



**STAFF REPORT TO THE  
FAIRFIELD TOWNSHIP ZONING COMMISSION  
MEETING DATE: December 8, 2021**

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<b>CASE:</b>	<b>FTZC21-5C Final PUD</b>
<b>APPLICANT:</b>	<b>Leesman Engineering &amp; Associates</b>
<b>LOCATION:</b>	<b>Joseph Drive -- A0300-025-000-094</b>
<b>CURRENTLY ZONED:</b>	<b>Business Planned Unit Development (B-PUD)</b>
<b>REQUEST:</b>	<b>Final PUD Plan Approval: Leesman Engineering/Tropical Smoothie</b>

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**SITUATION OF PROPERTY**

The subject property is located on the corner of Joseph Drive and Gilmore Road. The property is generally located southwest of the Princeton Road and Gilmore Road intersection (att. 1). The property is currently zoned B-PUD (Business Planned Unit Development) (att. 2) and is currently comprised a single 1.52 acre parcel (A0300-025-000-094). The properties to the north, south and west are also zoned B-PUD (Business Planned Unit Development). The property across Gilmore Road to the east is zone M-1 (Light Industrial District).

**DESCRIPTION OF REQUEST**

The applicant is currently requesting approval of the Final PUD plan for the multi-tenant building.

**BACKGROUND OF REQUEST**

On May 23, 2008 the Fairfield Township Zoning Commission held a public hearing, that included the subject property, where the Commission recommended approval of the zone change and Preliminary PUD (FTZC08-5C). The Fairfield Township Board of Trustees approved the recommendation of the Zoning Commission on June 10, 2008. There have been several Final PUDs approved in this development including Menards, Popeyes Chicken, Dollar Tree, Discount Tire, and two multi-tenant building that currently include AAA Travel & Insurance, El Rancho Nuevo, Lotus Nail and Spa, and Pizza Hut. The PUD currently has an active Aesthetic Criteria Plan (*The Fountains of Fairfield Township Aesthetic Criteria Plan*) that was approved in 2008. The Aesthetic Criteria Plan includes detailed architectural guidelines as well as sign guidelines.

**FINDINGS OF FACT**

The Final PUD Plan includes the construction of a +/- 9,400 sq. ft retail building that includes Tropical Smoothie and 4 additional store front components. The plan has the proposed building oriented towards Gilmore Road and has a setback 85 ft. from the Gilmore Road ROW, a setback of 54 ft from the curb on Joseph Drive, and setbacks of 70 ft from the property line to the west and 66 ft

from the property line to the north. The planned open space is 28%, which is over the required 20% for the PUD. Stormwater from the site is designed to be routed to the regional detention basin.

The proposed building meets and exceeds the architectural requirements outlined in the *Aesthetic Criteria Plan*. The building includes parapets that screen HVAC units and provide varying heights along the building's elevations, cantilevered canopies, stone pilasters, and glass storefronts. The exterior materials include brick veneer, manufactured stone veneer, exterior insulating finishing systems (EIFS), and aluminum/glass storefront systems. The plan includes a drive through lane on the south of the building and a fenced-in outdoor seating area in the front of the building.

The proposed sign currently exceeds the allowable size outlined in the *Aesthetic Criteria Plan*, which limits outlot signs to 7 feet in height and 12 feet in width. The proposed monument sign is 9 ft 9.25 in. tall by 12 ft. 3.25 in. wide monument sign is proposed, which includes space for 5 tenants, to be located approximately 12 ft from the Gilmore Road ROW. Wall signs are proposed for each of the tenants.

Parking lot plan includes 49 parking spaces, two of those spaces being handicap accessible, this meets the parking requirements outlined in section 812 of 1 space per 200 sqft of floor area plus one space per employee (9,400 sqft requires 47 spaces). The two proposed ingress/egresses are designed to be able to accommodate the turning radius for emergency vehicles required by the Fairfield Township Fire Department. Lighting will be composed of ten parking lot lights on 15 ft tall poles around the parameter of the parking lot, there will also be that will be a series of 2-way exterior lights installed on each of the stone pilasters. Landscaping improvements include a variety of trees and shrubs planned throughout the site.

## **RELEVANT SECTIONS OF THE FAIRFIELD TOWNSHIP ZONING RESOLUTION**

### **615.7 CONDITIONS FOR APPROVAL OF THE DETAILED FINAL PUD PLAN(S).**

- (a) Upon receipt of the detailed Final PUD Plan(s) for each section of the Planned Unit Development landholding, the Fairfield Township Board of Trustees shall study and review the detailed Final PUD Plan(s) and shall approve, modify or disapprove the plan(s) on the basis of; (1) that all requirements have been satisfied, and (2) finding that the following specific conditions are fully met:
- (b) That the proposed detailed Final PUD Plan(s) for the individual section(s) of the overall R-PUD or B-PUD District are in conformance with the approved Preliminary PUD Plan,.
- (c) That any part of the Planned Unit Development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved; unless approved to be left in its natural state.
- (d) That any exception from the standard resolution requirements is warranted by the design and amenities, incorporated in the detailed Final PUD Plan(s), in accordance with the adopted policy of the Board of Fairfield Township Trustees.
- (e) That the internal streets and thoroughfares proposed are suitable and adequate to accommodate the anticipated traffic within and through the development.



(f) That the Final PUD Plan(s) is consistent with the intent and purpose of this Resolution to promote public health, safety and general welfare of the residents of Fairfield Township, Butler County.

**RELEVANT SECTIONS OF THE FOUNTAINS OF FAIRFIELD TOWNSHIP**  
**AESTHETIC CRITERIA PLAN**

**Outlot Ground Signs**

A maximum of one (1) ground sign per outlot is permitted within the development.

- All signs shall have brick or masonry piers or bases.
- All signs shall have foundation planting.
- Sign panels shall be internally illuminated with Plexiglass faces.
- **The maximum sign height shall be 7 feet.**
- **The maximum sign width shall be 12 feet.**
- The maximum sign area per face shall be 50 square feet.
- The minimum sign setback shall be 10 feet.

**STAFF RECOMMENDATIONS**

It is the opinion of the staff that all conditions that were placed on the PUD during the Zone Change and the Preliminary PUD process have been addressed in the provided Final PUD plans. It is also the opinion of the staff that the submitted plans generally meet the requirements and guidelines outlined in the *Aesthetic Criteria Plan*. Staff further believes that the Final PUD Plan is consistent with sections 615.7 of the Township Zoning Resolution and will promote public health, safety, and the general welfare of the residents of Fairfield Township. Based on the findings of fact & submitted proposal to the Fairfield Township Board of Trustees staff make the recommendation to **Approve** the Final PUD Plan with the following conditions.

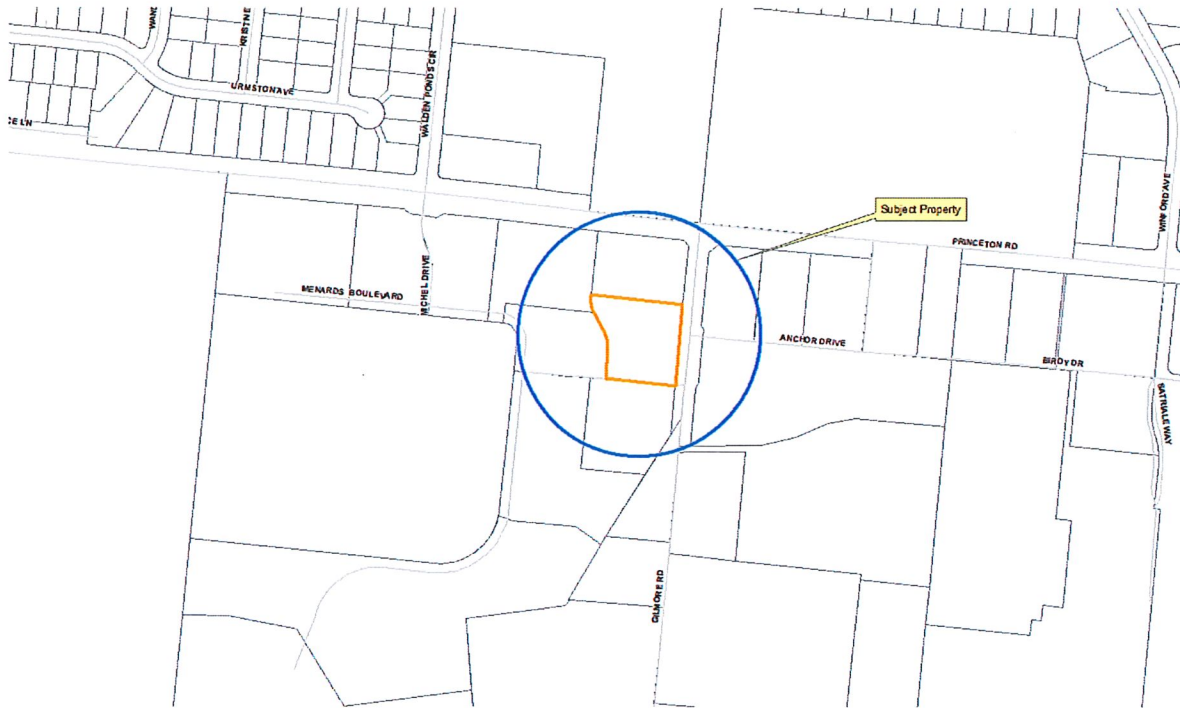
1. All applicable findings and conditions of case # FTZC08-5C shall remain in effect and are required to be met.
2. The ground sign and dumpster enclosure shall meet the requirements outlined in the *The Fountains of Fairfield Township Aesthetic Criteria Plan*) and Zoning Resolution, to be approved by the Zoning Administrator.



**Chuck Goins**

**Zoning Administrator, Fairfield Township**

## Attachment 1



## Attachment 2



**SITE INFORMATION:**  
**PROPOSED OPEN SPACE: 28.01%**  
**PROPOSED CONSTRUCTION HOURS:**  
**7AM-7PM**

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# Attachment 4

2 EAST ELEVATION  
SCALE: 3/32" = 1'-0"

