

**APPLICATION FOR ZONE MAP AMENDMENT
and PRELIMINARY DEVELOPMENT PLAN
or AMENDMENT TO A FINAL DEVELOPMENT PLAN
COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD
CINCINNATI, OH 45251**

Case No.: ZA Date Filed: _____

Date of Preliminary Hearing (if applicable): July 20, 2010

Request Change from: R-5 Suburban High Residential to: PD-R Planned Development - Residential

Township: Colerain Book: 510 Page: 0203 Parcels: 0005

Physical location of property (address or brief description if no address assigned):
East side of Livingston Road, south of Ronald Reagan Cross County Highway.

Name of Applicant: Jonathan Wochoer, AICP

Telephone No.: 513-561-6232 ext. 4 Email Address: jwochoer@mcbridedale.com

Address: McBride Dale Clarion - 5725 Dragon Way, Suite 220

City: Cincinnati State: OH Zip: 45227

*Name of Owner(s): Norbert E. Schwarz c/o Ralph Meierjohan

Telephone No.: 513-313-8605 Email Address: ralphm@meierjohanbuildinggroup.com

Address: Meierjohan Building Group - 4010 North Bend Road, Suite 301

City: Cincinnati State: OH Zip: 45211

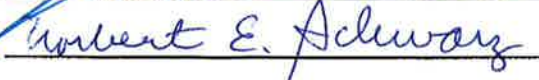
Name, address and parcel number of each property owner of record within the proposed amendment area:

1. Norbert Schwarz - 3204 Blue Acres Drive - 510-0203-0005-00
2. _____
3. _____

(attach separate sheet if necessary for additional parcels)

Signatures:

Applicant:  Date: 7-26-10

*Owner:  Date: July 14, 2010

*Owner: _____ Date: _____

Filing fees shall accompany the application. Make check payable to: *Colerain Township Board of Trustees.*

Filing fee: _____ Legal notices: _____ Cert. Mail: _____ TOTAL: \$3850⁰⁰

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN.

*Although the Applicant need not be the same as the Owner(s), the Owner(s) shall co-sign for an amendment.

**** PLEASE NOTE: A hearing notice sign will be placed in your yard the week before your hearing and a Planning & Zoning staff member will visit the property to take photographs to be shown at the hearing. ****



October 26, 2010

Dr. Susan H. Roschke
Planning and Zoning Administrator
Colerain Township
4200 Springdale Road
Cincinnati, OH 45251

Hand Delivered

RE: Liberty Nursing Center of Colerain – Zone Map Amendment and Preliminary Development Plan Application

Dear Dr. Roschke:

Liberty Health Care Corporation has a contract with Mr. Norbert Schwarz to purchase approximately 19.35 acres (18.695 net acres) – Parcel #510-203-5 – on the east side of Livingston Road, south of Ronald Reagan Cross County Highway. I am transmitting this letter and the enclosed application and plans to request approval of a Zone Map Amendment and Preliminary Development Plan for this property. Liberty Health Care proposes to rezone the property from the existing “R-5” Suburban – High Residential District to “PD-R” Planned Development Residential District to allow construction of a nursing home to be known as Liberty Nursing Center of Colerain.

As the enclosed plans illustrate, Liberty Health Care proposes to build a single story 84,000 square foot nursing home containing 148 beds. The initial phase would involve 100 beds and approximately 60,000 square feet of floor area, with a “building expansion area” for an additional 48 beds and approximately 24,000 square feet. Liberty Nursing Center of Colerain will be a skilled nursing facility.

Liberty Health Care Corporation group will own and operate the nursing facility. Liberty Health Care is headquartered in Dayton, Ohio and currently operates fifteen facilities in Ohio, including three nursing homes in greater Cincinnati. The group also includes some assisted living and independent living campuses. The group is owned by Linda Black-Kurek, CPA, MHA. Ms. Black-Kurek has specialized in long term care finance and operations for over 25 years. She is President of Liberty Health Care Corporation and all related nursing facility companies, and she is also currently President of the Ohio Health Care Association, an organization that represents nursing homes, assisted living facilities, and long-term care professionals.

The building will have a pitched, shingled roof of varying heights. The tallest portion of the roof will be approximately 25.5 feet tall. The exterior of the building will be a combination of brick and hardiplank siding. A total of 100 parking spaces are proposed to serve the facility. A photometric lighting plan has been included to illustrate proposed lighting levels in the vehicular use areas and at the property lines. Residential scale lighting is proposed (see the enclosed photo).

A driveway will be constructed from Livingston Road, with parking areas in front and to the north and south sides of the nursing home building. An access road will be built along the southern side of the building with a turn-around area at the eastern terminus. Right-of-way will be dedicated along Livingston Road in accordance with the Hamilton County Thoroughfare Plan. The nursing home will be built on the eastern portion of the site, with a stormwater detention area in the north-central portion of the site. The proposed grading for the site is illustrated on the Preliminary Development Plan. The northwest portion of the site is indicated as “future development area”. Liberty Health Care does not have specific plans for this portion of the site at this time, however, future use would be for additional senior residential uses (i.e. assisted living or independent cottages). The “future development area” has not been included in the calculation of open space for the project.

The PD-R District requires that a minimum of 25% of the site be open space area. The site contains 18.695 acres after dedication of right-of-way. The proposed Preliminary Development Plan contains more than 9 acres of open space (approximately 52%), and an impervious surface ratio of approximately 24%. The nursing home includes two courtyards accessible for the residents of the nursing home and perimeter open space. Planned tree preservation locations are illustrated on the Landscape Plan. The main entrance will have enhanced landscaping, and the entrance drive will have a row of regularly spaced canopy trees on either side of the entry drive. The plan is to maintain the existing trees along Livingston Road frontage except as needed for utility service and entrance driveway construction. Tree preservation is also proposed along the southern and eastern property lines to maintain existing buffers where possible. New landscape buffer planting is proposed where grading is proposed along the southern property line.

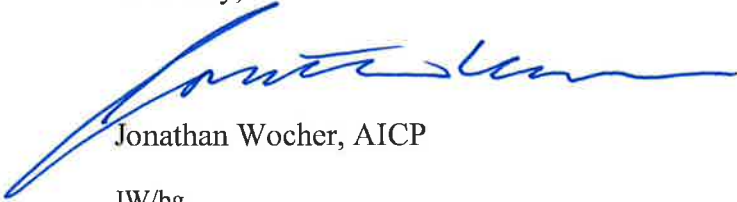
We believe the proposed nursing home is an appropriate use in this location. The Comprehensive Plan designates the property within the Suburban Neighborhood Character Area of the Area 10: Springdale/Blue Rock study area. The provision of elderly housing/nursing homes is consistent with the intended residential mix for the suburban neighborhood areas and provides an opportunity for Colerain Township residents to continue to live in the community as they age. The proposed Preliminary Development Plan exceeds the open space requirements for the PD-R District. The nursing home building will be more than 700 feet from the future right-of-way of Livingston Road. Located more than 120 feet from the south and 150 feet from the east property lines, and approximately 70 feet from the north property line, the proposed building will have little impact on surrounding properties. We believe that the use of a PD-R Planned Development District is appropriate for this property so that the site can be designed to transition from Ronald Reagan Cross County Highway to the surrounding residential properties.

Two ground signs are proposed for the nursing home. Proposed Sign “A” will be at the entrance on Livingston Road and will be a maximum of 6 feet tall with an area not to exceed 32 square feet per side. The sign will be on brick base. Proposed Sign “B” will be located on the north side of the building oriented toward Ronald Reagan Cross County Highway. This sign is proposed to be 10 feet tall with an area not to exceed 72 square feet. Approval is requested to allow the two signs as proposed. Both signs will contain landscaping around the base and will be illuminated.

By transmitting this request, it is my understanding that the Colerain Township Zoning Commission will review this application at their regularly scheduled meeting on Tuesday, December 21, 2010 at 7:00 PM. As required, I am transmitting twenty-five copies of this letter, fifteen copies of the application form, a check for \$3,850.00 for the application fee, two sets of labels for surrounding property owners, and two copies of the legal description, SDS form, and MSD letter. I am also transmitting fifteen folded sets of full size plans, five extra sets of landscape plans, ten reduced size sets of plans, and a CD containing digital versions of the drawings. I have included an 11x17 Open Space Exhibit for staff review that shows how the open space areas are calculated. I have also included a sample photo of the proposed light fixture. Please let me know if additional information is needed.

Thank you in advance for your continued assistance. Please do not hesitate to contact me with any questions or comments. We look forward to working with the Township on this development project.

Sincerely,



Jonathan Woche, AICP

JW/bg

Enclosures

cc: Liberty Health Care
PFB Architects
Thomas Graham Associates
Ralph Meierjohan

MDC #2704