



**STAFF REPORT TO THE
FAIRFIELD TOWNSHIP BOARD OF TRUSTEES
MEETING DATE: APRIL 12, 2022**

CASE:	FTZC22-1C Final PUD
APPLICANT:	Langan Engineering and Environmental Services
LOCATION:	2860 Menards Boulevard -- A0300-025-000-079
CURRENTLY ZONED:	Business Planned Unit Development (B-PUD)
REQUEST:	Final PUD Plan Approval: Christian Brothers Automotive

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 Menards Boulevard intersection (att. 1). The property is currently zoned B-PUD (Business Planned Unit Development) (att. 2) and is currently comprised a single 3.21-acre parcel (A0300-025-000-079) to be divided into a new +/- 1 acres parcel. Menards and Discount Tire are located to the south and east are zoned B-PUD (Business Planned Unit Development), property to the west is owned by Rose Hill Burial Park is zoned R-1 (Suburban Residence District), and residential properties across Princeton Road to the north are zone R-2 (Single-Family Residence District).

DESCRIPTION OF REQUEST

The applicant is currently requesting approval of the Final PUD plan for a standalone building to be used by Christian Brother Automotive as an automotive repair shop.

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 5,295 sq. ft building and all associated site improvements. The proposed building has a setback 63 ft. from the Princeton Road ROW, a setback

of 50 ft from the curb on Menards Boulevard, and setbacks of 50 ft from the property line to the east and 51.7 ft from the proposed property line to the west. 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's proposed elevations are composed prominently of brick and also includes a limestone veneer, precast elements, and solder brick border on three sides of the building and includes nine metal bay.

Parking lot plan includes 35 parking spaces, two of those spaces being handicap accessible, this exceeds the parking requirements outlined in section 812 of 1 space per 400 sqft of floor area plus one space per employee. The proposed ingress/egresses are designed to be able to accommodate the turning radius for emergency vehicles required by the Fairfield Township Fire Department. Landscaping improvements include a variety of trees and shrubs planned throughout the site. The proposed lighting plans call for ten wall pack lot lights on the parameter of the building, one recessed light near at the entrance, and two decorative wall mounted coach lights.

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.

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 comments.

1. All applicable findings and conditions of case # FTZC08-5C shall remain in effect and are required to be met.
2. The monument sign must conform to the *Fountains of Fairfield Township Aesthetic Criteria Plan*.

A handwritten signature in cursive script, reading "Chuck Goins", written over a horizontal line.

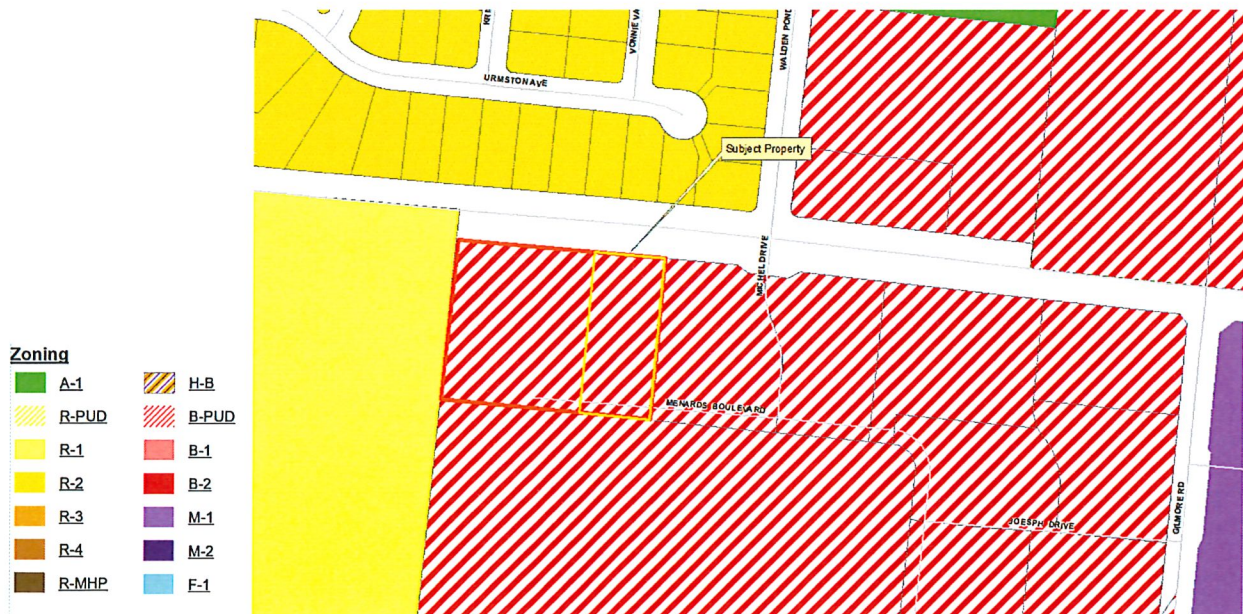
Chuck Goins

Zoning Administrator, Fairfield Township

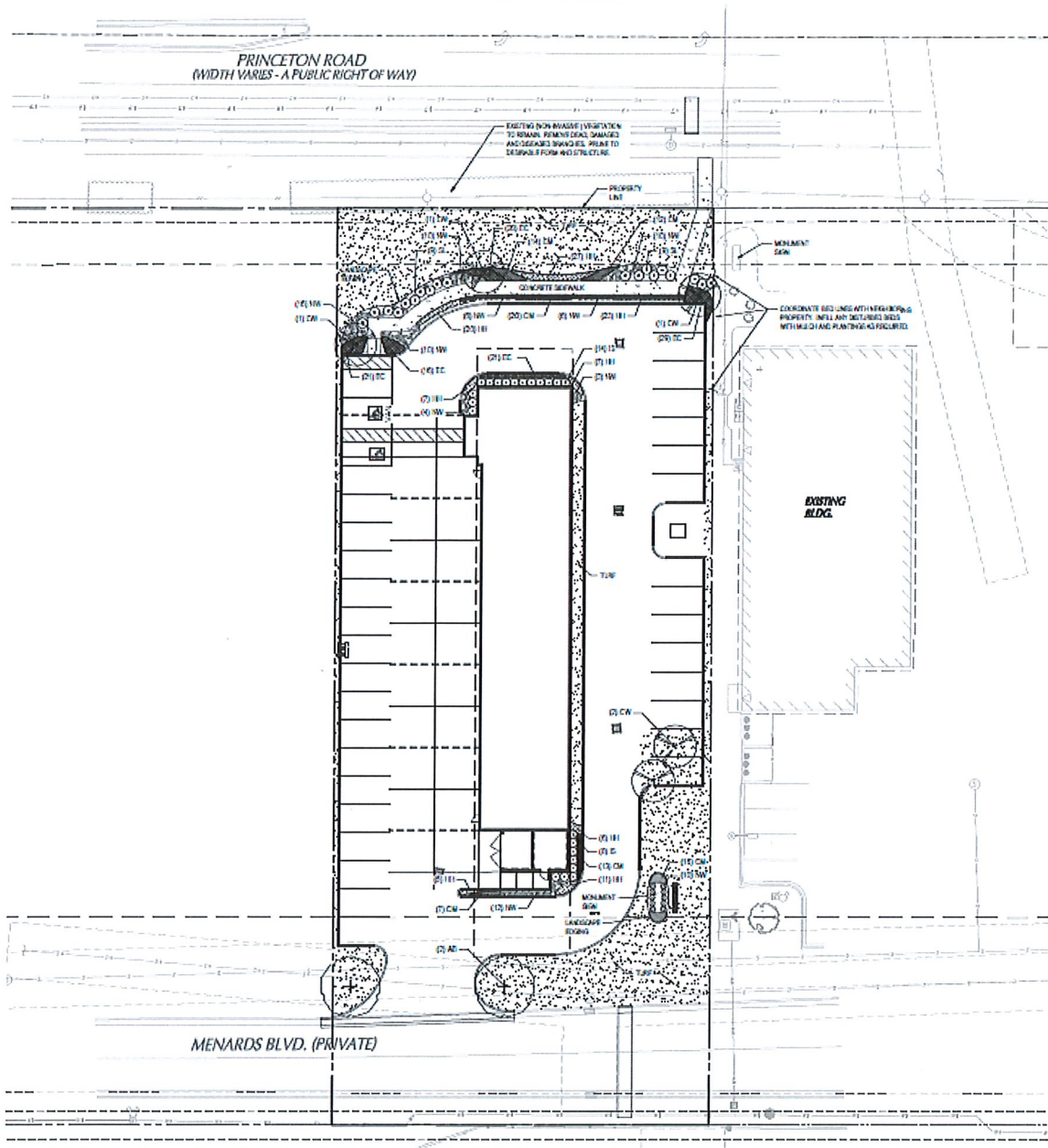
Attachment 1



Attachment 2



Attachment 3



Attachment 4

