

BLUE ASH BOARD OF SITE ARRANGEMENT

November 14, 2011

Page 1

ITEM 1. – Meeting Called to Order and Roll Call

Chairman Paul Collett called the regular meeting of the Board of Site Arrangement to order at 7:00 p.m. on Monday, November 14, 2011 and requested a roll call.

MEMBERS PRESENT: Paul Collett, Jr., Julie Brook, Mark Kirby, Terry Peck and Marc Sirkin

ALSO PRESENT: Assistant Community Development Director Dan Johnson and Administrative Clerk Traci Smith

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Site Arrangement regular meeting of October 10, 2011.

ITEM 3. – New Hearings

a. Reed Hartman Highway & Osborne Boulevard – DiBella’s Old Fashioned Submarines

Approval of a new restaurant and associated site development

PRESENT: Dan Carducci, DiBella’s Old Fashioned Submarines – Applicant
Kevin Dicke, Kinzelman Kline Gossman – Landscape Architect

Dan Carducci gave some history of Fox Family Management and explained that DiBella’s Old Fashioned Submarines is based in Rochester, New York with 23 stores specializing in a crusty, crispy New York style submarine bun and with the freshest ingredients they can bring to the restaurant. The differentiating factor of DiBella’s is that they bake their bread on site at least two times a day. That aroma is the first thing you notice when you come into the restaurant. They generally seat around 100 people with a casual dining concept by ordering at the counter and having it prepared in front of the customer. 60% of the business is carryout. They are open 7 days a week from 10:30 a.m. to 10:00 p.m. and until 11:00 on weekends. They hire 20-30 employees per store. They do not franchise and are currently looking to expand their presence in Greater Cincinnati, Dayton, Columbus, Cleveland, Detroit, and Pittsburgh. They feel that this location will be a good fit for their concept.

Kevin Dicke described how they arrived at the proposed site plan given the easements across the site. The plan maintains the required setback for parking on Osborne Boulevard and Reed Hartman Highway. They worked with Legacy Pointe to design the shared access drive. The plan uses a combination of low deciduous shrubs and mounding to meet screening requirements for the parking. They did not want to completely screen the building from Reed Hartman so they are proposing 3-foot high mounding to screen vehicles and an overhead canopy to help frame the views into the site. There is perimeter planting around the parking lot. There is outdoor dining at the entryway with room for 3-4 tables. There is a monument sign located at the intersection of Reed Hartman Highway and Osborne Boulevard. Mr. Dicke showed elevations and sample materials to the Board.

In answer to comments regarding lack of architectural detail on the east elevation, Mr. Carducci explained that is the back of the building with a secondary entrance, but said they would take a look into giving it more detail. There was discussion regarding screening of the rooftop mechanicals.

BLUE ASH BOARD OF SITE ARRANGEMENT

November 14, 2011

Page 2

Dan Johnson noted that the location of the sidewalk along Reed Hartman Highway is incorrectly shown in the right-of-way. The sidewalk will actually be in an easement behind the right-of-way line and the City will build that sidewalk. Two trees that are shown in that area will have to be moved further back. The sidewalk shown on the Osborne frontage is not in the City's current improvement plan, but the five trees that are shown along that side will probably also have to move further back to avoid existing utility easements. Mr. Dicke said they would adjust those tree locations.

DECISION: Marc Sirkin moved, Julie Brook seconded to approve the site arrangement for DiBella's Old Fashioned Submarines at Legacy Pointe development as submitted with the following conditions:

1. Move trees as discussed to avoid sidewalk and utility easements
2. Add an architectural element or sign on the east elevation to break up the large brick wall

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, Julie Brook 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 7:34 p.m.

Paul Collett, Chairman

MINUTES RECORDED BY:

Traci Smith