

Application to the
FAIRFIELD TOWNSHIP
ZONING COMMISSION

6032 Morris Road
Fairfield Township, OH 45011
(513) 887-4400

FOR OFFICE USE ONLY

Case No. FTZC24-3C
Date Filed 4-19-24 Fees 1,000.00
FTZC Meeting Date 5-15-24
Newspaper Journal

PLEASE PROVIDE FIFTEEN COPIES OF THIS FORM AND ALL MATERIALS

PROPERTY LOCATED AT: 6141 & 6145 River Rd Fairfield OH 45014

PARCEL IDENTIFICATION NUMBER: A0200002000008 & A0200002000012

Additional parcel number (if applicable)* _____

*If rezoned, all parcels comprising the development must be consolidated before a zoning certificate will be issued.

APPLICANT INFORMATION

APPLICANT: Optimized Senior Living (Lindsay McLaughlin) | John Rice

MAILING ADDRESS: PO Box 75 Monroe, OH 45050

PHONE: 513-252-3405

PROPERTY OWNER: City of Refuge

MAILING ADDRESS: 6131 River Rd Fairfield, OH 45014

PHONE: 937-450-1404

CONTACT PERSON: Optimized Senior Living (Lindsay McLaughlin)

MAILING ADDRESS: PO Box 75 Monroe, OH 45050

PHONE: 513-252-3405

AMENDMENT INFORMATION

- A. If the amendment proposes to alter the text of the Zoning Resolution, attach:
1. Typed description of why the amendment is appropriate.

2. Typed copy of the text as it would appear in the Resolution (also identifying stricken language).

3. Application fee as established by the Township Trustees. I hereby request the Board of Zoning Appeals to grant a variance(s) from Section(s)

B. If the amendment proposes to alter the zoning map, attach:

1. List, for each parcel to be rezoned, the owner's name as it appears on the Butler County auditor's current tax list, the Butler County auditor's tax parcel number, and the property address.

2. List of adjacent property owners.

3. Photocopy of tax map with subject property highlighted.

4. Legal description of property (see deed).

5. Development plans.

6. Application fee as established by the Township Trustees.

SUPPORTING INFORMATION

A. Existing Zoning District FAIRFIELD TWP-FRFLD CSD

Existing Land Use 680 E - CHARIT EXEMT HOSP HOMES AGED ETC, PRIV | F-1 Flood Zone

Proposed Zoning District Planned Unit Development

Proposed Land Use Assisted Living for Senior Citizens

B. Does the proposed zoning district conform to the Fairfield Township Vision Plan?

 YES x NO

C. If the proposed zoning district **DOES NOT** conform to the Fairfield Township Vision Plan what physical, social, economic, and/or other changes have occurred that were not anticipated when the Fairfield Township Vision Plan was adopted? (Attach factual data to support the arguments).
Vision plan has selected the future use of this property as Public / Private Recreational. One crucial consideration to this property is that the owner owns these two parcels and the adjoining three parcels that are in the city of Fairfield. Optimized Senior Living has agreed to purchase all parcels and have approval by the City of Fairfield planning committee for a PUD for assisted living on the city parcels.

D. How is the proposed zoning district appropriate considering surrounding zoning and land use?

The surrounding areas in Fairfield township are industrial. The surrounding areas in the City of Fairfield is residential. Optimized Senior Living,s intent is for all buildings to look and feel residential to blend in with the neighborhood. In our location in Lebanon, the land is zoned as R-4. The prosed zoning would allow more residential like buildings to continue to be utilized in this area while serving the seniors the seniors of the surrounding areas.

AFFIDAVIT

I hereby depose and affirm that I have familiarized myself with the rules and regulations of the Fairfield Township Zoning Resolution in preparing this application. I certify that I have read the foregoing document and supplements attached thereto, and hereby attest to the truth and exactness of the information supplied herewith.

John F. Ruiz
Applicant

STATE OF OHIO
COUNTY OF Clerk

Subscribed and sworn to before me this 15th day of April, 2024.

Adina S. Fugate
Notary Public

My commission expires 03-22-2026



ADINA S FUGATE
Notary Public
State of Ohio
My Comm. Expires
March 22, 2026

Fairfield Township Zoning/Administration acknowledgement of receipt.

Signature Title Date

PROPERTY OWNERS AFFIDAVIT

STATE OF OHIO

COUNTY OF BUTLER *Clark*

I (we) *City of Refuge dba One Way Farm*

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 Zoning Appeals Board 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 Zoning Appeals Board. 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.

John F. Rice
Signature

John F. Rice
Printed Name

1431 River Rd.
Mailing Address

Fairfield, Oh 45014
City, State, Zip Code

937-450-1404
Telephone

Subscribed and sworn before me this *15th* day of *April* 20*24*,

Adina S. Fugate
Notary Public



ADINA S FUGATE
Notary Public
State of Ohio
My Comm. Expires
March 22, 2026