

ANDERSON TOWNSHIP PLANNING AND ZONING - STAFF REPORT
CASE ANDERSON 1-2026 PUD MAJOR ADJUSTMENT
8352 BEECHMONT AVENUE – SPEEDWAY / 7-ELEVEN
FOR CONSIDERATION BY THE ANDERSON TOWNSHIP ZONING COMMISSION ON JULY 27, 2026

APPLICANT: Macy Downey of McBride Dale Clarion, on behalf of 7-Eleven, on behalf of EMRO Marketing Co and Speedway LLC, property owners.

LOCATION & ZONING: 8342 and 8352 Beechmont Avenue
Book 500, Page 41, Parcels 230 and 237
“E-PUD” Retail Planned Unit Development

REQUEST: The applicant is requesting a Planned Unit Development (PUD) approval of the freestanding sign, for a proposed 7-Eleven that was approved by the Zoning Commission on February 23, 2026.

SITE DESCRIPTION:

<i>Tract Size:</i>	Parcel 500-0041-0230-00: 0.892 acres Parcel 500-0041-0237-00: 0.884 acres Total: 1.776 acres
<i>Frontage:</i>	Approx. 298’ on Beechmont Avenue Approx. 221’ on Eight Mile Road
<i>Topography:</i>	Mostly flat
<i>Existing Use:</i>	Speedway/former McCall’s Flooring site

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	<i>North:</i> “C” Residential	Cherry Lane single family homes
	<i>South:</i> “E” Retail	Pancake house, The Crossings Shopping Center
	<i>East:</i> “E” Retail	Smoke shop, McSwain’s, Third Rock
	<i>West:</i> “E” Retail	Consume Cannabis, Army National Guard

PROPOSED DEVELOPMENT: The applicant is proposing a 10’ tall, 135 SF (94.7 SF calculation without base) monument style sign with a stone base that matches the decorative stone walls at the intersection of Eight Mile Road and Beechmont Avenue.

In coordination with the project, Anderson Township is proposing the construction of a right-turn lane on Eight Mile Road. This project is being coordinated with the property owner, Hamilton County Engineer’s Office, and the Ohio Department of Transportation (ODOT). As part of the right turn lane construction, the stone wall is being removed.

ZONING HISTORY: The existing Speedway structure was constructed in 1991. The McCall’s building was built in 1900 with a subsequent addition in 1999. The McCall’s property was transferred to Speedway in 2021 and is currently vacant.

The Zoning Commission approved a PUD for the demolition and reconstruction of a Speedway Fuel and Convenience Store, size 4,746 SF, a new fueling station with six double sided fuel dispensers, signage and landscaping with an impervious surface ratio of 75% down from the previous 90% on February 23, 2026. A zoning certificate for the new store was issued May 13, 2026.

The Zoning Commission placed the following conditions on the approval:

3. That the proposed freestanding sign be modified to be a monument sign, consistent with the Township Design Guidelines.

13. That the pole sign submitted not be approved and that the design be resubmitted to the Zoning Commission for consideration.

FINDINGS:

The Zoning Commission is reviewing the application due to the conditions placed on the PUD approval in Case 1-2026 PUD per Article 4.1 of the Zoning Resolution.

Zoning Resolution Compliance

The proposed free-standing sign is **non-compliant** with the Anderson Township Zoning Resolution. The proposed sign is 135 SF where 100 SF is permitted, which includes the base since the sign is greater than 6' tall, per Article 5.5, G, 1, e and Article 5.5, G, 1, h, iii.

Applicable Plans

Design Guidelines

The proposed free-standing sign is consistent with the following elements of the Anderson Design Guidelines:

Signage: The Design Guidelines state that freestanding signage is encouraged to be erected at lower heights, maintaining clearance above landscaping and parked automobiles, and below power lines and mature trees. Additionally, it is recommended that freestanding signage be ground mounted as opposed to pole signs.

RECOMMENDATION:

Staff recommends approval based on the following:

Staff is of the opinion that while the freestanding sign is greater in square footage than permitted, 40 SF can be attributed to the stone base. The stone base will compliment existing decorative stone walls at the intersection. Staff is also of the opinion that the proposed sign is consistent with the Design Guidelines as noted above below:

The Design Guidelines state that freestanding signage is encouraged to be erected at lower heights, maintaining clearance above landscaping and parked automobiles, and below power lines and mature trees. Additionally, it is recommended that freestanding signage be ground mounted as opposed to pole signs.

Staff is also of the opinion that the proposed sign is compliant with the following conditions of Resolution 2026-0223-04 in case 1-2026 PUD:

3. That the proposed freestanding sign be modified to be a monument sign, consistent with the Township Design Guidelines.

13. That the pole sign submitted not be approved and that the design be resubmitted to the Zoning Commission for consideration.

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

Article 5.5, G, 1, e – e. Maximum surface area per side (limit 2 sides) is to be ... one hundred square feet (100 ft.2) in “E”, ... or zero point five square feet (0.5 ft.2) per side of sign for each lineal foot of developed property along a public street frontage, whichever is less. Corner properties may use either street frontage to determine surface area of the sign.

Staff recommends approval based on the following:

1. The variance is not substantial. The signage is under 100Sf, however, due to the height of 10', the base is also included in the overall calculation which brings the total to 135 SF.
2. The essential character of the neighborhood would not be substantially altered and adjoining properties will not suffer a substantial detriment as a result of the variance. The proposed sign is consistent in design with other newer signage in the area (i.e. Rogers Family Dentistry, Penn Station, Panera, Graeter's)
3. The variance will 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 applicant has been partnering with the Township on the construction of a right turn lane on Eight Mile through the dedication of right-of-way for the improvements. The current stone wall will be eliminated with this construction, however the stone base on the free-standing sign is intended to mimic the materials of the other walls on the other corners. Through the construction of a monument sign to replace the existing pole sign, and the added landscaping, the corner will see a marked improvement that is consistent with the Beechmont Corridor Plan and Design Guidelines.

If approved, staff recommends the following condition:

- The free-standing sign shall be in substantial compliance with the plan set dated June 12, 2026, monument style sign, 135 SF, maximum height of 10' with a stone base.

GENERAL STANDARDS FOR

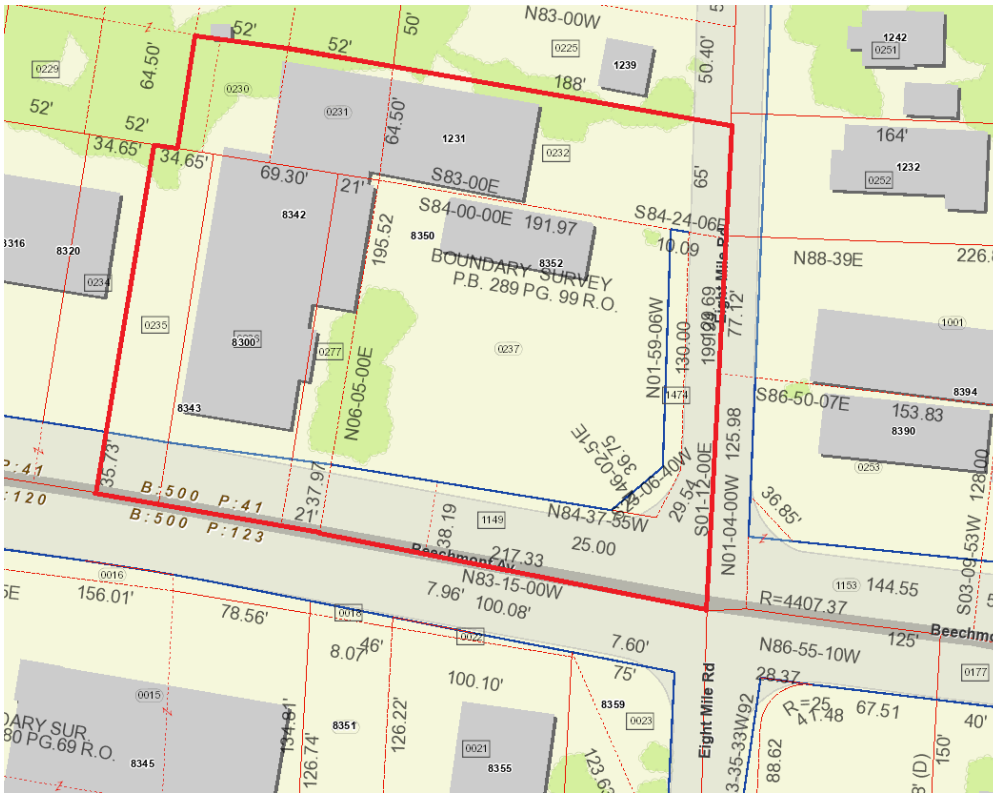
PUD PLAN APPROVAL: In determining whether a PUD Plan filed pursuant to this Article shall be approved or recommended for approval, the Director of Planning and Zoning, the Anderson Township Zoning Commission, and the Anderson Township Board of Trustees shall apply the following general standards.

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;

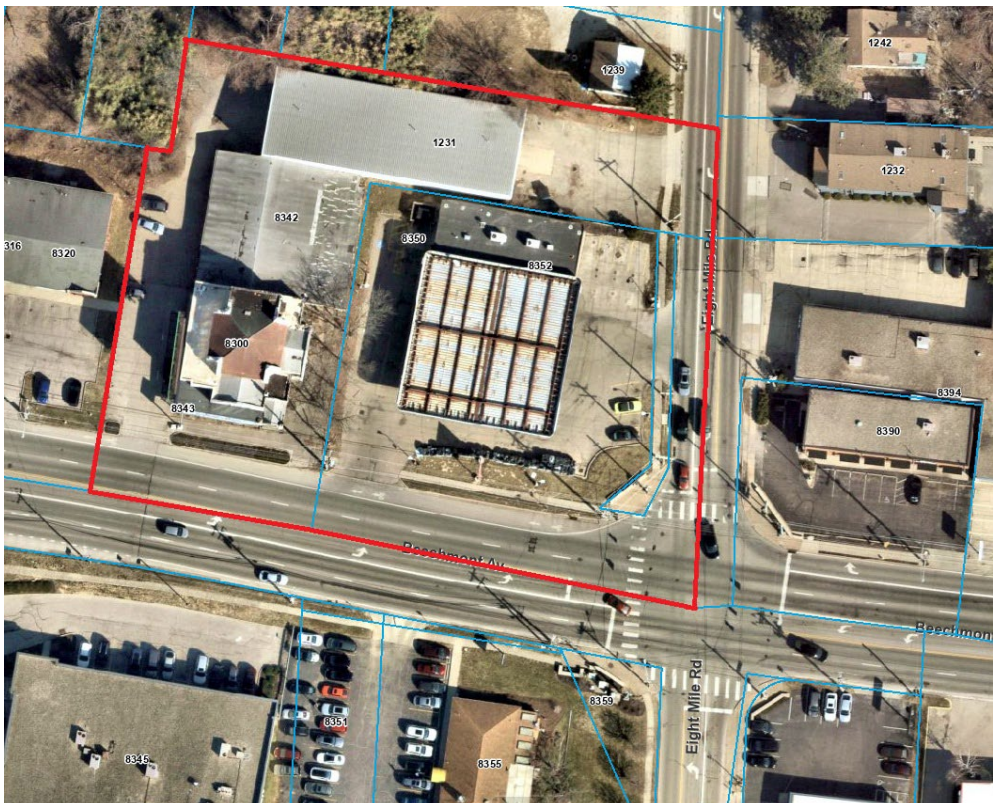
14. Whether the development is consistent with the Vision and Goals as adopted by the Anderson Township Board of Trustees.
15. Whether the development provides adequate protection of natural features on the property, including but not limited to, land over 20% slope, flood-plain and wetland areas, areas permanently inundated by water, and areas protected by the Ohio Department of Natural Resources.

**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 variance is substantial.
3. 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.
4. The variance would not adversely affect the delivery of governmental services (i.e. water, sewer, garbage).
5. The property owner purchased the property with knowledge of the zoning restrictions.
6. The property owner's predicament can be feasibly obviated through some method other than a variance.
7. The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.



Property Map



Aerial Map