

ANDERSON TOWNSHIP PLANNING AND ZONING - STAFF REPORT
CASE ANDERSON 3-2025 PUD
VENUE EAST PARKING LOT- 6210 KELLOGG AVE.

FOR CONSIDERATION BY THE ANDERSON TOWNSHIP ZONING COMMISSION ON OCTOBER 27, 2025

APPLICANT: Scott Kyle, of GBBN Architects, on behalf of River Vision Properties LLC, property owner.

LOCATION & ZONING: 6210 Kellogg Avenue
Book 500, Page 460, Parcels 78, 120, 128
"H" Riverfront District

REQUEST: The applicant is requesting a Planned Unit Development (PUD) approval, to add 1,444 parking spaces, for a total of 3,442 parking spaces (in Anderson Township), to support a new music venue in the City of Cincinnati as well as the existing venues in Anderson Township, known as Venue East Parking Lot. The Impervious Surface Ratio (ISR) is proposed to be 74.3%.

SITE DESCRIPTION:

<i>Tract Size:</i>	49.39 acres (includes three parcels within Anderson Township)
<i>Frontage:</i>	Approx. 1,397' on Kellogg Avenue (parcels within Anderson Township)
<i>Topography:</i>	Relatively flat / floodplain / partial floodway
<i>Existing Use:</i>	Formerly Coney Island Sunlite Pool, now a gravel area

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	<i>North:</i> "E" Retail Business District	Rideshare parking
	<i>South:</i> "H" Riverfront	PNC Pavilion/Ohio River
	<i>East:</i> "RF-R" Riverfront Residential/ Recreational	Lake Como, Moonlight Gardens (City of Cincinnati)
	<i>West:</i> "H" Riverfront	Belterra Park Casino

PROPOSED DEVELOPMENT: The applicant is proposing to construct a new parking lot (Venue East Parking Lot) which is set to serve both the existing venues in Anderson Township and the proposed new venue in the City of Cincinnati, in the location of the former Coney Island Sunlite Pool. The previous ISR was 69.2%, and the applicant is proposing an increase in the ISR to a total of 74.3%. The application also includes landscaping and lighting proposals for the parking lot.

ZONING HISTORY: Ownership announced the closure of Sunlite Pool with the sale to MEMI in December of 2023. In 2024, demolition of the pool and related buildings took place, including filling the pool and covering the surface with gravel.

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 69.2% and the applicant is proposing an increase in the ISR to 74.3%.

Zoning Resolution Compliance

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

Article 5.3, D, 2, b, iii – Sidewalks to a Right-of-Way: The sidewalk may be created as part of a driveway provided that it is delineated with a minimum of a painted line and the portion utilized for vehicular traffic is not reduced from the minimum width requirements.

Staff recommends that a site plan be submitted which shows interior pedestrian pathways as well as to the sidewalk along the roadway.

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 to strategic locations within the property.

Article 5.3, E - Required number of parking spaces

The applicant did not provide the requested parking count to the Township. The applicant provided the following capacities for each venue: Farmer (new): 19,500; Riverbend: 21,500; and PNC: 4,454. One space per 4 persons is required based on maximum building capacity.

Staff counted the number of new parking spaces that will be provided within the Township, however, requests that the applicant provide an overall parking count of both sites (Township and City). A shared parking agreement between the former Coney property and the CSO property was provided.

Article 5.3, K - Lighting for Non-Single Family Uses

The Applicant submitted a photometric plan which does not show the footcandles at the property line.

A revised photometric plan is needed to show compliance.

Article 5.3, L, 6 – Parking Lot Interior Landscaping

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 and proposing more landscaping between Kellogg Avenue and the parking lot, to buffer the parking area from the street.

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, Ohio Riverfront Plan, Kellogg Gateway Study, 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 Entertainment Commercial, which is defined as “Commercial attractions and event destinations uses (e.g., Belterra Park, Riverbend and Coney Island) that provide space for adequate facilities and multimodal access (i.e., river access). May also include hospitality and appropriate service facilities such as hotels and restaurants or campus style office uses (north of Kellogg Avenue).” *The proposed use meets this description.*

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

Land Use and Development: The Ohio Riverfront will be a regional economic generator with a mixture of business activities focused on entertainment and river industries.

Continue to establish Anderson Township’s riverfront as a regional entertainment destination while also protecting existing residential character and creating diverse new housing options. (Page 41) (see Ohio Riverfront Plan below)

Encourage mixed uses that are year-round and those that promote the area as a destination within Anderson Township, Cincinnati and the larger region. (Page 41) (see Ohio Riverfront Plan below) *The site plan shows two future development pads within the parking lot that could be used for mixed development. There are no additional plans provided for these pads.*

Ohio Riverfront Plan

Objective 3.2- Continue to establish the area around Coney Island, Riverbend and River Downs as an entertainment destination with supporting restaurant, retail and commercial uses.

Objective 1.4- Develop a scenic and multi-use riverwalk through the entertainment district of the Ohio Riverfront that connects with the Ohio River Trail along Kellogg Road/US 52 east of the entertainment district. *The applicant stated in their submittal that they will work with the Township in order to provide access to the Ohio River during non-concert times.*

Kellogg Gateway Study

Page 32: Action Item- Develop consistent corridor guidelines and consistent streetscape treatments for lighting, signage, benches, trash receptacles, fencing and landscaping. *In lieu of interior landscaping islands, the applicant is proposing additional landscaping along the Kellogg streetscape area, consistent with the Kellogg Gateway Study implementation. The applicant is also proposing to replace the chain link fence with the ornamental aluminum fence, consistent with the existing former Coney Island fence around the pool and Belterra Park.*

Design Guidelines

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

Landscaping: Incorporate appropriate plantings that are in scale with their surroundings. The site plan shows more plantings at the boundary of the parking lot, which is appropriate for buffering to Kellogg Avenue.

RECOMMENDATION:

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

1. The proposed parking lot redevelopment is consistent with underlying zoning district of “H” Riverfront.
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 Goal of the Anderson Plan as outlined above:

Land Use and Development: The Ohio Riverfront will be a regional economic generator with a mixture of business activities focused on entertainment and river industries.

3. The use (parking lot) is compatible with surrounding entertainment 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. A construction timeline was submitted, with a proposed completion of Spring 2027.
6. The proposed development is serviced adequately and efficiently by essential public facilities and services, which are in existence on Kellogg Avenue.
7. There are several historical features across the Anderson Township parcel and the City of Cincinnati parcels, such as the tree grove, Coney Island entrance feature, Stone Tower and Moonlight gardens. The applicant is proposing to preserve these features.
8. Certain modifications of the zoning regulations may be warranted, such as the reduction in interior landscaping. If provided with a parking count, as well as an explanation on how the multiple venues would operate, a variance from the Zoning

Resolution could be warranted for the modification of interior landscaping for more buffer landscaping.

9. Staff recommends that a site plan showing pedestrian connectivity be provided.
10. The adequacy of acoustical screening was not provided.
11. The development does not include dedicated open space.
12. The development may not be detrimental to the present and potential surrounding uses. The site has been an entertainment use for over 150 years. While it is still somewhat unclear how the 3 music venues may operate in the future, the new venue actually has less capacity than the existing Riverbend.
13. It is uncertain if the development is consistent with recommendations from County, State and/or Federal agencies. The only letters provided were from Duke, MSD, and GCWW.
14. The development is consistent with the Vision and Goals as adopted by the Anderson Township Board of Trustees.
15. The site is located in the floodplain and no correspondence from the approving agencies has been submitted regarding stormwater management.

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.

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 a variance from the following article 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.

If approved, staff recommends the following conditions:

1. Bike racks should be added in strategic locations to serve the buildings on the site.
2. A photometric plan showing footcandles to the property line should be provided.

3. A parking count of all lots being used for the multiple venues, both in the City of Cincinnati and Anderson Township, shall be provided.
4. Correspondence (approval) from ODOT and HCEO should be received and submitted to the Township regarding the Traffic Impact Study and Traffic Operation Plan prior to issuance of a zoning certificate.
5. Any new signage shall be submitted to the Township for review and approval.
6. That the applicant works with the Township to provide a plan for access to the Ohio River during non-concert times, consistent with the goals of the Ohio Riverfront Plan and Comprehensive Plan, as stated in the applicant's submittal.
7. That the existing scenic, natural and historic features identified in the applicant's submittal be preserved.

**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:

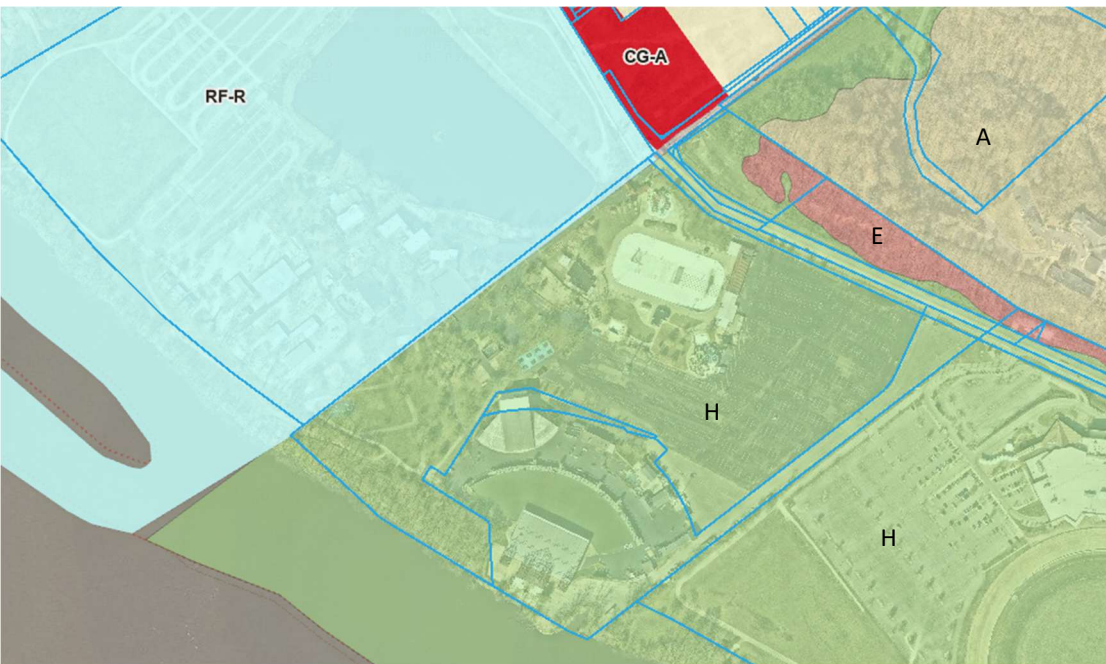
- i. Spirit and Intent. The proposed use and development shall comply with the spirit and intention of the Zoning Resolution and with District purposes.
- ii. No Adverse Effect. The proposed use and development shall not have an adverse affect upon adjacent property, or the public health, safety, and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