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:

__X__ Zone Change
_____ Preliminary PUD Application
_____ Major Change to PUD
_____ Final PUD Application
_____ Amendment to Final PUD

Case No. FTZC19-1C
Newspaper JOURNAL 2-8-19
Filed 1-24-2019
Fees $700.00
FTZC Meeting Date 2-20-2019

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) 6305 Centre Park Drive, West Chester, OH 45069. (513) 779-7851.

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-2 Business District

9. Reason for this application: The Applicant desires to rezone this 13.165 acres to B-2 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 users consistent with the B-2 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 $ 700.00 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.

Applicant

Sworn to and subscribed before me, this 10th day of January, 2019, by the above applicant.

NOTARY PUBLIC STATE OF OHIO

JEYALUXMYDEVY SELVAKUMAR
Notary Public, State of Ohio
My Commission Expires
October 21, 2023

Notary Public

October 21, 2023
My Commission Expires

- **Fairfield Township Zoning/Administration acknowledgement of receipt.**

Signature/Printed Name | Title | Date

Est. 1803

FAIRFIELD TOWNSHIP

TRUSTEES
SUSAN BERDING
SHANNON HARTKEMEYER
JOE MCABEE

FISCAL OFFICER
SHELLY SCHULTZ

NOTICE OF PUBLIC HEARING
FAIRFIELD TOWNSHIP ZONING COMMISSION

Notice is hereby given that a Public Hearing will be held by the Fairfield Township Zoning Commission, in connection with an application filed by Bridgewater Church, for a rezone of property from A-1, Agricultural District to B-2, Business District, for purposes of development opportunities.

Applicant: First Church of God of Hamilton, OH (Bridgewater Church)
Owner: First Church of God of Hamilton, OH (Bridgewater Church)

This case has been given Case No. FTZC19-01C, and a public hearing will be held on Wednesday, February 20, 2019, at 7:00 P.M., in the Fairfield Township Administration Building, 6032 Morris Road, Fairfield Township, Ohio, 45011.

Location of said property: Parcel #, A0300-026-000-090, Lot #679 & 471, Situated in Section 20 & 26, Town 2, Range 3, Fairfield Township, Butler County, Ohio, and zoned A-1 Agricultural District, better known as 3100 Princeton Road, Fairfield Township, OH, 45011.

The Case will be available for examination ten days prior to the hearing on February 20, 2019, at the Fairfield Township Administration Building, 6032 Morris Road, Fairfield Township, OH, 45011. Office hours are 8:00 am until 4:30 pm, or appointments can be arranged via telephone at (513) 785-2266 or e-mail to Chuck Goins at cgoins@fairfieldtwp.org

Interested persons are requested to appear and voice their opinions with respect thereto. Applicant or representative must be present at this meeting.

Fairfield Twp. Trustees
Susan Berding, Shannon Hartkemeyer & Joe McAbee
Shelly Schultz, Fiscal Officer
Julie Vonderhaar, Administrator
Chuck Goins, Asst. Administrator/Zoning Administrator

Publish: Journal News
February 8, 2019

6032 MORRIS ROAD
FAIRFIELD TWP., OHIO
45011-5118

(513) 887-4400
FAX (513) 887-4405
www.fairfieldtwp.org

THE KLEINGERS GROUP

CINCINNATI
COLUMBUS
DAYTON
LOUISVILLE

6305 Centre Park Drive
West Chester, OH 45069
phone ▶ 513.779.7851
fax ▶ 513.779.7852
www.kleingers.com

Legal Description
Rezone
13.165 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 489.69 feet;

Thence N89°37'50"W a distance of 498.71 feet to a point in the east right of way line of Walden Ponds Circle;

Thence along said east right of way line, the following (3) three courses:

1. N00°22'10"E a distance of 137.79 feet;
2. Along a curve to the right for an arc distance of 23.56 feet, said curve having a radius of 15.00 feet, a central angle of 89°58'58" and a chord which bears N45°22'10"E a distance of 21.21 feet;
3. N00°22'10"E a distance of 60.00 feet;

Thence S89°37'50"E a distance of 642.20 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 310.68 feet to the Point of Beginning;

Containing 13.165 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 12-26-18

Randy C. Wolfe — Date
Ohio Professional Surveyor No. 8033

STATE OF OHIO
RANDY C. WOLFE
S-8033
REGISTERED PROFESSIONAL SURVEYOR

INSPIRED PEOPLE ▶ CREATIVE DESIGN ▶ TRANSFORMING COMMUNITIES

(A) 5720 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. 8647 PG. 1239

(C) 6718 A0300-148-000-010 GREGORY R. BOSTON DANIELLE M. TOMCZAK O.R. 7074 PG.210

(D) 6717 A0300-148-000-009 TROY ANN MILLS O.R. 8458 PG.925

(E) 6716 A0300-148-000-008 MARK WHITE O.R. 8161 PG.414

(F) 6903 A0300-148-000-019 RONALD OSMAN AND KAREN JO OSMAN O.R. 7808 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 TIFFANY SCHULZ O.R. 9040 PG.1671

(J) 5721 A0300-133-300-031 KRISTIN B. AND DARRIN R. COFFEY O.R. 8919 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. 9040 PG.390

(M) 5726 A0300-133-300-038 SHELLEY SCHLICKER O.R. 8176 PG. 1870

(N) 5729 A0300-133-300-039 MARIAN DEMAREE COTTRELL (AKA MARIAN D. COTTRELL) O.R. 6428 PG. 1934

(O) 5730 A0300-013-300-040 PARTNERSHIP FOR HOUSING, AN OHIO NONPROFIT 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. 8638 PG. 1089

(R) 8932 A0300-021-000-045 PROFESSIONAL RESOURCE DEVELOPMENT INC O.R. 8778 PG. 345

(S) 8931 A0300-021-000-044 BRIDGESTONE RETAIL OPERATIONS, LLC PARCEL 1 O.R. 8719 PG. 197

(T) 8930 A0300-021-000-043 NATIONAL RETAIL PROPERTIES, LP PARCEL 1 O.R. 8827 PG. 781

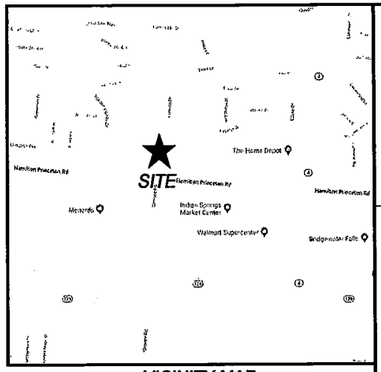
(U) 5727 A0300-133-000-037 MARVIN AND LOLINDA RAMOS O.R. 7760 PG 2232

(V) 5731 A0300-133-000-041 STEPHANIE GLASS O.R. 8901 PG 1082

(W) 5698 A0300-133-000-008 DENNIS AND HEIDI BRUZINA O.R. 7471 PG 423

(X) 6490 A0300-148-000-007 JUAN C. ESPINOZA HERNANDEZ DIANA JAIME ESTRADA O.R. 8702 PG 1040

(Y) 6951 A0300-148-000-057 MICHAEL W. AND LAURA J. BEAHM 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. 180 BEING S89°42'41"W

A-1
"AGRICULTURAL DISTRICT"
A0300-026-000-089
BOARD OF TRUSTEES FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO
O.R. 6308 PG. 886
14.500 ACRES(DEED)
VOL. 35 PG. 49

FAYETTA DR. (60' R/W)

SHAFERS RUN SECTION FOUR PB 3114 PGS A-C

SHAFERS RUN SECTION FIVE PB 3188 PGS A-D

R-2
"SINGLE-FAMILY RESIDENCE DISTRICT"

B-1
" NEIGHBORHOOD BUSINESS DISTRICT"

VONNIE VAIL CT. (60' R/W)

SHAFERS RUN SECTION ONE PB 2761 PGS A-C

S88°37'50"E 642.20'
S89°59'00"E 200.02'
N89°42'41"E 305.71'
N00°22'10"E 117.57'
R=60.00'
C1
N89°37'50"W 496.71'
S00°17'14"E 700.07'

13.165 ACRES
A0300-026-000-090
FIRST CHURCH OF GOD OF HAMILTON OHIO
O.R. 6308 PG.2104
27.489 ACRES (DEED)
VOL. 35 PG. 180

A-1
"AGRICULTURAL DISTRICT"
A0300-026-000-088
FIRST CHURCH OF THE NAZARENE
O.R. 6194 PG 1886
5.000 ACRES (DEED)
VOL. 34 PG. 51

PROPOSED B-2
"BUSINESS DISTRICT"

A-1
"AGRICULTURAL DISTRICT"
A0300-022-000-044
FIRST CHURCH OF GOD OF HAMILTON OHIO
O.R. 6308 PG 2104
27.489 ACRES (DEED)
VOL. 35 PG. 180

B-2
" BUSINESS DISTRICT"

WALDEN PONDS CIRCLE R/W(VARIES)

WINFORD AVE. (60' R/W)

N00°22'10"E 489.69'
S00°17'14"E 489.69'

P.O.B.
13.165 ACRES

N89°39'49"W 361.28'
S89°42'41"W 310.66'
SECTION 26 SECTION 25
SECTION 26 SECTION 19

PRINCETON ROAD R/W (VARIES)

B-PUD
"PLANNED UNIT DEVELOPMENT DISTRICT"

GILMORE RD. (R/W VARIES)

M-1
"LIGHT INDUSTRIAL DISTRICT"

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	15.00	23.56	89°58'58"	N45°22'10"E	21.21

PROPOSED AREA FOR RE-ZONE FROM A-1 "AGRICULTURAL DISTRICT" TO B-2 "BUSINESS DISTRICT"

ZONING DISTRICT AREA

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6305 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:
STATE OF OHIO
RANDY C. WOLFE
8033
REGISTERED
PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION
1	9/07/18	ZONING PLAT - TAR
2	12/17/2018	UPDATE BOUNDARY - MDH
3	1/15/2019	UPDATE - MDH

ZONING PLAT

SECTION 25 & 26, TOWN 2, RANGE 3,BTM
FAIRFIELD TOWNSHIP
BUTLER COUNTY, OHIO

PROJECT NO: 180075VAS000
DATE: 9/07/2018
SCALE: 1" = 100'
0 50 100 200
SHEET NAME:

BRIDGEWATER CHURCH

SHEET NO.

1 OF 1

H:\2018\180075\DWG\00\180075VAS000 (REZONE PLAT 06-2018).dwg, 1/15/2019 1:11:36 PM, matth