



October 28, 2024

Anderson Township Zoning  
7850 Five Mile Road  
Cincinnati, Ohio 45230

**Re: UDF - Beechmont & Elstun PUD Application**

To Whom this Concerns:

United Dairy Farmers is proposing a tear down and rebuild of their existing convenience store, gas canopy, and sign. The proposed project will consist of a consolidation and split of new property to allow for the new larger footprint. The newly consolidated property will meet all existing Zoning District permitted uses according to the Anderson Township Zoning Resolution.

The design of the store and gas canopy will be complimentary to the nearby commercial development. The structures will have a flat roof with parapet screening. The building materials will consist of brick, cast stone, wood-look metal siding, and wood-look composite PVC board. A dumpster enclosure will be provided to completely enclose the dumpster from public view and it will be constructed of the same brick and cast stone used on the building, the gate will be constructed of composite wood boards and a metal frame.

The newly constructed Convenience Store use will meet and exceed the required number of parking spaces for employees and the public. United Dairy Farmers has requested forty-three parking spaces, due to the newer stores having an increased food offering. The additional food offerings have resulted in less parking space turnover fueling the need for the additional parking. In addition to the vehicle parking, bike racks will be provided for public use and will allow pedestrians who use the adjacent bike trail space to secure their bicycles.

The new store and gas canopy is scheduled to be completed and open by the end of December 2025.

Sincerely,

John Lucas  
Project Manager, K4 Architecture