

ANDERSON TOWNSHIP PLANNING AND ZONING - STAFF REPORT

**CASE ANDERSON 2-2025 PUD**

**ANDERSON TOWNSHIP OPERATIONS CENTER- 7954 BEECHMONT AVE**

FOR CONSIDERATION BY THE ANDERSON TOWNSHIP ZONING COMMISSION ON APRIL 28, 2025

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<b>APPLICANT:</b>	Dan Montgomery, AIA, LEED, AP, Associate Principal of MSA Design, on behalf of Anderson Township Board of Township Trustees, property owner.		
<b>LOCATION &amp; ZONING:</b>	7954 Beechmont Ave Book 500, Page 121, Parcel 183 "E" Retail Business & "C" Single Family Residence		
<b>REQUEST:</b>	The applicant is requesting a Planned Unit Development (PUD) approval, a conditional use approval, and variance approval for the redevelopment of the Operations Center. This would include the construction of a new Public Works Maintenance Garage, an addition to the existing Fire Department Station 6, an addition to the building that houses the Hamilton County Sheriff's Department, a new salt dome, a new Senior Center Pavillion, demolition of the existing storage building, new parking lot configuration, landscaping and lighting with an impervious surface ratio of 75.15%.		
<b>SITE DESCRIPTION:</b>	<i>Tract Size:</i>	6.454 acres	
	<i>Frontage:</i>	Approx. 224.7' on Beechmont Avenue	
	<i>Topography:</i>	Relatively flat	
	<i>Existing Use:</i>	Anderson Township Operations Center	
<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>	
	<i>North:</i>	"DD" Planned Multiple Residence District	Stone Gate Apartments/ SEM Manor
	<i>South:</i>	"E" Retail Business District	FHSD Administration Office/Monro Brakes & Tires
	<i>East:</i>	"E-PUD" Planned Business District	Tire Discounters
	<i>West:</i>	"E-PUD" Planned Business District	Ortho Cincy/Self Storage/Canes
<b>PROPOSED DEVELOPMENT:</b>	The applicant is proposing to construct a new Public Works Maintenance building, size 26,650 SF, an addition onto the existing Fire Department Building Station 6, size 1,650 SF, an addition on the existing building used for the Hamilton County Sheriff's Department, size 525 SF, a new salt storage building, size 6,500 SF, a new Senior Center Pavillion, size 625 SF, and to demolish the existing Public Works storage building. The modifications to the site would include 156 parking spaces, including interior spaces in the new Public Works Building and Sheriff's Building and exterior surface lot spaces, landscaping, modifications to the drive aisle providing cross access, and lighting. Shared parking with Firestone and Forestview Baptist will continue. The ISR of the site is proposed to be at 75.15%, where it is currently 73.24%.		
<b>ZONING HISTORY:</b>	Anderson Township Board of Township Trustees have occupied the property since at least the 1940s. The Fire Station was built in 1961.		

The following permits have been approved:

- In October of 1988, a permit for the salt dome was issued.
- In May of 1989, two additions were approved for the maintenance building.
- In August of 1989, a permit was approved for the 1<sup>st</sup> and 2<sup>nd</sup> floor addition to the administration building.
- In April of 1991, a permit was approved for interior renovations and addition to the fire station.
- In October of 1993, a permit was approved for interior renovations and addition to the Sheriff's substation and 2<sup>nd</sup> floor Zoning Department.
- In July of 1994, a permit was issued for the 140' Radio Tower.
- In October 2001, a permit was issued for two carports on the site.
- In August 2024, a permit was issued for a freestanding sign, size 4' x 11'.
- In March 2008, a permit for a face change to the existing freestanding sign was issued.

The Anderson Township Government Center Redevelopment Study was completed in June of 2006, which reviewed the physical site development issues, as well as the market potential for the redevelopment of the site. It determined that the best use would be to expand the Township Operations Services that are currently operated on the site since the administrative offices moved to the Anderson Center in 2008.

In 2010, the Board of Zoning Appeals heard and approved a request for a Conditional Use for the property for expanded use of the Operations Center for the following: increase size of the garage facilities, indoor storage, above ground fuel tank, outdoor bulk material storage, large salt dome, emergency generators for Station 6, expansion of space for the Hamilton County Sheriff's Department, controlled access of the parking area, improved access to Beechmont Avenue for the Senior Center, additional parking and building space for the Senior Center, landscape/open space buffer to the residential properties to the north, and expanded recycling capabilities with easy access to residents and eliminate pedestrian and vehicular conflicts.

In April of 2010, a Zoning Certificate was issued for Phase 1 of the Operations Center Redevelopment which included: new and revised parking areas, a new access drive and sidewalk, expanded recycling area with a 6' high solid fence and emergency generator with security fencing and landscaping.

To advance recommendations from the Anderson Plan, the Township chose not to move forward with further expansion of the Operations Center, but rather sell the northern portion of the site to the Mayerson Company for the construction of two new apartment buildings. A zone change was approved in 2018 which included a private access drive through the Township property to the apartments for a secondary access. This access is proposed to remain.

#### **FINDINGS:**

The Zoning Commission is reviewing the application because the proposed development will have an impervious surface ratio greater than 60%, which triggers the PUD overlay and the standards found in Article 4.1 of the Zoning Resolution. The existing ISR of the site is 73.24% and the applicant is proposing an increase in the ISR to 75.15%.

## **Zoning Resolution Compliance**

The proposed development is **non-compliant** with the following articles of the Anderson Township Zoning Resolution:

Article 5.3, D, 9 - Bicycle Parking: All non-residential uses shall contain two bicycle parking spaces, with locking accommodations and placed within reasonable access to the main entrance, for each 50 parking spaces. The space shall be at least two (2) feet by six (6) feet in size.

Staff recommends that bicycle racks be added between the Fire Station and Sheriff's building for shared use. An existing bike rack is located by the Senior Center.

Article 5.3, K, 6

a. Applicability: All parking lots with twenty (20) or more parking spaces shall comply with these interior parking lot landscaping requirements. Landscaping used to fulfill the perimeter parking lot landscaping requirements as outlined in Article 5.3, L, 4 shall not be considered for products of satisfying these interior parking lot landscaping requirements.

b. Minimum Planting Requirement: A minimum of 10 percent of the total interior parking lot area shall be landscaped with planted islands. A minimum of 1 tree and 2 shrubs shall be planted in interior islands for every 2,500 square feet of parking lot.

The applicant is requesting a variance from this requirement for the secure parking as additional space is needed for truck maneuverability out of the maintenance building, and during salt loading. Additional landscaping has been proposed along the perimeter of the site to screen the parking area.

Article 5.4 – Conditional Use Standards

e. Setbacks from any adjacent residential property line shall be a minimum of 50 feet for all buildings and 25 feet for all parking areas (see below).

## **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:

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 Operations Center is located near the physical center of the Township which allows for efficiency in providing Township services. While somewhat of an industrial type use, efforts are being made in the design of the new Public Works building to complement surrounding residential and commercial structures. The proposed plan is also attempting to improve the appearance of the site by increasing in-door storage vs outdoor storage, and increasing landscaping around the perimeter of the site.

Land Use and Development Initiatives: The Township will undertake economic development activities to help fill any vacant storefronts and businesses. The Township is working to repurpose its existing Operations Center facility to make the best use of the land it already owns.

#### ***Anderson Trails Plan***

Beechmont Sidewalks: There are existing sidewalks along the frontage of the site. The applicant is also proposing a new sidewalk along the private drive and side of the proposed building in order to connect Stonegate and SEM Manor to the nearby shopping center and Beechmont Avenue. Pedestrian connections are also provided to the Senior Center.

#### ***Design Guidelines***

The proposal is consistent with the following elements of the Anderson Design Guidelines:

Site Planning: Upgrading visual character and sense of human scale in spaces through particular attention to architecture, site planning, signage, landscaping, and lighting.

Landscaping: Incorporate appropriate plantings that are in scale with their surroundings.

Architecture: Building design should be developed to a human scale through careful consideration of architectural forms, massing, detailing, number and use of materials, and color. The proposed building contains a mixture of building materials, on all sides, windows and a hybrid roof which will screen rooftop mechanicals.

Pedestrian Circulation: Connections to the public sidewalk are included in the redevelopment of this site.

#### **CONDITIONAL USE STANDARDS:**

In addition to being a PUD, this site is also being considered under Conditional Use Standards, in Article 5.4 of the Anderson Township Zoning Resolution, as a **Government**

**facility, including but not limited to community fire house, library, park and ride facility, etc: (e), (f), (h), (i), (o,i), (p,iii).**

**(e) Setbacks from any adjacent residential property line shall be a minimum of 50 feet for all buildings and 25 feet for all parking areas.** The proposed salt dome enclosure will have a setback of 34.54' to the north residential property line, where the requirement is 50'. The current salt dome is setback approximately 58'. Additional evergreen and deciduous landscaping is proposed to screen the structure from the residential uses to the north.

**(f) Parking shall not be permitted in the area defined as the front yard setback of the existing zone district.** In compliance.

**(h) The vehicular use area shall be located and designed so as to minimize impact on the neighborhood.** In compliance, the access drive frequently used by neighboring residential properties will not be impacted. The cross access to the shopping center to the west is also proposed to be realigned to provide more direct access, and cross access to Firestone to the east will remain.

**(i) Any use for which drop-off or pick-up of children, residents, visitors, products, or emergency vehicles is a common occurrence shall provide for the separation of incoming and outgoing vehicles so as not to impede other traffic.** In compliance.

**(o,i) Landscaping shall be installed in accordance with one of the following buffers: Boundary Buffer of 10 feet with 3.3 canopy trees and 10 shrubs per 100 l.f.** In compliance. Existing landscaping around the detention basin will be complemented with additional landscaping to buffer the site from SEM Manor. Additional landscaping is also proposed along the northern property line to buffer from Stonegate Apartments. Existing landscaping around the Senior Center will remain.

**(p,iii) Signage shall be regulated as follows: Subject to sign standards in Article 5.5, F, 4.** In compliance. Modifications to signage is not proposed at this time.

**RECOMMENDATION:**

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

1. The proposed Operations Center redevelopment is consistent with underlying zoning district of "E" Retail Business and complies with the conditional use standards for the "C" Single Family Residence.
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:

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.

Land Use and Development Initiatives: The Township will undertake economic development activities to help fill any vacant storefronts and businesses. The Township is working to repurpose its existing Operations Center facility to make the best use of the land it already owns.

3. The use (Operations Center) is compatible with surrounding retail uses.
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 submittal describes both short term and long term phasing of the project. The new Public Works Building would need to be constructed first before the existing storage building could be torn down and improvements could be made to the Sheriff's Building.
6. The proposed development is serviced adequately and efficiently by essential public facilities and services, which are in existence on Beechmont Avenue. In addition, keeping the Operations Center on Beechmont Avenue will help the Township continue to provide quality services to the community.
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. Certain modifications of the zoning regulations may be warranted, such as the reduction in interior landscaping. The site is incredibly limited for what the applicant is trying to include on the site, so minimizing interior landscaping that will only be used by staff and increasing the perimeter landscaping, which will be viewed by surrounding properties is warranted.
9. The adequacy of the proposed pedestrian circulation system insulates pedestrian circulation from vehicular movement.
10. The adequacy of the provisions for visual and acoustical privacy. The applicant is proposing a building in proportion to adjacent uses, as well as buffer landscaping.
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. The site does not contain land over 20% slope and is not located in the floodplain.

Article 2.12, D, 8, a

**Spirit and Intent:** The proposed use and development will comply with the spirit and intention of the Zoning Resolution and with District purposes by meeting the conditional use standards.

As stated previously, the Operations Center is located near the physical center of the Township which allows for efficiency in providing Township services. While somewhat of an industrial type use, efforts are being made in the design of the new Public Works building to complement surrounding residential and commercial structures. The proposed plan is also attempting to improve the appearance of the site by increasing in-

door storage vs outdoor storage, and increasing landscaping around the perimeter of the site.

**No Adverse Effect:** The proposed development will not have an adverse impact and will improve efficiencies of governmental services provided out of this site.

**Protection of Public Services:** The proposed development will not impact public services in any detrimental way, but rather enhance services, and improve the existing conditions of the site.

**Consistent with Adopted Township Plans:** The conditional use is in accordance with the Township's Comprehensive Plan and Zoning Resolution. Zoning requirements are being met, except for the requested variances listed below. As stated in the PUD criteria, the proposed plan is consistent with the Land Use and Development initiatives listed above.

Staff recommends variances from the following articles of the Zoning Resolution:

**Article 5.3, K, 6**

- a. Applicability: All parking lots with twenty (20) or more parking spaces shall comply with these interior parking lot landscaping requirements. Landscaping used to fulfill the perimeter parking lot landscaping requirements as outlined in Article 5.3, L, 4 shall not be considered for products of satisfying these interior parking lot landscaping requirements.
- b. Minimum Planting Requirement: A minimum of 10 percent of the total interior parking lot area shall be landscaped with planted islands. A minimum of 1 tree and 2 shrubs shall be planted in interior islands for every 2,500 square feet of parking lot.

**Article 5.4 – Conditional Use Standards**

e. Setbacks from any adjacent residential property line shall be a minimum of 50 feet for all buildings and 25 feet for all parking areas. The proposed salt dome has a setback of 34.54' where 50' is required.

1. Staff is of the opinion that the variances are not substantial. Extra room in the interior parking area is needed for large truck maneuverability and will be screened by additional landscaping added to the perimeter of the site. Extra landscaping is also being added to screen the proposed salt dome to screen from residential uses to the north.
2. The essential character of the neighborhood will not be substantially altered and adjoining properties would not suffer a substantial detriment as a result of the variance. While the ISR is increasing slightly, other improvements are increasing the perimeter landscaping, adding more indoor storage vs outdoor storage, and overall improvements to the existing buildings.
3. The variance would not adversely affect the delivery of governmental services (i.e. water, sewer, garbage).
4. The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. The Township is utilizing and improving the existing site which is centrally located in the Township to improve efficiency of Township services.

If approved, staff recommends the following condition:

1. Bike racks should be added in strategic locations to serve the buildings on the site.

#### **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.

#### **GENERAL CONSIDERATIONS**

##### **FOR CONDITIONAL USES:**

To authorize by the grant of a special zoning certificate after public hearing, the location of any of the following uses, including such buildings and structures as are



necessary for their operation, in a District from which they are prohibited by this Resolution. In determining whether to grant a special zoning certificate pursuant to this the Board shall consider and apply the following standards:

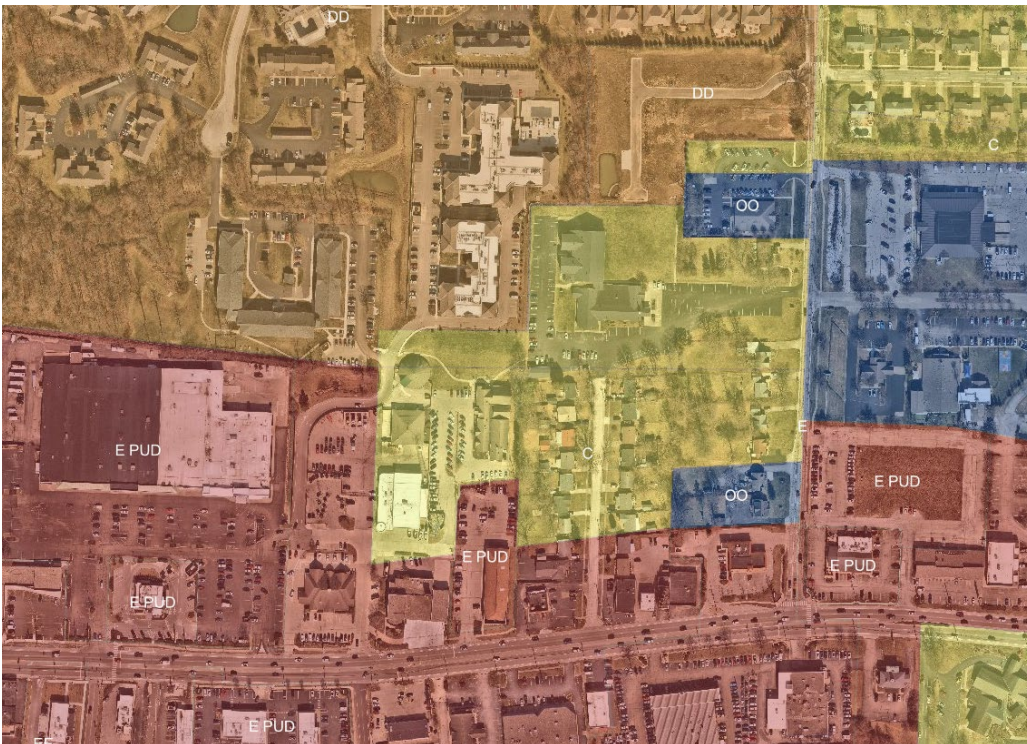
- i. Spirit and Intent. The proposed use and development shall comply with the spirit and intention of the Zoning Resolution and with District purposes.
- ii. No Adverse Effect. The proposed use and development shall not have an adverse affect upon adjacent property, or the public health, safety, and general welfare.
- iii. 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.
- iv. 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.

**VARIANCE STANDARDS TO  
BE CONSIDERED:**

- 1. The property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
- 2. The essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
- 3. The variance would not adversely affect the delivery of governmental services (i.e. water, sewer, garbage).
- 4. The property owner purchased the property with knowledge of the zoning restrictions.
- 5. The property owner's predicament can be feasibly obviated through some method other than a variance.
- 6. The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.



Property Map



Zoning Map











