

First Reading: June 18, 2019
Second Reading: Dispensed

RESOLUTION NO. 2019 - 71

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO A PLANNED
UNIT DEVELOPMENT FOR THE BRE DDR CROCODILE SYCAMORE LLC
DEVELOPMENT KNOWN AS KENWOOD SQUARE LOCATED IN THE
KENWOOD SPECIAL PUBLIC INTEREST DISTRICT AND DISPENSING
WITH A SECOND READING**

WHEREAS, application was made by Nelson Architecture and Interiors, Inc. (the “Applicant”) on behalf of BRE DDR Crocodile Sycamore LLC (the “Owner”) for approval of a major adjustment to the planned unit development to renovate the facade on the former Toys R Us tenant space and install two exterior wall signs for the development known as Kenwood Square (formerly known as Sycamore Plaza) for the real property located at 7800 Montgomery Road, Sycamore Township, Hamilton County, Ohio (the “Application”) in Sycamore Township Zoning Case Number 2019-07MA; and

WHEREAS, the real property in Case No. 2019-07MA, consists of the real property located at 7800 Montgomery Road, Sycamore Township, Hamilton County, Ohio and is located in the parcel designated as Hamilton County Auditor’s Parcel Number 600-0080-0178-00 (the “Real Property”); and

WHEREAS, the Owner and prior owners have previously received approvals for a planned unit development for Kenwood Square and have made various amendments to such plan; and

WHEREAS, the Real Property is located in an “EE”- Retail District within the Kenwood Special Public Interest District requiring an approval of any changes to the approved plan; and

WHEREAS, on May 13, 2019, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the Application for the major adjustment to the development plan on the Real Property and recommended approval of the Application;

WHEREAS, on June 6, 2019, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the Application for the major adjustment to development plan on the Real Property;

NOW THEREFORE, BE IT RESOLVED, by the Board of Township Trustees of Sycamore Township, State of Ohio:

SECTION 1.

The Application as set forth in the plans and specifications as presented to the Board of Township Trustees on June 6, 2019, consisting of the a renovation of the facade on the former Toys R Us tenant space and the installation of two exterior wall signs of 150 square feet each is hereby approved.

SECTION 2.

Any use and improvements made to the Real Property which is the subject of this Resolution shall be constructed in complete compliance with the plans, specifications, and renderings submitted at the public hearing on June 6, 2019 and any other prior approvals not in conflict with this resolution.

SECTION 3.

No Zoning Certificate shall be issued by the Zoning Administrator until:

- A) a Zoning Compliance Plan in compliance with this Resolution has been received and approved by the Zoning Administrator;
- B) all documents submitted for zoning certificates are fully coordinated and consistent with the approved Zoning Compliance Plan;

No building permit for actual construction shall be issued by the Hamilton County Building Commissioner before a Zoning Certificate is received from the Zoning Administrator.

SECTION 4.

No Final Zoning Certificate shall be issued by the Zoning Administrator until the development complies with all requirements contained in this Resolution and the Zoning Compliance.

SECTION 5.

The Trustees of Sycamore Township upon at least a majority vote do hereby dispense with any requirement that this resolution be read on two separate days, and hereby authorize the adoption of this resolution upon its first reading.

SECTION 6.

This Resolution shall take effect on the earliest date allowed by law.

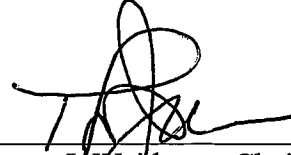
VOTE RECORD:

Mr. Connor AYE

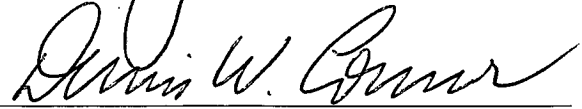
Mr. LaBarbara AYE

Mr. Weidman AYE

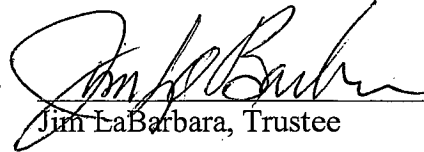
Passed at a meeting of the Board of Township Trustees of Sycamore Township
this 18th day of June, 2019.



Thomas J. Weidman, Chairman



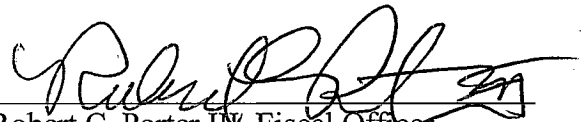
Dennis W. Connor, Vice Chairman



Jim LaBarbara, Trustee

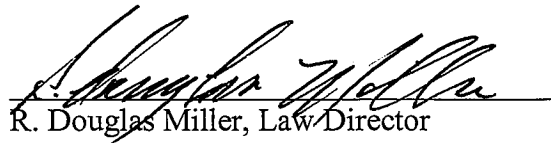
AUTHENTICATION

This is to certify that this resolution was duly passed and filed with the Township
Fiscal Officer of Sycamore Township this 18th day of June, 2019.



Robert C. Porter II, Fiscal Officer
Sycamore Township, Ohio

APPROVED AS TO FORM:



R. Douglas Miller, Law Director