CITY OF BLUE ASH

Interoffice Memo – City Manager's Office

TO: City Council

FROM: City Manager and Department Directors

SUBJECT: Agenda Items for the May 28th Council Meeting

DATE: May 26, 2015

COPIES: Department Directors, Press, Clerk of Council, Solicitor

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This memo offers a brief description of the topics included on the May 28th Council agenda.

9.a.1. Motion Setting 7:05 PM, Thursday, July 9, 2015, as public hearing for the consideration of the 2016 Tax Budget

As is customary this time of year, this motion sets the public hearing date for the 2016 Tax Budget for July 9, 2015, at 7:05 PM. It is necessary to hold a public hearing and to thereafter present Council with a resolution for the Budget's acceptance, as has been the practice in the past. A copy of the Tax Budget will be available for review by the public, and Council's copy will be delivered in early July.

Please direct any questions regarding this motion or the tax budget process to the Treasurer.

9.a.2 Ordinance No. 2015-34 – conveying property not needed for municipal purposes

Ordinance 2015-34 authorizes the conveyance of a 25' x 125' lot on the west side of Lebanon Avenue (Parcel 801 of Book 612, Page 190), at 11073 Lebanon Avenue which is actually one-half of a building lot upon which a new home was constructed in 2001. Upon review of City files, it appears that the homeowner received only one of the two lots, the homebuilder went out of business, real estate property taxes went unpaid, and subsequently Hamilton County foreclosed on the property. In 2009, Council approved Ordinance No. 2009-35 authorizing the City to petition the courts for title to the tax foreclosed property under section 5723.01 of the Ohio Revised Code.

Several attempts to contact the homeowner and resolve this issue have proven unsuccessful. It is Administration's recommendation that we convey title of this small parcel directly to the current property owner. Dinsmore will prepare and file the deed with the Hamilton County Recorder's Office.

Please address questions regarding this ordinance to the Treasurer.

9.b.1. Ordinance No. 2015-35 amending Ordinance No. 2013-65 regarding payment authorization for professional catering services associated with Cooper Creek Event Center

Due to an increase in business and booked events at Cooper Creek Event Center, Ordinance No. 2015-35 addresses the need to amend Ordinance 2013-65 to increase the payment authorization for Catering Adventures Hospitality Group from an amount not to exceed $800,000 to an amount not to exceed $1,000,000 per contractual year.

Please direct questions regarding this ordinance to the Parks and Recreation Director.

9.b.2. Ordinance No. 2015-36 authorizing contract for professional catering services associated with Cooper Creek Event Center in 2016

Based on the performance and experiences at the Cooper Creek Event Center in past several years, the Cooper Creek Team has requested authorization to enter into three year contracts with Catering Adventures Hospitality Group, LLC., Elegant Fare, Inc., and Jeff Thomas Catering, for a total annual combined amount for all three contracts not to exceed $1,000,000

for catering and staff services. Termination of these contracts can be made at any time with a 60 day advance notice by either party. The City will receive a portion of the food package averaging 21% depending on the size of particular events and other factors.

The "preferred" caterer option will give clients the option to choose from a variety of catering styles and price points. In addition, we will be able to offer authentic, ethnic options to encompass the diverse populations of our community.

Please direct questions regarding this ordinance to the Parks and Recreation Director.

9.c.1 Ordinance No. 2015-37 awarding bid for 2015 Paving Program

Bids for the 2015 Paving Program were advertised in the April 22, 2015 *Northeast Suburban Life-Press*. Two bids were received and publicly opened and read aloud on Tuesday, May 5, 2015. Administration is recommending Council authorize an award to the low bidder, Barrett Paving Materials, Inc. for unit prices as shown on the bid summary. We are recommending the award include the base bid, alternate 1, alternate 2, and alternate 5 which meet the budgeted allotment for this work. The bids were close to the engineer's estimate.

A summary of this year's paving program is shown below:

- Base Bid, Alt 1, and Alt 2 – Asphalt, milling, and base repair: Kenview Hills Subdivision, Hagewa, Wynncrest, Ridgecrest, Doughman, Cornell Woods, Jardin, and the remainder of the Ravenwood subdivision.
- Alternate No. 5- Replace the asphalt paths at the Sports Center from the satellite restroom facility to the main building.

Please direct questions regarding this ordinance to the Public Works Director.

9.d.1. Ordinance No. 2015-38 adopting the Comprehensive Land Use Plan

The Clerk of Council will provide a first reading of Ordinance 2015-38 at the May 28th meeting. Second reading and adoption of the Land Use Plan will be done during the June 11th Council Meeting. Council has reviewed versions of this plan on multiple occasions. The document can be found on the home page of the City's website.

The Land Use Implementation & Strategy Plan will be presented to City Council by resolution during the June 11th Council meeting.

Please direct questions to Assistant City Manager or Community Development Director.

9.d.2. Motion setting 7:10 PM, Thursday, July 9, 2015, as public hearing approving zoning map amendment to R-3 residential district at 10683 McKinley Road

Great Traditions Land Development Company is proposing to rezone the subject property from M-1 Office Industrial to R-3 Residential. The land is the rear portion of a 13-acre site owned by Ethicon, which has a facility on the lot near McKinley Road. Ethicon has no plans to use the portion of the site that is proposed to be rezoned. Planning Commission considered the proposed amendment at its May 7th meeting and recommended approval. If the amendment is approved, Great Traditions plans to extend its "Retreat at Summit Park" development to include this land.

Please direct questions regarding this motion to the Community Development Director.

9.d.3. Motion to initiate consideration of a Zoning Text Amendment related to residential use in the D-1 Downtown Commercial zoning district

See attached.

Please direct questions regarding this motion to Community Development Director.

9.e.1. Ordinance No. 2015-39 authorizing purchase of police vehicle through the State of Ohio's Cooperative Purchasing Program

Ordinance No. 2015-39 authorizes the purchase of 2016 Ford Police Interceptor SUV from Lebanon Ford through the State's Cooperative Purchasing program via Contract #RS901214 for an amount not to exceed $31,000. The Department expects to have no trade-ins as an existing/old vehicles will be auctioned through the Hamilton County's on-line auctioning program or transferred to another City department

Please direct questions regarding this ordinance to the Police Chief.

City of Blue Ash, Ohio

ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: May 28, 2015
TO: City Council

During discussion of the Comprehensive Land Use Plan at its May 14 meeting, City Council asked City Staff to consider a Zoning Text Amendment that would modify residential uses in Downtown. If Council wishes to proceed with this proposed amendment, it should pass a motion to that effect and suggest any changes or additions to the amendments proposed in this memo.

The following amendments could accomplish the potential change and address some of the issues that were of concern to some members of Council during prior discussions.

Delete (strike-through) multi-family residential from the D-1 District:

1159.03 USE REGULATIONS.

(a) Permitted Uses. The following uses shall be permitted within the D-1 District.

...

~~(4) Multi-family residential.~~

Add (italics) Residential as a Special Use in the D-1 District:

1159.03 USE REGULATIONS.

...

(c) Special Uses. The following special uses may be permitted with consideration given to the following criteria, in addition to the conditions set forth in Chapter 1183: characteristics of occupants; type of supervision; size of the site and density; people activity; vehicular activity; duration of activity; off-site impact; demand on community services; community needs; health, safety and general welfare; and overall appearance.

...

(2) Mixed-Use Residential.

Add (italics) specific Special Use provisions that will specifically regulate D-1 residential uses:

1183.06 SPECIFIC CRITERIA FOR REVIEWING APPLICATIONS.

In addition to the general criteria listed above, Special Uses shall comply with the following requirements for each use:

...

(j) D-1 District Residential.

(1) Must be within a building containing a non-residential use.

(2) All parts of the residential use shall be on the second floor or above, except that parking and access for such use shall be permitted below the second floor.

(3) The minimum required setback shall increase by ten (10) feet per floor for each floor above the second floor of any building that contains a residential use, where it abuts an adjacent residential zoning district.

Alternatively, Council could remove all residential uses from Downtown; however, this would not allow the City to consider any development plan that includes a residential component.