

RESOLUTION NO. 2013 - 29

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO A SITE PLAN FOR
THE CATHOLIC HEALTH PARTNERS/JEWISH HOSPITAL DEVELOPMENT**

WHEREAS, application was made by Catholic Health Partners/Jewish Hospital (the "Applicant") on behalf of Catholic Health Partners/JRE Real Estate, LLC (the "Owner") for approval of a major adjustment to a site plan for construction of an addition to the existing building, parking and landscape buffering on the real property located at 4757 East Galbraith Road, Sycamore Township, Hamilton County, Ohio (the "Application") in Sycamore Township Zoning Case Number 2012-01MA; and

WHEREAS, the real property in Case No. 2012-01MA, consists of the real property located at 4757 East Galbraith Road, Sycamore Township, Hamilton County, Ohio and is designated as Hamilton County Auditor's Parcel Number 600-0210-0458-00 (the "Real Property"); and

WHEREAS, the Owner has previously received approval of a zone change and site plan for the Jewish Hospital Development in Case Number 2008-89 as amended by Resolution Number 2009-159 and Case Number 2012-01MA; and

WHEREAS, the Real Property is located in the "OO"- Office District with a Planned Unit Development (PUD) overlay requiring a site plan approval for any changes from the originally approved plan; and

WHEREAS, on January 14, 2013 and February 11, 2013 after a public hearing and in an open meeting, the Sycamore Township Zoning Commission recommended approval of the Application with certain conditions and communicated its recommendation to the Board of Township Trustees; and

WHEREAS, on March 7, 2013, 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 on the Real Property;

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

SECTION 1. Subject to the conditions contained in the attached Exhibit A, the Application as set forth in the plans and specifications as presented to the Board of Township Trustees on March 7, 2013 is hereby approved.

SECTION 2. The approval of the site plan granted herein is subject to the conditions set forth on the attached Exhibit A as if fully rewritten herein.

SECTION 3.

Any use and improvements made to the Real Property which is the subject of this Resolution shall be constructed in complete compliance with the plans, specifications, and renderings submitted at the public hearing on March 7, 2013, in compliance with the conditions set forth in the attached Exhibit A, and all approvals and conditions contained in the original approval in Case No. 2008-89, Resolution 2009-159, and Case No.2012-01MA that are not in conflict with this Resolution.

SECTION 4.

No Zoning Certificate shall be issued by the Zoning Administrator until:

- A) a Zoning Compliance Plan in compliance with this Resolution has been received and approved by the Zoning Administrator;
- B) all documents submitted for zoning certificates are fully coordinated and consistent with the approved Zoning Compliance Plan;

No building permit for actual construction shall be issued by the Hamilton County Building Commissioner before a Zoning Certificate is received from the Zoning Administrator.

SECTION 5.

No Final Zoning Certificate shall be issued by the Zoning Administrator until the development complies with all requirements contained in this Resolution and the Zoning Compliance Plan and, unless waived by the Zoning Administrator, the following documents are received and approved by the Zoning Administrator:

- A) a summary report from 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 that any required rights-of-way have been dedicated;
- B) a summary report from the developer's registered engineer or surveyor as required by and addressed to the Hamilton County Director of Public Works Department certifying that the approved plans and specifications for storm drainage improvements have been completely implemented; the Director of Public Works shall inform the Zoning Administrator when such letter is received and approved;
- C) a summary report from the Metropolitan Sewer District or Hamilton County Board of Health certifying that the approved plans and specifications for sanitary sewer and waste water treatment have been completely implemented;
- D) a summary report from the registered landscape architect who prepared the plan, certifying completion of the landscape plan, and soil erosion and sedimentation

control measures as specified on the approved plan and noting any deviations and the reasons for such deviations;

- E) a summary report from the Sycamore Township Fire Chief certifying that the approved plan and specifications for fire prevention and control have been completely implemented, and
- F) a summary report from the applicant's registered engineer, surveyor or attorney certifying that required easements for access, utilities, or other purposes have been recorded in the Office of the Hamilton County Recorder.

SECTION 6.

All aspects of the development of the Real Property including, but not limited to, drainage, property improvements, lighting, landscaping, and ground cover, as set forth in the plans, specifications, covenants, conditions, requirements and limitations of the Zoning Compliance Plan and contained in this Resolution shall be continually maintained by the owner of the property. Any failure to so maintain the development shall be considered a violation of the Sycamore Township Zoning Resolution and shall be subject to all penalties and remedies thereunder.

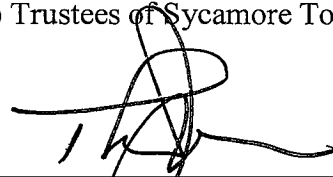
VOTE RECORD:

Mr. Bishop AYE

Mr. Connor AYE

Mr. Weidman AYE

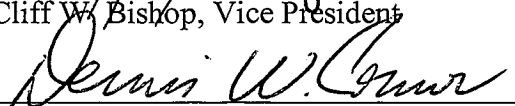
Passed at a meeting of the Board of Township Trustees of Sycamore Township this 21st day of March, 2013.



Thomas J. Weidman, President




Cliff W. Bishop, Vice President



Dennis W. Connor, Trustee

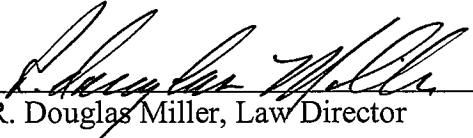
AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer, this 21st day of March, 2013.



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

APPROVED AS TO FORM:



R. Douglas Miller, Law Director

EXHIBIT A

1. Except as set forth herein and in prior Case No. 2008-89, Resolution 2009-159, and Case No.2012-01MA, the development shall comply with all requirements of the Sycamore Township Zoning Resolution.
2. The final architectural style and materials shall be approved by the Board of Trustees and shall follow the guidelines established in Section 8-4.3.1, Kenwood SPI Overlay District.
3. A landscape plan shall be approved by Sycamore Township staff for interior landscaping and streetscape buffering for the entire site, including areas where construction is not taking place (East Galbraith Road and Kenwood Road frontage). Sycamore Township staff may, in its sole discretion, require increased landscaping where practical to allow existing landscaping that is not compliant to remain as installed or be supplemented.
4. Prior to the issuance of a zoning certificate, the applicant shall demonstrate compliance with and approval of the following items by the respective agencies either by letter or approval certificate: storm water management per the Stormwater and Infrastructure Division of the Hamilton County Planning and Development Department; erosion control with necessary NPDES permitting per the Soil and Water Conservation District of Hamilton County; and traffic management and impact as required by the Hamilton County Engineer's Office.
4. The Applicant or Owner shall comply with any requirement of the Sycamore Township EMS and Fire Department pertaining to life safety, including but not limited to fire hydrant quantity and locations; standpipe / FDC connections and locations.

The following constitute approved variances contained within the site plan:

1. Section 8-4.3.5 Overall height of the building and setback of the building;
2. Section 12-8.2 Off street loading spaces required;
3. Section 12-4.2 Parking Areas being located on the drive aisle;
4. Section 4-8 Streetscape buffer width along East Galbraith Road.