

CITY OF BLUE ASH

Interoffice Memo – City Manager's Office

TO: City Council
FROM: City Manager and Department Directors
SUBJECT: Agenda Items for the January 11th Council Meeting
DATE: January 9, 2018
COPIES: Department Directors, Press, Clerk of Council, Solicitor

This memo offers a brief description of the topics included on the January 11th Council agenda.

5. PUBLIC HEARING 7:05 PM to consider a zoning text amendment regarding residential group homes (Ordinance No. 2018-1)

The City Solicitor advised City Staff that the current Zoning Code regulation of residential group homes is in conflict with Ohio law for facilities with five or fewer residents and should be amended to be consistent. State law exempts such facilities from local regulation. Planning Commission considered the proposed Zoning Text Amendment at its January 4, 2018 meeting and recommended approval. If Council approves the ordinance as proposed, it will become effective immediately.

Please direct questions to the Assistant City Manager.

9.a.1. Ordinance No. 2018-1 approving a zoning text amendment regarding residential group homes

See #5 above.

9.a.2. Resolution No. 2017-81 approving a preliminary subdivision plan for Neighborhoods at Summit Park

This Preliminary Subdivision Plan covers approximately 78 acres and proposes multiple new public rights of way that divide the land into multiple parcels; many of which will later be further subdivided. The plan is substantively identical to the Concept Planned Development Plans for the former airport property that were previously approved by Planning Commission and City Council for this property and the Daventry single family subdivision. The new streets of this portion of the development will connect Glendale-Milford Road, Carver Woods Drive and Plainfield Road.

Planning Commission considered the plan at its September 7 meeting and recommended approval with conditions. If Council approves the plan, the developer may proceed with development of the improvements contained in the plan. Development of land uses within the area of this subdivision will require separate approvals. A future final subdivision plat will also be required to legally create the rights of way and individual lots included in this preliminary plan.

A Public Hearing was held during the December 14, 2017 Council meeting. Resolution No. 2017-81 was tabled until the January 11, 2018 Council meeting.

Please direct any questions to the Community Development Director.

9.a.3. Resolution No. 2017-82 approving a final development plan for a new mixed-use commercial and multi-family residential building and site development for the District at Summit Park

The proposed plan is a Final Development Plan for a four and five story mixed use commercial and multi-family residential development within the Neighborhoods at Summit Park subdivision.

The proposed development includes three buildings that wrap around a central parking garage and a looped drive with surface parking. The buildings would include 290 apartments and

approximately 39,000 square feet of first floor commercial space. The proposed development is adjacent to the Brown Dog restaurant in Summit Park and extends along the Park's edge adjacent to the playground.

While staff has been working with the developer on parking provisions, such details have not been finalized and, as such, staff recommends adding a condition to the resolution for a "*public parking easement*" to be approved by City staff. (See highlighted text on the resolution.) Council should motion to revise the resolution to add this language before voting on the legislation.

Planning Commission considered the plan at its September 7 meeting and recommended approval with conditions. If Council approves the plan, then the developer will be permitted to apply for permits and begin construction.

A Public Hearing was held during the December 14, 2017 Council meeting. Resolution No. 2017-82 was tabled until the January 11, 2018 Council meeting.

Please direct any questions to the Community Development Director.

9.a.4. Resolution No. 2017-83 approving a final development plan for a new senior living building and site development for the Life Plan Community

The proposed plan is a Final Development Plan for a 201 unit senior housing development "Parkside at Summit Park" within the Neighborhoods at Summit Park subdivision. The proposed development includes one building with three wings and surface parking on the south side of the site. The building height varies from three to five stories and includes varying levels of care for residents.

Planning Commission considered the plan at its September 7 meeting and recommended approval with conditions. If Council approves the plan, then the developer will be permitted to apply for permits and begin construction.

A Public Hearing was held during the December 14, 2017 Council meeting. Resolution No. 2017-83 was tabled until the January 11, 2018 Council meeting.

Please direct any questions to the Community Development Director.