

Hickory Woods Development Company, LLC

11025 Reed Hartman Highway, Cincinnati, Ohio 45242
(513)745-9019

November 21, 2025

Paul Drury, Director
Anderson Township Planning and Zoning
7850 Five Mile Road
Anderson Township, Ohio 45230

RE: Parcels 500-0121-0158-00, 1240 Nagel Road

Dear Paul,

We are submitting a request for a Major Adjustment to the approved PUD plan for the 2.4344 acres on Parcel 500-0121-0158-00 (1240 Nagel Road.). The property is in the "E" Retail Zoning District with a PUD overlay. Our plan is consistent with the Anderson Township Zoning Resolution Adopted on November 3, 1987 and amended April 16, 2020; multifamily is a permitted use in the "E" Retail Zoning District and the General Standards for PUD approval detailed in Section 4.1 for a PUD.

Our plan is to transform this site into an upscale apartment community featuring 70 high end apartments. Once complete, this project will complement the commercial business district on Beechmont Avenue and the existing office and residential uses on Nagel Road. Our proposed building is 4 stories with a modern-transitional exterior. Designed by TRA Design, it incorporates a mixture of brick, fiber cement panels, light and dark metal and vinyl siding. There are various access easements utilized by adjoining properties and the project is designed to not interfere or impede with their use.

The proposed plan is consistent with the housing, pedestrian friendly and transit goals and needs articulated in the Anderson Township 2022 Comprehensive Plan.

The plan fills a need for diverse, high quality rental housing that is pedestrian friendly, centrally located and appealing to empty nesters who want to stay in the township without the burdens of homeownership. Additionally, our plan helps fulfill the housing needs to attract new residents to the Township. The plan provides multiple options to meet the various housing needs of both existing residents and future residents with an even mixture of one and two bedroom apartments.

Our plan is also consistent with the transportation needs and goals of the Comprehensive Plan. Residents of this project will be able to conveniently access Metro bus services from the Nagel Road stops.

Our plan is pedestrian friendly with sidewalks surrounding the building and connecting with the existing sidewalks on Nagel Road. Residents will be able to utilize these sidewalks for access to the post office, churches, schools and parks.

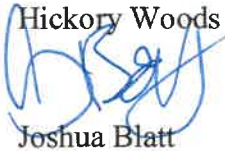
The proposed modifications to the PUD are warranted and the best use for this site. In 2018, five functionally obsolete office buildings on this site were demolished. In February, 2020 a carwash was approved for this site, however the developers ultimately decided the economics and visibility did warrant moving forward with the plan. The site has remained vacant and has been used as an overflow car lot by a neighboring dealership. The lack of visibility from Beechmont Avenue makes the site undesirable for both retail and office users. Multifamily is a natural use for this site as it transitions well between commercial, office and residential. Further, it provides a population base to help support surrounding businesses.

We have reached out to the neighboring property owners to share the details of our plan and answer any questions they have.

We look forward to working with you on this project. Please let us know if you have any questions, or need any additional information.

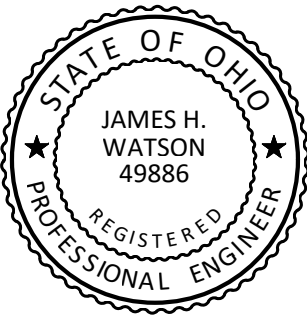
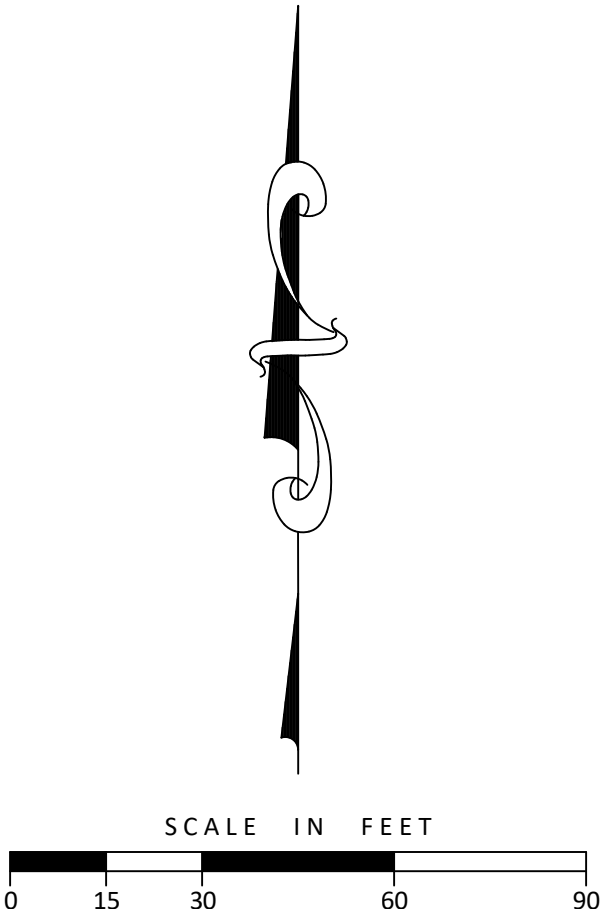
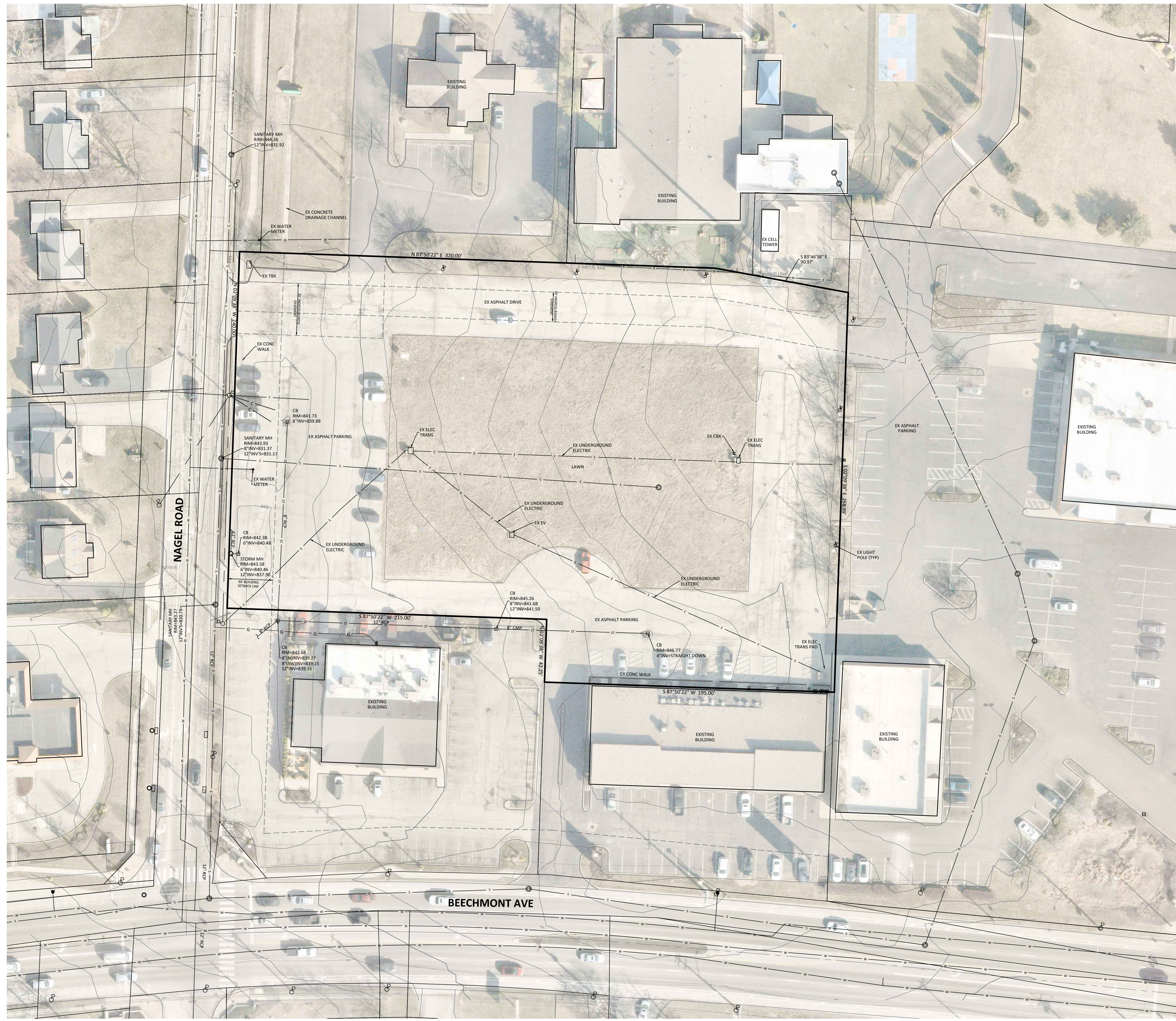
Sincerely,

Hickory Woods Development Company, LLC



Joshua Blatt

Member



James H. Watson
1240 NAGEL ROAD
MAJOR ADJUSTMENT TO PUD
ANDERSON TOWNSHIP
HAMILTON COUNTY, OHIO
EXISTING CONDITIONS

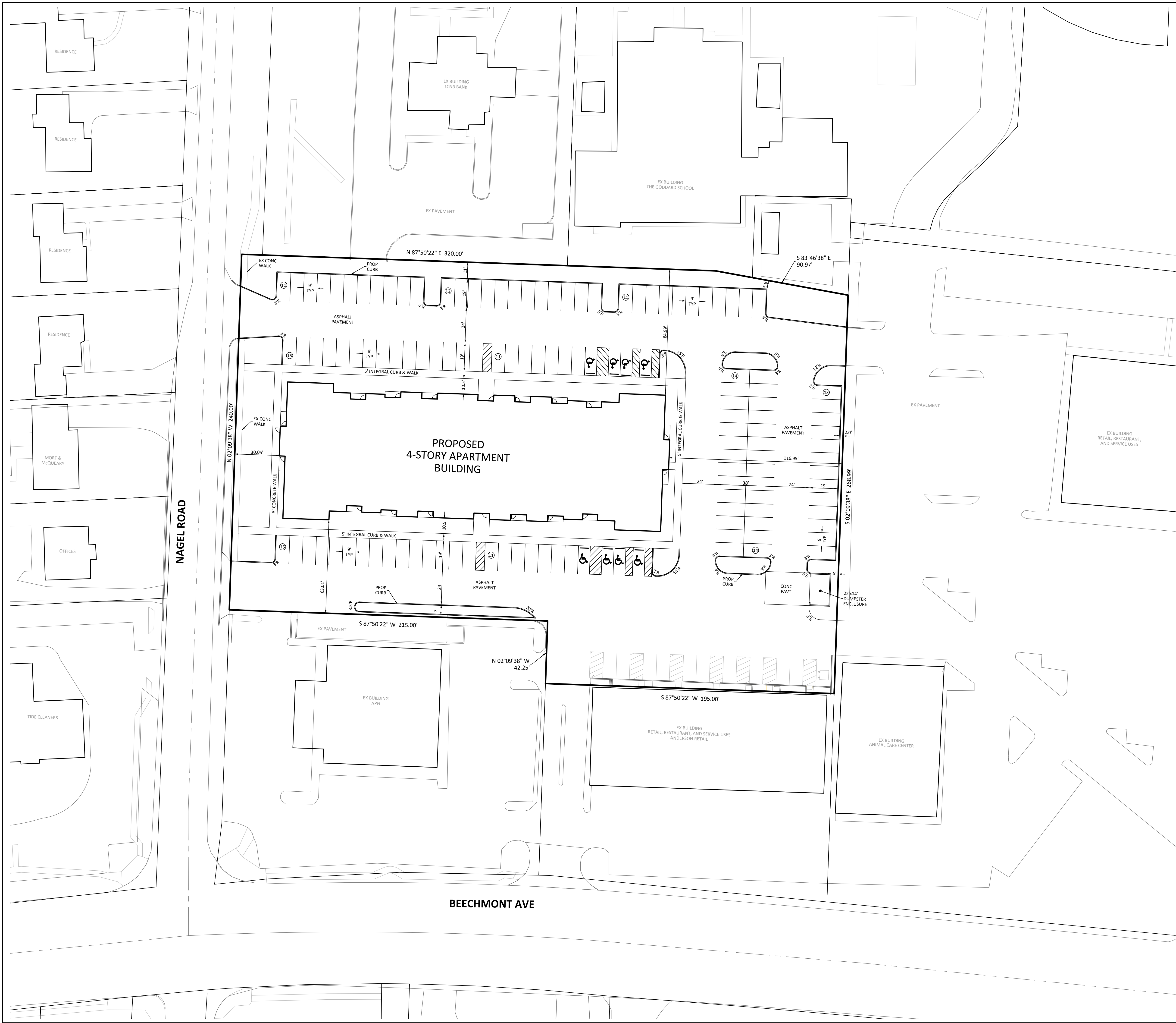
Revision	By	Date

Date	10/06/25
Scale	AS NOTED
Drawn By	DA
Proj. Mgr.	JW
Survey Database	N/A
DWG	18527204-ZONE
X-Ref(s)	18527204-BAS-01
Project Number	18527
File No.	Sheet No. 2 / 3

MSP
DESIGN
McGill Smith Punshon

■ Architecture
■ Engineering
■ Landscape Architecture
■ Planning
■ Surveying

3700 Park 42 Drive
Suite 1908
Cincinnati OH 45241
Phone 513.759.0004
www.mspsdesign.com



DEVELOPMENT DATA

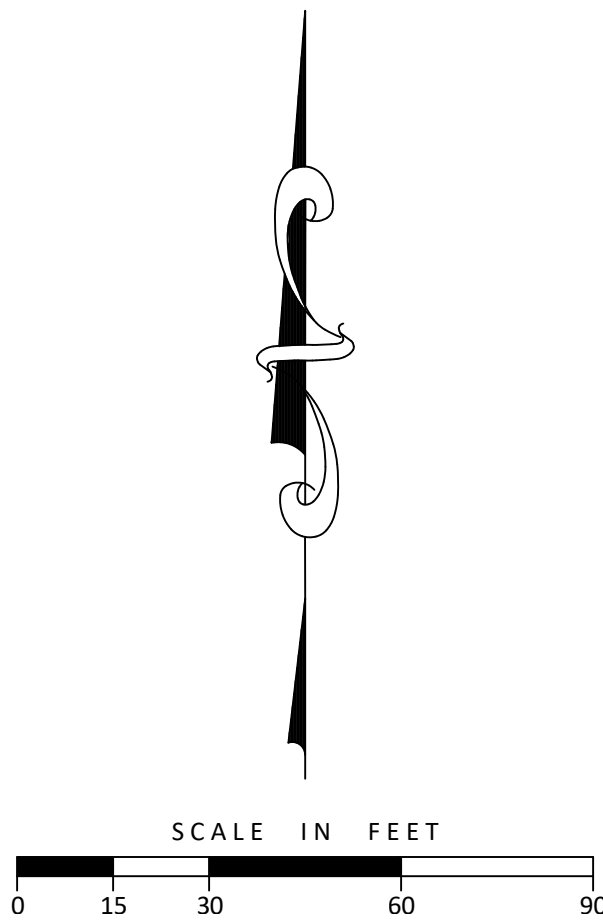
PARCEL NUMBERS:	500-0121-0158
GROSS AREA:	2.434 ACRES
AREA IN R/W:	0.00 ACRES
NET AREA:	2.434 ACRES
PROPOSED NUMBER OF HOUSING UNITS	70
ONE-BEDROOM UNITS	38
TWO-BEDROOM UNITS	32
DENSITY	28.76 UNITS/ACRE
MAXIMUM BUILDING HEIGHT	4-STORIES, SEE ARCHITECTURAL PLANS

PARKING ANALYSIS

38 ONE-BEDROOM UNITS	1.5 SP/UNIT	57
32 TWO-BEDROOM UNITS	2 SP/UNIT	64
TOTAL PARKING SPACES REQUIRED		121
TOTAL PARKING SPACES PROVIDED		127

LANDSCAPED AREA REQUIREMENTS FOR AREA BEING REDEVELOPED
NUMBER OF PARKING SPACES = 127
SURFACE AREA OF PARKING SPACES = 21,717 S.F.
INTERIOR LANDSCAPE ISLAND AREA REQUIRED = 2,171 S.F.
INTERIOR LANDSCAPE ISLAND AREA PROVIDED = 4,535 S.F.
INTERIOR LANDSCAPE ISLAND AREA PERCENTAGE = 20.8%

IMPERVIOUS AREA CALCULATIONS FOR OVERALL SITE
TOTAL AREA = 2.434 Ac.
PROPOSED IMPERVIOUS AREA = 2.028 Ac.
PROPOSED PERCENTAGE OF IMPERVIOUS AREA = 83.3%
EXISTING IMPERVIOUS AREA = 1.419 Ac.
EXISTING PERCENTAGE OF IMPERVIOUS AREA = 58.2%



James H. Watson

1240 NAGEL ROAD
MAJOR ADJUSTMENT TO PUD
ANDERSON TOWNSHIP
HAMILTON COUNTY, OHIO
SITE PLAN

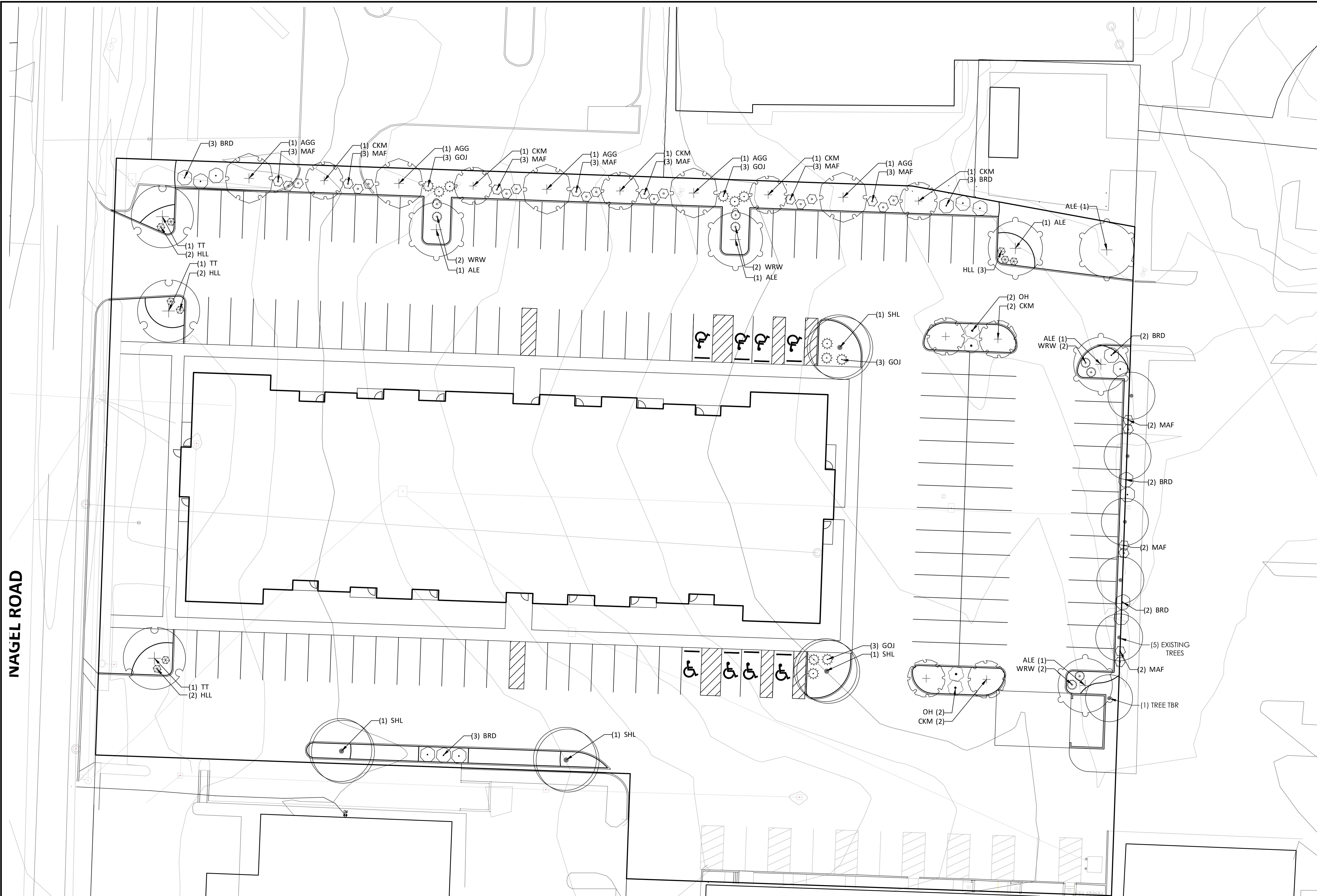
Revision	By	Date

Date	10/06/25
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Surveying

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Suite 1908
Cincinnati OH 45241
Phone 513.759.0004
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INAGEL ROAD

PLANT SCHEDULE INTERIOR LANDSCAPING

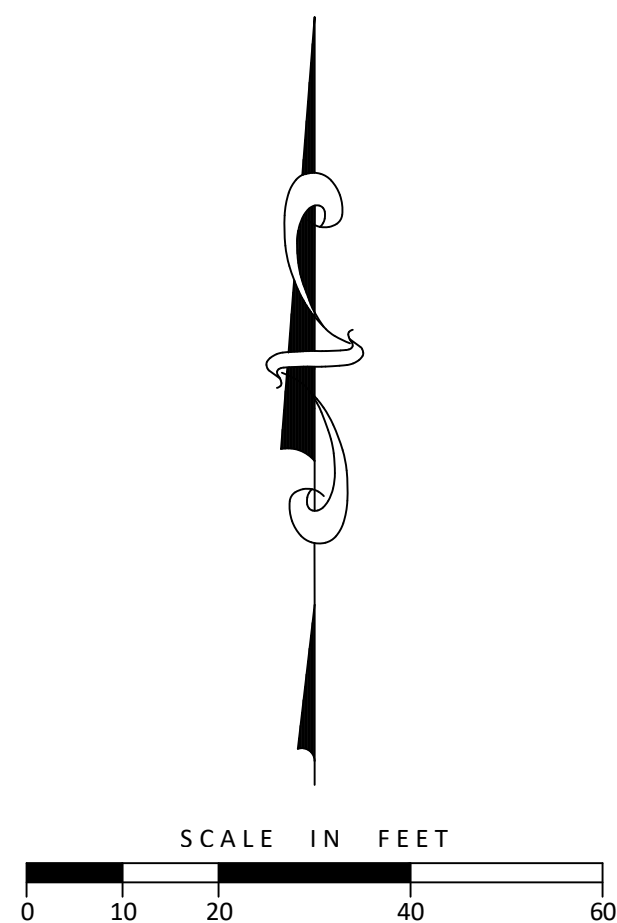
<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
<u>SHADE TREES</u>				
CKM	4	Acer platanoides 'Crimson King'	Crimson King Maple	2 1/2" - 3" CAL. B&B
SHL	4	Gleditsia triacanthos var. inermis 'Skycole' TM	Skyline Honey Locust	2" - 2 1/2" CAL. B&B
TT	3	Liriodendron tulipifera	Tulip Tree	2 1/2" - 3" CAL. B&B
ALE	5	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	2 1/2" - 3" CAL. B&B
<u>DECIDUOUS SHRUBS</u>				
BRD	3	Cornus sericea 'Bailey's Redtwig'	Bailey's Redtwig Dogwood	#5 CONT.
HLL	9	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	#5 CONT.
OH	4	Hydrangea quercifolia	Oakleaf Hydrangea	#5 CONT.
WRW	8	Weigela florida 'Alexandra' TM	Wine and Roses Weigela	#5 CONT.
<u>EVERGREEN SHRUBS</u>				
GOJ	6	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	#5 CONT.

PLANT SCHEDULE PERIMETER LANDSCAPING

<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
<u>SHADE TREES</u>				
CKM	5	Acer platanoides 'Crimson King'	Crimson King Maple	2 1/2" - 3" CAL. B&B
AGG	5	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	2 1/2" - 3" CAL. B&B
ALE	1	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	2 1/2" - 3" CAL. B&B
<u>DECIDUOUS SHRUBS</u>				
BRD	12	Cornus sericea 'Bailey's Redtwig'	Bailey's Redtwig Dogwood	#5 CONT.
MAF	27	Fothergilla gardenii 'Mt. Airy'	Dwarf Witchalder	#5 CONT.
<u>EVERGREEN SHRUBS</u>				
GOJ	6	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	#5 CONT.

AREA	REQUIRED	PROPOSED	REQUIRED	PROPOSED
INTERIOR LANDSCAPE	15	16	30	30
PERIMETER LANDSCAPE	15	11 + 5 EXISTING	45	33

3715 SQ.FT. ISLANDS PROPOSED
 INTERIOR LANDSCAPE- $37150/2500 = 14.9$ (15 TREES)
 $(37150/2500)2 = 29.72$ (30 SHRUBS)
 PERIMETER LANDSCAPE- $449' / 30 = 15$ TREES
 $449' / 10 = 44.9$ (45 SHRUBS)



**1240 NAGEL ROAD
MAJOR ADJUSTMENT TO PUD
ANDERSON TOWNSHIP
HAMILTON COUNTY, OHIO
LANDSCAPE PLAN**

			Date	10/02/25
			Scale	1"=20'
Revision	By	Date	Drawn By	DAH Proj. Mgr. JW
			Survey Database	N/A
			DWG	18527206-PLA
			X-Ref(s)	18527004-BAS-01
			Project Number	18527
			File No.	1/2
			Sheet No.	





C 3D RENDERING

SCALE: 3/16" = 1'-0"



B WEST ELEVATION

SCALE: 3/32" = 1'-0"



A SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

ISSUED		
#	DATE	DESCRIPTION

DRAWN BY: AA
JOB NO.: 25154

TITLE:
ELEVATIONS AND RENDER -
OPTION A

SHEET NO:

A-1.0

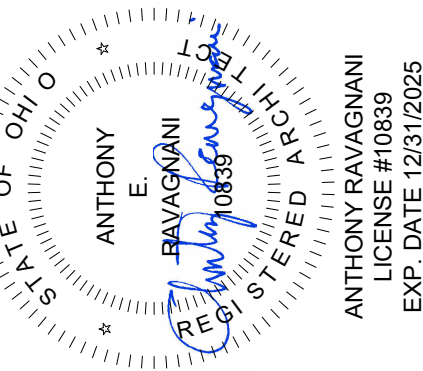
11.28.25 ZONING SUBMISSION

FLOOR PLAN LEGEND

- GENERAL NOTES:
- ALL FIXTURES ARE NEW UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS AT NEW AND EXISTING CONSTRUCTION ARE TO FACE OF FINISHED PARTITION, UNLESS NOTED OTHERWISE
- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- NEW HALF HEIGHT PARTITION
- EXISTING DOOR AND FRAME TO REMAIN
- NEW OR RELOCATED DOOR AND FRAME- REFER TO DOOR SCHEDULE
- DOOR NUMBER
- ROOM NAME
- ROOM NAME AND NUMBER
- WINDOW TAG, SEE SHEET A-5.1
- PARTITION TYPE
- KEYNOTE NUMBER, SEE SCHEDULE THIS SHEET
- FIRE EXTINGUISHER WITH HANDLE AT 4'-0" A.F.F. - LOCATIONS TO BE VERIFIED WITH FIRE INSPECTOR
- THERMOSTAT
- INDICATES NEW FIXTURE OR UNIT
- INDICATES RELOCATED FIXTURE OR UNIT

APARTMENT UNIT TOTALS:

1 BEDROOM- 38
2 BEDROOM- 32
TOTAL UNITS- 70



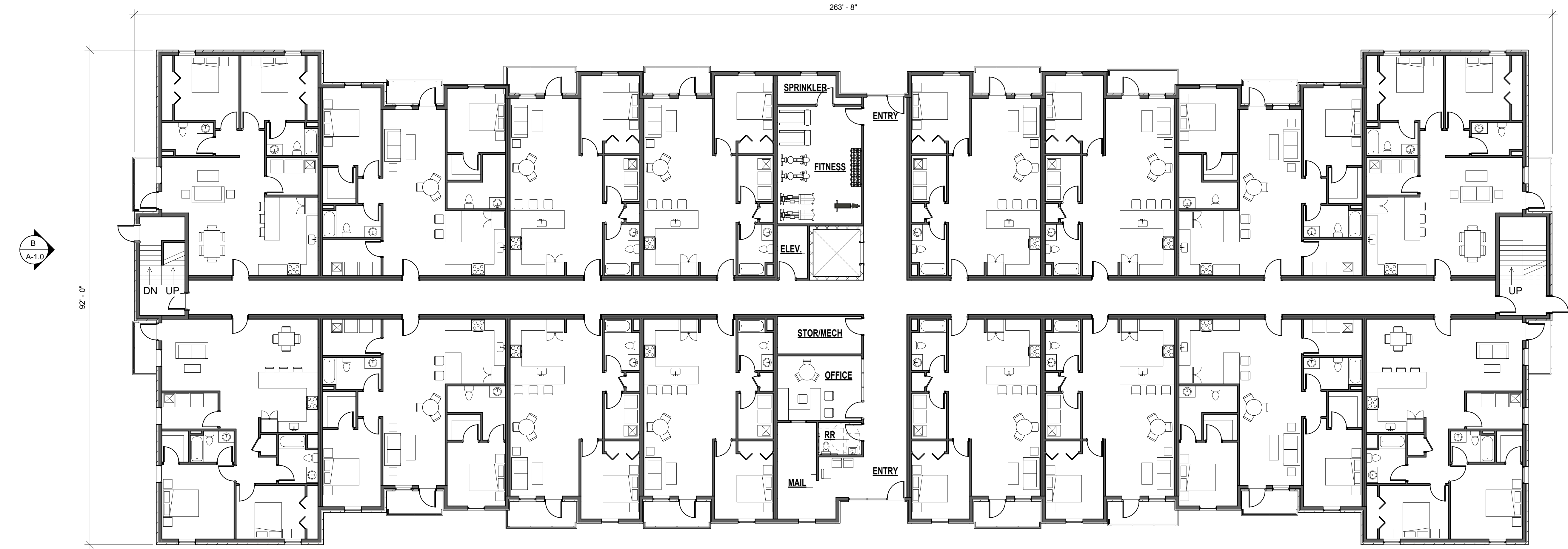
NAGEL
APARTMENTS
1240 NAGEL RD.
CINCINNATI, OH. 45255

ISSUED		
#	DATE	DESCRIPTION
1	10/06/25	ZONING SUBMISSION
DRAWN BY: AA		
JOB NO.: 25154		
TITLE:		
FLOOR PLAN		

SHEET NO:

A-1.1

11.28.25 ZONING SUBMISSION



1ST FLOOR APARTMENT COUNT

1 BEDROOM- 8
2 BEDROOM- 8

1 1ST FLOOR PLAN

SCALE: 3/32" = 1'-0"

