

April 1, 2024

Paul Drury
Planning and Zoning Director
Anderson Township
7850 Five Mile Road
Cincinnati, Ohio 45245

Re: Major Adjustment of a Final Development Plan for 7900 Beechmont Avenue

Dear Paul,

Please consider this letter and the attached plans as a formal application requesting a major adjustment of a final development plan for 7900 Beechmont Avenue, and more specifically, the portion of the site used by Extra Space Storage. We are seeking to have this request placed on the Anderson Township Zoning Commission's agenda for April 22, 2024 agenda.

I am submitting this application information on behalf of Josh Loewenstine who is an owner of PSS 100 LLC, which is one of three companies that own the property at 7900 Beechmont Avenue. As such, he is an owner with the authority to file this application.

With this application, we are seeking to modify the existing E-PUD Final Development Plan related to this site that will result in the elimination of the outdoor storage of recreational vehicles, previously authorized by the Anderson Township BZA in 2002. We are seeking a modification to replace the outdoor storage of vehicles with the placement of portable storage structures. This letter includes an illustration of one of these units.

As the attached plan shows, the proposed change would result in the placement of 95 portable storage spaces, ranging in size from 5' x 10' to 10' x 30' along the western side of the lot and along the rear lot line. These structures are designed to technically be portable but the intent is for them to be placed in the formation illustrated in the attached plans for permanent use while the self-storage business is in operation. They will be anchored to the ground but not in a manner similar to a permanent building with footers. While they are designed to be portable, these are not similar to temporary storage containers that can be placed on a private property for materials to be placed in storage and then moved to the site, similar to the storage systems that are commonly referred to as PODs. Instead, these are structures that are intended to be placed on the site, in the manner outlined, for permanent location and use while a storage facility continues to operate, whether under the name of Extra Space Storage or a future storage facility. It is an extension of the storage facility with unit that will have external access. Should the business activity of storage be permanently closed on this site, these structures can and will be removed from the site.

The BZA approved the use of outside storage for vehicles in 2002 and we are proposing through this modification that all outside storage of vehicles will cease at this site. The proposed storage structures will be designed to further create a solid border along the existing fences, which will be retained with all existing landscaping. The structures themselves have a pitched roof with a height of 8-feet, 4 inches on one side up to 9 feet, two inches on the opposite side. As such, these storage structures will have a lower profile than many of the recreational vehicles currently on the site (with heights of up to 13 feet), reducing the visibility of storage activities than current operations. Furthermore, the plans propose that a new fence with landscaped screening be placed in line with the front façade of the building, with a new access gate, that will further screen visibility of the storage structures from Beechmont Avenue and the nearby lots, generally improving the appearance of the site. The proposed modification does illustrate that the front fence will be moved forward to align with the front of the building façade, which is also a modification of the current final development plan. However, no storage area will extend in front of the building. The storage area will be secured with access granted only to employees of the storage company and the lessees of the storage structures.

Included with this application is a set of site plans illustrating the location of the proposed structures along with proposed landscaping. All existing privacy fences along the side and rear lot lines will be retained. In addition, we are providing the following link to interactive rendering of the proposed plan.

<https://views.ovalroomgroup.com/v/YbjND0VY1A7>

This request is being made subject to the adjustment requirements of Section 4.1(I) of the Anderson Township Zoning Resolution. Furthermore, we have provided a summary of how this proposed adjustment meets the requirements of Section 4.1(G), which are the general standards for PUD approval.

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;

The use of the site as an indoor storage facility was previously approved by the township as part of the E-PUD process. The addition of outdoor storage of vehicles was further authorized in 2002. The proposed adjustment would maintain outdoor storage facilities but would transform it from outdoor storage of vehicles to a more structure storage facility that will have less of a visual impact on the adjacent lots. Additionally, the local availability of self-storage opportunities has been in more demand due to the increase in apartment developments in and around the township.

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;

See response to standard number 1 above. The use of the site for indoor storage and outdoor storage of vehicles was previously approved as consistent with township plans, policies, and regulations.

3. Compatibility with surrounding land uses;

The adjacent land uses include the parking lot and building that is associated with the same lot as the storage facility to the south and east; the ballfields and parking lots for the Immaculate Heart of Mary Catholic School to the west, and open space associated with the Stonegate apartment complex. All of these uses are likely to remain the same for the foreseeable future and the proposed adjustment will have little to no impact on those adjacent uses. If anything, the appearance of the new structures will be an improvement over the storage of vehicles.

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;

As noted above, the proposed adjustment will create an enhanced buffer and view of the site from adjacent properties and the proposed landscaping will improve the overall visibility from Beechmont Avenue.

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;

No phasing is required. The applicant is prepared to proceed with the work upon approval.

6. Whether the proposed development is served adequately and efficiently by essential public facilities and services which are in existence or are planned;

No additional public facilities or services will be required. The Fire Department will have ease of access to the site to ensure fire safety and protection services.

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;

There are no significant scenic or historic features on or next to the site.

8. Whether modifications of the zoning or other regulations are warranted by the innovative design of the development plan;

This adjustment will create a more aesthetically pleasing appearance of the site than outdoor vehicle storage.

9. The adequacy of proposed pedestrian circulation system to insulate pedestrian circulation from vehicular movement;

There is no change to pedestrian or vehicular movement proposed on the plan. Vehicles, including fire services, will be able to access the outdoor storage structures but there will not be any storage of such vehicles on site.

10. The adequacy of the provisions for visual and acoustical privacy.

The plan includes enhanced screening of the front of the outdoor storage facility over the current fence. The privacy fencing that exists along the side and rear lot lines will be retained.

11. Whether the development includes an appropriate amount of, and appropriate access to, dedicated open space.

No open space was required of the original PUD and there are no unpaved areas on this portion of the site.

12. Whether the development will be detrimental to present and potential surrounding uses.

As noted above, the modification from outdoor storage of vehicles to the placement of outdoor storage structures should be an improvement to the area that will not be detriment to present and potential surrounding uses.

13. The consistency of the development with recommendations from Township, County, State and/or Federal agencies.

The proposed use will be consistent with all township, county, state, and federal agency requirements, including the county building code.

14. Whether the development is consistent with the Vision and Goals as adopted by the Anderson Township Board of Trustees.

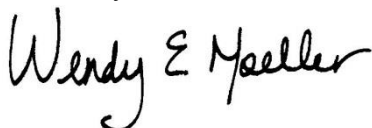
See answers to standards 1 and 2 above.

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.

None of the noted natural features exist on the site so this standard is not applicable.

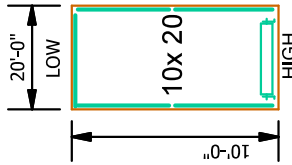
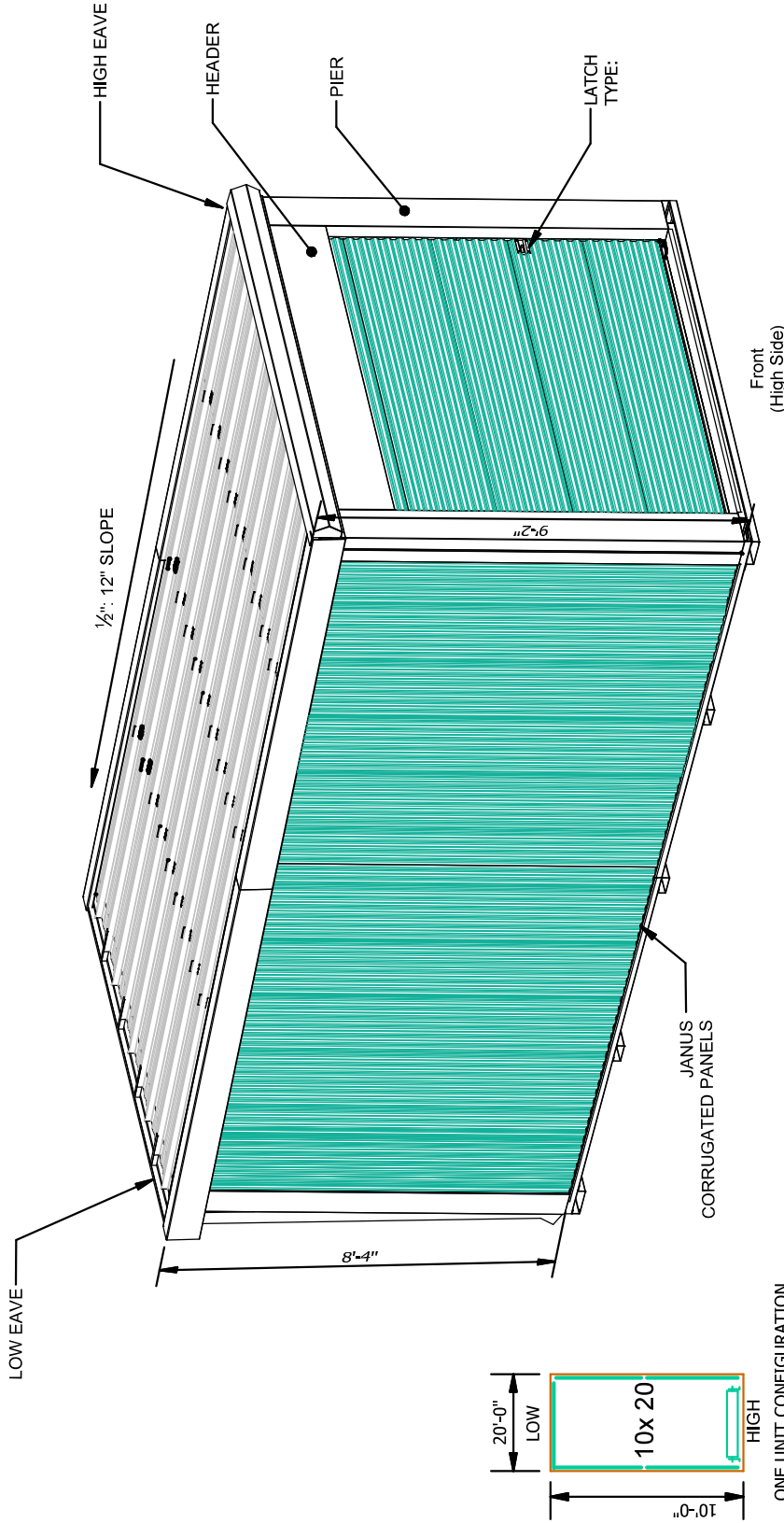
If you have any questions, please feel free to contact me at 513-543-8651 or wmoeller@compasspointplanning.com.

Sincerely,



Wendy E. Moeller, AICP
Principal/Owner
Compass Point Planning

MASS PORTABLE BUILDING COMPONENT



ONE UNIT CONFIGURATION
(1) 10X20 UNIT ENTRY

BUILDING LOADS PER IBC 2012, 2015, 2018	
ROOF LIVE LOAD	20PSF
ROOF SNOW LOAD	30PSF
FLOOR LOAD (Equally distributed)	125PSF
DESIGN WIND SPEED	115mph

WARNING
THE FOLLOWING INSTRUCTIONS ARE INTENDED TO BE A GUIDE FOR THE PROFESSIONAL INSTALLER. LACK OF ADEQUATE PROFESSIONAL INSTALLATION MAY CAUSE SERIOUS INJURY TO THE NONPROFESSIONAL.

10X20 MASS PORTABLE BUILDING

NOTE: WHEN ORDERING REPLACEMENT PARTS SPECIFY PART NUMBER & DESCRIPTION
(DO NOT USE MARK NUMBER)

Step 1) Getting Started

- PICK A LARGE CLEAR AND LEVEL AREA TO UNPACK YOUR PARTS. USE CARE AS YOU UNPACK, AS TO NOT TO SCRATCH OR DENT THE PRE FINISHED ITEMS.
- 2) Safety First
- USE CAUTION WHEN LIFTING, MOVING OR ASSEMBLING THE METAL PARTS & PANELS AS THEIR EDGES CAN BE SHARP. MECHANICS GLOVES ARE RECOMMENDED. READ ALL THE INSTRUCTIONS PRIOR TO STARTING ANY WORK.
- 3) Tools Required

- C-CLAMPS OR WELDERS VISE GRIPS, DRILL WITH BITS, CARPENTERS SQUARE, LINE UP TOOL, MAGNETIC 4' LEVEL, SCREW DRIVERS, SCREW GUN W/ HEX BITS, SHEET METAL SNIPS, TAPE MEASURE, UTILITY KNIFE, WRENCHES, VISE GRIPS, CIRCULAR SAW, SOCKETS AND RATCHET.
- 4) Inventory Your Parts
- UNPACK THE PARTS AT THIS TIME. REFER TO THE PARTS LIST FOR THE COMPLETE COMPONENT INVENTORY. NOTE ANY SHORTAGES.

SCALE:	N. T.S.	PART NUMBER:	MANUFACTURED or PURCHASED
DATE:	06.20.22	DESCRIPTION:	MANUFACTURED
DRAWN BY:	GERARD C.	10X20 MASS PORTABLE W/ END ENTRY (LEF)	
CHECKED BY:	JARIK A.	DRAWING FILE NUMBER:	
		A	NUMBER OF SHEETS
			1 OF 27

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