

**CASE 2-2015 PUD MAJOR ADJUSTMENT**

**EXTRA SPACE STORAGE – 7900 BEECHMONT AVE**

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

**APPLICANT:** Wendy Moeller, AICP, of Compass Point, on behalf of PSS 100 LLC @3, property owner

**LOCATION & ZONING:** 7900 Beechmont Ave  
Book 500, Page 201, Parcel 239  
“E- PUD” Retail Business – Planned Unit Development

**REQUEST:** Approve a Major Adjustment to the Planned Unit Development (Case 2-2015 PUD) to allow for 95 portable storage units to be placed to the side and behind the existing storage facility.

**SITE DESCRIPTION:** *Tract Size:* 9.384 acres  
*Frontage:* Approx. 300’ on Beechmont Ave  
Approx. 328’ on Private Drive  
*Topography:* Mostly flat topography  
*Existing Use:* Indoor storage facility with outdoor vehicle storage

| <b>SURROUNDING CONDITIONS:</b> | <u>ZONE</u>               | <u>LAND USE</u>                     |
|--------------------------------|---------------------------|-------------------------------------|
| <i>North:</i>                  | “DD” Planned Multiple Res | Apartments                          |
| <i>South:</i>                  | “E” Retail                | Restaurants / carwash               |
| <i>East:</i>                   | “E” Retail                | Anderson operations center / Office |
| <i>West:</i>                   | “C” Residence             | IHM                                 |

**PROPOSED DEVELOPMENT:** The applicant is proposing to place 95 outdoor storage containers replacing the current vehicle storage approved with Case 9-2002 BZA. These containers would range in size from 5’ x 10’ to 10’ x 30’ and reach up to 9’-2” in height. Currently vehicles of up to 12’ in height excluding antennas are allowed to park on the site. The storage containers will be portable, but the applicant intends to have these containers be stationary and secured to the ground in a semi-permanent manner. The applicant is also proposing to expand the outdoor storage area by approximately 11,000 SF, extending south towards Beechmont Avenue. This area would be enclosed with a new fence / access gate (6’ tall ornamental aluminum), and screened with 5’ tall Spring Grove Arborvitae. The containers would not extend beyond the front of the building. A 24’ wide cross access drive to IHM and Hawkins Lane would be maintained. The existing fencing and screening along the western and northern property lines is proposed to remain.

- ZONING HISTORY:**
- Case 11-1993 BZA
    - Approved outdoor display area for Frank’s Nursery and Crafts
  - Case 7-1998 BZA
    - Allowed for the construction of a storage facility up to 108,000 SF in size.
    - Outdoor storage explicitly not permitted.
    - Required all storage compartments be accessed only from within an enclosed building.

- Case 9-2002 BZA (resolution attached)
  - Permitted outdoor vehicle storage in contradiction to case 7-1998 BZA.
  - Vehicles up to 12’ in height are permitted to be stored in the lot, vehicles over 9’ in height must be stored behind the building line.
  - No outdoor storage will be permitted within 500’ of Beechmont Avenue ROW.
  - Privacy fence of up to 8’ in height permitted.
  - 10 evergreens of no less than 8’ tall were required to be planted in front of the privacy fence.
- Case 2-2015 PUD
  - Approved the PUD application for Fresh Thyme grocery addition.

The decisions made on this property from 1993 to 2002 were reviewed by the Anderson Township Board of Zoning Appeals (BZA) as the Township’s PUD regulations were not yet in place. Therefore, the changes to the property that required variances were reviewed through the BZA. In 2006 the Township adopted its PUD regulations. Therefore, the case in 2015 was reviewed as a PUD case as over 60% of the property is impervious surface.

**FINDINGS:**

*The purpose of the Planned Unit Development (“PUD”) Overlay District is to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services, orderly improvement of property in accordance with community plans, and to encourage innovation in the planning and building of all types of development without detriment to neighboring properties. The PUD regulations are intended to permit property to be used in a manner or intensity not permitted as of-right by the underlying district regulations. The application is being reviewed by the Zoning Commission because self-storage facilities are not permitted within the “E” zoning district and the existing PUD does not include outdoor storage containers at the facility. The addition of outdoor self-storage containers would be a major adjustment to the approved PUD.*

**Zoning Resolution Compliance**

**Article 3.14, B, 22** Retail business District Regulations: A building or premises may not be used for storage warehouses.

The applicant is requesting a modification and expansion of the outside storage area that was approved with Case 9-2002 BZA.

**Applicable Plans**

**Anderson Plan**

The proposal is consistent with the goals and objectives of the Anderson Plan and its recommendations for enhancing economic activities. The Future Land Use classification identifies the site for General Mixed Use, which is defined as “Community and regional oriented businesses, offices and services that are located primarily along major thoroughfares. These uses may be located individual-user buildings, multi-tenant buildings, or mixed-use buildings. Buildings are encouraged to be located close to the road with the majority of parking located to the side and rear of buildings. Residential uses may be located in mixed-use buildings but should only be located on the second

floors or higher or behind non-residential buildings”. The proposed use meets this description.

The application is consistent with the following Goals of the Anderson Plan:

Economic Vitality: The Township should attract a variety of businesses to meet changing demographics and market demands. With a focus on an expanded tax base with an increasing amount of land developed for a mixture of non-residential uses, this will attract new businesses and promote and retain existing businesses.

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.

***Beechmont Plan***

The site is located in Neighborhood Four of the Beechmont Plan which encourages parking lot connections between neighboring properties, substantial quality building materials, and varied massing of buildings. Other recommendations are primarily related to landscaping and lighting. The outside storage area is mostly screened from Beechmont Avenue and surrounding properties by existing fencing and vegetation. The proposed fencing and screening should be solid and complement adjacent properties. Cross access to adjacent properties is maintained.

***Anderson Trails Plan***

The proposed adjustment maintains pedestrian connectivity within Pinnacle Plaza, as well as to Beechmont Avenue and adjacent properties.

**RECOMMENDATION:**

Staff recommends approval based on the Planned Unit Development evaluation criteria (*Article 4.1, G*):

1. Staff is of the opinion that the container units are consistent with the approval from the BZA in 2002;
2. Applicability of and consistency with adopted objectives and policies of the Township and County related to land use, as well as Township plans duly adopted by the Board of Anderson Township Board of Trustees and Hamilton County Regional Planning Commission, including, but not limited to the Anderson Township Comprehensive Plan; Compliant as noted above, with consistency with the Economic Vitality and Land Use and Development chapters of the Comprehensive Plan.
3. Compatibility with surrounding land uses; Compliant – with screening, the use has very limited visibility, and should be less visible than the current vehicle storage. The proposed storage containers will have a maximum height of 9'-2" whereas vehicles of 13' are currently permitted.
4. Whether the size and physical features of the project area enable adequate protection of surrounding property and orderly and coordinated improvement of property in the vicinity of the site; Compliant – the outside storage is proposed to increase in area, however in an underused parking lot.

5. Whether the proposed phasing of the development is appropriate, and the development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant; Compliant
6. Whether the proposed development is served adequately and efficiently by essential public facilities and services which are in existence or are planned; Compliant
7. Whether significant scenic or historic features, as identified or contained in plans duly adopted by the Board of Anderson Township Board of Trustees and Hamilton County Regional Planning Commission, are adequately conserved; NA
8. Whether modification of the zoning or other regulations are warranted by the innovative design of the development plan; Complaint – additional landscaping is proposed which will adequately screen the outdoor storage.
9. The adequacy of proposed pedestrian circulation system to insulate pedestrian circulation from vehicular movement; No changes are proposed to the current pedestrian network.
10. The adequacy of the provisions for visual and acoustical privacy; Compliant – site is adjacent to a school playfield and an open space area to the north.
11. Whether the development includes an appropriate amount of, and appropriate access to, dedicated open space; NA
12. Whether the development will be detrimental to present and potential surrounding uses; Compliant – the outdoor storage use was approved 22 years ago and has not been detrimental to surrounding uses. The storage containers would remain in the same place where currently vehicles come and go.
13. The consistency of the development with recommendations from Township, County, State and/or Federal agencies; Compliant
14. Whether the development is consistent with the Vision and Goals as adopted by the Anderson Township Board of Trustees. Compliant with adopted plans such as the Comprehensive Plan and Beechmont Plan.
15. Whether the development provides adequate protection of natural features on the property, including but not limited to, land over 20% slope, flood-plain and wetland areas, areas permanently inundated by water, and areas protected by the Ohio Department of Natural Resources. NA

If approved, staff recommends the following conditions:

1. Substantial compliance with the plans dated April 1, 2024 is required.
2. If operation of the primary use, that being indoor storage, ceases, then this resolution, which authorizes outdoor storage containers, shall be revoked and the containers shall be removed.

**GENERAL STANDARDS FOR  
PUD PLAN APPROVAL:**

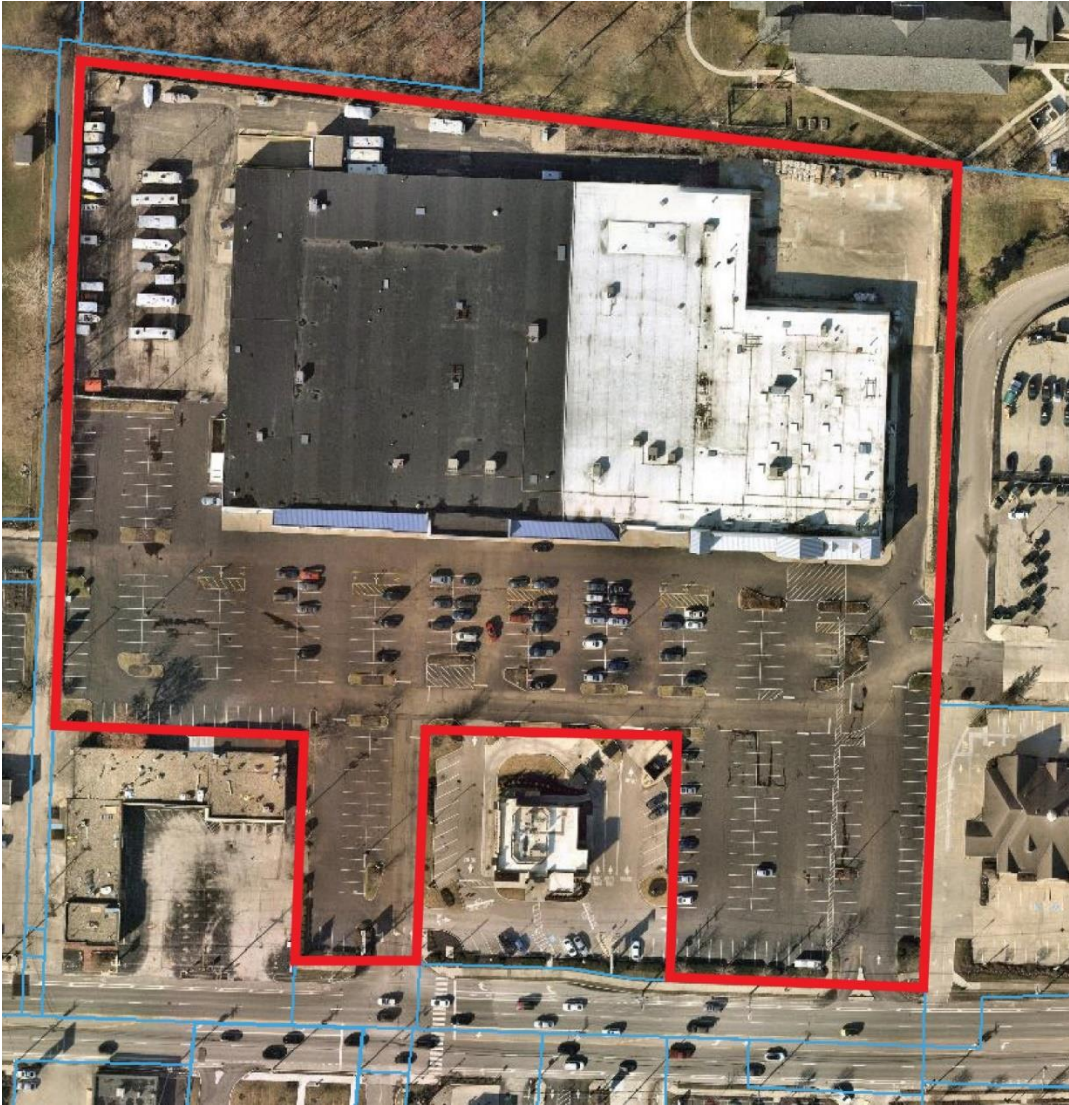
In determining whether a PUD Plan filed pursuant to this Article shall be approved or recommended for approval, the Director of Planning and Zoning, the Anderson Township Zoning Commission, and the Anderson Township Board of Trustees shall apply the following general standards.

1. Compliance with this Zoning Resolution and with the purposes of the Zone District in which the proposed use and development is to be located;

2. Applicability of and consistency with adopted objectives and policies of the Township and County related to land use, as well as Township plans duly adopted by the Board of Anderson Township Board of Trustees and Hamilton County Regional Planning Commission, including, but not limited to the Anderson Township Comprehensive Plan;
3. Compatibility with surrounding land uses;
4. Whether the size and physical features of the project area enable adequate protection of surrounding property and orderly and coordinated improvement of property in the vicinity of the site;
5. Whether the proposed phasing of the development is appropriate, and the development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant;
6. Whether the proposed development is served adequately and efficiently by essential public facilities and services which are in existence or are planned;
7. Whether significant scenic or historic features, as identified or contained in plans duly adopted by the Board of Anderson Township Board of Trustees and Hamilton County Regional Planning Commission, are adequately conserved;
8. Whether modification of the zoning or other regulations are warranted by the innovative design of the development plan;
9. The adequacy of proposed pedestrian circulation system to insulate pedestrian circulation from vehicular movement;
10. The adequacy of the provisions for visual and acoustical privacy;
11. Whether the development includes an appropriate amount of, and appropriate access to, dedicated open space;
12. Whether the development will be detrimental to present and potential surrounding uses;
13. The consistency of the development with recommendations from Township, County, State and/or Federal agencies;
14. Whether the development is consistent with the Vision and Goals as adopted by the Anderson Township Board of Trustees.
15. Whether the development provides adequate protection of natural features on the property, including but not limited to, land over 20% slope, flood-plain and wetland areas, areas permanently inundated by water, and areas protected by the Ohio Department of Natural Resources.



Property Map



Aerial Map



View looking north from parking lot (area of expansion).



View looking northeast from parking lot.





View looking along western fence line from within vehicle storage.



View looking along northern fence line from within vehicle storage area.



View of vehicle storage area behind the main building.



View of western fence line along Hawkins Lane.