

**APPLICATION FOR
FINAL DEVELOPMENT PLAN
FAIRFIELD TOWNSHIP**
6032 Morris Road
Fairfield Township, OH 45011
(513) 887-4400

FOR OFFICE USE ONLY

Case No. _____

Date Filed _____ Fees _____

Meeting Date _____

FINAL PUD PLAN APPROVAL PROCEDURE

Per section 615.5 of the Fairfield Township Zoning Resolution

- (a) Once the R-PUD or B-PUD Zoning District and the Preliminary PUD Plan have been approved by the Fairfield Township Trustees, the owner/developer(s) shall proceed with the preparation of the detailed Final PUD Plan(s). The detailed Final PUD Plan(s) must be reviewed and approved by the Board of Fairfield Township Trustees prior to the issuance of any zoning certificates by the Zoning Inspector.
- (b) The detailed Final PUD Plan(s) shall be in accordance with the approved Preliminary PUD Plan; shall be prepared for the owner/developer(s) by a professionally competent urban planner, professional engineer, architect or landscape architect; and shall include the following;
- (c) Survey of the tract to be developed showing existing physical features (general topography, drainage ways and tree cover) and streets, easements and utility lines.
- (d) Site plan showing lot lines, building outlines, off-street parking spaces, pedestrian walkways, vehicular circulation.
- (e) Preliminary building plans, including floor plans and exterior elevations.
- (f) Landscaping plans including quantity, size and variety of landscaping.
- (g) Specific engineering plans, including site grading, street improvements, drainage, soil testing if required, utility improvements, and extensions as necessary.
- (h) All necessary legal documentation relating to the incorporation of a Homeowner's Association in the case of an R-PUD or other similar association in the case of a B-PUD for the purpose of maintaining the specified common open space of common tenant space within the Planned Unit Development.
- (i) Copies of any restrictive covenants that are to be recorded.

PLEASE PROVIDE TEN COPIES OF THIS FORM AND ALL MATERIALS

I. PROPERTY INFORMATION

Address 2860 Menards Blvd, Hamilton, OH 45011

Tax Parcel Number (PIN#) PN: A0300-025-000-079

II. PROPERTY OWNER INFORMATION

Property Owner Name Menard, Inc.

Contact person who is a regular employee or officer of property owner

Tim Enyeart

Contact person phone (715) 876-2368

Mailing Address 5101 Menard Drive, Eau Claire, WI 54703

III. APPLICANT INFORMATION (if same as property owner, check here _____ and skip to next section)

Applicant Contact Person Ryan Flanagan Phone 216-328-3344

Company Langan Engineering and Environmental Services

Relationship to Owner Civil Engineer

Mailing Address 6000 Lombardo Center, Suite 110, Cleveland, OH 44131

IV. PLEASE ATTACH A PAGE DESCRIBING THE PROPOSED PLAN

V. PLEASE ATTACH WRITTEN AUTHORIZATION FROM THE OFFICES OF THE BUTLER COUNTY ENGINEER; AND THE BUTLER COUNTY WATER AND SEWER DISTRICT CONFIRMING THAT THE AMENDMENTS CONFORM TO THEIR REGULATIONS

I hereby request the above Final Planned Unit Development Plan governing this property. I certify that I am duly authorized by the property owner to submit this application.


Applicant Signature

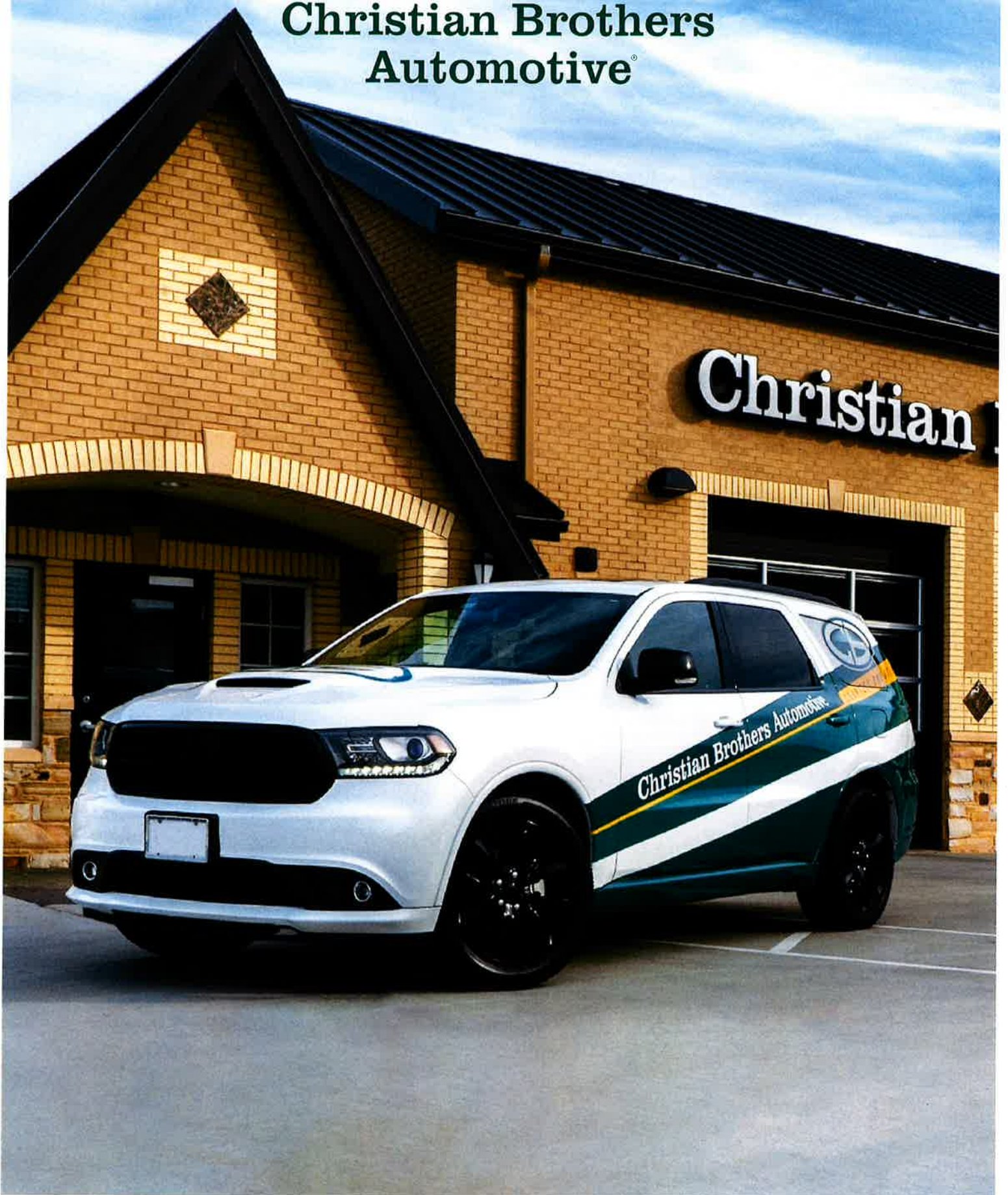
Ryan Flanagan
Print name

PROJECT DESCRIPTION

The proposed plan is to construct a Christian Brothers Automotive repair shop and associated site and landscape improvements. The drive entry will be off Menards Blvd. and there will be pedestrian access from Princeton Road. Please see the following sheets for more information about Christian Brothers Automotive Corporation.



Christian Brothers Automotive®



From: Christian Brothers Automotive Corporation
17725 Katy Freeway, Suite 200
Houston, TX 77094

To: Planning and Development

RE: Letter of Intent - Christian Brothers Automotive

Following your review, it is our hope we will be granted permission to continue the development process. Thank you for your time and consideration.

Architecture:

All plans, specifications, and uses will be in compliance with local code, ordinances and are in keeping with the neighboring developments or higher in standard. Variances will be addressed on case by case basis with City Staff and Reviewing Agencies.

Setting the aesthetic standard for automotive repair.





This finished store is 100% representative of our standard prototype.

Hours of Operation and Standard Procedures

Unlike most other light automotive service facilities, Christian Brothers keep a more conservative schedule. We open at 7 am and close no later than 6 pm, Monday through Friday. We are open on Saturday for the first 180 days of operation. Most vehicles left overnight are stored within our secure bays for customer peace of mind and insurance parameters. We do not perform tire recapping or body repair. These two activities are major noise and storage generators and are not a component of our scope of work.

Additionally, repairs occasionally designated as Heavy Vehicle Services are not a major component of our scope of work, comprising less than 1% of all tasks performed. Typically this level of service is only offered if a vehicle is brought to us in an unsafe or otherwise terminal condition. In many cases, the customer may be referred to a specialist engine / transmission repair / replacement facility.



The business is manned by 8 to 10 employees and the owner / franchisee.

You will find we operate our stores to the highest possible standards. Our shop floors are cleaned with a Zamboni style machine and no pollutants are ever released into the environment. All automotive fluids are contained in federal EPA and state compliant, double hulled, above ground containment vessels.

Working Interior Photos





Office Interior

Summary:

Based on architecture alone, we are essentially a small cottage with a nine car garage. Our footprint is very non-intrusive and fits well with any neighboring residential community. We truly believe our development brings a unique experience to the automotive repair arena and enhances quality of life. Since our lobby and reception more closely resemble something you would find in a doctor's office, the maintenance and repair process becomes less threatening to people of all walks of life.

It is our hope that you can truly appreciate our presence and will find us to be a valued member of the community.



Site Plans and Criteria



PURCHASABLE PROPERTY



3 Mile Population:
Greater than 30,000 people



3 Mile Income:
Greater than \$85,000
(Average Household Income)



Frontage Required:
100 - 120 Feet



Depth Required:
225 - 300 Feet



Size:
Greater than 25,000 ft²
(Typically .7 - 1.0 acres)



Use:
Light / Minor Automotive







For Questions Please Contact:

Michael Suttle | Chief Development Officer
(281) 675-6102 • Michael.Suttle@cbac.com

Billy Green Jr. | Sr. Project Manager of Land Acquisitions & Permitting
(281) 675-6192 • Billy.Green@cbac.com

ChristianBrothersRealEstate.com





RealEstate@cbac.com

**FINAL PUD APPROVAL
SUBMISSION REQUIREMENTS**

✓ **FINAL DEVELOPMENT PLAN APPLICATION FORM:**
Complete and submit the original and one (1) copy of the Zoning Commission Hearing Application form (provided in the packet)

✓ **PROPERTY DEED:**
Submit one copy of the deed to the subject property as filed in the Butler County Recorder's Office

✓ **ADJACENT PROPERTY OWNERS:**
Submit (1) copy of the Adjacent Property Owners include the property owner name, Tax Mailing Address, and Parcel Number of all parcels within two hundred (200) feet of the subject site

✓ **FINAL PUD PLAN:** Per section 615.5 of the Fairfield Township Zoning Resolution (10 copies and 1 reduced 11" x 17" maximum) Electronic version to be Zoning Administrator.

✓ **APPLICANT'S AFFIDAVIT:**
Complete and submit the original and one (1) copy of the Affidavit (provided in this packet)

✓ **CHECKLIST OF REQUIREMENTS:**
Submit this checklist, fully completed

TRANSFERRED
DATE JAN 7, 2020
CONVEYANCE 201
FEE \$ 2100.00 (900000)
EXEMPT Wj rados

Roger Reynolds, Butler Co. Auditor
This conveyance has been examined and the
grantor has complied with Sec. 319.202 of the ORC.



Recorded: 01/08/2020 03:11 PM Page: 1 of 4
File # 2020-00001055 Fee Amt: \$70.00
BUTLER County, Ohio DANNY N. CRANK, Recorder
BK **9388** PG **209**

LIMITED WARRANTY DEED
(Statutory Form*)

LORVEN MENARDS LLC, an Ohio limited liability company, for valuable consideration paid, grants with limited warranty covenants to **MENARD, INC.**, a Wisconsin corporation, whose tax mailing address is 5101 Menard Drive, Eau Claire, WI 54703 the following real property:

SEE EXHIBIT A ATTACHED

The real property is conveyed subject to, and there are hereby excepted from the limited warranty covenants, all encumbrances, easements and restrictions listed on the attached Exhibit B, the lien for real estate taxes and assessments not yet due and payable, rights-of-way, legal highways, plats, building setback lines, and all applicable laws, regulations, statutes, and ordinances applicable to the Property or the use thereof.

Prior Instr. Reference: 2018-00023826 of the Deed Records of Butler County, Ohio.

Executed this 5th day of December, 2019.

Lorven Menards LLC,
an Ohio limited liability company

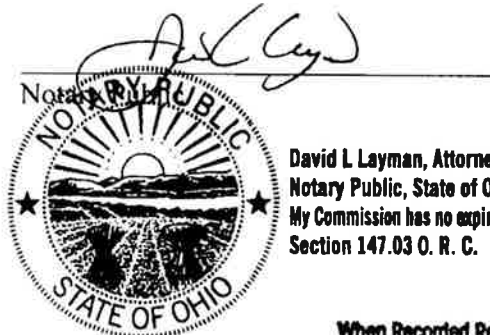
By: [Signature]
Harihara K. Rao, its Manager

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me this 5th day of December, 2019 by Harihara K. Rao, the Manager of Lorven Menards LLC, an Ohio limited liability company, on behalf of the limited liability company.

This instrument prepared by:
David L. Layman, Esq.
3080 Ackerman Boulevard, Suite 320
Kettering, OH 45429
Phone: (937) 296-0365

*Ohio Revised Code Sections 5302.07 and 5302.08



David L. Layman, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.

When Recorded Return to: KE
First American Title Insurance Company
National Commercial Services
121 South 8th Street, Suite 1250
Minneapolis, MN 55402
File No: NCS- 015170

**EXHIBIT A****Legal Description****Parcel I**

Situated in Section 25, Town 2, Range 3, in Fairfield Township, butler County, Ohio and being Lot 9150, being a replat of Lot 8898 of Menards Crossings of Fairfield Township as recorded in Official Record Volume 8803, Page 287, Butler County, Ohio Records.

For Information Purposes
Parcel No. A0300025000079, 79T

Parcel II

Situated in Section 25, Town 2, Range 3, in Fairfield Township, Butler County, Ohio and being Lot 9152, being a replat of Lots 8901 and 8902 of Menards Crossings of Fairfield Township as recorded in Official Record Volume 8853, Pages 1564 and 1565, Butler County, Ohio Records.

For Information Purposes
Parcel No. A0300025000081, 81T

Parcel III

Situated in Section 25, Town 2, Range 3, in Fairfield Township, butler County, Ohio and being Lot 9162, being a replat of Lot 9157 of Menards Crossings of Fairfield Township as recorded in Official Record Volume 8980, Pages 1569 and 1570, Butler County, Ohio Records.

For Information Purposes
Parcel No. A0300025000087, 87T



EXHIBIT B

Permitted Encumbrances

Developers Service Agreement regarding Fairfield Township TIF zone recorded in Official Record Volume 7395, Page 920 of Butler County Records.

Amendment to Hamilton-Indian Springs Joint Economic Development District Contract recorded in Office Record Volume 7395, Page 41 of Butler County Records.

Matters Disclosed in Plat recorded in/as Book 8232, Page 1223 of Butler County Records.

Matters Disclosed in Plat recorded in/as Book 8803, Page 287 of Butler County Records.

Matters Disclosed in Survey plat recorded in/as Plat Volume 52, Page 127 of Butler County Records.

Matters Disclosed in Plat recorded in/as Book 8938, Page 899 of Butler County Records.

Matters Disclosed in Plat recorded in/as Book 8980, Page 1569 of Butler County Records.

Easement for Highway Purposes from Michael Sorber, Trustee and Michael Sorber to The Butler County Transportation Improvement District recorded July 28, 1997 in/as OR Book 6132, Page 1722 of Butler County Records.

Sanitary Sewer Easement from Karen D. Sawyer, Administrator of the estate of Michael Sorber to Sharon Sue Roth recorded March 06, 2002 in/as OR Book 6780, Page 2410 of Butler County Records.

Surface Water Detention Easement from Karen D. Sawyer, Administrator of the estate of Michael Sorber to Sharon Sue Roth recorded March 06, 2002 in/as OR Book 6780, Page 2413 of Butler County Records.

Easement for Sanitary Sewer and Appurtenances from Michael Sorber and Michael Sorber to The Board of County Commissioners, Butler County, Ohio recorded April 25, 2002 in/as OR Book 6811, Page 2142 of Butler County Records.

Grant of Anchor Easement from Rickey D. Joseph and Wendy M. Joseph, for their joint lives, remainder to the survivor of them One-Half (1/2) interest; and to Stone Chapel Holdings Ltd., One-Half (1/2) interest to Duke Energy Ohio, Inc. recorded August 06, 2007 in/as OR Book 7925, Page 2125 of Butler County Records.

Easement(s) disclosed by document recorded October 10, 2008 in/as OR Book 8055, Page 1028 of Butler County Records.

Declaration of Reciprocal Easements and Operating Agreement by and between Menard, Inc., a Wisconsin corporation and Stone Chapel Holdings Ltd., an Ohio limited liability company and Future Farms Ltd, an Ohio limited liability company recorded October 10, 2008 in/as OR Book 8055, Page 1033 of Butler County Records.



Amendment No. 1 to the Declaration of Reciprocal Easements and Operating Agreement recorded September 06, 2016 in/as OR Book 8938, Page 886 of Butler County Records.

Amendment No. 2 to the Declaration of Reciprocal Easements and Operating Agreement recorded April 27, 2017 in/as OR Book 9026, Page 1814 of Butler County Records.

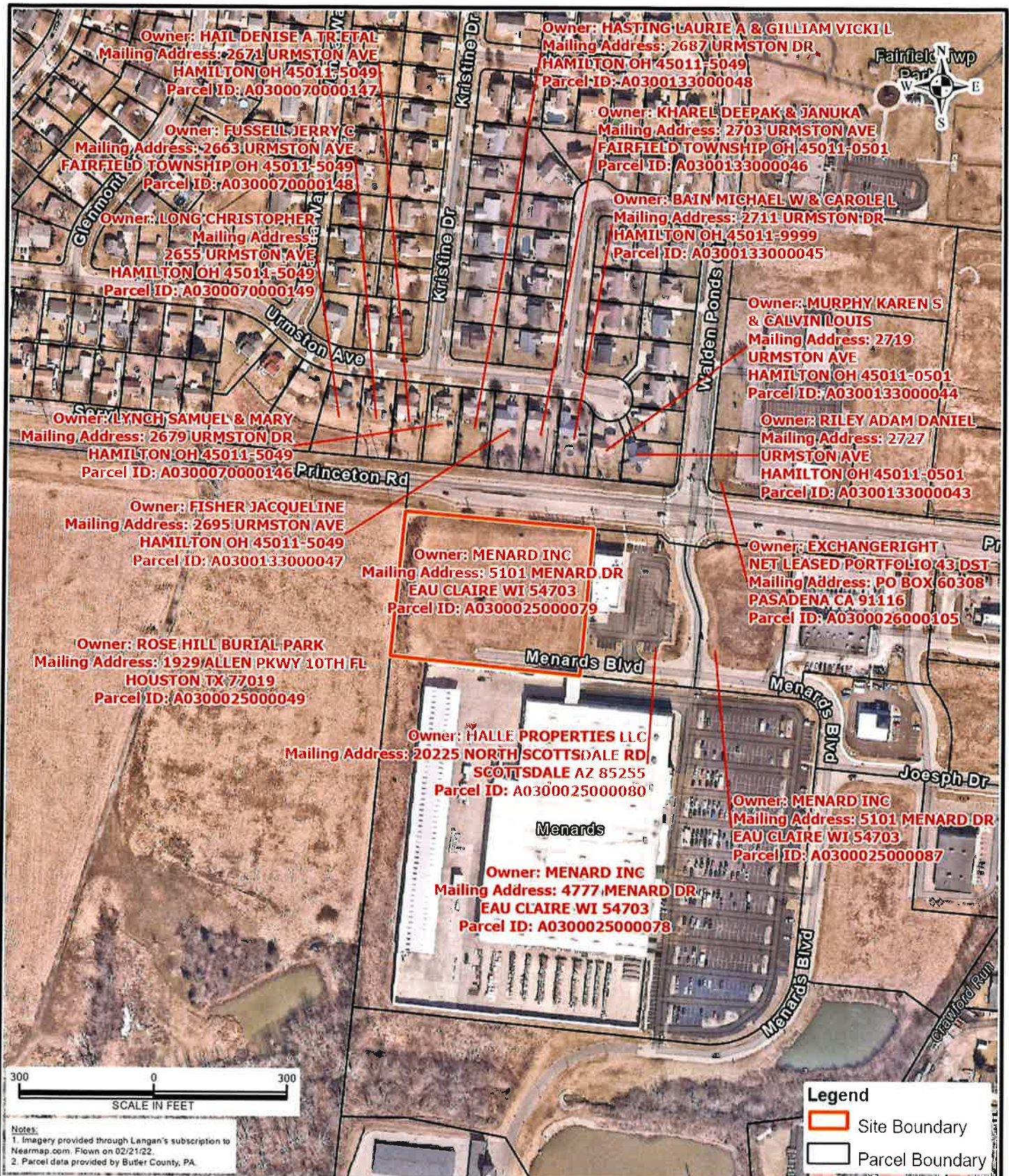
Assignment of Developer's Rights under Declaration of Reciprocal Easements and Operating Agreement recorded June 27, 2018 in/as OR Book 9177, Page 816 of Butler County Records.

Declaration of Reciprocal Easements and Operating Agreement by and between Global New Millennium Partners, Ltd., a Texas limited liability company and Stone Chapel Holdings Ltd., an Ohio limited liability company recorded September 06, 2016 in/as OR Book 8938, Page 1071 of Butler County Records.

Assignment of Developer's Rights under Declaration of Reciprocal Easements and Operating Agreement recorded June 27, 2018 in/as OR Book 9177, Page 822 of Butler County Records.

Amendment to Declaration of Easements and Restrictions recorded June 27, 2018 in/as OR Book 9177, Page 826 of Butler County Records.

Matters disclosed in Plat recorded in Book 8853, Page 1564 of Butler County Records.



LANGAN

Langan Engineering and
Environmental Services, Inc.
6000 Lombardo Center, Suite 210
Cleveland, OH 44131

T: 216.328.3300 F: 216.328.3301
www.langan.com

Project CBAC - FAIRFIELD TOWNSHIP PROJECT

HAMILTON
BUTLER COUNTY OH

Figure Title

ADJACENT PROPERTY OWNERS

Project No.
400091401

Date
3/17/2022

Scale
1" = 300 feet

Drawn By
BLA

Figure

1

PROPERTY OWNERS AFFIDAVIT

STATE OF ~~OHIO~~ Wisconsin
COUNTY OF BUTLER Eau Claire

I (we) Menard, Inc.

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 Fairfield Township Board of Trustees 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 Fairfield Township Board of Trustees. 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.


Signature


Theron J. Berg, Real Estate Manager
Printed Name

5101 Menard Drive
Mailing Address

Eau Claire, WI 54601
City, State, Zip Code

715-876-2532
Telephone

Subscribed and sworn before me this 18 day of March 20 22,


Notary Public

My Commission is permanent.

