are looking to take away input from this meeting to what will work best for this area. There will not be Section 8 housing here as rumored.

Ms. Perelman made a motion with a second from Ms. Webb to close the public portion of the meeting.

Roll call as follows:	Amanda Webb	Yes
	Cadi Kelly	Yes
	Julie Perelman	Yes
	Brady Hood	Yes

Public deliberations began.

Mr. Hood asked for clarification if this is going to be commercial development with apartments, or apartments with some commercial development? It is currently zoned for commercial use, but what is the goal with adding a second building onto the property for residential living instead of having one mixed used building?

Mr. Sesta responded that they are not opposed to the type of project that contains retail space on the bottom with residential/apartment space on higher floors. The idea is for this property to be an integrative, mixed use property. So they will take it into consideration that the Township may prefer one building instead of two.

Ms. Kelly gave a little backstory stating that this property was rezoned for a wedding venue previously and what happened was the previous owners/applicants could not get their engineering down to have the site plan work out. The original zoning had restrictions on it that made it allowable for pretty much anything besides retail. The current applicants are asking for this property to be full B-2 zoning without those restrictions plus the apartments.

Ms. Webb asked if there would be onsite property management for 55 apartment units.

The applicants responded that there will be onsite property management.

Ms. Kelly asked where the retention pond would be on this property and if the applicants have contacted the EPA yet? She is struggling with picturing where a pond would even go due to the size of two buildings on this lot and their proximity to the property lines.

Mr. Patel commented that they have not at this point.

Ms. Kelly asked if the sidewalks will continue to the edge of the property to connect any future developments?

Mr. Sesta stated that they are willing to take input on that and make a decision based upon what everyone would like.

Ms. Kelly is concerned about the potential access for the apartment complex due to the density that is proposed. She would like to see the sidewalks extended to the edge of the property if this is going to be a commercial corridor.

Mr. Hood expressed concern that asking for an extension on what is allowed in B-2 and adding multi-family onto this is a big ask. There are plenty of other B-2 locations. We already have other multi-family zoned locations in place. The commercial/ apartments in one building may be more in line with what would best fit in the township since it would be more commercial. A 3 story apartment sitting with a strip mall is very broad given the other areas of the township.

Ms. Kelly does not want to see residential on this lot at all. She would like for the applicants to follow what it is already zoned for. She would like to see offices there as that is already allowed. She could maybe get on board with a little commercial if it is not too excessive.

Mr. Hood brought forth the reminder that the parcel to the south is already zoned commercial but the apartments just do not fit.

Ms. Perelman stated that the apartments just do not mesh with the plan/goal for this area.

Ms. Kelly reminded the audience that while they heard the concerns about traffic, ultimately that is not a township issue. That is at the County and State level. She also reminded the applicant of the other things that they need to get in order besides the traffic study such as meeting with the Water and Sewer Department, Water and Soil Conservation District, etc. There are a lot of little things that this Board does not do that still need to be lined up for permits and fees.

Ms. Perelman made a motion with a second from Mr. Hood to deny the Stage 1 PUD application as presented.

Roll call as follows:	Julie Perelman	Yes
	Brady Hood	Yes
	Amanda Webb	Yes
	Cadi Kelly	Yes

Motion Carries.

Ms. Kelly made a motion to adjourn the meeting with a second from Ms. Webb.

All in favor.

DRAFT



Application to the
ZONING COMMISSION

7780 South SR 48
Hamilton Township, OH 45039

ZONING AMENDMENT AND PUD STAGE 1

APPLICANT

Name

DR Real Estate LLC

Address

52 STEPHANS RD
MAINEVILLE OHIO 45039

Phone Number 732-829-0766

Email DIPALDHN@gmail.com

OWNER

Name

D J Patel

Address

7167 BIRKDALE DR
MAINEVILLE OHIO 45039

Phone Number 732 829 0766

Email DIPALDHN@gmail.com

SUBJECT PROPERTY

Street Address 52 STEPHANS RD MAINEVILLE OHIO 45039

Parcel ID Number _____

Acreage 6.9 ACER

Current Zoning _____

Requested Zoning _____

APPLICATION REQUIREMENTS

- Filing Fee
- Property Owner's Affidavit
- Site plan drawn to scale showing subject property and all properties within 200 feet
- Any other relevant plans
- Statement explaining in detail the development plans for the property

Applicant Signature

Date

11/05/2020

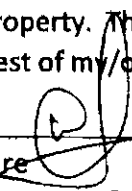
PROPERTY OWNER'S AFFIDAVIT

STATE OF OHIO

COUNTY OF WARREN

I (we) DR Real Estate LLC

hereby certify that we are all of the owners of the real estate which is the subject of the pending zoning application; that we hereby consent to Hamilton Township considering the attached application and approving the request for the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the Hamilton Township Zoning Code; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the approval. I (we) authorize Hamilton Township to place a Public Meeting notification sign on the property. I (we) authorize Hamilton Township staff to enter and inspect the property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.



Signature D J Patel

Printed Name

7167 BIRKDALE DR

Street Address

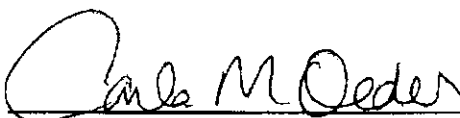
MANEVIIL OH 45039

City, State, Zip Code


732 829 0766

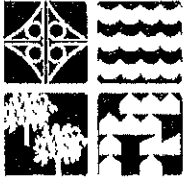
Phone

Subscribed and sworn to before me this 5th day of November 2020



Notary Public

 Carla M. Oeder
Notary Public, State of Ohio
My Commission Expires May 15, 2021



Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING
406 JUSTICE DRIVE • LEBANON, OHIO 45036
TELEPHONE (513) 695-1223

STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

November 19, 2020

Alex Kraemer
Hamilton Township
7780 S. ST. Rt. 48
Maineville, Ohio 45039

Dear Mr. Kraemer:

This letter is in regard to the 52 Stephens Road PUD Stage 1 in Hamilton Township.

At its meeting on November 19, 2020 the Warren County Regional Planning Commission (RPC) Executive Committee voted, with a vote of 13 aye, 1 no, and 1 abstain, to recommend Denial to the Hamilton Township Zoning on the 52 Stephens Road PUD Stage 1.

If you have any questions regarding this action, please contact this office.

Sincerely,

Stan Williams, AICP
Executive Director





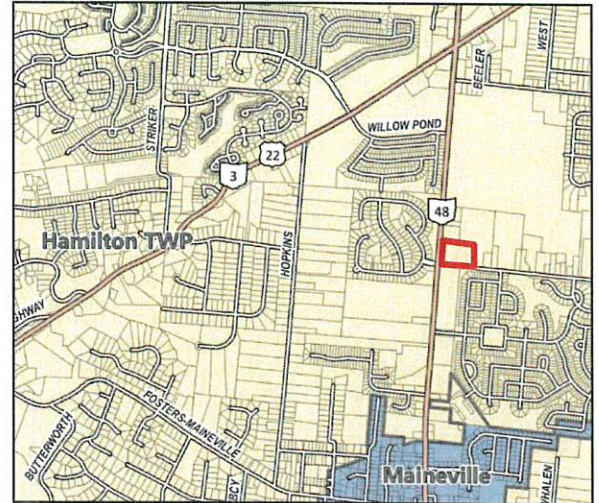
WARREN COUNTY REGIONAL PLANNING COMMISSION

MEETING DATE: November 19, 2020
TO: WCRPC Executive Committee
FROM: Doug Obringer, Planner 1
SUBJECT: 52 Stephens Road PUD Stage 1 Rezoning

GENERAL INFORMATION

Applicant: DR Real Estate LLC
Owner: D.J. Patel
Township: Hamilton Township
Parcel ID: 16042000050
Address: 52 Stephens Road, Maineville Ohio
Current Use: Vacant/Woods
Current Zone: B-2 PUD
Proposed Zone: B-2 PUD
Total Site Area: 6.926 acres

Vicinity



PROPOSAL

The applicant is planning to construct a commercial complex, located at 52 Stephens Road, consisting of the following:

- (1) 9,555 S.F. Retail Building with 66 parking spaces (3 handicap accessible)
- (2) 13,260 S.F. Event Center with 61 parking spaces (2 handicap accessible)
- (3) 19,120 S.F. Volleyball Court and Center with 122 parking spaces (4 handicap accessible)

The site is currently zoned B-2 PUD, which allows an Event Center but does not allow the other uses proposed. The applicant would like to amend the B-2 PUD to allow additional uses and revised standards for the event center.

RECOMMENDATION

Approve the rezoning request to amend the B-2 PUD to include the proposed uses as stipulated on Exhibit A: Stephens Road PUD Standards, subject to the following conditions:

1. The development shall comply with The Hamilton Township Zoning Code and the Warren County Subdivision Regulations, except where exempt by the Planned Unit Development Overlay Development Standards.
2. The applicant shall work with the Warren County Water and Sewer Department to determine accessibility to water and sewer connections.
3. The applicant receives an access permit from The Warren County Engineer's Office for the two access points to Stephens Road and access permit to from the Ohio Department of Transportation (ODOT) for access to State Route 48.
4. Prior to The Hamilton Township Trustee's approval of PUD Stage 1, the applicant submits a revised site plan illustrating a sidewalk along State Route 48 and Stephens Road and a detail landscaping plan that includes street trees; parking lot landscaping; and building foundation buffers.

5. The application of PUD Stage 2 approval includes a Traffic Impact Study (TIS) that has been approved by the Warren County Engineer's Office/ODOT and the developer has agreed to implement the required TIS improvements.
6. Prior to review by the Township Trustees the applicant submits revised Planned Unit Development Overlay Development Standards that achieves the following:
 - a) Building heights are limited to a single story.
 - b) Signage type is limited to wall signs; ground signs that do not exceed 12 feet in high; directional signs; and pendulum signs. The ground sign base shall be consistent with the materials and design context of the primary building and shall be illuminated with externally mounted lighting focused on the sign in a manner that limits off-site illumination. Internally illuminated ground signs are prohibited.
 - c) Lighting at the property line shall not exceed 0.2-foot candle. Lighting at the property line (six feet above ground) adjacent to residential uses shall not exceed 0.1-foot candle.
 - d) Wall mounted lighting and free-standing pole mounted lamps shall not exceed 15 feet in height as measured from average grade to the light fixture.
 - e) All buildings shall be constructed of similar materials as illustrated in Exhibit A and achieve a design similar to that illustrated in Exhibit A.
 - f) The architectural design of buildings shall be organized around a consistent architectural theme in terms of the architectural style, materials, texture, color, and scale of buildings.
 - g) Building orientation shall comply with the standards for the Hamilton Township Zoning Code, Section 6.4.4 and parking lots must be located behind or along the side of buildings. When located along the side of a structure, all parking lots and storage, loading, or maintenance areas within visual proximity of the public right-of-way or residential uses shall be screened by one or a combination of the following methods:
 - 1) wall no taller than three feet high made of durable and attractive materials.
 - 2) a landscaped hedge no taller than three feet high and trees with the canopy maintained above seven feet.
 - 3) a fence made of decorative iron, masonry, rock, wood, or similar permanent material with landscaping. The portion of the fence that is greater than three feet in height shall be no more than 70% solid.

STAFF COMMENTS

GENERAL

The site is located at the intersection of State Route 48 and Stephens Road. There are three access points that are proposed, two from Stephens Road, the other from State Route 48. The site is heavily wooded and there is an existing pond and single-family home on the property. The applicant plans to remove the pond and home to construct the commercial complex.

COMPATIBILITY WITH SURROUNDING AREA

The property to the south along State Route 48 is designated as the commercial component of Regency Park. There is a large agricultural property to the east that is heavily buffered by existing trees on the site. Larger residential properties containing some natural buffering exist to the north of the site. The rezoning of this parcel with use specific PUD standards could allow the proposed uses to fit into the general character of the area and provide a transition from residential to commercial uses. The properties to the south are currently transitioning to commercial uses and the site is in close proximity to commercial properties to the north at the intersection of U.S. Route 22 and State Route 48.

ZONING

General Business District PUD (B-2 PUD): This site was approved by the Warren County Regional Planning Commission Executive Committee on April 26, 2018 for a rezoning from a Rural Residence District (R-1) to a General Business District PUD (B-2 PUD). The purpose of the rezoning is to modify the allowable uses within this property that are currently prohibited for this site. The proposed allowable uses are stated on the table below. A complete overview of the PUD standards is identified on Exhibit B. The establishment of a PUD overlay with use specific standards is critical to providing the surrounding residential properties with a level of protection from incompatible uses.

Zoning Comparison

Current PUD (B-2 PUD) Allowed Land Uses	Proposed PUD (B-2 PUD) Requested Land Uses
Event Center	Event Center
Community Center	Indoor Recreation
Church	Outdoor Recreation
Government Building	Retail
Office	Restaurant
Cultural or Educational Institution	Drive-Through

Aerial Vicinity



Zoning



HAMILTON TOWNSHIP LAND USE MAP

The Hamilton Township Land Use map designated is site as Rural Residential. This designation's focus is to maintain the rural characteristics of the area and promote the protection of rural icons. Hamilton Township staff has discussed an update to the Future Land Use Map with an emphasis on increasing commercial properties along the State Route 48 corridor. The proposed use of the land corresponds with this changing corridor and it is encouraged to maintain the existing natural buffer around the perimeter of the property, which could blend the two contradicting policies of increasing commercial activity while retaining the rural feel of the area.

PEDESTRIAN CONNECTION TO ADJACENT PROPERTIES

The Hamilton Township Land Use Plan stresses that parcels zoned for business connect their services to the developments in the surrounding area. The intention to use the natural buffering of the site to create a secluded setting makes it difficult to conform to these conditions and reinforces the need for a PUD overlay.

ACCESS AND TRAFFIC CIRCULATION

The Hamilton Township Zoning code requires that the site shall have direct ingress and egress from an arterial or collector street, which may be classified in the Warren County Thoroughfare plan. The frontage on Stephens Road is 676 feet and the frontage along State Route 48 is 470 feet. There are two access points proposed, one off of Stephens Road and the other off of State Route 48. The applicant will need to apply for an access permit to the Warren County Engineer's Office for access on Stephens Road and to the Ohio Department of Transportation for access on State Route 48.

WATER & SEWER DEPARTMENT

Water is available for the site and the property will most likely connect to the water line running parallel to SR 48. Sewer is not currently available at the property. The Warren County Sewer Department stated that the nearest sewers are 350' to the Wethersfield Subdivision and 550' to the Regency Park Subdivision. Both options would involve public sewer main extensions. A connection to Regency Park does not appear to be obtainable by gravity. A connection to Wethersfield is in the front yard of 7271 Wethersfield Drive and is in a public utility easement. This would require crossing over State Route 48.

Future Land Use Map

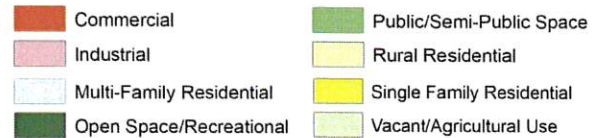
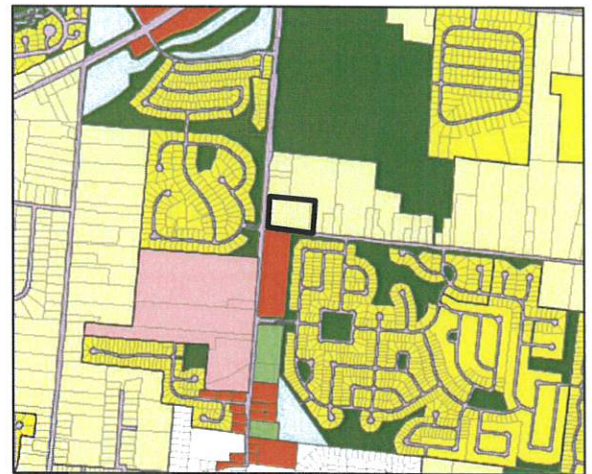


EXHIBIT A: SITE PLAN RENDERINGS

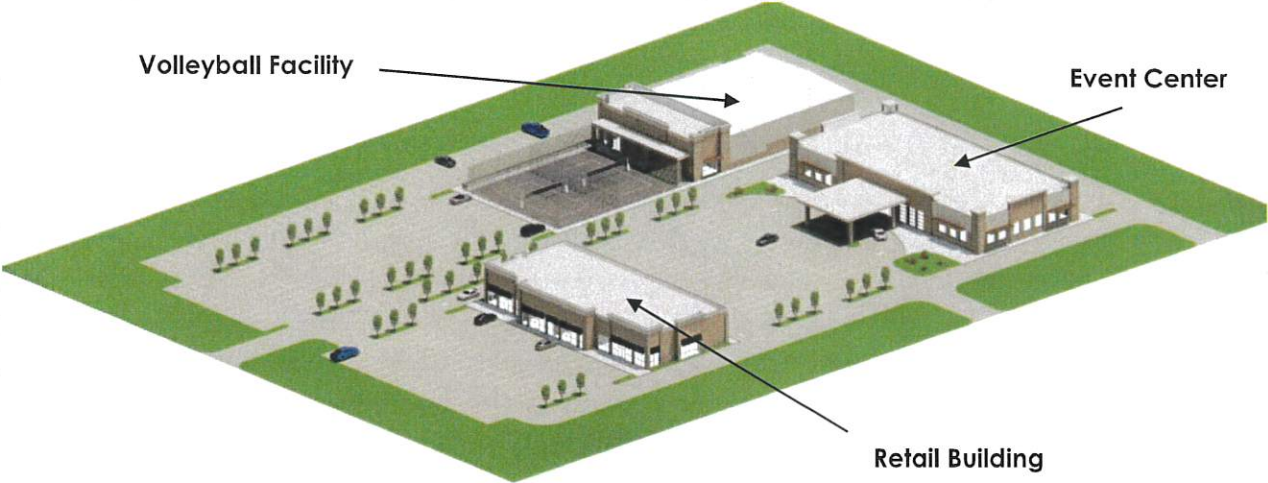


EXHIBIT B: BUILDING ELEVATIONS

Event Center



K|B|A
 KIMBERLY BROWN ARCHITECTS
 311 752 7700
 311 752 7700
 311 752 7700
EMERY ODENTITS

Event - East Elevation
 00111 - 01



Event - North Elevation
 00111 - 02

Retail Building



Retail - West Elevation
 00111 - 03

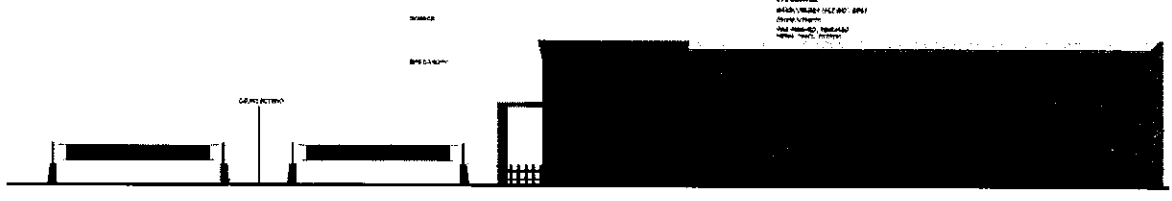


Retail - South Elevation
 00111 - 04



Retail - North Elevation
 00111 - 05

Volleyball Facility



Volleyball - North Elevation
 00111 - 06



Volleyball - East Elevation
 00111 - 07



Volleyball - West Elevation
 00111 - 08

**THE STEPHENS ROAD PLANNED UNIT DEVELOPMENT OVERLAY
Development Standards**

SECTION 1 - APPLICABILITY:

Unless otherwise stated, development within the Stephens Road PUD shall be governed entirely by these provisions and the provisions of the Hamilton Township, Warren County, Ohio, Zoning Resolution which are in effect at the time of issuance of any development order so long as the underlining district provisions do not conflict with the intent of the PUD. All standards and concepts imposed herein or as represented on the PUD Site Plan are a part of the regulations which govern the manner in which the PUD shall be developed. All prior ordinances or parts thereof inconsistent with any provision of these standards and its exhibits are hereby inapplicable to the use and development of the Stephens Road PUD.

SECTION 2 - PERMITTED USES and USE REVIEW:

A. The PUD shall be limited to the following uses and these uses shall be reviewed as Permitted Uses with Use-Specific Standards:

Event Center	Church	Office
Community Center	Government Building	Cultural or Educational Institution
Retail and Commercial Service Uses and Restaurant	Outdoor Commercial Recreation or Entertainment Facility	Indoor Recreations or Entertainment Facility

SECTION 3 - DEFINITIONS: Unless specified, the definition of all terms shall be the same as the definition set forth in the Hamilton Township Zoning Resolution in effect at the time of zoning permit application.

SECTION 4 - USE SPECIFIC STANDARDS

Event Center, Community Center, or other primary permitted uses.

- a. The primary building on site shall not exceed 11,000 sq. ft and have a maximum occupy of 525 people.
- b. An accessory dwelling unit may be permitted in association with permitted uses.
- c. Accessory structures typically associated with an event center are permitted, provided they are built with materials compatible to the primary structure.
- d. Hours of operations are limited to 7:00 a.m. – 1:00 a.m.
- e. Limited use of alcohol sales for beer and wine.
- f. Limited outside music (i.e. ceremony, gathering) is permitted. All amplified music shall be contained within the primary structure as to not spill out and be audible to surrounding residential uses.
- g. A maximum of 175 parking spaces shall be permitted.

Retail Center, or other primary permitted uses.

- a. The primary building on site shall not exceed 10,000 sq. ft and have a maximum occupancy of 655 people.
- b. An accessory dwelling unit may be permitted in association with permitted uses.
- c. Accessory structures typically associated with an event center are permitted, provided they are built with materials compatible to the primary structure.
- d. Hours of operations are limited to 7:00 a.m. – 1:00 a.m.
- e. A maximum of 65 parking spaces shall be permitted.

Indoor/Outdoor Commercial Recreation or Entertainment Facility, or other primary permitted uses.

- a. The primary building on site shall not exceed 11,300 sq. ft and have a maximum occupancy of 200 people.
- b. An accessory dwelling unit may be permitted in association with permitted uses.
- c. Accessory structures typically associated with an event center are permitted, provided they are built with materials compatible to the primary structure.
- d. Hours of operations are limited to 7:00 a.m. – 1:00 a.m.
- e. Limited outside music (i.e. ceremony, gathering) is permitted. All amplified music shall be contained within the primary structure as to not spill out and be audible to surrounding residential uses.
- f. A maximum of 60 parking spaces shall be permitted.
- g. Limited use of alcohol sales for beer and wine.
- h. The use may include potential second floor for office and/or storage.

SECTION 5 - HEIGHT:

Event Center, Community Center, or other primary permitted uses.

- a. The height of the primary structure shall not exceed 28 feet to the highest point of the coping of a flat roof, excluding a parapet wall.

Retail Center, or other primary permitted uses.

- b. The height of the primary structure shall not exceed 28 feet to the highest point of the coping of a flat roof, excluding a parapet wall.

Indoor/Outdoor Commercial Recreation or Entertainment Facility, or other primary permitted uses.

- a. The height of the primary structure shall not exceed 35 feet with a minimum pitch of 1:12 for the roof.

SECTION 6 - ARCHITECTURAL DESIGN REQUIREMENTS:

1. Buildings that are deemed visible from Stephens Road and SR 48 and impactful to the character of the road as determined by the Zoning Inspector shall be subject to the architectural review standards of Section 6.4 of the Hamilton Township Zoning Code.
2. Hardy board, cultured stone, brick veneer and/or other similar natural materials shall be on the front facing façade of the primary structure. Materials shall be similar to those illustrated below. Architectural details shall be incorporated on other sides of buildings exposed to the street.



SECTION 7 - ACCESS PROVISION:

1. Driveway access is subject to review and approval by the Warren County Engineer's Office. Please see civil plans provided for proposed ingress/egress.

SECTION 8 - OPEN SPACE:

There shall be a minimum natural buffer area of 50 feet between all residential property lines and all buildings related to the use. A conservation area shall be designated at PUD Stage 2.

The PUD is exempt from open space standards as stated in Section 5.6.3 of the Hamilton Township Zoning Code.

SECTION 9 - SIGNAGE: Unless specified below, signage shall conform to the regulations of the Hamilton Township Zoning Resolution in effect at the time of zoning permit application. Signage shall be monument signage and the materials shall match the building materials and be externally illuminated. Permitted sign types and locations are:

1. Entrance sign on Stephens Road and Rt. 48.
2. Sign near intersection of SR 48 and Stephens Road.
3. Directional signage along SR 48.
4. Signage sq. ft. shall not exceed 150% of the allowable sq. ft. for the underlying zoning district.
5. Drive thru menu board shall be at least 350 ft. away from residential property.