

**FAIRFIELD TOWNSHIP  
RESOLUTION 17- 30**

**RESOLUTION DECLARING TO BE PUBLIC PURPOSE CERTAIN PUBLIC  
IMPROVEMENTS WHICH ARE NECESSARY FOR THE FURTHER DEVELOPMENT  
OF CERTAIN PARCELS WITHIN THE TOWNSHIP AND AUTHORIZING THE  
EXECUTION OF A TAX INCENTIVE AGREEMENT AND ESTABLISHING A  
TAX INCREMENT EQUIVALENT FUND.**

**WHEREAS**, Section 5709.73 et seq. of the Ohio Revised Code authorizes townships to participate in a financing technique commonly known as tax increment financing; and

**WHEREAS**, this Board of Trustees (the "Board") wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the needs of the area, including new development and including a Fire Station; and

**WHEREAS**, this Board has caused notice to be given to the Fairfield City School District Board of Education on September 23, 2016, of this Board's intention to consider this Resolution.

**WHEREAS**, the Fairfield City School District Board of Education expressed its agreement with the 10 year 75% Tax Increment Finance District in correspondence dated December 5, 2016;

**WHEREAS**, the tax increment financing and the exemption of the further improvements for 10 years up to 75% for the property described in Exhibit "A" attached hereto;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Township Trustees of Fairfield Township, County of Butler, State of Ohio:

**SECTION 1.** That this Board hereby finds and declares that certain public improvements in the Township, to wit: A new Fire Station, the planning, design and construction of public street improvements including pavements, walkways, traffic control devices, landscaping and alterations to existing streets; the planning, design and construction of utilities including but not limited to water facilities, sanitary sewers, gas mains, electric facilities, communication facilities, safety services, including police and fire personnel and/or apparatus, storm water sewers and retention/detention facilities; the planning, design and construction of public safety, park and recreation facilities; the furtherance of economic development within the Township, including but not limited to the purchase and/or improvement of property; the preparation of plans for land use in the area; the creation or enhancement of buffer areas and open areas necessary for ensuring the compatibility of adjacent land uses; and, the purchase of property rights of way and easements or other rights in property necessary for the completion of the Public Improvements listed above, are a public purpose and that those Public Improvements are necessary for the further development of the parcels of land described in Exhibit "A" attached to this Resolution (such parcels are hereinafter

collectively referred to as the "StoryPoint" site), but excluding any and all residential property located within Exhibit "A", which parcels are located in an unincorporated area of the township, and for the creation of jobs, increasing property values and the provision of adequate public services in Fairfield Township.

**SECTION 2.** That, pursuant to Section 5709.73 of the Ohio Revised Code, further improvements to the parcels in the StoryPoint Site occurring after the date of this Resolution are exempt from real property taxation commencing on the effective date of this Resolution and ending on the earlier of (1) March 22, 2027 or (2) the date on which the specific public improvements as described in Section 1 above (the "Public Improvements") that will benefit the StoryPoint Site are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be seventy-five percent (75%) of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the StoryPoint Site.

**SECTION 3.** That pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of the Improvements shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Butler County Treasurer on or before the final dates for payment of real property taxes. This Board hereby expresses its intention to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments.

**SECTION 4.** That pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Fairfield Township Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited.

**SECTION 5.** That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Butler County.

**SECTION 6.** That this Board hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

**SECTION 7.** That the Board hereby dispenses with the requirement that this resolution be read on two separate days, pursuant to Ohio Revised Code § 504.10 and hereby authorizes the adoption of this resolution upon its first reading.

**SECTION 8.** This Resolution shall take effect at the earliest period allowed by law.

**BE IT FURTHER RESOLVED** that this resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

**Motion made by Mr. McAbee**

Mrs. Hartkemeyer seconded the Motion to adopt the **RESOLUTION**.

**Board of Trustees**

Shannon Hartkemeyer: Shannon Hartkemeyer

Joe McAbee: Joe McAbee

Susan Berding: Susan Berding

**Vote of Trustees**

yes

yes

yes

**AUTHENTICATION**

This is to certify that this is a resolution which was duly passed, and filed with the Fairfield Township Fiscal Officer, this 22<sup>nd</sup> day of March, 2017.

**ATTEST:**

Nancy A. Bock  
Nancy Bock, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

L. E. Barbieri  
Lawrence E. Barbieri, Township Law Director



CINCINNATI  
COLUMBUS  
DAYTON

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

MAY 12, 2016

**LEGAL DESCRIPTION**  
**16.882 ACRES**

Situated in Section 25, Town 2, Range 3, B.T.M., Fairfield Township, Butler County, Ohio being part of a 200 acre (deed) tract of land conveyed to Lutheran Social Services in D.B. 1755 Pg. 208, the boundary of which being more particularly described as follows:

Beginning at a point in the east line of Section 25 and the centerline of Gilmore Road, said point being N05°16'38"E a distance of 560.29 feet from a railroad spike found at the southeast corner of Section 25 at the intersection with Hamilton Mason Road;

Thence along new division lines, the following three courses:

1. N84°43'22"W, passing a 5/8" iron pin set at a distance of 30.00 feet, for a total distance of 960.00 feet to a 5/8" iron pin set;
2. N05°16'38"E a distance of 766.00 feet to a 5/8" iron pin set;
3. S84°43'22"E, passing a 5/8" iron pin set at a distance of 930.00 feet, for a total distance of 960.00 feet to a point in the east line of Section 25 and centerline of Gilmore Road;

Thence along said section line and centerline, S05°16'38"W a distance of 766.00 feet to the Point of Beginning;

Containing 16.882 acres, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on the Ohio State Plane Coordinate system, South Zone (OSPC) as derived from the Ohio Department of Transportation's Virtual Reference Stationing System (VRS).

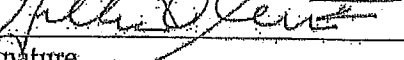
The above description is based upon a field survey made by Kleingers & Associates, Inc., under the direction of Randy C. Wolfe, Ohio Professional Surveyor No. 8033. A plat of survey is recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_ of the Butler County Engineers Record of Land Surveys.

PROPERTY OWNERS AFFIDAVIT

STATE OF OHIO  
COUNTY OF BUTLER

I (we) Graceworks Lutheran Services, formerly known as Lutheran Social Services  
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 Zoning Commission 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 Zoning Commission. 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.

Graceworks Lutheran Services, formerly known as Lutheran Social Services

By   
Signature

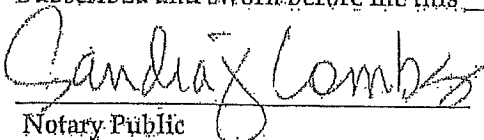
Willis O. Serr II, President & CEO  
Printed Name

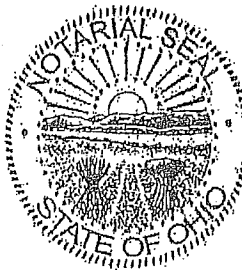
6430 Inner Mission Way  
Mailing Address

Dayton, OH 45459-7400  
City, State, Zip Code

(937) 436-6886  
Telephone

Subscribed and sworn before me this 13th day of May, 20 16

  
Notary Public



SANDRA J. COMBS  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Montgomery County  
My Comm. Exp. 4/29/19

**BUTLER COUNTY DEPARTMENT OF DEVELOPMENT**

**PLANNING DIVISION STAFF COMMENTS**

County Planning Commission Meeting Date: **June 14, 2016**

**FTZ 16-01 StoryPoint senior housing, R-PUD to B-PUD (Fairfield Township)**

*County staff recommends approval of the proposed zone change, with the following comments:*

1. Prior to Planning Commission approval, applicant must provide an overall map showing the entire Lot 572, the specific location of this development, and proposed Gilmore Road re-alignments.
2. Ensure compliance with Township PUD standards.
3. Proposed parking is significantly less than required by Township zoning standards. Confirm with Township that proposed parking is adequate to serve the development.
4. Ditch and berm improvement plans for main thoroughfare are to be submitted at the same time as the construction drawings. Improvement plans must meet the standards of the Butler County Thoroughfare Plan
5. Submit a sight distance profile, as scoped with the Butler County Engineer's Office.
6. Cross Access Easement(s) may be necessary depending upon access location and overall plan.
7. Has emergency services (Fairfield Township Fire Department) reviewed the plan? Will they require an additional emergency access point or cross access?
8. Driveway design may need to change. Wide island may interfere with future Gilmore Road traffic plans.
9. Provide right-of-way dedication per the County Thoroughfare Plan.
10. Comply with Ohio Environmental Protection Agency (OEPA) National Pollutant Discharge Elimination System (NPDES) Permit for Storm Water Discharges Associated with Construction Activity.
11. A lot split will be needed from the larger parcel.
12. Off-site sanitary will be required - need alignment shown on plan.
13. Need agreement with Hamilton to accept the sanitary flow.
14. Extend sanitary to SE and SW corners of the property.
15. Water main extension may be required.

S:\Planning\Zone changes\2016 Zone Changes\FTZ 16-01 StoryPoint\FTZ 16-01 Staff Report.docx



**STAFF REPORT  
FAIRFIELD TOWNSHIP BOARD OF TRUSTEES  
PUBLIC HEARING**

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**CASE:** FTZC16-2C

**APPLICANT:** Storypoint

**LOCATION:** Lutheran Social Services  
Situating in Section 25, Town 2, Range 3  
Northwest Corner of the intersection of  
Hamilton Mason Road and North Gilmore Road  
Lot# 572  
Parcel ID A0300-025.000-008  
16.882 acres, more or less and being subject to  
easements, restrictions, and rights of record  
(Part of a 200 acre (deed) tract of land)  
Fairfield Township

**CURRENTLY ZONED:** A-1 (Agricultural)

**REQUEST:** B-PUD Business Planned Unit Development)

**DATE:** July 1, 2016

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**TIMELINE OF EVENTS TO DATE:**

On May 13, 2016, an application was filed on behalf of Storypoint. The case was reviewed and hand delivered by Gail Asher to the Butler County Commission on May 23, 2016. On June 14, 2016, The Butler County Planning Commission heard the Storypoint Case and unanimously recommended approval of the project.

Regarding pre meeting actions for the Fairfield Township Board of Zoning Commission, the following steps were completed:

- June 1 – Legal Ad emailed to the Journal
- June 2 – Copies of the Case and Agenda sent to all Commission Board members
- June 2 – Certified notice was mailed to the applicant
- June 3 – Notice mailed to the property owner
- June 3 – Journal published official notice of the meeting

The Fairfield Township Commission Board met on June 15, 2016 and unanimously voted to approve the StoryPoint Project with the Staff recommendations as part of the motion. (During the course of the meeting, Representatives from StoryPoint clarified that the building height will be less than 50 feet and not 40 feet as previously reported.) As a part of the process, a Staff recommendation to require the submission of a sign application with the final plan or prior to the issuance of a Zoning Certificate was added.

At the June 22, 2016, the Board of Trustees voted to set a public hearing for July 6, 2016, at 6:30pm. Certified notice of the meeting was mailed to the applicant and property owners. In addition, on June 23, 2016, the legal ad was emailed by Gail Asher to the Journal where it was subsequently published on June 25, 2016.

### **DESCRIPTION OF REQUEST**

The applicant is requesting zone change approval for the development of Lot 572 to construct a 220,839 square foot combination Independent Care, Assisted Living, Memory Care facility. The project is proposed on parcel #572 located on the northwest corner of Hamilton Mason at North Gilmore Road.

- The project includes a senior living community that has an over 35 year history of sustained viability, adding value and diversity to the township and region as a senior living community

### **FAIRFIELD TWP. ZONING CODE REQUIRES THE FOLLOWING FOR APPROVAL OF A ZONE CHANGE TO BUSINESS PLANNED UNIT DEVELOPMENT DISTRICT (B-PUD):**

13.B.1 PURPOSE: B-PUD is intended to provide a permissive and alternate zoning procedure for commercial and/or industrial development in the Township. The B-PUD shall be used as an option in areas of the Township with access to a primary or secondary thoroughfares. The projects are allowed to take advantage of shared parking, cluster building sites, reduced curb-cuts, and unified signage. The B-PUD District shall be developed in accordance with an approved overall preliminary PUD plan and subsequently detailed final PUD plan for each section of the total landholding. The planning and development of the PUD shall be carried out in such a manner to have minimum adverse effects on the natural features and environment of the planned unit tract and its surrounding areas. PUD typically features varied setback lines and "cluster" type site planning whereby provisions for maximum overall lot coverage's are established to permit creation of usable common space without jeopardizing the overall intent of the Zoning Resolution or the public health or safety.

- The applicant has submitted plans that demonstrate compliance with the requirements for a Preliminary B-PUD Plan:
- Specifically:
  - 13.2.1 Base mapping of the property showing the physical features (general topography, drainage ways and waterbodies, etc.) and existing land uses including the current zoning of the adjacent properties.
  - 13.2.2 Boundaries of the tract to be developed on a planned unit basis.
  - 13.2.3 Highways and streets in the vicinity of the tract, and the ingress and egress to the tract.
  - 13.2.4 Location of different general land use areas proposed to be developed.
  - 13.2.5 Proposed density levels of each residential area and/or locations and sizes of commercial uses.



13.2.6 Proposed treatment of existing topography, drainage ways and tree cover, and soil surveys that may be required to be taken at the site.

13.2.7 Proposed general location of major vehicular circulation, showing how this circulation's pattern relates to the primary and secondary road alignments designated on the Butler County Thoroughfare Plan.

13.B.2 PRINCIPAL PERMITTED USES: Any retail and/or services uses included but not limited to, grocery or other food stores, drug stores, barber shops, beauty salons, bakery goods, dry cleaning and laundry pick-up stations, businesses and professional offices and the like, supplying commodities or performing services.

- The project demonstrates uses that are consistent and approved commercial uses within the B-PUD

13.B.3 DESIGN STANDARDS: Unless otherwise specified, the design standards for area, coverage, yard requirements, parking and screening for a Proposed Unite Development in the B-PUD District shall be governed by the standards of the "B" zoning district(s) most similar in nature and function to the proposed B-ODD District use(s) as determined by the Planning Commission. Exceptions to these standards may be granted by the Board of Fairfield Trustees. Standards for public improvements shall be governed by applicable ordinances and laws of the Township.

- The Proposed Design Standards are within the guidelines of the Zoning Resolution. Specific elevations and material selections shall be required for Final Approval.
- 13B.3.1 MINIMUM LOT AREA: The tract of land to be developed shall be a minimum of three (3) acres. The proposed project is 16.882 acres.

13B.3.2 YARD REQUIREMENTS: The perimeter of the lot shall maintain a minimum of fifty (50) feet for side and rear set back requirements. A minimum of twenty (20) feet is required between unattached buildings, and a minimum of fifty (50) feet is required between residential zoning districts and all commercial buildings. No building shall be allowed closer than twenty (20) feet from a public right-of-way.

- Front and rear – fifty (50) feet
- The Plan calls for a Side yard setback of twenty (20) feet. However there are no structures designed or contemplated for more than 50 feet.
- There is no impact to adjacent residential structures.
- Building requirements are met

13B.3.3 LOT COVERAGE: The total lot coverage of a B-PUD shall be no more than 80% for projects under 10 acres and 65% for all other projects.

- The applicant has provided a plan that demonstrates 62% calculation for lot coverage

13B.3.4 COMMON OPEN SPACE: There shall be reserved, within the tract to be developed on a planned unit basis, a minimum percentage of land area of the entire

tract for use as common open space. The minimum percentage of land area shall be 20% for all tracts.

- The applicant has provided a plan that demonstrates a creative use of the open space to maximize the amount of greenspace and open space within the confines of the development. The total open space calculation for the site is 10.03 acres, including the ponds.
- B-PUD DESIGN STANDARDS SCREENING (SECTION 13B.3.7)  
Landscape and/or mechanical screen shall be provided at the rear and side lot lines of the project as approved by the Board of Fairfield Twp. Trustees.
  - The Owner is proposing to provide perimeter screening using a mix of existing and new trees with shrubs and other plantings as referenced on the drawings.
- COMMERCIAL ZONE PARKING, LANDSCAPING/SCREENING (SECTION 23.6.1)  
Parking areas....shall contain curbed islands at end of parking rows or at points adjacent to internal roadways....curbed islands shall be grassed and contain hardy shrubs, trees or groundcover.
  - The landscape Plan identifies a mix of trees, shrubs and grasses.
- Commercial Zone Parking, Landscaping/Screening (Section 23.6.2)  
Parking areas for more than 5 vehicles shall be separated from township, county and state roadways by a landscaped strip of not less than 10 feet in width except at points of ingress and egress. landscaping shall consist of grass, groundcover hardy shrubs and/or trees.
  - The Parking Plan mixes ornamental grasses and shrubs into the lot.

13B.3.5 PARKING AND LOADING REQUIREMENTS: Parking and loading requirements shall be calculated as per Section 23.1 and 23.1.1.2.4 of these regulations for each intended use in the development.

- The amount of parking spaces (613) meets the generally accepted standards of the Zoning Resolution of one (1) space per 500 square feet of sleeping space and one (1) space per 100 feet of office space.

13B.3.6 HEIGHT REQUIREMENTS: No structure shall exceed three (3) stories or forty (40) feet in height, except as provided in Section 24.3.

- The applicant has demonstrated building height to be fifty (50) feet

#### COMPLIANCE WITH THE FAIRFIELD TOWNSHIP VISON PLAN:

The parcel(s) proposed are contained within the area identified as "General Business and Planned" Business"

- The General Business land use classification represents the most intensive areas of commercial services, offering a wide range of goods

and services of varying sizes and markets. These may include shopping areas that serve consumers living well outside the boundaries of Fairfield Township, as well as more localized services, *such as Senior Living Facilities*. Development within the General Business classification should be planned with specific consideration of such factors as compatibility with surrounding existing and planned land use; traffic safety and convenience; shared driveways and parking areas; consistent site elements, such as signs, landscaping and lighting; roadway improvements, including such elements as turning and deceleration lanes.

- The primary location of the General Business classification is the State Route 129 & Bypass 4 interchange area. This is a major commercial and office destination for both the Township residents as well as a larger regional southwest Ohio visitor and worker base. A large portion of this commercial interchange area is intended to be development as a Planned Business district to maximize the land area and create unique destination based commercial based developments. Smaller pockets of General Business land use area are located along major thoroughfare routes such as State Route 4 and Bypass 4.

### Surrounding Zoning & Situation of Property

The Grace Lutheran site is an actively developing commercial property. The 200-acre main lot was approved from A-1 and R-1 to R-PUD and B-PUD in the past for the purpose of developing a continuing care retirement community, but reverted back to A-1 classification.

### STAFF RECOMMENDATION:

Based on the findings of fact & submitted proposal, Staff recommends approval of this proposed  
B-PUD:

1. Property ingress/egress shall be subject to the approval process of the Butler County Engineer. If access points are consolidated, it is recommended that the plan demonstrate recorded cross access restrictions acceptable to the owner.
2. Ditch and berm improvement plans for main thoroughfare are to be submitted at the same time as the construction drawings. Improvement plans must meet the standards of the Butler County Thoroughfare Plan.
3. A lot split will be required from the larger lot.

4. Submit a sight distance profile as scoped by the Butler County Engineer's Office.
5. Upon final approval, the Applicant shall submit detailed elevations and proposed construction materials for review.
6. The applicant shall submit a sign application in conjunction with the final approval process or prior to the issuance of a Zoning Certificate.

**ACTION REQUIRED:**

In accordance with Section 13.4 through 13.4.8, the Fairfield Township Board of Trustees shall approve, modify or deny the plan(s) on the basis of; (1) that all requirements have been satisfied, and (2) finding that any specific conditions are fully required:

**Julie Vonderhaar, Zoning Administrator**  
**Fairfield Township**



**STAFF REPORT  
FAIRFIELD TOWNSHIP BOARD OF TRUSTEES  
PUBLIC HEARING**

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**CASE:** FTZC16-3C

**APPLICANT:** Storypoint

**LOCATION:** Lutheran Social Services  
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16.882 acres, more or less and being subject to  
easements, restrictions, and rights of record  
(Part of a 200 acre (deed) tract of land)  
Fairfield Township

**CURRENTLY ZONED:** B-PUD (Business Planned Unit Development)

**REQUEST:** Final plan approval for a B-PUD

**DATE:** August 16, 2016

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**TIMELINE OF EVENTS TO DATE:**

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At the public hearing on July 6, 2016, the Trustees voted to continue the hearing on July 27, 2016 in order to ensure that proper notice was given in the paper regarding this case. As a result a new legal ad was published in the Journal newspaper on July 8, 2016 and met all statutory requirements.

During the Public Hearing Continuation on July 27, 2016, the Board of Trustees voted unanimously to approve the zone change from A-1 to B-PUD.

At this time the case is now bring returned to the FTZC for review and approval/denial of the final plans related to the StoryPoint project. Site location, building location within the site, parking, and landscape plans will be reviewed.

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13.B.2 PRINCIPAL PERMITTED USES: Any retail and/or services uses included but not limited to, grocery or other food stores, drug stores, barber shops, beauty salons, bakery goods, dry cleaning and laundry pick-up stations, businesses and professional offices and the like, supplying commodities or performing services.

- The project demonstrates uses that are consistent and approved commercial uses within the B-PUD

13.B.3 DESIGN STANDARDS: Unless otherwise specified, the design standards for area, coverage, yard requirements, parking and screening for a Proposed Unite Development in the B-PUD District shall be governed by the standards of the "B" zoning district(s) most similar in nature and function to the proposed B-OUT District use(s) as determined by the Planning Commission. Exceptions to these standards may be granted by the Board of Fairfield Trustees. Standards for public improvements shall be governed by applicable ordinances and laws of the Township.

- The Proposed Design Standards are within the guidelines of the Zoning Resolution. Specific exterior elevations and material selections are as follows:
  - ⦿ Asphalt shingles
  - ⦿ Vinyl siding
  - ⦿ Simulated stone veneer
  - ⦿ Decorative vinyl wall louvers
  - ⦿ PVC Column Wrap
- 13B.3.1 MINIMUM LOT AREA: The tract of land to be developed shall be a minimum of three (3) acres. The proposed project is 16.882 acres.

13B.3.2 YARD REQUIREMENTS: The perimeter of the lot shall maintain a minimum of fifty (50) feet for side and rear set back requirements. A minimum of twenty (20) feet is required between unattached buildings, and a minimum of fifty (50) feet is required between residential zoning districts and all commercial buildings. No building shall be allowed closer than twenty (20) feet from a public right-away.

- Front and rear – fifty (50) feet
- The Plan calls for a Side yard setback of twenty (20) feet. However there are no structures designed or contemplated for more than 50 feet.
- There is no impact to adjacent residential structures.
- Building requirements are met.

13B.3.3 LOT COVERAGE: The total lot coverage of a B-PUD shall be no more than 80% for projects under 10 acres and 65% for all other projects.

- The applicant has provided a plan that demonstrates 62% calculation for lot coverage

13B.3.4 COMMON OPEN SPACE: There shall be reserved, within the tract to be developed on a planned unit basis, a minimum percentage of land area of the entire tract for use as common open space. The minimum percentage of land area shall be 20% for all tracts.

- The applicant has provided a plan that demonstrates a creative use of the open space to maximize the amount of greenspace and open space within the confines of the development. The total open space calculation for the site is 10.03 acres, including the ponds.
- B-PUD DESIGN STANDARDS SCREENING (SECTION 13B.3.7)  
Landscape and/or mechanical screen shall be provided at the rear and side lot lines of the project as approved by the Board of Fairfield Twp. Trustees.
  - The Owner is proposing to provide perimeter screening using a mix of existing and new trees with shrubs and other plantings as referenced on the drawings.
- COMMERCIAL ZONE PARKING, LANDSCAPING/SCREENING (SECTION 23.6.1)  
Parking areas....shall contain curbed islands at end of parking rows or at points adjacent to internal roadways....curbed islands shall be grassed and contain hardy shrubs, trees or groundcover.
  - The landscape Plan identifies a mix of trees, shrubs and grasses.
  - Also provided is a complete irrigation system covering lawns, plant beds inside the perimeter drive and entry way drive, and 20 feet along the outside edge of the perimeter drive.
- Commercial Zone Parking, Landscaping/Screening (Section 23.6.2)  
Parking areas for more than 5 vehicles shall be separated from township, county and state roadways by a landscaped strip of not less than 10 feet



in width except at points of ingress and egress. landscaping shall consist of grass, groundcover hardy shrubs and/or trees.

- The Parking Plan mixes ornamental grasses and shrubs into the lot.

13B.3.5 PARKING AND LOADING REQUIREMENTS: Parking and loading requirements shall be calculated as per Section 23.1 and 23.1.1.2.4 of these regulations for each intended use in the development.

- The amount of parking spaces (613) meets the generally accepted standards of the Zoning Resolution of one (1) space per 500 square feet of sleeping space and one (1) space per 100 feet of office space.

13B.3.6 HEIGHT REQUIREMENTS: No structure shall exceed three (3) stories or forty (40) feet in height, except as provided in Section 24.3.

- The applicant has demonstrated building height to be fifty (50) feet

#### **COMPLIANCE WITH THE FAIRFIELD TOWNSHIP VISION PLAN:**

The parcel(s) proposed are contained within the area identified as “General Business and Planned” Business”

- The General Business land use classification represents the most intensive areas of commercial services, offering a wide range of goods and services of varying sizes and markets. These may include shopping areas that serve consumers living well outside the boundaries of Fairfield Township, as well as more localized services, such as Senior Living Facilities. Development within the General Business classification should be planned with specific consideration of such factors as compatibility with surrounding existing and planned land use; traffic safety and convenience; shared driveways and parking areas; consistent site elements, such as signs, landscaping and lighting; roadway improvements, including such elements as turning and deceleration lanes.
- The primary location of the General Business classification is the State Route 129 & Bypass 4 interchange area. This is a major commercial and office destination for both the Township residents as well as a larger regional southwest Ohio visitor and worker base. A large portion of this commercial interchange area is intended to be development as a Planned Business district to maximize the land area and create unique destination based commercial based developments. Smaller pockets of General Business land use area are located along major thoroughfare routes such as State Route 4 and Bypass 4.

### **Surrounding Zoning & Situation of Property**

The Grace Lutheran site is an actively developing commercial property. The 200-acre main lot was approved from A-1 and R-1 to R-PUD and B-PUD in the past for the purpose of developing a continuing care retirement community, but reverted back to A-1 classification.

### **STAFF RECOMMENDATION:**

Based on the findings of fact & submitted proposal, Staff recommends approval of this proposed

B-PUD:

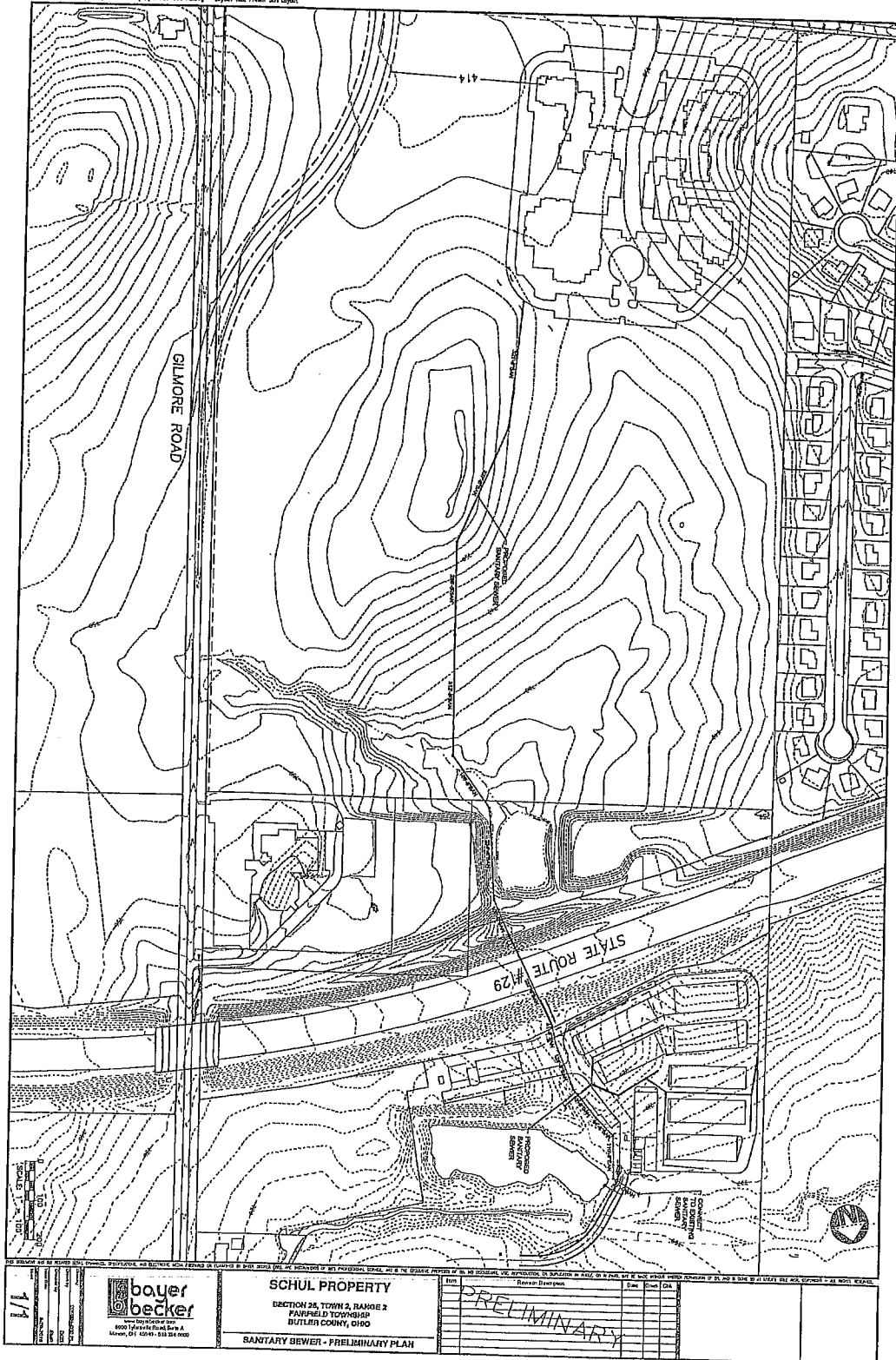
1. Property ingress/egress shall be subject to the approval process of the Butler County Engineer. If access points are consolidated, it is recommended that the plan demonstrate recorded cross access restrictions acceptable to the owner.
2. Ditch and berm improvement plans for main thoroughfare are to be submitted at the same time as the construction drawings. Improvement plans must meet the standards of the Butler County Thoroughfare Plan.
3. A lot split will be required from the larger lot.
4. The applicant shall submit a sign application in conjunction with the final approval process or prior to the issuance of a Zoning Certificate.

### **ACTION REQUIRED:**

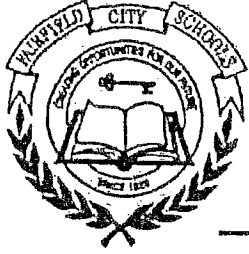
In accordance with Section 13.4 through 13.4.8, the Fairfield Township Board of Trustees shall approve, modify or deny the plan(s) on the basis of; (1) that all requirements have been satisfied, and (2) finding that any specific conditions are fully required:

**Julie Vonderhaar, Zoning Administrator**  
**Fairfield Township**

Plot Date: Aug 26, 2015 - 2:15pm  
 Drawing Name: 21000100100-000 PL.dwg - Layout Title: Prelim San Layout



 bayer becker 6000 Maple Road, Suite A Mentor, OH 44060-5118	<b>SCHUL PROPERTY</b> SECTION 26, TOWN 2, RANGE 2 FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO		PRELIMINARY 1" = 100'	1/1
	SANITARY SEWER - PRELIMINARY PLAN			



# Fairfield City Schools

4641 Bach Lane • Fairfield, Ohio 45014  
Phone (513) 829-6300 • Fax (513) 829-0148  
[www.fairfieldcityschools.com](http://www.fairfieldcityschools.com)

December 5, 2016

Fairfield Township Board of Trustees  
ATTN: Julie Vonderhaar, Township Administrator  
6032 Morris Road  
Fairfield Township, OH 45011

VIA EMAIL DELIVERY

Re: *Proposed Tax Increment Finance District*

Dear Trustees:

This letter is written to express the intention of the members of the Fairfield City School District Board of Education with regard to the Tax Increment Finance District which you have proposed. The Fairfield City School District Board of Education is in agreement with the proposed ten (10) year, seventy-five percent (75%) Tax Increment Finance District for the approximate 16.822± acres to be developed as the StoryPoint project along the west side of N. Gilmore Road in Fairfield Township, Butler County, Ohio, without compensation to the Fairfield City School District Board of Education, SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS TO BE MADE AND FORMALIZED BY AGREEMENT BETWEEN THE FAIRFIELD TOWNSHIP BOARD OF TRUSTEES AND THE FAIRFIELD CITY SCHOOL DISTRICT BOARD OF EDUCATION:

1. Any further Tax Increment Financing District or incentives created or granted by the Fairfield Township Board of Trustees under O.R.C. § 5709.73 or any other applicable section of the Ohio Revised Code on any other part of the 209± acres shown in the attached Exhibit "A" would require a "hold harmless agreement" for the benefit of the Fairfield City School District Board of Education so that the Board of Education receives one hundred percent (100%) of the tax revenue it would have received from improvements to parcels designated in any further Fairfield Township TIF resolution within the area described were it not for the exemption granted by said resolution.

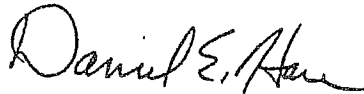
2. The Fairfield Township Board of Trustees must adopt a resolution approving a mutual agreement to the terms stated in Paragraph 1 above in a timely manner no later than January 31, 2017. The Agreement shall be between the respective Boards of Trustees and Education and shall constitute a mutually acceptable compensation agreement as contemplated under O.R.C. §5709.73 and shall include compensation to the Butler Tech joint vocational school district as required by O.R.C. §5709.73.

It is our understanding that the Fairfield Township Board of Trustees is in agreement with these terms. The Board of Trustees will need to indicate its intention to agree to the above terms to accommodate the Butler County Port Authority schedule for its meeting on December 13, 2016. Please advise if anything else is needed with regard to this matter. The Board of Education's legal

December 5, 2016  
Page 2

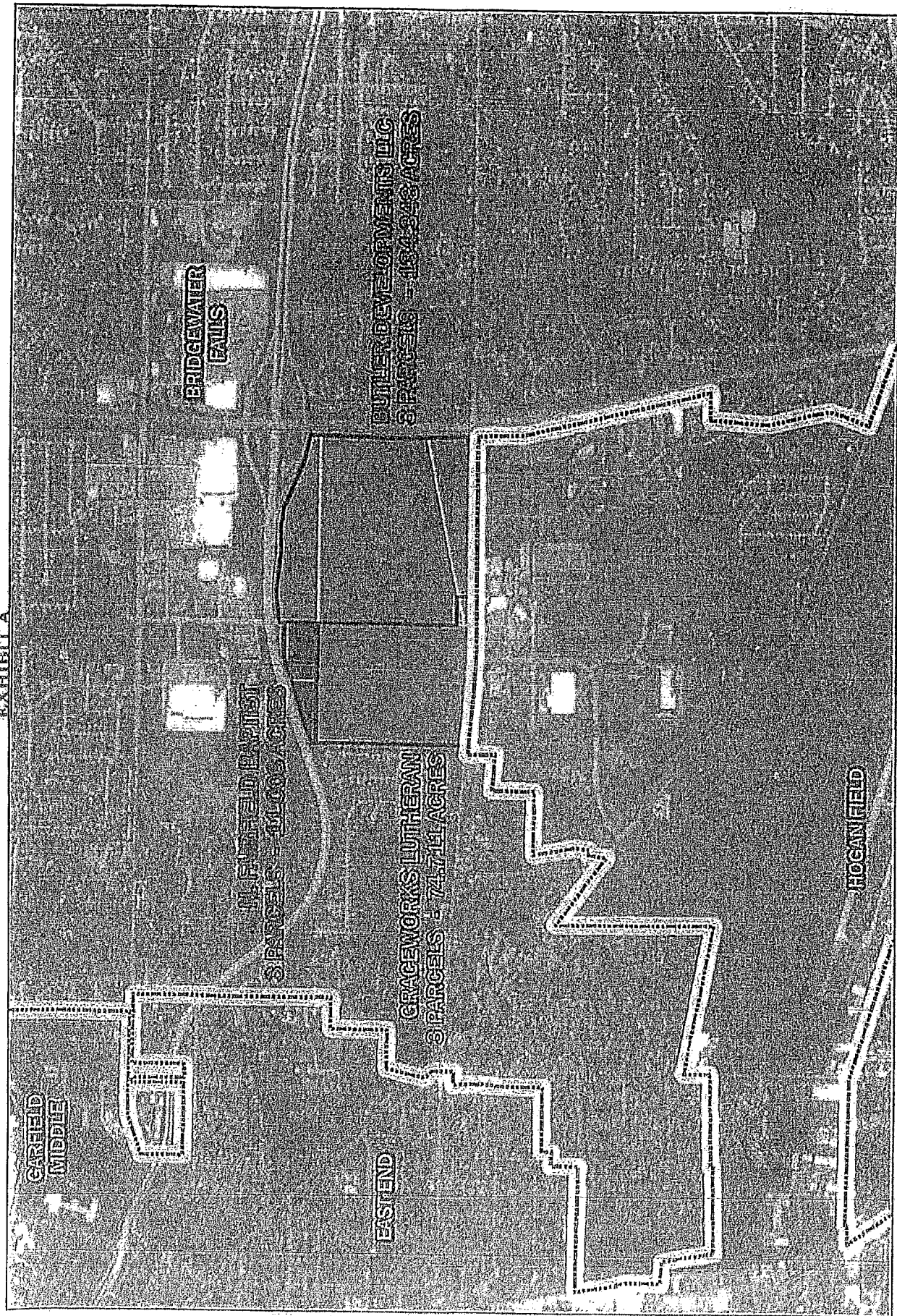
counsel will prepare a draft of the mutually agreeable hold harmless agreement for your review and adoption by both Boards.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Daniel E. Hare". The signature is fluid and cursive, with a large initial "D" and a stylized "H".

Daniel E. Hare, President  
Fairfield City School District Board of Education

Cc: Fairfield Board of Education Members (4)  
Billy Smith, Superintendent  
Nancy L. Lane, Treasurer  
John H. Clemmons, Board Attorney  
Michael McNamara, Executive Director of Butler County Port Authority  
Ken Geis, Geis Consulting Group LTD



Parcels of Interest: OH-4 at OH-129

1 Miles

