

LASR (LOCALIZED ALTERNATIVE SIGN REGULATIONS)

Once operated by the Hamilton County Zoning Department, Sycamore Township residents voted in November 1998 to establish their own local zoning code and administrative procedures, much like that of the Hamilton County Zoning Department. The change would mean that the Trustees would be making the final zoning decisions in the Township. This new role for Sycamore Township is beneficial to the residents because we will be able to promptly respond to zoning violations and *local people will be making the decisions for our future*. The Zoning Commission is a commission of five Township residents appointed by the Trustees. The Planning & Zoning Commission makes recommendations to the Trustees on all Township issues such as Zone Changes, Planned Unit Developments, PUD Modifications, LASR's and provides feedback for the Township corridor studies, land use plan and specific public interest. Please contact the Planning & Zoning office for the step by step process to file for a zone change, PUD, LASR or Modification to a PUD.

WHAT IS A LASR? The purpose of a LASR is to allow for the creation of special signage for large scale land uses, such as shopping centers, office parks, airports, large institutions, universities, medical centers or other uses having multiple buildings.

HOW DO I APPLY FOR A LASR OR A LASR MODIFICATION? An LASR or LASR modification may be applied for only after a Zoning Plans Examiner has refused to issue a zoning certificate. Following the refusal of a zoning certificate, if the applicant should choose to proceed with the project, the completed application packet and application fee shall be filed with the Planning & Zoning Department by the date outlined. You may schedule an appointment with the Zoning Director if you have any questions or wish to further discuss details of a case prior to submission.

WHAT IS THE COMPLETE LASR PROCESS?

1. Pre-application meeting

The applicant is encouraged to meet with the Township to discuss the proposal. During this meeting, the Township will provide access and information to any approved plans for the surrounding area.

2. Submission

Should the applicant choose to proceed with the process, all required drawings, fees, application, and letters must be submitted by the date outlined. The Township will distribute and schedule the proposal with Hamilton County Regional Planning. The applicant is responsible for submittal to outside agencies at this time.

3. Sycamore Township Zoning Commission

The applicant and the Planning and Zoning Department present the case before the board. The Township will provide all presentation materials and graphics in a power point presentation. The Zoning Commission will make a recommendation to the Township Trustees. All outside agency reviews are required prior to this hearing. During this time, comments from surrounding property owners may be heard.

4. Thirty (30) Day Referendum/Appeal Period

Any decision made by the Zoning Commission in regards to an LASR is not official until a period of 30 days has passed. During that time, the decision can be appealed to the Hamilton County Municipal Court by a surrounding property owner or the applicant.

LASR APPLICATION COMPLETENESS CHECKLIST

- 1. Letter of Intent – Submit (10) typed copies addressed to the Board containing the following information:**
 - a. A description that describes the current signage of the premises (if applicable)
 - b. The size of the building involved
 - c. A description of proposed signage
 - d. Character of development (architectural treatment, density, intensity)
 - e. Description of surrounding land uses
 - f. The specific changes in the character and conditions of the area which have occurred to make the property no longer suitable or appropriate for the existing signage or to make the property appropriate for the signage being requested
 - g. The effect on (1) community objectives and plans (2) character of the immediate area (3) adjacent property (4) public facilities and services
 - h. Other information the applicant feels may be pertinent and would be helpful to the Zoning Commission and Board of Trustees in their review

- 2. Zoning Plat – Submit (10) copies in 11x17 formats, (2) copies in 24x36 formats and (1) electronic file containing the following information:**
 - a. All existing property lines and parcel numbers for each parcel within subject
 - b. Title, Scale and North arrow (North shall be at the top of the plat)

- 4. Existing Features – Submit (10) copies in 11x17 formats, (2) copies in 24x36 formats and (1) electronic file containing the following information:**
 - a. Location of existing signage on the subject site

- 5. Proposed Features – Submit (10) copies in 11x17 formats, (2) copies in 24x36 formats and (1) electronic file containing the following information:**
 - a. Name of project, date, scale, North arrow (with North at the top of the plan), map title, title, total number of sheets and sheet number
 - b. Name of the applicant, present owners and person preparing map
 - c. Vicinity map that identifies the site with references to surrounding areas and existing street locations
 - d. Zone (gross) area of entire site; site (net) area including right-of-way
 - e. Summary table with the following information:
 - 1. existing signage
 - 2. proposed signage

- 7. Plan-Color/Presentation Copy – The applicant is required to submit (10) copies in 11x17 formats, (2) copies in 24x36 formats and (1) electronic file. The color proposed development plan shall not be mounted and will be kept as part of the file.**

- 8. Architectural Graphics – The applicant is required to submit (10) copies in 11x17 formats, (2) copies in 24x36 formats and (1) electronic file containing the following information:**
 - 1. elevations
 - 2. cross section

SYCAMORE TOWNSHIP, OH
 DEPARTMENT OF PLANNING & ZONING
 8540 KENWOOD ROAD, CINCINNATI, OH 45236
 513.792.7250 PHONE 513.792.8571 FAX

ZONING COMMISSION APPLICATION

FEES:

ZONE CHANGE	\$1,000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1,000	MAJOR ADJUSTMENT TO A PUD	\$1,000
PUD II	\$1,200	MINOR ADJUSTMENT TO LASR	\$200
LASR	\$1,000	MAJOR ADJUSTMENT TO LASR	\$1,000

APPLICATION NUMBER

DO NOT WRITE IN THIS SPACE

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN

1. PROJECT ADDRESS: _____ **ZIP CODE:** _____

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER					
CONTRACTOR					
DESIGNER					
APPLICANT					
APPLICANTS E-MAIL ADDRESS					

3. ZONING COMMISSION ACTION REQUESTED:

- ZONE CHANGE FROM ZONE _____ TO ZONE _____
 PUD I PUD II LASR
 MAJOR ADJUSTMENT TO A PUD MINOR ADJUSTMENT TO A PUD
 MAJOR ADJUSTMENT TO A LASR MINOR ADJUSTMENT TO A LASR

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

5. SQUARE FEET: _____ **6. USE:** _____ **7. HEIGHT:** _____

8. EST. START DATE: _____ **9. EST. FINISH DATE:** _____ **10. # OF SIGNS:** _____

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

 APPLICANT'S SIGNATURE DATE

 PROPERTY OWNER'S SIGNATURE DATE

Sycamore Township Zoning Commission
 Schedule of Meeting Dates/Deadlines
For PUD's / Modifications to PUD's and LASR Plans ONLY
 2012

All submissions must be made by 12 noon local time on the date listed below.

<p>JANUARY Deadline: 12/19/2011 Legal Ad/Notice: 12/30/2011 ZC Meeting: 01/09/2012</p>	<p>JULY Deadline: 06/18/2012 Legal Ad/Notice: 06/29/2012 ZC Meeting: 07/09/2012</p>
<p>FEBRUARY Deadline: 01/23/2012 Legal Ad/Notice: 02/03/2012 ZC Meeting: 02/13/2012</p>	<p>AUGUST Deadline: 07/23/2012 Legal Ad/Notice: 08/03/2012 ZC Meeting: 08/13/2012</p>
<p>MARCH Deadline: 02/20/2012 Legal Ad/Notice: 03/02/2012 ZC Meeting: 03/12/2012</p>	<p>SEPTEMBER Deadline: 08/20/2012 Legal Ad/Notice: 08/31/2012 ZC Meeting: 09/10/2012</p>
<p>APRIL Deadline: 03/19/2012 Legal Ad/Notice: 03/30/2012 ZC Meeting: 04/09/2012</p>	<p>OCTOBER Deadline: 09/17/2012 Legal Ad/Notice: 09/28/2012 ZC Meeting: 10/09/2012*</p>
<p>MAY Deadline: 04/23/2012 Legal Ad/Notice: 05/04/2012 ZC Meeting: 05/14/2012</p>	<p>NOVEMBER Deadline: 10/22/2012 Legal Ad/Notice: 11/03/2012 ZC Meeting: 11/13/2012*</p>
<p>JUNE Deadline: 05/21/2012 Legal Ad/Notice: 06/01/2012 ZC Meeting: 06/11/2012</p>	<p>DECEMBER Deadline: 11/19/2012 Legal Ad/Notice: 11/30/2012 ZC Meeting: 12/10/2012</p>

*Tuesday meeting due to a holiday on Monday