



ANDERSON TOWNSHIP PLANNING AND ZONING - STAFF REPORT

CASE 1-2016 PUD MAJOR ADJUSTMENT

ROUND BOTTOM RENTALS - 4270 ROUND BOTTOM ROAD

FOR CONSIDERATION BY THE ANDERSON TOWNSHIP ZONING COMMISSION ON NOVEMBER 18, 2024

APPLICANT: Kristopher Milner, Associate for KMK Law, on behalf of BEE Properties Inc, property owner

LOCATION & ZONING: 4270 Round Bottom Road
(Book 500, Page 170, Parcel 036)
"ID - PUD" Industrial Development Planned Unit Development

REQUEST: The applicant has installed (without permits) a portable structure, size 138.90' x 47.89' and 17.55' high on the property to shelter equipment stored on the property.

When staff visited the site to take photos for the case on 11/8/2024, it was noted that another structure had been installed on the property. This structure is not shown on the site plan and therefore the size and setbacks are unknown.

SITE DESCRIPTION:
Tract Size: 4.421 acres
Frontage: Approximately 845' on Round Bottom Road
Topography: Relatively flat
Existing Use: Round Bottom Rentals

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
<i>North:</i>	"ID" Industrial Development	Evans Landscaping
<i>South:</i>	"ID" Industrial Development	Evans Landscaping Parking
<i>East:</i>	"ID" Industrial Development	Vacant Industrial Land
<i>West:</i>	"ID" Industrial Development	Evans Landscaping

PROPOSED DEVELOPMENT: The applicant has installed (without permits) a portable structure, size 138.90' x 47.89' (approx. 6,500 SF) and 17.55' high on the property to shelter equipment stored on the property. The applicant stated that "the structure does not have any foundation or footers, has no lighting or utilities, and is situated and anchored to the existing parking and storage lot."

A second structure was identified on the site during the inspection on 11/8/2024 that had been installed since August. No information was provided in the application regarding location and size of structure.

ZONING HISTORY: The applicant purchased the property in May, 2013 and began making improvements to the property prior to receiving zoning approval. The PUD request proposed a change of use from The Brewer Company which used the site as storage, maintenance, and repair of trucks / equipment to Round Bottom Rental. Round Bottom Rental is a commercial, equipment rental business. There are two buildings on the site, and a blighted house was removed. The larger is used for the retail component of the business and small equipment repair. The smaller building is used for storage. A twenty-car parking lot was constructed and is primarily used for employees who work across the street at Evans

Landscaping. The number of driveways along the County road were reduced from 5 to 3. Decorative fencing and parking lot lighting was installed. The Zoning Commission approved the PUD in February 2016 with one variance for a parking lot setback of 5' from the right-of-way vs 10'. This decision was appealed by the applicant, but the appeal was later dropped.

A violation letter was sent to the applicant on August 7, 2024 regarding a structure constructed without permits. During the inspection on 11/8/2024, an additional structure appeared to have been constructed.

FINDINGS:

Zoning Resolution Compliance

Staff is unable to determine compliance with Article 3.16, G of the Zoning Resolution as the submitted site plan did not identify the location of the structure(s) on the property, with setbacks to the property line.

Applicable Plans

Anderson Plan

The following Goals of the Anderson Plan should be considered when evaluating this application:

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:

The Ancor Area will continue to be the Township's target site for future economic development and enhanced infrastructure.

RECOMMENDATION:

The submitted site plan does not meet the minimum requirements of Article 2.2 and therefore, staff is unable to verify compliance with Article 3.16, G of the Zoning Resolution. Staff recommends that the case be continued until a compliant site plan is submitted for review, identifying all new and existing buildings on the site.

**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.

Property Map



Aerial Map



Topography Map



Zoning Map











