

ANDERSON TOWNSHIP PLANNING AND ZONING - STAFF REPORT

CASE ANDERSON 1-2026 PUD

8352 BEECHMONT AVENUE – SPEEDWAY

FOR CONSIDERATION BY THE ANDERSON TOWNSHIP ZONING COMMISSION ON FEBRUARY 23, 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” Retail Business

REQUEST: The applicant is requesting a Planned Unit Development (PUD) approval for the proposed 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%.

SITE DESCRIPTION:

Tract Size: Parcel 500-0041-0230-00: 0.892 acres
Parcel 500-0041-0237-00: 0.884 acres
Total: 1.776 acres

Frontage: Approx. 298’ on Beechmont Avenue
Approx. 221’ on Eight Mile Road

Topography: Mostly flat

Existing Use: 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 to demolish the existing buildings on the site, Speedway and the former McCall’s Flooring, and construct a Speedway Fuel and Convenience Store, size 4,746 SF with six double sided fuel pumps and canopy. Full access is proposed on Eight Mile Road as well as on Beechmont Avenue with a cross-access easement proposed to the west. The development will contain landscaping, a dumpster and signage. A building material mixture of EIFS, corrugated metal, and fiber cement panels are proposed.

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).

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.

FINDINGS:

The Zoning Commission is reviewing the application because the proposed development will have an Impervious Surface Ratio (ISR) greater than 60%, which triggers the PUD overlay and the standards found in Article 4.1 of the Zoning Resolution. The proposed impervious surface ratio is 75%.

Zoning Resolution Compliance

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

Article 5.3, D, 1, e: No part of a parking area for five (5) vehicles or more shall be closer than ten (10) feet from the property line adjacent to the residence district or property devoted to residential use. The applicant proposes a parking setback of 7’-4” where 10’ is required when abutting a residential use. (Cherry St.)

Article 5.3 L, 5, b, i: A minimum of one (1) shade or evergreen tree per thirty (30) lineal feet of parking surface frontage and one (1) shrub per ten (10) lineal feet of parking surface frontage shall be planted along the perimeter of any parking area adjacent to all dedicated streets. The applicant proposes 5 shade trees along Eight Mile Road where 7 are required. In addition, the applicant proposes ornamental trees along Beechmont Ave where shade or evergreen trees are required.

Article 5.3 L, 5, b, ii: For parking areas adjacent to a side or rear lot line of a residence district or property devoted to a residential use, a minimum of one (1) evergreen or shade tree per 30 lineal feet of parking surfaces and one (1) shrub per five (5) lineal feet of parking surfaces shall be planted along the perimeter of the parking area. The applicant proposes to relocate required evergreen trees along the north rear lot line to the west side lot line.

Article 5.3 L, 6, a: Parking lot Interior Landscaping- 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. The applicant proposes internal plantings be located along western property line.

Article 5.3, K: Lighting for Non-Single Family Uses. A lighting plan was not submitted in compliance with the Anderson Township Zoning Resolution.

Article 5.5 G, 4, c: Maximum height shall not be more than three (3) feet above finished grade level of the adjoining pavement surface. The applicant proposes directional signs at a height of 5 ft where 3 ft is permitted.

Article 5.5 G, 6, d: Minimum front yard setback of leading edge of sign is the same setback as building regulations provided for permitted building in the district in which the sign is located. No leading edge of any sign shall be closer than fifty (50) feet to a residential district. The two large off premise signs are located closer than 50 feet to a residential district. One is on the property line to a residential district.

Article 5.5, G, 6, f: Minimum distance between off-premise advertising signs measured by radius from all existing off-premise signs wherever located is 500 radial feet. The two off premise signs on the properties are less than 300 feet from each other.

Article 5.5, G, 6, h: Minimum side and rear yard setbacks of leading edge of sign to nearest property line is fifteen (15) feet (except that no leading edge shall be closer than fifty feet to a residential zone). One of the off premise signs is located on the property line adjacent to a residential zone.

General Plan Notes:

- Plan shall include setback distances for all buildings and canopy to the property and R/W lines.
- Plan shall include an identified loading zone.
- A surveyor stamped site plan is required for the issuance of a zoning certificate.

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 Beechmont 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.

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: The Beechmont Corridor will be a viable and attractive destination for residents, as well as a regional destination for Greater Cincinnati.

Beechmont Plan

The site is located in Neighborhood 5 which encourages the following:

- Facades that identify individual tenant spaces
- Substantial, quality building material
- Parking lot connections between neighboring properties and service drives behind properties
- Restricting / closing unnecessary driveways
- Landscape between sidewalk and parking areas
- Landscape areas and trees within parking lots

The proposal is consistent with the following elements of the Beechmont Plan:

Restricting/closing unnecessary driveways: Reducing turning conflicts is an important element in improving traffic flow and safety along Beechmont Avenue. The applicant is reducing curb cuts on Beechmont Avenue from 3 to 1 full access. The applicant is also reducing curb cuts on Eight Mile Road from 2 to 1.

Develop Cross Access: The ability to provide access between adjacent parcels is a critical element in improving traffic flow along Beechmont Avenue. The applicant is identifying cross access to the property to the west.

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. Separate roadways from commercial development by attractive landscape planter strips.

The proposal is not consistent with the following elements of the Anderson Design Guidelines:

Architecture: The use of EIFS as a primary material is discouraged. The Design Guidelines state that EIFS may be used in some instances, and with proper maintenance, be an acceptable secondary material. Additionally the building uses sustainable amounts of fastener corrugated metal panels which is highly reflective the use of such materials is discouraged in the Design Guidelines.

Signage: The Design Guideline 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 Planned Unit Development evaluation criteria (*Article 4.1, G*):

1. The proposed fueling center development is consistent with the “E” Retail District. The PUD Plan is compliant with the Zoning Resolution except for the requested variances, **Article 5.3, D, 1, e, Article 5.3 L, 5, b, i, Article 5.3 L, 5, b, ii, Article 5.3 L, 6, Article 5.3, K and Article 5.5 G, 4, c.**
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.

Land Use and Development: The Beechmont Corridor will be a viable and attractive destination for residents, as well as a regional destination for Greater Cincinnati.

3. The use (fueling center & convenience store) is compatible with surrounding retail land 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. No proposed phasing was submitted.
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. Certain modifications of the zoning regulations may be warranted such as the reduced buffer to the side yard residential area.
9. The proposed pedestrian circulation system should insulate pedestrian circulation from vehicular movement, if modifications are made to identify pedestrian access from Beechmont, and relocate pedestrian access from Eight Mile to not conflict with the landscape island.
10. The plan provides adequate visual and acoustic privacy.
11. The development does not include dedicated open space, other than the required parking lot landscaping.
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. The applicant did not provide information regarding stormwater detention.
14. The development is consistent with the Vision and Goals as adopted by the Anderson Township Board of Trustees. However, the two off-premise business signs are nonconforming due to their installation prior to the current sign regulations, and noncompliance with Articles 5.5, G, 6, d, f, & h. During redevelopment of properties, property owners have been encouraged to bring nonconforming aspects of the property in compliance, or consistent with adopted Township plans.
15. The plan adequately protects natural features.

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

Article 5.3, D, 1, e To allow a parking setback of 7' 4" where 10' is required when abutting a residential use.

Article 5.3 L, 5, b, i To allow 5 shade trees along Eight Mile Rd where 7 are required and to allow ornamental trees along Beechmont Ave where shade or evergreen trees are required.

Article 5.3 L, 5, b, ii To allow to put evergreen trees required on north rear lot line on side west lot line.

Article 5.3 L, 6 To allow internal plantings be located along western property line.

1. The variances are not substantial. The setback adjustments requested as well as modifications to landscaping are minor.
2. The essential character of the neighborhood will not be altered, and adjoining properties will not suffer a substantial detriment as a result of the variances.
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 site is challenging due to tight spatial constraints and utility location. Although variances are requested, staff is of the opinion that the proposed development is still consistent with the Design Guidelines and adopted Township Plans (Comprehensive Plan and Beechmont Plan).

Staff **does not** recommend a variance from the following:

Article 5.5 G, 4, c: To allow directional signs at a height of 5 ft where 3 ft is permitted.

1. The variance is substantial. The signage variances would be substantially out of line with the requirements outlined in the zoning resolution.
2. The essential character of the neighborhood would be altered, and adjoining properties will suffer a substantial detriment as a result of the variance. The directional signs at a proposed height of 5 ft would alter the neighborhood character as established in the Beechmont Plan, and could pose a line of site issue with the driveways.
3. The spirit and intent behind the zoning requirement would not be observed and substantial justice done by granting the variance. The variances requested do not align with the spirit and intent of the zoning requirement nor The Design Guidelines which recommend reducing visual clutter along Township roadways.
4. The spirit and intent behind the zoning requirement would not be observed and substantial justice done by granting the variance. Maximum

height of directional signage is permitted at 3' to prevent interference with site distance.

If approved, staff recommends the following conditions:

1. That the directional signage be brought into compliance with the ATZR Article 5.5, G, 4.
2. That a lighting plan in compliance with ATZR Article 5.3, K shall be submitted for approval.
3. That the proposed freestanding sign be modified to be a monument sign, consistent with the Township Design Guidelines.
4. That the pedestrian access be modified to include an access for pedestrians off of Beechmont and modified so that the access from Eight Mile does not dead end into a landscape island.
5. That an easement be granted to the Township to facilitate improvements for the right turn lane and decorative stone wall relocation.
6. That building materials be brought in line with Anderson Township Design Guidelines.
7. That the off-premise advertising sign shall be removed no later than 30 days after the current lease expires in compliance with Article 5.5, G, 6 of the ATZR.

GENERAL STANDARDS FOR

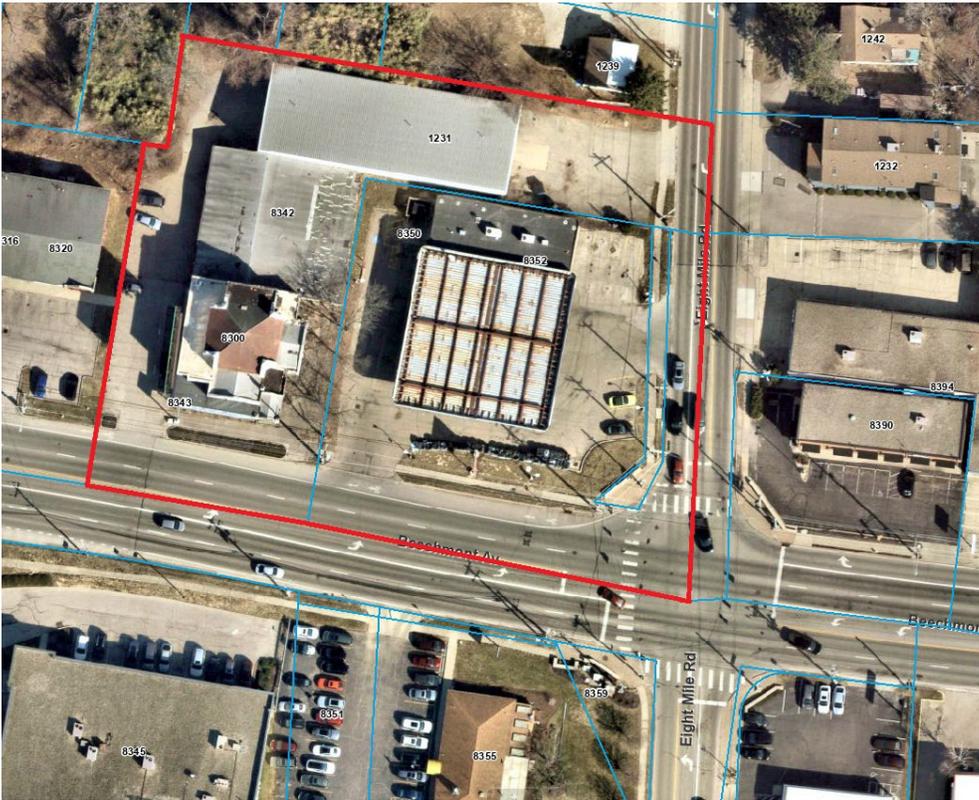
PUD PLAN APPROVAL: In determining whether a PUD Plan filed pursuant to this Article shall be approved or recommended for approval, the Director of Planning and Zoning, the Anderson Township Zoning Commission, and the Anderson Township Board of Trustees shall apply the following general standards.

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;

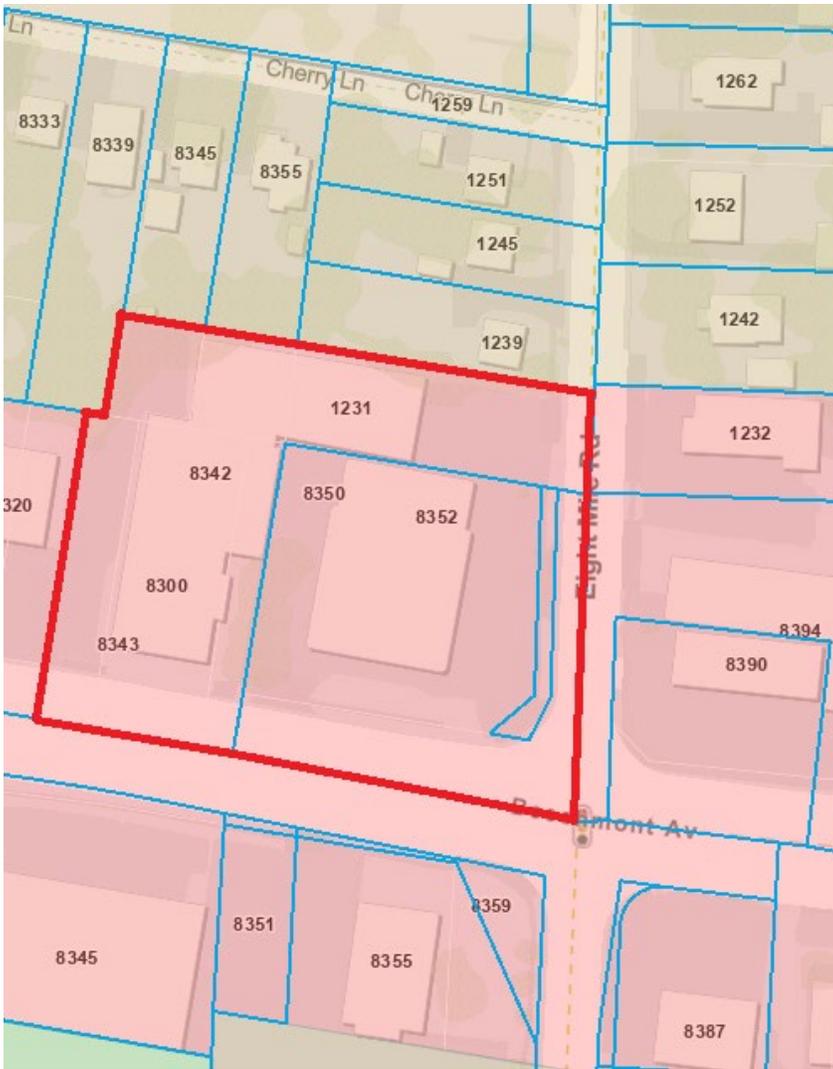
7. Whether significant scenic or historic features, as identified or contained in plans duly adopted by the Board of Anderson Township Board of Trustees and Hamilton County Regional Planning Commission, are adequately conserved;
8. Whether modification of the zoning or other regulations are warranted 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.



Aerial Map



Zoning Map



View looking northwest from the corner of Eight Mile Road and Beechmont Ave



View of former McCall's flooring looking West along Beechmont Ave



View of former McCall's flooring looking East along Beechmont Ave, and existing off premise sign



View of existing fencing along the North and West lot lines



View of former McCall's warehouse from Eight Mile Road, and existing off premise sign



View looking northwest from the corner of Eight Mile Road and Beechmont Ave