

**ANDERSON TOWNSHIP PLANNING AND ZONING - STAFF REPORT**  
**CASE 4-2007 ANDERSON MAJOR MODIFICATION**  
**HORIZON COMMUNITY CHURCH – 3950 NEWTOWN ROAD**  
 FOR CONSIDERATION BY THE ANDERSON TOWNSHIP ZONING COMMISSION ON JUNE 22, 2026.

**APPLICANT:** Chris Watson, Chief Operating Officer, on behalf of Horizon Community Church, property owner.

**LOCATION & ZONING:** 3950 Newtown Road  
 (Book 500, Page 240, Parcel 001)  
 “AA-CUP” – Single-family Residence - Community Unit Plan

**REQUEST:** The applicant is requesting a Major Modification to the Final Development Plan in Case 4-2007 Anderson to construct a permanent membrane structure, size 98.24’ x 49.21’, to be used as an accessory building that will support church-related gatherings and activities.

**SITE DESCRIPTION:**

*Tract Size:* 41.47 acres (Anderson Township);  
 19.77 acres (Newtown parcel 501-011-001)

*Frontage:* Approximately 1,070’ on Newtown Road  
 Approximately 475’ on Round Bottom Road

*Topography:* Relatively flat, floodway, floodplain

*Existing Use:* Church

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
<i>North:</i>	“AA-CUP” – Single-family residence Community Unit Plan	Great Parks / vacant land
<i>South:</i>	Village of Newtown	Retail / Industrial
<i>East:</i>	“AA-CUP” – Single-family residence Community Unit Plan	Great Parks / vacant land
<i>West:</i>	“H” – Riverfront	Little Miami Golf Center / residences

**PROPOSED DEVELOPMENT:** The applicant is proposing a permanent membrane structure, size 98.24’ x 49.21’ (approximately 4,800 SF), to be an accessory building that will support church-related gatherings and activities. The proposed structure is planned to be constructed directly behind the current church building. The applicant stated that the structure would be constructed on permanent concrete footings and engineered in accordance with the Ohio Building Code.

**ZONING HISTORY:** The current use of the property has had the following approvals:

- Zone change was approved by the Trustees on July 12, 2007
- Final Development Plan Phase I was approved May 18, 2009 for church building and related parking
- Final Development Plan Phase II was approved October 25, 2010 for an additional 55 parking spaces
- Final Development Plan Phase III was approved August 27, 2012 for an additional 151 parking spaces

**FINDINGS:**

**Approving Zone Change Resolution:**

The following are the conditions set forth in RESOLUTION #07-0712-01 on 07/12/2007:  
As recommended by the Hamilton County Regional Planning Commission:

1. That there shall be a maximum of one church building on the site with a maximum of 181,000 square feet of floor area.
2. That additional right-of-way shall be dedicated along the entire Newtown Road frontage consistent with the requirements of the Hamilton County Thoroughfare Plan.
3. That the development plan shall comply with all requirements for sidewalks along Newtown Road contained in Section 144 (B) (3) of the Anderson Township Zoning Resolution.
4. That a landscaping plan in compliance with the requirements of the Anderson Township Zoning Resolution shall be submitted as part of any Final Development Plan.
5. That a lighting plan in compliance with the requirements of the Anderson Township Zoning Resolution shall be submitted as part of any Final Development Plan.

As recommended by the Anderson Township Zoning Commission:

1. The Plan shall comply with conditions 2, 4 and 5 as part of the Regional Planning Commission's (HCRPC) June 7, 2007, decision, and these shall be incorporated in a Final Development Plan.
2. Condition 1 of the Regional Planning Commission's (HCRPC) June 7, 2007, decision, shall be modified to limit the church building's size to 160,000 square feet with 700 parking spaces.
3. Condition 3 of the Regional Planning Commission's (HCRPC) June 7, 2007, decision shall be modified to allow for an alternative sidewalk arrangement to be approved by the Zoning Commission as part of the Final Development Plan.
4. The Plan shall comply with the requirements of the Anderson Township Zoning Resolution and all applicable regulations from other agencies, in addition to those specifically stated below, including the recommendations of Hamilton County Engineers Office, Ohio Department of Transportation, and Village of Newtown resulting from the forthcoming traffic study.
5. The church building and related parking lot area shall be located south of Eight Mile Creek.
6. A parking plan, denoting phasing, and possible alternative parking surfaces, which are encouraged for the lesser used parking lots, shall be submitted with the Final Development Plan. The Commission may choose to limit the amount of parking spaces for each phase of the development.
7. A pedestrian circulation plan shall be submitted with the Final Development Plan. This will identify both the internal pedestrian circulation, as well as external pedestrian access to the site, so that vehicle and pedestrian conflict are minimized. Where pedestrians use or cross roadways, appropriate pavement markings and signage are installed. The Zoning Commission will then determine the exterior sidewalk requirement for the development, which is encouraged to provide access to

the Church from the Village of Newtown and trail traversing the north part of the property.

8. A trail easement shall be provided, linking Newtown Road to the boundary of Riverside Park, in an area to be determined by the Church and Township staff. To the extent possible, this easement shall attempt to utilize existing or proposed paved areas, which are exclusive of motor vehicles.
9. A brief archaeological survey shall be conducted of the property describing the areas investigated to determine if the site may be home to any cultural artifacts, and presented as part of the final development plan submittal. The Commission shall then determine the need for additional archaeological studies on the site.
10. The area north of Eight Mile Creek shall remain in open space or similar use, and any future use of this property may be reviewed by the Zoning Commission.
11. The applicant shall obtain approval from the Village of Newtown for improvements along the Round Bottom portion of the site, within the Village.
12. The Final Development Plan shall indicate that the area between the Little Miami River and Eight Mile Creek is a no build area.
13. The Final Development Plan shall meet all the requirements of the Anderson Township Zoning Resolution (i.e. setbacks, lighting, height and similar features).
14. A Traffic Study shall be submitted with the Final Development Plan, which would include Newtown Road, extending to the intersection of U.S. 50.
15. The applicant is encouraged to seek and obtain LEED (Leadership in Energy and Environmental Design) certification on the development of the property.

As set forth by the Board:

1. The Plan shall comply with condition 1 as part of the Regional Planning Commission's (HCRPC) June 7, 2007, decision, as modified by the Zoning Commission, but include existing outbuilding square footage, such as the Golf Course clubhouse, maintenance buildings, existing golf course parking, etc. in these calculations. If such buildings are removed, and future outbuildings are proposed, these may be subject to a public hearing anyway, but their square footage shall not deduct from the 160,000 square feet permitted for the church building.
2. The Plan shall comply with conditions outlined in the Zoning Commission's June 18, 2007, decision; however, Condition 12 shall be modified to allow the existing use and structure to remain north of Eight Mile Creek. In addition, future uses and development in this area would be subject to a major modification to the Final Development Plan and public hearing before the Zoning Commission, and possibly a substantial modification to the Final Development Plan requiring Trustee approval, and the decision on this process shall be made by the Director of Development Services.
3. The Plan shall comply with conditions outlined in the Zoning Commission's June 18, 2007, decision; however, Condition 13 shall be modified to "encourage" the Final Development Plan to meet all the requirements of the Anderson Township Zoning Resolution (i.e. setbacks, lighting, height and similar features), and require a public hearing before the Zoning Commission, possibly concurrent with the Commission's review of the Final Development Plan, if any such setbacks are not met.

#### **Final Development Plan Phase I**

The following are the conditions set forth in RESOLUTION #2009-0518-01 on 05/18/2009:

1. All other conditions of the original resolution or Anderson Township Zoning Resolution, where not in conflict with this proposal, shall remain in effect. These include the provision of a trail easement across the northern portion of the property prior to obtaining occupancy of the structure. In addition, future phases of the development must also be consistent with Case 4-2007 and this Final Development Plan approval.
2. The Plan shall comply with the requirements of all applicable regulations from other agencies, specifically; right of way must be dedicated to the Hamilton County Engineers Office prior to obtaining occupancy for the structure, and the driveway and access plan approved by the Fire & Rescue Department.
3. A pedestrian plan shall be generated, and approved by the Director of Development Services, for Phase 1, and be built by the applicant. This shall provide a connection between the Church and the Village of Newtown, adjacent to Newtown Road. It shall also link the existing cart path/trail network on the applicant's property, north of Eight Mile Creek, so that a future connection can be made to the regional trail network.
4. Any future signage requests shall be reviewed by staff in accordance with the Anderson Township Zoning Resolution, as applicable, but the Newtown Road frontage of the site shall be permitted to have two signs, per a variance from Section 318 of the Anderson Township Zoning Resolution.
5. A revised Final Development Plan set, addressing all matters within the staff report and issues raised by the Zoning Commission, shall be prepared and reviewed by staff prior to the issuance of a Zoning Certificate. This shall include the Resolution by the Commission adopting this Final Development Plan.
6. The applicant shall operate parking lighting in consideration of the single family residences adjacent to the property, such as reducing light levels when no church functions are occurring.
7. Signage shall be reviewed by Staff based on the size and character requirements as provided in the Anderson Township Zoning Resolution.

#### **Final Development Plan Phase II**

The following are the conditions set in RESOLUTION #2010-1025-02 on 10/25/2010:

1. All other conditions of the original resolution or Anderson Township Zoning Resolution, where not in conflict with this proposal, shall remain in effect. In addition, future phases of the development must also be consistent with Case 4-2007 and this Final Development Plan approval.
2. A revised Final Development Plan set, addressing all matters raised by the Zoning Commission, shall be prepared and reviewed by staff prior to the issuance of a Zoning Certificate. This shall include the Resolution by the Commission adopting this Final Development Plan (Phase 2).
3. The landscape plan shall reflect the original landscape plan approved under Phase I, and must be followed from this point forward. Any tree previously planted not in accordance with the approved landscape plan must be, at minimum, the same caliper as shown on the plans.

### **Final Development Plan Phase III**

The following are the conditions set in RESOLUTION #2012-0827-01 on 08/27/2012:

1. All other conditions of the original resolution or Anderson Township Zoning Resolution, where not in conflict with this proposal, shall remain in effect. In addition, future phases of the development must also be consistent with Case 4-2007 and this Final Development Plan approval.
2. A revised Final Development Plan set, addressing all matters raised by the Zoning Commission, shall be prepared and reviewed by staff prior to the issuance of a Zoning Certificate. This shall include the Resolution by the Commission adopting this Final Development Plan (Phase 3).
3. The landscape plan shall reflect the original landscape plan approved under Phase I, and must be followed from this point forward. Any tree previously planted not in accordance with the approved landscape plan must be, at minimum, the same caliper as shown on the plans.
4. A revised site plan shall be submitted to reflect 24' wide drive aisles with 9' x 19' parking stalls. The northern and southern end parking spaces shall meet this dimension or be eliminated from the plan.
5. A revised Landscape Plan should be submitted showing the protection of existing trees. Evergreen trees shall be added at the end of the interior parking islands to provide a solid screen to the residences to the west. The size of the relocated spruces shall be indicated.

### **Zoning Resolution Compliance**

The proposed development plan is compliant with the Anderson Township Zoning Resolution.

### **Applicable Plans**

#### *Anderson Plan*

The application is consistent with the initiatives of the Anderson Plan and its vision area, goals, and recommendations. Specifically, the application is consistent with the following Initiatives of the Anderson Plan:

Land Use and Development: The property is identified as “General Mixed Use” in the 2022 Future Land Use Map. The proposed accessory structure supports the church which is compliant with this designation.

Economic Vitality: Support the expansion of nonresidential uses provided they are compatible with adjacent land uses (3.2.2).

#### *Anderson Trails Plan*

No changes are proposed with the current sidewalks and trails on the property.

**RECOMMENDATION:**

Staff recommends approval of the Major Modification to add a permanent membrane structure, size 98.24' x 49.21' (approximately 4,800 SF), to be an accessory building that will support church-related gatherings and activities for the following reasons:

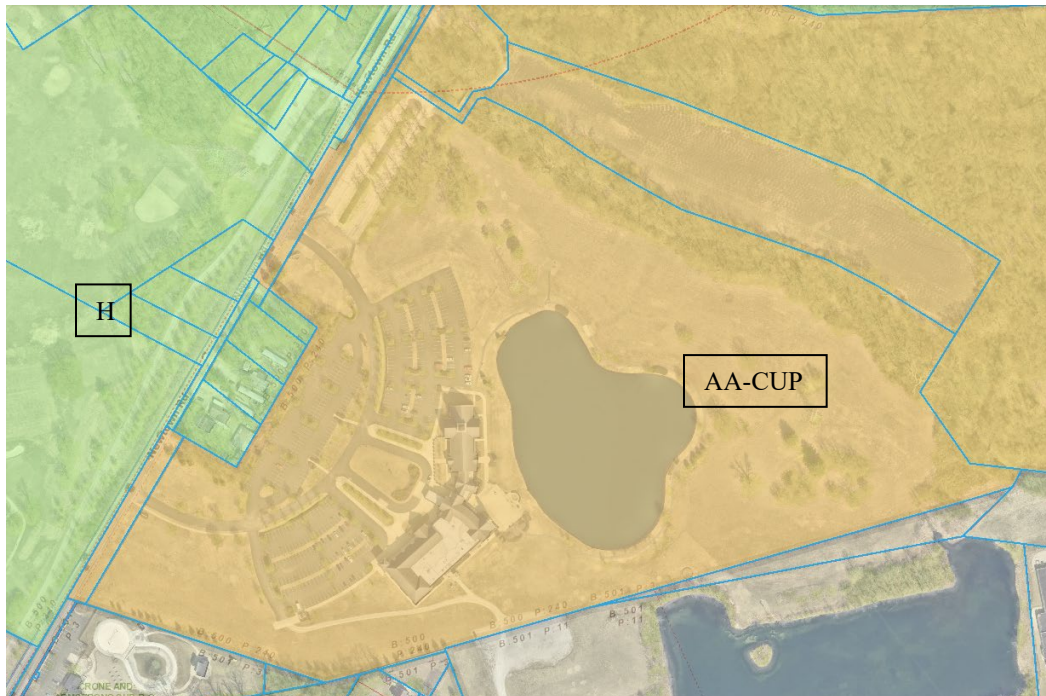
1. The proposal is consistent with the conditions of the approving resolution for the development and the underlying "AA-CUP" Single-family Residence – Community Unit Plan Zoning.
2. The proposed modifications are compatible with the site and surrounding uses. The accessory structure is proposed to be constructed behind the church building where the current temporary tent is located, therefore not visible from Newtown Road. It is also screened by existing vegetation to the nearest residences to the south on View Street in Newtown.
3. The development is served adequately and efficiently by essential public facilities and services, which are already in existence. A permanent structure will allow the church to continue using the space year-round without the need to re-apply for a building permit every 180 days.
4. The modifications allow for the applicant to realize a reasonable profit from the property.

This approval shall be based on the following conditions:

1. All previous conditions of approval from Case 4-2007 Anderson Trustee Resolution #07-0712-01, Resolutions from FDP Phases I-III (#2009-0518-01, #2010-1025-02, and #2012-0827-01) as well as the underlying requirements of the Zoning resolution, shall still apply to the site.
2. Future expansions will be subject to Article 5.1, C of the Zoning Resolution, General Development Plan Provisions.



Property line Map (CAGIS)



Zoning Map (CAGIS)



Topographic Map (CAGIS)







