

RESOLUTION # A7-05

**Case No. ZA-2004-10**  
**SPRINGDALE NURSING HOME**  
Approval of Application for Zone Change from an  
existing "OO" Planned Office District  
and "B-2" Single Family Residence  
to an "OO" Planned Office District

WHEREAS, PDT Architects, Applicant and LDO Nursing Home, LLC, Owner, filed Case No. Colerain ZA2004-10, an application for a Zone Amendment from an existing "B-2" Single Family Residence District and an existing "OO" Planned Office District to an "OO" Planned Office District, for the parcel located at 3464 Springdale Road, East of Loralinda Drive, (Book 510, Page 112, Parcels 11,12,12,14, 261 262), said site containing 5.75 Gross Acres and 4.91 Net Acres.

WHEREAS, the Hamilton County Regional Planning Commission held a public hearing on November 4, 2004, and recommended approval of the proposed amendment (5 to 0 vote) with conditions; and

WHEREAS, the Colerain Township Zoning Commission held a public hearing on November 16, 2004 and recommended approval of the proposed amendment (4 to 0) with conditions; and

WHEREAS, on December 14, 2004 the Board of Trustees held a public hearing on the said amendment and reviewed all pertinent documents and received public comment, and

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees approves the recommendation by the Colerain Township Zoning Commission that the application for zone amendment be approved, and the Board of Trustees does hereby approve the said amendment, with the specific conditions contained in this Resolution, for the reason that the amendment would be in the best interest of the Township and the public, and is in keeping with good land use planning.

BE IT FURTHER RESOLVED that the plan be subject to the regulations and declarations of Article 20 ("OO"Planned Office District) and other applicable sections of the Colerain Township Zoning Resolution, including, but not necessarily limited to area regulations, building setbacks, streetscape, landscaping, buffering and screening, signage, lighting, and parking lot standards, and subject further to the following covenants:

1. Final Development Plan

1.1 The Zoning Resolution, required site plans or drawings, terms, covenants and conditions of approval which are depicted or noted on the Final Development Plan or contained in this Resolution amending the zone map are to be considered complimentary and what is required by any one shall be as binding as if required by all.

1.2 No Final Development Plan shall be approved by the Colerain Township Zoning Commission before:

- A. detailed plans for grading, landscaping (indicating quality/quantity), exterior lighting and freestanding signs are submitted,
- B. all other "Requirements For Submission" of Final Development Plans have been satisfactorily met,
- C. the Final Development Plan complies with the intent of this Resolution, the Zoning Resolution, the Preliminary Development Plan and all other complementary regulations and documents,
- D. the Final Development Plan complies with site plan recommendations of applicable development review agencies,
- E. the Final Development Plan complies with the following additional requirements or standards:

CONDITIONS:

- I. That, the development plan be revised to list proper material identification, and comply with the minimum buffer requirements, interior landscaping, site perimeter screening, and berming requirements of the Colerain Township Zoning Resolution Article 29.
  - A. That, the proposed building and access drives satisfy the minimum 20-foot boundary buffer along the western, northern and eastern property lines adjacent to the single-family properties.
  - B. That, a minimum interior landscaping of 9 trees and 24 shrubs be provided and distributed throughout the parking lot.
  - C. That, between the proposed building, parking lot and adjacent single-family properties to the west, north and east, a row of

evergreen shrubs be provided, that will be six (6) feet in height and will achieve 73% opacity within two years

- D. That, in addition to the landscaping shown on the development plan, a 10-foot minimum streetscape buffer with a landscape wall of 4-feet in height, constructed with the same material as the building, be provided between the street right-of-way and the building setback, with no impervious surface.
2. That, clearing limits be shown on the site plan and that during the construction process, if any existing vegetation is destroyed or damaged, that the applicant replace the vegetation with similar landscaping or as approved by the Zoning Commission.
  3. That, prior to any type of occupancy of the proposed facility all landscaping, buffering, and perimeter streetscape be fully implemented.
  4. That, a detailed signage plan be submitted as part of the plan review and Final Development Plan review approval process, showing one detailed ground sign limited to 50 square feet, and any proposed wall and directional signage, which must be in compliance with Article 30 of the Colerain Township Zoning Resolution.
  5. That, the required detailed lighting plan that complies with Article 31 of the Zoning Resolution be submitted as part of the plan review and Final Development Plan approval process: lighting to be full cut-off to the west, north and east, no lighting is to project outward from property, and no wall packs shall be installed at the rear or side of the building; all light fixtures in parking lot be maximum 12 ft. high, and 0.1 ft. candles at the property line.
  6. That, the dumpster shall be fully screened from view on all sides by a wall enclosure, matching the building materials with a solid gate on the front. Dumpster pick-up service and all deliveries shall be allowed only between the hours of 7:00AM to 7:00 PM.
  7. That, no exterior display or storage be permitted on the premises.
  8. That, the Final Development Plan provides sidewalk upgrades along Springdale Road and all right-of-way widths and road standards, fire hydrants, etc must comply with the regulations of the appropriate public agencies and that no waivers be granted in the future.
  9. That, detailed building elevations be submitted as part of the plan review and Final Development Plan review approval process indicating building materials and compatibility with the abutting residential neighborhood.

- 10. That, ingress/egress to the subject site be limited to one drive, obtained only from Springdale Road, and that parcels 510-0112-0011, 12, 13, 14, 261 and 262 be consolidated and recorded as such.
- 11. That, all requirements of the Colerain Township Fire Safety Officer be met concerning fire safety access, by the applicant.
- F. the methodology and criteria for effectuating and evaluating compliance with performance related covenants and conditions shall be noted on the Final Development Plan and accepted by the Township Zoning Administrator.

2. Construction Permits

- 2.1 No building permit for actual construction shall be issued by the Department of the Building Commissioner before a Zoning Certificate is received from the Colerain Township Zoning Inspector upon receipt of the required detailed site plan and construction documents.

3. Final Compliance Documents

- 3.1 No Final Zoning Inspection Certificate shall be issued by the Colerain Township Zoning Inspector before the development complies with all requirements in this Resolution, and the following documents are received and accepted by the Colerain Township Zoning Inspector:
  - A. a summary report from the Hamilton County Engineer certifying that the approved plans and specifications for roadway and access improvements, either on-site or off-site, have been completely implemented, and
  - B. a summary report from the applicant's registered engineer or surveyor as required by and addressed to the Director of Hamilton County Public Works certifying that the approved plans and specifications for storm drainage improvements have been completely implemented; The Director of the Hamilton County Public Works shall inform the Colerain Township Zoning Inspector when such letter is received and accepted,
  - C. a summary report from Metropolitan Sewer District, County Board of Health or the Ohio Environmental Protection Agency certifying that the approved plan and specifications for sanitary sewer and waste treatment have been completely implemented,
  - D. a summary report from the Colerain Township Fire Prevention Officer, certifying that the approved plan and specifications for fire prevention have been completely implemented, and
  - E. a summary report from the applicant's registered engineer or surveyor or attorney certifying that required easements for access, utilities or other purpose have been recorded in the Office of the Hamilton County Recorder.

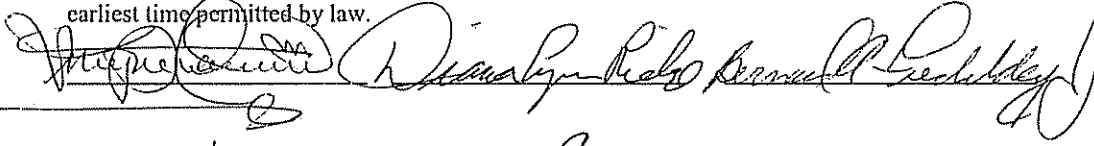
4. Maintenance of Improvements

4.1 All aspects of this development including property improvements, landscaping, ground cover, etc. as required in the specifications, covenants, conditions, requirements, and limitations contained in this Resolution shall be continually maintained by the owner of the property until the development ceases to exist. Enforcement shall be by the Office of the Colerain Township Zoning Inspector, with all discrepancies being considered Zoning Resolution violations.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be directed by the Clerk of Colerain Township to the Applicant and his Agent for this Amendment, to the Colerain Township Zoning Commission, the office of the Colerain Township Zoning Inspector, the Department of the Building Commissioner, the County Engineer Permit Department, and the Metropolitan Sewer District.

CERTIFICATE OF ADOPTION

This resolution was adopted at a regularly scheduled meeting of the Board of Township Trustees of Colerain Township, Ohio, in session the 11<sup>th</sup> day of January, 2005 and shall become effective at the earliest time permitted by law.



Mr. Corman *Aye*


Mrs. Rielage *Aye*

Mr. Fiedeldey *Aye*

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution adopted by this Board of Trustees in session this 11<sup>th</sup> day of January, 2005

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the Office of the Board of Trustees of Colerain Township, Ohio, this 11<sup>th</sup> day of January, 2005.

  
Heather E. Harlow, Clerk  
Board of Township Trustees  
Colerain Township, Ohio