

BLUE ASH PLANNING COMMISSION

September 2, 2010

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ITEM 1: MEETING CALLED TO ORDER

Chairman Schafer called the regular meeting of the Blue Ash Planning Commission to order at 7:03 p.m. on Thursday, September 2, 2010.

MEMBERS PRESENT: Raymond Schafer, John Berry, John Moores and James Sumner

MEMBERS NOT PRESENT: Beverley Gill

ALSO PRESENT: City Manager David Waltz, Assistant to City Manager Kelly Osler, Assistant Community Development Director Dan Johnson, Administrative Clerk Traci Smith, Council Member Lee Czerwonka, Council Member Stephanie Stoller and interested citizens

ITEM 2: OPENING CEREMONY

Pledge of Allegiance

ITEM 3: APPROVAL OF THE MINUTES

Commission Members waived the reading of the minutes.

DECISION: John Moores moved, Jim Sumner seconded, to approve the regular meeting minutes of August 5, 2010 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 4: Zoning Map Amendment – 11013-11093 Kenwood Road

Proposed map amendment to rezone approximately 44 acres north of Osborne Boulevard from M-1 Office-Industrial to M-3 Planned Office and Mixed Use

PRESENT: Michael Nigro-RREEF, Applicant
Tait Pinnow-RREEF, Applicant

Mike Nigro of RREEF said they are the property owner and introduced his colleague, Tait Pinnow. He said they are requesting a zoning change of this property to M-3. He said RREEF is an institutional property owner and owns approximately 200 million square feet of commercial real estate and 25,000 multi-family units. In the Cincinnati area, they own approximately 2.5 million square feet. They purchased the subject property in 2001 as a core asset, meaning it has good occupancy and a good income stream. Even though it is an industrial property, they have consistently monitored the potential to add value to the site through redevelopment. They feel in the longer term, the highest and best use for this site is office, retail, and residential as is reflected in the proposed master plan.

Mr. Nigro said the property today consists of 7 buildings that were built in the mid 60's-early 70's with approximately 800,000 square feet on 40 acres. They do not expect this to be a replacement for or a competitor to downtown, or a regional shopping center or mall. It is meant to be consistent with the overall vision and strategy of office with mixed use components. Office is really the spine of the project with the idea that

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supporting retail, restaurants and residential uses would compliment the offices as well as respond to the market demand. This plan provides for access points off Reed Hartman, with the main entrance being from Osborne Boulevard with a grand entrance linear park. The office utilizes the frontage along Reed Hartman. The retail consists of small shops with restaurants in the out parcels with potentially a grocery store to serve as an amenity for both the office and residential. The residential will be high quality residences, either for sale or for rent, to appeal to young professionals.

Mr. Nigro said they have shown the project into two phases because it would need to be developed over time to retain as much of the existing income as feasible while phasing in the development. Approximately 45% of the existing square footage would remain until the second phase was built. The timing of the office buildings would be a function of the market and could be pads until they become office buildings. The project would have a lush landscaping and park system. In answer to a question, Mr. Nigro said they would build to USGBC LEED certified standards on the office and residential projects, but retail is different in terms of their scoring system. Tait Pinnow added that the infrastructure would be built first with the buildings then built around it. It was noted that these plans are concept plans as there is more design and planning involved with engineering, architecture, elevations and street widths. There would need to be a change in market demand before they could begin any part of the project. They explained that having zoning approvals in place are important for pre-leasing efforts.

David Waltz said that Council specifically did a text amendment approximately 5 years to create the M-3 district and this proposed project would utilize it as it was envisioned.

In answer to a question, Dan Johnson clarified the basic differences between the M-1 and M-3 districts.

Chairman Schafer opened the floor to public comments; however, there were none.

DECISION: Jim Sumner moved, John Berry seconded, to recommend approval to Council the zone change from M-1 to M-3. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 5: Planned Development – Preliminary – 11013-11093 Kenwood Road

Proposed Planned Development for approximately 40 acres to include office, retail, and residential land uses in the M-3 District

PRESENT: Michael Nigro-RREEF, Applicant
Tait Pinnow-RREEF, Applicant

DECISION: Jim Sumner moved, John Moores seconded, to recommend approval to Council with the following conditions:

1. Approval of the associated map amendment that would change this site to M-3 Planned Office and Mixed Use
2. An application for Final Planned Development approval be submitted to the City within 5 years
3. The office component be significantly under construction and/or utilized prior to development of the retail or residential components of the site

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A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 6: MISCELLANEOUS BUSINESS

There was no miscellaneous business.

ITEM 7: ADJOURNMENT

DECISION: There being no further business to be discussed, John Berry moved, John Moores seconded, to adjourn the meeting. A voice vote was taken. All members present voted aye. Motion carried. The meeting was adjourned at 7:27 p.m.

Raymond Schafer, Chairman

MINUTES RECORDED BY:

Traci Smith