

FAIRFIELD TOWNSHIP ZONING COMMISSION

APPLICATION FOR ZONING DISTRICT CHANGE OR PUD ACTION

6032 Morris Road
Hamilton, OH 45011

Telephone: (513) 887-4400
Fax: (513) 887-4405

Check all that apply:

- Zone Change
- Preliminary PUD Application
- Major Change to PUD
- Final PUD Application
- Amendment to Final PUD

Case No. FTZC 19-1C
 Newspaper JOURNAL 2-8-19
 Filed 1-24-2019
 Fees \$700.00
 FTZC Meeting Date 2-20-2019

This application must be filed by one or more of the owners or lessees of the property (O.R.C. 519.12), and filed with the Township Zoning/Administration Representative.

PLEASE NOTE: This application must be legible and if not complete, will be refused for filing. The accuracy of all of the information is the responsibility of applicant, and if the information is incorrect, or found not to be complete, the application will be refused and returned to applicant for correction. In any event the accuracy of all of the information is the responsibility of the applicant.

1. Name, complete address and phone number, of all owners of property to be rezoned (as appears on the County Auditor's current tax list): First Church of God of Hamilton Ohio. 3100 Princeton Road, Hamilton, OH 45011. 513-867-9961.

2. Name, address and phone number of applicant: First Church of God of Hamilton Ohio. 3100 Princeton Road, Hamilton, OH 45011. 513-867-9961.

(If Applicant is not an owner, is the applicant a Lessee)? Yes _____ No _____

3. Applicant's relationship to property: Applicant is the Property Owner.

4. Name and telephone number of person to contact, concerning this application: Jay Stewart (Consultant acting on behalf of the Property Owner) 6305 Centre Park Drive, West Chester, OH 45069. (513) 779-7851.

5. Addresses of **ALL** properties to be rezoned: The rezone site is currently vacant ground. The Auditor's website lists the address of this site as "Princeton Road." The Applicant's address for their current church situated adjacent to and part of the mother parcel to be rezoned is 3100 Princeton Road.

6. General location: Roads and Intersections: The rezone site maintains roadway frontage along Hamilton-Princeton Road and Walden Ponds Circle. Gilmore Road intersects Hamilton-Princeton Road due south of this rezone site

7. Present Zone District: A-1 Agricultural District

8. Requested Zone District: B-2 Business District

9. Reason for this application: The Applicant desires to rezone this 13.165 acres to B-2 for the purposes of seeking development opportunities on this land. Currently, this land is in a "holding zone" of A-1 which provides very limited land use options. The Applicant desires to seek a zoning designation consistent with surrounding commercial, retail and office properties in order to achieve a higher and better use of the property while seeking users consistent with the B-2 permitted uses with the Township Zoning Resolution.

10. Attached in order to facilitate this application, shall be the following:

- a. Submit all requirements as listed on the Zoning Commission check list, provided with this application.
- b. Submit (10) copies of the completed application and information packets.

11. Attached is a check for \$ 700.00 for the purpose of defraying expenses, as needed. All payments are to be made to Fairfield Township. Should any payments not be made promptly, this application will be refused and returned to applicant.

The above statements, and any attachments or exhibits which are all a part of this application, are true and correct.

Applicant or representative must be present at this meeting.

Drew Wilkerson
Applicant

Sworn to and subscribed before me, this 10th day of January, 2019, by the above applicant.



JEYALUXMYDEVY SELVAKUMAR
Notary Public, State of Ohio
My Commission Expires
October 21, 2023

Jy 19
Notary Public
October 21, 2023
My Commission Expires

- Fairfield Township Zoning/Administration acknowledgement of receipt.

Signature/Printed Name _____ Title _____ Date _____



CINCINNATI
COLUMBUS
DAYTON
LOUISVILLE

6305 Centre Park Drive
West Chester, OH 45069
phone ► 513.779.7851
fax ► 513.779.7852
www.kleingers.com

Legal Description
Rezone
13.165 Acres

Situated in Section 20 and 26, Town 2, Range 3, BTM, Fairfield Township, Butler County, Ohio and being part of a 27.499 acre (deed) tract of land conveyed to First Church of God of Hamilton Ohio in O.R. 6308 Pg. 2104, the boundary of which being more particularly as follows:

Beginning at the southwest corner of Section 20;

Thence N89°39'49"W a distance of 361.28 feet:

Thence N00°20'11"E a distance of 489.69 feet;

Thence N89°37'50"W a distance of 498.71 feet to a point in the east right of way line of Walden Ponds Circle;

Thence along said east right of way line, the following (3) three courses:

1. N00°22'10"E a distance of 137.79 feet;
2. Along a curve to the right for an arc distance of 23.56 feet, said curve having a radius of 15.00 feet, a central angle of 89°58'58" and a chord which bears N45°22'10"E a distance of 21.21 feet;
3. N00°22'10"E a distance of 60.00 feet;

Thence S89°37'50"E a distance of 642.20 feet;

Thence S88°59'00"E a distance of 200.02 feet;

Thence N89°42'41"E a distance of 305.71 feet;

Thence S00°17'19"E a distance of 700.00 feet;

Thence S89°42'41"W a distance of 310.68 feet to the Point of Beginning;

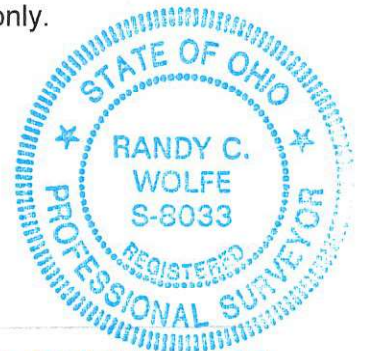
Containing 13.165 acres of land, more or less.

Bearings are based on the south line of the survey recorded in Vol. 35 Pg. 180 being S89°42'41"W.

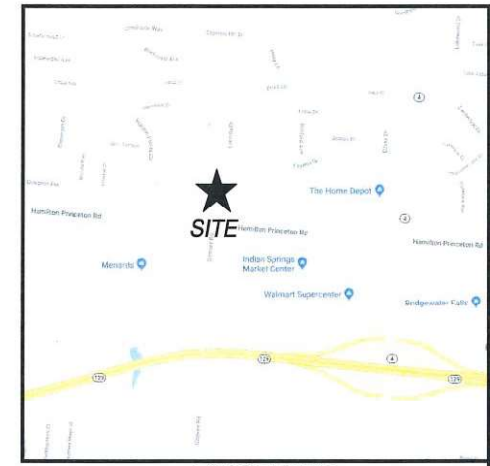
The above description is based on record information and is for zoning purposes only.


Randy C. Wolfe
Ohio Professional Surveyor No. 8033

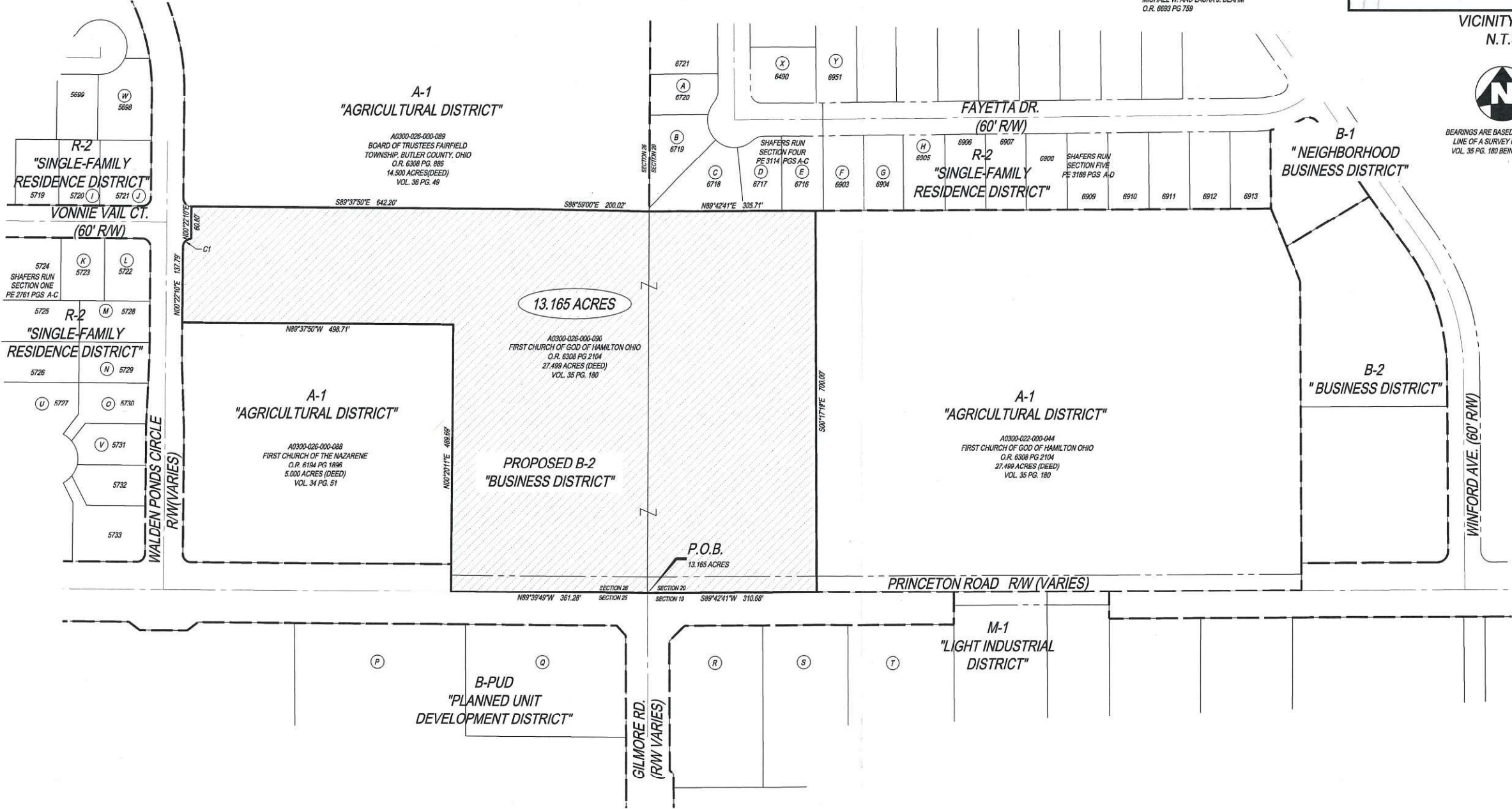
12-26-18
Date



- A 6720
A0300-148-000-012
AMERICAN HOMES 4 RENT PROPERTIES FOUR, LLC
O.R. 8581 PG. 379
- B 6719
A0300-148-000-011
HANSEL, JODY & STACIE M. HANSEL
O.R. 6547 PG. 1239
- C 6718
A0300-148-000-010
GREGORY R. BOSTON
DANIELLE M. TOMCZAK
O.R. 7074 PG.210
- D 6717
A0300-148-000-009
TROY ANN MILLS
O.R. 8496 PG.925
- E 6716
A0300-148-000-008
MARK WHITE
O.R. 8161 PG.414
- F 6903
A0300-148-000-019
RONALD OSMAN AND KAREN JO OSMAN
O.R. 7606 PG. 1490
- G 6904
A0300-148-000-020
CARMEN E. ADAMS
O.R. 6734 PG. 1409
- H 6905
A0300-148-000-021
JUSTIN L. MCNEY
O.R. 7112 PG. 877
- I 5720
A0300-133-300-030
TIFFANY SCHULZ
O.R. 9040 PG.1671
- J 5721
A0300-133-300-031
KRISTIN B. AND DARRIN R. COFFEY
O.R. 8919 PG. 945
- K 5723
A0300-133-300-033
NORMAN L. AND AMY LUTTRELL
O.R. 8191 PG. 163
- L 5722
A0300-133-300-032
CHRISTOPHER ROBERT KLUTE
O.R. 9040 PG.390
- M 5728
A0300-133-300-038
SHELLEY SCHLICKER
O.R. 8176 PG. 1670
- N 5729
A0300-133-300-039
MARIAN DEMAREE COTTRELL
(AKA MARIAN D. COTTRELL)
O.R. 6428 PG. 1934
- O 5730
A0300-013-300-040
PARTNERSHIP FOR HOUSING, AN OHIO
NONPROFIT CORPORATION
O.R. 6736 PG. 242
- P 9183
A0300-025-000-088
PRINCETON VENTURES, LLC
O.R. 9012 PG. 971
- Q 9156
A0300-025-000-083
GLOBAL NEW MILLENNIUM PARTNERS, LTD.
O.R. 8938 PG. 1069
- R 8932
A0300-021-000-045
PROFESSIONAL RESOURCE DEVELOPMENT INC
O.R. 8778 PG. 345
- S 8931
A0300-021-000-044
BRIDGESTONE RETAIL OPERATIONS, LLC
PARCEL 1
O.R. 8719 PG. 197
- T 8930
A0300-021-000-043
NATIONAL RETAIL PROPERTIES, LP
PARCEL 1
O.R. 8827 PG. 781
- U 5727
A0300-133-000-037
MARVIN AND LOLINDA RAMOS
O.R. 7780 PG. 2232
- V 5731
A0300-133-000-041
STEPHANIE GLASS
O.R. 8901 PG. 1082
- W 5998
A0300-021-000-048
DENNIS AND HEIDI BRUZINA
O.R. 7471 PG. 423
- X 6490
A0300-148-000-007
JUAN C. ESPINOZA HERWANDEZ
DIANA JAIME ESTRADA
O.R. 8782 PG. 1040
- Y 6951
A0300-148-000-067
MICHAEL W. AND LAURA J. BEAHM
O.R. 8693 PG. 759



THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 6305 Centre Park Dr. West Chester, OH 45069
 513.779.7851



VICINITY MAP
N.T.S.

BEARINGS ARE BASED ON THE SOUTH LINE OF A SURVEY RECORDED IN VOL. 35 PG. 180 BEING S89°42'41"W

SEAL:

NO. DATE DESCRIPTION
 1 6/07/18 ZONING PLAT - TAR
 2 12/17/2018 UPDATE BOUNDARY - MDH
 3 1/15/2019 UPDATE - MDH

ZONING PLAT
 SECTION 26 & 20, TOWN 2, RANGE 3, 6TH
 FAIRFIELD TOWNSHIP
 BUTLER COUNTY, OHIO

PROJECT NO: 180075VMS000
 DATE: 6/07/2018
 SCALE: 1" = 100'

SHEET NAME:
BRIDGEWATER CHURCH

SHEET NO.
1 OF 1

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	15.00	23.56	89°59'58"	N45°22'10"E	21.21

PROPOSED AREA FOR RE-ZONE FROM A-1 'AGRICULTURAL DISTRICT' TO B-2 'BUSINESS DISTRICT'

ZONING DISTRICT AREA