

First Reading: October 15, 2009
Second Reading: Dispensed

RESOLUTION NO. 2009 - 131

A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO A SITE PLAN FOR THE KENWOOD CROSSING III REAL ESTATE DEVELOPMENT, DISPENSING WITH THE SECOND READING, AND DECLARING AN EMERGENCY

WHEREAS, application was made by Kenwood Crossing III, LLC (the "Owner") for approval of a site plan to construct an office building in Case Number 2009-12Z; and

WHEREAS, on September 14, after proper notice having been given, the Sycamore Township Zoning Commission held public hearings to consider the application for approval of a major adjustment for the Kenwood Crossing III Real Estate Development in Case Number 2009-12Z; and

WHEREAS, the real property in Case No. 2009-12Z, consists of the real property located at 8375 Highland Avenue, 8355 Highland Avenue, and 8315 Highland Avenue in Sycamore Township and is designated as Hamilton County Auditor's Parcel Numbers 600-0202-0103-00, 600-0202-0102-00, and 600-0202-0101-00 respectively (the "Real Property");

WHEREAS, the Real Property is located in the "OO"- Office District with a Planned Unit Development (PUD) overlay; and

WHEREAS, on September 14, 2009 in a public hearing and an open meeting, the Sycamore Township Zoning Commission recommended approval of the application with conditions and communicated its recommendation to the Board of Township Trustees on September 30, 2009; and

WHEREAS, on October 15, 2009, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the application for the major adjustment to the planned unit development for the signage;

NOW THEREFORE, BE IT RESOLVED, by the Board of Township Trustees of Sycamore Township, State of Ohio:

SECTION 1. The Application of Kenwood Crossing III, LLC to construct an office building on the Real Property in compliance with the planned unit development is hereby approved. This approval is subject to the conditions set forth on the attached Exhibit A which are made a part of this Resolution as if fully rewritten herein.

SECTION 2. All other approvals, conditions, obligations and requirements contained in previous approval of the development, including Sycamore

Township Case Numbers 2003-13Z and 2006-14MA that are not amended by this matter shall remain in full force and affect.

SECTION 3.

Any use and improvements made to the Real Property which is the subject of this Resolution shall be constructed in compliance with the plans, specifications, and renderings submitted and approved by this Resolution, and any previous resolutions in effect that affect the Real Property.

SECTION 7.

The Trustees of Sycamore Township upon at least a majority vote do hereby dispense with the requirement that this resolution be read on two separate days, and hereby authorize the adoption of this resolution upon its first reading.

SECTION 8.

This Resolution is hereby declared to be an emergency measure necessary for the public peace, health, safety and general welfare of the Township. The reason for the emergency is to provide the approval for the development in a timely manner in order to avoid any delays in permit approval.

VOTE RECORD:

Mr. Bishop YES

Mr. Kent ASSENT

Mr. Weidman YES


Passed at a meeting of the Board of Township Trustees of Sycamore Township this 15th day of October, 2009.



Thomas J. Weidman, President



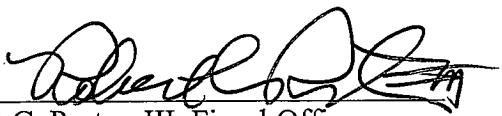
Cliff W. Bishop, Vice President



Richard C. Kent, Trustee

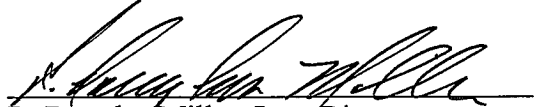
AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer, this 15th day of October, 2009.



Robert C. Porter, III, Fiscal Officer
Sycamore Township, Ohio

APPROVED AS TO FORM:



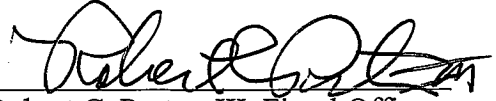
R. Douglas Miller, Law Director

EXHIBIT A

1. Except as noted below, the Applicant/Owner shall comply with all aspects of the Sycamore Township Zoning Resolution including, but not limited to, freestanding signs, dumpster enclosures, streetscape buffers, site lighting, off-street parking requirements and mechanical equipment.
2. No outdoor advertising, bench billboards, or telecommunications towers shall be permitted on the site.
3. A landscape plan shall be approved by staff prior to the issuance of a Zoning Certificate.
4. The shared parking and access areas to Kenwood Crossing II shall be included and noted on the plan.
5. The width and size of boundary buffers shall be constructed as shown on the plans submitted August 19, 2009.
6. Landscaping in compliance with the Sycamore Township Zoning Resolution shall be approved by staff.

PROOF OF PUBLICATION

I hereby certify that I have published this Resolution on October 19, 2009 by posting in the five most public places as established by the Board of Township Trustees such places being the Township Hall, Bob Meyer Park, Bechtold Park, the Clete McDaniel Sports Complex and the Robert L. Schuler Sports Complex.



Robert C. Porter, III, Fiscal Officer,
Sycamore Township