

ANDERSON TOWNSHIP PLANNING AND ZONING - STAFF REPORT

CASE ANDERSON 1-2025 PUD

U-Haul – 8210 BEECHMONT AVENUE

FOR CONSIDERATION BY THE ANDERSON TOWNSHIP ZONING COMMISSION ON MAY 19, 2025

APPLICANT:	Anthony Wesley, on behalf of U-Haul, on behalf of AREC 6 LLC, property owner		
LOCATION & ZONING:	8210 Beechmont Avenue Book 500, Page 041, Parcel 199 “E” Retail Business		
REQUEST:	The applicant is requesting a Planned Unit Development (PUD) approval for a parking expansion that occurred in September 2024, that increased the impervious surface ratio (ISR) of the parking area from 80% to 84%. The applicant is also proposing a 20’x40’ canopy attached to the front of the building.		
SITE DESCRIPTION:	<i>Tract Size:</i>	2.155 acres	
	<i>Frontage:</i>	200’ on Beechmont Avenue	
	<i>Topography:</i>	Relatively flat	
	<i>Existing Use:</i>	U-Haul	
SURROUNDING CONDITIONS:		<u>ZONE</u>	<u>LAND USE</u>
	<i>North:</i>	“C” Residence	Single-family
	<i>South:</i>	“E” Retail	Retail
	<i>East:</i>	“E” Retail and “E-PUD”	Advance Auto Parts / Cincinnati Used Auto
	<i>West:</i>	“E” Retail	Martial Arts / Retail
PROPOSED DEVELOPMENT:	<p>The applicant expanded the parking area by approximately 18’-28’ to the east and 8’ to the north in September 2024. The expansion occurred in conjunction with a parking lot repair. This increased the ISR of the property from 80% to 84%. Pavement was also added into the 10’ required setback adjacent to the residential properties to the north, however, has since been removed back to within the required 10’ setback.</p> <p>The applicant is also proposing a 20’x40’ steel canopy with a fabric top to be attached to the front of the building. The canopy is proposed over an existing drop-off area for trucks and equipment.</p>		
ZONING HISTORY:	<p>The building on the property was constructed in 1970 and according to the Hamilton County Auditor website was purchased by U-Haul in 1984, and the current owner in 2006.</p> <p>An application for the parking expansion was submitted for the March 2025 Zoning Commission meeting, however, it was continued at the applicant’s request to include the canopy.</p>		
FINDINGS:	The Zoning Commission is reviewing the application because the ISR on the site was increased and the previous impervious surface ratio was greater than 60%, which triggers the PUD overlay and the standards found in Article 4.1 of the Zoning Resolution.		

Zoning Resolution Compliance

Article 5.3, B, 2 states the following:

Applications for a zoning certificate where there is a proposed increase in the existing or required number of parking spaces, or a modification to the parking lot layout, shall be required to meet all requirements of this with the exception of Article 5.3, J and Article 5.3, L where the applicant shall demonstrate that, at a minimum, any new parking areas are in full compliance with these Subsections. Applications under these same conditions are not required to demonstrate compliance with Article 5.3, K unless the subject property is a non-residential use and is adjacent to a residential district, in which case, the application for a zoning certificate shall demonstrate that lighting levels along the property line(s) adjacent to the residential district are in compliance with Article 5.3, K.

A photometric plan was submitted that shows lighting levels at the property line compliant with Article 5.3, K.

The parking area has been modified to meet the minimum 10' setback requirement from the north property line. Staff is of the opinion that additional landscape screening should be installed along the new parking area adjacent to residential zoning / uses to the north. There is an existing fence and some landscaping, however staff is of the opinion that additional landscaping should be installed to provide a semi-opaque screen during the winter season per ATZR Article 5.3, L.

Applicable Plans

In addition to compliance with the Township's Zoning Resolution, the development is also being reviewed in light of adopted plans for this area, such as the Anderson Plan, the Anderson Trails and Walkways Plan, and the Anderson Township Design Guidelines.

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 in 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 nonresidential 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.

Anderson Trails Plan

Beechmont Sidewalks:

Currently there are no sidewalks along the U-Haul frontage, however, sidewalks exist to the east. Infill sidewalk projects are identified in the Anderson Trails plan with design in this area beginning in 2025 and potential construction in 2027. Staff recommends the consideration of the condition of an easement made available from the owner to allow the Township to construct a sidewalk in the future as it appears limited right-of-way is available along this property, consistent with recommendation from the Anderson Trails Plan.

Design Guidelines

The following elements of the Anderson Design Guidelines are recommended:

Buffers and Screening (p. 21): Appropriate buffers and screening are recommended to ensure compatibility with incompatible land uses such as commercial and residential. As stated above, staff recommends the applicant to add a vegetative screen along the northern property line adjacent to the new paved area, filling in gaps of the existing trees and vegetation.

RECOMMENDATION:

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

1. The existing use and newly paved area is consistent with the “E” Retail District. The PUD Plan is compliant with the Zoning Resolution except for buffering requirements for parking spaces as noted above.
2. The application is consistent with the Vision and Goals of the Board of Trustees as outlined in the adopted Anderson Plan. The application is consistent with the following Goals of the Anderson Plan as outlined above:

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.

3. The use (U-Haul) is compatible with surrounding retail land uses and has been in operation since 1984.

4. 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. The paved area has been completed so no phasing is proposed. No timeline was given for the canopy construction.
6. The proposed development is serviced adequately and efficiently by essential public facilities and services, which are in existence on Beechmont Avenue.
7. There are no scenic or historical features, as identified or contained in plans duly adopted by the Anderson Township Board of Township Trustees and Hamilton County Regional Planning Commission, which would not be conserved.
8. The applicant is requesting that no additional landscaping be required for the northern property line. Staff suggests that the area be infilled with landscaping to provide a screen to the residential properties to the north.
9. Currently there are no sidewalks along the U-Haul frontage. Staff is requesting an easement be given to allow the Township to construct a sidewalk in conjunction with future Beechmont sidewalks, as recommended in the Anderson Trails Plan.
10. Staff is recommending that additional landscaping be installed along the northern property line to ensure visual and acoustical privacy.
11. The development does not include dedicated open space.
12. The development will not be detrimental to the present and potential surrounding uses.
13. The development is consistent with recommendations from Township, County, State and/or Federal agencies.
14. The development is consistent with the Vision and Goals as adopted by the Anderson Township Board of Trustees.
15. There are no significant natural features on the property.

If approved, staff recommends the following conditions:

1. Additional landscaping shall be installed to fill in the gaps along the new parking area to the north to provide adequate screening to the residential properties.
2. That an easement / right of entry be provided to the Township for the construction of a future sidewalk along Beechmont Avenue, per the recommendations of the Anderson Trails Plan adopted September 7, 2023.
3. That a revised site plan be submitted to include the parking expansion and canopy on the same plan.

GENERAL STANDARDS FOR

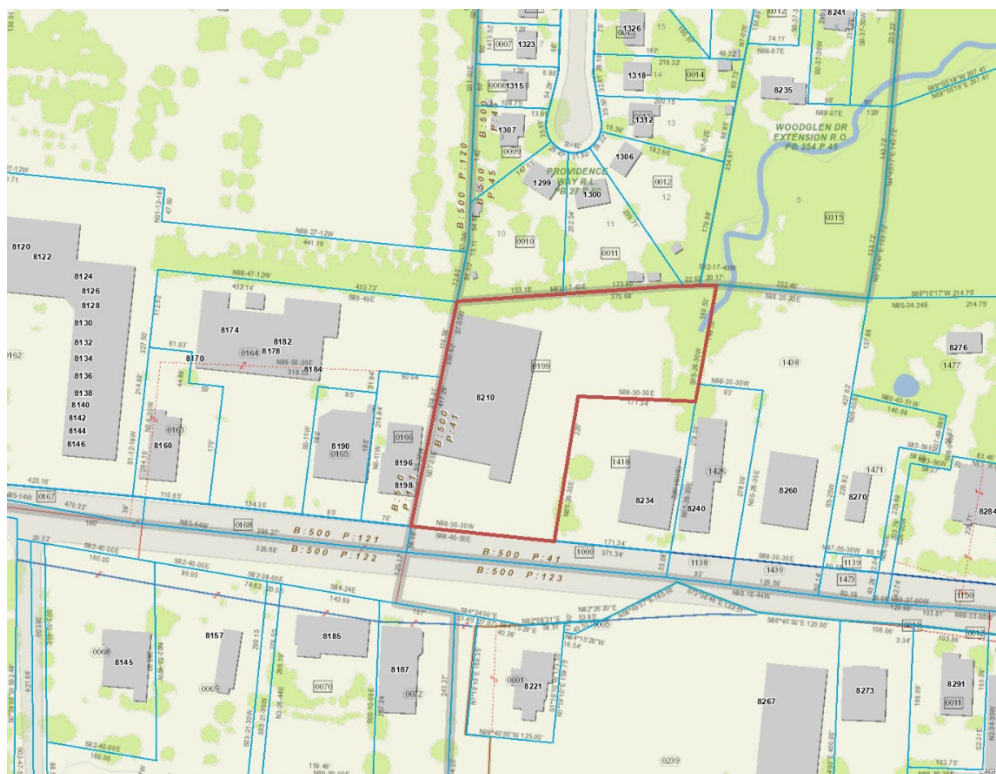
PUD PLAN APPROVAL:

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.

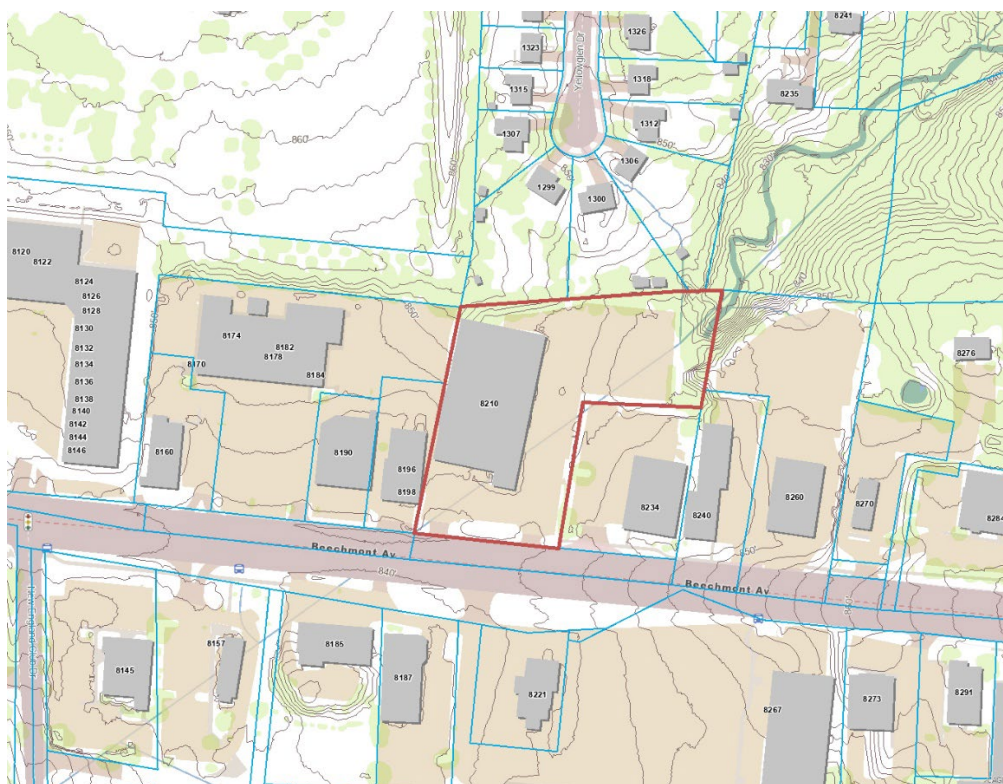
1. Compliance with this Zoning Resolution and with the purposes of the Zone District in which the proposed use and development is to be located;
2. Applicability of and consistency with adopted objectives and policies of the Township and County related to land use, as well as Township plans duly adopted 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



Topography Map

This aerial map displays the 12th Street Corridor, with parcels outlined in blue. Parcel 1240 is highlighted with a yellow border. The map includes numerous parcel numbers and is overlaid with a grid system.

Parcel numbers visible on the map include:

- 1240 (highlighted)
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Zoning Map









