



ANDERSON TOWNSHIP PLANNING AND ZONING - STAFF REPORT

CASE NUMBER 9-2026 BZA

839 LAVERTY LANE (LAVERTY PARK PARKING LOT)

FOR CONSIDERATION BY THE BOARD OF ZONING APPEALS ON MAY 7, 2026.

APPLICANT: Nathan Wright, Brandstetter Carroll, Inc, on behalf of Anderson Park District, property owner.

LOCATION & ZONING: 839 Laverty Lane
Book 500, Page 471, Parcels 191 and 249 - "A-2 CUP" Residence Community Unit Plan.

REQUEST: A conditional use request for an Athletic/play field per Article 5.4, I, 14, a of the Anderson Township Zoning Resolution.

SITE DESCRIPTION:
Tract Size: 9.39 Acres
Frontage: Approximately 191' on Laverty Ln
Topography: The property is flat near the parking lot, proposed restroom, with numerous grade changes in the rest of the park.
Existing Use: Athletic/play field

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
<i>North:</i>	"A-2" Residence Community Unit Plan	Single Family Residence
	"A-2" Residence	Single Family Residence
<i>South:</i>	"A-2" Residence Community Unit Plan	Single Family Residence
<i>East:</i>	"A-2" Residence Community Unit Plan	Single Family Residence
<i>West:</i>	"A-2" Residence Community Unit Plan	Single Family Residence
	"A-2" Residence	Single Family Residence
	"C" Residence	Single Family Residence

PROPOSED DEVELOPMENT: The applicant is proposing to add a restroom/ maintenance facility, to mill and restripe the existing parking lot, add an accessible path from to parking area, the restroom, and the park amenities, a 6' wood privacy fence along the eastern portion lot line of parcel 191, and to make drainage improvements to Laverty Park. The current restroom facilities on site are a single portable restroom in the parking lot. The proposed restroom and maintenance structure will be approximately 18' x 26'-6".

HISTORY: The Anderson Park District acquired the property in 1978. There was a zoning certificate for the replacement of the 6' tall chain link fence in 2004.

FINDINGS: To authorize by the grant of a special zoning certificate after a public hearing, the Board of Zoning Appeals shall make a finding that the proposed conditional use is appropriate in the location proposed. The findings shall be based upon the general considerations set forth in Article 2.12, D, 8 as well as the designated specific criteria for specific uses () contained in Article 5.4, I, 14, a.

General Criteria in Article 2.12, D, 8, a:

Staff is of the opinion that the proposed use and development would comply with the spirit and intention of the Zoning Resolution and with District purposes by meeting the conditional use standards.

Staff is of the opinion that the proposed park improvements will not have an adverse impact on adjacent properties. The applicant is adding a wood privacy fence and landscaping to provide a buffer between 855 Laverty Ln and the new improvements.

Staff is of the opinion that the proposed park improvements will respect natural, scenic, and historic features of significant public interest. There will be no impact on public services.

The conditional use is in accordance with the following areas of the Township's Comprehensive Plan:

The project is consistent with the following goals and initiatives in the "Quality of Life" and "Land Use and Development" chapter in the 2016 Comprehensive Plan, which states:

"Residents will maintain a high quality of life that includes quality schools, entertainment, and cultural activities, health care, religious offerings, and a diverse parks, open space, Greenspace, and recreation system."

"Continue to collaborate with the Forest Hills School District, Anderson Township Park District and Great Parks of Hamilton County in order to preserve and enhance the excellent school and community and regional park systems."

"Anderson Township will be a well-planned community with a mixture of agricultural uses, residential neighborhoods, commercial centers, and an industrial base balanced with public uses, parks, and recreational uses."

Specific Criteria in Article 5.4, I, 14, a

Athletic/play field (h), (l), (o,i), (p,iii), (s), (u), (v), (w), (y)

*h. The vehicular use area shall be located and designed so as to minimize impact on the neighborhood. **There is minimal impact to the existing vehicular area outside of the mill and restriping of the parking area.***

*l. Measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties. **The applicant has outlined their plan to negate as many nuisances as possible through phasing construction and providing regular janitorial service and system monitoring for the facility to address concerns related to odors.***

*(o,i) Landscaping shall be installed in accordance with one the following buffer: Boundary Buffer of 10 feet with 3.3 canopy trees and 10 shrubs at per 100 l.f. **The applicant has provided a compliant landscaping plan and adding additional landscaping along Laverty Lane.***

*(p,iii) Signage shall be regulated as follows: Subject to sign standards in Article 5.5,F,4. **No new signage is proposed.***

s. All exterior lighting shall be directed away from adjacent residential properties. **The applicant has indicated that all lighting will be directed away from residential properties.**

v. The applicant shall provide a plan indicating the manner in which the facility will maintain contact with neighborhood residents along with a structured procedure whereby resident's grievances may be filed with the Township and resolved by the facility. **The Park District has monthly public meetings where residents can address the Park Board. The Park District also maintains an office at 6915 Beechmont Avenue with normal business hours. The Park District also maintains bulletins at every Park District location which contains contact information.**

w. A refuse collection plan shall be submitted as part of the application. **In compliance – Laverty Park is serviced by Rumpke Waste Removal weekly. No additional refuse collection is proposed.**

y. The intensity of the particular use shall be evaluated with regard to the location, size, and configuration of the tract. **The proposed structure has been located away from Laverty Lane and in a location that is intended to respect the character of the building and setback requirements with preserving mature trees on site.**

**STANDARDS TO BE
CONSIDERED:**

In determining whether to grant a special zoning certificate, the Board shall consider and apply the following standards:

Article 2.12, D, 8

- (1) Spirit and intent. The proposed use and development shall comply with the spirit and intention of the Zoning Resolution and with purposes.
- (2) No adverse affect; the proposed use and development shall not have an adverse affect upon adjacent property, or the public health, safety and general welfare.
- (3) Protection of public services: the proposed use and development should respect, to the greatest extent practicable, any natural, scenic, and historic features of significant public interest.
- (4) Consistent with adopted plans; the proposed use and development shall, as applicable, be harmonious with and in accordance with the general objective of the Township's comprehensive plan and/or Zoning Resolution.

Article 5.4, I, 14, a

Athletic/ play field – (h), (l), (o,i), (p,iii), (s), (u), (v), (w), (y)

(h) The vehicular use area shall be located and designed so as to minimize impact on the neighborhood.

(l) Measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties.

(o,i) Landscaping shall be installed in accordance with one the following buffer:
Boundary Buffer of 10 feet with 3.3 canopy trees and 10 shrubs at per 100 l.f.

(p,iii) Signage shall be regulated as follows: Subject to sign standards in Article 5.5,F,4.

(s) All exterior lighting shall be directed away from adjacent residential properties.

(v) The applicant shall provide a plan indicating the manner in which the facility will maintain contact with neighborhood residents along with a structured procedure whereby resident's grievances may be filed with the Township and resolved by the facility.

(w) A refuse collection plan shall be submitted as part of the application.

(y) The intensity of the particular use shall be evaluated with regard to the location, size, and configuration of the tract.

Disclaimer: This staff recommendation is based on the facts known to the author at the time the recommendation was made. Staff attempted to use those known facts to analyze the relationship of those facts to the standards set forth in the Zoning Resolution for the particular issue and property before the BZA, and in keeping with past decisions of the BZA. The BZA members have an obligation to consider all of the evidence that is entered into this case during the BZA hearing through the sworn testimony of the witnesses, as well as the documents submitted as part of the witnesses' testimony. The staff recommendation should be considered as part of the evidence before you. The Zoning Resolution empowers the BZA to make reasonable interpretations of the Zoning Resolution, to judge the credibility and reliability of the witnesses, and to decide each case based on the evidence presented during the BZA hearing process.