



Zone Change Staff Comments

Case: FTZ 20-02 Bridgewater Church

Current/New Zone: A-1to B-PUD

Location: 3100 Princeton Road, Fairfield Township

Report Date: January 30, 2020

Butler County Planning Commission Meeting Date: February 11, 2020

County staff recommends **denial** of the above-described zone change, with the following comments:

1. County staff would like to see a complete plan for the proposed PUD, not just a single lot. What is the proposed intensity of use across the entire PUD? How will pedestrian and vehicular circulation flow throughout the development as a whole?
2. Staff prefers constructing the fuel center with its final driveway location rather than phasing. We feel it would benefit both the church and fuel center and alleviate future driveway removal issues.
3. The Phase Two plan should include a striped pedestrian crosswalk from the Gilmore Road extension westward across the parking lot to the front of the building.
4. Submit a drainage study for the existing and proposed development conditions.
5. Provide Water Quality Volume per OEPA Permit No.: OHC000005. Since this is a planned fuel center, provide listing of potential nonpoint source pollutants, and appropriate Best Management Practices to limit pollutant discharge.
6. Update the zoning classification on Sheet 1 for the parcels to the west of the site.
7. We recommend the Township seek a more creative façade to the proposed gas station - more fenestration and less blank wall.
8. The proposed sign is a corporate prototype and may not match the Township's vision for this corridor. We recommend closer review by the Township of the proposed signage.
9. Before Township zoning approval, the owner should subdivide the parcels to avoid split zoning.

Before development of the site, the following items must be addressed:

10. A major subdivision plat will be required prior to development.
11. A right-of-way permit will be required for RI/RO on Princeton Road.
12. Dedicate right-of-way per the Butler County Thoroughfare Plan.
13. High water tables are apparent in this area. If basements are constructed, it is the responsibility of the builder to take special precautions to ensure the basements stay dry.
14. The County Health Department has no objections, provided that the proposed development is served by approved sanitary sewers, public water, and acceptable means for storm water management and control.

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