



**STAFF REPORT
FAIRFIELD TOWNSHIP ZONING COMMISSION
PUBLIC HEARING**

CASE: FTZC19-1C

APPLICANT: First Church of God of Hamilton Ohio

OWNER: First Church of God of Hamilton Ohio

LOCATION: 3100 Princeton Rd
Parcel IDs A0300-026-000-090 and A0300-026-000-044

CURRENTLY ZONED: A-1 Agricultural District

REQUEST: Zone Change from A-1 Agricultural District
to B-2 Community Business District

DATE: February 20, 2019

SITUATION OF PROPERTY

The subject property, 3100 Princeton Road, is located north of the intersection of Princeton Rd and Gilmore Rd (att. 1 and att. 2). The property is currently zoned A-1 Agricultural District and is currently comprised of two separate parcels A0300-026-000-090 and A0300-026-000-044 with a combined acreage of 27.473 acres (att. 3 and att. 4). The applicant has initiated a lot split/consolidation process with the appropriate agencies. The new parcel will be comprised of 13.165 acres and will be located on western portion of the property. The applicant anticipates the split/consolidation will be complete by the Rezoning Public hearing. The new 13.165 acre parcel abuts the following: A-1 directly to the north and south west, R-2 (Suburban Residence District) to the north east and to the west, and a B-PUD to the south (att. 5).

DESCRIPTION OF REQUEST

The applicant is requesting a zone change from A-1 (Agricultural District) to B-2 (Community Business District) on the newly split/consolidated 13.165 acres parcel located at 3100 Princeton Rd.

FINDINGS OF FACT

B-2 COMMUNITY BUSINESS DISTRICTS

PURPOSE. The intent of the B-2 Community Business District is to reserve certain land areas for community and highway oriented retail and service establishments which serve the residents of a number of neighborhoods.

17.2 PRINCIPAL PERMITTED USES.

17.2.1 Any local convenience retail and/or service uses including but not limited to, hospitals, offices for medical and allied health care, grocery or other food stores, drugstores, barber shops, beauty salons, bakery shops, dry cleaning and laundry pick-up stations, Laundromats, business and professional offices and the like, supplying commodities or performing services primarily for the residents in a portion of Fairfield Township.

17.2.2 Restaurants, including drive-through windows; theaters, bowling alleys, billiard parlors and other similar establishments.

17.2.3 Automobile service stations.

17.2.4 Automobile, truck, trailer and farm implement sales and service establishments for the display, hire and sales, including sales lots and repair of automobiles, trucks, trailers, and farm implements; provided that all such operations other than display and sales shall be conducted within a completely enclosed building; and further provided that any building used for repair work shall have no openings other than stationary windows or required fire exits when located within one hundred (100) feet of any R-District, or a recorded residential subdivision.

17.2.5 Financial institutions, including drive-in institutions.

17.2.6 Nursery schools and Child care facilities.

17.2.7 Hospitals.

17.2.8 Carpenter shops, electrical, plumbing, heating and air conditioning shops: printing, publishing and lithography shops; furniture upholstery; antique stores; storage or warehouses; funeral homes and mortuaries; provided that any such use shall be conducted within a completely enclosed building; and further provided that any building located within one hundred (100) feet of any R-District or recorded residential subdivisions shall have no openings other than stationary windows or required fire exits.

17.2.9 Garden stores and supply centers.

17.2.10 Any other local convenience retail and/or service uses are prohibited unless determined by the Board (BZA) to be of the same general character as the above permitted uses; but not including those uses which are permitted in the B-3 District, or any uses which are prohibited in the B-3 District.

B-2 COMMUNITY BUSINESS DISTRICT

Lot Areas	Lot Frontage	Front Yard Depths	Story	Side Yard Widths		Rear Yard Depth
				One	Both	
See Sec. 17.08	See Sec. 17.08	25 ft.	3 Max	20 ft	50 ft	25 ft
Motels & Motor Hotels (1) – 1 acre min.; 500 sq. ft. per bedroom	100 ft	25 ft	3 Max	20 ft	50 ft	50ft

(Fairfield Township Zoning Resolution)

FAIRFIELD TOWNSHIP VISION PLAN

Based on the Existing and Future Land Use Maps from the Fairfield Township Vision Plan the subject property land use was classified as Public / Semi Public. It is the opinion of the staff, that the property was classified Public/ Semi Public for Future Land Use due to the current use of the property as a church (att. And att.).

Public / Semi-Public

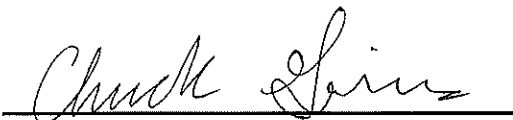
“The Public / Semi-Public land use classification identifies those areas that have existing public based land uses and facilities. These include Township and County facilities such as fire station stations, the Township Administration building, and other facilities owned and used by a public entity. The ideal location for these uses include where they currently reside, as well as along major arterials or collectors or where they meet the future needs of Township residents.” (Fairfield Township Vision Plan)

STAFF RECOMMENDATIONS

The proposed zone change allows for a multitude of principally permitted uses as listed in Section 17.2. If the property is rezoned to B-2, the Board and Staff are required to issue Zoning Certificates for uses, some of which may create negative impact(s) to adjacent parcels without specific considerations such as setback(s), front yard configurations, operational issues (delivery times, typical hours of operation, etc.) and other matters.

With more than 13 developable acres, the density of use(s) on the site could be extreme for the proximity to the residential neighborhoods. As a model, the area to the south zoned B-PUD, offers the ability of the Board to mitigate potential issues matters that might otherwise provide problems for the township.

Therefore, based on the findings of fact, the Fairfield Township Zoning Resolution & the submitted proposal, staff makes the recommendation to deny the request to change the property to a B-2, based on concerns about principally permitted uses and their proximity to existing churches and existing residential properties.

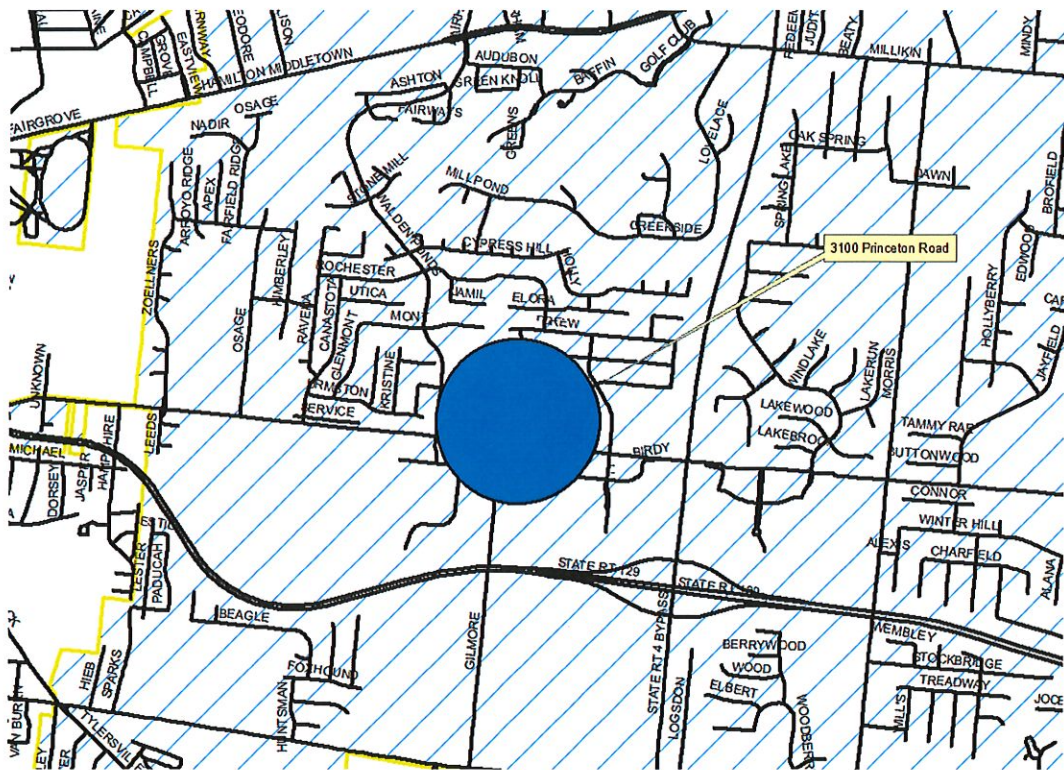


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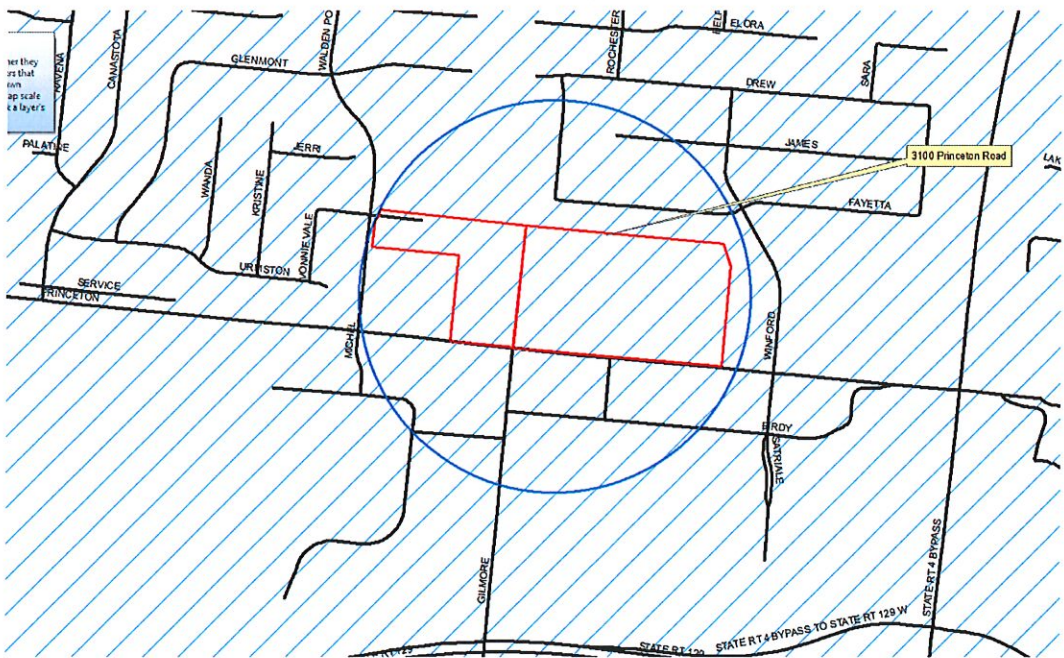
Zoning Administrator, Fairfield Township

FTZC19-1C: Attachments

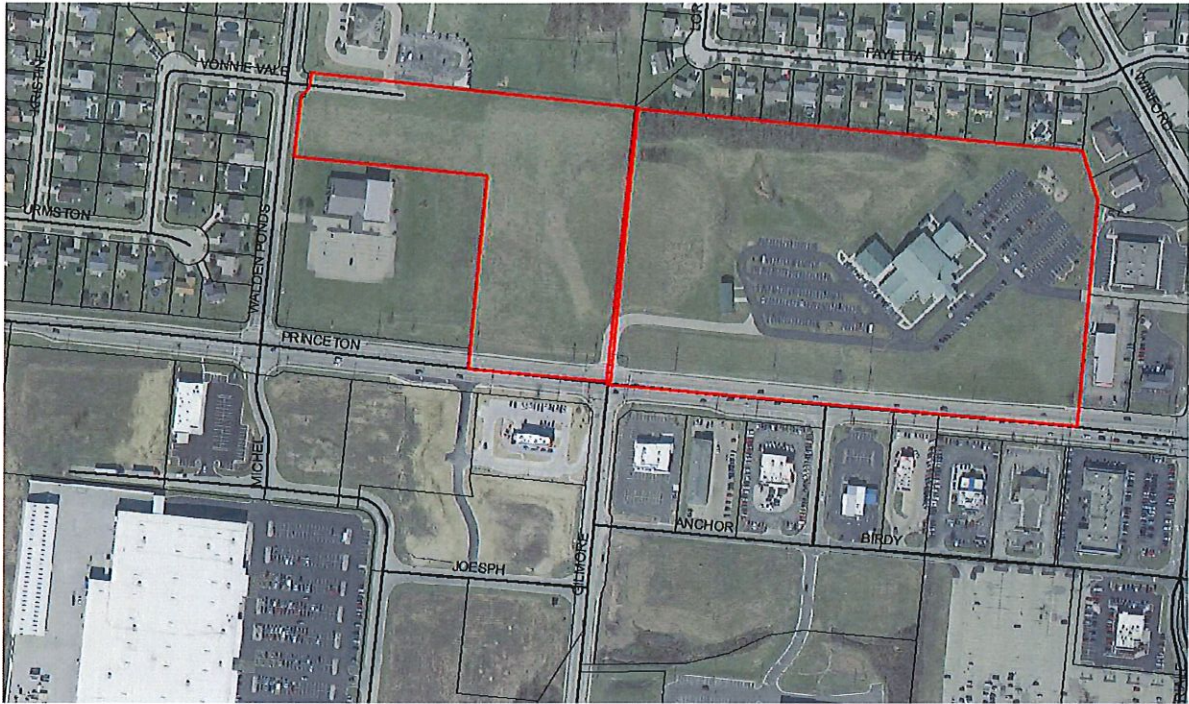
Attachment 1



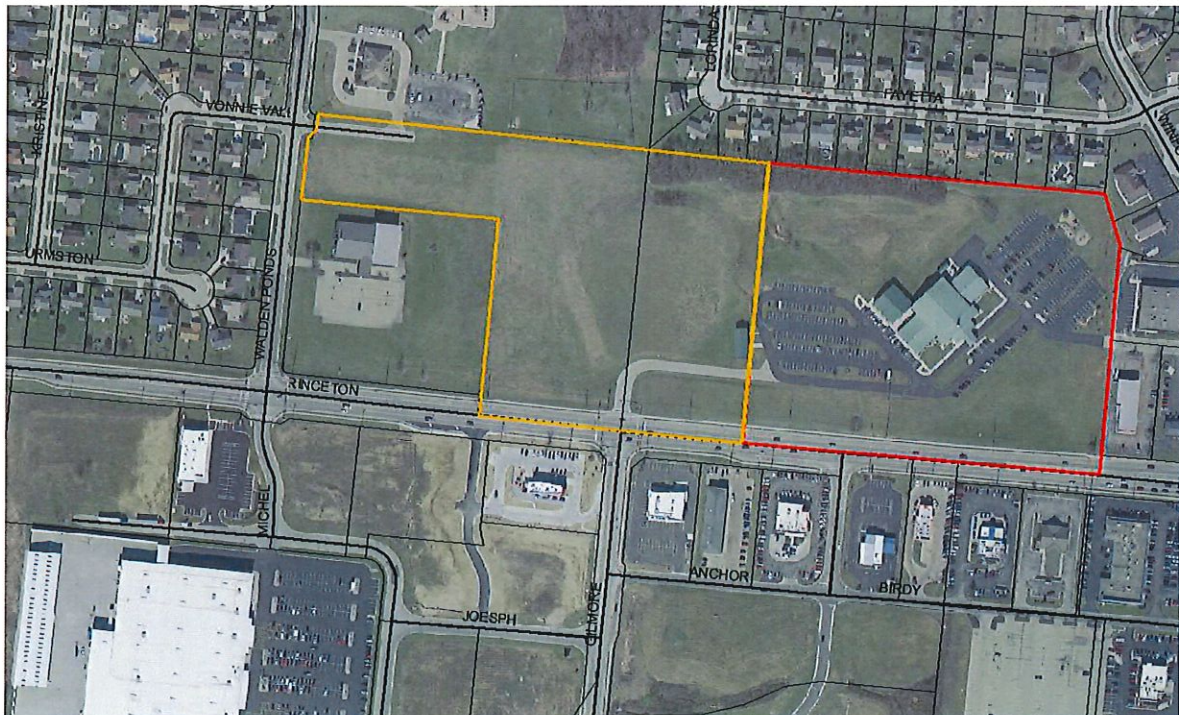
Attachment 2



Attachment 3 (Current Parcels)



Attachment 4 (Approximate New Parcels)



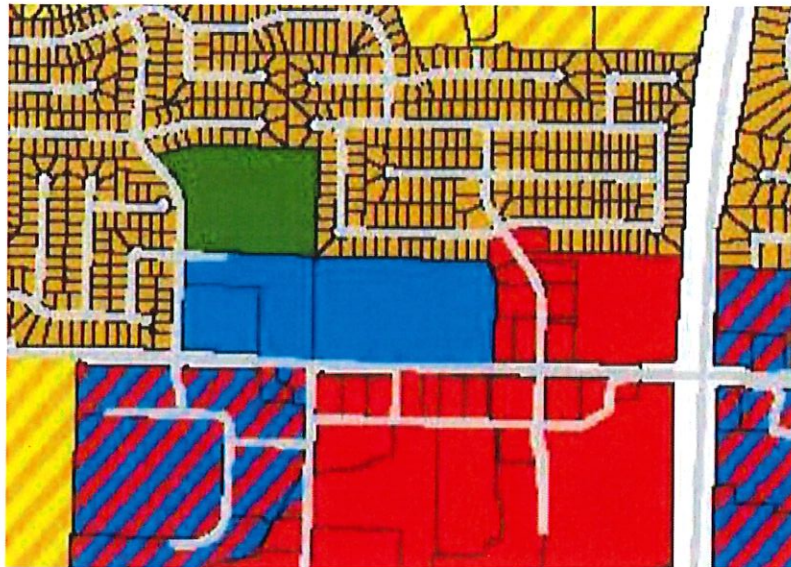
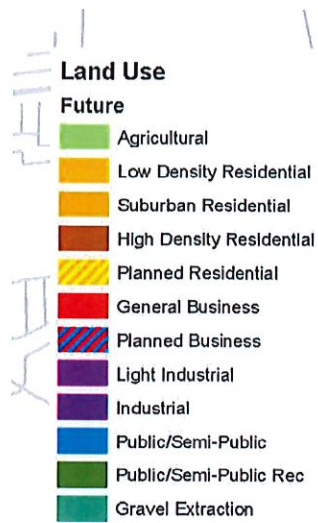
Attachment 5 (Zoning Map)



Attachment 6 (Current Land Use)



Attachment 7 (Future Land Use)



Attachment 7 (Future Land Use)

