



BUTLER COUNTY PLANNING COMMISSION

Resolution #19.47

- WHEREAS,** Community Health Alliance, 1020 Symmes Road, Fairfield, OH, has submitted to Fairfield Township an application for a zoning map amendment from R-2 to B-PUD for 13.43 acres located in Section 26, Town 2, Range 3, Fairfield Township; and
- WHEREAS,** Fairfield Township has referred said application (FTZ 19-04) to the Butler County Planning Commission for their review; and
- WHEREAS,** the Planning Commission has reviewed said application at a public meeting and finds that the amendment is generally consistent with the Comprehensive Plan for Butler County;

THEREFORE, BE IT RESOLVED that the Butler County Planning Commission recommends to Fairfield Township approval of the proposed zoning map amendment for *Community Health Alliance* (parcel A0300-026.000-051), with the attached comments.

Hamilton, Ohio
July 9, 2019

Bruce Jones, Chairperson

Peter Z. Acuff, Secretary

Butler County Planning Commission Comments for
FTZ 19-04 Community Health Alliance, R-2 to B-PUD

1. Careful consideration needs to be given to the potential impacts on existing residences. Provide specific details on the new perimeter fence, landscaping/screening, and proposed building elevations (including façade improvements).
2. We recommend not creating a new entry on the east side of the residential addition to minimize disturbance to neighbors.
3. Comply with Ohio Environmental Protection Agency (OEPA) National Pollutant Discharge Elimination System (NPDES) Permit for Storm Water Discharges Associated with Construction Activity.
4. Drainage modifications will require storm water facility to be brought up to today's standards for detention.
5. Provide right-of-way dedication per the County Thoroughfare Plan.
6. Per Butler County Access Management Regulations and change in use request, driveway consolidation is required. The eastern and western most driveways should be removed. BCEO prefers existing center driveway remain and serve as the main point of access for the facility.
7. Provide sidewalk paralleling Princeton Road and coordinate location of sidewalk with BCEO.