

BUILDING AND ZONING DEPARTMENT

7700 PERRY STREET MT. HEALTHY, OHIO 45231

PHONE (513) 728-3182 EXT.45

FAX (513)931-6187

May 25, 2011

Ben Carroll
Development Project Manager
The Hutton Company
736 Cherry Street
Chattanooga, TN 37402

Re: Planning Commission List from Zone Change Hearing on May 17, 2011

Dear Mr. Carroll,

The following list contains items requested by the Mt. Healthy Planning Commission for further consideration of the zone change request at 7272 Hamilton Avenue:

- What are the plans for the existing Hill Top location in our City (less than a mile north of the proposed location)?
- Please confirm if the North College Hill location is going to remain open (please also provide the distance between stores).
- What are the proposed hours of operation for the 7272 Hamilton location?
- Conduct a traffic study that will look at the following:
 1. What will the impact of the Family Dollar store have on the potential for traffic accidents at Hamilton and St. Clair?
 2. The Cities goal is to limit left turn out of St. Clair onto Hamilton Avenue – would doing this between 7-9 and 4-6 be sufficient or should this restriction be all the time?
 3. Does a 67 foot WB Truck have the clearances to access and make turns on the narrow residential streets?
- Mark every tree (bigger than 1.5 inches in diameter) that will need to be removed due to the construction. A replacement ratio will need to be established.
- Meet with the property owner of the Historically significant house (due east of the site) to determine what needs to be done to protect and maintain the integrity of the property to the fullest extent possible.
 1. Redesign the receiving area to allow for a safe line of vision for the property owners to enter and exit their driveways.
- Submit a detail landscape plan, to include dumpster enclosure/screening and lighting for review and approval.
- Submit detailed architectural rendering(s) of the proposed building as it will appear on the site for review and approval.
 1. The Building must fit the style and design of the adjacent buildings and fit into the surrounding properties.
- Submit the plan for the rooftop HVAC units for review and approval. Provide means by which the rooftop units will be screened from normal view.
- The residents currently use the parking lot to gain access to the Park to the South – We would like to see some of those parking spots designated / marked as shared with the park.

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For the Board of Zoning Appeals:

- Submit a justification letter for the variance requests from the BZA

Before proceeding with both the variance request and final site development review, it is necessary at this point to fully process the zone change request rather than conduct parallel reviews, which required conditional advancement to subsequent steps. Once we receive your response to the questions and intent to proceed we will schedule the Planning Commission public hearing. Planning Commission will forward a recommendation to Council, who will announce and schedule their own public hearing.

Please let me know if you have any questions.

Sincerely

Richard Osgood, CBO