

CITY OF BLUE ASH

Interoffice Memo – City Manager's Office

TO: City Council
FROM: City Manager and Department Directors
SUBJECT: Agenda Items for the October 25th Council Meeting
DATE: October 23, 2018
COPIES: Department Directors, Press, Clerk of Council, Solicitor

This memo offers a brief description of the topics included on the October 25th Council agenda.

8.a.1. Ordinance No. 2018-10 approving a Concept Planned Unit Development and Zoning Map Amendment at Oak Avenue, in the R-3 Residential High Density Zoning District (*second reading*)

On August 2, Planning Commission recommended approval of a Concept Planned Unit Development Plan and a Zoning Map Amendment that includes 4 building lots and one lot of common open space on a site of the east side of Oak Avenue in Hazelwood. The building lots are designed for single-family homes; the common lot would be in the floodplain of the adjacent creek and maintained by a homeowners association. The plan does not create any new public rights-of-way.

The Planning Commission did not recommend approval of a Final Development Plan because the application included only building envelopes on each lot. The Commission asked for more details about the actual building locations and details about the proposed structures.

If approved, the Zoning Map will be changed to reflect that this property is a PUD and the property may not be used in any way other than as approved by the Ordinance.

A public hearing and first reading was held on October 11, 2018. Several items should be clarified from that meeting:

- As proposed in the PUD, Lots 1 and 2 meet the normal code requirements
- As proposed, Lots 3 and 4 would be smaller than the normal code requirements
- The setbacks in relation to the properties to the west meet normal code requirements for all lots. The PUD site plan displayed by the applicant at the public hearing did not match the plan attached to the Ordinance. The Ordinance plan shows a 25-foot setback from the west lot lines (which is the normal rear setback) but the plan displayed at the public hearing showed a 40-foot setback from the west lot lines (which is the normal front setback).
- If approved as written, the Ordinance attachment would govern; however, Planning Commission may accept minor modifications when approving the final PUD.
- There were questions about mail delivery and trash/recycling collection; the applicant provided a diagram (below) showing how those items would normally be addressed for a shared private drive.
- Council has full discretion in all elements of a PUD and can approve or deny for any reason
- If the PUD is not approved, the applicant may still be able to develop to the same density and in largely the same configuration as proposed in the PUD. He would not, however, be able to create the "common" parcel, which would have implications for how each of the lots is impacted by the FEMA floodplain. Floodplain regulations require grading and building elevations that reduce the risk of flooding and may result in additional insurance requirements for the property owners.

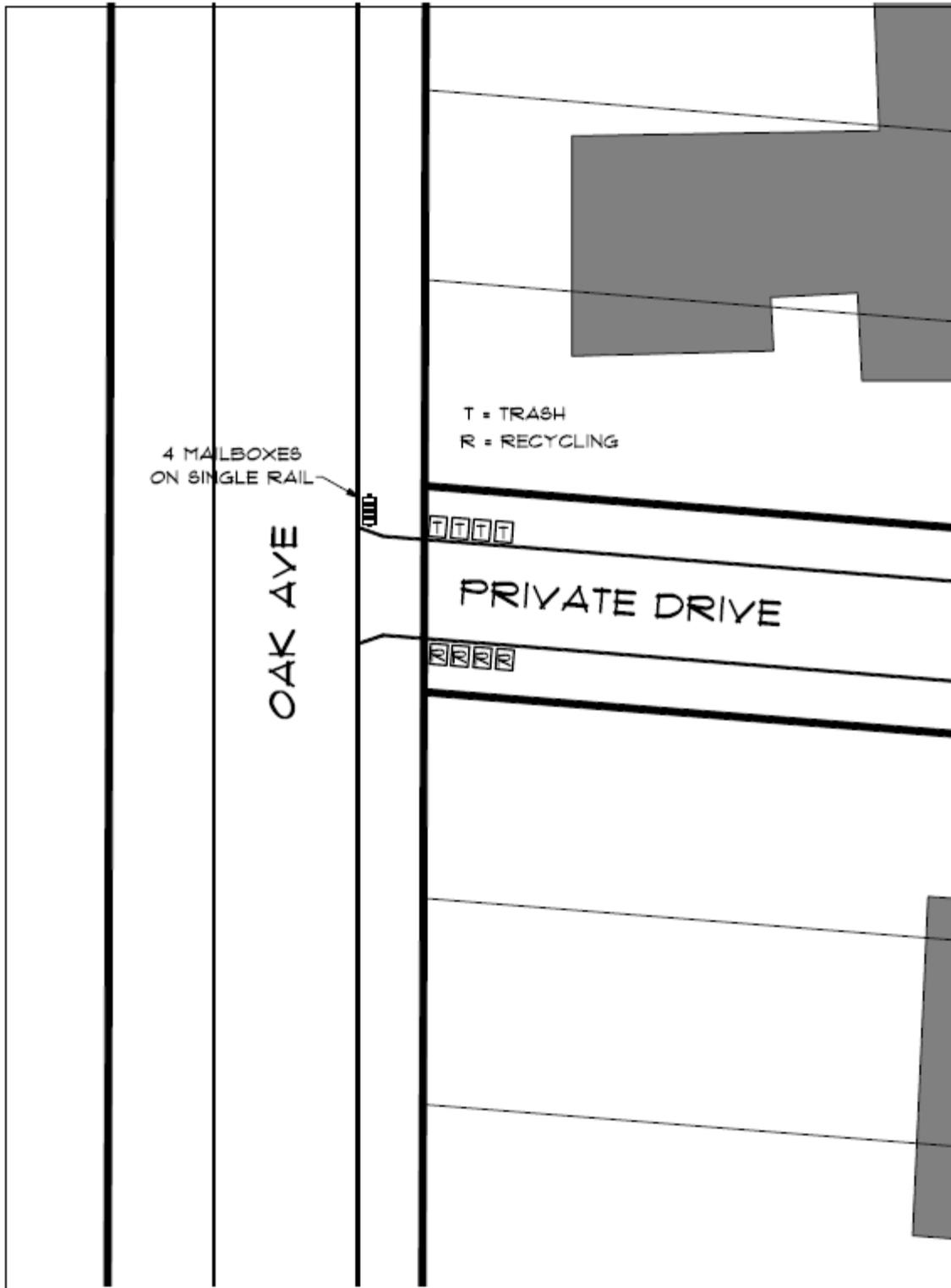
Please direct questions regarding this Ordinance to the Community Development Director.

MONARCH

HOMES

BUILDER OF CHOICE

TRASH, RECYCLING, AND MAILBOX PLAN
OAK AVE, BLUE ASH, OHIO



8.a.2. Ordinance No. 2018-11 approving a Concept Planned Unit Development and Zoning Map Amendment at 9933 Alliance Road, in the Summit Park Zoning District (second reading)

On August 2, Planning Commission recommended approval of a Concept Planned Unit Development Plan and a Zoning Map Amendment for 9933 Alliance Road that includes a conceptual site layout and would allow some uses that are otherwise nonconforming in the Summit Park Zoning District. The list of uses includes light manufacturing and others that were permitted in the former M-1 Office Industrial district. The owner intends to create a "Summit Innovation Center" that will allow high-end and high-tech tenants to the site. Although none have been yet identified, the owner hopes that having the ability to allow such uses will provide the ability to more quickly respond to tenants that may be a good fit for a desirable reuse of the property.

A Final Development Plan application would need to be filed before any specific use could be allowed that is inconsistent with the standard Summit Park Zoning District regulations. If approved, the Zoning Map will be changed to reflect that this property is a PUD and the property may not be used in any way other than as approved by the Ordinance.

A public hearing and first reading was held on October 11, 2018.

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