



**STAFF REPORT TO THE  
FAIRFIELD TOWNSHIP ZONING COMMISSION  
PUBLIC HEARING DATE: MAY 18, 2022**

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<b>CASE:</b>	<b>FTZC22-2C</b>
<b>APPLICANT:</b>	<b>First Church of God of Hamilton Ohio</b>
<b>LOCATION:</b>	<b>Princeton Rd - Parcel IDs A0300-022-000-044, A0300-172-000-001, and A0300-172-000-002</b>
<b>CURRENTLY ZONED:</b>	<b>B-PUD Business Planned Unit Development and A-1 Agricultural District</b>
<b>REQUEST:</b>	<b>Zone Change from A-1 Agricultural District to B-PUD Business Planned Unit Development and a Major Change to the PUD</b>

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**SITUATION OF PROPERTY**

The subject property, 3100 Princeton Road, is located north of the intersection of Princeton Rd and Gilmore Rd and is between Winford Avenue and Walden Ponds Circle (att. 1). 10.75 acres of the area is zoned B-PUD and 3.33 acres is zoned A-1 Agricultural District and is currently comprised of separate parcels; A0300-022-000-044, A0300-0172-000-001, and A0300-1712-000-002 with a combined acreage of 27.473 acres. The current boundaries of the B-PUD is comprised of 10.752 acres and will be located on western portion of the property (att.2). The 3.33 acres that is currently zoned A-1 abuts the following: R-2 (Suburban Residence District) directly to the north, and a B-PUD to the west, A-1 to the east, and M-1 "Light Industrial District to the south (att.3).

**DESCRIPTION OF REQUEST**

The applicant is requesting a zone change for 3.33 acres of parcel A0300-026-000-044 from A-1 (Agricultural District) to B-PUD (Business Planned Unit Development). The applicant is also requesting major change to the approved Preliminary PUD Plan, they are proposing to change the outside boundaries development and to incorporate the 3.33 acres into the PUD.

*615.6 MAJOR CHANGES. Should the formulation of the detailed Final PUD Plan (s) for any section of the total Planned Unit Development landholding necessitate a major change in the original Preliminary PUD Plan, reconsideration and approval by the Board of Fairfield Township Trustees shall be required. Major changes shall include but not be limited to:*  
*(b) Changes in the outside boundaries of the Planned Unit Development Landholding.*

**FINDINGS OF FACT**

The 10.751 acres of the existing Planned Unit Development was presented to the Fairfield Township Trustees on August 12, 2020 and was approved with the incorporation of 15 conditions. On December 16, 2020, the Fairfield Township Trustees approved the Final PUD Plan for Casey's General Store which is approved to be constructed in the southwest corner of the development. The general intent of applicant's current request, to rezone of the 3.33 acres and modification of the Preliminary PUD Plan, is to increase the developable area and to create more room and flexibility to potential users. Based on the applicant's justification, the increased size of the development has the potential to increase functionality and marketability of the development while meeting the development standards.

The submitted plan includes the continuation of the 100-foot screening and buffer zone along the northern property line to lessen the impact on the existing homes in the residential district. To increase the screening for the church a 15-foot-wide landscaped buffer along the shared property line is planned. Signage on the proposed plan included a monument sign for each business located along Princeton Road. The businesses in the rear of the development and the church will utilize the multi-user monument sign located on Princeton Road. In continuation of the previously approved PUD, the applicant is continuing the pedestrian sidewalks along both sides of the private roadway serving the development.

During the initial Preliminary PUD, the applicant created the “Bridgewater Church B-PUD Design Guidelines.” During this submittal the applicant has added a couple minor changes to the guidelines and plans that will further enhance the site and reduce the impact on the neighboring residential properties. The tenants of the space will be required to make sure “All exterior lighting within the PUD Development shall be full cutoff lighting fixtures.” To further enhance the pedestrian connectivity, the applicant has also modified the plans to extend the pedestrian walking path from the development to the property line of the Township Park. The applicant has also modified the approved plans to incorporate a hard surfaced pedestrian walking path in place of the approved mulched path. The applicant also initially requested a waiver of the “Common Open Space requirement of 20% outlined in section 617.2(d).” After reworking the site, the applicant was able to meet the required 20% open space, so a waiver is no longer needed.

**Conditions that were placed on FTZC20-1C by the Fairfield Township Board of Trustees**

1. Applicant shall construct all roadways within the B-PUD to public roadway standards.
2. Roadways shall remain private and shall be the responsibility of the applicant to maintain.
3. The applicant shall provide a copy of the maintenance and construction agreements relative to the common space and roadways.
4. Additional sub-divisions and or modifications of the PUD are required to be reviewed by the Fairfield Township Zoning Department and the Butler County Subdivision Committee.
5. Applicant shall be responsible for the final construction of the roadway as shown on the plans during the second phase of the PUD.
6. Applicant shall create façade and design standards prior to Fairfield Township Trustee zone change approval.
7. Applicant shall establish signage easement in lieu of a signage waiver.
8. Applicant shall construct an access stub to the property to the west.
9. Applicant shall include appropriate pedestrian access from Princeton Road and Gilmore Road extension to the Phase One site, to be approved by staff.
10. Require the inclusion of an intentional and usable area to meet the B-PUD open space requirement, to be approved by the zoning staff prior to Fairfield Township Trustee zone change approval.
11. A major subdivision plat will be required prior to development.
12. A right-of-way permit will be required for RI/RO on Princeton Road.
13. Dedicate right-of-way per the Butler County Thoroughfare Plan.
14. High water tables are apparent in this area. If basements are constructed, it is the responsibility of the builder to take special precautions to ensure the basements stay dry.
15. The County Health Department has no objections, provided that the proposed development is served by approved sanitary sewers, public water, and acceptable means for storm water management and control.

The applicant's case was heard by the Butler County Planning Commission on April 12, 2022 where the Planning Commission voted to recommend approval of the requested zone change with the incorporation of the following 14 comments.

- 1. The lack of information on future site development (lots, buildings, etc.) is atypical for a Planned Unit Development. We recommend that application show a complete plan to evaluate intensity.*
- 2. Provide additional designated open space. Applicant has not demonstrated any need for a waiver from the 20% minimum requirement.*
- 3. No additional access will be granted onto Princeton Road; must use existing traffic signal at Gilmore Road.*
- 4. Recommend development gain access to Walden Ponds Circle via Vonnie Vale for secondary access.*
- 5. Dedicate Princeton Road ROW and replat to add extension into Bridgewater Church Subdivision.*
- 6. Internal access driveways will be subject to BCEO Access Management and review when uses are known.*
- 7. Casey Fuel Center site plan needs revision to reflect location of full access drive.*
- 8. Stormwater management report will need to be updated to evaluate impact of additional impervious area.*
- 9. Walking path loop seems to limit depth of lots north of cul-de-sac street. Protect walking path as a critical site amenity in future development plans.*
- 10. Why doesn't walking trail connect to or pass through township park?*
- 11. Note zoning classification on western remainder parcel (A-1).*
- 12. We recommend full cutoff exterior lighting throughout the site, especially adjacent to residential properties.*
- 13. Be advised that high water tables are apparent in this area. If basements are constructed, it is the responsibility of the builder to take special precautions to ensure the basements stay dry. Soils also have shrink-swell component.*
- 14. Project flows to the Shaffer Lift Station, which has a \$900 per lot fee. Sewer main extension will be required with further development of the subdivision. A water main extension may also be required.*

**Relevant Sections of the Fairfield Township Zoning Resolution:**

**617. B-PUD PLANNED UNIT DEVELOPMENT DISTRICT.**

**PURPOSE.**

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. The projects are allowed to take advantage of shared parking, cluster building sites, reduced curb-cuts and unified signage. The B-PUD District shall be developed in accordance with an approved overall preliminary PUD Plan and subsequently detailed final PUD Plan for each section of the total landholding. The planning and development of the Planned Unit Development shall be carried out in such a manner as to have minimum adverse effects on the natural features and environment of the planned unit tract and its surrounding areas. Planned Unit Development typically features varied setback lines and "cluster" type

site planning whereby provisions for maximum overall lot coverages are established to permit creation of usable common space without jeopardizing the overall intent of the Zoning Resolution or the public health, safety and welfare.

13B.3.2 YARD REQUIREMENTS. The perimeter of the lot shall maintain a minimum of fifty (50) feet for side and rear yard setback requirements. A minimum of twenty (20) feet is required between unattached buildings, and a minimum of fifty (50) feet is required between residential zoning districts and all commercial buildings. No structure shall be allowed closer than twenty (20) feet from a public right-of-way.

617.2 DESIGN STANDARDS. Unless otherwise specified below, the design standards for area, coverage, yard requirements, parking and screening for a proposed Planned Unit Development in the B-PUD District shall be governed by the standards of the "B" zoning district(s) most similar in nature and function to the proposed B-PUD District use(s). Exceptions to these standards may be granted by the Board of Fairfield Township Trustees. Standards for public improvements shall be governed by applicable ordinances and laws of the township.

(d) 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.

#### 615.2 PROCEDURE.

**(b) The Zoning Commission may explicitly impose special conditions relating to the Planned Unit Development with regard to the type and extent of public improvements to be installed, as well as to landscaping; development, improvement and maintenance of common open space; and other pertinent development characteristics.**

#### STAFF COMMENTS

The zone change and major change to the preliminary PUD plan, in general, provides a nice continuation of the commercial corridor to the east and to a place that Bridgewater Church is comfortable with. By utilizing the previous agreements made in the preliminary PUD and by continuing the protective screening buffer along the north boundary line and proposing a buffer along the property line with the Church, the applicant continues to improve plans that were previously agreed upon.

The zone change to a B-PUD of the 3.33 acres of the property if approved would not be an endorsement of the precise location of uses, configuration of parcels or engineering feasibility which are to be reviewed in the subsequent preparation of the Detailed Site Development Plans. The Zoning Commission's recommendation will be forwarded to the Board of Trustees who will review both the zone change and the major change to the PUD.

**STAFF RECOMMENDATION**

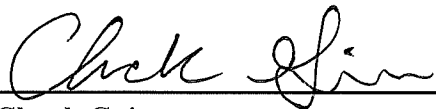
Based on the findings of fact, the Fairfield Township Zoning Resolution & the submitted proposal, staff makes the recommendation to approve, with conditions, the request to change the property to a B-PUD and approve the major change to the approved Preliminary PUD as proposed.

**ACTION:**

The Fairfield Township Zoning Commission shall recommend to the Fairfield Township Board of Trustees to either approve, approve with conditions, or deny, the applicant's requests.

Should the Zoning Commission **approve** the applicant's request, the following conditions should be considered:

1. Incorporate the conditions that were approved during case FTZC20-1C by the Fairfield Township Board of Trustees.
2. No additional access will be permitted onto Princeton Road; must use existing traffic signal at Gilmore Road.
3. Dedicate Princeton Road ROW and replat to add extension into Bridgewater Church Subdivision.
4. Internal access driveways will be subject to BCEO Access Management and review when uses are known.
5. Stormwater management report will need to be updated to evaluate impact of additional impervious area.
6. Require the "walking trail" be constructed out of a paved material and plan for a pedestrian connection to the Township Park to the North.

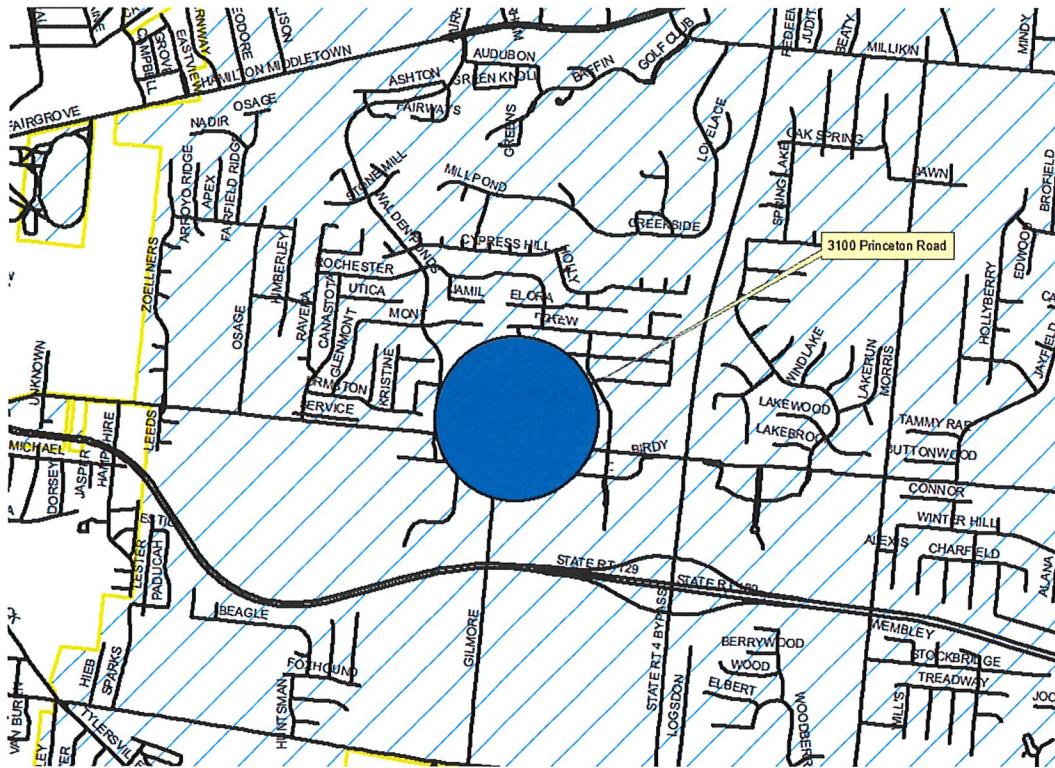


**Chuck Goins**

**Zoning Administrator, Fairfield Township**



**Attachment 1**

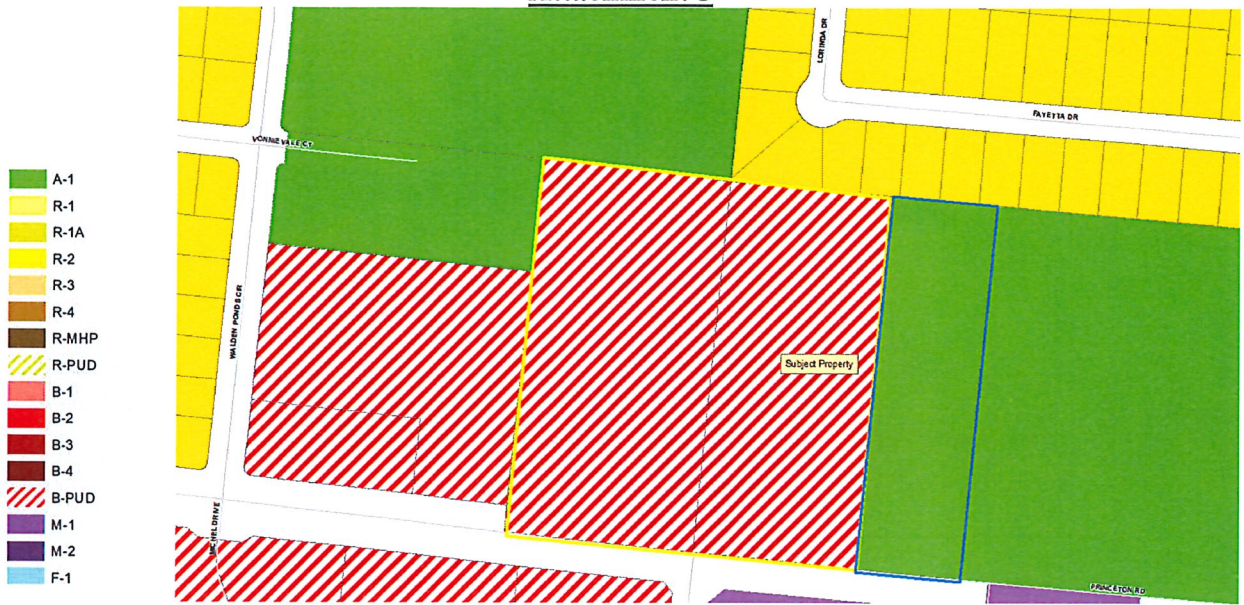


**Attachment 2**





### Attachment 3



### Attachment 4 ('Proposed Plan)

