

BLUE ASH BOARD OF SITE ARRANGEMENT

June 9, 2014

Page 1

ITEM 1. – Meeting Called to Order and Roll Call

Chair Mark Kirby called the regular meeting of the Board of Site Arrangement to order at 7:23 p.m. on Monday, June 9, 2014 and requested a roll call.

MEMBERS PRESENT: Mark Kirby, Tricia Downing and Joe Hoelker

MEMBERS NOT PRESENT: Terry Peck and Scott Miller

ALSO PRESENT: Community Development Director Dan Johnson and interested citizens

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Site Arrangement regular meeting of May 12, 2014.

ITEM 3. – New Hearings

a. 4780 Cornell Road – Envision Cinemas (Sosna)

Approval of a new restaurant and movie theater

PRESENT: Kimberly DeMars, 5G Studio Collaborative - Architect
Gayle Frazer, Gayle A. Frazer & Associates – Landscape Architect

Kimberly DeMars said this is a bar/restaurant with a movie theater. There are seven auditoriums with a full service dining experience in the auditoriums. In the bar and restaurant, there are approximately 250-300 seats and an outdoor patio with approximately 100 seats.

Gayle Frazer, Landscape Architect, asked that they be permitted to have fewer trees along Cornell than the Code requires allowing visibility of the building. She proposed substituting three shrubs per tree instead. She said they want to minimize the internal landscaping and instead utilize the plantings to buffer the parking lot from the street. Ms. DeMars noted that there is also a retaining wall along the parking area adjacent to Cornell Road.

Ms. DeMars said there will be a monument sign at the Ashwood Drive entrance, a smaller sign along Cornell Road, and signage on the building.

Mark Kirby asked about the City Engineer comments as they were not attached. Dan Johnson summarized and said no issues were highlighted as potentially being problematic, just that more specifics would need to be on the final plan. Mr. Johnson read the City Engineer's comment sheet; access to site remains in the current locations, access to Ashwood Drive is modified by connecting to the adjacent business drive, ingress/egress easement between the adjoining owners would be necessary but it's the same owner. The parking ratio should be confirmed versus seating capacity, which Mr. Johnson has confirmed. A reduction in impervious area is proposed so additional detention is not required. Site lighting levels will remain unchanged.

Ms. DeMars said the full restaurant and bar would be open for lunch and dinner. You can go the restaurant without going to a theater. Show times have not yet been determined, but the majority of the people attending will be in the evening. She explained that the kitchen cannot accommodate all seven auditoriums at once, so the show times are staggered, which is why they feel that the parking will be sufficient.

BLUE ASH BOARD OF SITE ARRANGEMENT

June 9, 2014

Page 2

The Board members were comfortable with the addition of the shrubs on Cornell Road and not removing any full height trees. Ms. Frazer said they just want to soften the parking lot.

Chair Kirby opened to public for comment. As there was none, he closed public comment and entertained a motion.

DECISION: Tricia Downing moved, Joe Hoelker seconded to approve a new restaurant and movie theater at 4780 Cornell Road with the condition to include 21 more shrubs along the Cornell Road frontage. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

None

ITEM 7. – Adjournment

DECISION: There being no further business, Tricia Downing moved, Joe Hoelker seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:40 p.m.

Mark Kirby, Chair

MINUTES RECORDED BY:

Traci Smith