



COLERAIN TOWNSHIP ZONING COMMISSION
Regular Meeting
Tuesday, April 28, 2015 - 7:00 p.m.

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

1. Meeting called to order.
Pledge of Allegiance.
Oath of Office.
Roll Call.
2. Approval of Minutes: Tuesday, March 17, 2015.
3. Public Address: None.
4. Final Development Plans:
 - A. ZA2013-03 – Sanctuary Pointe (Minor Amendment)
5. Public Hearings:
 - A. Case No.: ZA2015-01 – Text Amendment, Article/Section 3.3.6 (B)
 - B. Case No.: ZA2015-02 - 3672-3720 Springdale Rd.
Location: 3672, 3680, 3688, 3696, 3704, 3712, 3720 Springdale Rd., Cincinnati, Ohio
Request: Zone Map Amendment from R-4 Residential to B-2 General Business.
6. Informal Concept Review: None.
7. Old Business: None.
8. New Business: None.
9. Administration: None.
10. Announcements: None.
11. Next Meeting: May 19, 2015.
12. Adjournment – Zoning Commission meeting.
13. Comprehensive Plan Advisory Committee.



STAFF REPORT: **MINOR MODIFICATION TO FINAL DEVELOPMENT PLAN**
CASE #: ZA 2013-0003
SANCTUARY POINTE
NURSING & REHAB CENTER
APRIL 28, 2015

PREPARED BY: JULIA BRODSKY, PLANNER

PROJECT SUMMARY: The applicant proposes to add an additional ground sign to be located at the western entrance of the property off of Crest Road. The sign would designate a second entry for deliveries and ambulance use. Two additional two ground signs were permitted as part of the Final Development Plan approved on December 17, 2013.

- PROJECT HISTORY:**
- Preliminary Concept Review | Zoning Commission: July 16, 2013
 - Regional Planning Commission Review: Recommended approval on September 5, 2013
 - Preliminary Development Plan | Zoning Commission: Recommended approval (5-0) on September 17, 2013
 - Zone Map Amendment | Trustees: Approved 3-0 on October 22, 2013
 - Final Development Plan | Zoning Commission: Approved (5-0) on December 17, 2013

REVIEW OF SIGNAGE: Sign Type A: Ground Sign at southern-most entrance off of Hamilton Avenue.
PREVIOUSLY APPROVED:

- Height: 4'-11" | Sign Square Footage: 34.8 SF

Sign Type B: Ground Sign at eastern-most entrance off of Crest Road.

- Height: 4' | Sign Square Footage: 14.7 SF

SIGNAGE: Sign Type C: Two post ground Sign at western-most entrance off of Crest Road.
PROPOSED:

- Height: 4' | Sign Square Footage: 11.2 SF

Per §15.8.3, freestanding driveway signs are permitted. However, the proposed sign exceeds the allowable area (4 SF) and height (3').

RECOMMENDATION: Staff recommends approval of the Minor Modification to the FDP

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

RECEIVED

MAR 03 2015

Case No.: ZA 2013-03 Date Filed: **COLERAIN ZONING**

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

Township: Colerain Book: 510 Page: 0621 Parcels: 0376

Name of Owner: Next Up Investments 2, LLC

Address: 779 Glendale Milford Road

City: Cincinnati State: Ohio Zip: 45215

Name of Project Site: Sanctuary Pointe Nursing + Rehab Center

Brief description of change: We want to modify the dimensions of the identification sign, which will be on the western-most entrance to our property on Crest Road. 4 sq feet is the allowable dimension and we are requesting a slightly larger size (12 sq feet) and one foot taller. We are requesting this so that the ambulance and delivery drivers can more easily identify their entry.

Name of Applicant: _____

Telephone No.: 513-771-1779 Email Address: chise.kohn@springplacehcg.com

Address: 779 Glendale Milford Road City: Cincinnati State: OH Zip: 45215

Signature: 

Date: 3/3/2015

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.

Next Up Investments 2, LLC

779 Glendale Milford Road • Cincinnati, Ohio 45215 • 513-771-1779

March 3, 2015

Colerain Township Board of Trustees
Attention: Geoff Milz
4200 Springdale Road
Cincinnati, OH 45251

Re: Sanctuary Pointe Nursing & Rehab Center

Dear Geoff:

We are requesting a modification to our final development plan with regard to an identification sign along Crest Road at the western-most entrance. We would like the Zoning Commission to consider allowing a variance to the size and dimensions of the sign so that ambulance and delivery drivers can better identify their entrance to the property. Currently, it is my understanding that a sign with four (4) square feet of space with a height of 3 feet is permitted. We request a variance to allow approximately 12 square feet of space along with a height of 4 feet. We intend to keep lighting to a minimum (if any) on the signs and will ensure that any lighting does not affect the neighbors.

We look forward to working with the Zoning Commission, the Township Trustees and you to meet all of the zoning requirements to receive approval for this modification.

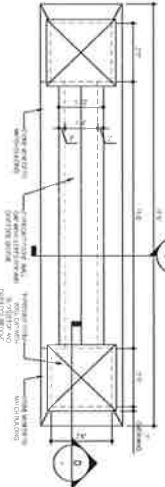
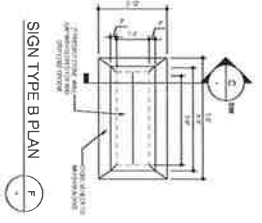
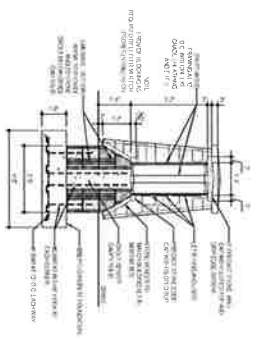
Thank you.

Sincerely,



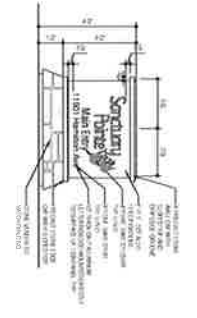
Chase M. Kohn
Vice President

- 0 DRAWING NOTES**
1. SEE THE SIGNAGE AND SIGNPOSTING SCHEDULE FOR THE SIGNAGE AND SIGNPOSTING SCHEDULE.
 2. THE SIGNAGE AND SIGNPOSTING SCHEDULE IS A PART OF THIS DRAWING AND IS TO BE USED IN CONJUNCTION WITH THIS DRAWING.
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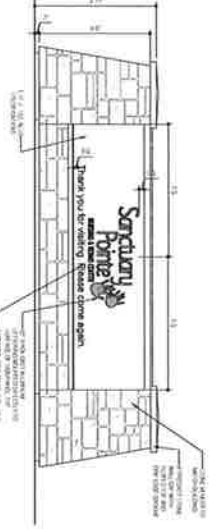


SECTION C

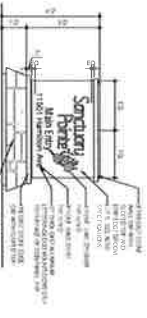
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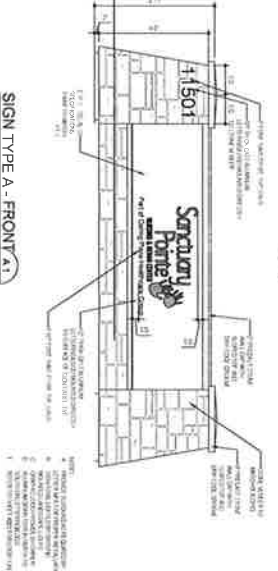
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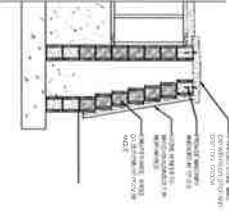


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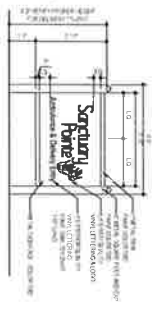


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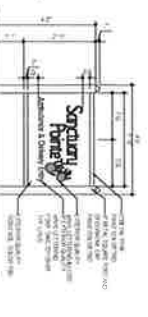
Exterior Movement Sign Details



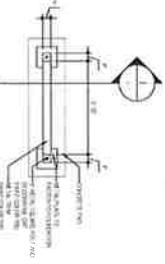
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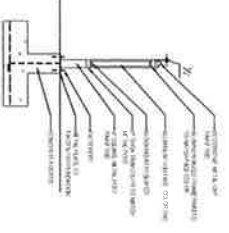
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G 2

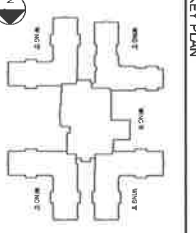


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GENERAL NOTES

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STATE OF OHIO

Professional Engineer

Exterior Signage

A203

Sanctuary Pointe

Nursing & Rehabilitation Center

11500 HAMILTON AVENUE, CINCINNATI, OHIO 45231

NEXT UP INVESTMENTS 2, LLC

778 GLENDALE MILFORD ROAD, CINCINNATI, OHIO 45215

Sanctuary Pointe

Nursing & Rehabilitation Center

11500 HAMILTON AVENUE, CINCINNATI, OHIO 45231

NEXT UP INVESTMENTS 2, LLC

778 GLENDALE MILFORD ROAD, CINCINNATI, OHIO 45215

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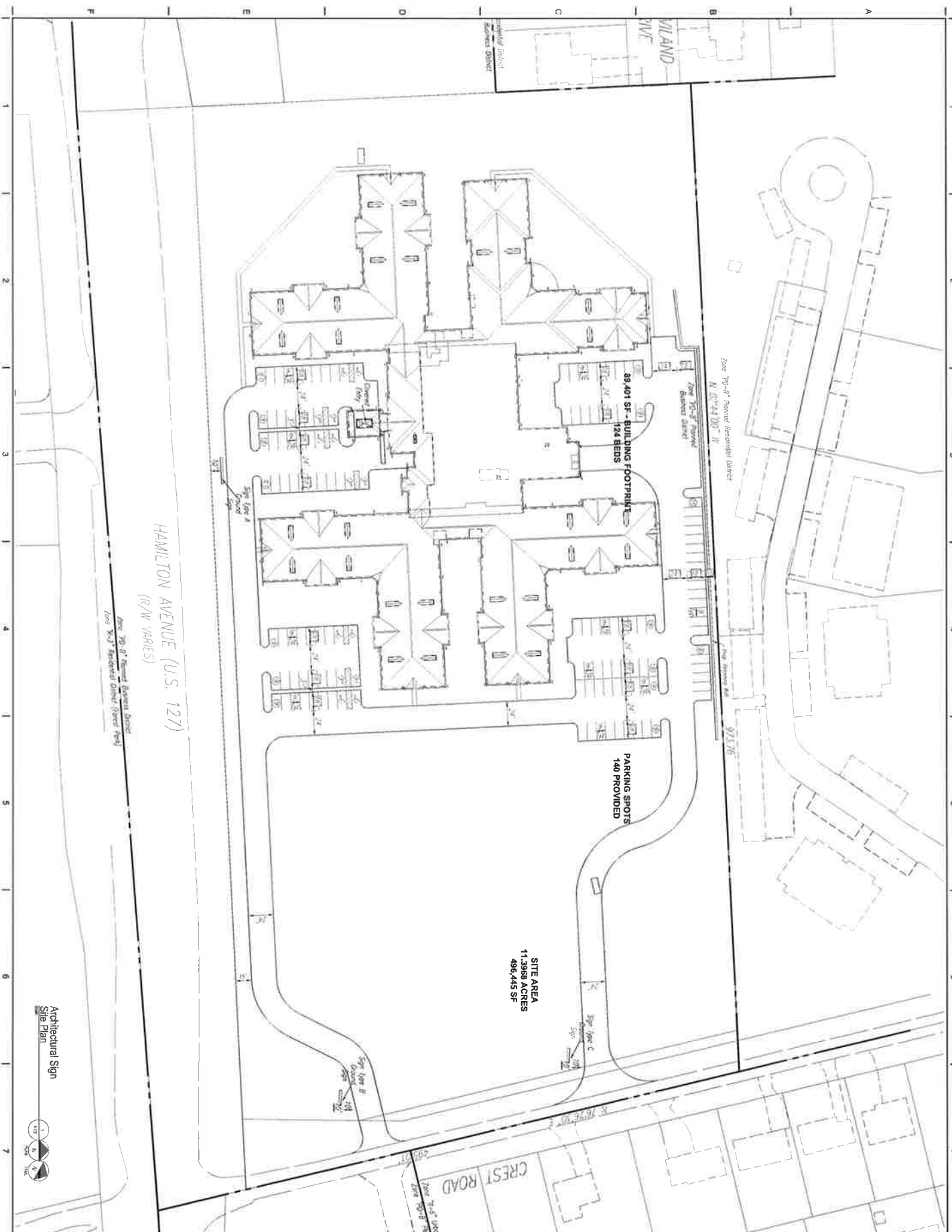
Professional Printing

11111 Main Street

Cincinnati, OH 45240

616.261.1111

www.pdf.com



Architectural Sign
Site Plan



SANCTUARY POINTE
NURSING & REHABILITATION CENTER
 11009 HAMILTON AVENUE, GINCINNATI, OHIO 45221

NEXT UP INVESTMENTS 2, LLC
 177 GLENDALE MILFORD ROAD, CINCINNATI, OHIO 45215



NOT FOR CONSTRUCTION

Project: Sanctuary Pointe Nursing & Rehabilitation Center
 Architect: [Faint text]
 Date: [Faint text]

Architectural Signage Site Plan
 A001

Sanctuary Pointe

NURSING & REHAB CENTER



MEMORANDUM

DATE: APRIL 28, 2015
TO: COLERAIN TOWNSHIP ZONING COMMISSION
FROM: GEOFFREY MILZ | DIRECTOR, PLANNING & ZONING
SUBJECT: TEXT AMENDMENT STREAMLINING VARIANCE PROCESS

SUMMARY

Currently, the process for formally adopting a decision of the Board of Zoning Appeals involves: (1) the hearing of the appeal, (2) the making of a motion and a “straw vote” and (3) the journalization of a resolution. This process is unnecessarily long and slows projects that would otherwise be able to get underway. Following a review of several local planning agencies, it appears that this process is not a best practice.

Staff proposes a change that would streamline the process to allow for appellants to have their hearing and, if their appeal is granted, to be issued a zoning certificate the day after the hearing. This change would modify our current process in the following ways: (1) it eliminates the production and journalization of resolutions, (2) approval or denial would be granted by the board in the form of a motion after the hearing on the appeal is held.

The Board of Zoning Appeals has made the necessary changes to their Bylaws to accommodate this change in process.

CASE HISTORY

On February 17, 2015, the Colerain Township Zoning Commission initiated a text amendment to address this issue. On April 2, 2015, the Hamilton County Regional Planning Commission recommended approval by a vote of 6-0.

PROPOSED CHANGE

Section 3.3.6 (B) shall be amended as to include the *italicized* language and remove the ~~stricken~~ language:

“The Board shall act by resolution *or motion* when 3 members concur. Every decision shall be accompanied by ~~written~~ findings of fact, based on testimony and evidence and specifying the reason for granting or denying the application.”

RECOMMENDATION

I recommend that the Zoning Commission recommend approval of the proposed text amendment

PREPARED BY: JULIA BRODSKY, PLANNER

Project Summary: Currently, there are seven parcels located on the north side of Springdale Road and east of Flattop Drive that are zoned as R-4 Suburban - Medium Residential District. This Zone Map Amendment would change the R-4 zoning classification to be zoned as B-2 General Business District for the purpose of re-developing properties for commercial use.

Zoning Summary: Map Amendment

Case History: Regional Planning Commission | Recommended Denial April 2, 2015.

Proposed Change:



Conformance with Comprehensive Plan:

The area effected by the zone change is located in the Colerain Avenue Character Area. The Comprehensive Plan supports the proposed change, as it envisions this area to be a home for quality commercial uses. The plan describes, in a land use map of this character area, commercial uses extending westward to Flat Top Rd. The Comprehensive Plan also instructs the township to work cooperatively with developers who share the same vision of the community. “The township will work with developers to create the best, most attractive development that would benefit Colerain Township”.

Conformance with
Land Use Plan:

The Land Use Plan designates the 6 western parcels to be single-family residential and the easternmost parcel to be planned mixed use employment. The land use map in this area was last updated in 2001. Staff finds that the land use plan is out of date and does not reflect the current development vision of the Township. Staff is preparing for a comprehensive plan update which will update the land use plan for the Township. For their purposes, Hamilton County Regional Planning voted 6-0 in favor of a motion that found that consistency with the adopted land use plan is not required.

Other Agency
Reports

Hamilton County Regional Planning Commission

The Hamilton County Regional Planning Commission voted 6-0 to recommend denial of the proposed zone map amendment. In their report, RPC staff supported their recommendation with four arguments:

1) the proposed project does not comply with the land use plan; 2) the proposed project does not comply with the comprehensive plan; 3) it cannot be made to comply with the thoroughfare plan; and 4) non-PUD zone map amendments do not include site plan review.

In response to these arguments, Colerain Township staff made the following rebuttals:

1) the land use plan is woefully outdated and is currently being updated; 2) the comprehensive plan does support the project as described above; 3) staff would like to see the project comply with the thoroughfare plan and recommends changes to the thoroughfare plan to allow for the dedication of right-of-way on non-PUD zone map amendments; 4) all projects receive a very thorough site plan review as part of the zoning certificate review process.

Justification of
Changes:

The parcels included in the proposed map amendment terminate at the corner of Flat Top Road and Springdale Road. These homes sit directly across from the Northgate Mall parking lot. The intent is to allow commercial development to continue on both sides of Springdale Road until the intersection of Flat Top Road. This would also bring continuity to this section of Springdale Road where housing is not negatively impacted by a harsh commercial edge across the street.

Recommendation:

Staff recommends APPROVAL of the proposed map amendment.

RECEIVED

APPLICATION FOR ZONE MAP AMENDMENT
COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD
CINCINNATI, OH 45251

MAR 11 2015

COLERAIN ZONING

Case No.: ZA 2015-02 Date Filed: 3/11/15

Date of Preliminary Hearing (if applicable): N/A

Request Change from: R-4 to: B-2

Township: Colerain Book: 510 Page: 103 Parcels: (see attached sheet)

Physical location of property (address or brief description if no address assigned):
North side of Springdale Road east of Flattop Drive; 3672 - 3720 Springdale Road.

Name of Applicant: Vandercar

Telephone No.: 513-272-1700 Email Address: sdragon@vanhold.com

Address: 5027 Madison Road, Suite 200

City: Cincinnati State: OH Zip: 45227

*Name of Owner(s): Vandercar, as agent (Auditor Parcel Nos. 510-0103-0073 through -0077 under contract for purchase)

Telephone No.: 513-272-1700 Email Address: sdragon@vanhold.com

Address: 5027 Madison Road, Suite 200

City: Cincinnati State: OH Zip: 45227

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

- (Auditor Parcel Nos. 510-0103-0073 through -0079; see attached sheet)
-
-

(attach separate sheet if necessary for additional parcels)

Signatures:

Applicant:  Date: 3/11/15

*Owner:  Date: 3/11/15

*Owner: Date:

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

Filing fee: Legal notices: Cert. Mail: TOTAL:

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.

Name	Parcel ID	Property Address			
		Street Address	City	State	Zip
McHenry, Betty Jane	510-0103-0073-00	3720 Springdale Road	Cincinnati	OH	45251
McHenry, Betty Jane	510-0103-0074-00	3712 Springdale Road	Cincinnati	OH	45251
Wood, Jeffrey A. Tr.	510-0103-0075-00	3704 Springdale Road	Cincinnati	OH	45251
Reckelhoff, Herbert	510-0103-0076-00	3696 Springdale Road	Cincinnati	OH	45251
Sturm, Jered D & Gennah L Duclo	510-0103-0077-00	3688 Springdale Road	Cincinnati	OH	45251
Winters, James R. & Allene	510-0103-0078-00	3680 Springdale Road	Cincinnati	OH	45251
Vilas Matthew J. & Donna M.	510-0103-0079-00	3672 Springdale Road	Cincinnati	OH	45251

