



**COLERAIN TOWNSHIP  
ZONING COMMISSION**

Regular Meeting

**Tuesday, June 17, 2014 - 7:00 p.m.**

Colerain Township Government Complex  
4200 Springdale Road - Cincinnati, OH 45251

1. Meeting called to order. Pledge of Allegiance. Roll Call.
2. Approval of Minutes: May 22, 2014 meeting.
3. Public Address: None.
4. Final Development Plan:
  - A. ZA2013-05 – BWV/Shoppes of Stone Creek – minor amendment to FDP.
5. Public Hearing:
  - A. ZA2014-02 – Forevergreen, 7582 Harrison Ave. – Preliminary Development Plan to allow the continued operation of existing landscaping business.
6. Informal Concept Review: None.
7. Old Business: None.
8. New Business: None.
9. Administration: None.
10. Announcements: None.
11. Next Meeting: July 15, 2014.
12. Adjournment.



STAFF REPORT: MINOR MODIFICATION TO  
FDP  
CASE #: ZA2013-05  
BWV  
JUNE 17, 2014

PREPARED BY: GEOFFREY G. MILZ, AICP

**PROJECT  
SUMMARY:**

Applicant proposes to reorient the BWV building such that it faces east, change to the number and location of parking stalls due to the elimination of two restaurant uses in the “Shoppes of Stone Creek” building, change the location of the dumpster pads and other ancillary changes to the site plan.

**PROJECT HISTORY:** See attached Staff Report for Major Modification of FDP on the site from December 17, 2013.

	Approved 7/1/13	Approved 9/17/13	Approved 12/17/13	Proposed
BWV Building Size	5,409 SF	7,230 SF	7,303 SF	7,303 SF
BWV Signage: Monument	3.5’ H   21 SF	3.5’ H   21 SF	3.5’ H   21 SF	3’ H   18 SF
BWV Signage: Wall - Front Elevation	4’ H   51 SF	4’ H   51 SF	4’ H   44 SF	4’ H   44 SF
Total Site Parking	187 (Total)	184 (Total)	181 (Total)	150 (Total)

**RECOMMENDATION:** Staff recommends approval of the minor modification with the following conditions:

Conditions:

1. The “Shoppes at Stone Creek” building must meet the design standards found in §12.11 of the Colerain Township Zoning Resolution.
2. The service doors on the left elevation shall be screened from view by dense vegetation.



STAFF REPORT: **MAJOR MODIFICATION TO  
FINAL DEVELOPMENT PLAN**  
CASE #: ZA2005-0003  
STONE CREEK TOWNE CENTER  
DECEMBER 17, 2013

PREPARED BY: GEOFFREY G. MILZ, AICP

**PROJECT SUMMARY:** The applicant proposes to enlarge the BWB building, change its location on the site and enlarge its free-standing signage. Applicant also proposes to change the uses on the Shops at Stone Creek from 3 storefronts (3,300 SF Retail, 1,500 SF Restaurant, 3,000 SF Restaurant/Retail) to 4 storefronts (3,300 SF Retail, 1,500 SF Restaurant, 1,350 SF Retail, 1,650 SF Restaurant)

**PROJECT HISTORY:** Preliminary Development Plan | Trustees: Approved May 11, 2005  
Final Development Plan | Zoning Commission: Approved September 20, 2005  
Major Modification to FDP (1) | Zoning Commission: Recommended approval on May 21, 2013  
Major Modification to FDP (1) | Trustees: Approved on July 1, 2013  
Minor Modification to FDP | Zoning Commission approved on September 17, 2013  
Major Modification to FDP (2) | Regional Planning Commission recommended approval with conditions on December 5, 2013

	Approved 7/1/13	Approved 9/17/13	Proposed
BWB Building Size	5,409 SF	7,230 SF	7,303 SF
BWB Signage: Monument	3.5' H   21 SF	3.5' H   21 SF	11.3' H   62 SF +?
BWB Signage: Wall - S Elevation	4' H   51 SF	4' H   51 SF	4' H   44 SF
Total Site Parking	187 (Total)	184 (Total)	181 (Total)

**OTHER AGENCY Hamilton County Regional Planning Commission**

**REPORTS:** The Regional Planning Commission voted unanimously in support of the project

**Hamilton County Stormwater & Infrastructure**

1. An SDS (Storm Drainage System) Permit (PWSD 130047) was applied for and a Stormwater Review fee was submitted on July 24, 2013 for the subject project. The permit was approved August 26, 2013. This approval was prior to the proposed revision to the increased building size and revised building location.
2. Stormwater will require two sets of revised improvement plans and one set of revised calculations to be submitted for approval.

**Colerain Township Fire Department**

1. Fire Department connection must be located within 75 feet of a fire hydrant.

**Hamilton County GIS**

1. no concerns

**Hamilton County Soil & Water Conservation District**

1. Project has an approved Earthwork Permit based on plans from August 15, 2013.
2. Proposed changes require an updated earthwork permit if the quantities for excavation and fill are different from the previous submittal
3. Proposed changes require an updated grading plan showing changes
4. Proposed changes require an updated Stormwater Pollution Prevention Plan (SWPPP) or Erosion Prevention and Sedimentation Plan (EP&SC Plan)

### Hamilton County Engineer

1. No landscaping, screening or obstructions shall be permitted in the right-of-way.
2. Stone Creek Blvd. is a Colerain Township Street under the jurisdiction of Colerain Township. Colerain Township must be contacted for their recommendations

#### REVIEW OF FDP: Findings:

- LANDSCAPING • Landscaping Plan meets zoning requirements.
- Changes from previously approved landscape plan include elimination of planting bed on the western edge of the property (replaced by Norway Spruce), elimination of one planted parking island and other changes related to the reconfiguration of the building and parking areas.

#### REVIEW OF FDP: Findings:

- LIGHTING • Average illumination on the parking area is 3.9 footcandles where the maximum average permitted is 2.0 footcandles
- Maximum illumination on the parking area is 45.2 footcandles where the maximum permitted is 5.0 footcandles.
  - Maximum illumination at the property boundary is 0.5 footcandles where the maximum illumination at property boundaries is 0.5 footcandles for cutoff luminaires.
  - Lighting plan does not show heights of luminaires. Maximum height of luminaires is 24' for cutoff lights.

#### REVIEW OF FDP: Findings:

- SIGNAGE • The applicant's monument signage proposal is unclear. The landscape plan shows two attractive monument signs. Each would have approximately 21 SF per side attached to a 5' high stone pier with a light feature on the crown. These monument signs would be in keeping with the proposed series of stone piers accenting the streetscape design. The applicant also submitted a sign package from BWB that calls for the western monument sign to be 11'4" in height. The BWB sign would not be in keeping with the aesthetic and design of the site.
- The applicant proposes 44SF of wall signage on the BWB building with a maximum height of 4'. This proposal meets zoning requirements.
  - The applicant proposes 32SF of temporary signage with a height of 8'. This proposal meets zoning requirements so long as it is removed within 30 days of the opening of the store. This will require a separate permit.

#### REVIEW OF FDP: Findings:

- PARKING • The drive aisle behind the BWB building is 18' where 24' is required.
- Many of the parking stalls are 9' by 16.5' where 9' by 18' is required
  - 176 parking spaces are required on this site. The landscape plan shows 182 parking stalls on the site while the final development plan shows 181.

#### REVIEW OF FDP: Findings:

- OTHER  
CONSIDERATIONS • While the previously approved building location is preferable to the newly proposed location, the move is the result of a geotechnical survey which, the applicant claims, demonstrates an inability to build near the slope next to the detention pond.
- Building dimensions on the elevation drawings do not match building dimensions on the site plan.
  - The dumpster area for the BWB has been moved but will still be screened. A preferable location would be behind the building.

RECOMMENDATION: **Staff recommends tabling consideration of this Major Modification to the Final Development Plan until such time as:**

- 1) a revised lighting plan, reflecting illumination levels more in keeping with the Township's requirements, is received; and**
- 2) the above referenced discrepancies between the landscape plan, building elevations and the final development plan are resolved.**

**APPLICATION FOR MINOR AMENDMENT TO  
FINAL DEVELOPMENT PLAN  
COLERAIN TOWNSHIP ZONING COMMISSION  
4200 SPRINGDALE ROAD  
CINCINNATI, OH 45251  
(513) 385-7505**

Case No.: ZA 2005-0003 previous case 2013-05 Date Filed: May 27, 2014

Location of property in accordance with County Auditor's Records:

Township: Colerain Book: 510 Page: 111 Parcels: 0314

Name of Owner: SCB Land Company, LLC

Address: 6680 Sandy Shores Drive

City: Loveland State: Ohio Zip: 45140

Name of Project Site: Buffalo Wild Wings and The Shoppes of Stone Creek

Brief description of change: Rework of the Site Plan to create better traffic circulation  
and rotation of BWW Building.

Name of Applicant: Brandicorp LLC-Chris Canarie

Telephone No.: 859-292-8040 Email Address: ccanarie@brandicorp.com

Address: 45 Fairfield Avenue City: Bellevue State: KY Zip: 41073

Signature:

Scott P. Huber Date: 5-27-14

Please check one: ☐ Owner ☒ Agent ☐ Lessee

Filing fee shall accompany the application. Make check payable to: **Colerain Township Board of Trustees**. THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN.

EXIT RAMP TO COLERAIN AVENUE  
(R/W VARIES)



VICINITY MAP

**SUMMARY TABLE**  
**AREA SUMMARY:**  
TOTAL AREA = 3.0989 AC.  
R/W ALREADY DEDICATED

**IMPERVIOUS SURFACE RATIO (ISR) SUMMARY:**  
TOTAL IMPERVIOUS SURFACE = 1.05 AC.  
ISR = 1.05 AC. / 3.0989 AC. = 0.34.

**PARKING SUMMARY:**  
BUFFALO WILD WINGS GROSS FLOOR AREA = 7,303 SQ. FT.  
BUFFALO WILD WINGS REQUIRED PARKING =  
7,303 X 15 SPACES/1,000 SQ. FT. = 110 SPACES

SHOPPES RETAIL GROSS FLOOR AREA = 7,800 SQ. FT.  
SHOPPES RETAIL REQUIRED PARKING =  
7,800 X 4 SPACES/1,000 SQ. FT. = 31 SPACES

TOTAL REQUIRED PARKING = 110 + 31 = 141 SPACES  
TOTAL PROVIDED PARKING = 150 SPACES  
(UP TO 10% OVERAGE IS ALLOWED BY RIGHT)

ALL EDGES OF PAVEMENT SHALL BE CURBED.

**ZONING DISTRICTS:**  
THE SUBJECT PROPERTY AND ALL ADJOINING PROPERTIES ARE ZONED  
"PD-B" PLANNED DISTRICT BUSINESS.

**VARIANCE REQUESTS:**  
1. TABLE 13-5 PARKING AREA DIMENSIONS. REQUEST PARKING STALL  
LENGTH BE REDUCED TO 16.5' WHERE THERE IS AN OVERHANG AREA.  
2. SECTION 14.6 PARKING AREA LANDSCAPING. REQUEST SOME INTERIOR  
LANDSCAPE ISLANDS BE ELIMINATED. REQUIRED PLANTINGS WILL BE  
MOVED TO STREETSCAPE BUFFER.

DEED OF ACCEPTANCE

THE OWNER OF THE PREMISES SHOWN HEREON DOES HEREBY MAKE THE FOLLOWING DECLARATION  
WHICH SHALL BE DEEMED AS COVENANTS AND NOT AS CONDITIONS AND SHALL RUN WITH THE LAND  
AND SHALL BE BINDING UPON THE OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS,  
AND ARE IMPOSED UPON THE WITHIN DESCRIBED TRACT OF LAND AS AN OBLIGATION OR CHARGE  
AGAINST THE SAME, AS A GENERAL PLAN FOR THE BENEFIT OF SAID TRACT OF LAND.

THE TRACT OF LAND SHOWN HEREON IS BEING DEVELOPED UNDER A DEVELOPMENT PLAN AS DEFINED  
IN SECTION 4.5 AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 9.3 OF THE COLERAIN  
TOWNSHIP ZONING RESOLUTION EFFECTIVE AUGUST 19, 2006.

SAID ENTIRE TRACT OF LAND AND ALL IMPROVEMENTS THEREON SHALL REMAIN IN A SINGLE OWNERSHIP  
AND NO PART THEREOF SHALL BE SOLD OR DIVIDED INTO INDIVIDUAL LOT OR TRACTS UNTIL SUCH TIME  
AS THE OWNER OF SAID ENTIRE TRACT SHALL CONFORM IN ALL RESPECTS TO THE THEN EXISTING  
RULES AND REGULATIONS AS HAVE BEEN ADOPTED BY THE COLERAIN TOWNSHIP ZONING COMMISSION  
GOVERNING PLATS AND SUBDIVISION OF LANDS, AND THE RULE AND REGULATIONS AS ARE PROVIDED IN  
THE COLERAIN TOWNSHIP ZONING RESOLUTION.

WE, THE UNDERSIGNED DO HEREBY ADOPT AND CONFIRM THE PLAN OF DEVELOPMENT AS SHOWN  
HEREON FOR THE PURPOSES INDICATED AND AGREE TO COMPLY WITH ALL THE TERMS, RESTRICTIVE  
COVENANTS AND CONDITIONS INCLUDED AS A PART THEREOF.

SIGNED

WITNESS

STATE OF \_\_\_\_\_ S.S.

COUNTY OF \_\_\_\_\_

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED \_\_\_\_\_

\_\_\_\_\_ OF THE \_\_\_\_\_ WHO REPRESENT THAT  
THEY ARE DULY AUTHORIZED IN THE PREMISES AND ACKNOWLEDGE THAT THEY DO SIGN THE  
FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED IN TESTIMONY  
WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_

STONE CREEK BOULEVARD  
(DEDICATED)

C1  
Delta=21°05'41"  
R=348.00'  
L=128.12'  
Chd.=127.40' @  
S 86°23'57" W

C2  
Delta=20°17'36"  
R=288.00'  
L=102.01'  
Chd.=101.47' @  
S 85°59'55" W

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

This drawing and the design concepts represented as  
statements of opinion, are the sole property of  
Abercrombie & Associates Inc., and may not be used,  
reproduced, or copied for any purpose without prior  
written authorization of Abercrombie & Associates, Inc.

BUFFALO WILD WINGS &  
THE SHOPPES OF STONE CREEK

Scale 5-19-14

G.R.

SPH

1" = 30'

FINAL DEVELOPMENT PLAN

BUFFALO WILD WINGS & THE SHOPPES OF STONE CREEK

SECTION-16, TOWN-2, E-RANGE-1

COLERAIN TOWNSHIP

HAMILTON COUNTY, OHIO

Abercrombie  
& Associates, Inc.

Civil Engineering + Surveying

3377 Compton Road, Suite 120

Independence, Ohio 46251

www.abercombie-associates.com



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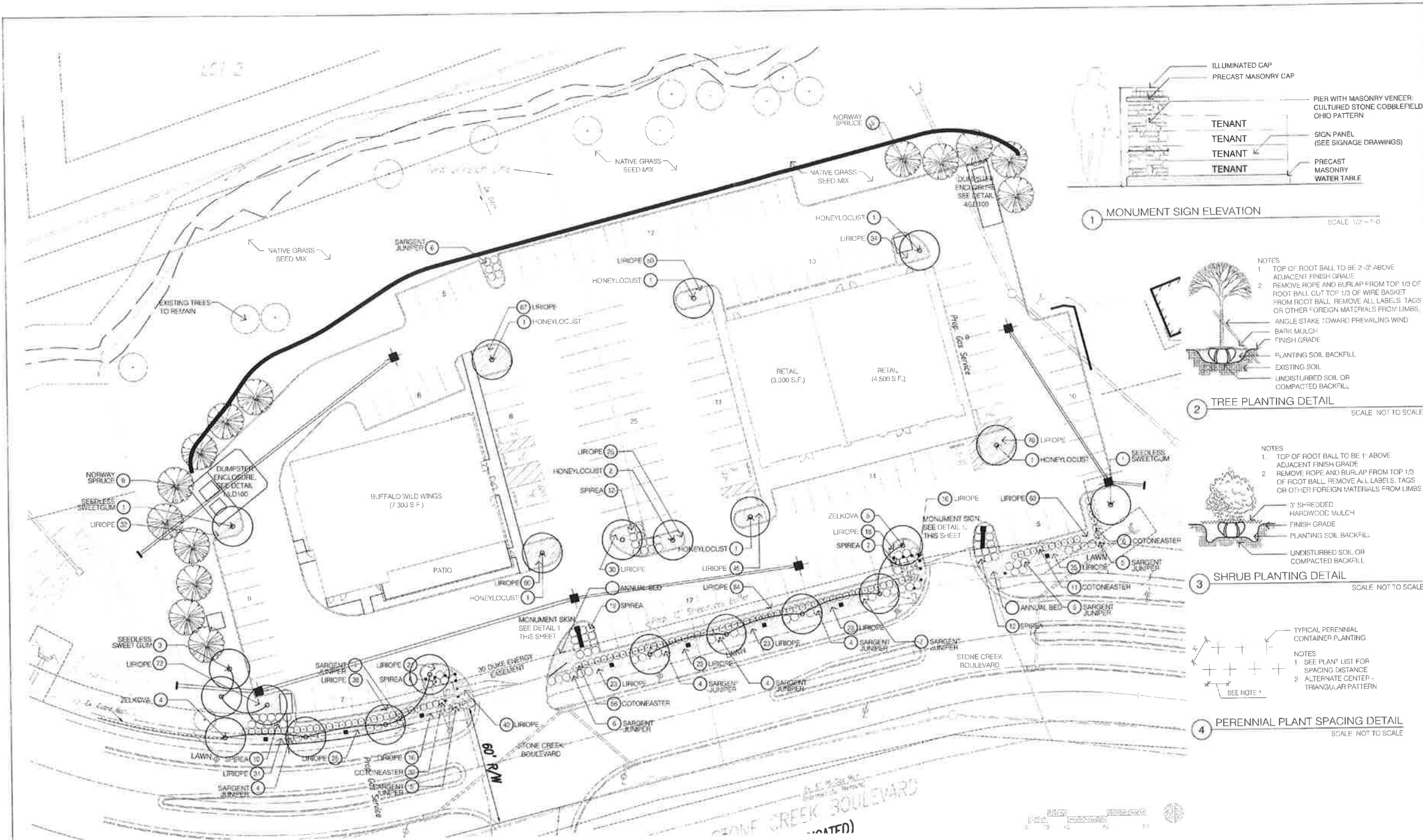
1-800-362-2764

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04-0289B

1





GENERAL NOTES:

SCHEDULE OF USES & PARKING REQUIREMENTS

SPECIFIED USE	Area (Sq. Ft.)	Use	Parking Ratio	Required Parking <sup>(1)</sup>
Buffalo Wild Wings	7,303	Restaurant	15/1000 s.f.	110
Retail	3,300	Retail	6/1000 s.f.	20
Retail	4,500	Retail	6/1000 s.f.	27
Total Area (s.f.): 15,103				Subtotal: 157
				Total Required Parking: 157
				Total Available Spaces: 150

LANDSCAPE LEGEND

- ANNUAL FLOWER BED
- LIRIOPE/ GROUND COVER
- EXISTING TREE
- DECIDUOUS TREE
- EVERGREEN TREE

PLANT LIST (CONTRACTOR TO VERIFY FINAL PLANT QUANTITIES)

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES					
8	GLEDISIA TJ. IMPERIAL	IMPERIAL HONEYLOCUST	3"	B&B	
5	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA	SEEDLESS SWEETGUM	3"	B&B	
14	PICEA ABIES	NORWAY SPRUCE	3"	B&B	
8	ZELKOVA SERRATA	ZELKOVA	3"	B&B	
SHRUBS					
105	COTONEASTER LUCIDUS	COTONEASTER	#5 CONT	-	4" O.C.
54	JUNIPERUS CHINENSIS SARGENTII	SARGENT JUNIPER	#5 CONT	-	4" O.C.
58	SPIRAEA X HUMALDA ANTHONY WATERER	ANTHONY WATERER SPIREA	#3 CONT	-	3.5' O.C.
PERENNIALS / GROUNDCOVERS					
970	LIRIOPE MISCARI	LIRIOPE	#1 CONT	-	18" O.C.

NO. DATE  
C1 04-18-2013  
Planning Plan  
C2 08-05-2013  
Planning Plan Update - BMM  
C3 05-17-2013  
Planning Plan Update - BMM  
C4 09-01-2013  
Planning Plan Update - BMM  
C5 10-20-2013  
Planning Plan Update - BMM  
C6 01-07-2014  
Site Layout Update - BMM  
C7 01-12-2014  
Driveway Details  
C8 03-23-2014  
Planting Plan Update

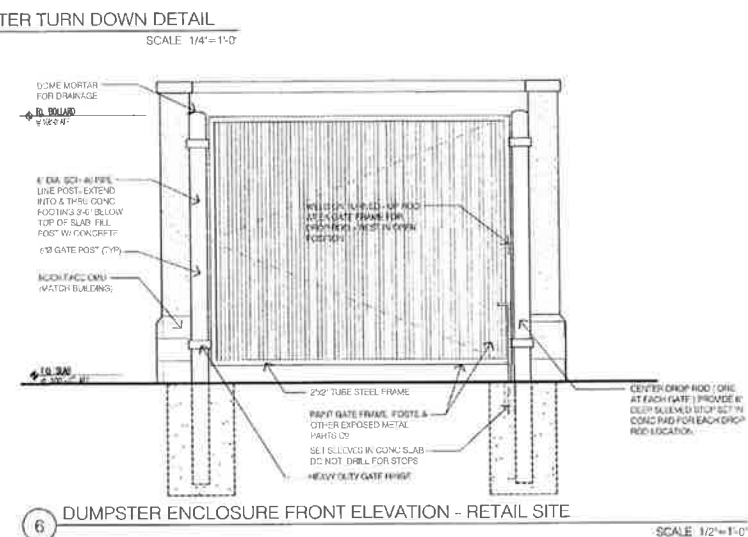
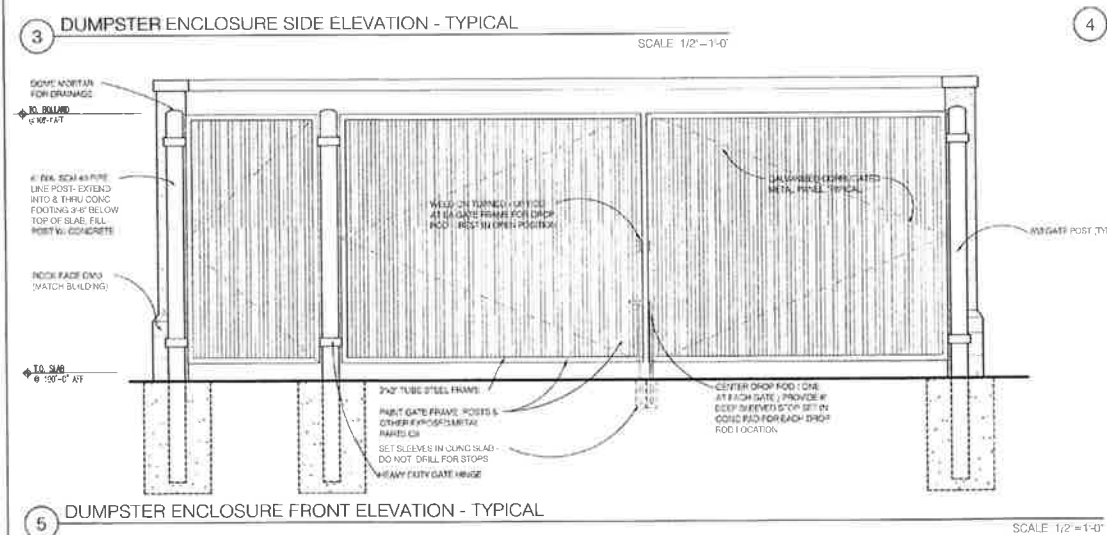
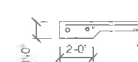
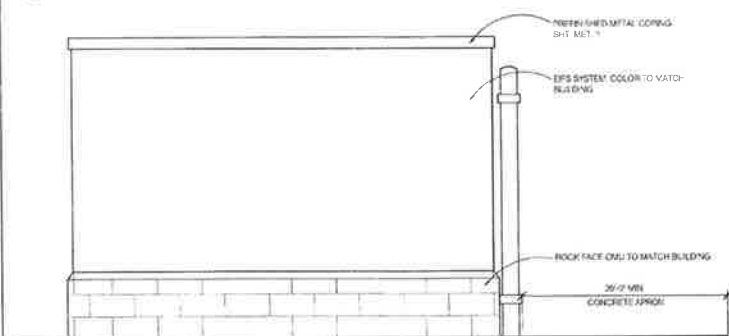
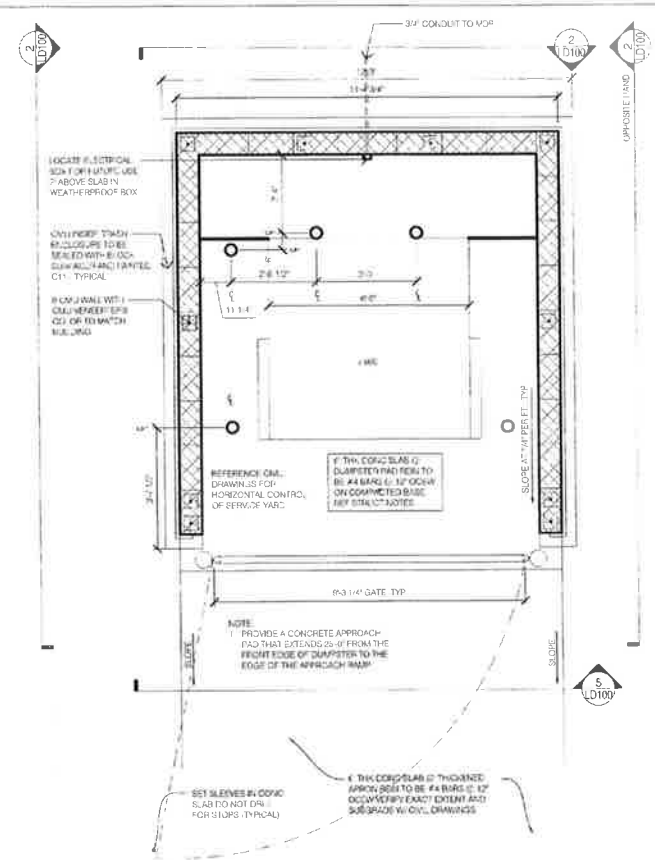
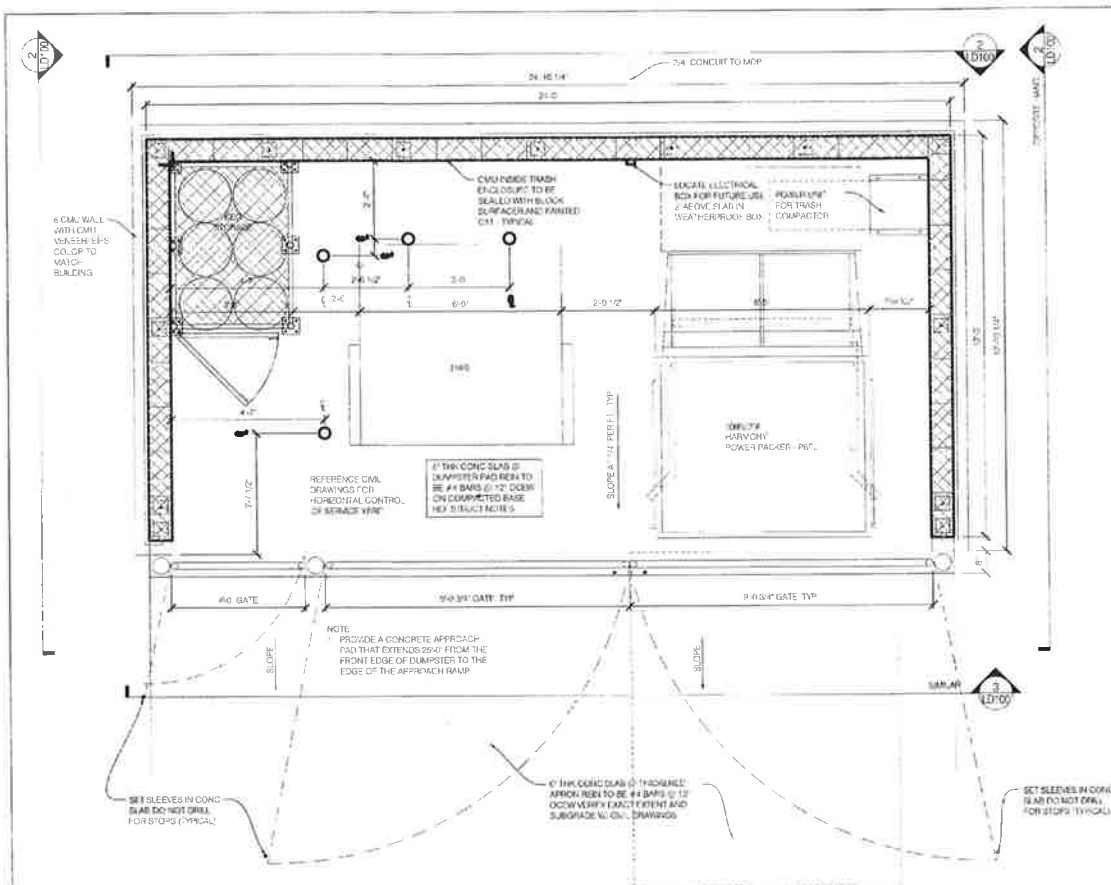
Stone Creek Retail  
Colerain Township  
Hamilton County, Ohio

**MKSK**  
27 WEST 7TH STREET  
COVINGTON, KY 41011  
859.957.0957  
MKSKSTUDIOS.COM

DESIGNED: COMB. NO.  
DRAWN: DATE  
KORRAN: October 22, 2013  
CROFT: PROJECT MANAGER  
DICK:

Landscape  
Plan

EXAMINE: NAKOBY: USUP:  
L100 04-02-2016



NO	DATE
01	04-10-2013
Planning Plan	
02	05-06-2013
Planning Plan Update--BWW	
03	26-17-2013
Planning Plan Update--BWW	
04	30-21-2013
Planning Plan Update--BWW	
05	10-22-2013
Planning Plan Update--BWW	
06	01-07-2014
Site Layout Update--BWW	
07	01-13-2014
Drumspool Details	
08	03-23-2014
Planning Plan Update	

Stone Creek Retail  
Colerain Township  
Hamilton County, Ohio

**MKSK**  
27 WEST 7TH STREET  
COVINGTON, KY 41011  
859.957.0957  
MKSKSTUDIOS.COM

27 WEST 7TH STREET  
COVINGTON, KY 41011  
859 9570957  
MKSKSTUDIOS.COM

DESIGNED	DRAWN NO.
Between	
DRAWN	DATE
Kerfahan	October 22, 2013
CHECKED	PROJ. MANAGER
Done	

### Dumpster Enclosure Details

LD100 04-02895





4200 SPRINGDALE ROAD  
COLERAIN TOWNSHIP, OHIO 45251

STAFF REPORT:

PRELIMINARY  
DEVELOPMENT PLAN  
CASE #: ZA 2014-0002  
FOREVERGREEN  
LANDSCAPING  
JUNE 17, 2014

PREPARED BY:

GEOFFREY G. MILZ, AICP

**PROJECT  
SUMMARY:**

The applicant proposes to bring the subject property into compliance with the zoning resolution.

**PROJECT HISTORY:**

On September 14, 1999, the Colerain Township Trustees approved a zoning map amendment and Preliminary Development Plan for the above referenced parcels. Between September 14, 1999 and May 5, 2000, it appears, structures were built and/ or the property was used in contravention of the Colerain Township Zoning Resolution. On May 5, 2000, our office sent a Notice of Violation to the owners of the Property explaining that the structures that were built and/ or the use that was occurring on the property was illegal and ordered that the owner "immediately stop all improvements to the project site, as well as the re-use of the existing residential structures for proposed business use, until such time as a Final Development Plan is submitted, reviewed and approved by the Colerain Township Zoning Commission". There is no record of any final development plan application, review or approval for the Property. §4.5.4 of the Colerain Township Zoning Resolution describes the process for dealing with time limits in zoning map amendment cases where the zoning district is being changed to a planned development. This section instructs that a final development plan must be submitted within one year after the approval of the Preliminary Development Plan or the approval of the Preliminary Development Plan will expire and the plan will be deemed null and void. After the plan is deemed null and void, the property remains zoned as a planned development with a voided preliminary development plan. The property owner may submit an application and new preliminary development plan for consideration or may apply for a zoning map amendment to another district.

Our records indicate that Republic Bank foreclosed on the Property on or about August 15, 2000. MLD Properties bought the Property from Republic Bank on or about September 26, 2001. MLD Properties became CA Investments, LLC and transferred the ownership of the property on or about May 19, 2006. On July 6, 2010, Mr. Loeb purchased the property and on March 2, 2012 transferred it to a corporation called Stony Land Company, Inc with Mr. Thomas W. Ostrowski named on behalf of U-B Corporation as the statutory agent for the company.

**CONFORMANCE  
WITH  
COMPREHENSIVE  
PLAN:**

The subject property is located in Character Area 8: Harrison Ave. of the Colerain Township Comprehensive Plan.

The Comprehensive Plan's vision for the area is that "Harrison Avenue will be a major gateway into the community that will show all of the best aspects of Colerain Township within a very small area. This area will be an employment center with new businesses and industries that will benefit from direct access to the interstate. Improved development standards and the redevelopment of underutilized sites will help to improve the overall appearance of the area while preserving the low-lying areas in as natural state as possible."

In the comprehensive plan, this property is located at the nexus of three land use areas: "Mixed Use Employment Center", "Conservation Area" and "Mixed Use Employment Center". I believe that if developed appropriately, the project would be in conformance with the Comprehensive Plan.

**CONFORMANCE  
WITH LAND USE  
PLAN:**

The land use plan has identified this parcel as "transitional mixed use" which is described as "Detached or attached housing, low intensity office (such as conversion of single family residence) and related compatible uses (excluding retail and industrial) that provide a transition between residential uses and other types of development. Typically 1 and 2 story structures with scale, massing, intensity, layout and specifications compatible with site constraints and character of surrounding residential development."

While the land use plan specifically excludes industrial and retail uses, this property has received a zone change in the past and I believe it would be wrong to deny them based on the use. The structures must have appropriate scale and massing such that it is compatible with the surrounding uses. These items will be addressed in the FDP.

OTHER AGENCY Hamilton County Regional Planning Commission

REPORTS: The Regional Planning Commission voted unanimously to approve the project with the following conditions:

1. That outdoor lighting and outdoor storage areas shall meet the requirements of Article 12 of the Colerain Township Zoning Resolution.
2. That an existing wooded area on the northeast corner of the property shall be preserved and include additional landscaping as determined by the Colerain Township Zoning Resolution.
3. That all signage shall comply with Article 12.4 and Article 15 of the Colerain Township Zoning Resolution.
4. That the design of parking areas shall comply with Article 13 of the Colerain Township Zoning Resolution.
5. That parking area landscaping shall be installed in compliance with Article 14.6 of the Colerain Township Zoning Resolution.

Hamilton County Stormwater & Infrastructure

1. No response

Colerain Township Fire Department

1. No concerns

Hamilton County GIS

1. No response

Hamilton County Soil & Water Conservation District

1. The District has no objection to the proposed development plan however it is expected that the project would require an earthwork permit.

ODOT

1. Since the work is out of ODOT ROW, they do not see any impacts on ODOT's corridor.

Hamilton County Engineer

1. No Response

Metropolitan Sewer District

1. The project has been given conditional availability of sewer approval

DISCUSSION:

Per Section 4.5.3 (A), seven criteria should be satisfied before the approval of a PDP:

1.	The PD District and preliminary development plan are consistent with the adopted Colerain Township Land Use Plan and Colerain Township Comprehensive Plan.	If developed appropriately, the project would be in conformance with the Comprehensive Plan.  While the land use plan specifically excludes industrial and retail uses, this property has received a zone change in the past and I believe it would be wrong to deny them based on the use. The structures must have appropriate scale and massing such that it is compatible with the surrounding uses. These items will be addressed in the FDP.
2.	The proposed uses will have a beneficial effect on the community.	The use of the property as a landscaping business will not have a deleterious effect on the community. The improvements to the site design will have a beneficial effect on the community.

DISCUSSION:  
(continued)

3.	The internal streets and primary and secondary roads that are proposed properly interconnect with the surrounding existing road network.	No public roads are proposed. The internal circulation will be improved with the implementation of the plan.
4.	The site will be accessible from public roads that are generally adequate to carry the traffic that will be imposed upon them by the proposed development and the streets and driveways on the site will be adequate to serve the residents or occupants of the proposed development.	The property is located on a county highway. Hamilton County Regional Planning Commission staff recommended additional dedication of right-of-way.
5.	The minimum common open space areas have been designated and shall be duly transferred to a legally established homeowners association, where applicable, or have been dedicated to, and accepted by, Colerain Township or another public or quasi-public agency as provided in §9.3.7.	There is no proposal for the dedication of common open space. This must be resolved by designating at least 15% or 0.384 acres as openspace on the property before FDP approval and shown on a revised copy of the Preliminary Development Plan. An easement must be recorded per §9.3.7.
6.	The preliminary development plan is consistent with the intent and purpose of the Zoning Resolution and in particular the furtherance of the purpose of the PD District as set forth in §9.3.1.	The implementation of the proposed Preliminary Development Plan with the proposed conditions will result in a higher quality development than that which exists today.
7.	The preliminary development plan has been transmitted to all other agencies and departments charged with responsibility of review.	The plan has been transmitted to all appropriate agencies for review.

The Final Development Plan will address landscaping, lighting, signage, parking, circulation and other design considerations. It is important to note that the Preliminary Development Plan addresses building location, uses, density, intensity, yard requirements, and area and frontage requirements.

**RECOMMENDATION: Staff recommends approval of the PDP with the following conditions:**

Conditions:

1. The applicant shall designate at least 15% or 0.384 acres as Common Open Space on the property before FDP approval and submit a revised copy of the Preliminary Development Plan. An easement must be recorded per §9.3.7.
2. Buildings shall be permanent in nature. Temporary buildings on the site shall be regulated by §10.4 of the Zoning Resolution.
3. That outdoor lighting and outdoor storage areas shall meet the requirements of Article 12 of the Colerain Township Zoning Resolution.
4. That an existing wooded area on the northeast corner of the property shall be preserved and include additional landscaping as determined by the Colerain Township Zoning Resolution.
5. That all signage shall comply with Article 12.4 and Article 15 of the Colerain Township Zoning Resolution.
6. That the design of parking areas shall comply with Article 13 of the Colerain Township Zoning Resolution.
7. That parking area landscaping shall be installed in compliance with Article 14.6 of the Colerain Township Zoning Resolution.

**RECEIVED**

APR 21 2014

**COLERAIN ZONING**

March 17, 2014

Geoff Milz, Director  
Building, Planning & Zoning  
Colerain Township  
4200 Springdale Road  
Cincinnati, OH 45251

Re: 7582 Harrison Avenue FDP application  
JMA #3671

Mr. Milz,

Attached is the application package for a Preliminary Development Plan for Stony Land Company (DBA: Forevergreen Complete Ground Care) located at 7582 Harrison Avenue. This Development Plan is for zoning approval of the existing use at this site. The existing use is a landscape contractor business (non-retail). There is no proposed change in the future use of this site as part of this PDP.

Thank you for your consideration of this matter. If you have any questions please feel free to contact my engineer, Brian Goubeaux, PE, at 513-721-5500 or at [bgoubeaux@jmaconsult.com](mailto:bgoubeaux@jmaconsult.com).

Sincerely,



Tony Stephenson  
Stony Land Co.

RECEIVED

APR 21 2014

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

COLERAIN ZONING

Case No.: ZA 2014-02 Date Filed: Mar. 17, 2014

Date of Preliminary Hearing (if applicable): \_\_\_\_\_

Request Change from: PD-I to: PD-I

Township: Colerain Book: 510 Page: 440 Parcels: 38, 39, 42

Physical location of property (address or brief description if no address assigned):

7582 Harrison Ave.

Name of Applicant: STONY LAND Co.

Telephone No.: 513-451-8003 Email Address: \_\_\_\_\_

Address: 7582 Harrison Ave

City: Cincinnati State: OH Zip: 45247

\*Name of Owner(s): Stony Land Co

Telephone No.: 513-451-8003 Email Address: \_\_\_\_\_

Address: 7582 Harrison Ave

City: Cincinnati State: OH Zip: 45247

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

1. Stony Land Co., 7582 Harrison Ave., 510-440-39+42

2. Stony Land Co., 7582 Harrison Ave., 510-440-38

3. \_\_\_\_\_

(attach separate sheet if necessary for additional parcels)

Signatures:

Applicant: [Signature] Date: 4-7-2014

\*Owner: \_\_\_\_\_ Date: \_\_\_\_\_

\*Owner: \_\_\_\_\_ Date: \_\_\_\_\_

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

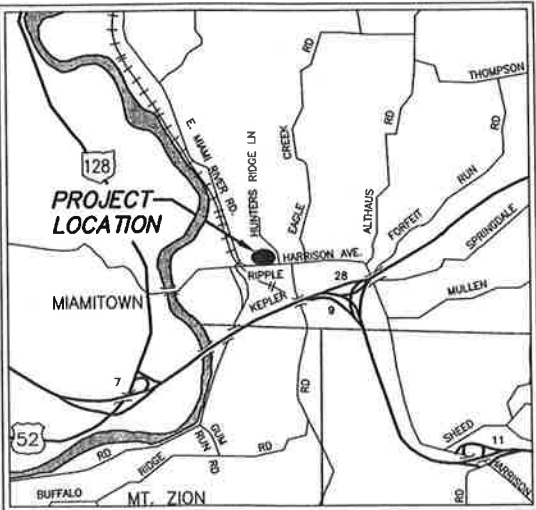
Filing fee: \_\_\_\_\_ Legal notices: \_\_\_\_\_ Cert. Mail: \_\_\_\_\_ TOTAL: 1575<sup>00</sup>

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.



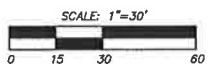
1. RE-USE EXISTING GRAVEL FOR PROPOSED PAVEMENT BASE IF POSSIBLE, REMOVE IF NOT & REPLACE WITH PROPOSED PAVEMENT SECTION.



VICINITY MAP  
N.T.S.

-  EXISTING CONCRETE
-  EXISTING STORAGE CONTAINER  
TO REMAIN
-  EXISTING PAVEMENT — REMOVE

TOTAL GROSS ACREAGE =	2.95 A.C.
ACREAGE IN R/W =	0.39 A.C.
NET ACREAGE =	2.56 A.C.



## PRELIMINARY DEVELOPMENT PLAN INDEX

- |  |   |
|--|---|
| EXISTING CONDITIONS & DEMOLITION PLAN. | 1 |
| SITE & LANDSCAPE PLAN.                 | 2 |
| UTILITY & GRADING PLAN.                | 3 |
| PHOTOMETRIC PLAN.                      | 4 |

**OWNER**  
**STONY LAND COMPANY**  
**D.B.A. FOREVERGREEN COMPLETE GROUND CARE**  
**7582 HARRISON AVENUE**  
**CINCINNATI, OHIO 45247**  
**(513) 451-8003**

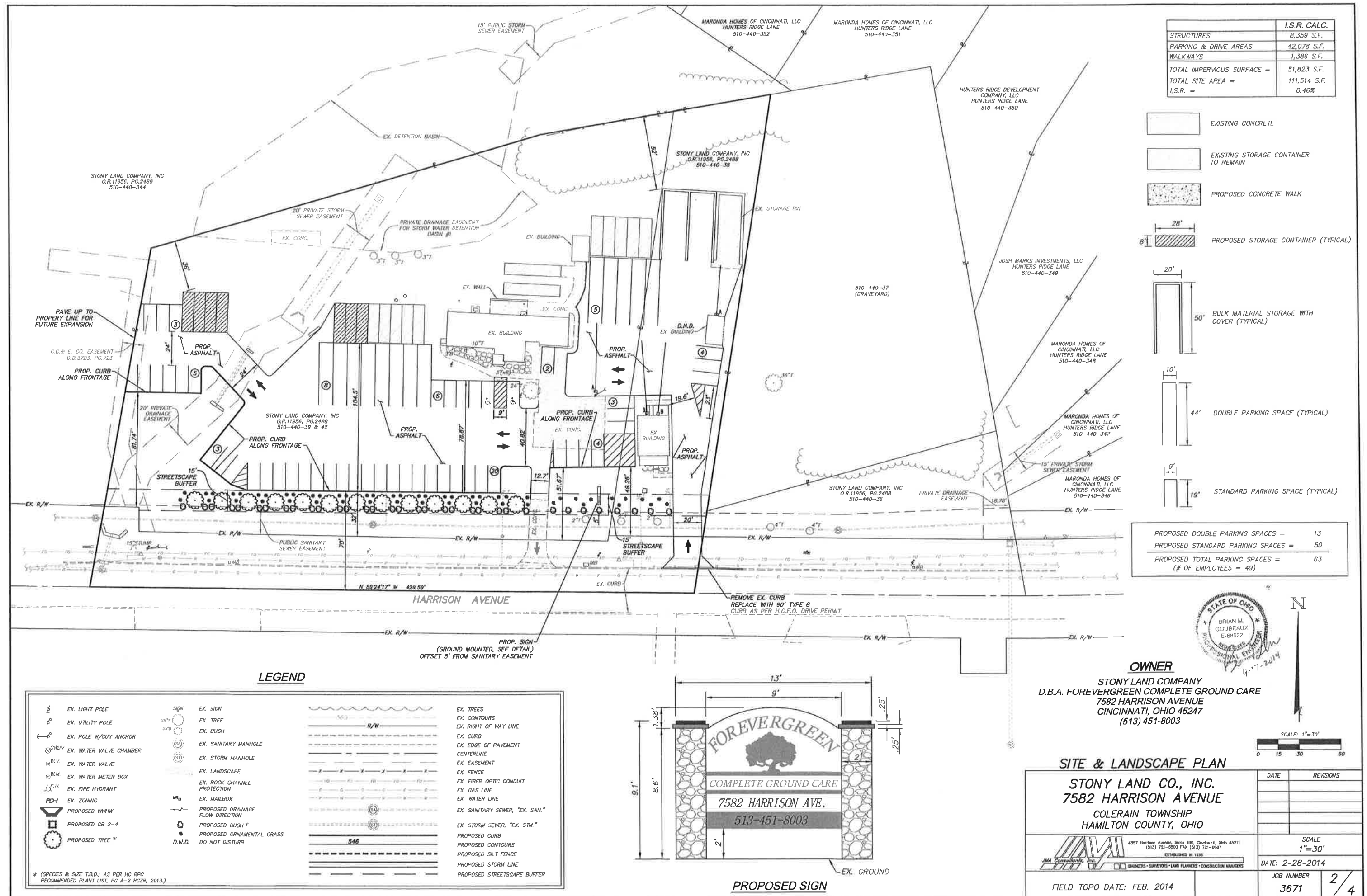
### EXISTING CONDITIONS & DEMOLITION PLAN



STONY LAND CO., INC.  
7582 HARRISON AVENUE  
COLERAIN TOWNSHIP  
HAMILTON COUNTY, OHIO

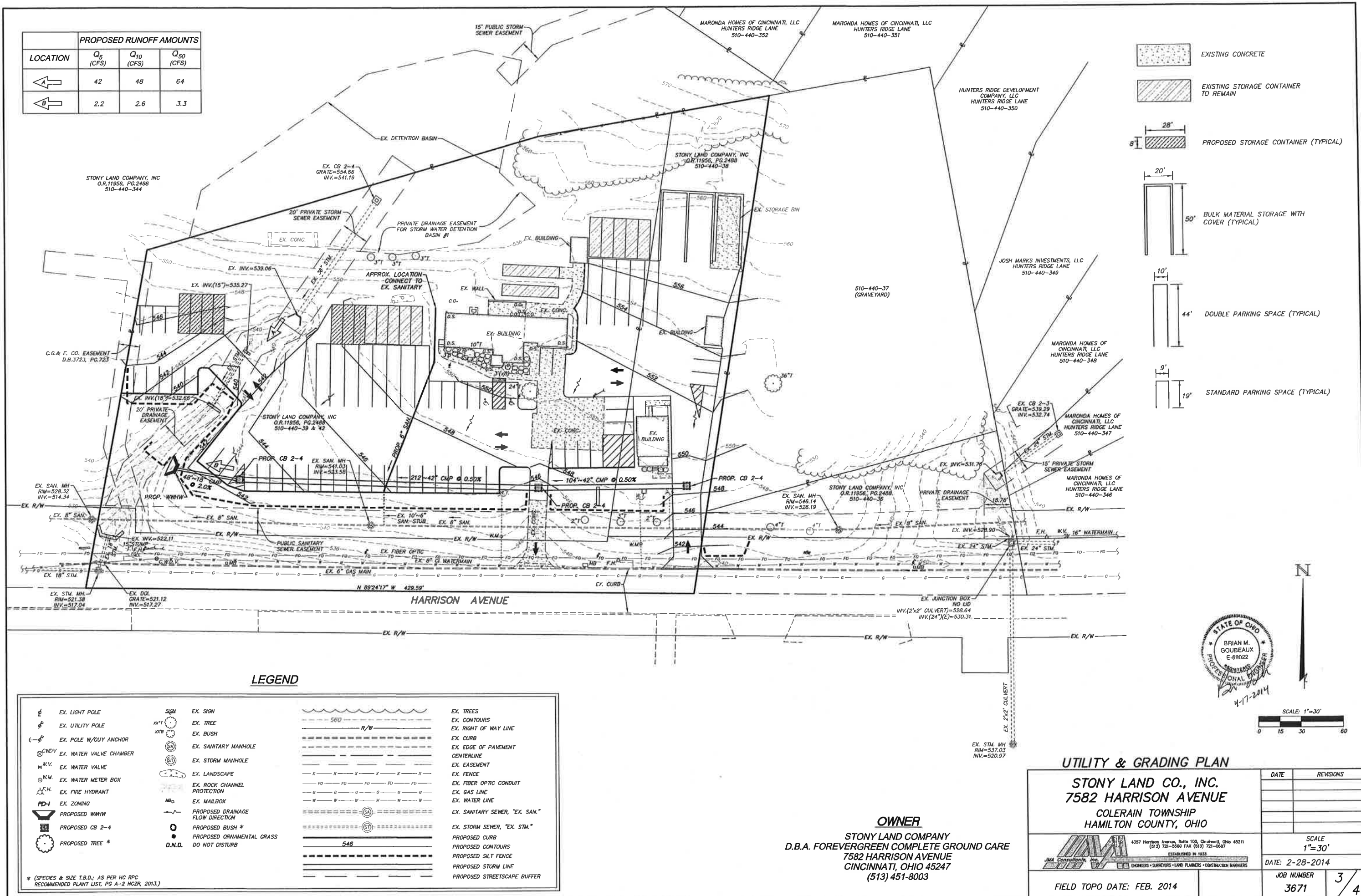
DATE	REVISIONS
SCALE 1"=30'	
DATE: 2-28-2014	
JOB NUMBER 3671	1 / 4

FIELD TOPO DATE: FEB. 2014

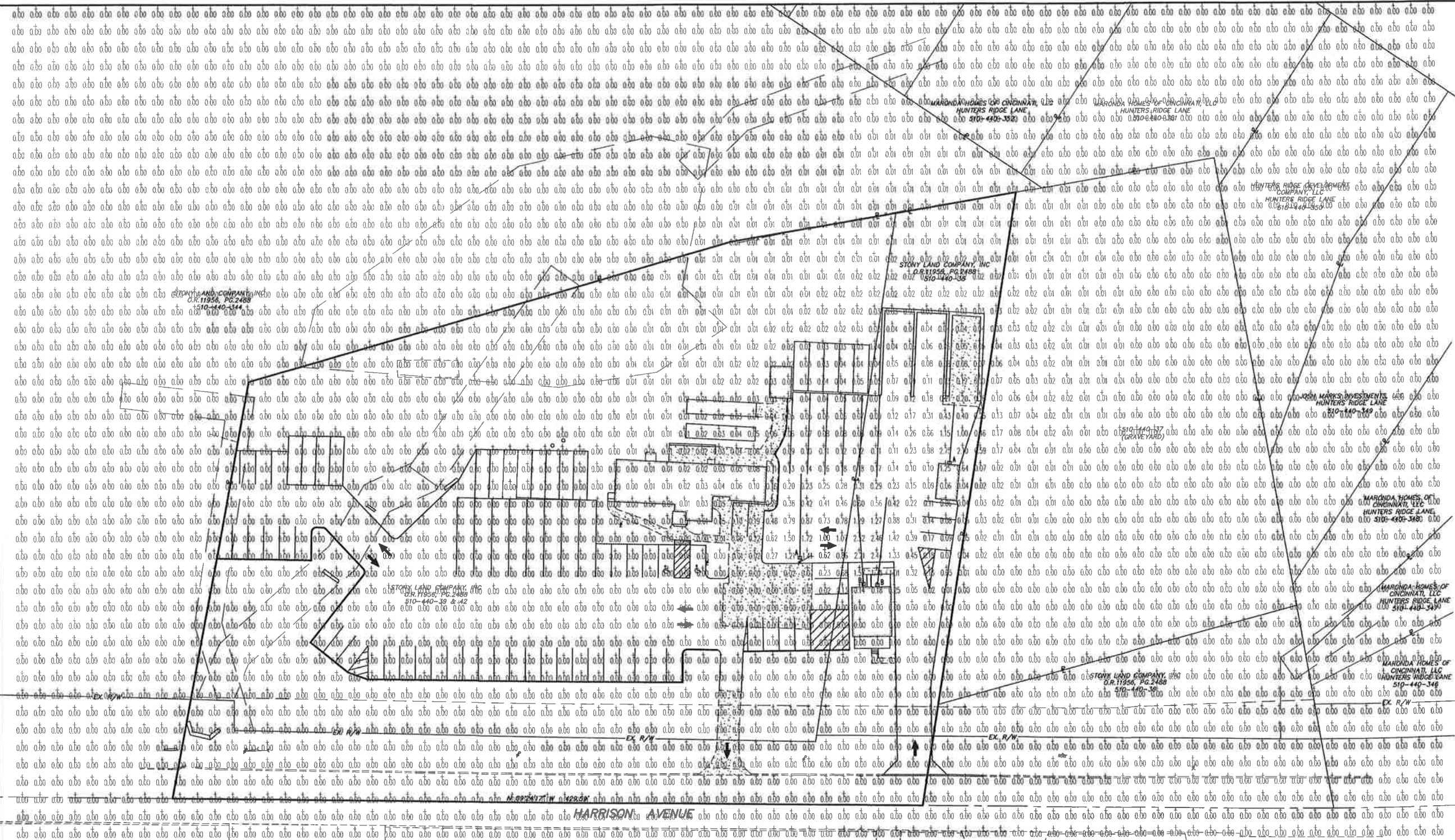
OB NUMBER	1 / 4
3671	



	PROPOSED RUNOFF AMOUNTS		
LOCATION	$Q_5$ (CFS)	$Q_{10}$ (CFS)	$Q_{50}$ (CFS)
	42	48	64
	2.2	2.6	3.3







LEGEND		EX. R/W	
	EX. LIGHT POLE		EX. SIGN
	EX. UTILITY POLE		EX. TREE
	EX. POLE W/GUY ANCHOR		EX. BUSH
	EX. WATER VALVE CHAMBER		EX. SANITARY MANHOLE
	EX. WATER VALVE		EX. STORM MANHOLE
	EX. WATER METER BOX		EX. LANDSCAPE
	EX. FIRE HYDRANT		EX. ROCK CHANNEL PROTECTION
	EX. ZONING		EX. MAILBOX
	PROPOSED W/M/W		PROPOSED DRAINAGE FLOW DIRECTION
	PROPOSED CB 2-4		PROPOSED BUSH *
	PROPOSED TREE *		PROPOSED ORNAMENTAL GRASS
* (SPECIES & SIZE T.B.D.; AS PER HC RPC RECOMMENDED PLANT LIST, PG. A-2 HCZR, 2013.)			D.N.D.

7582 Harrison Ave. (3-18-14) LUMINAIRE SCHEDULE					
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS / MOUNTING BALLAST	LT / FTY
A		HUBBELL OUTDOOR FLOOD LIGHT - 100W / 100V	(1) MH100/0	8000	0.70 2
B		HUBBELL OUTDOOR W/OUT-OF-ROAD LIGHT - 100W / 100V	(1) MH-70/0/RED	5000	0.70 2

CALCULATION SUMMARY									
AREA NAME	DIMENSIONS	1000' / TYPE	PTS	SPAC	(GROUP)	AVE	MAX	MIN	MAX/AVE
New Area	814.38x476.00 FT	10x10	H-H	30.00	10.00	<=	1.02	2.75	0.00

AREA SUMMARY SCHEDULE					
AREA NAME	TYP	QUANTITY	1000' / TYPE	PTS	SPAC
New Area	OUT	814.38x476.00 FT	A	(2)	0.00
			B	(2)	0.00

PHOTOMETRIC PLAN		DATE		REVISIONS	
STONY LAND CO., INC.					
7582 HARRISON AVENUE					
COLERAIN TOWNSHIP					
HAMILTON COUNTY, OHIO					
SCALE 1"=30'		DATE: 2-28-2014		JOB NUMBER 3671	
FIELD TOPO DATE: FEB. 2014				4/4	