

Application to the  
**FAIRFIELD TOWNSHIP**  
**ZONING COMMISSION**

6032 Morris Road  
Fairfield Township, OH 45011  
(513) 887-4400

**FOR OFFICE USE ONLY**

Case No. FTZC26-1C  
Date Filed 1-20-26 Fees 1,000.00  
FTZC Meeting Date 2-18-2026  
Newspaper Journal

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**PLEASE PROVIDE FIFTEEN COPIES OF THIS FORM AND ALL MATERIALS**

PROPERTY LOCATED AT: 3100 Princeton Rd., Fairfield Twp., OH 45011

PARCEL IDENTIFICATION NUMBER: A0300022000044

Additional parcel number (if applicable)\* N/A \_\_\_\_\_

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\*If rezoned, all parcels comprising the development must be consolidated before a zoning certificate will be issued.

**APPLICANT INFORMATION**

APPLICANT: BRIDGEWATER CHURCH

MAILING ADDRESS: 3100 Princeton Rd., Fairfield Twp., OH 45011

PHONE: 513-867-9961

PROPERTY OWNER: BRIDGEWATER CHURCH

MAILING ADDRESS: 3100 Princeton Rd., Fairfield Twp., OH 45011

PHONE: 513-867-9961

CONTACT PERSON: Drew Wilkerson

MAILING ADDRESS: 3100 Princeton Rd., Fairfield Twp., OH 45011

PHONE: 513-867-9961

**AMENDMENT INFORMATION**

- A. If the amendment proposes to alter the text of the Zoning Resolution, attach:
1. Typed description of why the amendment is appropriate.

2. Typed copy of the text as it would appear in the Resolution (also identifying stricken language).

3. Application fee as established by the Township Trustees. I hereby request the Board of Zoning Appeals to grant a variance(s) from Section(s)

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B. If the amendment proposes to alter the zoning map, attach:

1. List, for each parcel to be rezoned, the owner's name as it appears on the Butler County auditor's current tax list, the Butler County auditor's tax parcel number, and the property address.

2. List of adjacent property owners.

3. Photocopy of tax map with subject property highlighted.

4. Legal description of property (see deed).

5. Development plans.

6. Application fee as established by the Township Trustees.

**SUPPORTING INFORMATION**

A. Existing Zoning District A-1

Existing Land Use Church and related uses

Proposed Zoning District B-PUD

Proposed Land Use Land uses permitted under B-PUD + Church and related uses

B. Does the proposed zoning district conform to the Fairfield Township Vision Plan?

XYES

\_\_\_\_NO

C. If the proposed zoning district **DOES NOT** conform to the Fairfield Township Vision Plan what physical, social, economic, and/or other changes have occurred that were not anticipated when the Fairfield Township Vision Plan was adopted? (Attach factual data to support the arguments).

N/A

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D. How is the proposed zoning district appropriate considering surrounding zoning and land use?

The Site is situated in an established commercial corridor district generally located in and around the Bridgewater Falls retail area. This additional B-PUD Site is bordered by the existing B-PUD development area to the west and existing retail and office uses adjacently located to the east. The northern amended B-PUD Site border is adjacent to 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.

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. 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 10.92 acres of permitted B-PUD land uses in this existing B-PUD 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.

**AFFIDAVIT**

I hereby depose and affirm that I have familiarized myself with the rules and regulations of the Fairfield Township Zoning Resolution in preparing this application. I certify that I have read the foregoing document and supplements attached thereto, and hereby attest to the truth and exactness of the information supplied herewith.

*Theresa A. W. ... Lead Pastor, Bridgewater Church*  
BRIDGEWATER CHURCH  
Applicant

STATE OF OHIO  
COUNTY OF BUTLER

Subscribed and sworn to before me this 20 day of January, 2026.

*Thomas A. Dierling*  
\_\_\_\_\_  
Notary Public

My commission expires n/a



THOMAS A. DIERLING, Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration  
O.R.C. SECTION 147.03

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

\_\_\_\_\_  
Signature Title Date

PROPERTY OWNERS AFFIDAVIT

STATE OF OHIO  
COUNTY OF BUTLER

I (we) Dea A. Wilkeson, Lead Pastor, Bridgewater Church  
Hereby certify that we are all of the owners and of the real estate which is subject of the pending zoning application; that we hereby consent to the Zoning Appeals Board acting on my/our request for the subject real estate. I/we understand that our application will be considered and processed in accordance with the regulations as set forth by the Fairfield Township Zoning Department and Zoning Resolution; that we agree to accept, fulfill, and abide by those regulations and all stipulations and conditions attached to the decision by the Zoning Appeals Board. As owner(s) of the real estate which is the subject of the pending zoning application, I hereby consent to the Fairfield Township Zoning Department temporarily placing a sign advertising the zoning request on the subject property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

Dea A. Wilkeson, Lead Pastor, Bridgewater Church  
Signature

Dea A. Wilkeson, Lead Pastor, Bridgewater Church  
Printed Name

3100 Princeton Rd  
Mailing Address

Fairfield Twp., OH 45011  
City, State, Zip Code

513-867-9961  
Telephone

Subscribed and sworn before me this 20<sup>th</sup> day of January 2026,

Thomas A. Dierling  
Notary Public



THOMAS A. DIERLING, Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration  
O.R.C. SECTION 147.03

## BridgeWater Church

### Description of B-PUD Business District Rezone of 10.92 Acres and Amended B-PUD Request

#### Rezone Request Overview:

BridgeWater Church (the "Applicant") is applying for a rezone of 10.92 acres generally located on the north side of Hamilton Princeton Road and west of Winford Avenue (the "Site") from the current A-1 Agricultural District to the proposed B-PUD Planned Unit Development District designation. This 10.92 acres will be incorporated into the existing B-PUD development shown below. The Site includes the existing BridgeWater Church facility. The Applicant desires to rezone the additional 10.92 acres to B-PUD for the purposes of creating an additional .67 acre outparcel for development and to apply the B-PUD zoning designation over the balance of the Church in the event the Church would decide to move and sell the remaining acreage for development. Applicant has no plans at this time to development the remaining acreage nor plans to move from this Site. New sanitary sewer infrastructure would be installed to service the new outparcel use while water would be extended from the main located Princeton Road.



*Approximate Location of the proposed additional 10.92 acre B-PUD area and the overall (Amended) B-PUD Rezone Site Project Area.*

Below is the justification for the appropriateness to support the proposed rezone of the additional 10.92 acres from A-1 Agricultural District to B-PUD Planned Unit Development District and the proposed B-PUD Plan amendment:

**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.* The Site is 10.92 acres and could be developed with multiple users or a single user taking all of the development area. At this time, the only plans to create new development parcels from this 10.92 acres is the single outparcel shown on the attached B-PUD plan sheets. This outparcel would be .67 acres in area and would feature no direct vehicular access to Princeton Road.

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. As a condition of this B-PUD rezone, the Applicant has requested a PUD waiver be incorporated into this B-PUD plan stating that the church be allowed to expand its normal and customary principal and accessory church uses, buildings or structures, as is permitted by right currently with the Site's current A-1 zoning district designation.

**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 attached Township Existing Land Use Map)* This additional B-PUD Site is bordered by the existing B-PUD development area to the west and existing retail and office uses adjacently located to the east.

The northern amended B-PUD Site border is adjacent to 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 attached Township Zoning Map)*

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. 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 10.92 acres of permitted B-PUD land uses in this existing B-PUD 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**

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 originally placed in the public / semi-public status in

the current Future Land Use Plan as a “holding zone” as there had not been conversation with the Township and BridgeWater Church regarding future redevelopment of the Site. (See attached Future Land Use Map) 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 current draft of the Township's 2026 updated comprehensive plan places a B-PUD zoning designation on this Site as the intended future land use.

#### **Expansion of Church Land Uses, Buildings and Structures**

The B-PUD zoning district does not currently permit a church or similar place of worship land use. The Applicant, BridgeWater Church, has considered expansion of its current church and related uses by constructing a new building or an expansion to the current structure located on the Site. It is also possible the Applicant does not expand or construct any new buildings or land uses on the site in the future. Utilizing the Township's statutory authority to modify certain zoning regulations through a PUD framework, as established in Chapter 519 of the Ohio Revised Code, this B-PUD plan would incorporate a PUD waiver to permit, by right, a church or similar place of worship land uses including any normal and customary accessory uses that Applicant would, otherwise, be permitted to engage in under the Site's current A-1 zoning district designation.

#### **Adjacent Zoning District Compatibility**

The 10.92 rezone Site is currently zoned A-1 Agricultural and it is located adjacent to a B-PUD zoning district to the west, and a B-1 Neighborhood Business District adjacent to the east. The Site's northern border abuts an R-2 single family residential district. 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 this remaining church property 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. A B-PUD zoning designation for the Site does not create an incompatibility with the existing church.

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. The southern border is adjacent to existing business and light industrial zoning districts fronting on Princeton Road as well. 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 the attached Chapter 13.B of the Zoning Resolution)*

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

The Site is adjacent to the Princeton Road corridor, but no curb cuts are proposed along Princeton Road at this time. The Butler County Engineer's Office categorizes this roadway as a Major Collector in the County Thoroughfare Plan. (See the attached Butler County Thoroughfare Sheets as) The Site's primary access will continue to be through the private roadway connecting to Winford Avenue. 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 new B-PUD area, the size of each development parcel, etc. As part of this amended B-PUD plan, the Applicant will

be dedicating it's Princeton Road right-of-way land area to Butler County as shown on the attached B-PUD plan sheets.

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

The amended B-PUD and the 10.92 acre rezone site abuts single family lots along the south side of Fayette Drive. Currently, there is a stand of mature trees that runs along a portion of the common property line between the church and the homes. The buffer zone area shown on the plan calls for a continuation of the existing 100' wide buffer zone to the west with a tapering down to 55'. The existing conservation easement will be extended to include the remaining trees, thus preserving this vegetation for screening purposes. A new 20' public sanitary sewer easement will also be created and be included within this no-build buffer zone.

An earthen mound will be installed within this buffer zone to provide additional screening. *Karl Forester feather reed grass*, or equal decorative screening grass, will be planted in clusters on top of the mound with an anticipated mature height of approximately six feet. Currently, the residential home lots are situated at a lower land elevation compared to the parking lot elevation on the Church site, which provides additional screening benefit.

*Below are photos of the existing stand of trees and no-build buffer zone area in the northwest portion of the Site that lies adjacent to the homes located along 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.”*

The B-PUD plan provides for approximately 11% open space and is generally located in and around the no-build buffer zone and the no-build sanitary easement areas as permitted under 13B.3.4. The 11% is based on the net acreage, minus the right-of-way area to be dedicated. We would request a PUD waiver for a deviation from the 20% open space requirement, if needed. If the balance of the Site is commercially developed, additional open space can be identified at that time when an internal street and lot layout is known. The Applicant will be responsible for maintaining all open space and buffer zone areas within the B-PUD development.

### **Exterior Building Materials**

Buildings constructed within this B-PUD development would be required to use the following exterior materials for future buildings and other freestanding structures:

- Brick & Thin Veneer Brick
- Natural Stone & Cultured Stone
- Architectural Concrete Masonry Units (as a secondary building material only)
- Clear Glass
- Textured architectural concrete panels (as a secondary building material only)
- Stucco (traditionally applied)
- Exterior Insulation Finish System (E.I.F.S.) (as a secondary building material only)
- Other exterior materials not listed as permitted or prohibited may be considered on a case by case basis.

The following exterior building materials shall be prohibited:

- Cement Siding Products
- Vinyl & Aluminum Siding Products
- Natural Wood “Clapboard Siding” or Wood Wall Paneling Systems

These exterior materials shall provide the design consistency, long term sustainability and overall level of quality this B-PUD is attempting to achieve. More information is provided in the attached B-PUD Design Guidelines Document.

### **Pedestrian Connectivity**

Currently, the entire length of our Site frontage along Princeton Road has pedestrian sidewalk installed. However, the Applicant currently has no plans to develop the balance of the site, beyond the single outparcel shown on the plan. Prior to developing the remainder of the Site, the Applicant would need

to seek another major amendment to the B-PUD. At that time, the internal roadway and lot layout would be known and that is the appropriate time to determine how any future commercial lots would connect to the Township's sidewalk network. The amended B-PUD plan does provide for a sidewalk extension from the identified .67 acre outparcel connecting to the existing public sidewalk located along Princeton Road. This sidewalk connection shall be the responsibility of the end user of the outparcel and sidewalk construction details shall be included as part of the final B-PUD plan for the outparcel.

#### **Site Signage Guidelines**

Future users located along the Princeton Road frontage lots would be permitted one (1) ground mounted sign. For any future ground mounted identification signs 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 B-PUD development area.

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

The Site currently has access to water from the main located in the Princeton Road right-of-way. New sanitary service for the single outparcel would be extended through a public easement originating from the sewer main located in the Fayette drive right-of-way. This new sewer main extension has been located in a manner that can both serve the single outparcel while also serving any future B-PUD commercial development on the Site.

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)* If the balance of the Site is developed, a stormwater plan will be created based upon the know internal road and general lot layout.

The proposed new B-PUD Site is intended to be built in one phase which would include the single outparcel shown on the plan. A second, or third phase, of the plan may be constructed at some later date if the Applicant determines to move the church use from the property, however there are no foreseeable plans for that scenario at this time. The outparcel will be serviced via the existing private drive leading to Winford Avenue. The outparcel would not feature any vehicular connections directly to Princeton Road.

#### **Effect on Governmental Services**

A rezone of an additional 10.92 acres 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. 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.

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

13B.1 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 coverage's 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.2 PRINCIPAL PERMITTED USES. Any retail and/or services uses including but not limited to, grocery or other food stores, drug stores, barber shops, beauty salons, bakery goods, dry cleaning and laundry pick-up stations, business and professional offices and the like, supplying commodities or performing services.

13B.2.1 Restaurants, including drive-in restaurant, bars, cocktail lounges, night clubs, theaters, bowling alleys, billiard parlors and other similar establishments.

13B.2.2 Financial institutions, including drive-in institutions.  
Manufacturing and research facilities that are permitted in the M-1 District.

13B.2.3 Nursery Schools and Child Care Facilities.

13B.2.4 Office Uses.

13B.2.5 Office for Medical and Allied Health Care.

13B.2.6 Commercial Entertainment.

13B.2.7 Theaters.

13B.2.8 Hotels/Motels.

13B.2.9 Animal Hospitals, Veterinary Clinics, Kennels.

13B.2.10 Building Material and Retail Lumber Yards.

13B.2.11 Commercial Recreation.

13B.2.12 Outdoor Advertising/Billboards.

13B.2.13 Laboratories.

13B.2.14 Hospitals.

**13B.2.15 CONDITIONAL USES REQUIRING BOARD APPROVAL**

13B.2.15.1 Adult Entertainment Uses and Facilities defined in Section 4.0110 thru 4.0126, subject to the special provisions of Article 23.05 thru 23.0502.

13B.3 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) as determined by the Planning Commission. 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.

13B.3.1 MINIMUM LOT AREA. The tract of land to be developed on a planned unit basis shall be a minimum of three (3) acres.

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.

13B.3.3 LOT COVERAGE. The total lot coverage of a Business-Planned Unit Development shall be no more than eighty (80) percent for projects under 10 acres and sixty-five (65) percent for all other projects; percents shall be calculated for the total development area.

13B.3.4 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.

13B.3.5 PARKING AND LOADING REQUIREMENTS. Parking and loading requirements shall be calculated as per Section 23.1 and 23.1.1 of these regulations for each intended use in the development. The total number of required spaces may be reduced by up to 10% if the Board of Fairfield Township Trustees determines that all uses can adequately be served by shared parking spaces. Loading requirements may be varied as deemed appropriate by the Fairfield Township Trustees if provisions are adequately addressed through a shared facility, however, no uses shall address their loading needs from the front of the structure.

13B.3.6 HEIGHT REQUIREMENTS. No structure shall exceed three (3) stories or forty (40) feet in height, except as provided in Section 24.3. Any project consisting of a building(s) more than three (3) stories may be allowed. However, open space requirements and building height shall be determined by the Butler County Planning Commission for such projects prior to submittal of the preliminary PUD plan or final PUD plan to the Fairfield Zoning Commission.

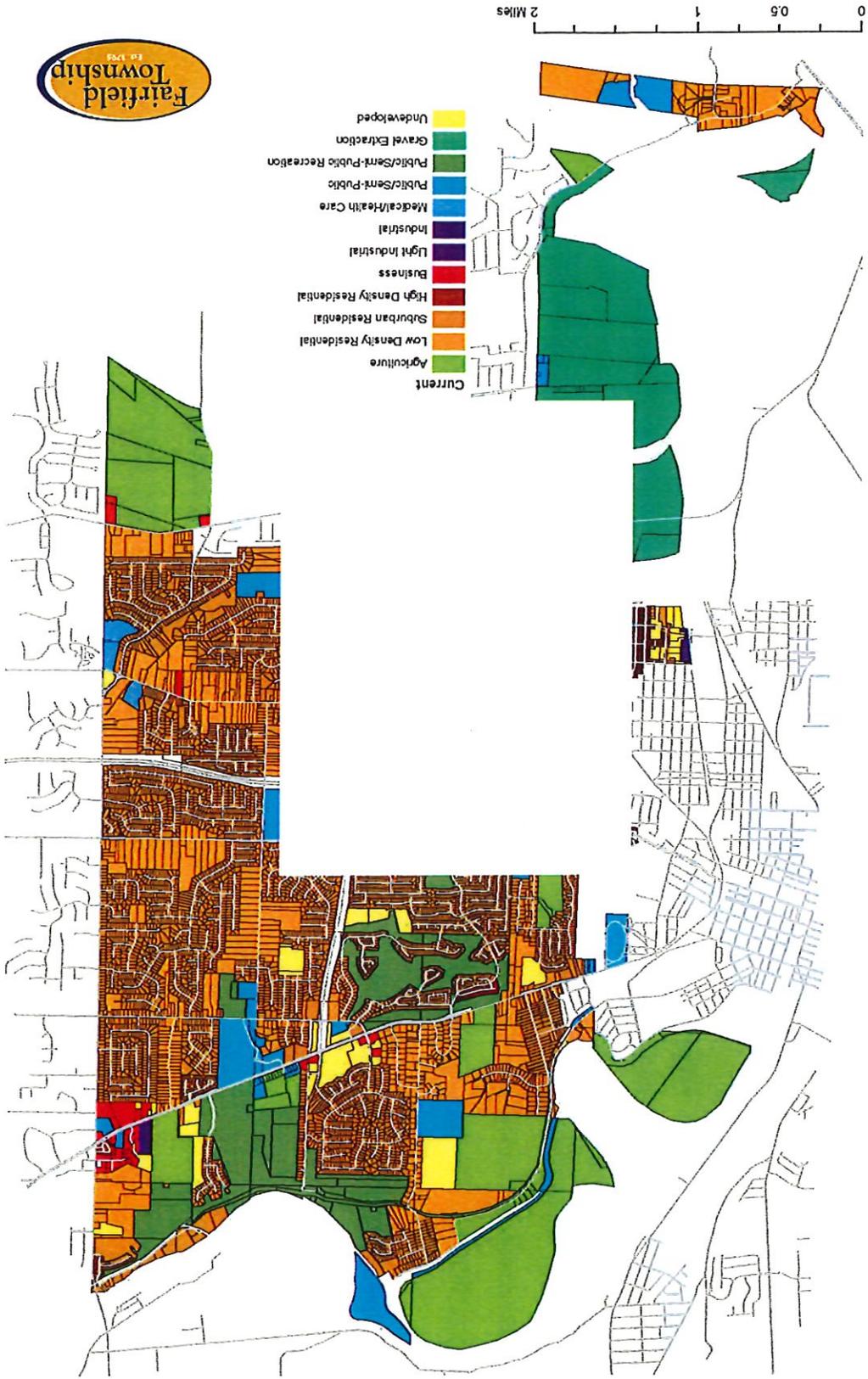
13B.3.7 SCREENING. A landscaped and/or mechanical screen shall be provided at the rear and side lot lines of the project as approved by the Board of Fairfield Township Trustees.

## EXISTING LAND USE

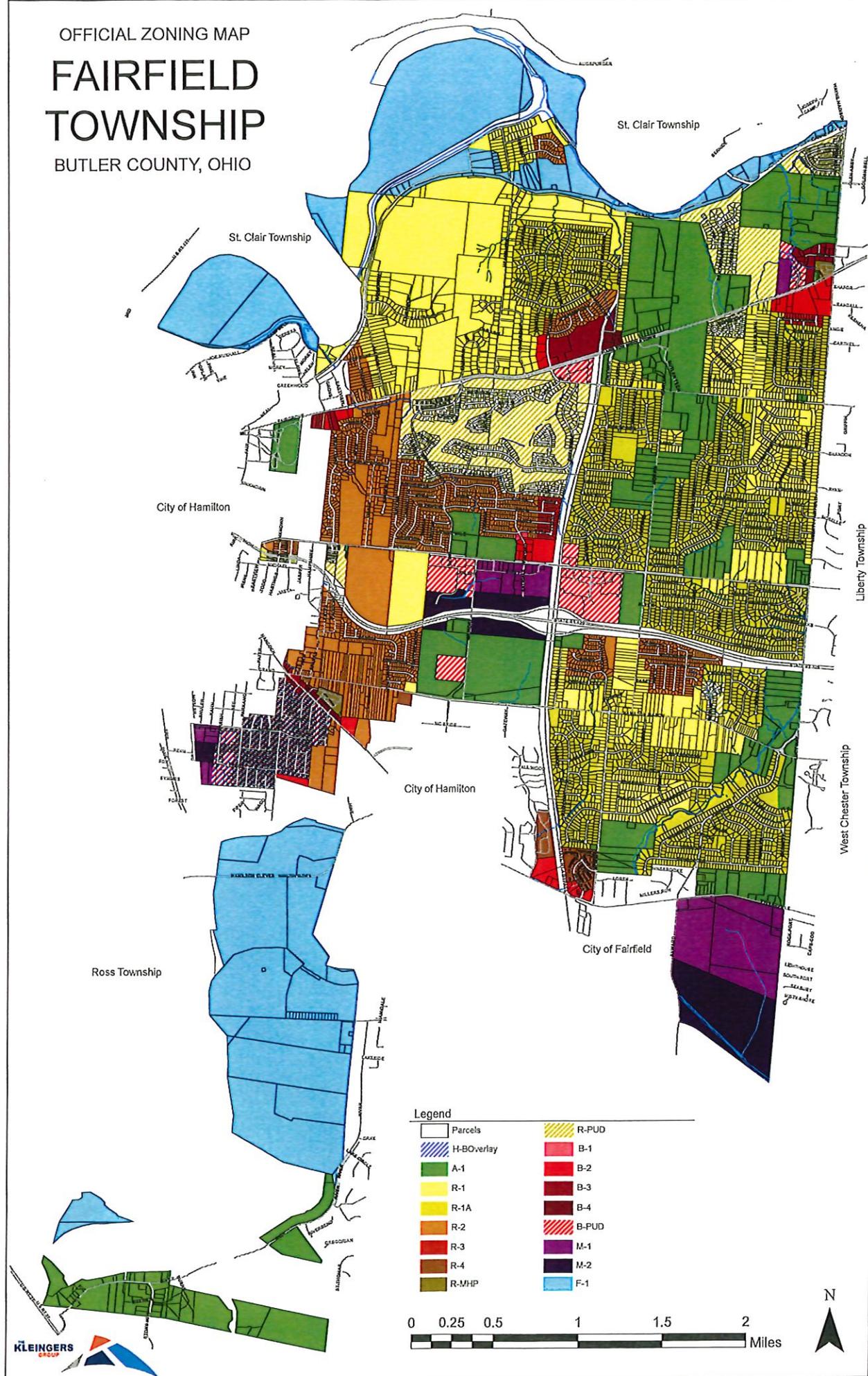
### Chapter 3



Existing Land Use Map



OFFICIAL ZONING MAP  
**FAIRFIELD TOWNSHIP**  
 BUTLER COUNTY, OHIO



**Legend**

Parcels	R-PUD
H-BO overlay	B-1
A-1	B-2
R-1	B-3
R-1A	B-4
R-2	B-PUD
R-3	M-1
R-4	M-2
R-MHP	F-1

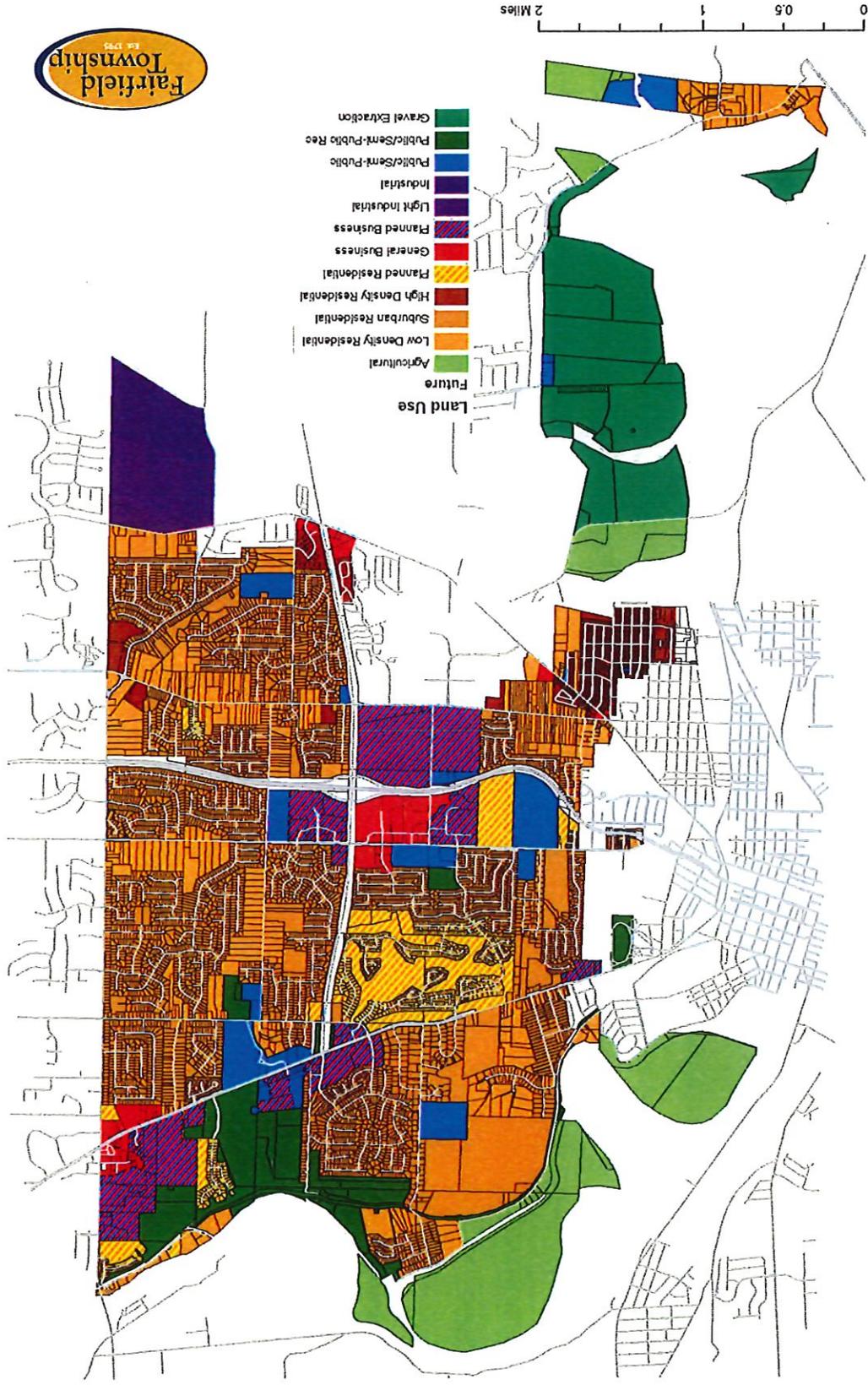




## FUTURE LAND USE

### Chapter 4

Future Land Use Map



**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

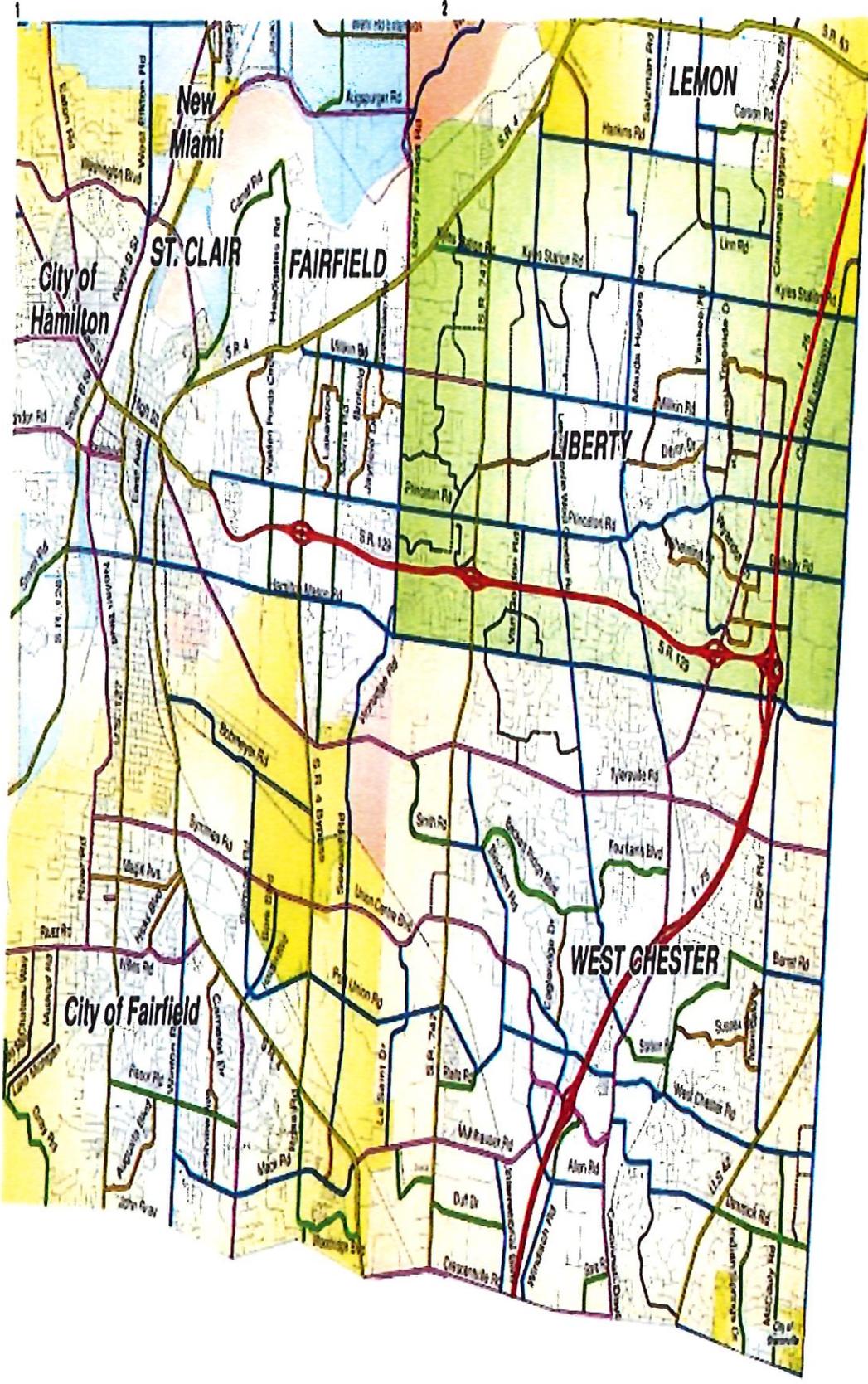
**Neighborhood Collector:**

- 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.



Butler County Thoroughfare Plan 2007 - Map 4

## Bridgewater Church B-PUD Building & Sign Design Guidelines

### Overall Design Intent

The following architectural design goals and objectives shall apply to new all structures and signs located in this planned unit development. The overall goal of these design guidelines is to provide the framework for a consistent level of aesthetic design throughout the development that emphasizes durability, quality and materials that are economically maintainable. The review of these design standards upon a specific development parcel shall take place in conjunction with the Stage III site plan review before the Fairfield Township Zoning Commission.

### Exterior Building Materials

All buildings and accessory structures located within the PUD area shall be designed and constructed using quality exterior primary building materials appropriately applied to create aesthetically pleasing long-lasting structures that contribute to the overall character of the development. The following exterior building materials shall be permitted:

- Brick & Thin Veneer Brick
- Natural Stone & Cultured Stone
- Architectural Concrete Masonry Units
- Clear Glass
- Textured architectural concrete panels
- Stucco (traditionally applied)
- Exterior Insulation Finish System (E.I.F.S.) (as a secondary building material only)
- Other exterior materials not listed as permitted or prohibited may be considered on a case by case basis.

The following exterior building materials shall be prohibited:

- Cement Siding Products
- Vinyl & Aluminum Siding Products
- Natural Wood "Clapboard Siding" or Wood Wall Paneling Systems

### Architectural Design Standards

No building façade shall exceed forty feet (40') in length without interruption by one or more of the following architectural features: a) Projection or recess in the wall plane of at least two feet (2') in depth; b) Change in material, texture, or pattern; c) Columns, piers, pilasters or other equivalent structural and/or decorative elements; d) Changes in fenestration pattern.

Windows shall be appropriately sized to the scale of the building.

### Awnings & Canopies

All awning and canopy materials must be made from a heavy duty canvass fabric or similar water-proof material, rather than metal, aluminum, plastic, or rigid fiberglass and must carry a minimum 5 year manufacturers' warranty. However, awnings and canopies that are a permanent part of the building architecture may be constructed of metal, wood, or other traditional building materials where they will add diversity and interest to the facade, and only if the design and materials are consistent with the overall design of the building.

Awning and canopy color(s) shall be compatible with the colors used on the building façade.

### Mechanical Equipment Standards.

Roof mounted mechanical equipment shall be concealed from view from a public right-of-way or adjacent residential zoning district level by an enclosure or parapet wall constructed using the same exterior materials utilized in the construction of the principal building. Screening may also be achieved without additional screening material, if placed upon the roof in a manner that does not provide a view from a public right-of-way or adjacent residential zoning district.

Ground-mounted and wall-mounted equipment.

- Ground-mounted and wall-mounted equipment shall not be located between the face of the building and the public-right-of-way.
- Screening devices shall be as high as the highest point of the equipment being screened.
- Screening shall be architecturally compatible with the building in design type, materials, and colors. The screening design shall include landscaping for equipment at ground level and may include view-obscuring ornamental block, wood and earth berms, and similar design features if consistent with overall design concept.

### Sign Design Guidelines

Each parcel within the PUD development shall be permitted one ground mounted sign not to exceed seven (7) feet in height. The exterior materials used in all ground mounted signs shall conform to the permitted exterior materials list provided in this design guideline document. Pole signs shall be prohibited within this PUD. The overall design of the signs on a specific parcel shall be consistent with the design, materials and colors used on the building façades. The permitted number, type and allowable square footage for signs for each parcel shall conform to the sign regulations found in Fairfield Township Zoning Resolution Article 23.2.2, unless modified in these design guidelines.



6219 Centre Park Drive  
West Chester, OH 45069  
513.779.7851  
[www.kleingers.com](http://www.kleingers.com)

**Legal Description**  
**Rezone**  
**10.920 Acres**

Situated in Section 20, Town 2, Range 3, BTM, Fairfield Township, Butler County, Ohio 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 a point in the centerline of Princeton Road, said point being N89°42'41"E a distance of 518.11 feet from the southwest corner of said Section 20;

Thence along the west line of Bridgewater Church Subdivision Phase 2 as recorded in O.R. 9899 Pg. 104, N00°17'19"W a distance of 700.00 feet to a 5/8" iron pin found in the south line of Shafer's Run Section Five as recorded in P.E. 3188 Pgs. A-D;

Thence along said south line, N89°42'41"E a distance of 632.09 feet to a 5/8" iron pin found in the southeast corner of Lot 6913;

Thence along the west line of Lot 7645 of the Replat of Lots 6914,6915 and Pt Lot 471 of Shafer's Run Section Five as recorded in P.E. 3378 Pg. A and along the west line of Lot 8355 of a Replat of Lot 7646 Shafer's Run Section Five as recorded in P.E. 3701 Pg. A, S21°43'42"E a distance of 143.46 feet to a 5/8" iron pin found;

Thence along the west line of Lot 8356 of the Replat of Lot 7646 Shafer's Run Section Five as recorded in PE 3701 Page A, along the west line of Lot 7837 of the Replat of Lot 6916 of Shafer's Run Section Five as Recorded in P.E. 3486 Pg. A, and in part along the west line of the aforesaid Shafer's Run Section Five as recorded in PE 3188 Pages A-D, S00°17'19"E a distance of 566.47 feet to a point in the centerline of the aforementioned Princeton Road;

Thence along said centerline, S89°42'41"W a distance of 684.53 feet to the Point of Beginning.

Containing 10.920 acres of land, more or less, and being subject to easements, restrictions and rights of way of record.

Bearings are based on Bridgewater Church Subdivision Phase 2 as recorded in OR 9899 Page 104

The above description is for zoning purposes only.

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Randy C. Wolfe  
Ohio Professional Surveyor No. 8033

Date

PARCEL	ADDRESS	OWNER	OWNER ADDRESS
A A0300148000021	6549 FAYETTA DR	MONEY JUSTIN L	6549 FAYETTA DR, HAMILTON OH 45011 0534
B A0300148000022	6557 FAYETTA DR	EVANS DOUGLAS E & SARAH LEE	6557 FAYETTA DR, HAMILTON OH 45011 0534
C A0300148000023	6565 FAYETTA DR	DESTANI ANTIZAN	6565 FAYETTA DR, HAMILTON OH 45011
D A0300148000024	6573 FAYETTA DR	FISHER STEPHEN R & ALLISON	6573 FAYETTA DR, HAMILTON OH 45011 0534
E A0300148000025	6581 FAYETTA DR	BRANDENBURG MARISA	6581 FAYETTA DR, FAIRFIELD OH 45011 0534
F A0300148000026	6589 FAYETTA DR	PEBBLEY ZACHARY D & KATHERINE	6589 FAYETTA DR, FAIRFIELD OH 45014
G A0300148000027	6597 FAYETTA DR	AMH 2015 2 BORROWER LLC	23975 PARK SORENTO STE 300, CALABASAS CA 91302
H A0300148000028	6605 FAYETTA DR	CHAD & SHANNON BRAKE TRS	6605 FAYETTA DR, FAIRFIELD OH 45011 0540
I A0300148000029	6613 FAYETTA DR	WILSON THOMAS B	6613 FAYETTA DR, HAMILTON OH 45011 0540
J A0300148000069	6515 WINFORD AVE	PB STUDIOS LLC	6162 SPRING LAKE DR, FAIRFIELD TWP OH 45011 0548
K A0300148000073	6531 WINFORD AVE	MATT HOUCHIN HOLDINGS LLC	6531 WINFORD AVE, HAMILTON OH 45011 7606
L A0300148000074	6553 WINFORD AVE	WINFORD GROUP LLC	692 MADISON RD STE N401, CINCINNATI OH 45208 1321
M A0300148000071	6565 WINFORD AVE	QUEST IV OHIO LLC	450 E PROGRESS PL, GREENWOOD VILLAGE CO 80111
N A0300148000072	6577 WINFORD AVE	PRINCETON LAND CO LLC	45 FAIRFIELD AVE STE 200, BELLEVUE KY 41073 1148
O A0300021000043	3050 ANCHOR (PRIVATE) DR	NATIONAL RETAIL PROPERTIES LP	450 S ORANGE AVE STE 900, ORLANDO FL 32801
P A0300021000030	3077 PRINCETON RD	PNC BANK NA	PO BOX 850, AURORA OH 44202 0850
Q A0300021000027	3101 PRINCETON RD	BALALOSKI PRINCETON LLC	4000 SMITH RD STE 400, CINCINNATI OH 45209
R A0300021000024	3111 PRINCETON RD	JTA HOLDINGS LLC	2549 RICHMOND RD STE 100, LEXINGTON KY 40509
S A0300021000018	3131 PRINCETON RD	FIFTH THIRD BANK	38 FOUNTAIN SQUARE PLZ, CINCINNATI OH 45263 0001
T A0300021000019	3141 PRINCETON RD	INDIAN SPRINGS INVESTORS I LTD	60 CORPORATE PARK DR STE 220, CINCINNATI OH 45242
U A0300172000006307	BRIDGEWATER LANDING D	3007 BRIDGEWATER LANDING LLC	12 VINCENT RD, CEDAR GROVE NJ 07009
V A03001720000007011	BRIDGEWATER LANDING D	KASADA LLC	910 S ACADIAN THRUWAY, BATON ROUGE LA 70806
W A0300172000004306	BRIDGEWATER LANDING D	BRIDGEWATER CHURCH	3100 PRINCETON RD, HAMILTON OH 45011