



# CAP Summary

## BUTLER COUNTY, OHIO

### ACCELA SYSTEM

Application: PLN-ZT20-00028

File Date: 01/21/2020

Address(es):

3100 PRINCETON RD

Owner(s):

FIRST CHURCH OF GOD OF HAMILTON OH  
FIRST CHURCH OF GOD OF  
HAMILTON OH

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Application Type: Planning / Zone Change Application / Township Zoning Change / NA

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Application Specific Information:

Date Accepted: 01/22/2020

Township: Fairfield

Existing Zoning District 1: A-1 , Agricultural

Existing Zoning District 2:

Existing Zoning District 3:

Requested Zoning District 1: B-PUD, Business Planned Unit D

Requested Zoning District 2:

Requested Zoning District 3:

Reason for Application:

Land Use Category 1: PUBLIC / SEMI-PUBLIC

Land Use Category 2:

Land Use Category 3:

CASE #: FTZ 20-02



Contact Information:

Applicant ~ FIRST CHURCH OF GOD OF HAMILTON OH, ~ Applicant  
Agent for Applicant ~ Jay Stewart, The Kleingers Group ~

FAIRFIELD TOWNSHIP ZONING COMMISSION

APPLICATION FOR ZONING DISTRICT CHANGE OR PUD ACTION

6032 Morris Road  
Hamilton, OH 45011

Telephone: (513) 887-4400  
Fax: (513) 887-4405

**Check all that apply:**

- Zone Change
- Preliminary PUD Application
- Major Change to PUD
- Final PUD Application
- Amendment to Final PUD

Case No. FTZC 20-1C  
 Newspaper \_\_\_\_\_  
 Filed 1-17-2020  
 Fees \$1,000.00  
 FTZC Meeting Date 2-19-2020

This application must be filed by one or more of the owners or lessees of the property (O.R.C. 519.12), and filed with the Township Zoning/Administration Representative.

**PLEASE NOTE:** This application must be legible and if not complete, will be refused for filing. The accuracy of all of the information is the responsibility of applicant, and if the information is incorrect, or found not to be complete, the application will be refused and returned to applicant for correction. In any event the accuracy of all of the information is the responsibility of the applicant.

1. Name, complete address and phone number, of all owners of property to be rezoned (as appears on the County Auditor's current tax list): First Church of God of Hamilton Ohio. 3100 Princeton Road, Hamilton, OH 45011. 513-867-9961.

2. Name, address and phone number of applicant: First Church of God of Hamilton Ohio. 3100 Princeton Road, Hamilton, OH 45011. 513-867-9961.

(If Applicant is not an owner, is the applicant a Lessee)? Yes \_\_\_\_\_ No \_\_\_\_\_

3. Applicant's relationship to property: Applicant is the Property Owner.

4. Name and telephone number of person to contact, concerning this application: Jay Stewart (Consultant acting on behalf of the Property Owner) 513-486-4363.

5. Addresses of **ALL** properties to be rezoned: The rezone site is currently vacant ground. The Auditor's website lists the address of this site as "Princeton Road." The Applicant's address for their current church situated adjacent to and part of the mother parcel to be rezoned is 3100 Princeton Road.

6. General location: Roads and Intersections: The rezone site maintains roadway frontage along Hamilton-Princeton Road and Walden Ponds Circle. Gilmore Road intersects Hamilton-Princeton Road due south of this rezone site

7. Present Zone District: A-1 Agricultural District

8. Requested Zone District: B-PUD Planned Unit Development

9. Reason for this application: The Applicant desires to rezone this 10.751 acres to B-PUD for the purposes of seeking development opportunities on this land. Currently, this land is in a "holding zone" of A-1 which provides very limited land use options. The Applicant desires to seek a zoning designation consistent with surrounding commercial, retail and office properties in order to achieve a higher and better use of the property while seeking out land users consistent with the B-PUD permitted uses with the Township Zoning Resolution.

10. Attached in order to facilitate this application, shall be the following:

- a. Submit all requirements as listed on the Zoning Commission check list, provided with this application.
- b. Submit (10) copies of the completed application and information packets.

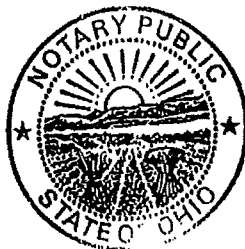
11. Attached is a check for \$ 1,000.00 for the purpose of defraying expenses, as needed. All payments are to be made to Fairfield Township. Should any payments not be made promptly, this application will be refused and returned to applicant.

The above statements, and any attachments or exhibits which are all a part of this application, are true and correct.

Applicant or representative must be present at this meeting.

Drew A. Wilber  
Applicant

Sworn to and subscribed before me, this 17 day of JAN, 2020, by the above applicant.



CAROLE I. SQUIBB  
Notary Public, State of Ohio  
My Commission Expires  
February 23, 2020

Carole I. Squibb  
Notary Public  
My Commission Expires

- Fairfield Township Zoning/Administration acknowledgement of receipt.

Chuck Hill  
Signature/Printed Name

Zoning Admin.  
Title

1/21/2020  
Date



CINCINNATI  
COLUMBUS  
DAYTON  
LOUISVILLE

6305 Centre Park Drive  
West Chester, OH 45069  
phone ▶ 513.779.7851  
fax ▶ 513.779.7852  
[www.kleingers.com](http://www.kleingers.com)

**Legal Description**  
**Rezone**  
10.752 Acres

Situated in Section 20 and 26, Town 2, Range 3, BTM, Fairfield Township, Butler County, Ohio and being part of a 27.499 acre (deed) tract of land conveyed to First Church of God of Hamilton Ohio in O.R. 6308 Pg. 2104, the boundary of which being more particularly as follows:

Beginning at the southwest corner of Section 20;

Thence N89°39'49"W a distance of 361.28 feet;

Thence N00°20'11"E a distance of 702.48 feet;

Thence S89°37'50"E a distance of 158.63 feet;

Thence S88°59'00"E a distance of 200.02 feet;

Thence N89°42'41"E a distance of 305.71 feet;

Thence S00°17'19"E a distance of 700.00 feet;

Thence S89°42'41"W a distance of 310.70 feet to the Point of Beginning;

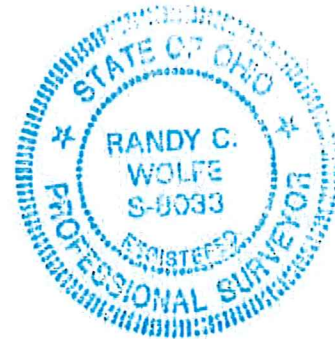
Containing 10.752 acres of land, more or less.

Bearings are based on the south line of the survey recorded in Vol. 35 Pg. 180 being S89°42'41"W.

The above description is based on record information and is for zoning purposes only.

  
\_\_\_\_\_  
Randy C. Wolfe  
Ohio Professional Surveyor No. 8033

1/16/2020  
\_\_\_\_\_  
Date





**Bridgewater Church  
Description of B-PUD Business District Rezone Request**

**Rezone Request Overview:**

Bridgewater Church (the "Applicant") is applying for a rezone of 10.751 acres generally located on the north side of Hamilton Princeton Road between Winford Avenue and Walden Ponds Circle (the "Site") from the current A-1 Agricultural District to the proposed B-PUD Planned Unit Development District designation. (Please see Attachment #1). The Site is located adjacent to the existing Bridgewater Church facility. The Applicant desires to rezone this 10.751 acres to B-PUD for the purposes of seeking development opportunities on this land. Maintaining the ability to market the land with the appropriate zoning in place plays a major factor in the overall marketability of the Site. The Applicant intends to begin construction on the development infrastructure within the two year time period set forth in Article 13 of the Zoning Resolution.



*Approximate Location of B-PUD Rezone Site Location*

Below is the justification for the appropriateness to support the proposed rezone of the Site from A-1 Agricultural District to B-PUD Planned Unit Development District:

**B-PUD Planned Unit Development District Purpose**

The Fairfield Township Zoning Resolution Article 13B.1 provides that "*Business-Planned Unit Development District (B-PUD) is intended to provide a permissive and alternative zoning procedure for commercial and/or industrial development in the Township. The B-PUD shall be used as an option in areas of the Township with access to a primary or secondary thoroughfares. (See full purpose statement in Attachment #2)* The Site is a modest 10.751 acres and could be developed with multiple users or a single user taking all of the development area.

The size and shape of this land area is ideally suited for smaller scale community based retail, service, office and medical land uses such as those permitted in the B-PUD Planned Unit Development District, as set forth in Article 13 of the Zoning Resolution. Larger, planned retail and commercial developments typically require more land area to be functional, marketable and still meet the Township parking minimum regulations and other development standards.

#### **Adjacent (Existing) Land Use Compatibility**

The Site is situated in an established commercial corridor district generally located in and around the Bridgewater Falls retail area. *(Please see the Township Existing Land Use Map as Attachment #3)* The Site is bordered by two existing religious institutional uses to the east and west. The Bridgewater Church Site (due east) is zoned A-1 Agricultural. The First Church of the Nazarene located due west of our Site adjacent to our Site was recently approved as a B-PUD Site which features a Sherwin Williams Site as its first user.

The northern Site border is adjacent to both a public park use and three single family residential lots located along Fayette Drive. The southern border of the Site fronts along Hamilton Princeton Road. The existing land uses located directly across Hamilton Princeton Road (due south) features a mix of retail and commercial uses. This land to the south is zoned for the possibility of a much higher intensity land use with the M-1 Light Industrial district designation. *(See the Township Zoning Map as Attachment #4)*

The permitted B-PUD land uses consist of retail, service, medical, office and similar establishments. These uses are similar, if not identical in some cases, to those land uses existing on the south side of Hamilton Princeton Road due south of the Site as well as along the corridor to both the east and west. *(See Attachment #2)* This commercially focused area is served by an upgraded public roadway (Princeton Road) and signalized intersection infrastructure at Gilmore Road built to efficiently move large volumes of traffic through the corridor and to and from destination Sites along the corridor. Therefore, providing for an additional 10.751 acres of permitted B-PUD land uses at this Site is compatible with the surrounding predominantly similar retail, commercial and service land uses and can be adequately served by the existing off-Site infrastructure.

#### **Future Land Use Plan**

It is the Applicant's understanding from information received from the Fairfield Township Planner that a new Future Land Use Plan was adopted by the Township Trustees recently *(See Attachment #5)*. That Future Land Use Plan calls for the future land use for the subject Site to be Public/Semi-Public. It is also the Applicant's understanding that this Site was placed in the public / semi-public status as a "holding zone" as there had not been conversation with the Township and Bridgewater Church regarding redevelopment of the Site. The Future Land Use Plan reflects a holding zone designation of Public / Semi-Public until such time the property owner may decide to seek redevelopment of the property.

It is common practice for a community to maintain certain properties in "holding zones" or "holding future land use categories." A holding zone typically involves keeping a property in a temporary low density zoning district and/or future land use designation until some triggering event occurs. These events could include changes to the surrounding land use mix, infrastructure upgrades or desire of a property owner to develop the property by first seeking a new zoning district designation. The Future Land Use Plan calls for General Business for the property directly south of this Site.

**Adjacent Zoning District Compatibility**

The Site is currently zoned A-1 Agricultural and it is located adjacent to A-1 Agricultural zoning districts to the east, and small portions of the western and northern border of this proposed PUD Site. A small portion of the Site's northern border also abuts an R-2 single family residential district for approximately 335 +/- lineal feet.

Based on the established retail and commercial development that has occurred adjacent to and in close proximity to the Hamilton Princeton Road corridor, it is logical to infer that these two church properties may be redeveloped in the future and the likely highest and best use of the land would be those uses permitted in the B-PUD zoning district. Future B-PUD zoning designation for the Site does not create an incompatibility with the existing church uses. This proposed B-PUD also does not create a spot zoning situation as this would be an extension of the Nazarene Church B-PUD directly adjacent to the west.

The southern border of the Site abuts up against Hamilton Princeton Road. Due south of Hamilton Princeton Road (across the street from the Site) is B-PUD and Planned Business District and M-1 Light Industrial zoning districts. Like the eastern, western and northern Site borders, the southern border is adjacent to existing business and light industrial zoning districts. The land uses permitted in these existing districts are either equal to or more intensive in nature when compared what is being proposed in the B-PUD land use list. *(Please see Attachment #2)*

**Traffic Impact & Commercial Corridor Setting**

The Site maintains approximately 670 feet of lot frontage along Hamilton Princeton Road which is an established five lane commercial / retail corridor within the Township. The Butler County Engineer's Office categorizes this roadway as a Major Collector in the County Thoroughfare Plan. (See Butler County Thoroughfare Sheets as Attachment #6) The Site has access to an existing signalized intersection (Gilmore Road intersection). The Site also has roadway frontage along Waldon Ponds Circle. The Site's primary access will line up with the existing Gilmore Road alignment to the south and utilize the existing signalized intersection at Hamilton Princeton Road.

As part of the normal Subdivision platting process and then Site plan review stage, specific traffic system impacts will be studied when more information is understood about the users for each Site within this rezone area, the size of each development Site, etc. If it is determined that additional roadway improvements in the form of a deceleration and/or an acceleration lane are warranted, the Site developer and/or Site plan applicant will install those improvements. Ultimately, the Site is relatively small at 10.751 acres and like most commercial development Sites, parking constraints will be the variable that most impacts the number of vehicles accessing these future development Sites.

The list of B-PUD permitted land uses are consistent with those existing land uses along this commercial corridor. It is appropriate to convert the 10.751 acre Site from A-1 Agricultural to B-PUD Planned Unit Development to match the existing retail, commercial and service land use mix along the upgraded Hamilton Princeton Road Corridor for which it was built to accommodate.



**Adjacent Residential Land Use Screening & Buffer Zone Area**

The Site abuts three single family lots along the south side of Fayette Drive. Currently, there is a stand of mature trees that runs along the northwest border of the Site in this location. The stand of trees varies in width from 65' up to 95'. The buffer area shown on the plan calls for a total of 100' buffer width measured from the property line. A 50-foot parking area setback from a residential district is also required under the Township Zoning Resolution. The B-PUD regulations also require a 50 foot minimum setback from any commercial building and a residential zoning district as stated in Article 13B.3.2. We will comply and exceed these screening and setback provisions and maintain the stand of trees (which will amount to double the width of the current zoning resolution setback/buffering requirements of 50'). By way of comparison, traveling further east along Fayette Drive, there is a B-PUD zoning district containing a Home Depot and other large-scale retail buildings directly adjacent to approximately twelve single family homes. Our buffer width and density is substantially larger than the higher intensity Home Depot PUD development. Below are photos of the existing stand of trees in the northeast portion of the Site that lies adjacent to the homes located along Fayette Drive. Even in the winter months when the leaves are down, the increased width of the buffer and setback along with the density of the vegetation provides screening for the homes.



*These photos were taken from the B-PUD development side of the property facing towards Fayette Drive.*



**Common Open Space**

The Zoning Resolution requires 20% minimum open space be provided in a B-PUD as stated in Article 13B.3.4 and reads as follows:

*“COMMON OPEN SPACE. There shall be reserved, within the tract to be developed on a planned unit basis, a minimum percentage of land area of the entire tract for use as common open space. This minimum percentage of land area shall be 20% for all tracts. This common open space shall not consist of isolated or fragmented pieces of land, which would serve no useful purpose. Included in this common open space may be such uses as pedestrian walkways, parkland, open areas, drainage ways, and other lands of essentially open character, exclusive of off-street parking area and street rights-of way. Maintenance of this common space shall be the responsibility of the commercial management entity of the development and/or the developer.”*

Our PUD plan provides for 20% open space and is generally located in and around the designated drainage facilities and adjacent drainageways and buffer areas as permitted under 13B.3.4. The location of this open space also provides for additional no-build areas that further increases the setback distances for any buildings or parking lot that may be constructed in that rear PUD lot area. A Property Owners Association (POA) will be implemented prior to the first user of the development beginning construction on their Site. The POA will be responsible for maintaining all common areas within the PUD development.

**Exterior Building Materials**

Buildings constructed within this future PUD development would be required to use the following exterior materials for future buildings and other freestanding structures: brick, stone, simulated stone, traditionally applied stucco and cement siding products, natural wood clapboard, wood shingles, and wood board and batten may be used in trim detail. The use of vinyl, aluminum, or steel siding, along with standard concrete masonry units and tilt-up concrete construction shall be prohibited in this PUD development. These exterior materials guidelines shall provide the design consistency, long term sustainability and overall level of quality this PUD is attempting to achieve.

**Pedestrian Connectivity**

Currently, the entire length of our Site frontage along Princeton Road has pedestrian sidewalk installed. In order to promote pedestrian connectivity, we are proposing to install a 5 foot sidewalk along the future public roadway serving this development. This will allow pedestrian to access the larger sidewalk network from their respective Site. This will also avoid pedestrians having to walk in the future public roadway to access the Princeton Road sidewalk network.

**Site Signage Guidelines**

Future users located within this development will be required to use either a ground mounted or wall mounted Identification signage. For any ground mounted identification sign located in this development, the users will be required to utilize the same or similar exterior building materials as is used on the principal building located on their respective lot. This will provide the desired consistency in signage design between the principal building and its identification sign as well as a design consistency across the entire PUD development area.

We would like to request a PUD waiver to allow us to place “Bridgewater Church” on a future freestanding sign shared by a future user of the frontage lot(s). This is requested because this Gilmore Road access point will serve as one of the primary access points to the Church. We would like to provide

adequate directional information to route Church visitors to the proper Gilmore Road access point and ultimately to the Church access drive.

#### **Traffic Impact & Commercial Corridor Setting**

The Site maintains approximately 670 feet of lot frontage along Hamilton Princeton Road which is an established five lane commercial / retail corridor within the Township. The Butler County Engineer's Office categorizes this roadway as a Major Collector in the County Thoroughfare Plan. (See Butler County Thoroughfare Sheets as Attachment #6) The Site has access to an existing signalized intersection (Gilmore Road intersection). The Site also has roadway frontage along Walden Ponds Circle. The Site's primary access will line up with the existing Gilmore Road alignment to the south and utilize the existing signalized intersection at Hamilton Princeton Road.

As part of the normal Subdivision platting process and then Site plan review stage, specific traffic system impacts will be studied when more information is understood about the users for each Site within this rezone area, the size of each development Site, etc. If it is determined that additional roadway improvements in the form of a deceleration and/or an acceleration lane are warranted, the Site developer and/or Site plan applicant will install those improvements. Ultimately, the Site is relatively small at 10.751 acres and like most commercial development Sites, parking constraints will be the variable that most impacts the number of vehicles accessing these future development Sites.

The list of B-PUD permitted land uses are consistent with those existing land uses along this commercial corridor. It is appropriate to convert the 10.751 acre Site from A-1 Agricultural to B-PUD Planned Unit Development to match the existing retail, commercial and service land use mix along the upgraded Hamilton Princeton Road Corridor for which it was built to accommodate.

#### **Site Utilities & Roadway Infrastructure Phasing**

The Site currently has access to both water and sanitary sewer service. A water main may be accessed from both Walden Ponds Circle and Hamilton Princeton Road. A sanitary sewer main can be accessed from the Walden Ponds Circle frontage. The permitted B-PUD land uses are typically lower water and lower sanitary sewer users. There is currently more than adequate water & sewer capacity to service this 10.751 acre Site from both a water and sanitary sewer perspective. Regarding storm water utilities, the Site features adequate size, shape and suitable topography to maintain the storm water facilities consistent with the Butler County Subdivision Regulations design standards. *(Please see B-PUD Plan Set)*

Based on the existing topography and current storm water drainage flow, it is preliminarily anticipated that the Site would be mass graded and the on-Site storm water facilities would be generally located in the rear of the property, adjacent to the Township park land. The storm water would eventually be routed to the north via pipe. The detailed utility design and functionality will be addressed during the subdivision review and individual Site plan review stages. Preliminarily, there are no identified issues with handling the Site's storm water. It is also believed that the existing drainage issues in the park to the north will benefit from these storm water facility improvements.

The proposed PUD plan calls for two phases of the construction of the internal roadway serving this development. Phase 1 is a private roadway that features a "hammerhead" style design. This provides access to the Casey's corner parcel while providing a larger Site for a single user. Phase 2 consists of a cul-de-sac that would be constructed to public roadway specifications and dedicated over to the Township. This public cul-de-sac option would be utilized if the remaining portion of the PUD area is

divided among three or more users. The Property Owner's Association would be responsible to maintain the Phase 1 private roadway infrastructure.

**Effect on Governmental Services**

A rezone to B-PUD would not adversely impact local governmental services. The permitted B-PUD uses for this Site would impact the local fire and police services in a manner similar, if not identical, to the surrounding straight zoned and B-PUD zoned retail, commercial and service land uses in this interchange area. That impact is typically much less than other land uses such as dense residential developments, senior living establishments and schools. From a tax base perspective, virtually all the permitted B-PUD land uses on this Site will add revenue in the form of real property taxes to both the Township and other local governmental entities.

Certain tax-exempt land uses are permitted in a B-PUD district such as non-profit medical uses. Given the commercial land values, the small size and general orientation of the Site, we believe the Site will develop out with the same types of (smaller scale) commercial, retail and service uses as currently exist in and around the Hamilton Princeton Road corridor.



**Major Collector:**

- City, county, and township roads
- Carry local traffic for short to moderate trips
- Distribute traffic to and from principal and minor arterials and lower class roads
- R/W widths of 100' - 120'
- Additional slope/utility easements as required

**Minor Collector:**

- City, county, and township roads
- Intended to serve properties that abut them
- Provide links to short distance trips
- R/W widths of 80'
- Turn lanes as required by traffic analysis
- Additional slope/utility easements as required

**Minor Collector (Second Class):**

- Lesser city and township roads
- Intended to serve properties that abut them
- Provide links to short distance trips
- R/W widths of 60'
- Turn lanes as required by traffic analysis
- Additional slope/utility easements as required

**Neighborhood Collector:**

- Lesser city and township streets
- Intended to serve properties that abut them
- Provide links to short distance destinations
- R/W widths of 60'
- Turn lanes as required by traffic analysis
- Additional slope/utility easements as required

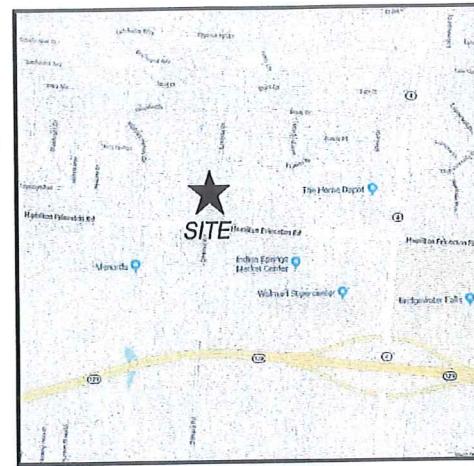
**Local Street:**

- Access to individual properties that abut them
- Provide access to the collector and arterial system
- Serve residential, commercial, and industrial land uses
- R/W widths of 60'
- Additional slope/utility easements as required

SEE ROADWAY CLASSIFICATION MAPS ON PAGES 8-12.



- A 6720  
A0300-148-000-012  
AMERICAN HOMES 4 RENT PROPERTIES FOUR, LLC  
O.R. 8581 PG. 379
- B 6719  
A0300-148-000-011  
HANSEL JODY & STACIE M. HANSEL  
O.R. 6547 PG. 1239
- C 6718  
A0300-148-000-010  
GREGORY R. BOBISTON  
DANIELLE H. TOMCZAK  
O.R. 7074 PG. 210
- D 6717  
A0300-148-000-009  
TROY ANN MILLS  
O.R. 8499 PG. 925
- E 6716  
A0300-148-000-008  
BENJAMIN & ANITA SMITH  
O.R. 6161 PG. 414
- F 6903  
A0300-148-000-019  
RONALD GOSMAN AND KAREN JO GOSMAN  
O.R. 7806 PG. 1490
- G 6904  
A0300-148-000-020  
CARMEN E. ADAMS  
O.R. 6734 PG. 1409
- H 6905  
A0300-148-000-021  
JUSTIN L. MONEY  
O.R. 7112 PG. 877
- I 5720  
A0300-133-300-030  
TEFFANY SCHULZ  
O.R. 8040 PG. 1671
- J 5721  
A0300-133-300-031  
KRISTIN B. AND DARRIN R. COFFEY  
O.R. 8519 PG. 945
- K 5723  
A0300-133-300-033  
NORMAN L. AND AMY LUTTRELL  
O.R. 8191 PG. 163
- L 5722  
A0300-133-300-032  
CHRISTOPHER ROBERT KLUTE  
O.R. 8040 PG. 320
- M 5728  
A0300-133-300-038  
SHELLEY SCHLUCKER  
O.R. 8176 PG. 1870
- N 5729  
A0300-133-300-039  
MARIAN DEMAREE COTTRELL  
(AKA MARIAN D. COTTRELL)  
O.R. 6428 PG. 1534
- O 5730  
A0300-013-300-040  
PARTNERSHIP FOR HOUSING, AN OHIO  
NON-PROFIT CORPORATION  
O.R. 6736 PG. 242
- P 9163  
A0300-025-000-088  
PRINCETON VENTURES, LLC  
O.R. 9012 PG. 971
- Q 9156  
A0300-025-000-083  
GLOBAL NEW MILLENNIUM PARTNERS, LTD.  
O.R. 8938 PG. 1069
- R 8332  
A0300-021-000-045  
PROFESSIONAL RESOURCE DEVELOPMENT INC  
O.R. 8778 PG. 345
- S 8031  
A0300-021-000-044  
BRIDGESTONE RETAIL OPERATIONS, LLC  
PARCEL 1  
O.R. 8719 PG. 197
- T 8830  
A0300-021-000-043  
NATIONAL RETAIL PROPERTIES, LP  
PARCEL 1  
O.R. 8827 PG. 781
- U 5727  
A0300-133-000-037  
MARVIN AND LOLEIDA RAMOS  
O.R. 7760 PG. 2232
- V 5731  
A0300-133-000-041  
STEPHANIE GLASS  
O.R. 6801 PG. 1092
- W 5908  
A0300-133-000-009  
DENNIS AND HEIDI BRUZINA  
O.R. 7471 PG. 423
- X 6490  
A0300-148-000-007  
JUAN C. ESPINOZA HERNANDEZ  
DIANA JAIMIE ESTRADA  
O.R. 8702 PG. 1010
- Y 6651  
A0300-148-000-007  
MICHAEL W. AND LAURA J. BEAHI  
O.R. 6693 PG. 759



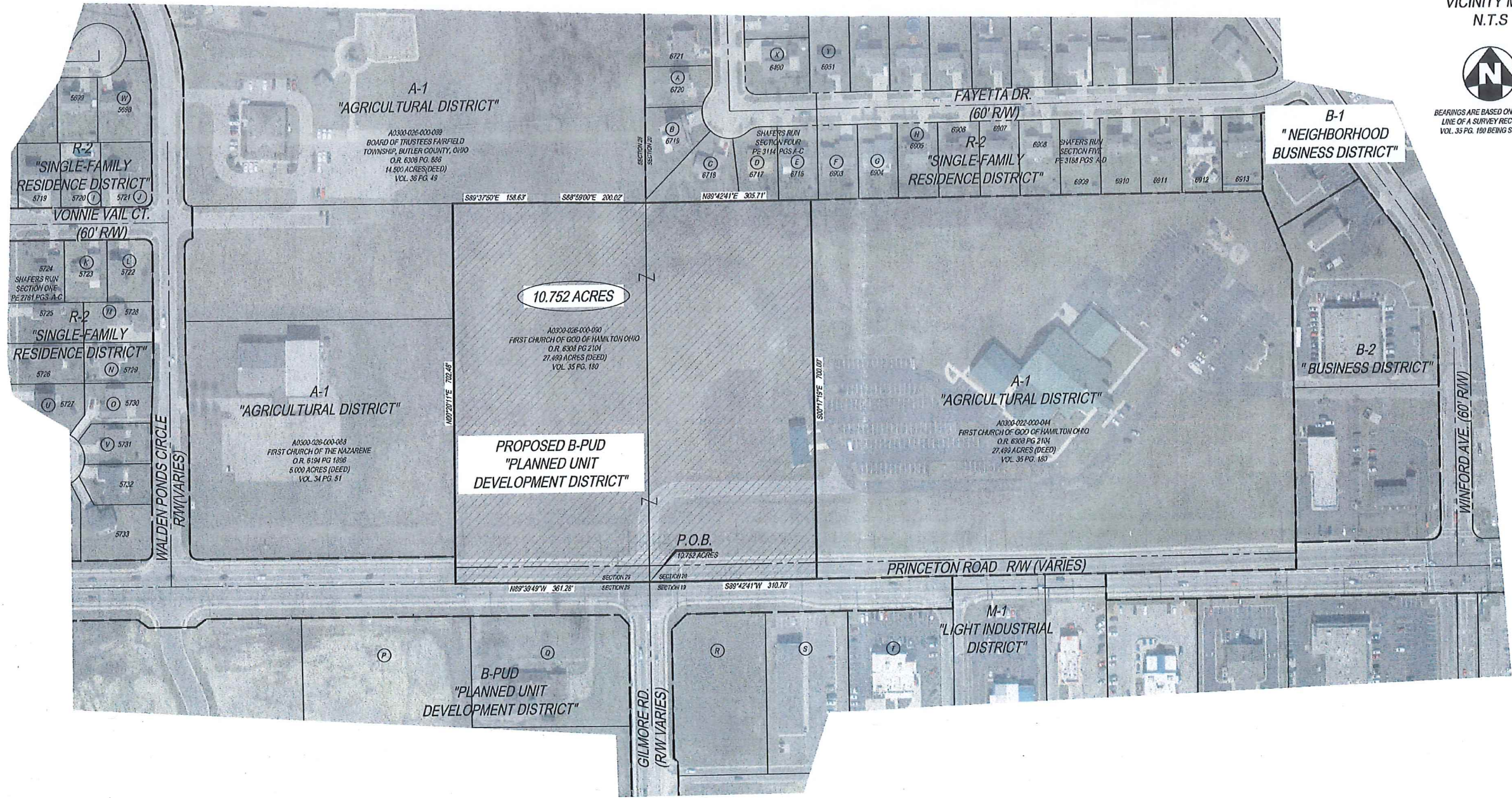
VICINITY MAP  
N.T.S



BEARINGS ARE BASED ON THE SOUTH  
LINE OF A SURVEY RECORDED IN  
VOL. 35 PG. 190 BEING S89°42'41"W

**THE KLEINGERS GROUP**  
CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE  
www.kleingers.com  
6305 Centre Park Dr.  
West Chester, OH 45390  
613.770.7651

**BRIDGEWATER CHURCH  
PRELIMINARY PUD  
FAIRFIELD TOWNSHIP  
BUTLER COUNTY, OHIO**



NO.	DATE	DESCRIPTION
1	6/07/18	ZONING PLAT - TAR
2	12/17/2018	UPDATE BOUNDARY - MDH
3	1/15/2019	UPDATE - MDH
4	1/15/2020	UPDATE - JOB

**B-PUD  
RE-ZONING PLAT**  
SECTION 26 & 20, TOWN 2, RANGE 3, 5TH  
FAIRFIELD TOWNSHIP  
BUTLER COUNTY, OHIO

PROJECT NO: 180075VMS000  
DATE: 6/07/2018  
SCALE: 1" = 100'  
SHEET NO:

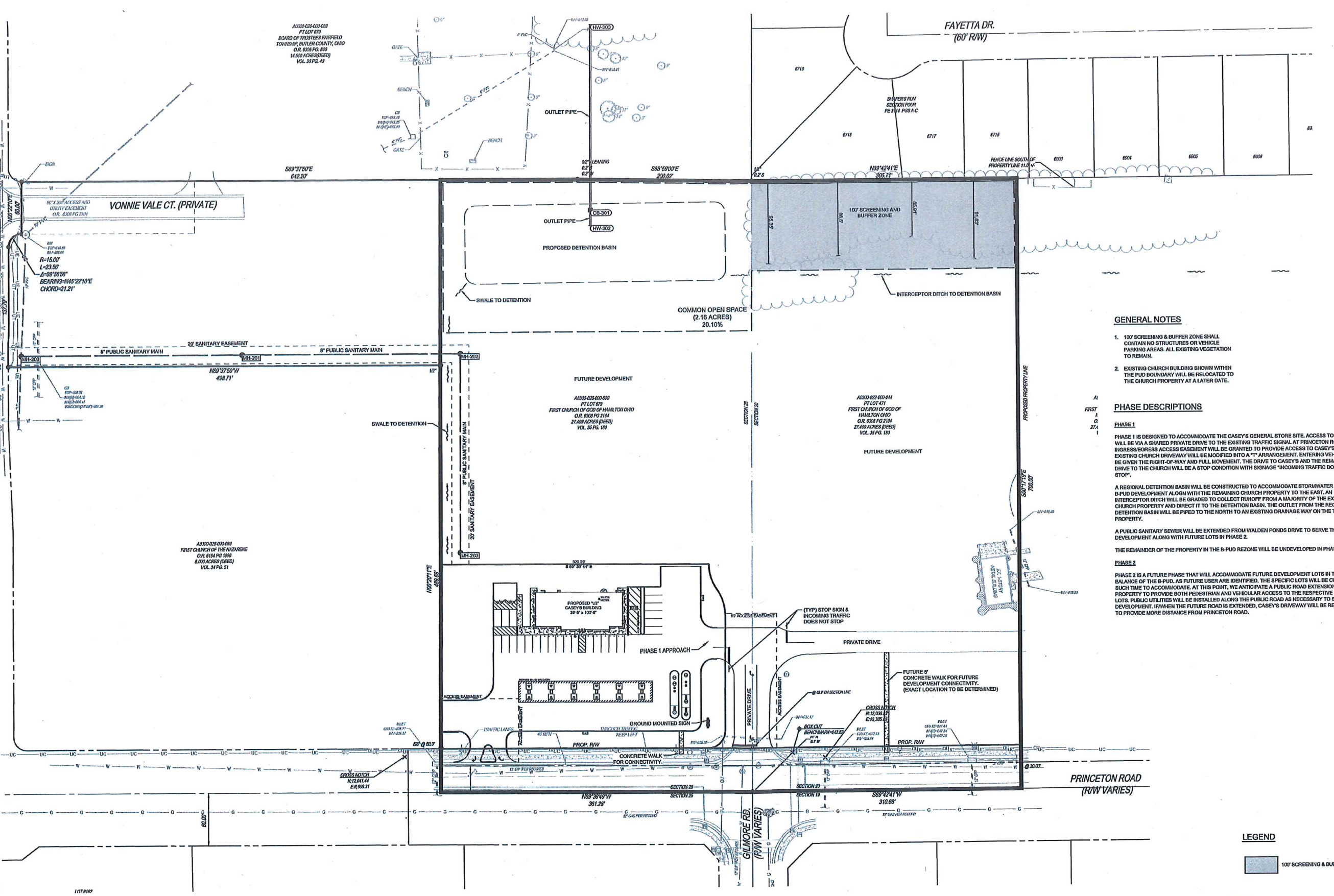
PROPOSED AREA FOR RE-ZONE FROM A-1 "AGRICULTURAL DISTRICT" TO B-PUD PLANNED UNIT DEVELOPMENT DISTRICT  
 ZONING DISTRICT AREA

**RE-ZONING PLAT**  
SHEET NO.  
**1 OF 4**





**BRIDGEWATER CHURCH  
PRELIMINARY PUD  
FAIRFIELD TOWNSHIP  
BUTLER COUNTY, OHIO**



**GENERAL NOTES**

- 100' SCREENING & BUFFER ZONE SHALL CONTAIN NO STRUCTURES OR VEHICLE PARKING AREAS. ALL EXISTING VEGETATION TO REMAIN.
- EXISTING CHURCH BUILDING SHOWN WITHIN THE PUD BOUNDARY WILL BE RELOCATED TO THE CHURCH PROPERTY AT A LATER DATE.

**PHASE DESCRIPTIONS**

**PHASE 1**  
PHASE 1 IS DESIGNED TO ACCOMMODATE THE CASEY'S GENERAL STORE SITE. ACCESS TO CASEY'S WILL BE VIA A SHARED PRIVATE DRIVE TO THE EXISTING TRAFFIC SIGNAL AT PRINCETON ROAD. AN INGRESS/EGRESS ACCESS EASEMENT WILL BE GRANTED TO PROVIDE ACCESS TO CASEY'S. THE EXISTING CHURCH DRIVEWAY WILL BE MODIFIED INTO A "T" ARRANGEMENT. ENTERING VEHICLES WILL BE GIVEN THE RIGHT-OF-WAY AND FULL MOVEMENT. THE DRIVE TO CASEY'S AND THE REMAINING DRIVE TO THE CHURCH WILL BE A STOP CONDITION WITH SIGNAGE "INCOMING TRAFFIC DOES NOT STOP".

A REGIONAL DETENTION BASIN WILL BE CONSTRUCTED TO ACCOMMODATE STORMWATER FROM THE B-PUD DEVELOPMENT ALONG WITH THE REMAINING CHURCH PROPERTY TO THE EAST. AN INTERCEPTOR DITCH WILL BE GRADED TO COLLECT RUNOFF FROM A MAJORITY OF THE EXISTING CHURCH PROPERTY AND DIRECT IT TO THE DETENTION BASIN. THE OUTLET FROM THE REGIONAL DETENTION BASIN WILL BE PIPED TO THE NORTH TO AN EXISTING DRAINAGE WAY ON THE TOWNSHIP PROPERTY.

A PUBLIC SANITARY SEWER WILL BE EXTENDED FROM WALDEN PONDS DRIVE TO SERVE THE CASEY'S DEVELOPMENT ALONG WITH FUTURE LOTS IN PHASE 2.

THE REMAINDER OF THE PROPERTY IN THE B-PUD REZONE WILL BE UNDEVELOPED IN PHASE 1.

**PHASE 2**  
PHASE 2 IS A FUTURE PHASE THAT WILL ACCOMMODATE FUTURE DEVELOPMENT LOTS IN THE BALANCE OF THE B-PUD. AS FUTURE USER ARE IDENTIFIED, THE SPECIFIC LOTS WILL BE CUT UP AT SUCH TIME TO ACCOMMODATE. AT THIS POINT, WE ANTICIPATE A PUBLIC ROAD EXTENSION INTO THE PROPERTY TO PROVIDE BOTH PEDESTRIAN AND VEHICULAR ACCESS TO THE RESPECTIVE FUTURE LOTS. PUBLIC UTILITIES WILL BE INSTALLED ALONG THE PUBLIC ROAD AS NECESSARY TO SERVE THE DEVELOPMENT. WHEN THE FUTURE ROAD IS EXTENDED, CASEY'S DRIVEWAY WILL BE RELOCATED TO PROVIDE MORE DISTANCE FROM PRINCETON ROAD.

**LEGEND**



**NOTE:**  
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILED LIST OF AVAILABLE RECORD INFORMATION, GIS AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE KENTUCKY UTILITY PROTECTION SERVICE AT 1-800-752-6007 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

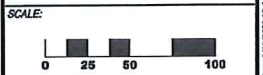


SEAL:

NO. DATE DESCRIPTION

PROJECT NO. 180075.000

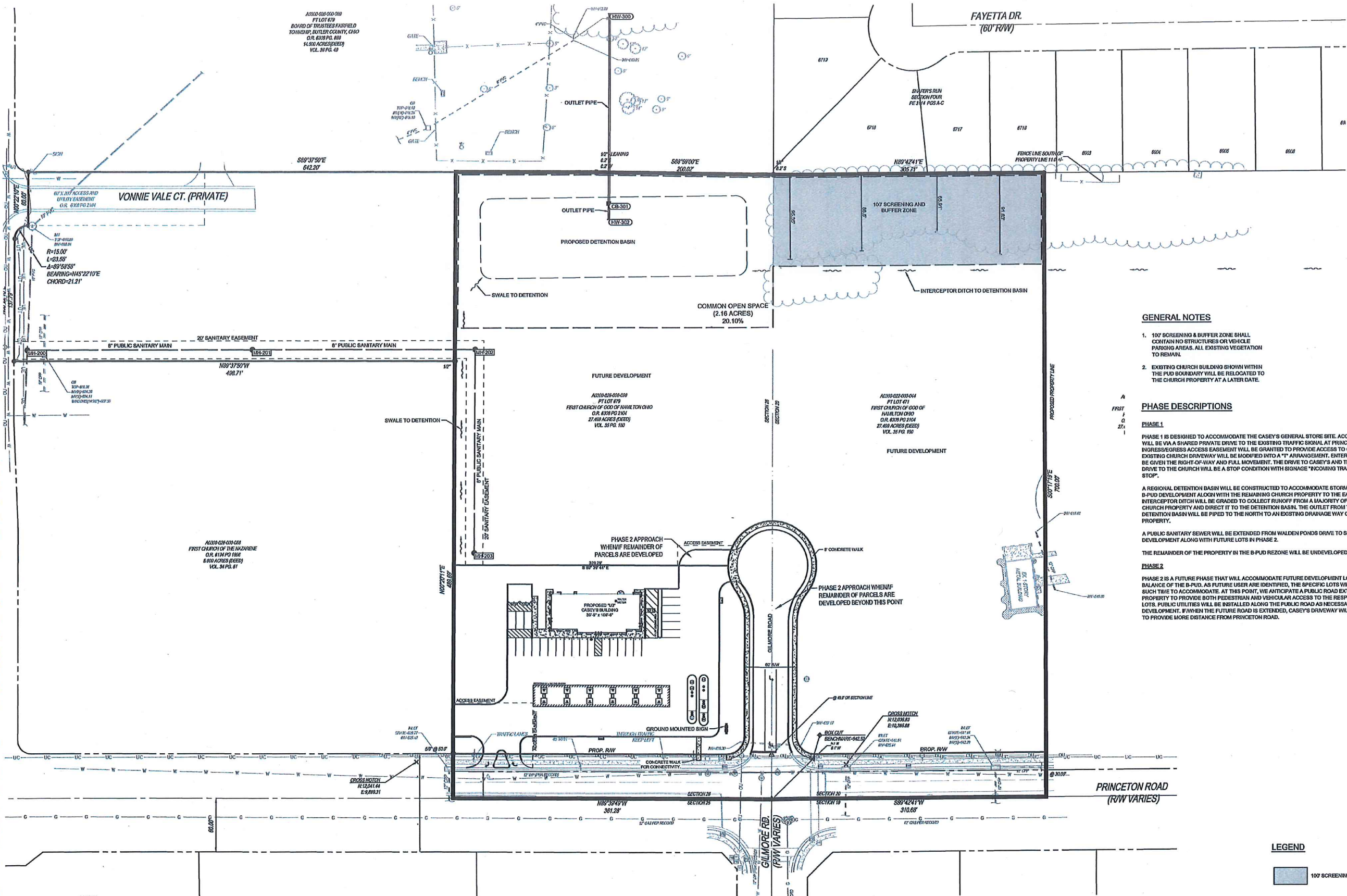
DATE 1/17/2020



SHEET NAME:  
**PHASE 1 - PUD  
PLAN (PRIVATE  
ROADWAY)**

SHEET NO.  
**2 OF 4**





**GENERAL NOTES**

- 107' SCREENING & BUFFER ZONE SHALL CONTAIN NO STRUCTURES OR VEHICLE PARKING AREAS. ALL EXISTING VEGETATION TO REMAIN.
- EXISTING CHURCH BUILDING SHOWN WITHIN THE PUD BOUNDARY WILL BE RELOCATED TO THE CHURCH PROPERTY AT A LATER DATE.

**PHASE DESCRIPTIONS**

**PHASE 1**  
 PHASE 1 IS DESIGNED TO ACCOMMODATE THE CASEY'S GENERAL STORE SITE. ACCESS TO CASEY'S WILL BE VIA A SHARED PRIVATE DRIVE TO THE EXISTING TRAFFIC SIGNAL AT PRINCETON ROAD. AN INGRESS/EGRESS ACCESS EASEMENT WILL BE GRANTED TO PROVIDE ACCESS TO CASEY'S. THE EXISTING CHURCH DRIVEWAY WILL BE MODIFIED INTO A "Y" ARRANGEMENT. ENTERING VEHICLES WILL BE GIVEN THE RIGHT-OF-WAY AND FULL MOVEMENT. THE DRIVE TO CASEY'S AND THE REMAINING DRIVE TO THE CHURCH WILL BE A STOP CONDITION WITH SIGNAGE "NOODLING TRAFFIC DOES NOT STOP".

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A PUBLIC SANITARY SEWER WILL BE EXTENDED FROM WALDEN PONDS DRIVE TO SERVE THE CASEY'S DEVELOPMENT ALONG WITH FUTURE LOTS IN PHASE 2.

THE REMAINDER OF THE PROPERTY IN THE B-PUD REZONE WILL BE UNDEVELOPED IN PHASE 1.

**PHASE 2**  
 PHASE 2 IS A FUTURE PHASE THAT WILL ACCOMMODATE FUTURE DEVELOPMENT LOTS IN THE BALANCE OF THE B-PUD. AS FUTURE USER ARE IDENTIFIED, THE SPECIFIC LOTS WILL BE CUT UP AT SUCH TIME TO ACCOMMODATE. AT THIS POINT, WE ANTICIPATE A PUBLIC ROAD EXTENSION INTO THE PROPERTY TO PROVIDE BOTH PEDESTRIAN AND VEHICULAR ACCESS TO THE RESPECTIVE FUTURE LOTS. PUBLIC UTILITIES WILL BE INSTALLED ALONG THE PUBLIC ROAD AS NECESSARY TO SERVE THE DEVELOPMENT. IF WHEN THE FUTURE ROAD IS EXTENDED, CASEY'S DRIVEWAY WILL BE RELOCATED TO PROVIDE MORE DISTANCE FROM PRINCETON ROAD.

**LEGEND**



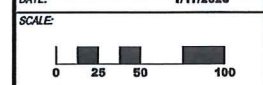
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CFAL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE  
 www.kleingers.com  
 6305 Centre Park Dr. West Chester, OH 45399  
 613.778.7551

**BRIDGEWATER CHURCH  
 PRELIMINARY PUD  
 FAIRFIELD TOWNSHIP  
 BUTLER COUNTY, OHIO**

PROJECT NO: 180075.000  
 DATE: 1/17/2020



**PHASE 2 - PUD  
 PLAN (PUBLIC  
 ROADWAY)**

SHEET NO.  
**3 OF 4**



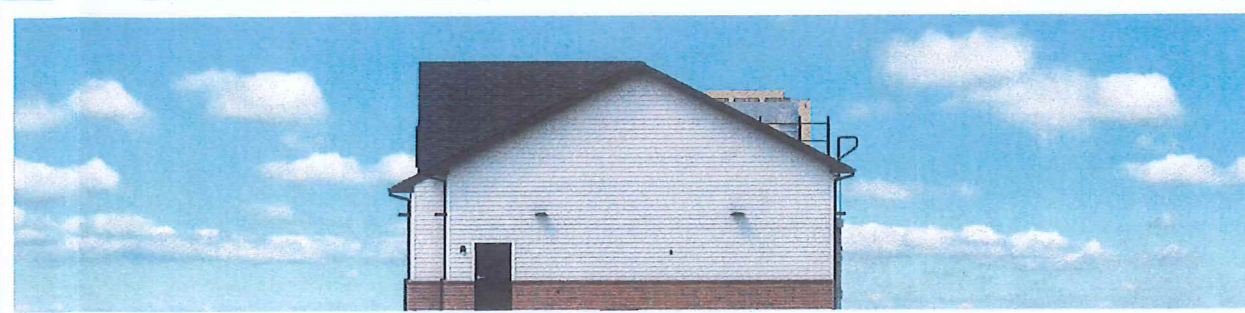


FRONT ELEVATION



REAR ELEVATION

Casey's U3 Building red leonard associates



RIGHT ELEVATION



LEFT ELEVATION

Casey's U3 Building red leonard associates



Casey's U3 Store Building BIA TECHNOLOGY SOLUTIONS



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE  
www.kleingers.com  
6305 Centre Park Dr. West Chester, OH 45399  
513.776.7851

**BRIDGEWATER CHURCH PRELIMINARY PUD**  
FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO

SEAL:

NO. DATE DESCRIPTION

PROJECT NO: 180075.000  
DATE: 1/17/2020  
SCALE:

SHEET NAME:  
**CASEY'S ELEVATIONS AND SIGN DETAIL**

SHEET NO:  
**4 OF 4**

Monument Sign (4 Product)						SIGNS 6, 7				
Sign #	Sign	Type	Location	Illumination	Dimensions	Top	Width	Height	Area Ft <sup>2</sup>	
6	House Logo	Freestanding	Street	Internal	7' 3"	13' 0"	7' 7 1/2"	5' 9"	36.3	
7	Price Sign	Freestanding	Street	Internal	1' 9"	7' 3"	7' 7 1/2"	5' 6"	41.94	
						Total				78.24

**PRICE NOTES:**

- 16" RED AND GREEN LED
- 20" TRACK DIESEL, GREEN LABEL - CLEAR COPY, LABEL INTERCHANGEABLE
- DIESEL ON THE RIGHT, BOTH SIDES
- 20" TRACK UNL, E-85, BLUE LABEL - CLEAR COPY, LABEL INTERCHANGEABLE
- 20" TRACK OTHER, YELLOW LABEL - BLACK COPY, LABEL INTERCHANGEABLE

**OTHER NOTES:**

- CABINET IS BLACK IN COLOR
- 300' WIRELESS KEYPAD RANGE

**MONUMENT PRICE SIGN 4 PRODUCT**  
DRAWN BY: J. CLARK  
DATE: 10-01-18

NOTE:  
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