



**COLERAIN**  
EST. 1794

Colerain Township • 4200 Springdale Road • Colerain Township, Ohio 45251  
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**Trustees:** Dennis P. Deters, Melinda A. Rinehart, Jeffrey F. Ritter  
**Fiscal Officer:** Heather E. Harlow • **Administrator:** James M. Rowan

**Work Session Meeting of the Board of Trustees  
October 22, 2013**

- 1. Opening of Meeting**
- 2. Public Hearing**
  - Retire/Rehire of Chief Daniel Meloy
  - Zone Map Amendment
- 3. Presentations**
  - Greg Moore – Skyline Community Center
  - Shared Services Model - Zoning and Planning
- 4. Executive Session - if needed**
- 5. Adjournment**

COLERAIN

# NEW BUSINESS

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Department: Building, Planning & Zoning

Department Head: Geoffrey G. Milz, AICP

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1. Action (Include rationale)

- a. Personnel
- b. Policy
- c. Other

**(1) Sanctuary Pointe Nursing and Rehabilitation Center:** See attached staff report.

2. Information

- a. Other

**(1) PRESENTATION:** How the strategic use of the shared-services model of service delivery has led to better outcomes in property maintenance and crime prevention.



DEPARTMENT OF  
PLANNING & ZONING

4200 SPRINGDALE ROAD  
COLERAIN TOWNSHIP, OHIO 45251

STAFF REPORT: **PRELIMINARY  
DEVELOPMENT PLAN**  
CASE #: ZA 2013-0003  
SANCTUARY POINTE  
NURSING & REHAB CENTER  
OCTOBER 22, 2013

PREPARED BY: GEOFFREY G. MILZ, AICP

**Project Summary:** The applicant proposes a zone map amendment on an 11.39 acre parcel located at the southwest corner of the intersection of Crest Road and Hamilton Ave. The parcel is currently vacant land and zoned PD-B with a voided Preliminary Development Plan. The applicant proposes to construct a 124 bed skilled nursing facility and requests a PD-R zoning designation in which institutional housing uses are permitted. Following the Hamilton County Regional Planning Commission's unanimous vote to recommend approval of the project, the Colerain Township Zoning Commission voted 5-0 to recommend Trustee approval.

**Conformance with Comprehensive Plan:** The subject property is located in Area 3: Bevis/Pleasant Run of the Colerain Township Comprehensive Plan.

The vision for the Bevis/Pleasant Run character area is that it "will be a mixed-use area of the Township with a commercial and industrial corridor along Hamilton Ave.... Residential uses may expand within this area but this expansion will involve the infill of several large lots that still exist in this character area." during the comprehensive planning process reflect a desire to see development and redevelopment along the Hamilton Avenue corridor.

**Conformance with Land Use Plan:**

The land use plan has identified this parcel as "retail-general".

**Zoning Summary:**

	<b>Proposed</b>
	<b>PD-R</b>
Allowable Use	Institutional Housing
Max. Building Size	none
Min. Lot Area	11.39 acres
Front Yard Setback	40 ft *
Side Yard Setback	40 ft *
Rear Yard Setback	40 ft *
Parking Area Setback	5 ft **
Max. Height	1 story
Parking	140 spaces

**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.	The proposed use is consistent with the vision of the character area as described in the Comprehensive Plan. While the proposed use is not a retail use, as called for in the Land Use Plan, the intensity of the proposed use and demands on traffic, etc., is less than what one would expect to see from an 11+ acre retail development. Further, the streetscape treatment and general aesthetic character of the proposed use is preferable to a retail development on the same site and in keeping with the intent of the Land Use Plan.
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2.	The proposed uses will have a beneficial effect on the community.	Given an aging population, an additional option for high-quality, skilled nursing and rehabilitation facilities would be an asset to our community. Further, the architectural design and character (i.e. pitched, gabled roof, dormers, material selection, etc.) and landscaping treatments will enhance the overall aesthetics of the Hamilton Ave. corridor and the Bevis and Pleasant Run neighborhoods.
3.	The internal streets and primary and secondary roads that are proposed properly interconnect with the surrounding existing road network.	Dehaviland Drive terminates in a stub on the western lot line of the subject property. It is not recommended to continue Dehaviland Drive through the site to connect it with Crest Road. The increased traffic would have a negative impact on the Dehaviland Drive neighborhood without any meaningful mitigation of traffic on Crest or Hamilton.
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 proposed access to the site is off of Crest Road. The curb cuts on the north side of the site onto Crest Road make sense given the context of the existing curb cut into CVS on the north side of Crest Road and existing traffic patterns.
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. The applicant has proposed a number of attractive court yards for the enjoyment of their clients. No dedication is required.
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 proposed development will result in a higher quality development than would result from a "straight-zoned" development. It employs sound planning principals and creative use of the currently vacant lot, resulting in a high-quality development consistent with the intent and purpose of the Zoning resolution.
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.

Recommendation: **Staff recommends approval of the PDP with the following conditions and variances:**

Conditions:

- 1) The applicant shall satisfy the requirements of the Hamilton County Soil and Water Conservation District, Hamilton County Planning & Development's Stormwater Division, Greater Cincinnati Water Works, Ohio Department of Transportation and Metropolitan Sewer District as outlined in the attached correspondence;
- 2) The applicant shall participate in the payment-in-lieu of sidewalks program;
- 3) The applicant shall design and construct a 30 foot landscaped buffer on the southern boundary of the property to be approved with the Final Development Plan;

Recommendation:  
(Continued)

- 4) The applicant shall submit a landscaping plan that meets the streetscape, boundary and parking lot landscaping standards of the Colerain Township Zoning resolution for review and consideration with the Final Development Plan;
- 5) Future development on the northern portion of the site shall be considered a major modification to the Preliminary Development Plan;
- 6) The applicant shall submit a signage plan for review and consideration with the Final Development Plan;
- 7) The applicant shall irrigate the landscaping.

Variances:

- 1) §7.4.6(A) - the proposed development be permitted a maximum density of 10.9 beds per acre where 7 beds per acre is required;
- 2) §7.4.6(B) - the proposed development be permitted a maximum of 124 beds per site where a maximum of 21 beds per site is permitted;
- 3) §7.4.6 (C) - the proposed development be permitted to have 40 ft setbacks in all yards where 50 ft setback is required;
- 4) §7.4.6(E) - the proposed parking areas shall be permitted to be no closer than 5 feet from the western property line where a minimum setback of 50 ft is required;
- 5) §15.8.1 - signage for the site shall be permitted in accordance with the signage approved as part of the Final Development Plan.