



**STAFF REPORT TO THE
FAIRFIELD TOWNSHIP BOARD OF TRUSTEES
MEETING DATE: May 14, 2024**

CASE: FTZC24-2C
APPLICANT: Joseph Dorsey
LOCATION: Menards Boulevard, Fairfield Township, 45011
A0300-025-000-086
CURRENTLY ZONED: Business Planned Unit Development
REQUEST: Final PUD Approval

SITUATION OF PROPERTY

The subject property is located on Menards Boulevard, south of Joseph Drive on the west side of Gilmore Road. The property is currently zoned B-PUD (Business Planned Unit Development) (att. 2) and is currently comprised of a single 3.611 acre parcel (A0300-025-000-086). The applicant intends to divide the parent parcel and utilize 2.18 acres (att. 3). Surrounding parcels are all zoned B-PUD (Business Planned Unit Development), and include the following businesses: Menards, Dollar Tree, Biggby Coffee, Tropical Smoothie, and Teriyaki Madness.

DESCRIPTION OF REQUEST

The applicant is currently requesting approval of the Final PUD plan for a miniature golf facility.

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 a number of Final PUDs approved in this development including Menards, Dollar Tree, Discount Tire, and several multi-tenant building that currently include AAA Travel & Insurance, El Rancho Nuevo, Lotus Nail and Spa, Pizza Hut, Bigby Coffee, Tropical Smoothie, Teriyaki Madness, and most recently McDonalds. The PUD currently has an 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 applicant's plan is comprised of 33 putt-putt greens and includes extensive landscaping, props, jungle décor, water features. The plan includes a 1-story (32' x 16') building that will be used as the ticket office and have restrooms. The plans show the building being setback from property lines as follows: 83' from the north, 260' from the east, 142' from the south, and 83' from Menards Boulevard to the west, these setbacks exceed the requirements. The building

façade will be composed of a Duratemp siding and solid cedar doors. The applicant has made the case that these materials should be considered “comparable or superior” to the materials listed in the *Aesthetic Criteria Plan*. There will be tables and umbrellas near the ticket office and seating areas throughout the putt-putt course. The facility is planned to be open and operational from April 1 – October 31. There will be no food offered at the facility, except for prepackaged snacks and Hawaiian Shaved Ice.

The parking lot plan includes 57 parking spaces, three of those spaces being handicapped accessible, this less than detailed section 813.6 (2 for each hole and one for each employee) which would come out to approximately 68 parking spaces. The applicant references several other sources and their research to justify the requested reduction in required parking spaces. The proposed ingress/egresses are designed to be able to accommodate the turning radius for emergency vehicles required by the Fairfield Township Fire Department. The proposed lighting plans meets the requirements outlined in the zoning resolution. Stormwater from the site is designed to be routed to the regional detention basin.

RELEVANT SECTIONS OF THE FAIRFIELD TOWNSHIP ZONING RESOLUTION

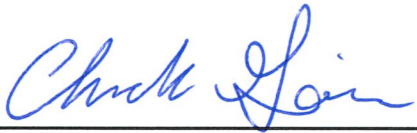
615.7 CONDITIONS FOR APPROVAL OF THE DETAILED FINAL PUD PLAN(S).

- (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 conditions.

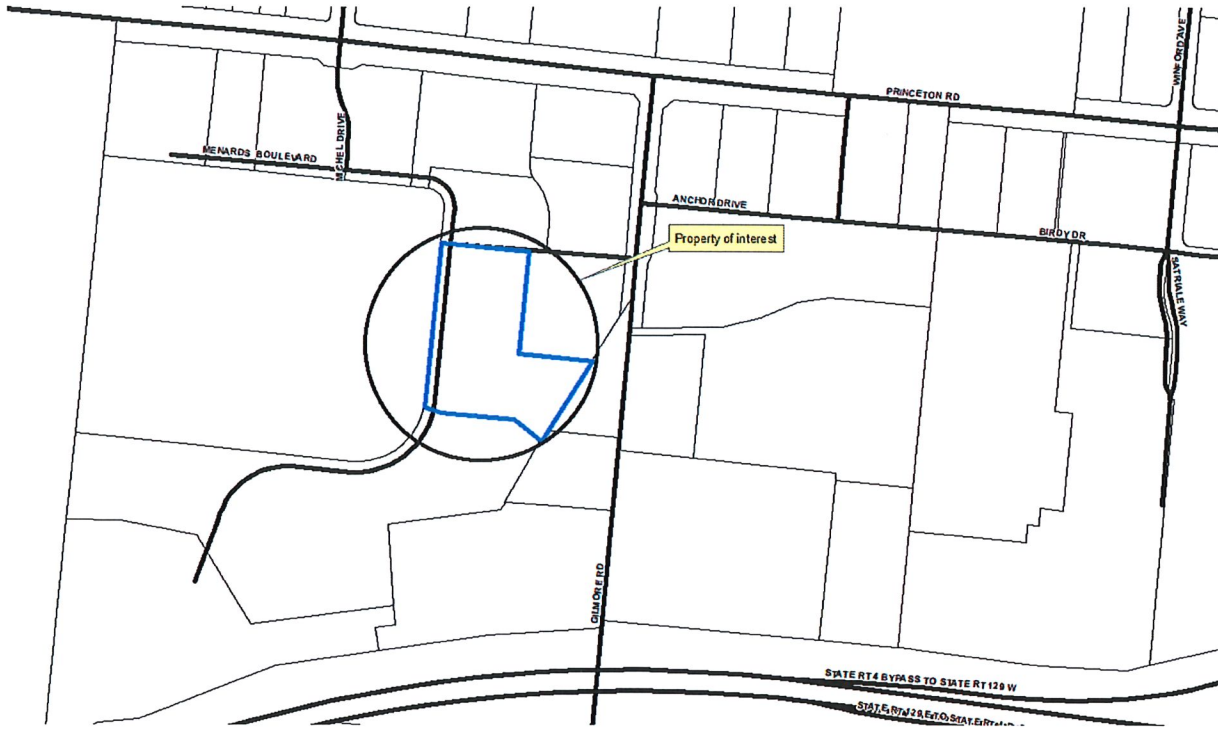
1. All applicable findings and conditions of case # FTZC08-5C shall remain in effect and are required to be met.
2. The monument sign must conform to the *Fountains of Fairfield Township Aesthetic Criteria Plan*.
3. Sidewalks will need to be installed along Menards Boulevard to connect to future sidewalks and provide pedestrian access to the proposal.
4. Since the business is located in Fairfield Township, all branding, and planning documents must say **Fairfield Township**.



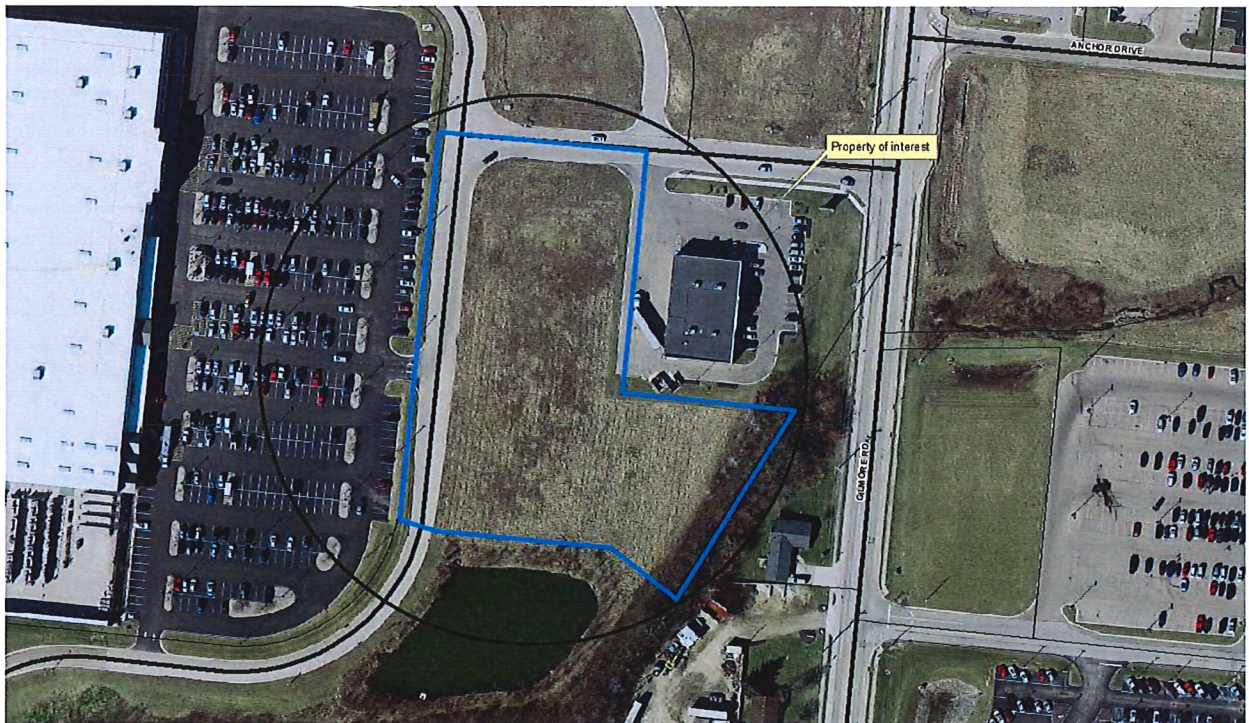
Chuck Goins

Zoning Administrator, Fairfield Township

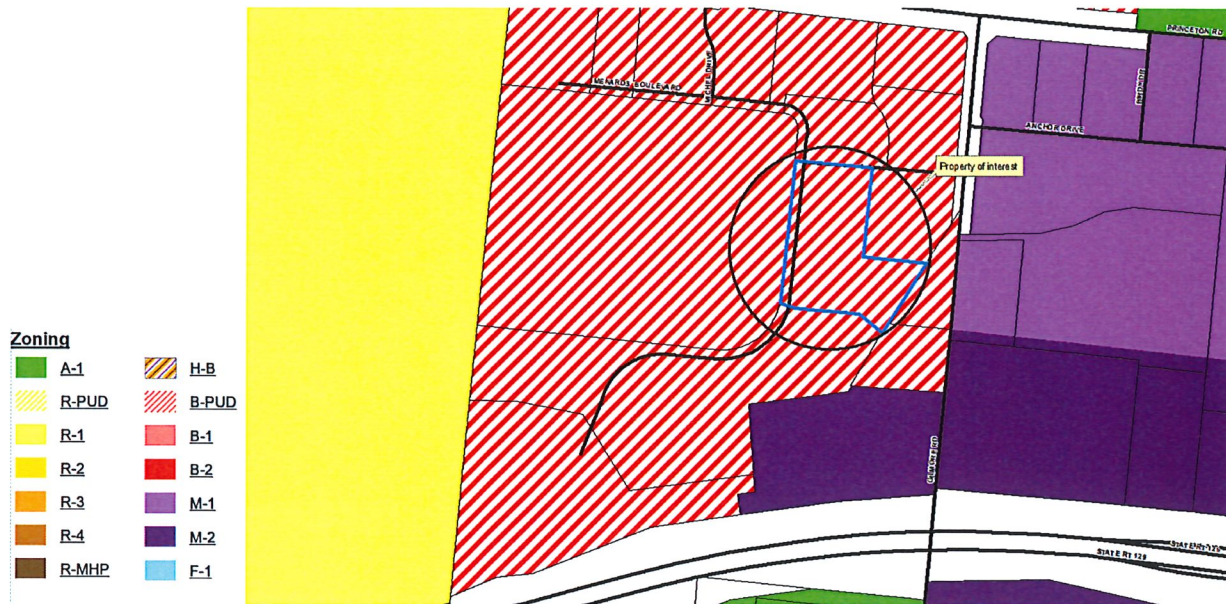
Attachment 1



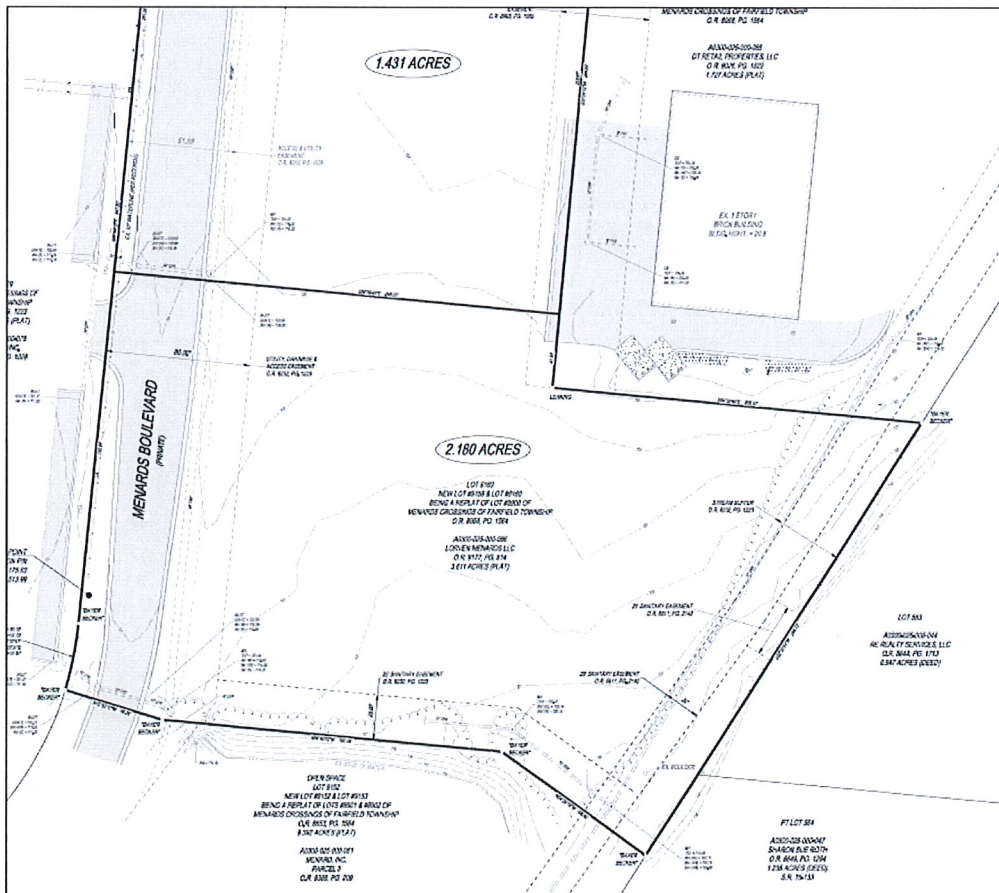
Attachment 2



Attachment 3



Attachment 4



Attachment 5 - Colored Rendering



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Attachment 6 – Aztec Ruin Trellis

