

BLUE ASH BOARD OF SITE ARRANGEMENT

May 12, 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 7:36 p.m. on Monday, May 12, 2014 and requested a roll call.

MEMBERS PRESENT: Mark Kirby, Terry Peck, Tricia Downing, Joe Hoelker, and Scott Miller

ALSO PRESENT: Council Member Stephanie Stoller, 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 October 14, 2013.

ITEM 3. – New Hearings

a. Creek Road – Hampton Inn

Approval of a new hotel

PRESENT: Rob Painter Applicant

Rob Painter, RVP Engineering, said G2 Patel would like to build a new Hampton Inn on this location. They have some constraints so the site is very tight. There is an existing Duke Energy utility easement that runs through the middle of the property and they are working to get relocated along the southwest edge along Tech Woods Circle. To do that, they need additional easements. He is sharing this to illustrate the fact that the site is very tight and they have a building mass they need meet to make the project viable, along with parking, drives and stormwater detention.

Mr. Painter reviewed site layout. There was a comment from the City Engineer that he wanted to address in particular. The City Engineer suggested moving the access point on Creek Road further west; however, they would like to keep more to the east to keep a straight path for deliveries. This was the only comment from the City they had an issue with. All other comments they will address with Mr. Johnson as they go forward.

Tricia Downing and Scott Miller both agreed with the City Engineer about the traffic pattern.

Mr. Patel said deliveries would be a problem if the entrance is changed. He can request deliveries and garbage at specific times, so that can be changed.

Mark Kirby said he thought the City Engineer's comments were more than just in regards to deliveries and backing up traffic. Mr. Johnson opined that the City Engineer wants the entrance to be west of the right turn lane at Kenwood Road to prevent potential backup in the westbound lane of Creek Road. After discussion among the Board, Mr. Painter asked if he could continue to work with the City Engineer to determine a better solution.

Mr. Painter explained that the west side of the development site falls within the purview of an owners association and that, if access if moved into that part of the site, they would have to get additional approvals that add complexity to the

BLUE ASH BOARD OF SITE ARRANGEMENT

May 12, 2014

Page 2

development plans. Mr. Johnson clarified that the land is within the Prudential Business Owners Association that was established when Prudential first bought the land from the City of Cincinnati and began developing what is now Reed Hartman Highway. The association, which is managed by Duke Realty, has restrictive covenants that apply, over and above what the City would require.

Mr. Patel explained that he may have to abandon the project if the entrance needs to be within the area where the covenants apply. Mr. Painter suggested a right in and right out only. Mr. Johnson said the City Engineer would need to review any proposed changes to the entrance beyond what was proposed or suggested in his review comments.

Dan Johnson mentioned that the proposed monument sign would need to be modified to be compliant.

DECISION: Tricia Downing moved, Terry Peck seconded to approve with the following conditions:

1. Approval by City Engineer of any driveway access changes on Creek Road
2. Address City Engineer comments outlined in the May 5, 2014 Memo
3. Monument sign needs to be modified to be compliant

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

Welcome Joe Hoelker, new Board member.

ITEM 7. – Adjournment

DECISION: There being no further business, Tricia Downing moved, Terry Peck seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 8:08 p.m.

Mark Kirby, Chair

MINUTES RECORDED BY:

Traci Smith