

PLANNING COMMISSION
MEETING AGENDA
April 11, 2023
7:00 P.M.

PLEASE TURN OFF CELL PHONES

- I. CALL MEETING TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. MINUTES OF THE PREVIOUS MEETING
SPECIAL MEETING March 7, 2023
- V. REPORT ON COUNCIL
- VII. CORRESPONDENCE
- VIII. OLD BUSINESS
- IX. NEW BUSINESS
 - A. SPRINGDAL COMMERCE PARK – MINOR MOD TO A PUD
12110 PRINCETON PI
(Application #20230070)
- X. DISCUSSION
- XI. CHAIRMAN'S REPORT
- XII. ADJOURNMENT

Note: The next Planning Commission Meeting is scheduled for May 9, 2023.

PLANNING COMMISSION
SPECIAL MEETING SUMMARY MINUTES
March 7, 2023
7:00 P.M.

I. CALL MEETING TO ORDER

Meeting was called to order at 7:00 p.m. by Mr. Okum, Chainman.

II. ROLL CALL

Members Present: Dave Okum, Steve Galster, Bob Diehl, Tom Hall,
Megan Sullivan-Wisecup, Joe Ramirez, Jeff Singleton

Staff Present: Carl Lamping, Building Official; Shawn Riggs, City
Engineer

III. PLEDGE OF ALLEGIANCE

IV. MINUTES OF THE PREVIOUS MEETING

February 14, 2023 – After comment was made that on the second page,
towards the middle, FPA should read NFPA the Commission unanimously
approved and minutes were signed by David Okum, Chair and Tom Hall,
Secretary

V. REPORT ON COUNCIL - NONE

VII. CORRESPONDENCE

During the February meeting, the Commission nominated Mr. Diehl to
represent the Commission on the Springdale CRA Housing Council board.
Mr. Diehl questioned the term of the appointment. We received
correspondence from Administration that the appointment is a 3-year term.

VIII. OLD BUSINESS

IX. NEW BUSINESS

A. DITSCH USA, LLC – MAJOR MOD TO A PUD (COSTCO)
1100 E KEMPER RD
(Application #20230013)
PUBLIC HEARING

Carl Lamping, Building Official; stated this project was on the agenda for the
February 14 Planning Commission meeting and was discussed and voted
upon by the Commission. However, the City Administration did not publish
this information as a public hearing, in error, so the project must be re-
discussed with comments from the public before the project can be moved to
Council. Therefore, the discussion and vote taken at the last meeting was sort
of a practice run. We did not send the letter to Council from this Commission.

Mr. Lamping then summarized the City Planner's report in her absence.

Shawn Riggs, City Engineer; read the Engineering report.

Mr. Okum questioned what it meant where the drawing showed "Remove Controller Enclosure and Concrete Walk". It was stated by Mr. Riggs that that is associated with the fuel station.

Mr. Galster clarified on Ms. McBride's comments, in reference to the tree replacement plan, that this is a redevelopment and should be handled as so.

Mr. Okum stated this is not a Final Development Plan, this is a Zoning Change to the use and a Major Modification to the PUD. We will be reviewing this again as a Final Development Plan once the drawings are completed and they are moving forward, if it's approved.

Mr. Okum then turned the floor over to the Developer.

Mr. Carl Bell, Ditsch USA Representative; gave an overview of the project.

Mr. Okum asked that anyone in the audience who would like to address the Commission to come forward at this time.

Mr. Larry Bergman, 4695 E. Lake Forest Dr.; owner of the property to the west of this development, came forward. He clarified that the Silos were on the South East not the South West of the development.

Mr. Lamping agreed.

Mr. Bergman then stated that retail would be ideal for the location, but the reality is it is more important to have tenancy and good tenancy. What he sees is a first class operation going in and investing a substantial amount. There is a great deal of risk because they have an industrial building that they converted to retail and they want to retain that retail tenancy and they appreciate how carefully everyone is looking at the plan and is cognizant of addressing what everyone needs. He then asked for the sign area that was given to Costco be given back for their use now that Costco has taken theirs down.

Mr. Okum asked for further comment from the public. None was given, therefore, the Public Hearing was closed.

Mr. Okum stated the answer of consistency with our Comprehensive Land Use Plan is that this does fall into consistency with our Comprehensive Land Use Plan that was approved.

Mr. Lamping responded that the uses described are Multi-use type uses and because of that, this could fall into that broad description. Just to the north is already an industrial user and to the south we have Smithfield in that same general area, so this would not be out of line with common zoning practices.

Mr. Hall asked Mr. Lamping if during his conversations with the applicants it was addressed, with the removal of the fuel station, will the underground storage tanks be taken out according to EPA Standards and if there is any contamination, how will that be handled.

Mr. Lamping stated that there is a process nationwide that there are approvals from EPA and the Fire Marshall's office that look at the removal of all the tanks. The ground is tested and submitted to EPA. When those are determined to be clean they are approved. The City typically does not have any input.

Mr. Okum then stated the Chair will entertain a motion to approve the following project:

The Costco Development Major Modification to the PUD at 1100 E. Kemper Rd. case #20230013, per the specifications and designs provided in our meeting packet as exhibits, which were submitted by the applicant prior to this meeting. Whereas this approval by Planning Commission is referring to City Council for consideration. This motion includes the following conditions:

- A. Staff, City Engineer, and City Planner's recommendations and considerations contained in their report.
Where consistency with the Comprehensive Land Use Plan has been determined
- B. Whereas all other Zoning Code regulations and conditions not detailed in this motion shall remain in effect.
- C. Other conditions include the following: Final Development Plan is not part of this motion and shall be reviewed at a later date.

A motion was presented by Ms. Sullivan-Wisecup to approve and was seconded by Mr. Galster followed by a 7-0 unanimous voice vote.

- X. DISCUSSION - NONE
- XI. CHAIRMAN'S REPORT - NONE
- XII. ADJOURNMENT

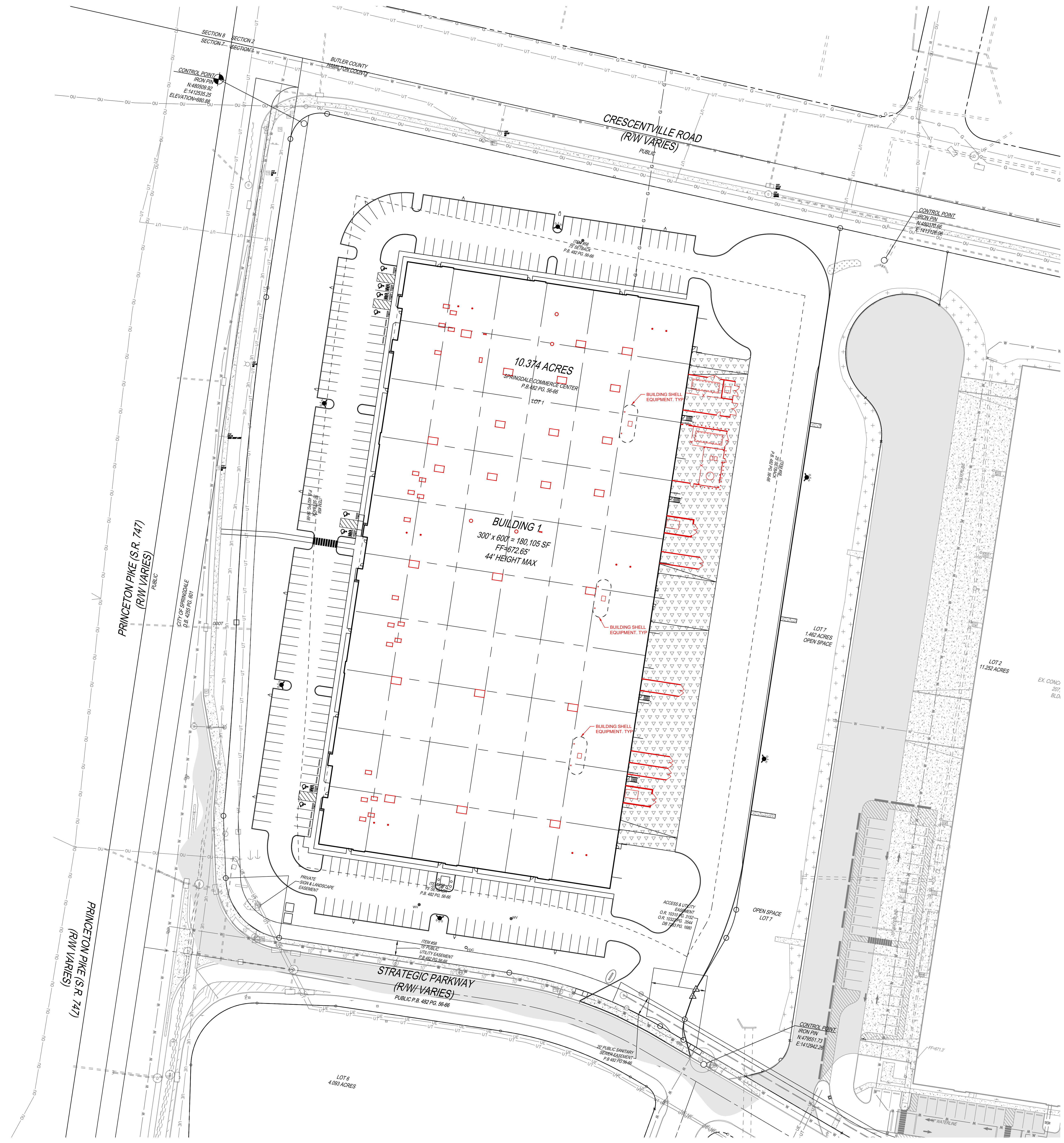
A motion to adjourn was presented by Mr. Galster and seconded by Ms. Sullivan-Wisecup. After a unanimous voice vote the meeting was adjourned.

Respectfully submitted,

_____April 11, 2023_____, 2023 _____
Dave Okum, Chairman

_____April 11, 2023_____, 2023 _____
Tom Hall, Secretary

Note: The next Planning Commission Meeting is scheduled for April 11, 2023.



- NOTES:**
- THE AMOUNT OF ROOF TOP AND DOCK EQUIPMENT IS A GUESS TO PROVIDE A POSSIBLE MAXIMUM FOR THIS BUILDING. THESE ARE SPEC BUILDINGS AND TENANTS COULD ONLY END UP NEEDING A FEW UNITS/DOCK EQUIPMENT. SUGARIGHT FOR EXAMPLE ONLY HAD TWO HVAC UNITS AND TWO BOILER STACKS.
 - ALL ROOFTOP EQUIPMENT IS SHOWN AT 6FT TALL AND ARE A MIX OF NECESSARY BUILDING SHELL EQUIPMENT, HVAC UNITS, AND BOILER STACKS. THESE ARE ALL ITEMS FROM OTHER PROJECTS IN SPRINGDALE COMMERCE PARK THAT HAVE BEEN PLACED ON ROOF TOPS. SEE ROOFTOP EQUIPMENT EXAMPLES AND SHELL CONSTRUCTION ATTACHMENTS FOR DIFFERENT POSSIBLE UNIT DETAILS AND HEIGHTS.
 - EQUIPMENT NECESSARY FOR BUILDING CONSTRUCTION IS CIRCLED AND LABELED (SHELL CONSTRUCTION EQUIPMENT).
 - DOCK SCREENING HEIGHT AND MATERIALS VARY (SEE BUILDING DOCK ELEVATIONS FOR DETAILS). THIS SCREENING IS BASED ON PREVIOUSLY APPROVED MATERIALS AND TYPES FOR OTHER SPRINGDALE COMMERCE PARK BUILDINGS.
 - DOCK SCREENING IS USED FOR WASTE, TANKS, STORAGE, MECHANICAL EQUIPMENT, AND UTILITIES.

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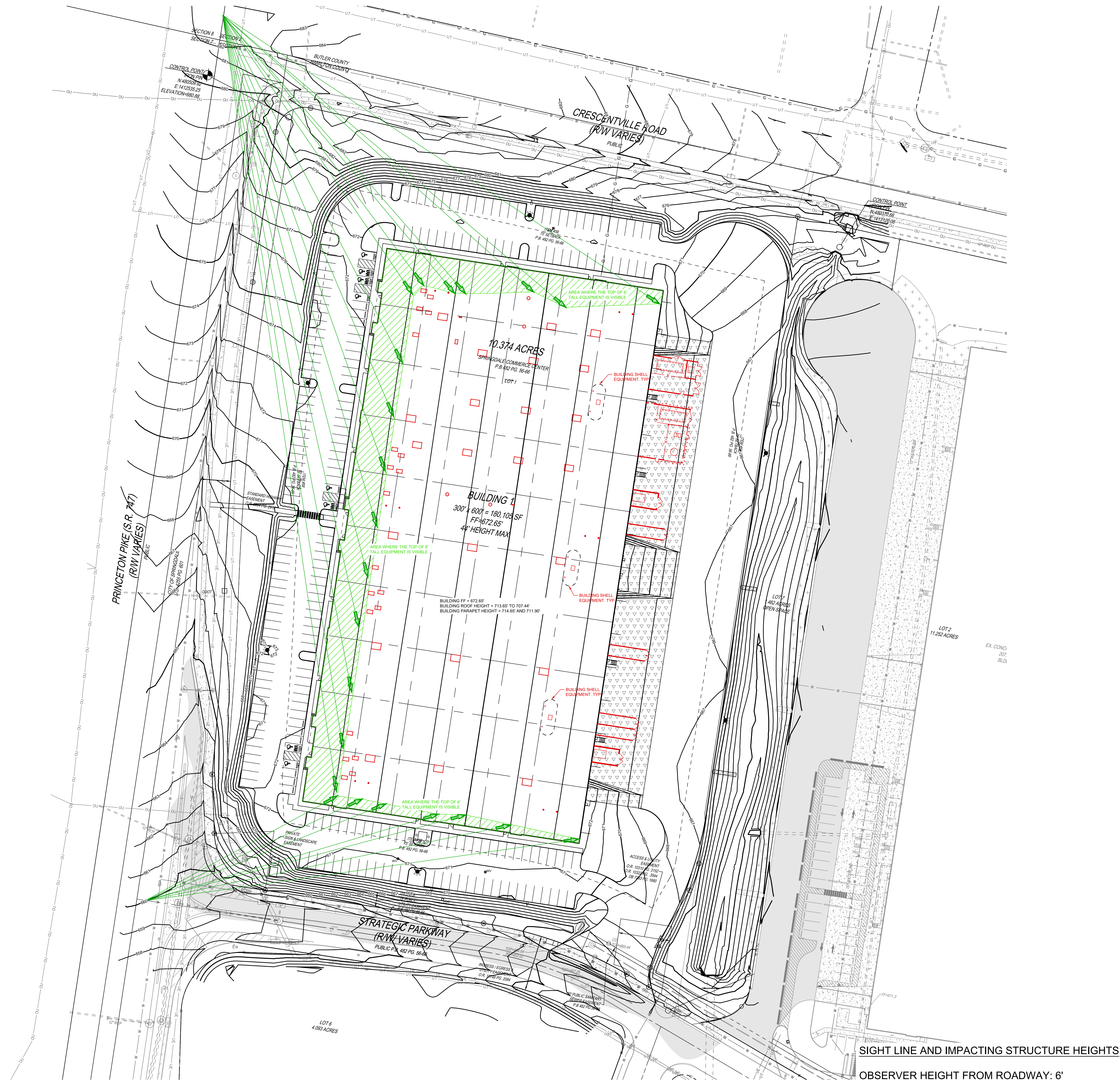
SEAL:

NO.	DATE	DESCRIPTION
01	03-23-23	CITY COMMENT REVISIONS

SPRINGDALE COMMERCE PARK (BUILDING 1)
 1100 STRATEGIC PARKWAY
 CITY OF SPRINGDALE
 HAMILTON COUNTY, OHIO

PROJECT NO: 150701.019
 DATE: 2023-02-07
 SCALE:

SHEET NAME:
BLDG 1 ROOFTOP AND DOCK EQUIPMENT EXHIBIT
 SHEET NO:
1 OF 4

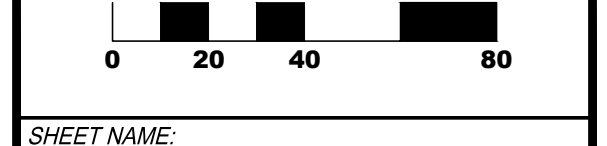


SEAL:

NO.	DATE	DESCRIPTION
01	03-23-23	CITY COMMENT REVISIONS

SPRINGDALE COMMERCE PARK (BUILDING 1)
 1100 STRATEGIC PARKWAY
 CITY OF SPRINGDALE
 HAMILTON COUNTY, OHIO

PROJECT NO: 150701.019
 DATE: 2023-03-22
 SCALE:



SHEET NAME:

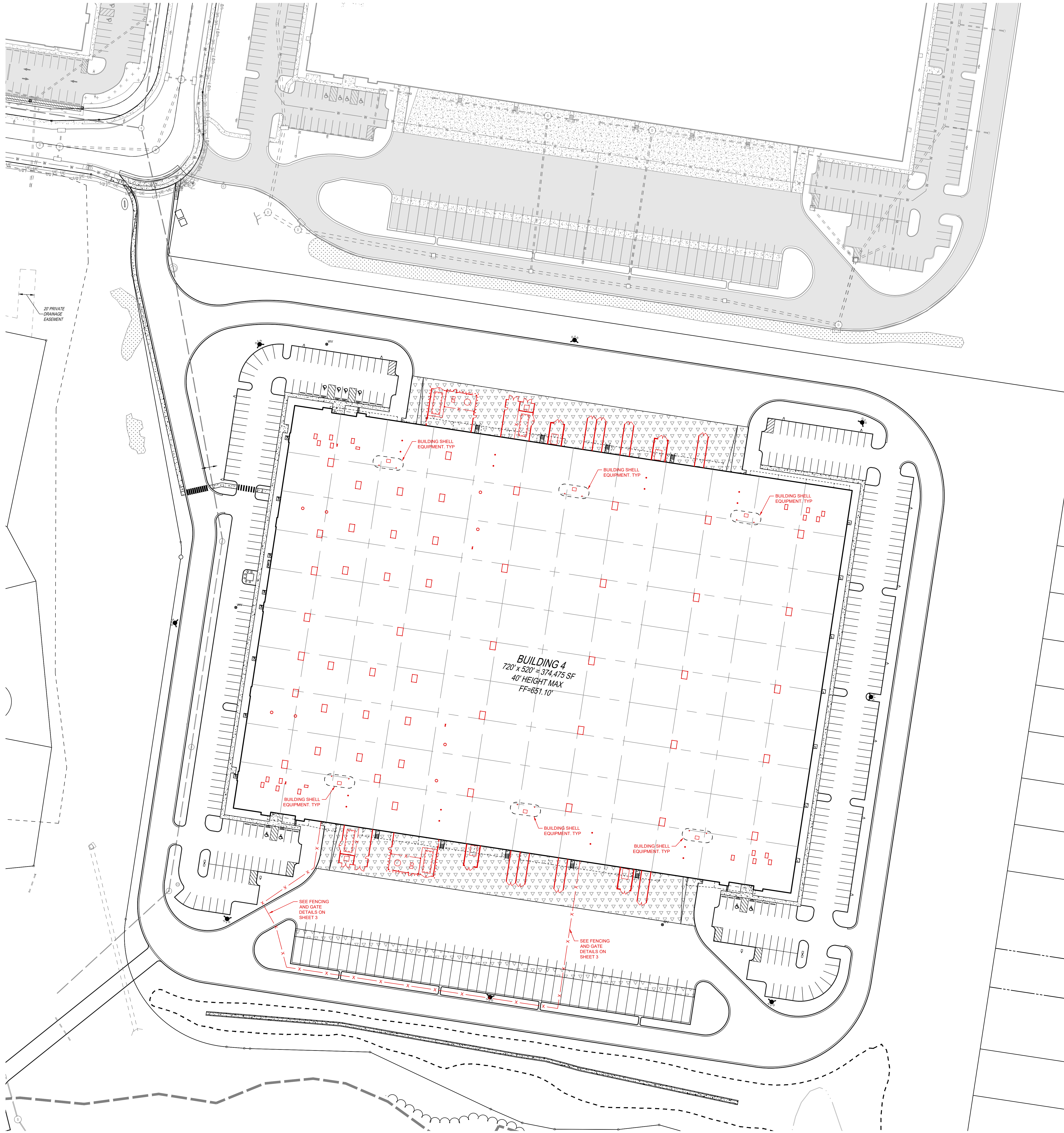
BLDG 1 ROOFTOP SIGHT LINE EXHIBIT

SHEET NO.

2 OF 4

SIGHT LINE AND IMPACTING STRUCTURE HEIGHTS
 OBSERVER HEIGHT FROM ROADWAY: 6'





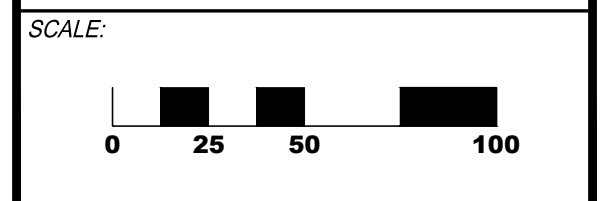
- NOTES:**
- THE AMOUNT OF ROOF TOP AND DOCK EQUIPMENT IS A GUESS TO PROVIDE A POSSIBLE MAXIMUM FOR THIS BUILDING. THESE ARE SPEC BUILDINGS AND TENANTS COULD ONLY END UP NEEDING A FEW UNITS/DOCK EQUIPMENT. SUGARHIGHT FOR EXAMPLE ONLY HAD TWO HVAC UNITS AND TWO BOILER STACKS.
 - ALL ROOFTOP EQUIPMENT IS SHOWN AT 6FT TALL AND ARE A MIX OF NECESSARY BUILDING SHELL EQUIPMENT, HVAC UNITS, AND BOILER STACKS. THESE ARE ALL ITEMS FROM OTHER PROJECTS IN SPRINGDALE COMMERCE PARK THAT HAVE BEEN PLACED ON ROOF TOPS. SEE ROOFTOP EQUIPMENT EXAMPLES AND SHELL CONSTRUCTION ATTACHMENTS FOR DIFFERENT POSSIBLE UNIT DETAILS AND HEIGHTS.
 - EQUIPMENT NECESSARY FOR BUILDING CONSTRUCTION IS CIRCLED AND LABELED (SHELL CONSTRUCTION EQUIPMENT).
 - DOCK SCREENING HEIGHT AND MATERIALS VARY (SEE BUILDING DOCK ELEVATIONS FOR DETAILS). THIS SCREENING IS BASED ON PREVIOUSLY APPROVED MATERIALS AND TYPES FOR OTHER SPRINGDALE COMMERCE PARK BUILDINGS.
 - DOCK SCREENING IS USED FOR WASTE, TANKS, STORAGE, MECHANICAL EQUIPMENT, AND UTILITIES. FENCING HAS BEEN ADDED TO THE SOUTHERN DOCK. SEE PAGE THREE FOR FENCING AND GATE DETAILS FROM SLEEPNUMBER'S APPROVAL.

SEAL:

NO.	DATE	DESCRIPTION
01	03-23-23	CITY COMMENT REVISIONS

SPRINGDALE COMMERCE PARK (BUILDING 4)
 1125 STRATEGIC PARKWAY
 CITY OF SPRINGDALE
 HAMILTON COUNTY, OHIO

PROJECT NO: 150701.021
 DATE: 2023-02-07



SHEET NAME:

BLDG 4 ROOFTOP AND DOCK EQUIPMENT EXHIBIT

SHEET NO.

3 OF 4





8'-0" ORNAMENTAL IRON FENCE
 UAS-100 SPEAR TOP FENCE
 PICKETS TO BE 1" SQUARE x .062 WALL WITH A SPACING STANDARD OF 4" OR THE OPTIONAL 1-1/2". FASTENERS TO BE MADE OF STAINLESS STEEL. HORIZONTAL RAILS TO BE 1-5/8" x 1-5/8" WITH .100 SIDE WALLS AND .070 TOP WALLS. POSTS TO BE 2-1/2" SQUARE x .100 WALL; 3" SQUARE x .125 WALL AND STANDARDS CAPS INCLUDED. FENCE TO BE MADE OF ALLOY WITH MINIMUM STRENGTH OF 35,000 PSI.

ORNAMENTAL IRON FENCE TO BE UTILIZED WHEN FACING RIGHT OF WAY



8'-0" TALL GALVANIZED CHAIN LINK FENCE
 FENCE FRAMING TO BE GALVANIZED 40 WEIGHT PIPE, 2.875" O.D. TERMINAL AND MAN GATE POSTS, 2.375" O.D. LINE POSTS AT 10' ON CENTER, 1.66" O.D. TOP RAIL. CHAIN LINK MESH TO BE GALVANIZED 9 GAUGE WIRE WOVEN IN STANDARD 2" MESH PATTERN. MAN GATE TO HAVE PANIC BAR WITH BACK PLATE EXPANDED METAL IN THE GATE. VERTICAL PIPES TO BE SET IN CONCRETE.

CHAIN LINK FENCE IS TO BE UTILIZED WHEN NOT FACING RIGHT OF WAY.



24'-0" x 8'-0" SLIDING ORNAMENTAL GATE
 FRAMES TO BE MADE OF VERTICAL AND DIAGONAL 2" SQUARE ALUMINUM TUBING x 1/8" THICKNESS. POSTS TO BE MADE OF 4" SCHEDULE 40 GALVANIZED x .125 THICKNESS WITH A MINIMUM STRENGTH OF 35,000 PSI. TRUCK ASSEMBLIES CONSIST OF TWO HEAVY-DUTY SWIVEL TRUCKS ON FOUR HORIZONTAL WHEELS WITH FACTORY SEALED AND LUBRICATED BEARINGS AND TWO HIGH-IMPACT LATERAL WHEELS FOR PROPER ALIGNMENT OF THE TRUCK WITHIN THE TOP TRACK. TOP TRACKS CONCEAL TRUCK ASSEMBLIES FOR PROTECTION AGAINST THE ELEMENTS.

ORNAMENTAL GATE TO BE USED FOR ALL GATE LOCATIONS

- NOTES:**
- FENCING AND GATES MATCH SLEEPNUMBERS
 - APPROVED DESIGN
 - ALL SECURE FENCING TO BE A MINIMUM OF 8' TALL

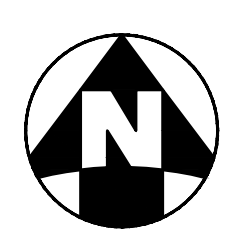
SEAL:

NO.	DATE	DESCRIPTION
01	03-23-23	CITY COMMENT REVISIONS

SPRINGDALE COMMERCE PARK (BUILDING 4)
 1125 STRATEGIC PARKWAY
 CITY OF SPRINGDALE
 HAMILTON COUNTY, OHIO

PROJECT NO: 150701.021
 DATE: 2023-02-07
 SCALE:

SHEET NAME:
SAMPLE FENCING AND GATE DETAILS



DRAWINGS ARE SUBJECT TO REVISION. CONTRACTOR SHALL VERIFY ALL INFORMATION WITH THE ARCHITECT PRIOR TO CONSTRUCTION.

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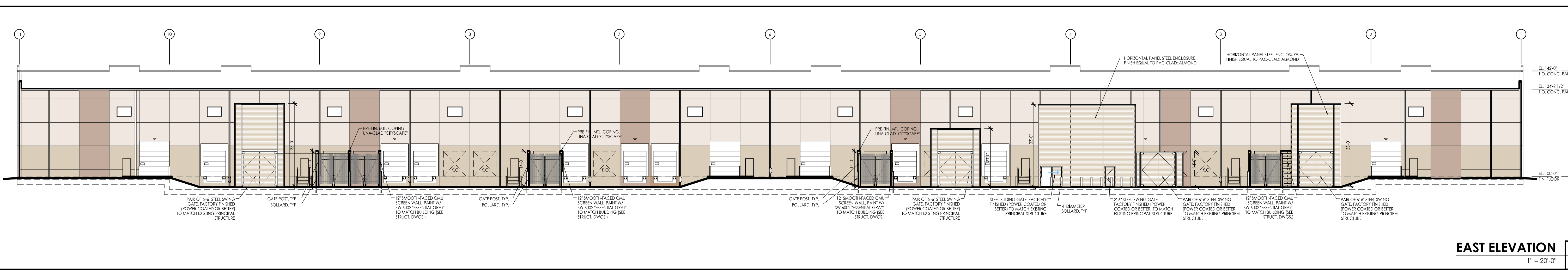
A NOMINAL 32' CLEAR HEIGHT FACILITY FOR:
SPRINGDALE COMMERCE PARK BUILDING 1
 1100 STRATEGIC PARKWAY, SPRINGDALE, OH 45246

REVISIONS (YYYY-MM-DD)	DATE	BY	CHK	LOGGED	ISSUED
	2022-07-18				
SCREENING OPTIONS				JRA INC.	22187

A311
 SHEET 1 OF 1

EXTERIOR COLOR SCHEDULE

ITEM	MFG.	COLOR
CONCRETE WALL PANELS		
COLOR A	SHERWIN WILLIAMS	SW 7042 SHOJI WHITE
COLOR B	SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE
COLOR C	SHERWIN WILLIAMS	SW 7513 SANDERLING
ALUM. WINDOW & DOOR FR.	MANUFACTURERS STANDARD	CLEAR ANODIZED
GLASS	VITRO ARCHITECTURAL GLASS	SOLARGRAY + SOLARBAN 60 (3)
CANOPY SOFFIT PANELS	CITADEL PANEL 20	BONE WHITE
HOLLOW METAL DOORS	SHERWIN WILLIAMS	MATCH ADJACENT FIELD COLOR
HOLLOW METAL FRAMES	SHERWIN WILLIAMS	MATCH ADJACENT FIELD COLOR
OVERHEAD DOORS	MANUFACTURERS STANDARD	WHITE
BUILDING COPING	UNA-CLAD	ALMOND
COPING @ COLOR B	UNA-CLAD	SIERRA TAN
STEEL BOLLARDS	MANUFACTURERS STANDARD	SAFETY YELLOW
EXTERIOR WALL MTD. LIGHTS	MANUFACTURERS STANDARD	BRONZE
WALL LOUVERS	MANUFACTURERS STANDARD	CLEAR ANODIZED



EAST ELEVATION
 1" = 20'-0"

A17
 A311

RELEASED FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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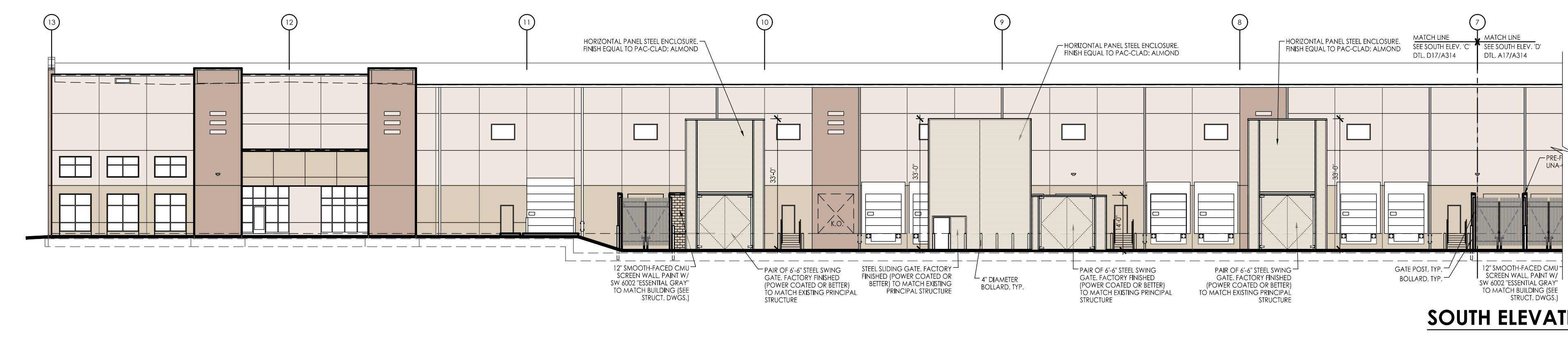
PETERSON
 STRATEGIC CAPITAL PARTNERS

A NOMINAL 36' CLEAR HEIGHT FACILITY FOR:
SPRINGDALE COMMERCE PARK BUILDING 4
 1125 STRATEGIC PARKWAY, SPRINGDALE, OH 45246

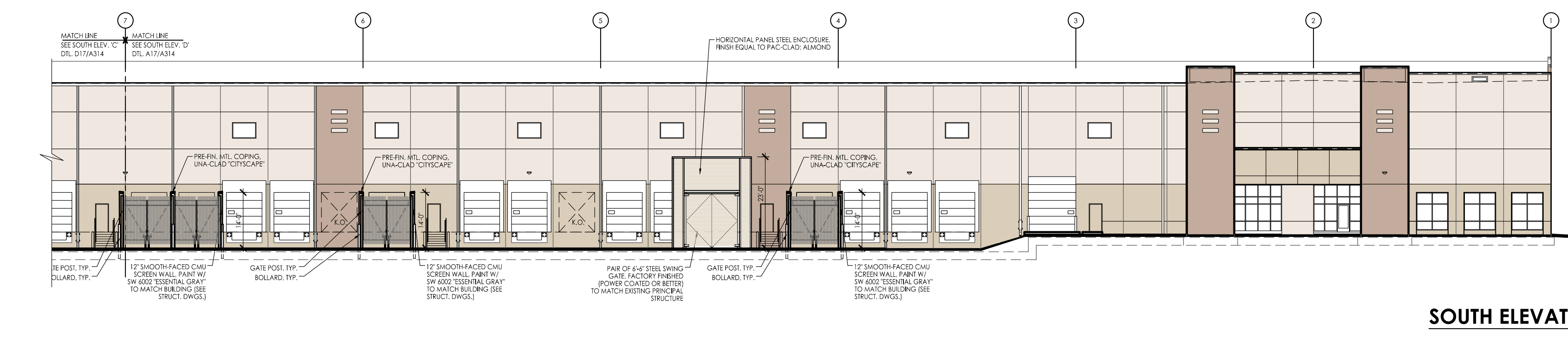
DATE	BY	CHK.	LOGGED	ISSUED
2022-07-03	MM-DD			
REVISIONS (YYYY-MM-DD)				JRA NO.
				22188

A314
 SHEET 1 OF 1

EXTERIOR COLOR SCHEDULE		
ITEM	MFG.	COLOR
CONCRETE WALL PANELS		
COLOR A	SHERWIN WILLIAMS	SW 7042 SHOJI WHITE
COLOR B	SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE
COLOR C	SHERWIN WILLIAMS	SW 7513 SANDERLING
ALUM. WINDOW & DOOR FR.	MANUFACTURERS STANDARD	CLEAR ANODIZED
GLASS	WIKO ARCHITECTURAL GLASS	SOLARGRAY + SOLARBAN 60 (3)
CANOPY SOFFIT PANELS	CITADEL PANEL 20	BONE WHITE
HOLLOW METAL PANELS	SHERWIN WILLIAMS	MATCH ADJACENT FIELD COLOR
HOLLOW METAL DOORS	SHERWIN WILLIAMS	MATCH ADJACENT FIELD COLOR
OVERHEAD DOORS	MANUFACTURERS STANDARD	WHITE
BUILDING COPING	UNA-CLAD	ALMOND
COPING @ COLOR B	UNA-CLAD	SERRA TAN
STEEL BOLLARDS	MANUFACTURERS STANDARD	SAFETY YELLOW
EXTERIOR WALL INTD. LIGHTS	MANUFACTURERS STANDARD	BRONZE
WALL LOUVERS	MANUFACTURERS STANDARD	CLEAR ANODIZED

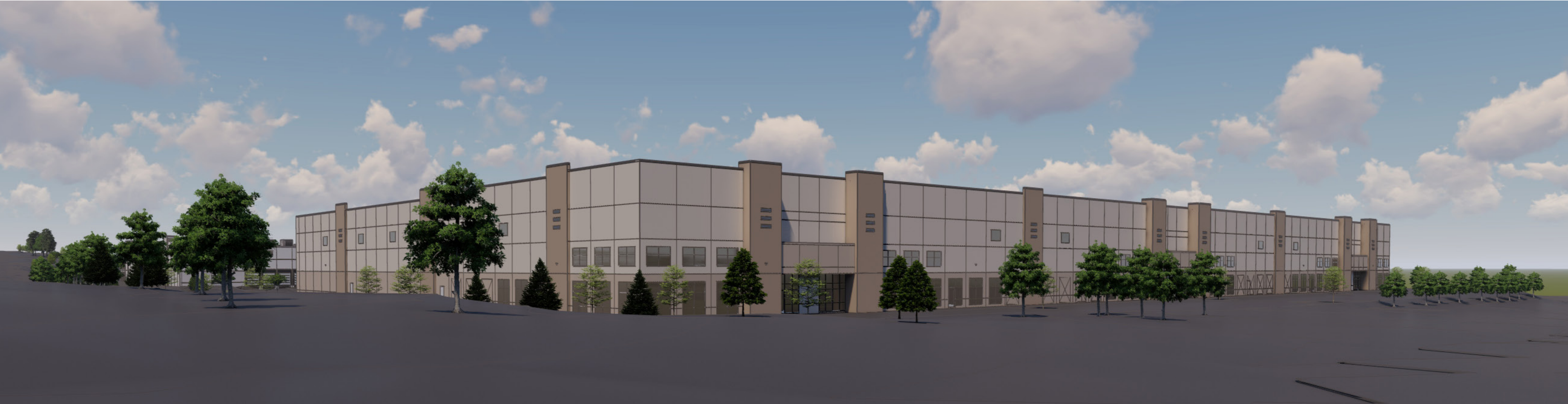


SOUTH ELEVATION 'C'
 1" = 20'-0"
 D17
 A314



SOUTH ELEVATION 'D'
 1" = 20'-0"
 A17
 A314

NOT RELEASED FOR CONSTRUCTION



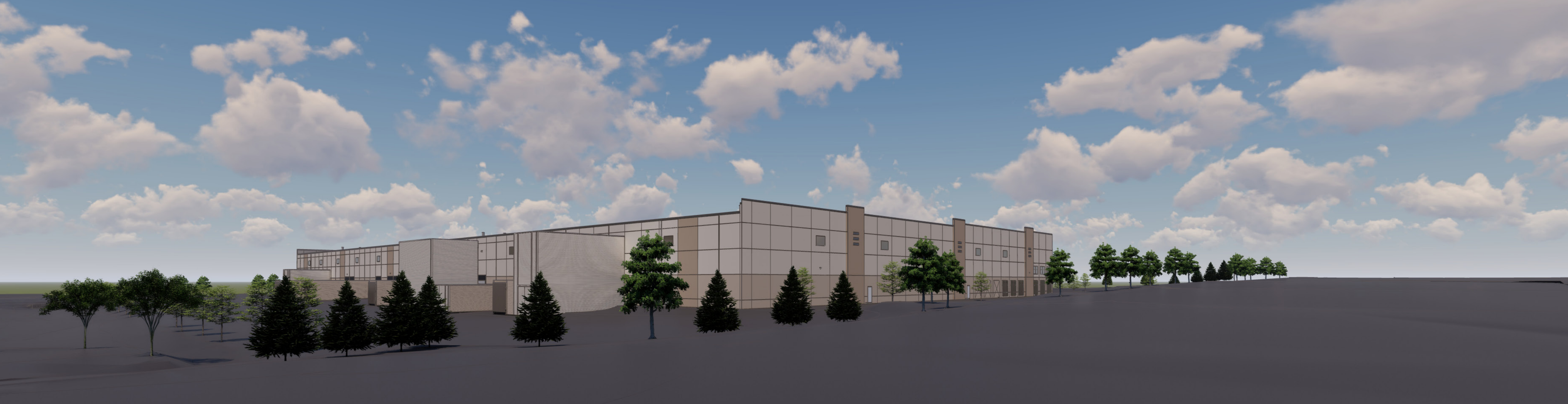
BUILDING 1 FROM PRINCETON PIKE AND CRESCENTVILLE RD.



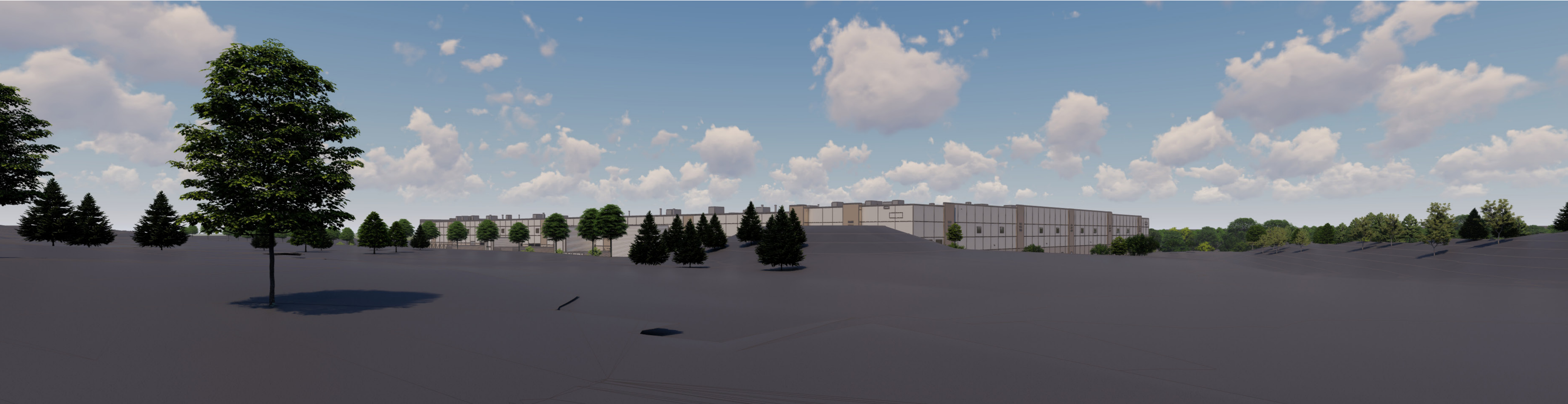
BUILDING 1 FROM PRINCETON PIKE AND STRATEGIC PKWY.



BUILDING 1 FROM CRESCENTVILLE RD.



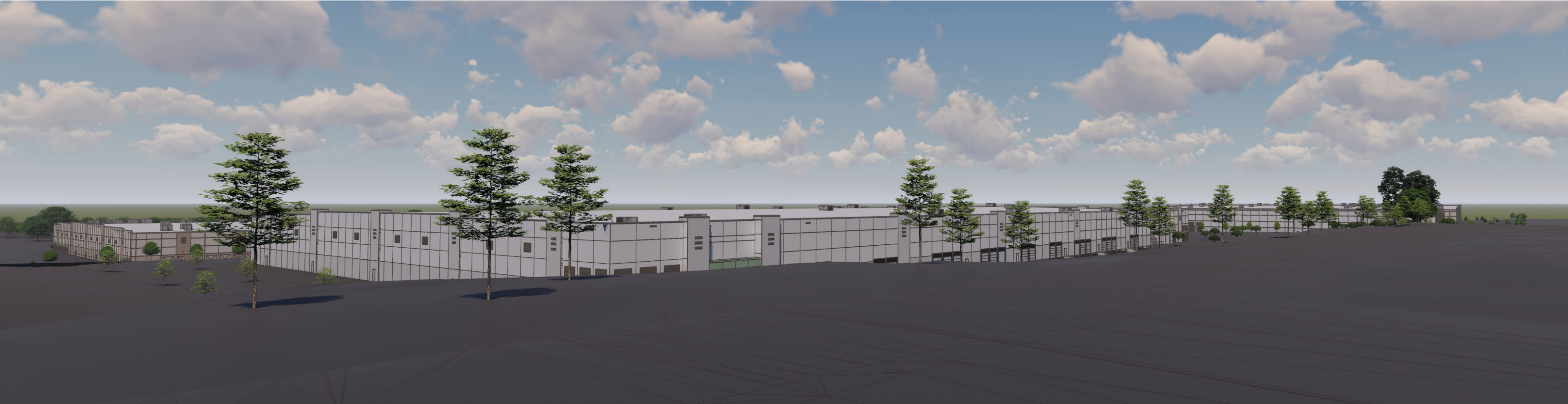
BUILDING 1 FROM CRESCENTVILLE RD.



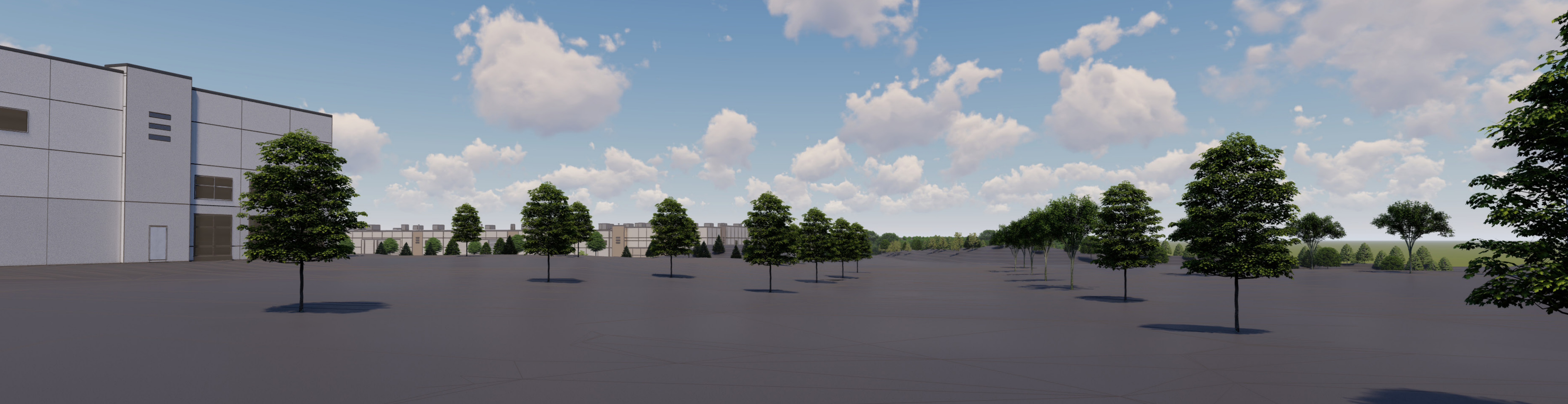
BUILDING 4 FROM STRATEGIC PKWY.



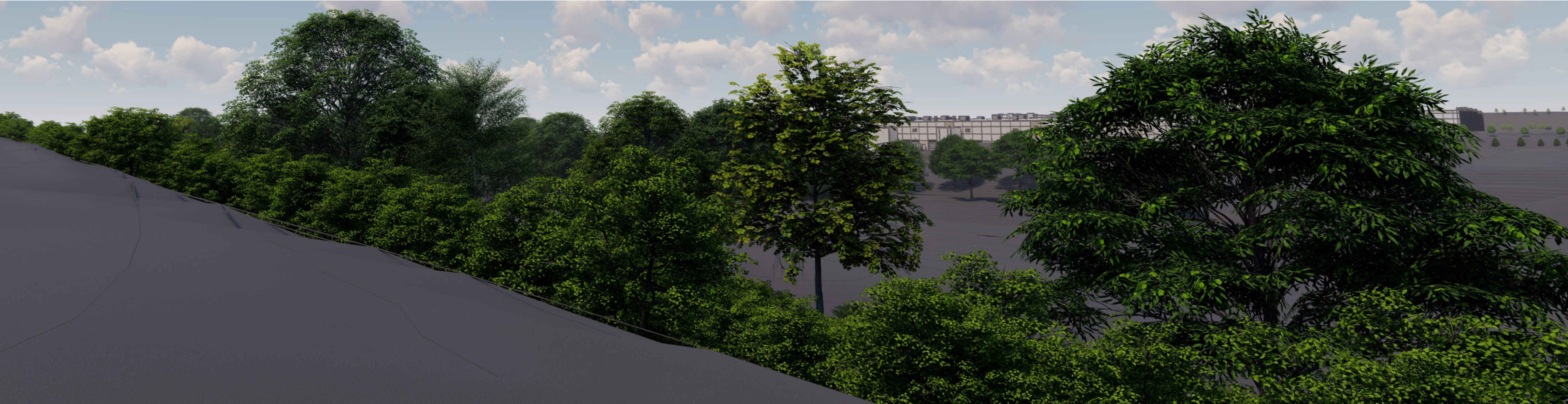
BUILDING 4 FROM STRATEGIC PKWY.



BUILDING 4 FROM CRESCENTVILLE RD.



BUILDING 4 FROM STRATEGIC PKWY.



BUILDING 4 FROM I-275



BUILDING 4 FROM I-275



**Springdale Commerce Park
Minor Modification to “PUD”
Buildings 1 and 4
Application #2023-0070
April 11, 2023**

Request:

To consider a modification to the approval of the Final Development Plans for Buildings 1 and 4 of Springdale Commerce Park.

Comments:

The developers of Springdale Commerce Park are requesting a modification to the approved Final Development Plans for Buildings 1 and 4. The request is to determine the minimum amount of screening required for roof and ground mounted equipment and loading docks for Buildings 1 and 4. At the April 2022 meeting, Planning Commission approved the Final Development Plans for Buildings 1 and 4, provided they were compliant with Section 153.254 (C) of the Zoning Code. Although specific tenants and their equipment needs have yet to be identified, the applicant would like to establish screening requirements based on other SCP tenants and prior Planning Commission approvals to simplify future review processes.

- 1) The two members of Planning Commission who serve on City Council will need to determine if this is a major or minor change to the PUD per Section 153.256 (H). Staff believes the requests to be minor, and similar to approvals previously granted by the Planning Commission for the Springdale Commerce Park.
- 2) The site plan for Building number 4 indicates secure fencing around the south dock area. Details of both galvanized chain link (8’ tall) and decorative iron fence (specific height needed) were provided. Construction plans need to be submitted to indicate where fencing types are going.
- 3) Building elevations were submitted indicating where potential screening for ground mounted equipment could be located. Screening is proposed to be smooth-face CMU walls painted to match the building at 14 feet in height. Information needs to be provided once equipment and location of ground mounted equipment is determined for staff review and approval of proposed screening.
- 4) Given that Building One is located at one of the primary entrance points to the City of Springdale and is the entrance to a residential condominium community, Staff believes that additional care needs to be taken in the screening of equipment and facilities for this building, consistent with its prominent location. Once a tenant and their equipment needs are determined, plans are to be submitted for review and approval by Staff to assure that the views from key locations (ie: Princeton Pike) are adequately screened.

- 5) The applicant is requesting that the provisions of Section 153.254 (C) of the Zoning Code not be applicable for the roof and ground mounted equipment of tenant(s) of Building 4 based on visibility and the prior modifications granted by Planning Commission for other buildings within SCP.

Submitted By:

Anne F. McBride, FAICP
City Planner

MDC# 5004



CITY OF SPRINGDALE - BUILDING DEPARTMENT

11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246
PHONE: 513-346-5730 FAX: 513-346-5747
WEBSITE: www.springdale.org/building-department.aspx
EMAIL: Building@Springdale.org

Application Number

PLANNING/ZONING APPLICATION

Project Name: Springdale Commerce Park Building 1 Dock and Rooftop Screening Area of Development: 10.374 Acres
(Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

Project Location: 1100 Strategic Parkway Springdale, Ohio 45246
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

Applicant: Giorgio Nardi 513-779-7851
(Name) (Daytime Phone Number)

6219 Centre Park Drive, West Chester, Ohio 45069 Giorgio.Nardi@Kleingers.com
(Mailing Address: Street No; Street Name, City, State, Zip) (E-mail Address)

APPLICATION FOR: (Pick 1) Please review the applicable Sections of the Zoning Code listed below and the Zoning Map provided online at: https://www.springdale.org/building-department.aspx

- Major Project: Application process requires a Public Hearing and a Review/Recommendation by Planning Commission; AND a Public Hearing and a Decision by City Council.
Minor Project: Application process requires a Meeting and a Decision by Planning Commission.
BZA Hearing: Application process requires a Public Hearing and a Decision by the Board of Zoning Appeals.

- Zoning Text or Map Amendments: Describe Zone Change and Total (Net) Acres Below Section 153.202
Concept Plan (Hearing by PC/ No Decision)
Development Plan Section 153.203
Conditional Use Permits Section 153.204
Determination of Similar Uses Sec 153.205
Variance Section 153.206

- Planned Unit Development (PUD):
Preliminary Development Plan Sec 153.255(F)(1)
Major Modification Section 153.255 (H)(1)
Final Development Plan Section 153.255(F)(5)
Minor Modification Section 153.255 (H)(2)
Appeal Section 153.208

- Transition Overlay District (T-District):
Preliminary Development Plan Sec 153.256(F)(1)
Major Modification Section 153.256 (G)(1)
Final Development Plan Sect. 153.256 (F)(5)
Minor Modification Section 153.256 (G)(2)

- Route 4 Corridor Review District Plan
All new exterior work on properties in the Rt 4 Corridor required to be Approved. Sec 153.257(I)

BRIEFLY DESCRIBE PROJECT: (Provide Existing and Proposed Zoning for this Property)

Minor Modification Submittal to understand maximum amount of roof top equipment and dock screening.

The undersigned Property Owner and/or the Applicant (acting as an Agent for the Property Owner), do hereby covenant and agree to comply with all the laws of the State of Ohio, Hamilton County and the ordinances of the City of Springdale pertaining to land usage, buildings and site development.

(12/16/2020) Giorgio Nardi Signature of Owner/Agent Giorgio Nardi (Print Name) 2/07/2023 (Date)