

BLUE ASH BOARD OF SITE ARRANGEMENT

June 13, 2011

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ITEM 1. – Meeting Called to Order and Roll Call

Chairman Mark Kirby called the regular meeting of the Board of Site Arrangement to order at 7:17 p.m. on Monday, June 13, 2011 and requested a roll call.

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

MEMBERS NOT PRESENT: Terry Peck

ALSO PRESENT: Assistant Community Development Director Dan Johnson, Administrative Clerk Traci Smith and Council Member Stephanie Stoller

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Zoning Appeals regular meeting of February 14, 2011.

ITEM 3. – New Hearings

a. Reed Hartman Highway and Osborne Boulevard - itelligence

Approval of two new buildings and associated site development adjacent to Reed Hartman Highway, south of Osborne Boulevard

PRESENT: Mark Hennessey – Duke Realty
Randy Merrill, Architect – McGill Smith Punshon
Jose Castrejon, Landscape Architect – McGill Smith Punshon

Mark Hennessey said they are requesting approval on the drawings as submitted. He said there is a slight landscaping variation from the zoning requirements; however, they feel they have met the intent with the landscaping they have planned, which screens the parking lot from view along the new access road. The office building screens the parking lot from Reed Hartman. In regards to parking requirements, they do have space available on site to add parking if necessary. He said the customer does not need more parking at this time and would rather keep it green than cover more of the site with unnecessary asphalt.

Mr. Hennessey explained that itelligence is the main North American provider of SAP software. The sale of the software and customization of the product will be done in the office building. The data center building will house back-up services for customers. The data center building is constructed to withstand extremely high winds, with dual generators and dual power feeds. The data center will have very few employees and no visitors.

Dan Johnson explained that the landscaping plan has fewer trees and bushes in and around the parking area than would normally be required based upon the number of spaces. Also, along the Reed Hartman elevation, normally the code requires trees at a certain interval along the entire frontage but it appears to be short in that regard as well.

Paul Collett asked what the building was doing to be “green” in regards to the parking lot. Mr. Hennessey said it is typically easier to maintain and keep looking nice when there are fewer islands in it and it helps with the efficiency of the overall parking and traffic flow. He said they have hardscaped features that will give it a

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really nice look from Reed Hartman Highway. He said the use of the landscaping would be to provide screening to cars along the highway and, since their building is single loaded, the building provides its own screening and the hardscape provides their architectural features. That is why they feel they have gone over and above the intent of the code. Mr. Collett agreed the Reed Hartman elevation looked great but questioned why they would not be able to make the minor adjustments on the other elevations with the landscaped islands. Mr. Hennessey said it could be done but from the maintenance of the building they know what works well and what does not. He said snowplows and islands do not work very well together. He said if they have to put them in they can. Mr. Collett said that would not be a deal breaker but stated that is why we have our code to try and make the parking lots look less like parking lots. Mr. Collett also asked about the maintenance plans for the property not being used. Mr. Hennessey advised that the expansion area would be seeded to have as a lawn area and that the dumpster enclosure will be pre-cast concrete completely enclosed.

Marc Sirkin thought it would be nice to have some landscaping around the data center since it looked stark to him. Jose Castrejon said they could add something there and apply the same principles they are applying everywhere else with a combination of evergreen and deciduous type plant material for year round landscaping. Mr. Castrejon added that amount of shrubbery adjacent to the office building is significantly more than is shown on the drawing.

Dan Johnson said this property is being subdivided and there is a road that does not yet exist. The City plans to build the road and install sidewalks.

Mr. Hennessey noted that Duke plans to dress up the lake as a part of the subdivision improvements.

Dan Johnson noted that he would waive a portion of the parking requirement, but that sufficient area exists that more could be added if necessary.

Since there were no further questions, Chairman Kirby asked for a motion.

DECISION: Julie Brook moved, Marc Sirkin seconded to approve the plan for intelligence to build a two-story office building and a one-story data center building on an 8-acre site south of Osborne Boulevard on Reed Hartman Highway as submitted with the following conditions:

1. Dumpster to meet code
2. Additional parking added if determined necessary by City Staff
3. Work must commence within 12 months of approval or the plan may require further review
4. The landscaping plan is approved as submitted, taking into consideration the enhanced landscaping in other area that the applicant has planned

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

ITEM 4. – Continued Hearings

None

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ITEM 5. – Old Business

Dan Johnson advised that the warehouse approved in the last meeting is currently under construction at Raymond Storage.

ITEM 6. – New Business

Dan Johnson said that no election is required through the Board of Site Arrangement since whatever the Board of Zoning Appeals does for Rules of Procedure automatically applies to this Board.

ITEM 7. – Adjournment

DECISION: There being no further business, Julie Brook moved, Marc Sirkin seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:50 p.m.

Mark Kirby, Chairman

MINUTES RECORDED BY:

Traci Smith