



October 29, 2015

Mr. Timothy Dawson
West Chester Township Community Development Department
9577 Beckett Road, Suite 100
West Chester, Ohio 45069

**RE: Revision to Final Development Plan
WCP-RFDP – Online Parking, 10-15-A**

Dear Tim:

This office has reviewed the requested revision to the final development plan listed above and has no objections.

If you have any questions, please contact me at (513) 785-4142 or via email at barnest@bceo.org.

Sincerely,

Teresa Barnes, P.E.
Design Engineer

cc: file

**West Chester Township, Butler County
Community Development Department**

October 16, 2015

REQUEST FOR COMMENTS

McBride Dale Clarion, has submitted an application to the West Chester Township Community Development Department requesting a Revision to a Final Development Plan. This has been assigned case number **WCP-RFDP – Online Parking, 10-15-A** (according to the West Chester Township Community Development Department's filing system). The subject case is scheduled to be heard by the West Chester Township Zoning Commission on **November 16, 2015**.

Please return all comments to us by November 4, 2015.

Please submit any comments relevant to the case that may be included in the Community Development Department staff report. Your comments can be faxed or emailed to:

Timothy Dawson
West Chester Township Community Development Department
9577 Beckett Road, Suite 100
West Chester, OH 45069
tdawson@westchesteroh.org
Fax: (513) 874-6804

Thank you for your input.

- ☐ Rick Prinz, West Chester Township Fire Department
- ☐ Eric Pottenger, Butler County Engineer's Office – Residential
- ☒ Teresa Barnes, Butler County Engineer's Office – Commercial
- ☐ District Administrator, Butler County Soil & Water Conservation District
- ☐ Constance Kepner, Butler County Environmental Services
- ☐ Brian Williamson, Butler County Health Department
- ☐ Tim Franck, West Chester Township Community Services Department
- ☐ Chief Herzog, West Chester Police Department
- ☐ Permits Office, ODOT
- ☐ Jim Fox, Butler County Building Department



APPLICATION FOR REVISION TO DEVELOPMENT PLAN
WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT
9577 Beckett Road, Suite 100, West Chester, Ohio 45069
Telephone: (513) 777-4214

FOR WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT USE
ONLY:

CASE # WCP-RFDP-Online Parking DATE RECEIVED: 10/5/15
10-15-A

FEE RECEIPT # 33471 RECEIVED BY: mm

NOTE: THIS APPLICATION MUST BE TYPEWRITTEN - USE ADDITIONAL SHEETS IF NECESSARY

NAME OF APPLICANT Anne F. McBride, FAICP - McBride Dale Clarion

ADDRESS 5725 Dragon Way, Suite 220

PHONE NO. 513-561-6232 FAX NO. 513-561-1615 EMAIL amcbride@mcbridedale.com

CITY/STATE/ZIP Cincinnati, Ohio 45227

NAME, ADDRESS & PARCEL NUMBER OF EACH PROPERTY OWNER OF RECORD
WITHIN THE PROPERTY WHICH IS REQUESTED TO BE REVISED:

1. M5620339000001 Regency Centers 8044 Montgomery Road, Suite 520, Cincinnati, Ohio 45236

2. _____

3. _____

PUD ZONE DISTRICT APPROVED (DATE) _____ BY _____

LOCATION OF PROPERTY: SECTION 11 TOWN 3 RANGE 2
PARCEL(S) M56 203 390 000 01

PROPERTY ADDRESS 7855 Tylersville Road

(MY) (OUR) INTEREST IN THE PROPERTY:

OWNER _____ AGENT X LESSEE _____ OPTIONEE _____
APPLICANT A F McBride McBride Dale Clarion
Signature Anne F. McBride Address Cincinnati, OH 45227 Phone Number 513-561-6232

OWNER(S) _____
Signature Regency Centers 8044 Montgomery Road, Suite 520
Cincinnati, Ohio 45236 513-686-1631
Address _____ Phone Number _____



**ADJACENT PROPERTY OWNERS
WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT
9577 Beckett Road, Suite 100, West Chester, Ohio 45069
Telephone: (513) 777-4214**

FOR WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT USE ONLY:

CASE # WCP-RFDP-Online Parking DATE RECEIVED: 10/5/15
10-15-A

LIST ALL PROPERTY OWNERS WITHIN TWO HUNDRED (200) FEET OF SUBJECT PROPERTY.

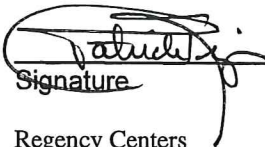
<u>Property Owner</u>	<u>Tax Mailing Address, include zip code</u>	<u>Parcel Number</u>
ARC PANJOH54 LLC PNC Realty Services	c/o National Tax Search LLC 303 E. Wacker Dr. Suite 1040, Chicago, IL 60601	M5620339000002
Sumerel Family Sumerel Fam Irrevocable Trust	c/o Bob Sumerel Tire & Service LLC 15 W. Central Pkwy., Cincinnati, OH 45202	M5610014000035
Kohl's Illinois Inc.	P.O. Box 2148, Milwaukee, WI 53201-2148	M5610014000034
Pisgah Community Church of the Nazarene West Chester Church of the Nazarene	7951 Tylersville Rd., West Chester, OH 45069-2508	M5610014000001
Trustees of Union Twp. West Chester Twp. Trs.	9113 Cincinnati Dayton Rd., West Chester, OH 45069-3840	M5610014000026
Trs. Union Twp West Chester Twp Trs.	9113 Cincinnati Dayton Rd., West Chester, OH 45069-3840	M5610014000021
Kingsgate AR Realty LLC	c/o AR Realty Holdings LLC 59 Stetson Way, Princeton, NJ 08540	M5620180000006
King Pic Centers Ltd. King Pic Centers Ltd. Ptn.	1230 Talbott Tower St., Dayton, OH 45402	M5620180000032
Midwest Waffles Inc.	5986 Financial Dr., Norcross, GA 30071	M5620180000033
First National Bank of SW Ohio First Financial Bank	Corporate Facilities 255 E. 5th St., Suite 700, Cincinnati, OH 45202	M5620180000009
Butler County Ohio Butler County Board of Commissioners	315 High St., Floor 6, Hamilton, OH 45011-2761	M5610014000029
MCP VOA II LLC	c/o Midland Atlantic 8044 Montgomery Rd., Suite 710 Cincinnati, OH 45236	M5620442000005
Westchesterwitt LLC	1904 Brown St., Dayton, OH 45409	M5620442000004
Rare Hospitality International Inc. RHI Inc.	Property Tax Department #0125215 P.O. Box 695019, Orlando, FL 32869-3330	M5620442000003
MCP VOA II LLC	c/o Midland Atlantic 8044 Montgomery Rd., Suite 710, Cincinnati, OH 45236	M5620442000021
MCP VOA I & III LLC	c/o Midland Atlantic 8044 Montgomery Rd., Suite 710, Cincinnati, OH 45236	M5620442000002

PROPERTY OWNER'S AFFIDAVIT

STATE OF OHIO
COUNTY OF BUTLER

I (we) Regency Centers

hereby certify that we are all of the owners of the real estate which is the subject of the pending zoning application; that we hereby consent to the Zoning Commission of West Chester Township approving a development plan for the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the West Chester Township Community Development Department and Zoning Resolution; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the approval of the minor revisions to PUD plans. I (we) authorize West Chester Township to place a Public Meeting notification sign on the property. I (we) authorize West Chester Township staff and board members to enter and inspect the property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.



Signature

Regency Centers

Printed Name

8044 Montgomery Road, Suite 520

Mailing Address

Cincinnati, Ohio 45236


City and State

513-686-1631

Phone

Subscribed and sworn to before me this 30th day of September 2015





Notary Public

Person to be contacted for details, other than signatory:

Anne F. McBride, FAICP - McBride Dale Clarion 5725 Dragon Way, Suite 220, Cincinnati, OH 45227 513-561-6232
Name Address Phone

Kroger
7855 Tylersville Road
Revisions to Development Plan Request

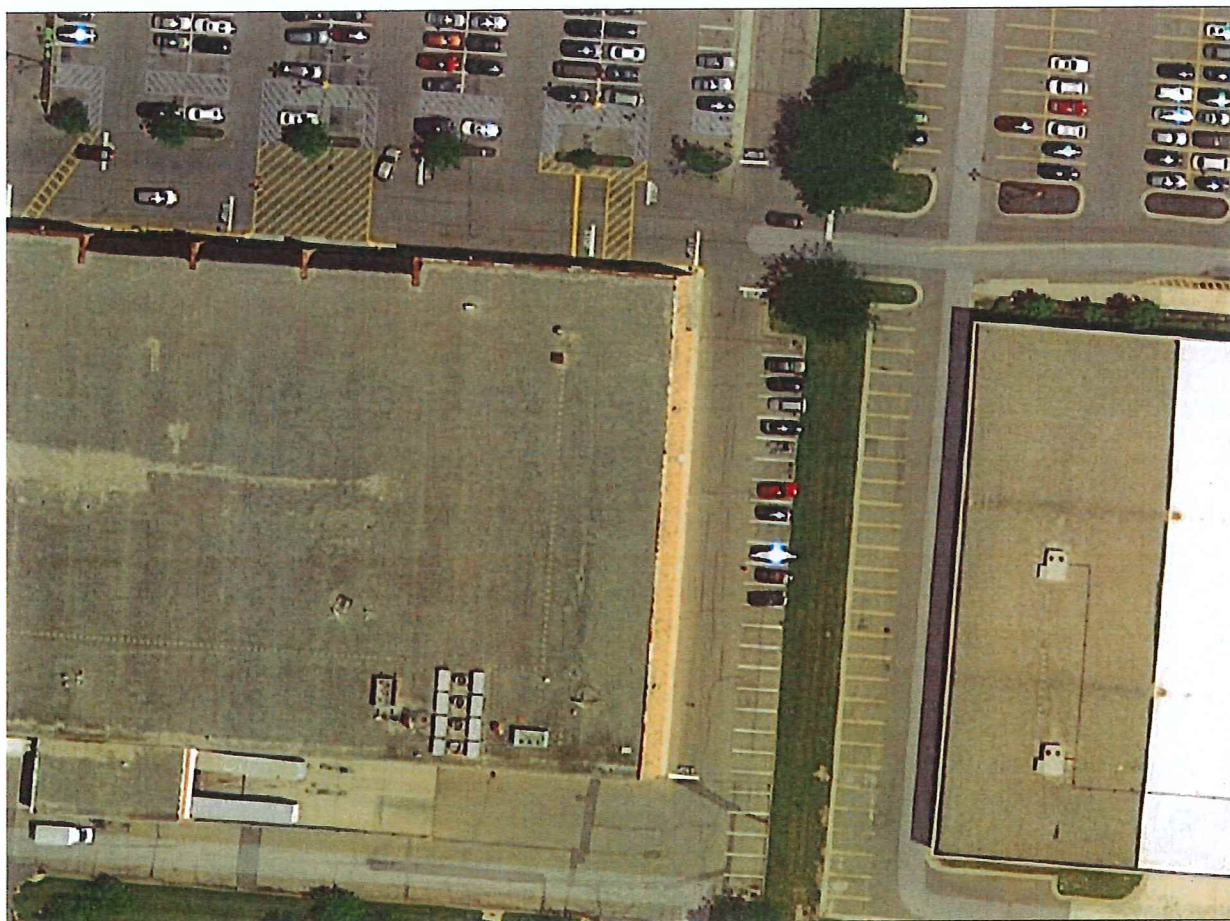
Kroger currently operates a 66,523 square foot store at 7855 Tylersville Road within the West Chester Plaza development. The site was zoned "R-PUD" by Butler County in 1986 for the purpose of developing the Kroger store and additional retail space.



To continue to provide customers with a variety of shopping options, Kroger has initiated the ability for shoppers to visit the Kroger website, select their groceries online, and pick them up in

designated spaces at a specific time. The "ClickList" program is extremely successful and provides a valuable service for those with limited mobility or time.

To be able to offer this program at the Tylersville store, Kroger would like to designate three spaces for "ClickList" customer pick up. These three spaces would occupy the area of four current parking spaces on the east side of the building. Customers will enter the space, enter their Kroger Plus number into the call box, and a Kroger employee will bring out their order. Although these spaces will be reserved for ClickList customers, the only modification will be the installation of the call box for communication with the store. There will be a loss of one parking space on the site.



The proposed modification will have no impact on adjacent properties or the Kroger site except to allow Kroger customers the ability to utilize online shopping. The addition of the "ClickList" service is consistent with the original intent of the PUD in that they continue to provide neighborhood oriented retail opportunities to the residents of West Chester. Approval of the Revisions to the Development Plan is respectfully requested.