

**APPLICATION FOR  
FINAL DEVELOPMENT PLAN  
FAIRFIELD TOWNSHIP**  
6032 Morris Road  
Fairfield Township, OH 45011  
(513) 887-4400

**FOR OFFICE USE ONLY**

Case No. FT2024-2C Final PUD

Date Filed 4-15-24 Fees 350.00

Meeting Date 5-14-2024

**FINAL PUD PLAN APPROVAL PROCEDURE**

Per section 615.5 of the Fairfield Township Zoning Resolution

- (a) Once the R-PUD or B-PUD Zoning District and the Preliminary PUD Plan have been approved by the Fairfield Township Trustees, the owner/developer(s) shall proceed with the preparation of the detailed Final PUD Plan(s). The detailed Final PUD Plan(s) must be reviewed and approved by the Board of Fairfield Township Trustees prior to the issuance of any zoning certificates by the Zoning Inspector.
- (b) The detailed Final PUD Plan(s) shall be in accordance with the approved Preliminary PUD Plan; shall be prepared for the owner/developer(s) by a professionally competent urban planner, professional engineer, architect or landscape architect; and shall include the following;
- (c) Survey of the tract to be developed showing existing physical features (general topography, drainage ways and tree cover) and streets, easements and utility lines.
- (d) Site plan showing lot lines, building outlines, off-street parking spaces, pedestrian walkways, vehicular circulation.
- (e) Preliminary building plans, including floor plans and exterior elevations.
- (f) Landscaping plans including quantity, size and variety of landscaping.
- (g) Specific engineering plans, including site grading, street improvements, drainage, soil testing if required, utility improvements, and extensions as necessary.
- (h) All necessary legal documentation relating to the incorporation of a Homeowner's Association in the case of an R-PUD or other similar association in the case of a B-PUD for the purpose of maintaining the specified common open space of common tenant space within the Planned Unit Development.
- (i) Copies of any restrictive covenants that are to be recorded.

**PLEASE PROVIDE TEN COPIES OF THIS FORM AND ALL MATERIALS**

I. PROPERTY INFORMATION

Address Menards Blvd, Hamilton, OH 45011

Tax Parcel Number (PIN#) AO3000250000086

II. PROPERTY OWNER INFORMATION

Property Owner Name Lorven Menards, LLC

Contact person who is a regular employee or officer of property owner

David Metz, NAI Bergmann, Broker Agent for Seller/Owner

Contact person phone 513-703-2204 (cell); 513-322-6302 (Office)

Mailing Address 7106 Corporate Way, Dayton OH 45459

III. APPLICANT INFORMATION (if same as property owner, check here  and skip to next section)

Applicant Contact Person Joseph Dorsey Phone 859-620-3331 (cell)

Company Self

Relationship to Owner Purchaser, in sales contract to purchase

Mailing Address 19 Highland Ave, Ft. Mitchell, KY 41017

IV. PLEASE ATTACH A PAGE DESCRIBING THE PROPOSED PLAN

V. PLEASE ATTACH WRITTEN AUTHORIZATION FROM THE OFFICES OF THE BUTLER COUNTY ENGINEER; AND THE BUTLER COUNTY WATER AND SEWER DISTRICT CONFIRMING THAT THE AMENDMENTS CONFORM TO THEIR REGULATIONS

I hereby request the above Final Planned Unit Development Plan governing this property. I certify that I am duly authorized by the property owner to submit this application.

Joseph L Dorsey  
Applicant Signature

Joseph L Dorsey  
Print name

**FINAL PUD APPROVAL  
SUBMISSION REQUIREMENTS**

      **FINAL DEVELOPMENT PLAN APPLICATION FORM:**  
Complete and submit the original and one (1) copy of the Zoning Commission Hearing Application form (provided in the packet)

      **PROPERTY DEED:**  
Submit one copy of the deed to the subject property as filed in the Butler County Recorder's Office

      **ADJACENT PROPERTY OWNERS:**  
Submit (1) copy of the Adjacent Property Owners include the property owner name, Tax Mailing Address, and Parcel Number of all parcels within two hundred (200) feet of the subject site

      **FINAL PUD PLAN:** Per section 615.5 of the Fairfield Township Zoning Resolution (10 copies and 1 reduced 11" x 17" maximum) Electronic version to be Zoning Administrator.

      **APPLICANT'S AFFIDAVIT:**  
Complete and submit the original and one (1) copy of the Affidavit (provided in this packet)

      **CHECKLIST OF REQUIREMENTS:**  
Submit this checklist, fully completed

PROPERTY OWNERS AFFIDAVIT

STATE OF OHIO  
COUNTY OF BUTLER

I (we) HARIHARA K. RAO

Hereby certify that we are all of the owners and of the real estate which is subject of the pending zoning application; that we hereby consent to the Fairfield Township Board of Trustees acting on my/our request for the subject real estate. I/we understand that our application will be considered and processed in accordance with the regulations as set forth by the Fairfield Township Zoning Department and Zoning Resolution; that we agree to accept, fulfill, and abide by those regulations and all stipulations and conditions attached to the decision by the Fairfield Township Board of Trustees. As owner(s) of the real estate which is the subject of the pending zoning application, I hereby consent to the Fairfield Township Zoning Department temporarily placing a sign advertising the zoning request on the subject property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

[Handwritten Signature]  
Signature

HARIHARA K. RAO  
Printed Name

7887 WASHINGTON VILLAGE DRIVE #150  
Mailing Address

DAYTON OH - 45459  
City, State, Zip Code

(203) 627-5234  
Telephone

Subscribed and sworn before me this 11<sup>th</sup> day of April 2024.

Jessica Benjamin  
Notary Public



JESSICA BENJAMIN  
Notary Public  
State of Ohio  
My Comm. Expires  
March 26, 2029