

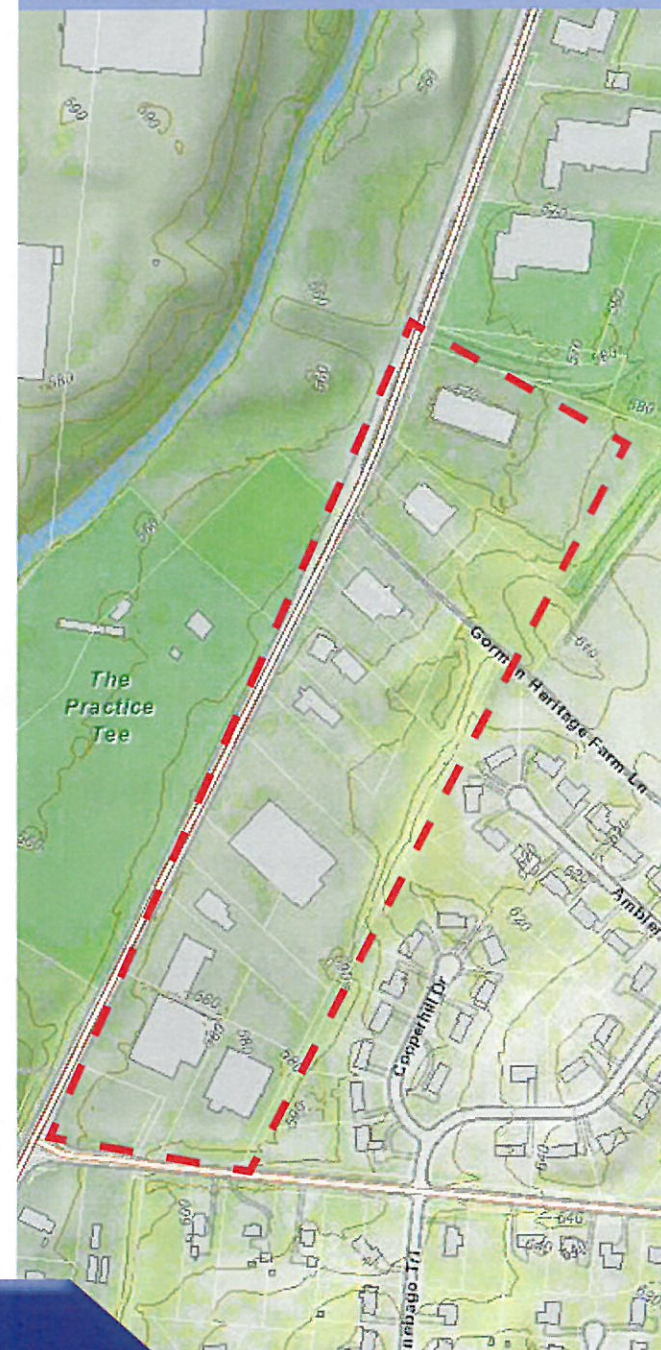
2015 Aerial



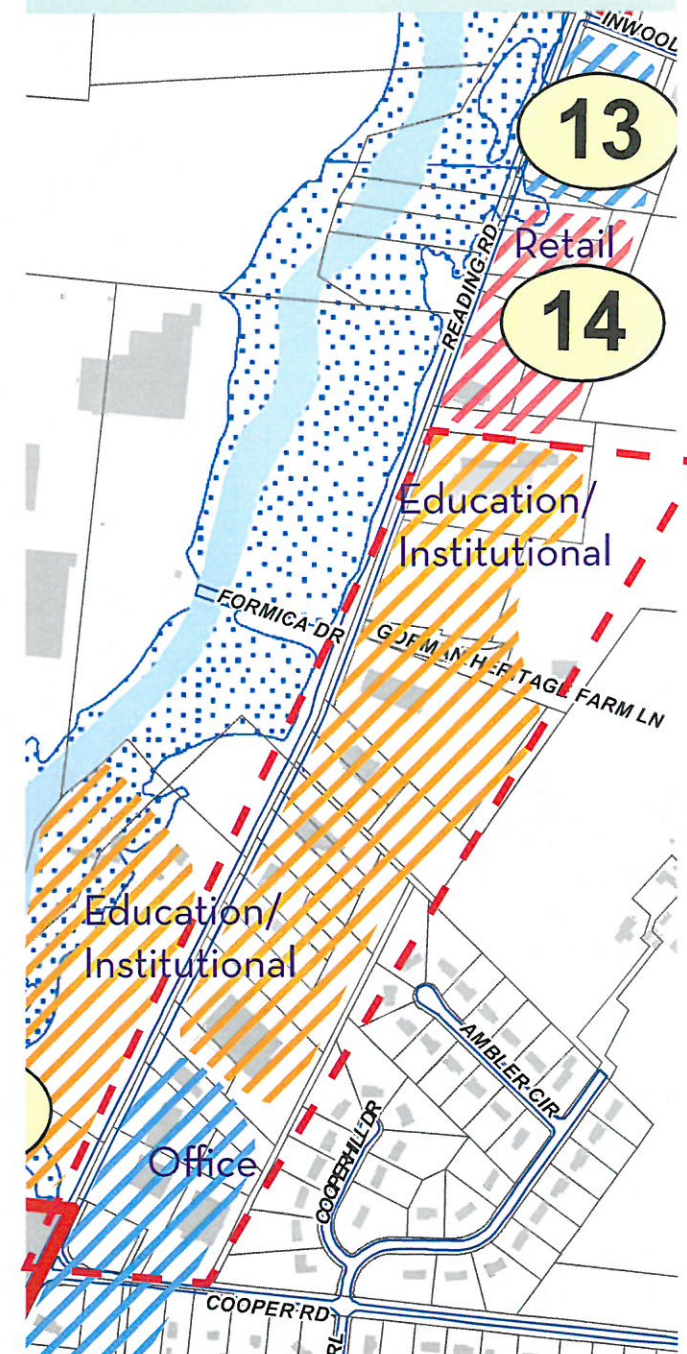
SOUTH READING ROAD ZONING STUDY

Village of Evendale, Ohio

Topography

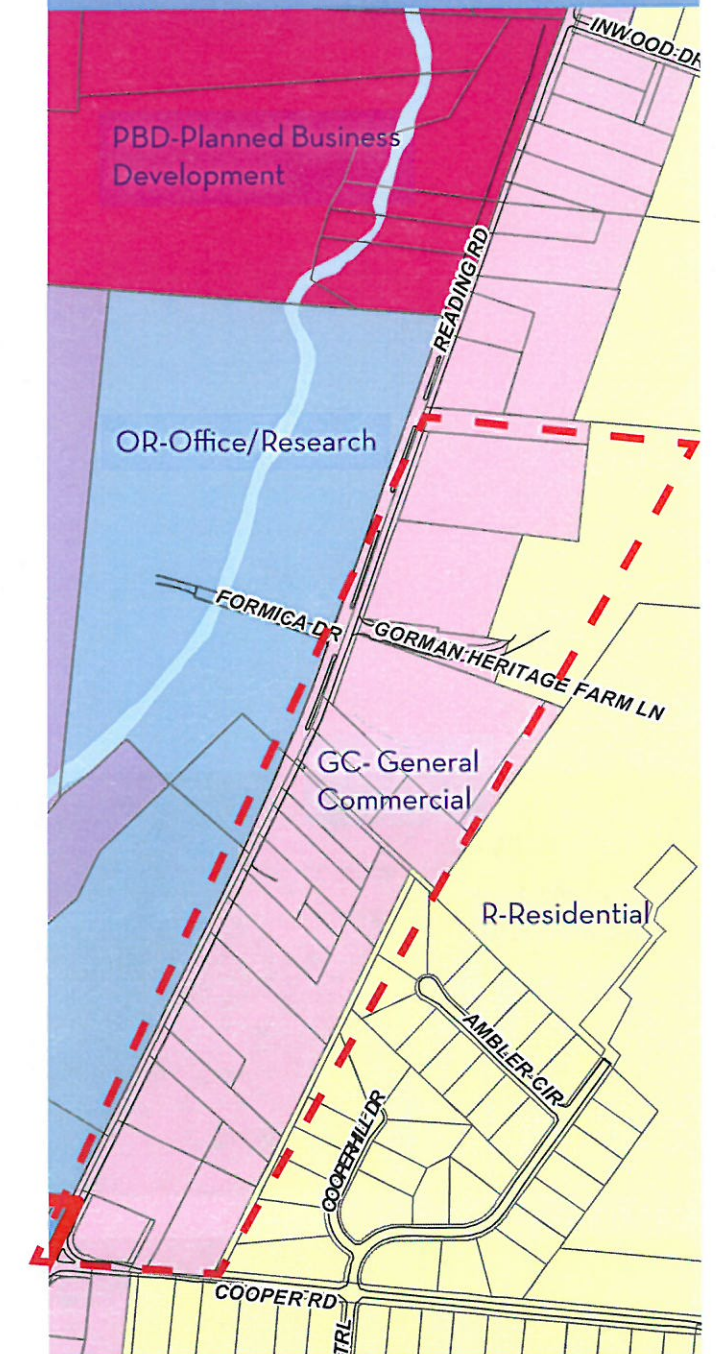


2009 Plan



Plan recommendations for this area include Education/Institutional uses and small office uses. As a gateway, a high-level of building and site design standards are recommended. The plan particularly notes the need to improve pedestrian connectivity between properties in this area.

Existing Zoning



The zoning for the study area is currently GC-General Commercial. This zoning would allow some of the uses recommended in the plan, but does not address them well. It would also allow for a variety of other commercial operations that would not be consistent with the plan recommendations.

10100, 10078
Reading Road



10020
Reading Road



10000, 9972
Reading Road



9944, 9940
Reading Road



9910, 9888
Reading Road



9868, 9864
Reading Road



9840
Reading Road



2870
Cooper Road



Example Permitted Use

EXISTING ZONING		
GC- General Commercial	PF-Public Facility	OR-Office/Research
Art Galleries	Educational	Professional Offices
Banks	Government	Hospitals
Medical Services	Greenbelt	
Professional Offices	Museum	
Assembly Halls	Places of Worship	
Retail Sales	Library	
Gas Stations	Public Utilities	
Restaurants	Recreation	
Day cares		

NOTES and COMMENTS

**SOUTH READING ROAD
ZONING STUDY**

Village of Evendale, Ohio



DON J. APKING
Mayor

THE VILLAGE OF EVENDALE

10500 Reading Road • Evendale, Ohio 45241-2574

TELEPHONE:
513/563-2244
FAX:
513/563-4636

MEMO

To: Evendale Planning Commission

From: David W. Elmer, Administrative Assistant to the Mayor

Date: June 11, 2015

RE: Study of Zoning Options for S. Reading Rd.

Last month, Evendale Council asked the Planning Commission to evaluate zoning options for S. Reading Rd., specifically the East side of S. Reading Rd. between the Boys Scouts of America Building (10078 S. Reading Rd.) and Cooper Rd., hereafter referred to as "The Study Area" (see attachment "A")

Existing Conditions

According to the Hamilton County CAGIS website, the Study Area consists of 18 lots with approx. 2,500 combined linear feet of frontage on S. Reading Rd. The attached Chart (attachment "B") identifies existing addresses, building occupants, zoning designations and current uses in the Study Area. With exception to the Gorman Heritage Farm, all lots within the Study Area are zoned General Commercial. Gorman Heritage Farm is zoned Public Facilities (see attachment "C"). Permitted uses in these districts are detailed in Evendale's Planning and Zoning Code, specifically Chapters 1248 and 1254 respectively. The eastern side of the study area's border is predominately single-family residential separated by a thin Village-owned, heavily wooded, greenspace belt between the two districts. South Reading Rd. is a highly trafficked, State Route with a landscaped median dividing 2 northbound and 2 southbound lanes. Land on the opposite side of S. Reading Rd. from the Study Area is zoned Office/Research; however, the land is predominately undeveloped: Etter's golf range fronts the roadway. The balance of land opposite the Study Area is undeveloped, open/greenspace owned by The Formica Corp. whose corporate headquarters is situated directly behind Etter's.

Study Purpose

Council has requested exploration of zoning options for the study area for the following reasons:

- Several properties in the Study Area are listed "for sale" or "for lease" giving rise to questions about potential future property uses.
- The northern portion of the Study Area includes predominately professional office, assembly hall and public/educational uses while the southern portion is predominately retail in nature. Because the General Commercial Zone allows for a wide variety of permitted uses (see attachment "D") including retail and professional office, Council would like to evaluate zoning options that

strengthen land use compatibilities reflective of existing conditions while also considering long-term use sustainability and Master Plan goals and objectives;

- Evendale's Comprehensive Master Plan specifically identifies "Office" and "Education/Institution" uses as preferred future land uses for the Study Area. "Retail" uses are not identified as preferred future uses despite the fact that retail uses currently exist (see attachment "E")
- The Master Plan suggests the land on the West side of S. Reading Rd., opposite the Study Area, be used for "the development of an educational facility"¹ focusing on aerotechnology and biotechnology research, training and advancement. This suggested use is permitted in the Office and Research Zoning District. Since the existing zoning district and suggested land use align on the west side of S. Reading Rd. but do not align within the Study Area, it stands to reason that further analysis of the Study Area is appropriate to determine the best and highest uses for all properties therein.

Study Area Design Standards

In November 2012, the Village of Evendale adopted design guidelines for Reading Rd. including specific guidelines for the portion of S. Reading Rd. in the Study Area (see attachment "F" – excerpts from the Design Guidelines). These guidelines identify preferred public infrastructure and private development features (landscape, hardscape, façade treatments, buffer yards, etc.) that, when implemented, result in improvements that advance public safety and general welfare while creating a consistent, attractive, aesthetic corridor theme. Design standards are administered by the Evendale Planning Commission and are applicable to all uses within the Study Area. Although design standards and land uses are two separate matters, both are intertwined expressions of a community's desired character and quality of life. Therefore, when contemplating land uses, it is equally important to discuss the Study Area's physical appearance. When land use, safety and aesthetics are not simultaneously considered, Evendale risks potential scenarios where desired uses may be housed in undesirable buildings or vice-versa. The fact that Evendale has a comprehensive Master Plan and Design Guidelines demonstrates a desire to achieve high-quality, long term, compatible and sustainable development.

Study Process

Attachment "G" depicts a decision-making process the Planning Commission may utilize to help determine what, if any, changes to the zoning map, zoning text and/or design guidelines may be appropriate to address the questions, concerns, issues and opportunities detailed in the Study Purpose. To jumpstart the process and stimulate further discussion, I drafted the following bullet points for consideration:

Issue Identification

Main Goal: To achieve high-quality, long term, compatible and sustainable development in and around the Study Area consistent with Evendale's Master Plan and Design Guidelines

1. Current by-right zoning uses in the Study Area do not align with preferred future land uses as identified in Evendale's Master Plan.
2. The zoning district on the East side of S. Reading Rd. (General Commercial) is different than the adjacent zoning district on the West side of S. Reading Rd. (Research and Office) yet the Master Plan calls for similar uses on both sides of the road.

¹ Pg. 48 Evendale Comprehensive Master Plan

3. With several properties for sale or lease in the Study Area, Evendale seeks to facilitate the highest and best future use of these properties in a way that is compatible with existing preferred uses identified in the Master Plan while adhering to Design Guidelines
4. Other?
5. Other?

Research and Analysis

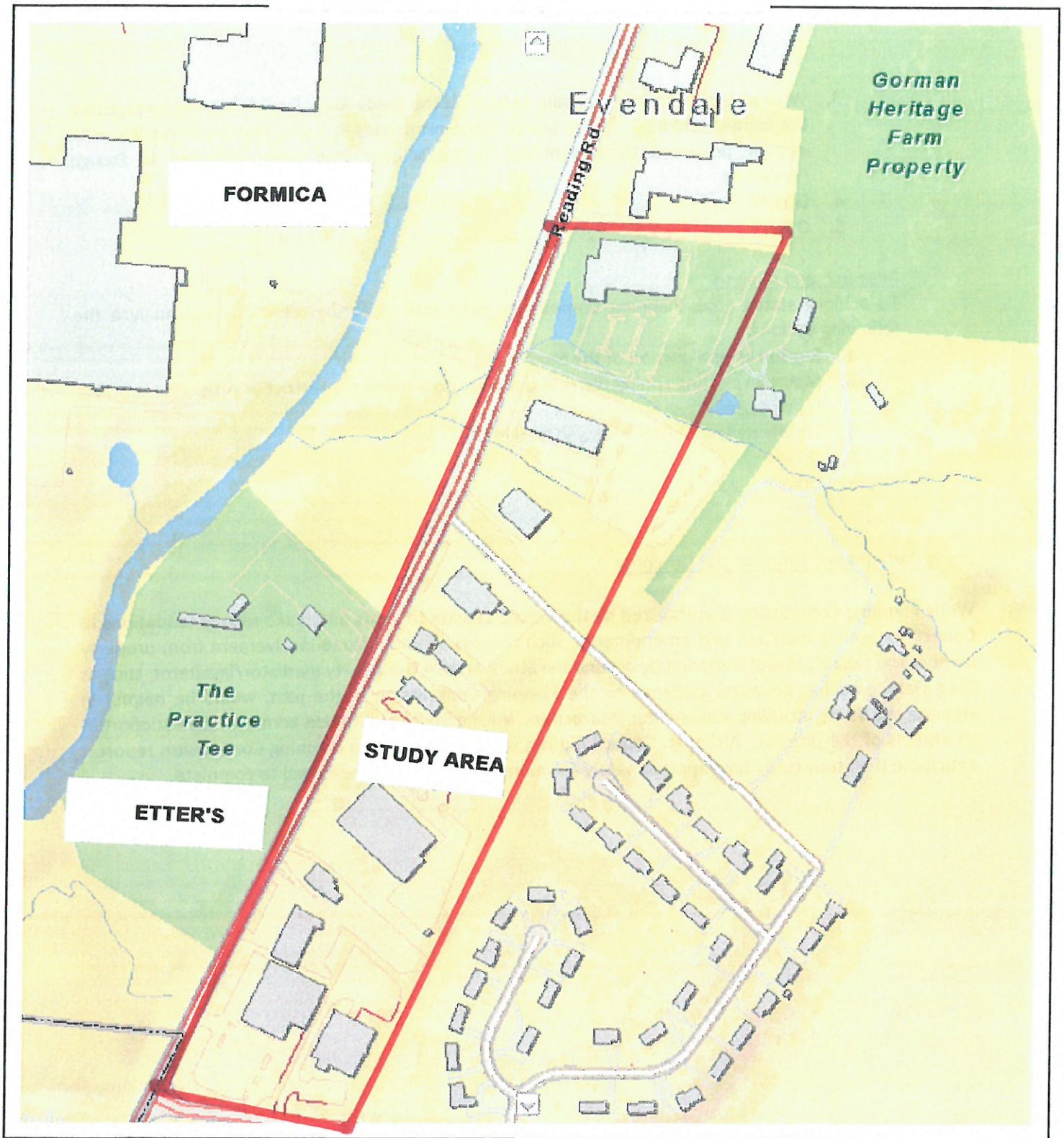
To achieve stated goal, Planning Commission may wish to further research and analyze the following options:

1. Rezone all or a portion of the Study Area
2. Maintain existing zoning districts but place conditions on, restrict or otherwise prohibit specific uses
3. Closely review Master Plan and Design Guidelines
4. Other?
5. Other?

Study Participants, Timeline and Outcome


While Planning Commission is authorized by the Village Charter to study and make recommendations to Council for zoning map and text amendments, such process should include involvement from property owners and tenants in and immediately around the Study Area. A third-party mediator/facilitator, such as Greg Dale, who has provided guidance to the Planning Commission in the past, would be helpful in steering the Study including stakeholder interaction. Village Staff can provide administrative support in all aspects of the process. Although Council did not set a deadline for a Planning Commission report, I anticipate the Study could take approximately 4-6 months (or 4 to 6 PC meetings) to complete.

ATTACHMENT "A"



CAGIS Online Map



Hamilton County  Ohio

Printed: Jun 11, 2015 ©CAGIS

ATTACHMENT "B"

VILLAGE OF EVENTDALE STUDY AREA DEMOGRAPHICS Jun-15

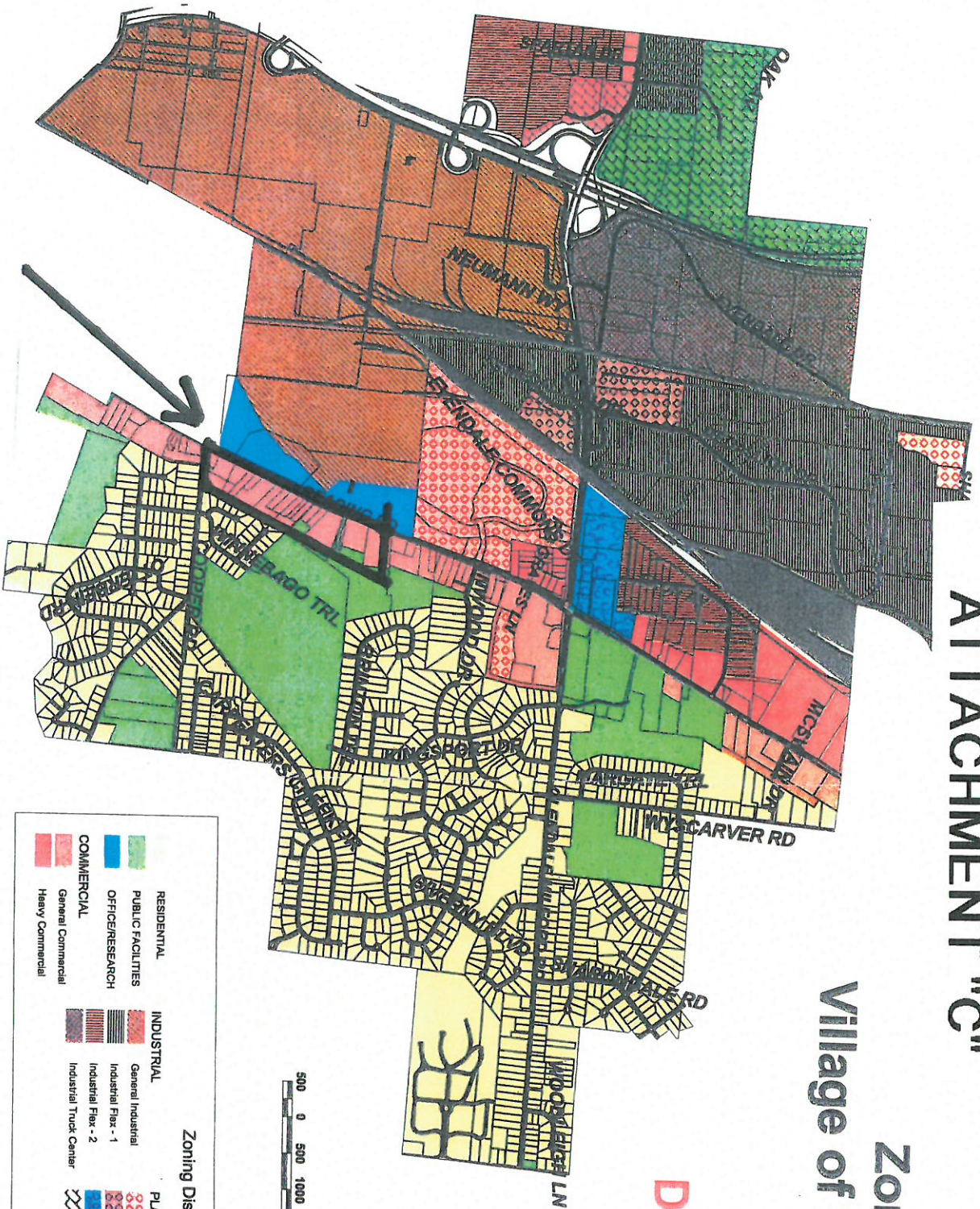
	<u>Address</u>	<u>Occupant</u>	<u>Zoning</u>	<u>Use</u>	<u>Rear-yard abutting use</u>	<u>Notes</u>
1	10078	Boys Scouts of America	General Commercial	Professional Offices/Education Center	Public Farm	
2	10052	Gorman Heritage Farm	Public Facilities	Public Farm/Education Center	Single Family Residential	
3	10020	UAW Hall	General Commercial	Assembly Hall-Meeting Facilities	Public Farm	
4	10000		General Commercial		Public Farm	
5	9972	Vacant	General Commercial	Former Restaurant - Traditional Sit-down	Single Family Residential	For sale
6	9944	National Bowling Association	General Commercial	Professional Offices	Single Family Residential	
7	9940	Vacant	General Commercial	Former Medical Office	Single Family Residential	For sale
8	9910		General Commercial		Single Family Residential	
9	9888	Multi-tenant Office Bldg.	General Commercial	Professional Offices	Single Family Residential	
10	9868	Penn Station	General Commercial	Restaurant, Fast Casual	Single Family Residential	For sale/lease
11	9866	Radio Shack	General Commercial	Retail Sales	Single Family Residential	
12	9864	St. Vincent De Paul Thrift Store	General Commercial	Retail Sales	Single Family Residential	Same building
13	9840	Valley Thrift Store	General Commercial	Retail Sales	Single Family Residential	

ATTACHMENT "C"

Zoning Map of the Village of Evendale, Ohio

Evendale Zoning Code § 1244.05

DRAFT FOR EPC
10-15-12



Zoning Districts			
RESIDENTIAL			
	PUBLIC FACILITIES		General Industrial
	OFFICE/RESEARCH		Industrial Flex - 1
COMMERCIAL			
	General Commercial		Industrial Flex - 2
	Heavy Commercial		Industrial Truck Center
PLANNED UNIT DEVELOPMENT			
	PUD - Commercial		PUD - Office
	PUD - Industrial		PUD - Mixed Use
DESIGN OVERLAY			
	To Be Determined		



ATTACHMENT "D"

Village of Evendale OH

Planning and Zoning Code

1248.05 PERMISSIBLE USES.

Schedule 1248.05 prescribes the land use regulations for the GC General Commercial and HC Heavy Commercial Districts. The regulations for each district are established by letter designations as follows: P indicates that a use is permitted. C indicates that a use is permitted only after review and approval by the Village Planning Commission pursuant to Chapter 1282 Conditional Uses. All use classifications which are either not listed in Schedule 1248.05, or that are indicated by an "X", are prohibited.

All conditional and permitted uses may be subject to additional regulations as indicated within the notes of the schedule or elsewhere in this Code. Use classifications are defined in Chapter 1242, Definitions.

SCHEDULE 1248.05 GC AND HC PERMISSIBLE USES

USE	GC	HC
COMMERCIAL USES		
ANIMAL HOSPITALS, VETERINARY CARE, AND OTHER RELATED SERVICES	X	P
ART GALLERY	P	P
BANKS AND FINANCIAL INSTITUTIONS	P ^(a)	P ^(a)
BUSINESS SERVICES ^(b)	P ^(a)	X
MEDICAL SERVICES AND CLINICS	P ^(a)	P ^(a)
HOSPITALS	C	C
PROFESSIONAL OFFICES	P ^(a)	P ^(a)
ASSEMBLY HALLS AND MEETING FACILITIES	P	P
RETAIL SALES	P ^(a)	P ^(a)
PERSONAL SERVICES	P	X
PERSONAL INSTRUCTION	P	X
MAINTENANCE AND REPAIR SERVICES	P	P
EDUCATIONAL TRAINING FACILITIES, INDOOR	P	X
RESTAURANTS, TRADITIONAL, SIT-DOWN	P ^(a)	P ^(a)
RESTAURANTS, FAST CASUAL	C ^(a)	C ^(a)
RESTAURANTS, FAST FOOD	X	C ^(a)
OUTDOOR DINING AREAS	C ^(a)	C ^(a)
AUTOMOTIVE SERVICE STATIONS AND GARAGES	X	C
FUEL SALES, AUTOMOBILE	C ^(a)	C ^(a)
FUEL SALES, OTHER	C	C
BUILDING MATERIALS AND HARDWARE SUPPLY SALES, SERVICE, AND RENTAL	P	P

USE	GC	HC
GARDEN NURSERIES AND SUPPLIERS	C	P
INSTITUTIONAL/PUBLIC/SEMIPUBLIC USES		
GREENBELT AREAS OWNED OR ESTABLISHED BY THE VILLAGE	P	P
DAY CARE CENTERS, CHILD	P	X
DAY CARE CENTERS, ADULT	P	X
UTILITIES/COMMUNICATIONS		
COMMUNICATIONS FACILITIES ^(c)	P	P
RECREATION/ENTERTAINMENT		
RECREATIONAL FACILITIES, INDOOR	C	C
MISCELLANEOUS USES		
ANY ACCESSORY USE WHICH IS CLEARLY INCIDENTAL TO CONDUCTING A PERMITTED USE	SEE CHAPTER 1266	SEE CHAPTER 1266
DRIVE-THRU IN CONJUNCTION WITH A RESTAURANT	X	C- SEE CHAPTER 1266
DRIVE-THRU IN CONJUNCTION WITH A BANK	C- SEE CHAPTER 1266	C- SEE CHAPTER 1266
OUTDOOR STORAGE AS AN ACCESSORY USE	X	C - SEE CHAPTER 1266
OUTDOOR DISPLAY & SALES AS AN ACCESSORY USE	X	C - SEE CHAPTER 1266
NOTES: (a) THE USE MAY BE LOCATED WITHIN A PRIMARY OR SECONDARY PRINCIPAL STRUCTURE SUBJECT TO THE ADDITIONAL LIMITATIONS SET FORTH IN SECTION 1248.09(b) SECONDARY PRINCIPAL STRUCTURES. (b) THE USE MAY OCCUPY NO MORE THAN 4,000 SQ FT OF A STRUCTURE (c) ANY TOWER OR OTHER EQUIPMENT LOCATED ON THE EXTERIOR OF THE STRUCTURE IS SUBJECT TO THE LIMITATIONS SET FORTH IN CHAPTER 1262 WIRELESS COMMUNICATIONS TOWERS AND SYSTEMS.		

1248.07 AREA AND HEIGHT REQUIREMENTS.

The lot, yard and structure height requirements for principal structures applicable to the GC General Commercial and HC Heavy Commercial Districts are set forth in Schedule 1248.07. Footnote references and additional regulations appear at the end of Schedule 1248.07 and in § 1244.13(c) regarding height modifications. For lot, yard, and structure height requirements for accessory uses and structures in the HC and GC Commercial Districts, see Schedules 1266.04(B) and (C).

ATTACHMENT "E"

Prepared For:

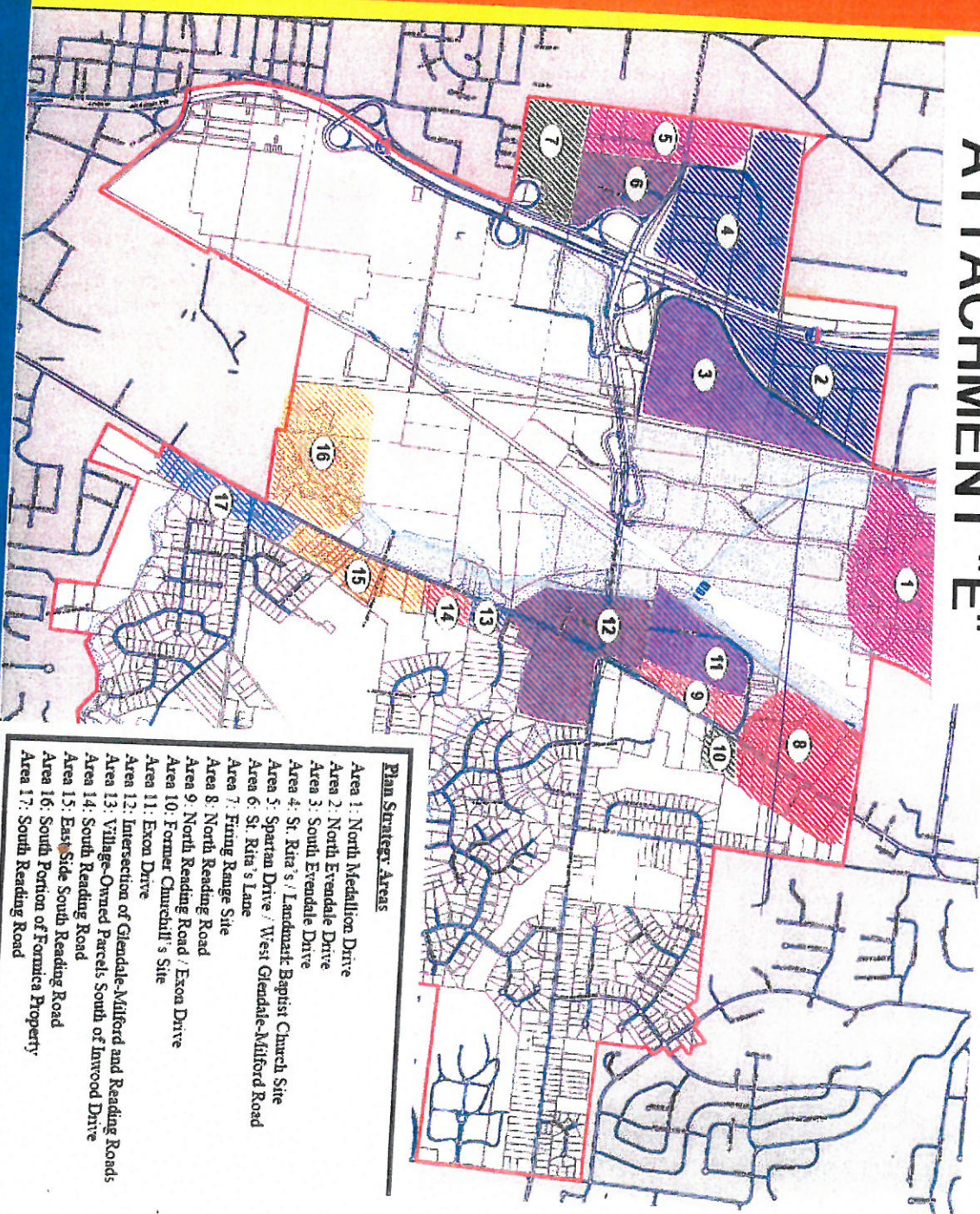


Submitted By:

JF JACOBS
Edwards and Kelcey

Final Draft
FORWARDED TO
COUNCIL FOR
MEETING

Final Draft
October 24, 2008



Plan Strategy Areas

- Area 1: North Metcalen Drive
- Area 2: North Evendale Drive
- Area 3: South Evendale Drive
- Area 4: St. Rita's / Landmark Baptist Church Site
- Area 5: Spartan Drive / West Glendale-Milford Road
- Area 6: St. Rita's Lane
- Area 7: Fitting Range Site
- Area 8: North Reading Road
- Area 9: North Reading Road / Exon Drive
- Area 10: Former Churchill's Site
- Area 11: Exon Drive
- Area 12: Intersection of Glendale-Milford and Reading Roads
- Area 13: Village-Owned Parcels South of Inwood Drive
- Area 14: South Reading Road
- Area 15: East Side South Reading Road
- Area 16: South Portion of Fornica Property
- Area 17: South Reading Road

EVENDALE COMPREHENSIVE MASTER PLAN

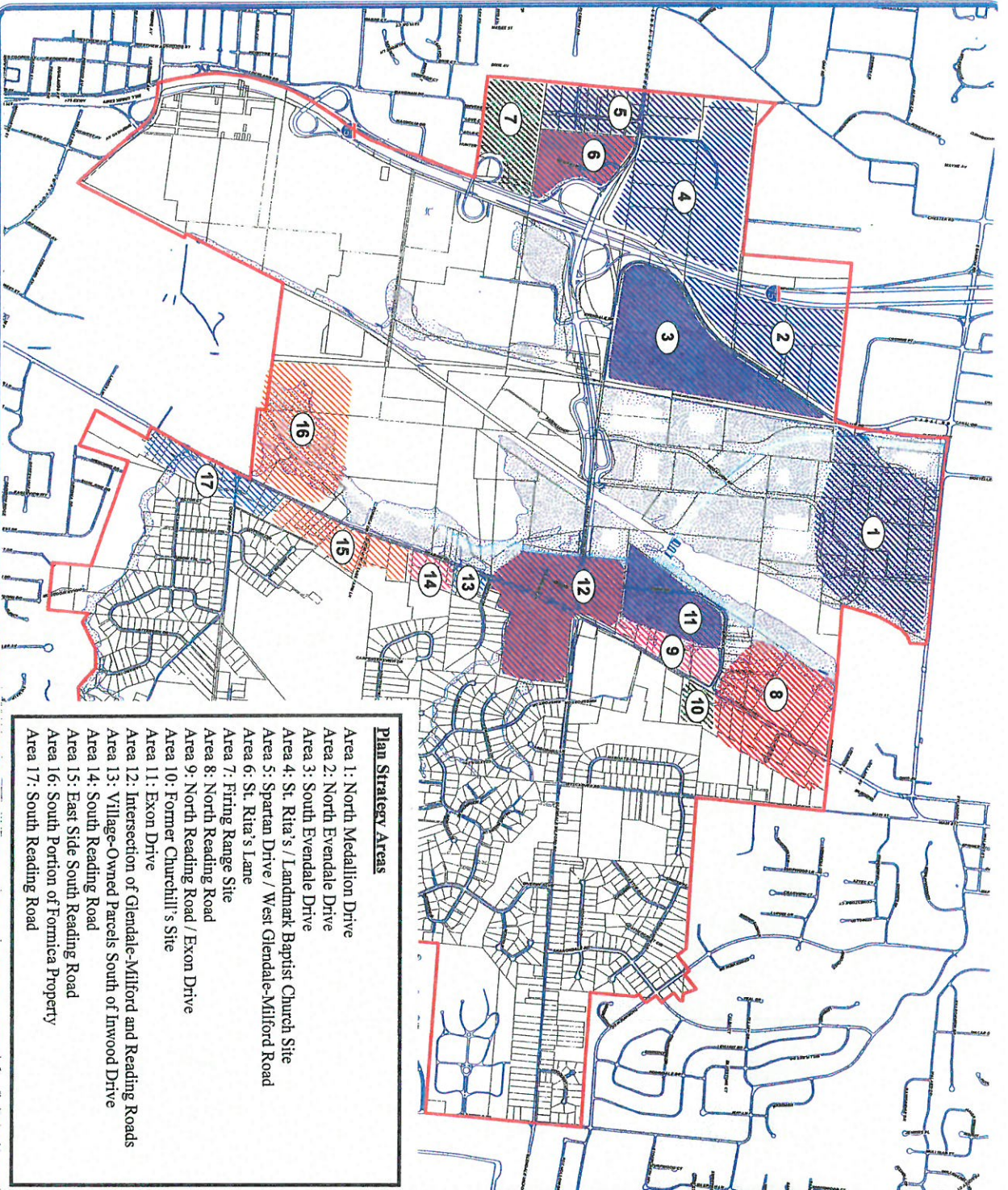
COMPREHENSIVE MASTER PLAN



Village of Evendale, Ohio

Legend

- Predominant Use
- Retail
- Office
- Industrial
- Flex
- Education/Institution
- Floodway
- 100 Year Floodplain



Plan Strategy Areas

- Area 1: North Medallion Drive
- Area 2: North Evendale Drive
- Area 3: South Evendale Drive
- Area 4: St. Rita's / Landmark Baptist Church Site
- Area 5: Spartan Drive / West Glendale-Milford Road
- Area 6: St. Rita's Lane
- Area 7: Firing Range Site
- Area 8: North Reading Road
- Area 9: North Reading Road / Exon Drive
- Area 10: Former Churchill's Site
- Area 11: Exon Drive
- Area 12: Intersection of Glendale-Milford and Reading Roads
- Area 13: Village-Owned Parcels South of Inwood Drive
- Area 14: South Reading Road
- Area 15: East Side South Reading Road
- Area 16: South Portion of Formica Property
- Area 17: South Reading Road

Figure 7:
**Preferred
Future Land Use**

January 04, 2008

JE JACOBS
Engineering and Planning





Comprehensive Master Plan Village of Everdale

opportunity to catalyze the preferred redevelopment of this segment of Reading Road. This property should be developed as an office building, and the site should include one or two buildings not more than three stories in height (proposed building height should be carefully evaluated to ensure that it will not block the view of Inwood Drive residents). Retail uses would not be preferable and would be likely to undermine efforts to improve and reposition this corridor. This property's access should be designed according to the *Everdale Access Management Plan*, and it is critical that the property exhibit high quality building design and materials and site design and landscaping.

14. **Central Portion of Reading Road: Support Retail node (6 acres).** This area, which is located between the General Office area described (Number 13) previously and the Institution Center to the south (Number 15) is envisioned as a convenient destination for business support services, such as printing and shipping. Again, high design standards for buildings and sites and appropriate site access management techniques will be critical to the success of this area and the rest of the Reading Road corridor.

15. **East side South Reading Road: Institution Center (24 acres).** This area includes the most significant concentration of institutional land uses in Everdale, including the Kid Adult Center operated by the Hamilton County Board of Mental Retardation and Developmental Disabilities (MR/DD), Gorman Heritage Farm and the proposed headquarters for the Daniel Beard Council of the Boy Scouts of America. The potential for synergy between these and other institutional uses would create opportunities for joint activities and mutual support, but current land use patterns and pedestrian access appear to be limiting that potential. Enhanced opportunities for walking and non-roadway motorized transport between sites would be likely to help build the effectiveness of these and other facilities and to help regionally-oriented facilities, such as Gorman Farm, maintain their viability and attract new participants. Efforts to establish joint programs and events between the area's different institutions would also help build these synergies.

16. **South portion of Formica property, west side of Reading Road: Industrial-Based Education, Research and Development (60 acres; approximately 30 acres outside of the Floodway).** As the Steering Committee and community participants noted, this site has the potential to provide an outstanding opportunity for building Everdale's and Greater Cincinnati's capacity for high-



technology manufacturing by providing technical training and education targeted to the region's strongest growth industries (two of these, the aerotechnology and biotechnology industries, have major regional centers of activity within a few minutes' drive of this site.) This property provides an opportunity for the development of an educational facility that is relatively secluded from traffic and congestion but is located within easy access of both the GE Aviation and associated facilities and the emerging biotechnology/pharmaceuticals hub in the City of Reading. Providing specialized training in these and other in-demand technical industries would help strengthen Everdale and Greater Cincinnati's ability to attract and retain highly technical employers, and developing changes in state workforce training priorities makes it likely that this site could receive development assistance. Site development has been historically impaired by the lack of existing public access to Reading Road: the Village may find it beneficial to obtain a right of way or an easement for access to help facilitate this development. The Village may also find it beneficial to pursue partnerships with adjoining communities to help build support for future funding applications.



If reasonable efforts to establish this preferred land use fail (for example, if a nearby community establishes a large facility of the same type as proposed here), then an office campus or light industrial land use could be considered for the site, provided that access, stormwater management, traffic management and other site needs can be addressed.



17. **Southern Reading Road: Small Office (20 acres).** This portion of Reading Road is not expected to experience intense redevelopment pressure in the near future, unless the development of sites in Evendale or the City of Reading substantially changes the nature of traffic in this vicinity. Given the generally small lot sizes and the desire to preserve the quality of life of residents on the hillside east of this area, redevelopment in this vicinity should be limited to small offices. Successful office types may include small personal service providers, such as insurance or financial advising; small technical consulting or specialty advising firms; etc. Development should also be held to high building and site design and materials standards, and curb cuts should be consolidated to the greatest extent possible. The Village currently plans to construct a gateway feature at the south end of this area. Hillside areas owned by the Village in this area should not be developed, and should be maintained in a natural state to control erosion and maintain the visual character of the area.



ATTACHMENT "F"

EVENDALE **design guidelines**

November 2012





SOUTH READING

Existing Character:

- The South Reading Road character area consists primarily of large lot office and institutional areas with the exception of the Walmart development.

Intent for this Character Area:

- Reinforce the character of development already existing near the Boy Scouts Center to other areas for new development
 - right-of-way sections with median, setbacks, landscape buffer, lighting, sidewalks/trails, building form
- New off-street parking to the rear and side of buildings, integration of signage and wayfinding to reflect Evendale aesthetics.
- Development positioned to be reflective of natural features along the corridor.

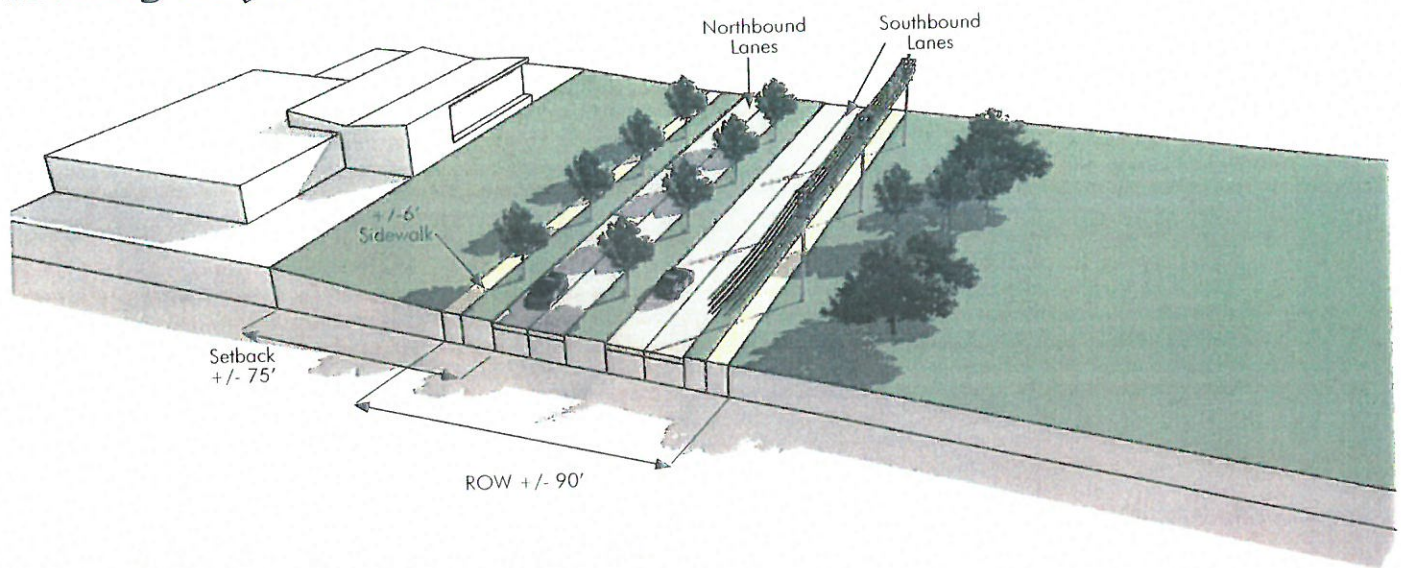
These are exhibited through the following:

- Existing and Potential 3-Dimensional Sections
- Existing and Potential Street Sections
- Development Standards
 - Site Planning & Design
 - Public Realm
 - Building Form

SECTION 2

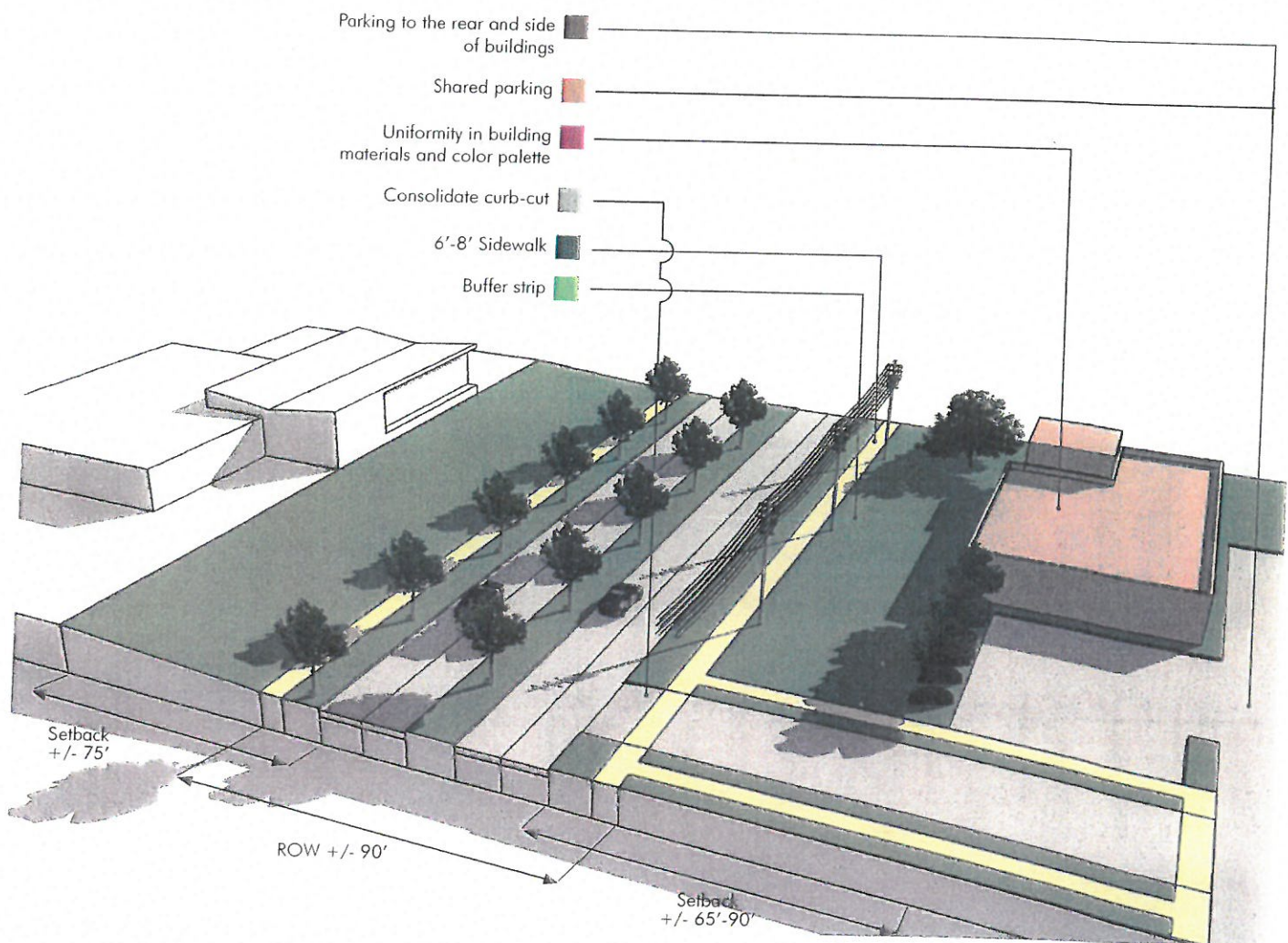
SOUTH READING | Existing Conditions

Reading Rd (near Marge Schott Scouts Center)



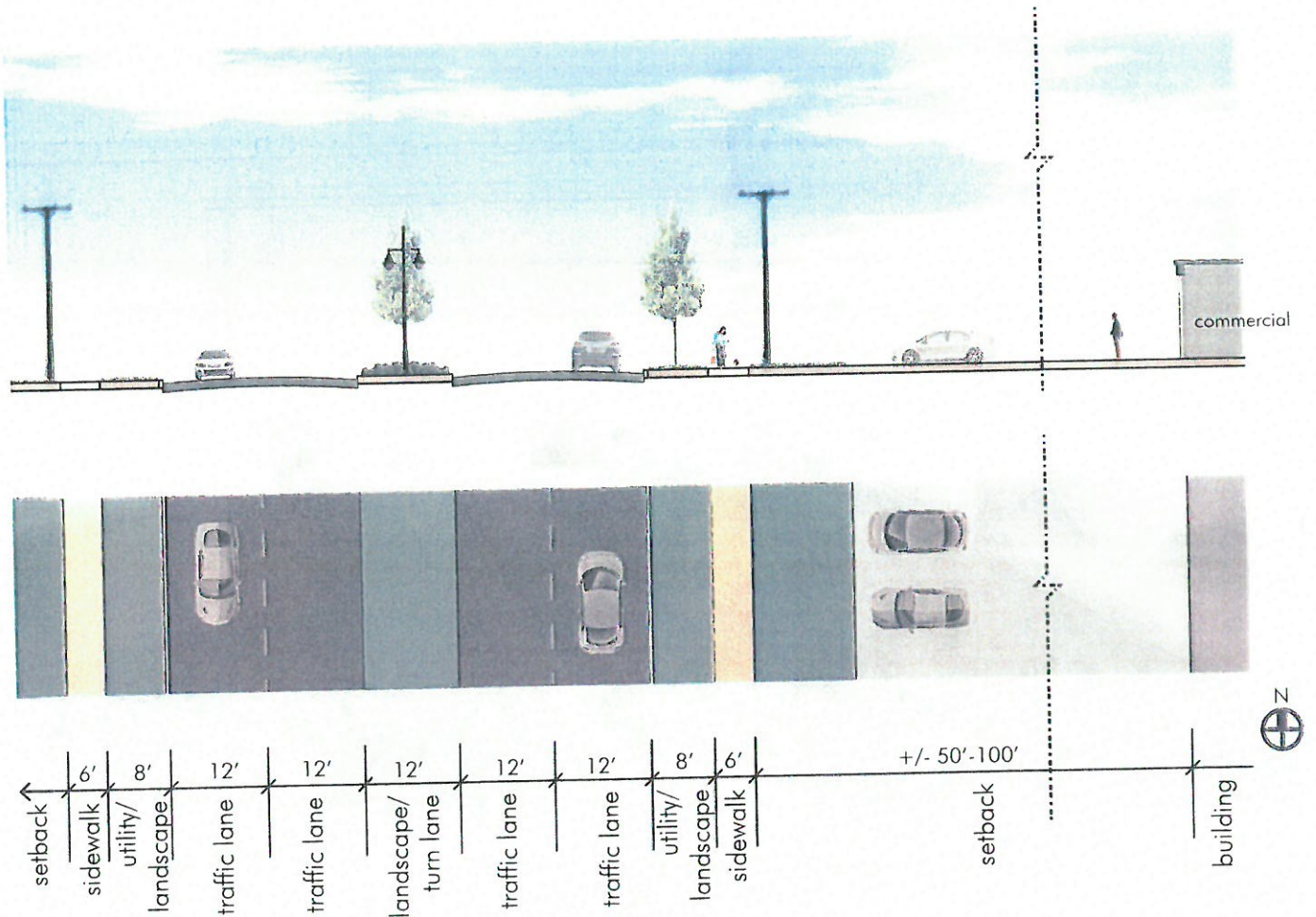
SOUTH READING | Potential

Reading Rd (near Marge Schott Scouts Center)

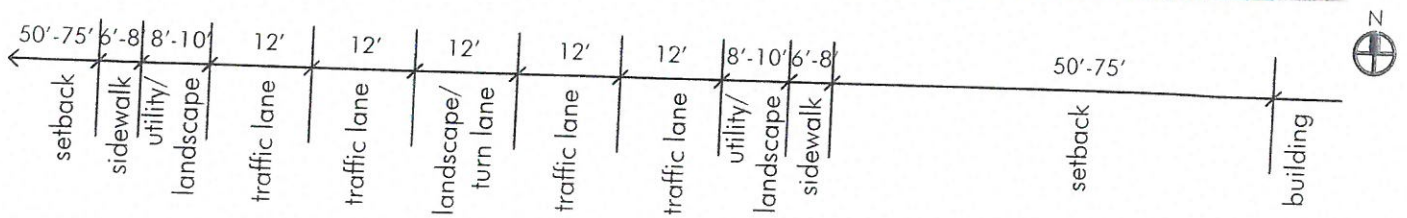
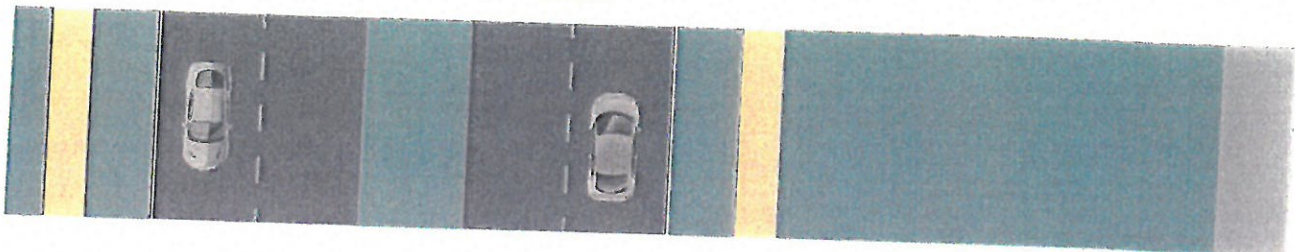


SECTION 2

SOUTH READING | Existing Public Realm Section Reading Rd (near Gorman Heritage Farm Lane)

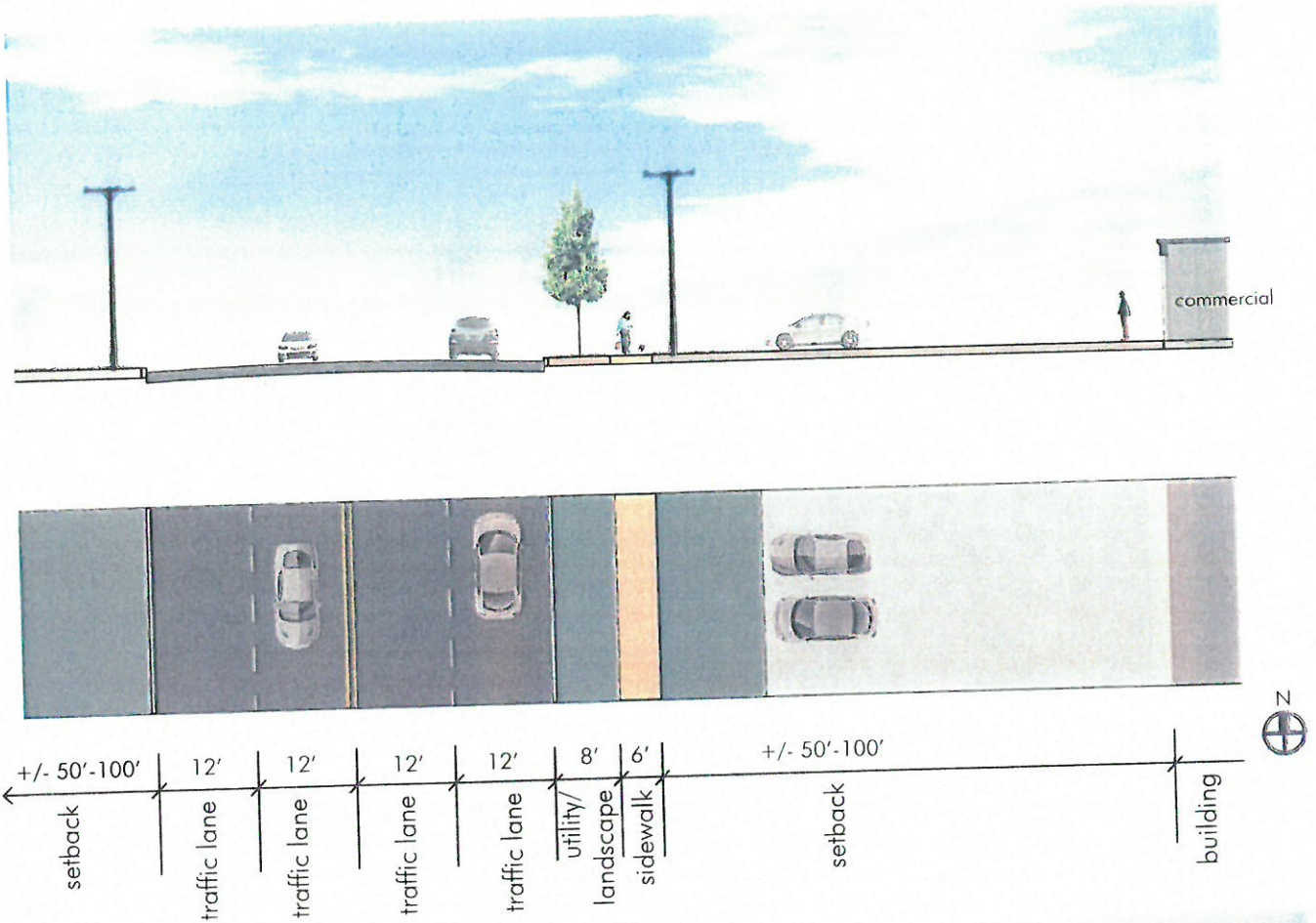


SOUTH READING | Potential Public Realm Section **Reading Rd (near Gorman Heritage Farm Lane)**

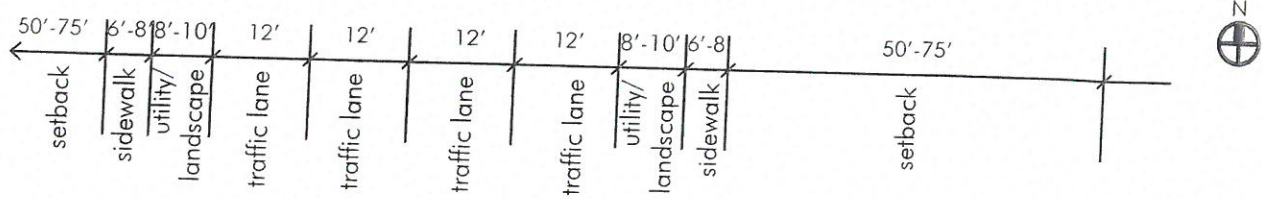
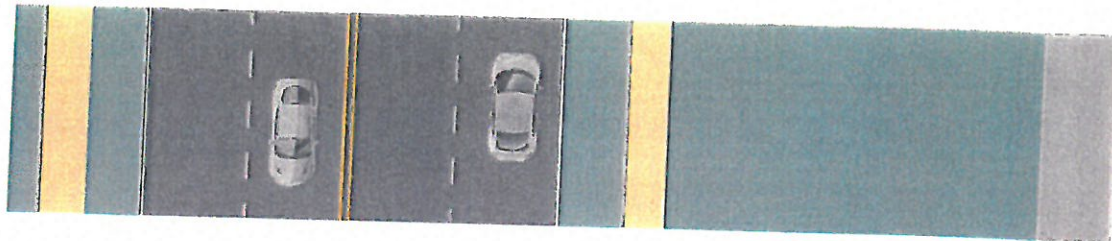


SECTION 2

SOUTH READING | Existing Public Realm Section Reading Road (near Cooper Road)



SOUTH READING | Potential Public Realm Section **Reading Road (near Cooper Road)**



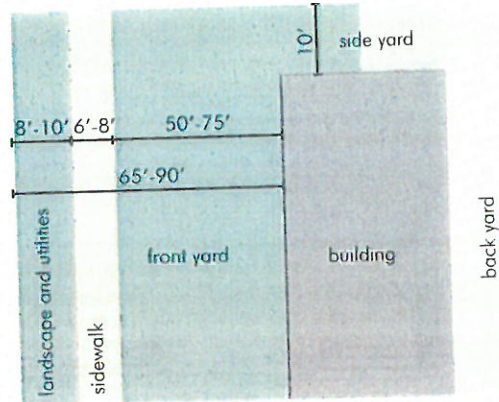
SECTION 2

DEVELOPMENT STANDARDS

SOUTH READING | Site Planning & Design

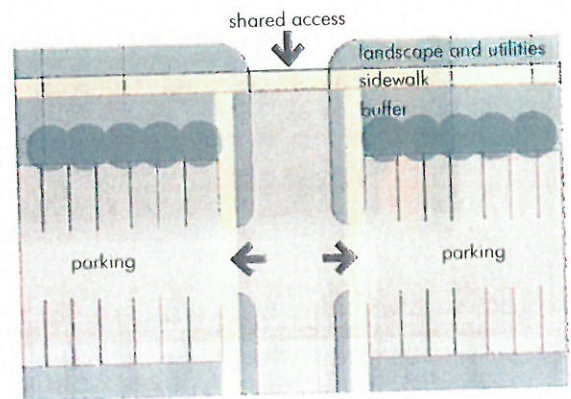
SETBACKS & FRONTAGE

- Front yard range: 50' - 75'
- 6'-8' sidewalk
- 8'-10' landscape and utilities
- Side and rear yard: minimum of 10'
- Lot area frontage 30% or more of building frontage



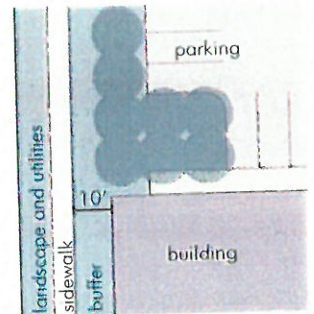
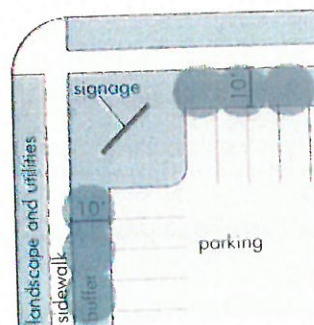
ACCESS

- Safe, efficient, and convenient circulation and access to and between developments for pedestrians, bicycles and vehicular traffic
- Minimize the number of curb cuts with preferable shared access
- Access points should align whenever possible with access points on the opposite side of the street
- Shared access whenever possible



PARKING

- Preferable on rear yard
- If at the front of building at least 10' landscaped screening
- If at the side of building maintain at least 10' landscaped screening
- Off-street parking

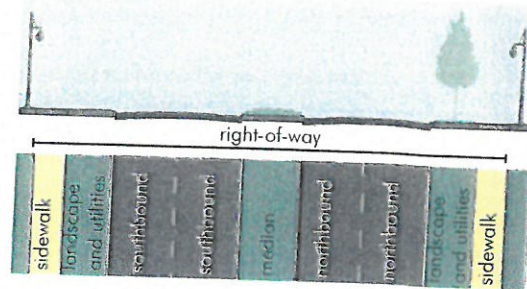


DEVELOPMENT STANDARDS

SOUTH READING | Public Realm

DIMENSIONS

- +/- 90' right of way
- +/- 60' wide curb to curb pavement section
- Traffic lane: 4 x 12' wide lanes:
 - 2 southbound lanes
 - 2 northbound lane
 - 1-2 turn lane



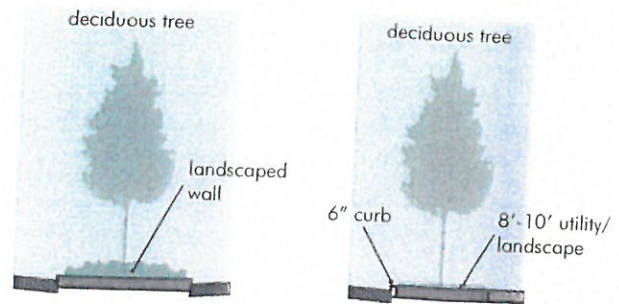
TREES AND LANDSCAPING

Median:

- Tree type: Upright columnar deciduous trees - Offset center 80'
- Landscaped wall

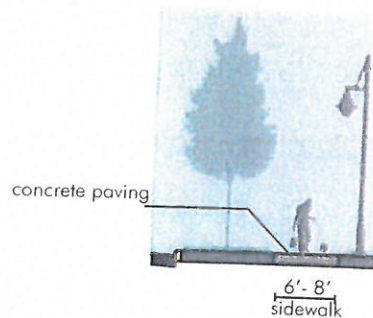
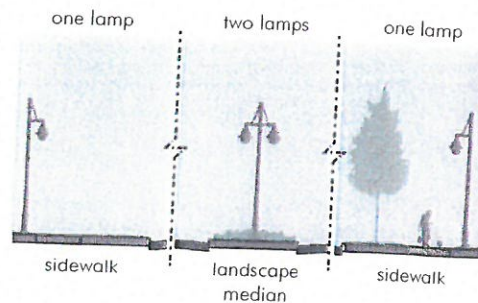
Tree/curb lawn:

- Creation of a 8'-10' wide tree lawn adjacent to the back of curb
- Tree type: Upright columnar deciduous trees - Offset center 80'



LIGHTING

- 16' foot high post lamps
- Landscaped area around posts
- Energy efficient lighting systems



PEDESTRIAN CORRIDOR

- Width: 6'-8'
- Materials: existing for renovation and concrete for new sidewalks
- Minimum width that allows for ADA accessibility and a comfortable walking environment

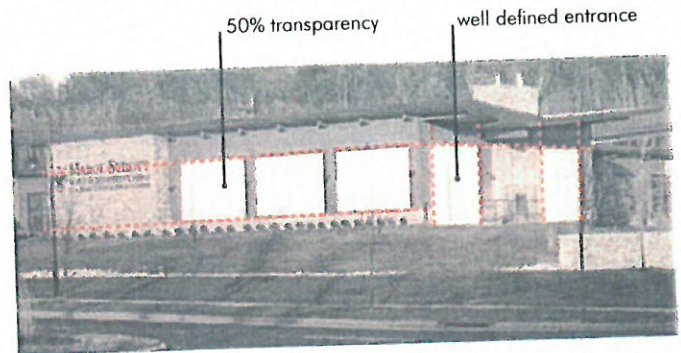
SECTION 2

DEVELOPMENT STANDARDS

SOUTH READING | Building Form & Materials

BUILDING FENESTRATION

- Minimum of 50% of first floor facade to have clear glass/doorway for any commercial uses; 30% - for upper floors
- Minimum of 1 entrance along primary road frontage that enhances the building appearance



NUMBER OF STORIES

- 1 Story

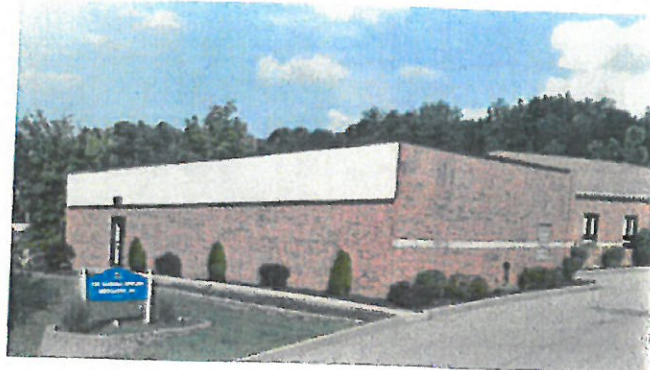


MATERIALS AND COLORS

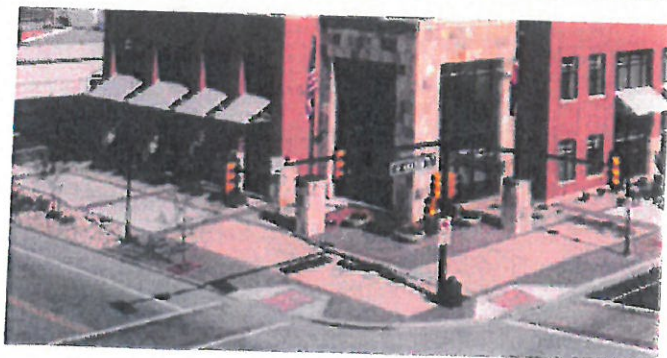
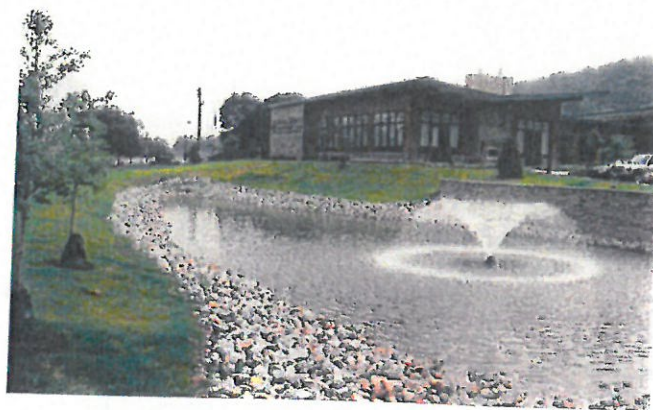
- Recommended materials: feature stonework, light weight materials such as masonry, timber, feature panelling, pre-finished metal sheeting, face block (tinted or painted), EFIS, brick, stone veneer, formed concrete, etc
- Combination of materials are encouraged
- Natural colors, such as off whites, creams, browns and greys, are permitted as major wall colors. Stronger accent colors are acceptable for highlighting building elements such as entrances, feature materials, etc.

OVERALL PHYSICAL CONDITIONS COMPARISON | Building Form

Existing



Potential



Key Elements

- Modulate building facade to reduce nature of unvarying surfaces
- Context sensitive massing
- Energy efficient building orientation
- Pedestrian scale features at first floor level - entranceways, architectural shades, transparency

SECTION 2

OVERALL PHYSICAL CONDITIONS COMPARISON | Open Space

Existing



Potential

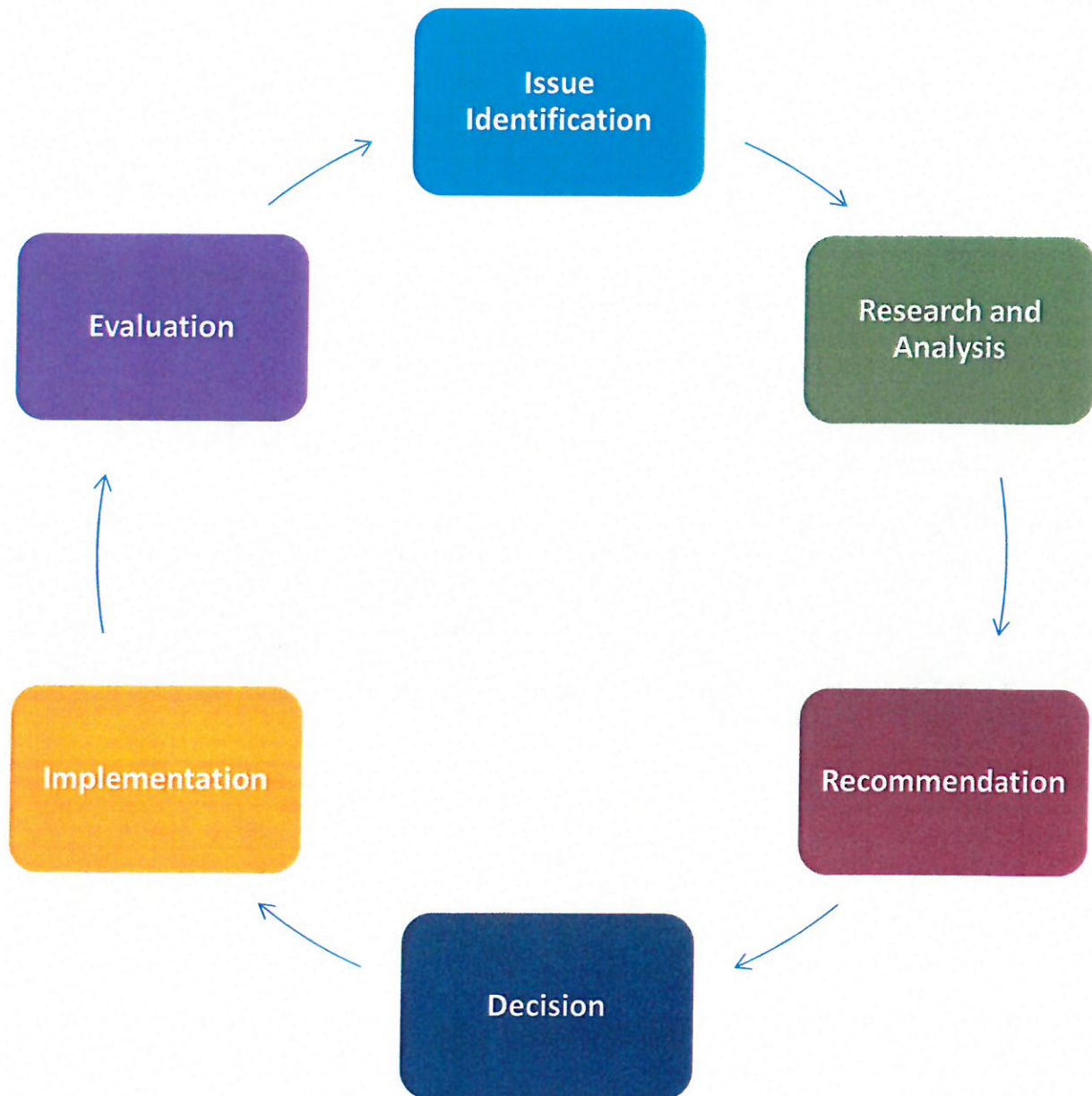


Key Elements

- Preserve conservation and environmentally sensitive areas
- Connect parks and open spaces with trails, paths, sidewalks
 - Provide landscape buffer for sidewalks along major routes

ATTACHMENT "G"

DECISION MAKING PROCESS



Issue Identification

- What specifically is the problem or opportunity?
- Majority Consensus?

Research and Analysis

- Identify options that address the issue
 - Can do - nothing or something
- Identify pro/con - risk/reward - ROI of each option
- Provide context, perspective, history - past success/failure

Recommendation

- Select option(s) that most closely align with community plan/mission/vision/goals/objectives /values
- Layout of resources (time, money, resources, etc.)

Decision

- Majority consensus?
- Legislative Action (approval of motion/ ordinance/law, etc.)
- Allocation of resources

Implementation

- Prioritization
- Schedule
- Management
- Performance

Evaluation

- Was the problem resolved/opportunity taken?
- What unintended consequences occurred?
- Was the ROI favorable?
- Did the pro's outweigh the cons?
- Majority consensus?

Reading Road Corridor Study

Status as of May 10, 2016

Substantive discussion about the Study occurred during the following Public Meetings:

09/15/15 – VOE Planning Commission

11/17/15 - VOE Community Improvement Corporation

11/18/15 – VOE Planning Commission

03/01/16 – VOE Council Sub-committees

Public Open House scheduled for May 23, 2015 5pm for businesses and 7pm for residents.

**VILLAGE OF EVENDALE
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 15, 2015
EVENDALE MUNICIPAL BUILDING**

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chair Chris Patterson at 6:00PM on September 15, 2015. Attending were EPC members Jan Moore, Chris Patterson, and John Richey. Supporting the EPC were Catherine Hartman (previous EPC Member), James Dobrozsi (Architectural Review Board Member), David Elmer (Assistant to the Mayor), James Jeffers (Village Engineer), Pam Morin (Building Department Clerk), Kathy Ryan (Legal Advisor), and Ralph Terbruggen (Landscape Architect).

Public Hearing:

- 1) **Village of Evendale, 10500 Reading Road**
Consideration of a proposed amendment to the Evendale Zoning Map for (no address) Makro Drive, Hamilton County Auditor Parcel Identification #611-0030-0208, rezoning it from Heavy Commercial (HC) to Industrial Flex – 2 (IF-2)

There were no public comments. The hearing was closed on a motion by John Richey, second by Jan Moore, and 3-0 vote.

New Business:

- 1) **Village of Evendale, 10500 Reading Road**
Consideration of a proposed amendment to the Evendale Zoning Map for (no address) Makro Drive, Hamilton County Auditor Parcel Identification #611-0030-0208, rezoning it from Heavy Commercial (HC) to Industrial Flex – 2 (IF-2)

No discussion. John Richey made a motion to approve the amendment, Jan Moore seconded, and the motion passed 3-0.

- 2) **Update of the text amendment of the Property Maintenance Code.**

David Elmer provided an update in Mark Ferguson's absence. The current code was revised in 2010 and reviewed in 2014. The committee has held two meetings. They are using the International Property Code and Colerain's Property Maintenance Code as guidelines. They expect to review a proposed revision with the EPC in October. They are also considering adding a code to cover rental property; this will be a later review with the EPC if pursued.

- 3) **Review Greg Dale service proposal for assistance with 1. S. Reading Rd. Zone Study 2.**

David shared Greg Dale's proposal for public engagement in the South Reading Road zoning options. Mr. Dale recommended:

- Stakeholder interviews with district property owners and adjacent residents.
- City Leadership interviews with Village Council and Evendale Planning Commission.
- Public Meeting – will likely include a short presentation on history of the district and the comprehensive plan to set up a discussion focused on the desired future of the district.

The EPC provided the following input:

- Conduct City Leadership interviews before stakeholder interviews.
- Include Community Improvement Corporation in leadership interviews.
- Use existing leadership meetings to extent possible.

David expects the interviews will begin in late October or November, with an anticipated Public Hearing at the January EPC meeting.

Internal Business:

1) Other Items

- John Richey inquired about plans to address the flood plain along the Mill Creek as it hinders development in that area. James Jeffers said this has been reviewed before and cost was found to be prohibitive. As such, there are no plans for any changes.
- Jan Moore asked if the EPC was interested in doing a field trip to learn about mixed use developments. This was previously discussed and agreed during the January 2015 Greg Dale training session. David Elmer suggested visiting Mariemont, Hyde Park and Clayton (a community north of Dayton). Catherine Hartman noted that such development could be relevant to the AeroHub project. The group agreed we should plan to do a field trip with a knowledgeable resource, e.g. Greg Dale, in early 2016.

2) Approval of Minutes

John Richey moved to approve the minutes from the August 18, 2015 meeting. Jan Moore seconded, and the motion passed 3-0.

Adjournment

The meeting was adjourned at 7:15 pm.

The next regular meeting is scheduled for Tuesday, October 20, 2015 at 6:00 PM.

Chris Patterson
Chairperson, Evendale Planning Commission

Attest: Jan Moore
Secretary, Evendale Planning Commission

VILLAGE OF EVENDALE
COMMUNITY IMPROVEMENT CORPORATION

Minutes from the November 17, 2015 Meeting
Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Members Jeff Albrinck, Dick Finan, Dave Harwood, Tom Kuechly, Al Pearlman, Chris Schaefer, Chris Patterson (Planning Commission Liaison), Sean Balnes (St. Francis Group), Eric Greenberg (St. Francis Group), Greg Dale (McBride Dale Clarion), Elizabeth Fields (McBride Dale Clarion), David Elmer (staff), and Pam Morin (staff). Doug Swain (OPUS) joined the meeting via telephone.

In the absence of Dr. McKinnon, Mr. Harwood acted as Chairman. The meeting was called to order at 7:30 am.

A motion by Mr. Finan and seconded by Mr. Albrinck was made to approve the minutes of the October 13, 2015 meeting. There was no discussion. The motion passed with a vote of 6 – 0.

Mr. Elmer introduced Mr. Dale and Ms. Fields. Council has hired McBride Dale Clarion to study the zoning on south Reading Road, specifically 9810 – 10078 Reading Road. Mr. Dale and Ms. Fields have been studying the current zoning on these parcels and the 2009 Master Plan. They have concluded that this portion of the Reading Road is a mixed bag of uses and many of the parcels are not compatible with the Master Plan.

A discussion followed pinpointing the CIC member's opinion of what they would like to see in this area:

- Rezone the area to Office/Research, making the current commercial uses legal non-conforming uses;
- Avoid zoning changes revolving around the quality of uses;
- Keep the corner parcels at Cooper and Glendale-Milford Roads General Commercial;
- Consider making this area a Planned Business Development, allowing the Village to require higher standards if sold or modified.

Mr. Dale and Ms. Fields will also be meeting with Planning Commission to gather their input before they present their report to Council.

Mr. Swain presented three concept plans for the Aero-Hub development. All the models were 80,000 square foot, three story buildings. Mr. Albrinck stated that during the initial discussion it was stated that the building would be a four story 100,000 square foot building and a three story parking garage. Mr. Patterson agreed that the building should be 100,000 square feet with the fear that the size may eventually be whittled down.

The models were:

1. Was the least expensive with straight, simple lines;
2. More contemporary, with distinguishing features, but less efficient;
3. The final model had higher detail and materials.

The members agree that this first building will be the front door for the development and should be constructed to create excitement. They expressed a desire that all the building designs will be harmonious throughout this entire development. Mr. Swain stated that before the end of the year, he should have better renderings, more building details, and pictures of other projects OPUS have been involved in. OPUS has also started work on the brochure and a sample should be available after the first of the year.

Mr. Finan made and Mr. Kuechly seconded the motion to enter executive session to consider confidential information regarding economic development. A roll call vote was taken and the motion passed with a vote of 6 - 0. The CIC entered executive session at 7:45 am.

A motion was made by Mr. Schaefer, seconded by Mr. Albrinck, to exit executive session. A roll call vote was taken and the motion passed with a vote of 6 - 0. The CIC exited executive session at 8:55 am.

The next CIC meeting will be Tuesday, December 15th at 7:30 am.

Mr. Finan made and Mr. Schaefer seconded the motion to adjourn the meeting. There was no discussion. The motion passed with a vote of 6 – 0. The meeting was adjourned at 9:10 am.

**VILLAGE OF EVENDALE
PLANNING COMMISSION MEETING MINUTES
NOVEMBER 18, 2015
EVENDALE MUNICIPAL BUILDING**

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chair Chris Patterson at 8:30AM on November 18, 2015. Attending were EPC members Mark Ferguson, Jan Moore, and Chris Patterson. Supporting the EPC were David Elmer (Assistant to the Mayor) and Pam Morin (Building Department Clerk).

New Business:

**1) Worldwide Equipment, 10649 Evendale Drive
Site Review of Canopy**

The following representatives of Worldwide Equipment attended the meeting: Michael Hilliard and Sam Huffman of Worldwide Equipment, Gene Allison of Reztark Design Studio, and Tom Shumaker of Cincinnati Commercial Contracting. They presented proposed changes to improve the site's exterior look and corporate brand image, with changes to the building facades, canopies, and traffic configuration/parking.

By written report, Kathy Ryan, Legal Advisor, noted two potential compliance issues. First, parking areas need to be striped. Second, the planned signage for Mack and Volvo may need a variance from the Zoning Board since only one wall sign is allowed. Worldwide Equipment agreed to add parking striping but noted that both Mack and Volvo signs are necessary for their business. The EPC consensus was that both signs should be allowed.

Mark Ferguson moved that the plan be approved with the following contingencies:

1. Parking striping is added in accordance with Section 1258.07 requirements, and
2. Signage is approved or a variance is allowed by the Zoning Board.

Jan Moore seconded, and the motion passed 3-0.

Based on recommendation of Ralph Terbrueggen, Landscape Architect, the EPC also requested additional landscaping with deciduous and evergreen trees along the perimeter to provide screening of the truck storage and display lots. Worldwide Equipment agreed to take this under advisement and follow-up with Village staff.

Old Business:

1) Review of South Reading Rd. Zone Study with McBride Dale Clarion.

Greg Dale and Liz Fields of McBride Dale Clarion presented status of the South Reading Road Zone Study, including feedback received to-date from the CIC, and led a discussion of options for future development along the Reading Road corridor. The group discussed potential approaches to encourage development of office/educational/institutional uses while continuing to allow the current mix of businesses. Some of the considerations discussed include: lot sizes and frontage requirements, zoning specifications/language to support R&D (or other Aero Hub-related) activities within an office/institutional facility, potential for mixed office/retail developments, and how non-

conforming uses might be addressed. MDC will use the input from the discussion to refine their analysis and make recommendations in early 2016.

Internal Business:

1) Approval of Minutes

Mark Ferguson moved to approve the minutes from the September 15, 2015 meeting. Jan Moore seconded, and the motion passed 3-0.

Adjournment

The meeting was adjourned at 10:00AM on a motion by Jan Moore, second by Mark Ferguson and 3-0 vote.

Chris Patterson
Chairperson, Evendale Planning Commission

Attest: Jan Moore
Secretary, Evendale Planning Commission

VILLAGE OF EVENDALE, OHIO
FINANCE RECREATION COMMITTEE

MARCH 1, 2016

5:00 pm

Committee members: Jeff Albrinck, Chair, Chris Schaefer, Bill Puthoff, Susan Gordy, Dave Nichols, Tricia Watts, David Elmer and Cynthia Caracci.

1. **Administration:**

A. Greg Dale and Liz Fields from McBride Dale and Clarion updated the Committee on the South Reading Road assessment and the options for addressing the existing zoning. The Committee concurred on continuing development of a plan to move toward further conformance with the 2009 Master Plan. McBride Dale Clarion will move forward with engaging stakeholders for additional input.

2. **Finance**

A. Fifth Third representatives, Keith Mc Farland and Herbert Lee, provided an overview of the current relationship between Fifth Third Bank and the Village of Evendale. Fifth Third currently manages approximately \$11,000,000.00, managed consistent with the village's Investment Policy. Currently the bond ladder is focused more on short term investments due to the low interest rates. It was further made clear that liquidity may be an issue in the next six to twelve months and therefore the additional focus on bond maturity dates will be critical.

B. Cynthia Caracci has filed the annual Financial Statement with the State of Ohio.

C. There will be an ordinance in March for the purchase of a new truck for the Service Department and a new bus for the Recreation Department.

D. The earnings tax received in February was \$1,017,823.00. Year-to-date earnings tax is \$2,284,354.00, an increase of approximately \$30,000.00 over 2015.

3. **Recreation**

A. The Flex Room is currently going through complete renovation.

B. The Rec Commission has decided to reduce the number of meetings to six times per year. Due to the timing of the change, there will be seven meetings in 2016 but in the future, meetings will be held in January, March, May, September, October and November.

4. **Gorman Heritage Farm**

A. Patricia Watts reported that the camps are selling out quickly.

Reading Road Corridor Study

Village Council Meeting

March 1, 2016

The following are bullet point summaries of the two meetings that have been held to date on the Reading Road Corridor Study. Following tonight's discussion with Village Council, the Village and MDC will set up meetings with corridor property owners and the surrounding residents to obtain their feedback. Once all the feedback has been gathered, MDC will develop planning recommendations for the Village to consider. This may be to draft new overlay standards, revise zoning districts, or a combination of various zoning strategies.

CIC Meeting Takeaways

- Confirmed that the best long-term use of this district is office and related education/institutional use
- Recognized that the retail uses exist and can remain indefinitely even if zoned office
- Option one:
 - Rezone to O/R - makes the retail nonconforming
 - Add new standards designed to raise the bar on the quality of retail as improvements are made
 - Tighten nonconforming use regulations, i.e. expansion and substitution
- Option two:
 - Leave the southern retail as General Commercial
 - Add new standards designed to raise the bar on the quality of retail as improvements are made
 - Makes the Homer's property nonconforming

Planning Commission Meeting Takeaways

- Prior code had an education/institutional zone that was removed when the code was updated
- Evendale only has one property that is zoned O/R
- Might be helpful to set up brand new tools that could help the city in other ways - not just fix the problem in this corridor, but how it could be applied throughout Evendale
- Option:
 - Rezone the study area to O/R
 - Review O/R standards and update to accommodate both sides of Reading Road
 - Allow educational institutional uses in the O/R zone

