

ANDERSON TOWNSHIP PLANNING AND ZONING - STAFF REPORT

CASE 10-1970 ANDERSON MAJOR MODIFICATION

ANDERSON SQUARE APTS – 7885 BEECHMONT AVENUE (1100 KING LOUIS COURT)

FOR CONSIDERATION BY THE ANDERSON TOWNSHIP ZONING COMMISSION ON JANUARY 22, 2024

APPLICANT: Garret Allegree, Property Manager for Anderson Square Apartments, on behalf of Anderson Square Apartments, LLC, property owner

LOCATION & ZONING: 7885 Beechmont Avenue (aka 1100 King Louis Court)
(Book 500, Page 203, Parcel 191)
“DD” Planned Multi-family

REQUEST: For a Major Modification to the Final Development Plan for Case 10-1970 Anderson for the construction of a 960 SF barn for maintenance / storage.

SITE DESCRIPTION:

<i>Tract Size:</i>	6.353 acres
<i>Frontage:</i>	40' on King Louis Court
<i>Topography:</i>	Relatively flat, with small decrease in slope to the south
<i>Existing Use:</i>	Anderson Square Apartments

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	<i>North:</i> “EE” Planned Business and “E” Retail	Condado, City Bird, Whitewater Express
	<i>South:</i> “B” Residence	Single Family Residences
	<i>East:</i> “D” Multi-family	Jamestowne Village Condominiums
	<i>West:</i> “C” Residence	Single Family Residences

PROPOSED DEVELOPMENT: The applicant is proposing the construction of a 960 SF barn for maintenance / storage for the Anderson Square Apartments. The barn is proposed to be a metal building, 24' x 40', 10' high, with beige walls and a dark green roof. It will replace two smaller sheds to the west of the main entrance, that have fallen into disrepair. The total square footage of the existing smaller sheds is approximately 395 SF. The old tennis court will also be removed during construction.

ZONING HISTORY: An application for a zone change, from “C” Residence to “DD” Planned Multi-family, Case 10-1970, was originally heard by the Rural Zoning Commission in December 1970, recommending approval. The Hamilton County Board of County Commissioners heard the case on March 16, 1971 and denied the zone change. An appeal was made to the Court of Common Pleas who overturned the County Commissioners decision on February 23, 1973, which left the property unzoned. On October 22, 1975, the Board of County Commissioners re-heard the case and approved the zone change to “DD” Planned Multi-family, for the as-built apartment community (68 units on 6.5 acres). The approval was based on a 50' buffer to property to the south and west, and 30' to the east.

FINDINGS: **Zoning Resolution Compliance**
The proposed development plan is compliant with the Anderson Township Zoning Resolution Article 3.9, F General Requirements for the “DD” zoning district:

1. The size and location of the tract in relation to surrounding property shall be such that in the proposed development, including landscaping and screening and other adjustments to

the abutting land uses, can be made to harmonize with the neighborhood. The proposed plan shall not be approved unless the ATZC specifically makes a finding that the development will be harmoniously related to the overall neighborhood.

2. In furthering this objective, the location and arrangement of buildings, parking structures and areas, walks, lighting, and appurtenant facilities shall be adjusted to the surrounding land uses, and any part of the site not used for buildings or other structures, or for parking, loading or access ways shall be landscaped with grass, trees and shrubs or pedestrian walks.

The proposed barn will be constructed to replace two existing accessory structures that have been located in this area for quite some time. While the new barn is larger, it will still be setback 45' to the north property line and 118' from the west property line.

Approving Resolution

The Resolution originally approved with Case 10-1970 Anderson approved a development plan with a buffer area of 50' from the west property line. The proposed barn will not disturb this area.

Applicable Plans

Anderson Trails and Walkways Plan

Not applicable.

Beechmont Plan

Not applicable.

Anderson Plan

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

Housing

Anderson Township is home to diverse housing options to meet changing demographics and market demands.

The Township will ensure upkeep and maintenance of existing housing stock.

Land Use and Development:

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

The proposed barn replaces aging sheds and will allow the owner to improve storage and maintenance facilities for the apartment community.

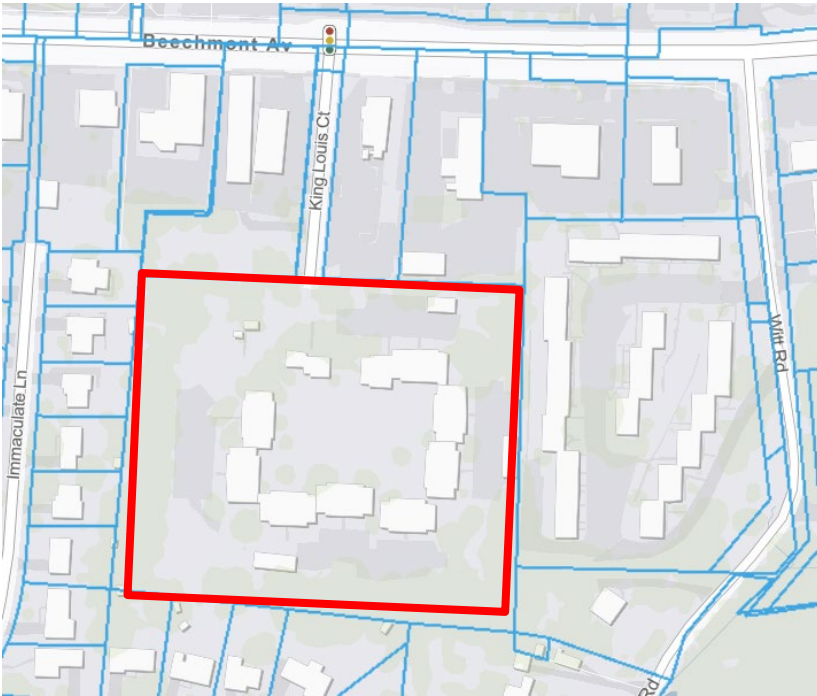
RECOMMENDATION:

Staff recommends approval of the Major Modification to Case 10-1970 Anderson, as:

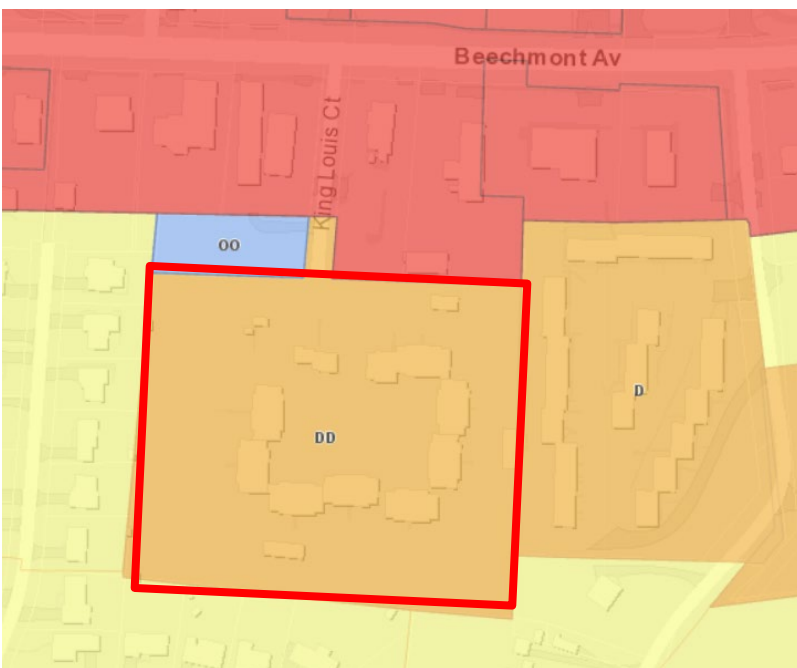
1. The proposal is consistent with the conditions of the approving resolution for the development and the underlying "DD" Planned Multi-family Zoning District. The setbacks and buffering intent from Case 10-1970 will be maintained.
2. The proposed modifications are compatible with the site and surrounding uses. The new barn will not impact existing buffering to adjoining properties. Existing vegetation to the north and west will screen the barn and upgrade the existing storage conditions.

Although the new barn is larger than the existing sheds, the removal of the tennis court will result in a reduction of the ISR (impervious surface ratio).

3. The development is served adequately and efficiently by essential public facilities and services, which are already in existence.
4. The modifications allow for the applicant to realize a reasonable profit from the property.



Property line Map (CAGIS)



Zoning Map (CAGIS)



2023 Aerial (CAGIS)



Looking North from the edge of the parking area



View of the existing structures looking west from King Louis Ct



View of existing structures looking south from King Louis Ct



View of existing structures looking south from Condado Taco