



Anderson Township Board of Township Trustees

February 18, 2021

5:30 p.m.

Case #3-2020 Anderson – 1357 Nagel Road

APPLICANT : Zicka Development Company, on behalf of, Anderson Township Board of Trustees, property owner.

LOCATION : 1357 Nagel Road
(Book 500, Page 121, Parcel 184)

ZONING : “B” – Single-family Residence

REQUEST : The applicant is requesting a zone change from “B” Single Family Residence to “DD” Planned Multiple Family Residence for the property located at 1357 Nagel Road.

The applicant is proposing to construct 10 duplex units, 3 single-family units, for a total of 13 units, a net area of 2.7973 acres, and a density of 5.66 units per acre.



Case #2-2018 Anderson Major Modification

Site History

The property is currently vacant. Previously there was one single family residence on the property which was purchased by Anderson Township. The site was formerly operated as Firehouse Fields by the Anderson Township Park District, which ceased use of the area in 2008. The property was consolidated with a larger parcel that was part of the fieldhouse property. In 2016, the property was under contract by The Mayerson Company, and was considered for a zone change with the new Stonegate Apartment buildings for a third building. The application was withdrawn and re-submitted for only two buildings, which left this 2.98-acre parcel remaining.

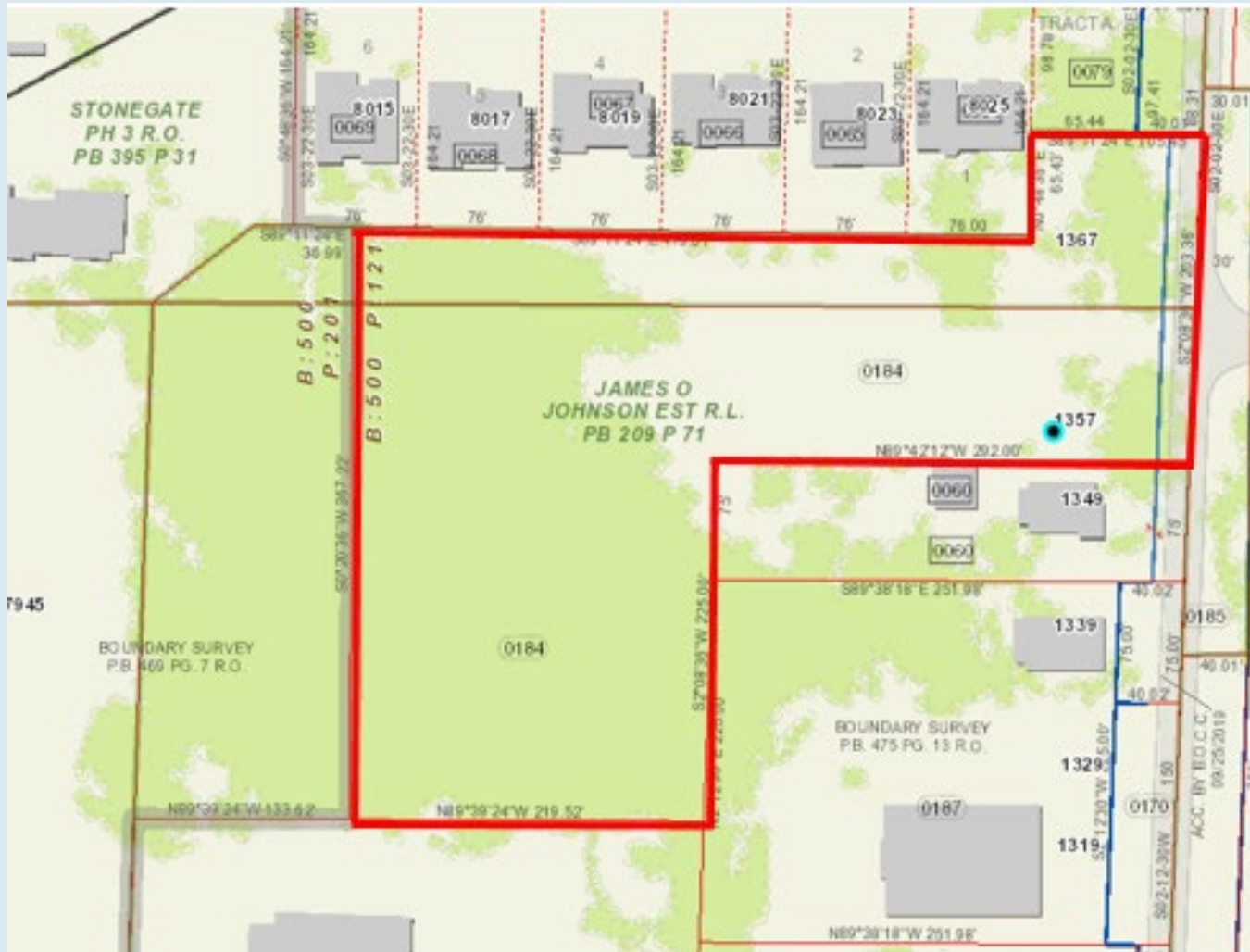
Open House- November 2018

Regional Planning- December 3, 2020, recommended approval

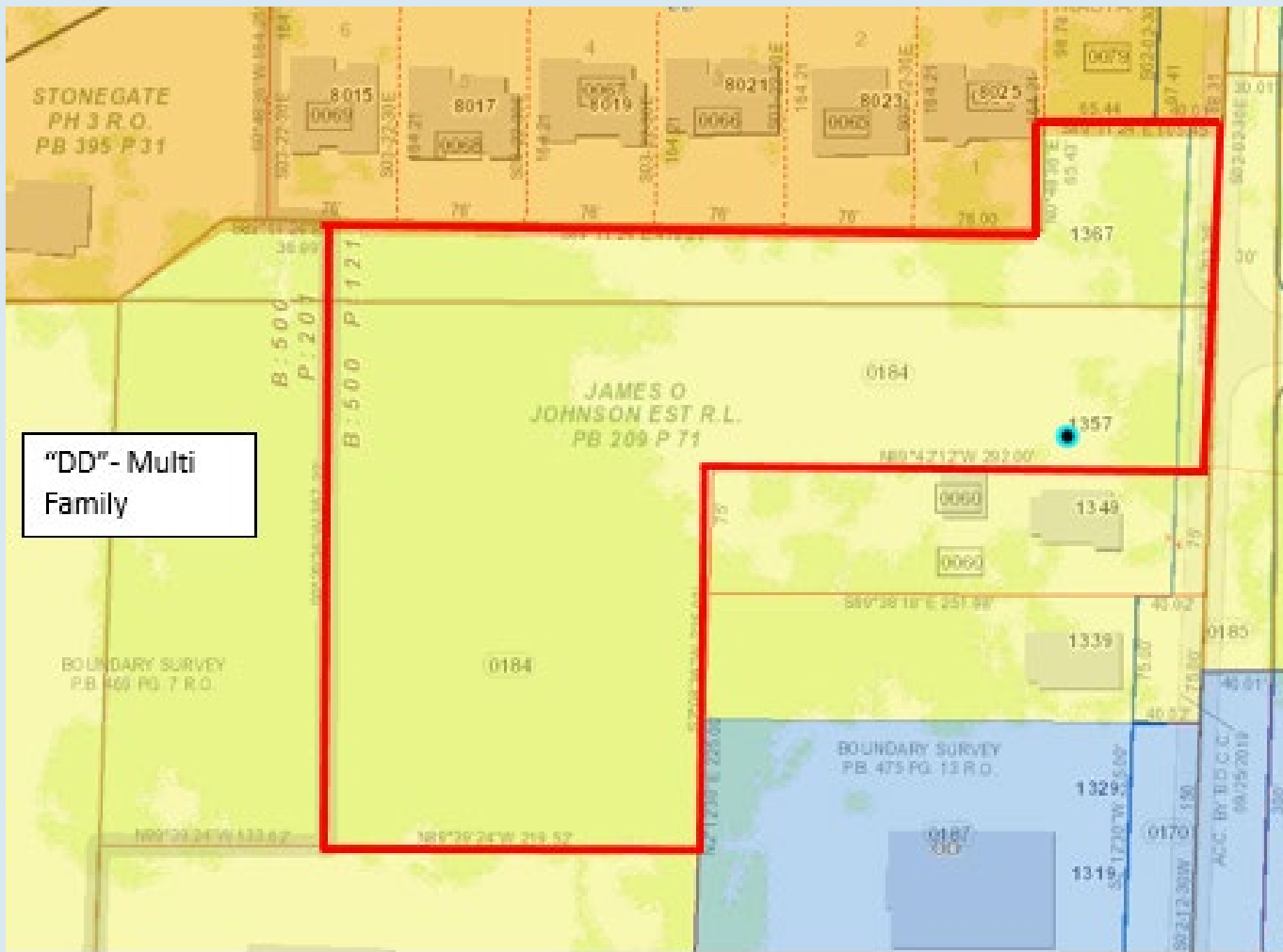
Anderson Township Zoning Commission- December 21, 2020, recommended approval



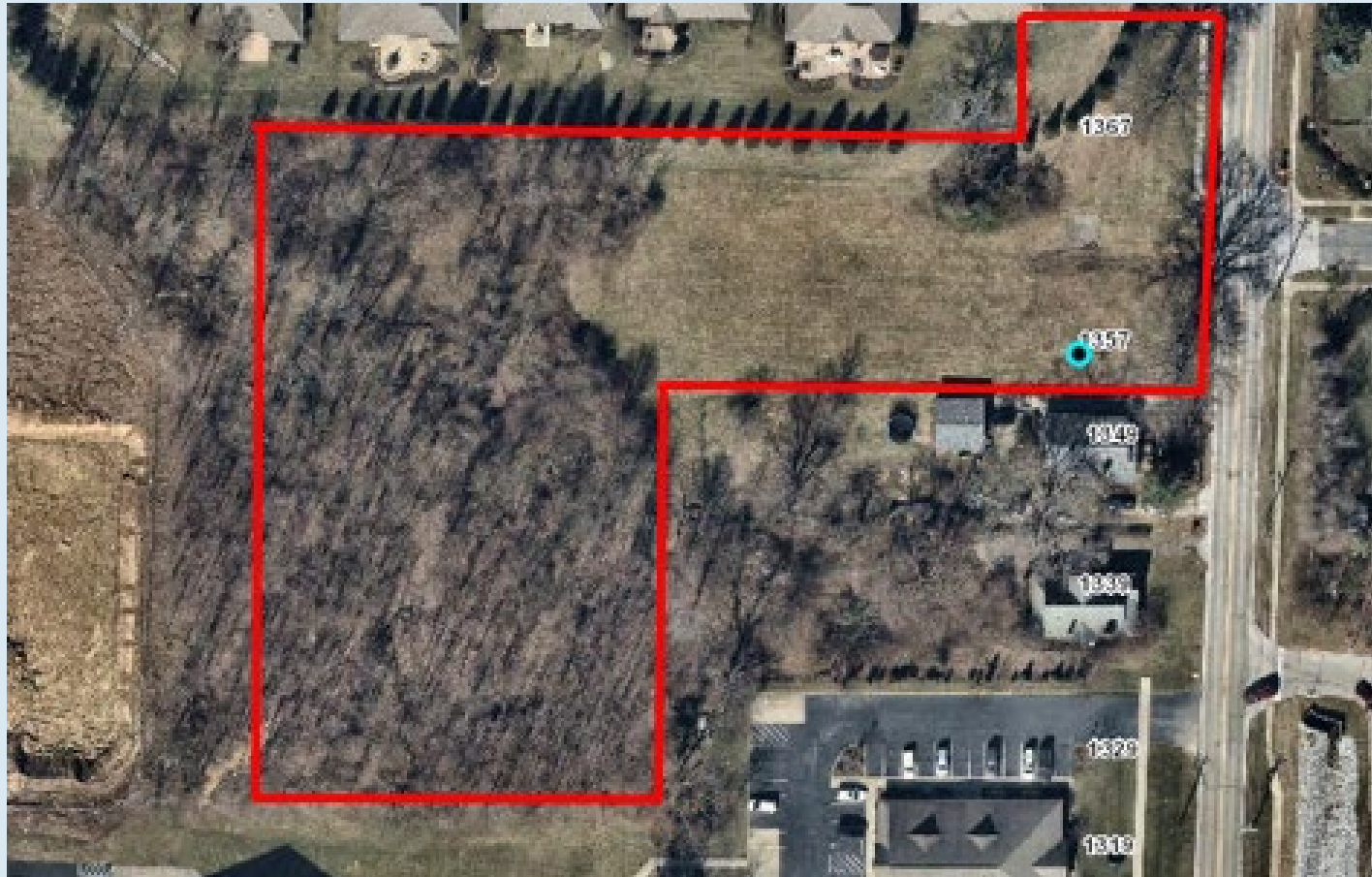
Property Map



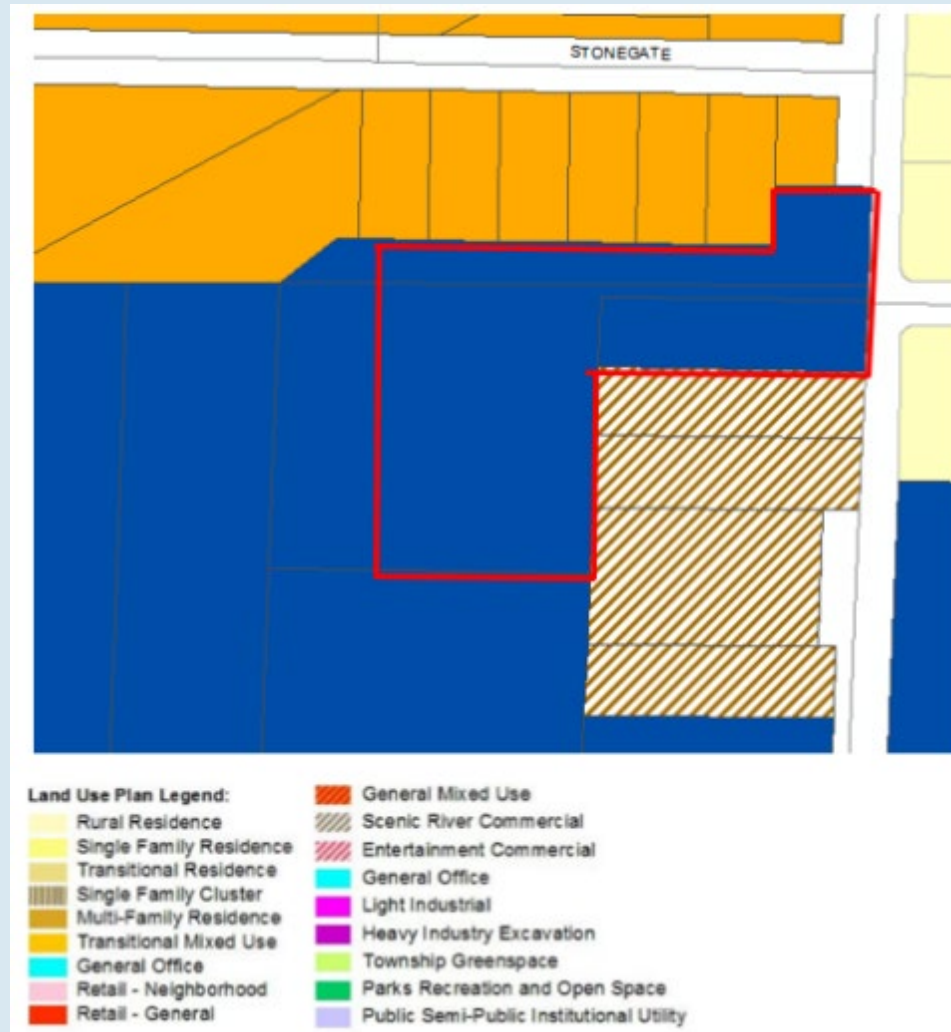
Zoning Map



Aerial Map



Future Land Use Map





12/ 9/2020 12:31



12/ 9/2020 12:31



12/ 9/2020 12:32



12/ 9/2020 12:32



12/ 9/2020 12:33



12/ 9/2020 12:34

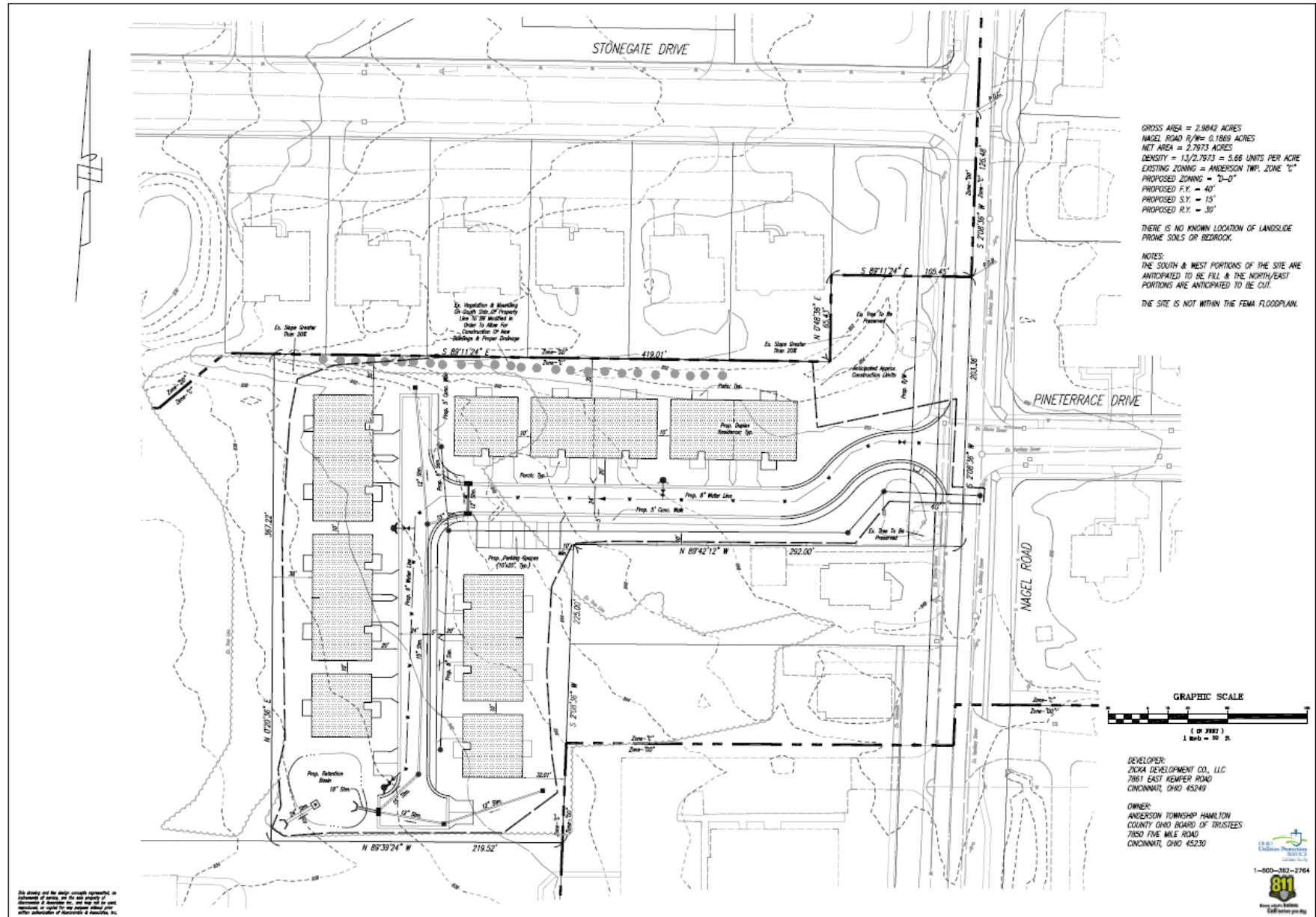


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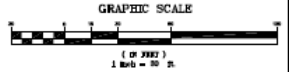
Preliminary Development Plan



GROSS AREA = 2.9842 ACRES
 MACEL ROAD R/W = 0.1869 ACRES
 NET AREA = 2.7973 ACRES
 DENSITY = 1.3/2.7973 = 5.66 UNITS PER ACRE
 EXISTING ZONING = ANDERSON TWP. ZONE "C"
 PROPOSED ZONING = "D-0"
 PROPOSED F.Y. = 40'
 PROPOSED S.Y. = 15'
 PROPOSED P.Y. = 30'

THERE IS NO KNOWN LOCATION OF LANDSLIDE PRONE SOILS OR BEDROCK.

NOTES:
 THE SOUTH & WEST PORTIONS OF THE SITE ARE ANTICIPATED TO BE FILL & THE NORTH/EAST PORTIONS ARE ANTICIPATED TO BE CUT.
 THE SITE IS NOT WITHIN THE FEMA FLOODPLAIN.



DEVELOPER:
 ZINKA DEVELOPMENT CO., LLC
 7861 EAST KEMPER ROAD
 CINCINNATI, OHIO 45249

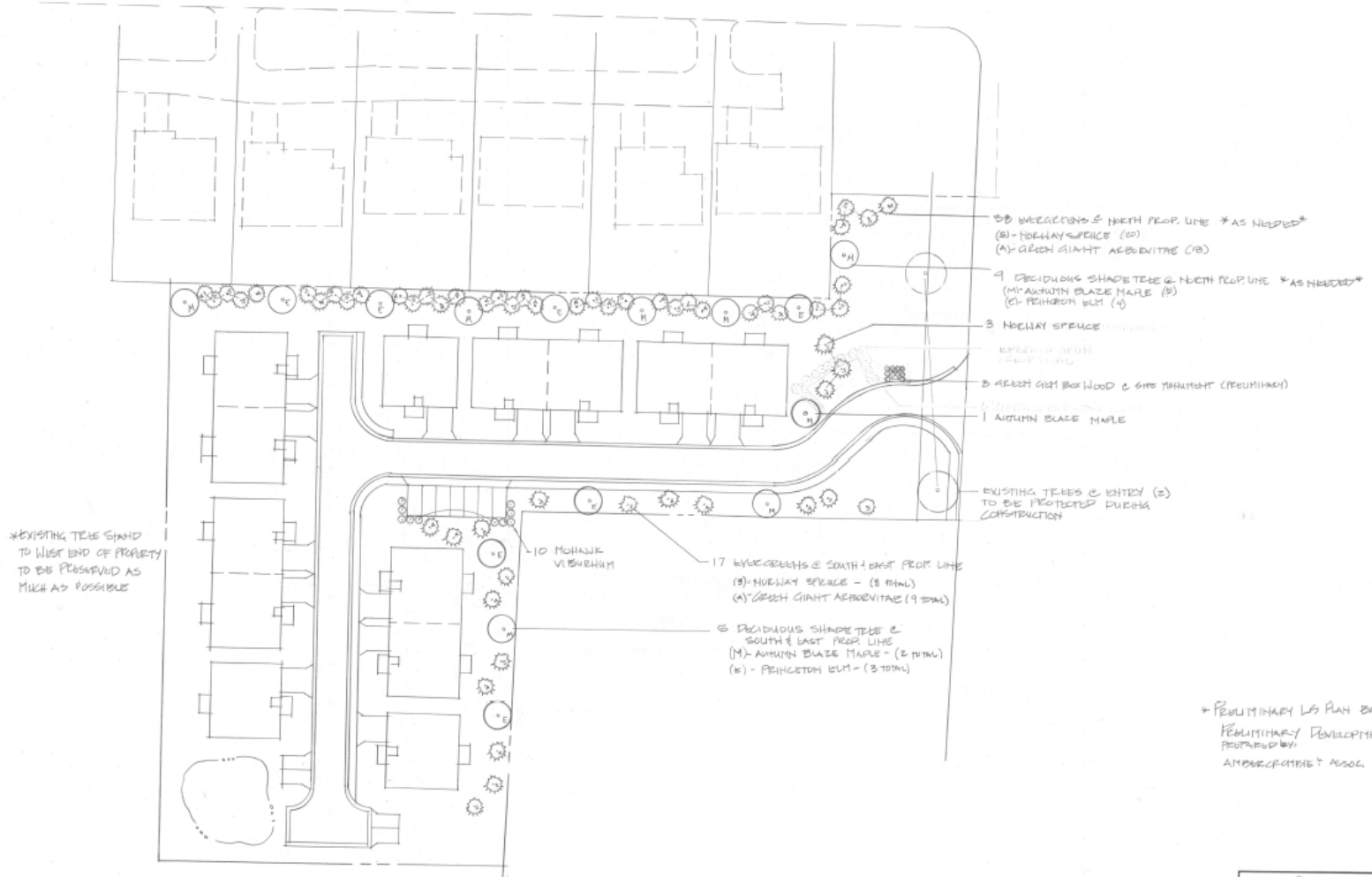
OWNER:
 ANDERSON TOWNSHIP HAMILTON COUNTY OHIO BOARD OF TRUSTEES
 7050 FIVE MALE ROAD
 CINCINNATI, OHIO 45230

Scale: 1" = 30'	Drawn: J.C.
Scale: 1" = 30'	Checked: J.C.
Scale: 1" = 30'	Reviewed: J.C.
Scale: 1" = 30'	Approved: J.C.
Scale: 1" = 30'	Date: 11-6-20
Scale: 1" = 30'	Project: PRELIMINARY DEVELOPMENT PLAN
Scale: 1" = 30'	Client: 1877 MACEL ROAD
Scale: 1" = 30'	Client: A. HESLOTT SURVEY #608
Scale: 1" = 30'	Client: ANDERSON TOWNSHIP
Scale: 1" = 30'	Client: HAMILTON COUNTY, OHIO
Scale: 1" = 30'	Developer: Abercrombie & Associates, Inc.
Scale: 1" = 30'	Developer: 2004 DEVELOPMENT CO., LLC
Scale: 1" = 30'	Developer: 7861 EAST KEMPER ROAD
Scale: 1" = 30'	Developer: CINCINNATI, OHIO 45249
Scale: 1" = 30'	Owner: ANDERSON TOWNSHIP HAMILTON COUNTY OHIO BOARD OF TRUSTEES
Scale: 1" = 30'	Owner: 7050 FIVE MALE ROAD
Scale: 1" = 30'	Owner: CINCINNATI, OHIO 45230

The drawings and the information contained herein are for the use of the client only and are not to be used for any other purpose without the written consent of Abercrombie & Associates, Inc.



Landscape Plan



EXISTING TREE STAND TO WEST END OF PROPERTY TO BE PRESERVED AS MUCH AS POSSIBLE

* PRELIMINARY LS PLAN BASED ON:
 PRELIMINARY DEVELOPMENT PLAN
 PREPARED BY:
 AMBROSCOMETT ASSOC. - REV DATE 10/30/20

ZICKA DEVELOPMENT Co. 7041 E. KENTWOOD		CIVIL CH-09071	
DATE: 11-21	APPROVED BY:	DESIGN BY: JLU	REVISION:
M STATION ROAD LANDSCAPES INC.			
PRELIMINARY LS PLAN - 11/21/20			

Front and Rear Elevations

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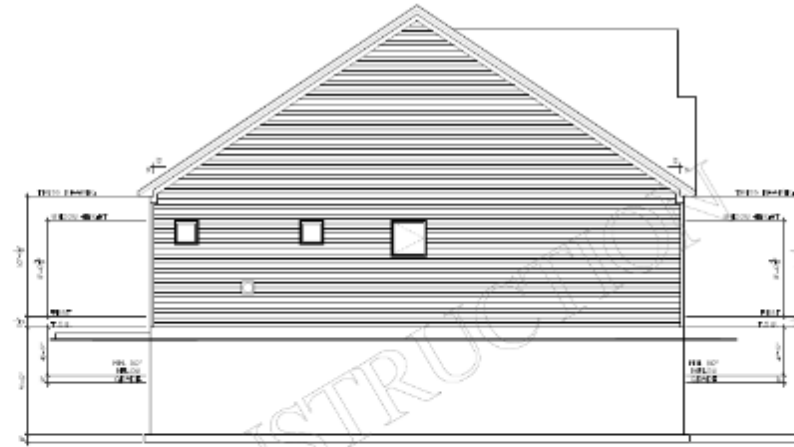


Sheet Title: FRONT AND REAR ELEVATIONS 1/8" = 1'-0" SHEET NO. 02 PROJECT NO. 2020-001	Project Name: RESIDENCE 12345 MAIN STREET ANYTOWN, VA 22003
Client: JOHN & JANE DOE 12345 MAIN STREET ANYTOWN, VA 22003	Architect: S&D DESIGN ASSOCIATES 12345 MAIN STREET ANYTOWN, VA 22003 (703) 555-1234 www.sanddesign.com
Legend: [Symbol] EXTERIOR WALL [Symbol] INTERIOR WALL [Symbol] WINDOW [Symbol] DOOR [Symbol] GARAGE DOOR [Symbol] PORCH [Symbol] STAIRS [Symbol] ROOF [Symbol] FLOOR [Symbol] CEILING [Symbol] FINISH	Notes: 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 2. FINISH GRADE IS INDICATED BY A DOTTED LINE. 3. SEE OTHER SHEETS FOR DETAILS AND SPECIFICATIONS.
Scale: 1/8" = 1'-0"	Sheet No.: A1

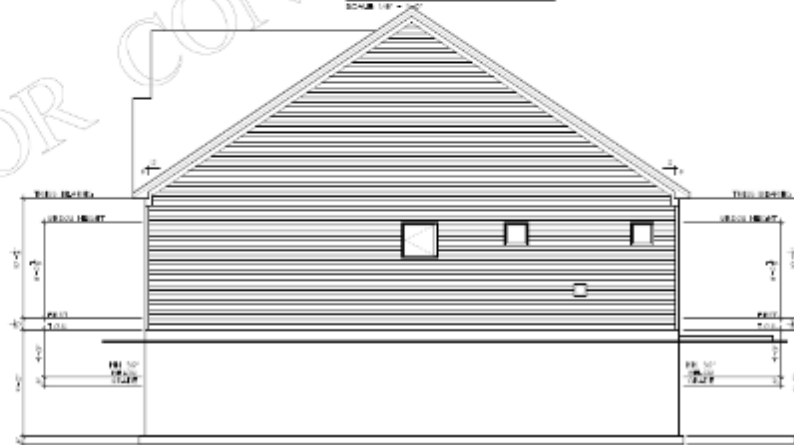


Side Elevations

© COPYRIGHT 2020 SAND DESIGN ASSOCIATES
 11111 111th Street, Suite 100, Everett, WA 98203



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

Project No. **A130**
AMERICAN
 DESIGN GROUP
 11111 111th Street, Suite 100
 Everett, WA 98203

PROJECT: **RESIDENCE**
 LOCATION: **111th Street**
 COUNTY:

PROJECTED: **RESIDENCE**
RESIDENCE
 111th Street

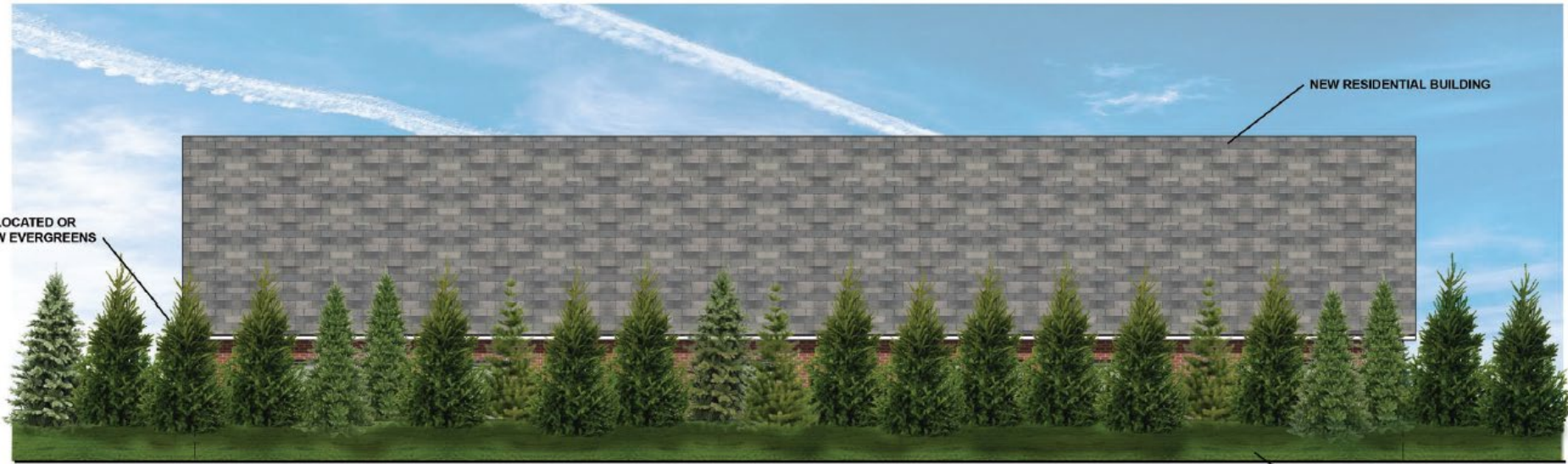

SDA
 SAND DESIGN ASSOCIATES
 11111 111th Street, Suite 100
 Everett, WA 98203
 425.766.1111
 sanddesign.com

ELEVATIONS
 PLAN: **RESIDENCE**
 SHEET: **11111**
 SCALE: **1/8" = 1'-0"**
 DATE: **11/11/20**

A1a

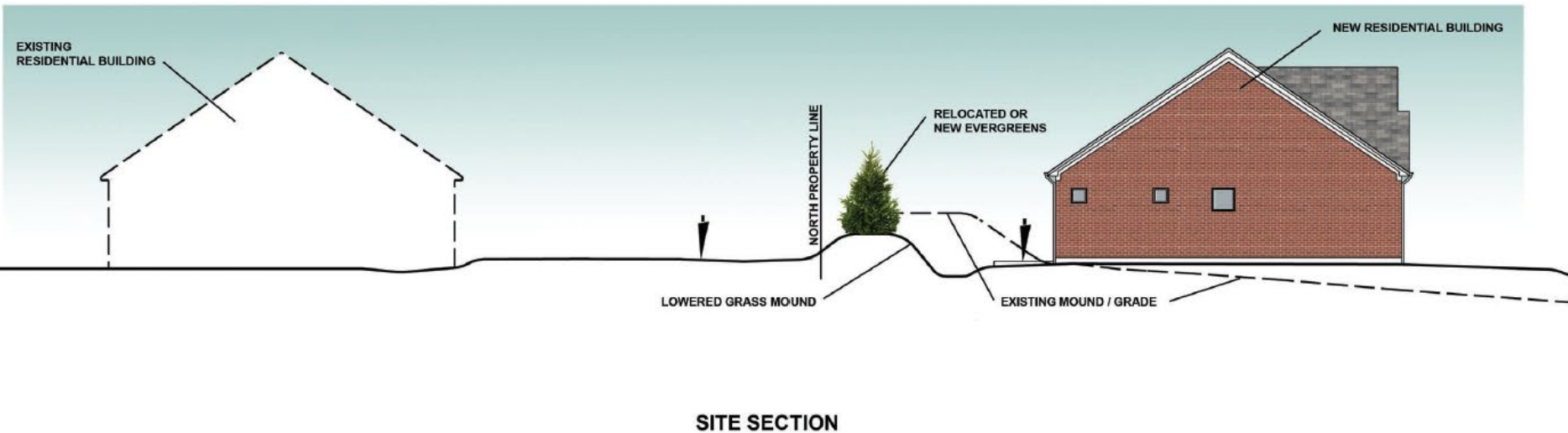


Elevation- Looking South



TYPICAL VIEW LOOKING SOUTH

Mound Section



Zoning Resolution Compliance

Article 5.3, D, 2, c, 1 – Sidewalk

Any use or building established after the adoption of this Article shall be required to provide a four (4) foot wide sidewalk along all public streets for the full length of street frontage. *Findings: A 5' wide sidewalk shall be provided along the Nagel Road frontage, connecting to the sidewalk to the north, and extending to the property line to the south.*

Article 5.3, D, 3, f -- Placement: Wheel stops and/or continuous curbs shall be located a minimum of four (4) feet from any structures, buildings, walls or plant material, excluding ground cover, to prevent a vehicle from diving onto the landscaped area or hitting any structure or plant material at the edge of a parking area. *Findings: The site plan submitted does not show wheel stops and/or curbs, or handicap ramping.*

Article 5.3, K -- Lighting For Non-Single Family Uses *Findings: A lighting plan was not submitted.*

Article 5.5: Signage: *Findings: A sign was noted on the site plan; however, no sign details have been provided.*



Recommendations

ATZC recommends approval of the request for a zone change from “B” Residence to “DD” Planned Multiple Family Residence District as:

1. The proposed zone change to “DD” is consistent with the Land Use text from the 2016 Anderson Township Comprehensive Plan and goals from the People and Housing and Land Use and Development chapters.
2. The proposed use is compatible with the surrounding neighborhood and stabilizes the neighborhood by promoting transitional sizing in development from a large multifamily development to the single family north on Nagel Road and east on Pineterrace Drive, and office / institutional uses located south on Nagel.
3. The health and safety of the neighborhood and the Township are maintained.
4. The proposed use of the site provides an opportunity for the applicant to realize a reasonable profit (not necessarily a maximum profit) from the applicant’s use of the subject land.



Recommendations

This approval shall be based on the following conditions as recommended by the Hamilton County Regional Planning Commission and modified by the Zoning Commission (with updates or modifications to the plan, or staff comments, based on these recommendations, in italics):

1. That a landscaping plan that meets the minimum standards of the Zoning Resolution, including additional buffering along the entire northern property line, shall be submitted as part of the Final Development Plan.
2. That a lighting plan that meets the minimum standards of the Zoning Resolution shall be submitted as part of the Final Development Plan.
3. That all signage shall comply with the Anderson Township Zoning Resolution and submitted as part of the Final Development Plan.
4. That sidewalks shall be provided along the entire frontage of Nagel Road and connected to sidewalks within the development in accordance the Anderson Township Zoning Resolution.
5. That the guest parking spaces shall be revised to provide a minimum 10-foot buffer from the adjacent residential property to the south and to provide a 30- foot setback from the right-of-way of Nagel Road in compliance with the requirements of the Zoning Resolution (*plan has been modified*).



Staff Recommendations

6. That a landscape buffer, including the existing mound, shall be provided along the northern property line, and incorporated into a landscape plan submitted as part of the Final Development Plan. The existing tree stand at the west end of the property shall be preserved as much as possible and the Applicant shall document in writing plans to do so. The mound on the northern property line with evergreens shall be fenced during construction as to not disrupt the existing trees (**Trustees may consider revising condition based on new information provided by applicant*).
7. The two large oak trees near the proposed entrance shall be preserved. The trees should be protected during construction in compliance with ANSI A300 Standards for Tree Care or a hard fence be installed 10' off the drip line during construction, whichever provides the greater protection. Specifically, steps must be taken to protect the root system of each tree. The area of disturbance noted on the plans shall be modified to address this condition.
8. That a site plan showing parking dimensions be submitted during the Final Development Plan.
9. That brick and stone features be added to all elevations of all units and submitted with the Final Development Plan.
10. That the five parking spaces closest to Nagel be reconsidered or potentially moved, and that landscaping shall be provided around any spaces that are to remain in that location (*parking spaces closest to Nagel have been removed*).



Case #2-2018 Anderson Substantial Modification

APPLICANT : Mark A. Rosenberger of Bayer Baker, on behalf of Metropolitan Holdings, on behalf of Wood Stone IV Holdings Skytop LLC, property owner.

LOCATION : 5218 Beechmont Avenue
(Book 500, Page 430, Parcel 207)

ZONING : “EE” – Planned Retail Business

REQUEST : A substantial modification to the approved zone change to “EE” Planned Retail District per Trustee Resolution No. 18-0621-02.



Case #2-2018 Anderson Major Modification

Proposed Development

The proposal is to demolish the existing 124,760 SF structure and construct a one four-story structure, approximately 363,292 SF, with 361 residential units (259 one-bedroom apartments, 93 two-bedroom apartments, and 9 three-bedroom apartments) at a density of 29 units per acre. The majority of the structure is four-stories, with select units having a popped-up mezzanine floor above the fourth floor at a maximum height of 67'. The structure will include two interior courtyards and building amenities. The exterior finish consists of siding and brick with earth tones, and the roof is primarily flat. The proposal is a modification from the approved plans for 9 three-story residential buildings at a height of 37'-6" with 246 units.



Case #2-2018 Anderson Major Modification

Proposed Development Cont.

The proposal also includes 627 parking spaces where 593 parking spaces are required per Anderson Township Zoning Resolution Article 5.3, E and compliant with Excess of Optimal Number of Spaces per Article 5.3, F, 1, a. 60 parking spaces will be covered stalls in five garage buildings. Parking and access drives surround the proposed structure. The two full access drives to Beechmont and cross access to the west property are proposed to remain.

The existing storm drainage will generally remain the same and drain into the existing detention basin. The existing impervious surface ratio will be reduced by approximately 2% to 64%. The proposed development is an 8% increase from the approved 56% impervious surface ratio in 2018.



Case #2-2018 Anderson Major Modification

Proposed Development Cont.

The two existing outlot commercial buildings will remain unaffected except for the Major Modification approved by the Zoning Commission for 5230 Beechmont Avenue on 10/26/2020, for Big Ash Brewery. The previously approved 10,640 SF outlet commercial building is being reduced to 10,331 SF. The three outlot commercial buildings will be served by 117 parking spaces where a minimum of 80 parking spaces are required.



Case #2-2018 Anderson Major Modification

Zoning History

Based off the continuation from the December 21, 2020 hearing, the applicant has modified their application to include the following:

1. Pedestrian connection between the trailhead and the commercial outlot buildings, as well as from the commercial outlot buildings to the proposed apartment building.
2. The required 10% interior landscaping is now being proposed in accordance with the Anderson Township Zoning Resolution. The landscaping plan describes trees and shrubs that will be planted on the site.
3. The applicant has not submitted any modifications to the freestanding sign, they are still requesting a variance for the existing sign.
4. The applicant has provided detail drawings on the location of the HVAC units, as well as details on screening the units and their sound.



Case #2-2018 Anderson Major Modification

Zoning History Cont.

Based off this continuation, the applicant has modified their application to include the following:

5. The applicant submitted the scope of work, as approved by ODOT. Their scope will include analyzing the Beechmont Avenue (152) and Elstun Road intersection, as well as Beechmont Avenue (152) and the existing shared access drive to the west.
6. The applicant has modified their parking plan in order to maintain the previously requested number of parking spaces, however, it still does not meet the Anderson Township Zoning Resolution. The request includes 22' wide interior drive aisles for two-way traffic, where 24' is required, and 9' x 18' parking spaces, where 9' x 19' is required.

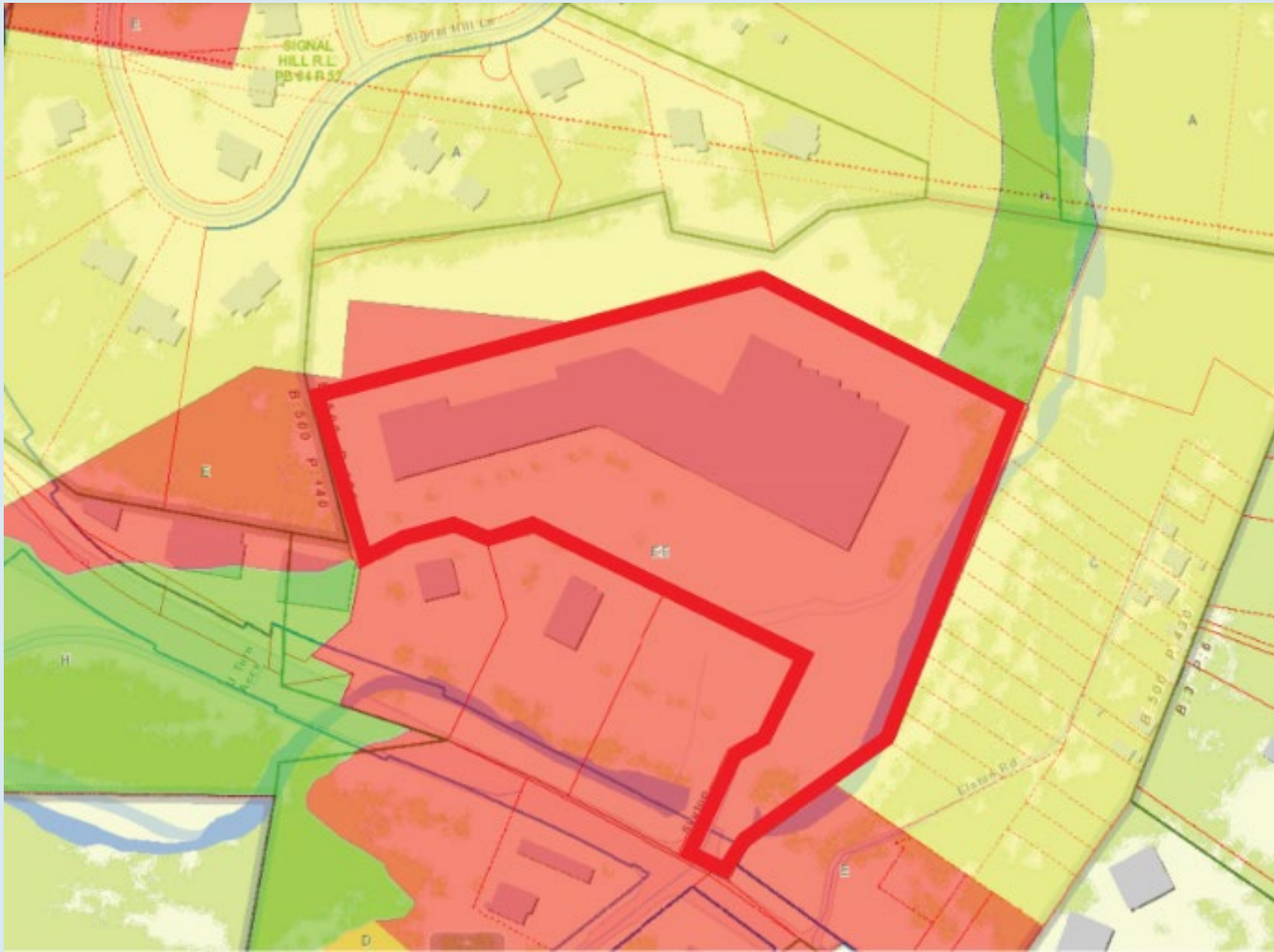
On 1/25/21 The Anderson Township Zoning Commission moved to recommend approval of Case 2-2018 Anderson Substantial Modification with the recommended conditions from staff, as well as all variances except Article 5.5, G, 1, which was requested to keep the existing freestanding sign.



Property Map



Zoning Map



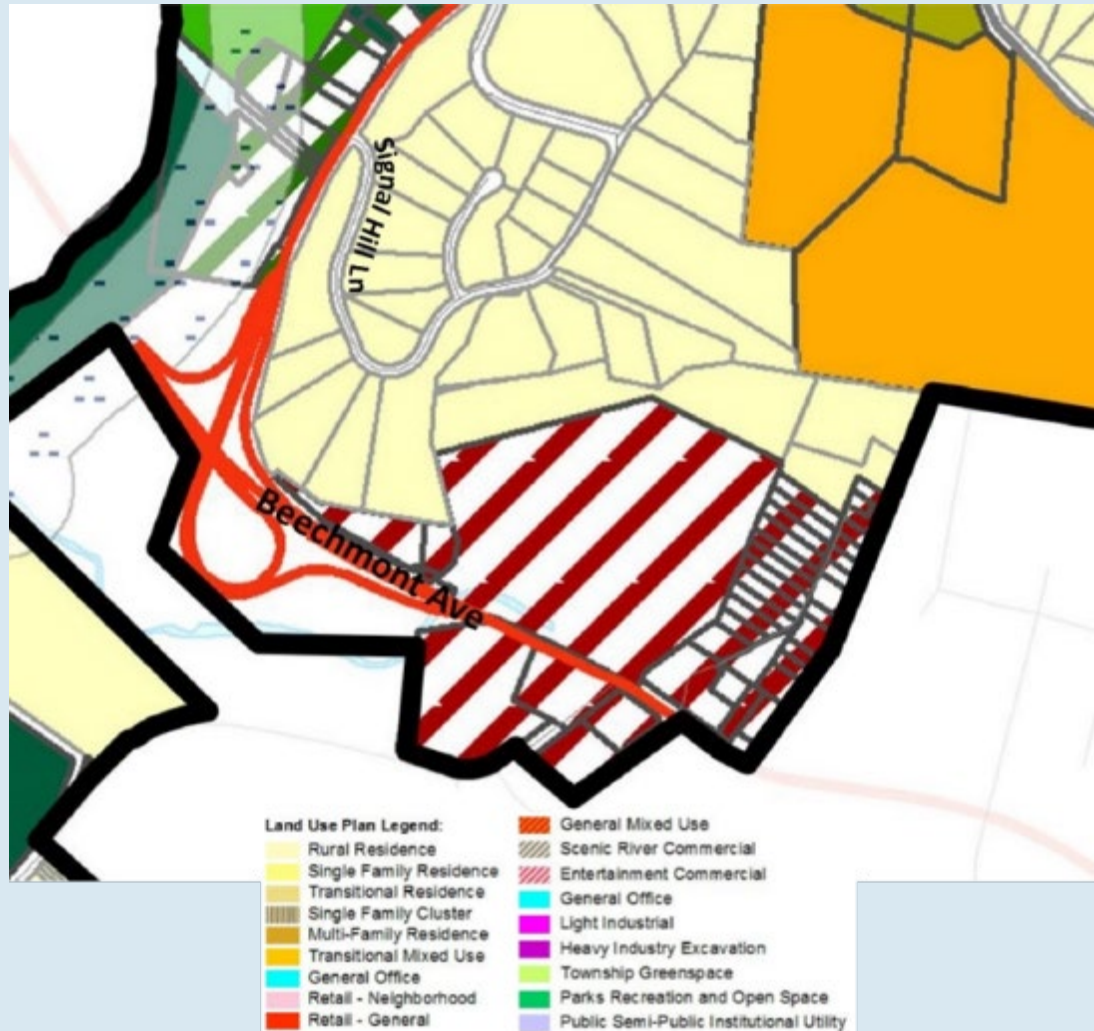
Aerial Map



Topography Map



Future Land Use Map





12/ 9/2020 13:00



12/ 9/2020 13:05



12/ 9/2020 13:11



12/ 9/2020 13:17



12/ 9/2020 13:19



12/ 9/2020 13:07



12/ 9/2020 13:03



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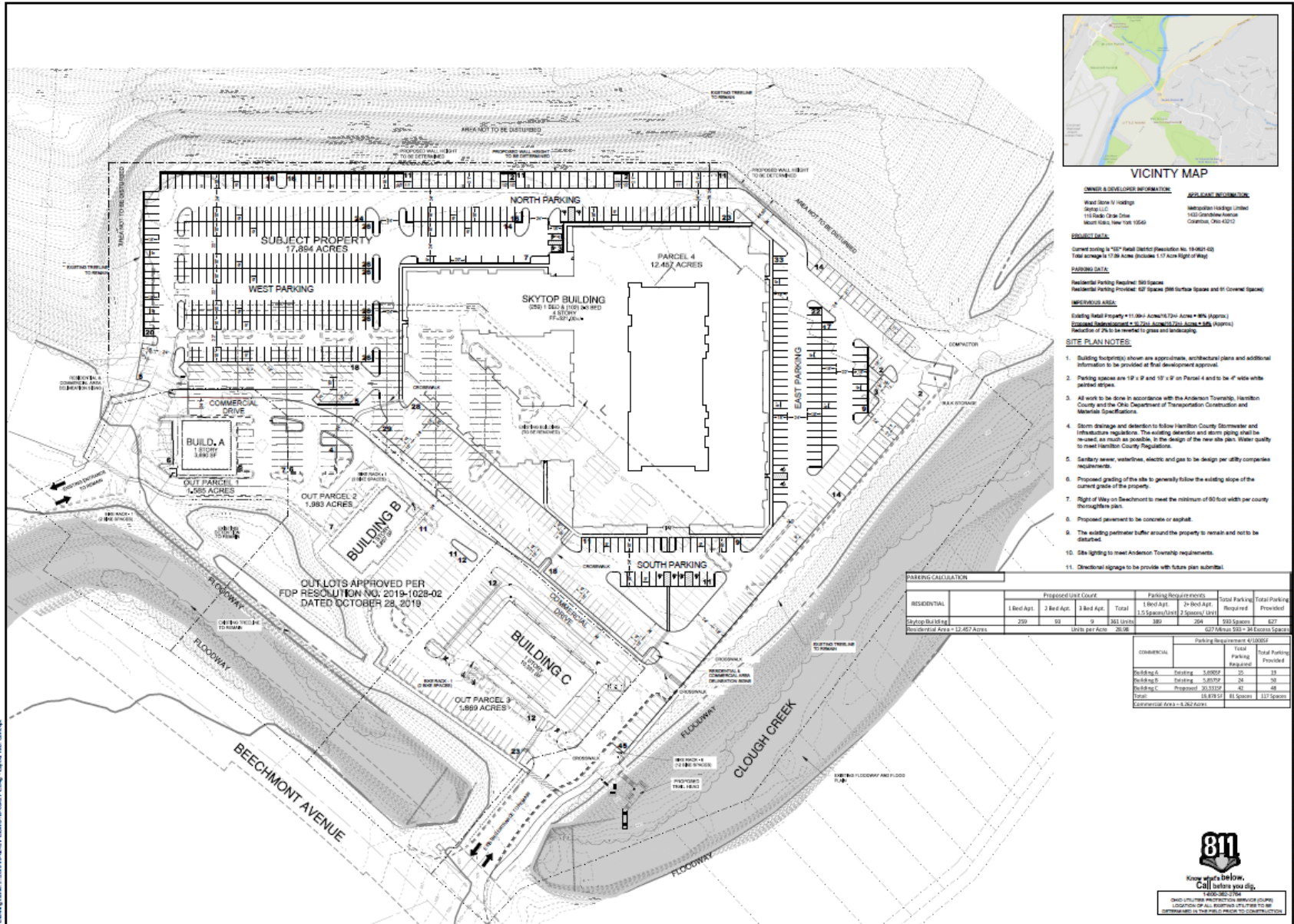
OUTLOTS AVAILABLE
513.924.4989
OnSite

12/9/2020 13:01



12/ 9/2020 13:16

Site Plan



VICINITY MAP

OWNER & DEVELOPER INFORMATION
 West Stone V Holdings
 Starg LLC
 11100 Oak Drive
 Mount Lake, New York 10566

APPLICANT INFORMATION
 Metropolitan Holdings Limited
 1430 Columbus Avenue
 Columbus, Ohio 43212

PROJECT DATA

Current zoning is "R-10" Rural District (Resolution No. 19-061-02)
 Total acreage is 17.29 Acres (includes 1.17 Acre Right of Way)

PARKING DATA

Residential Parking Required: 540 Spaces
 Residential Parking Provided: 427 Spaces (plus future Spaces and 81 Covered Spaces)

RESIDENCIAL AREA

Existing Residential Property = 11.00 Acres (Acres/Total Area = 63% (Approx))
 Proposed Development = 6.29 Acres (Total Area = 36% (Approx))
 Reduction of 2% to be allocated to grass and landscaping.

SITE PLAN NOTES

1. Building footprints shown are approximate, architectural plans and additional information to be provided at final development approval.
2. Parking spaces are 19' x 9' and 10' x 9' on Parcel 4 and to be 4' wide white painted stripes.
3. All work to be done in accordance with the Anderson Township, Hamilton County and the Ohio Department of Transportation Construction and Material Specifications.
4. Storm drainage and detention to follow Hamilton County Stormwater and Infrastructure regulations. The existing detention and storm piping shall be reused as much as possible. In the design of the new site plan, water quality to meet Hamilton County Regulations.
5. Sanitary sewer, waterlines, electric and gas to be design per utility companies requirements.
6. Proposed grading of the site to generally follow the existing slope of the current grade of the property.
7. Right of Way to be set back to meet the minimum of 50 feet width per county throughout the plan.
8. Proposed pavement to be concrete or asphalt.
9. The existing perimeter buffer around the property to remain and not to be disturbed.
10. Site lighting to meet Anderson Township requirements.
11. Directional signage to be provide with future plan submitted.

PARKING CALCULATION

RESIDENTIAL	Proposed Unit Count					Parking Requirements		Total Parking Required	Total Parking Provided
	1 Bed Apt	2 Bed Apt	3 Bed Apt	4 Bed Apt	Total	1 Bed Apt	2+ Bed Apt		
Single Building	250	00	0	0	250	380	256	636 Spaces	627
Residential Area = 12.467 Acres	Units per Acre = 35.6					0.277 Units/Sq Ft = 34 Spaces/Space			

COMMERCIAL	Parking Requirement 41/02/04		Total Parking Required	Total Parking Provided
	Building	Lot		
Building A	3,000 SF	20	20	20
Building B	3,000 SF	20	20	20
Building C	3,000 SF	20	20	20
Total	9,000 SF	60	60	60
Commercial Area = 1.827 Acres			81 Spaces	117 Spaces



811
 Know what's below.
 Call before you dig.
 OHIO UTILITY AND PUBLIC SERVICE (OHUP)
 LOCAL OFFICE: 614.763.8111
 TOLL FREE: 1.800.485.8111
 OPERATING 24 HOURS A DAY, 7 DAYS A WEEK

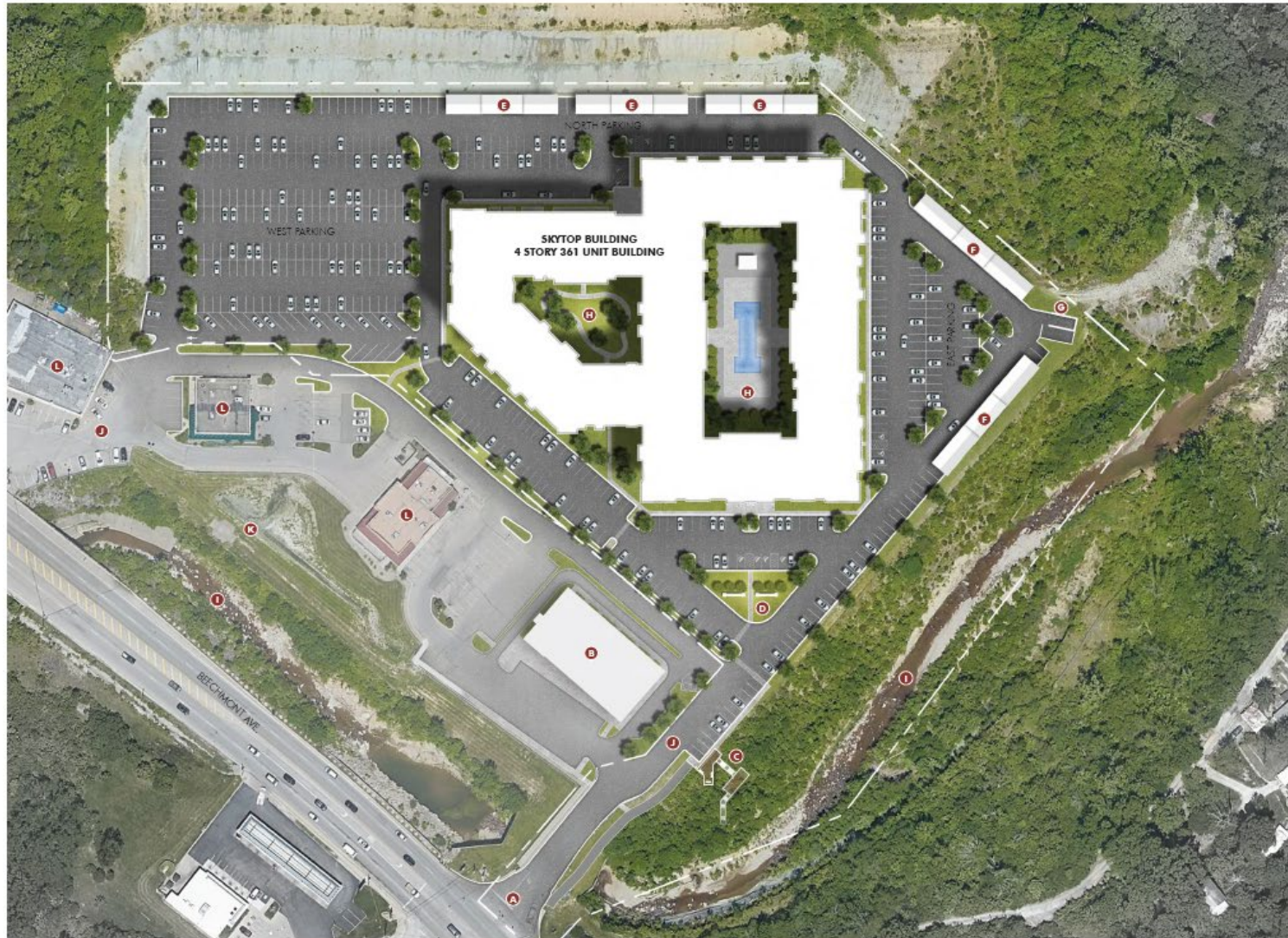
SKYTOP DEVELOPMENT PHASE 2 LOT #4 RESIDENTIAL AN ANDERSON TOWNSHIP, OHIO HAMILTON COUNTY, OHIO CONCEPT PLAN

bayer becker
 2000 W. STATE ST. COLUMBUS, OHIO 43261
 PHONE: 614.763.8111

Project: 19-061-02 PL
 Date: 11-6-20
 Scale: 1/1

Illustrative Site Plan

Illustrative Site Plan

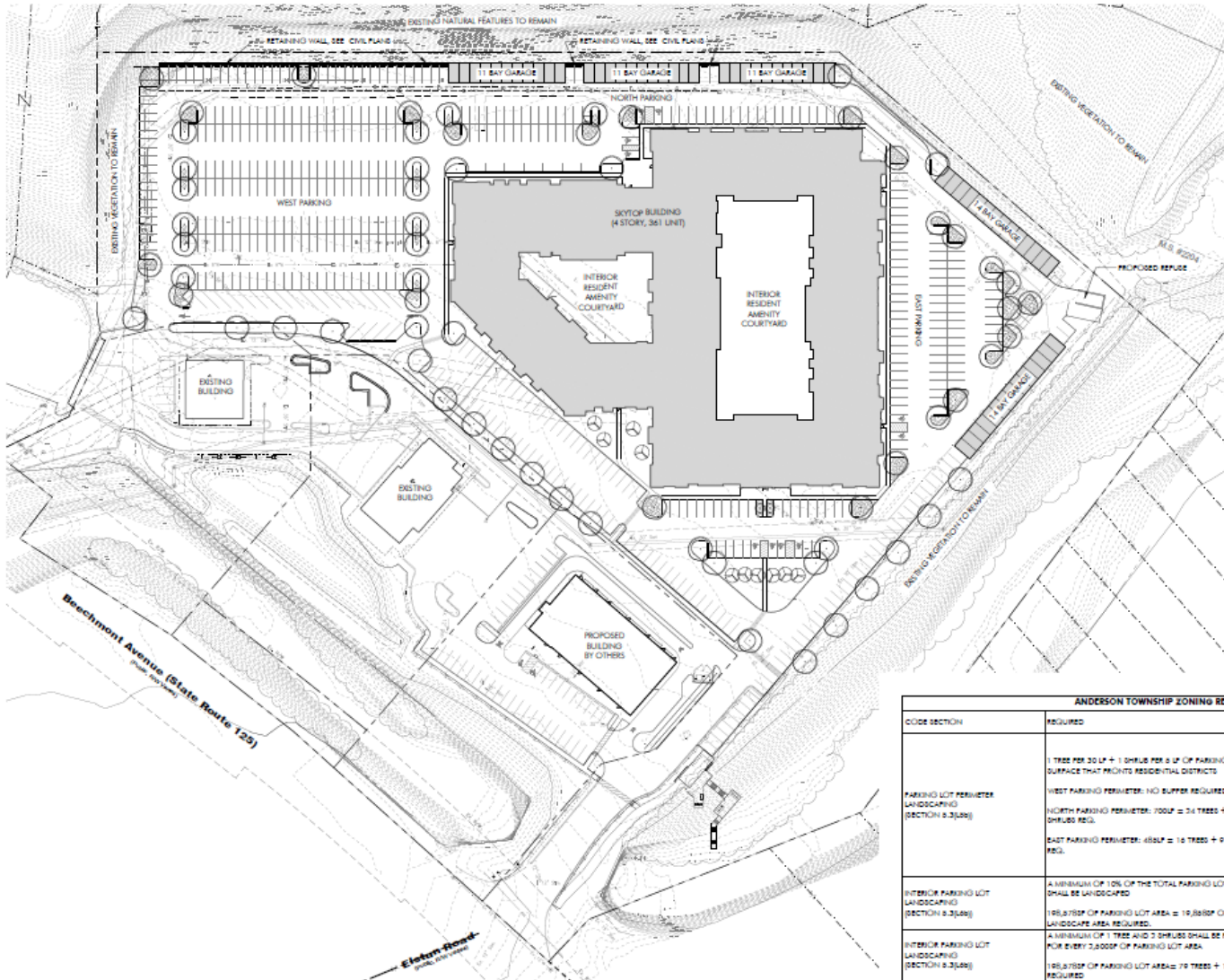


LEGEND

- A EXISTING FULL SERVICE ENTRY TO REMAIN
- B PROPOSED FUTURE OUTPARCEL BUILDING (BY OTHERS)
- C PROPOSED FUTURE TRAIL HUB
- D ENTRY FEATURE
- E 11 BAY GARAGE BUILDING
- F 14 BAY GARAGE BUILDING
- G PROPOSED REFUSE WITH ENCLOSURE
- H RESIDENT AMENITY SPACE
- I CLOUGH CREEK
- J SHARED ACCESS DRIVE
- K SHARED DETENTION
- L EXISTING BUILDING TO REMAIN



Landscape Plan



PLANTING LEGEND

- EXISTING WOODED AREA
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUB

POD design
 Columbus
 100 Northwood Blvd, Ste A
 Columbus, Ohio 43235
 p 614.385.2299

Cincinnati
 70 Village Square, Floor 2
 Cincinnati, Ohio 45216
 p 614.380.3066

PODesign.net

Project Name:
Skytop
 5718 Beachmont Ave.
 Anderson Township, Ohio

METROPOLITAN HOLDINGS

Prepared For:
 Metropolitan Holdings
 1423 Grandview Ave.
 Columbus, Ohio, 43212

Project Info:
 Project #: 10017
 Date: 01.11.2021
 By: RY, TP
 Scale: As Shown

Revisions:

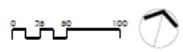
Sheet Title:
LANDSCAPE PLAN

OHIO8M
 Before You Dig

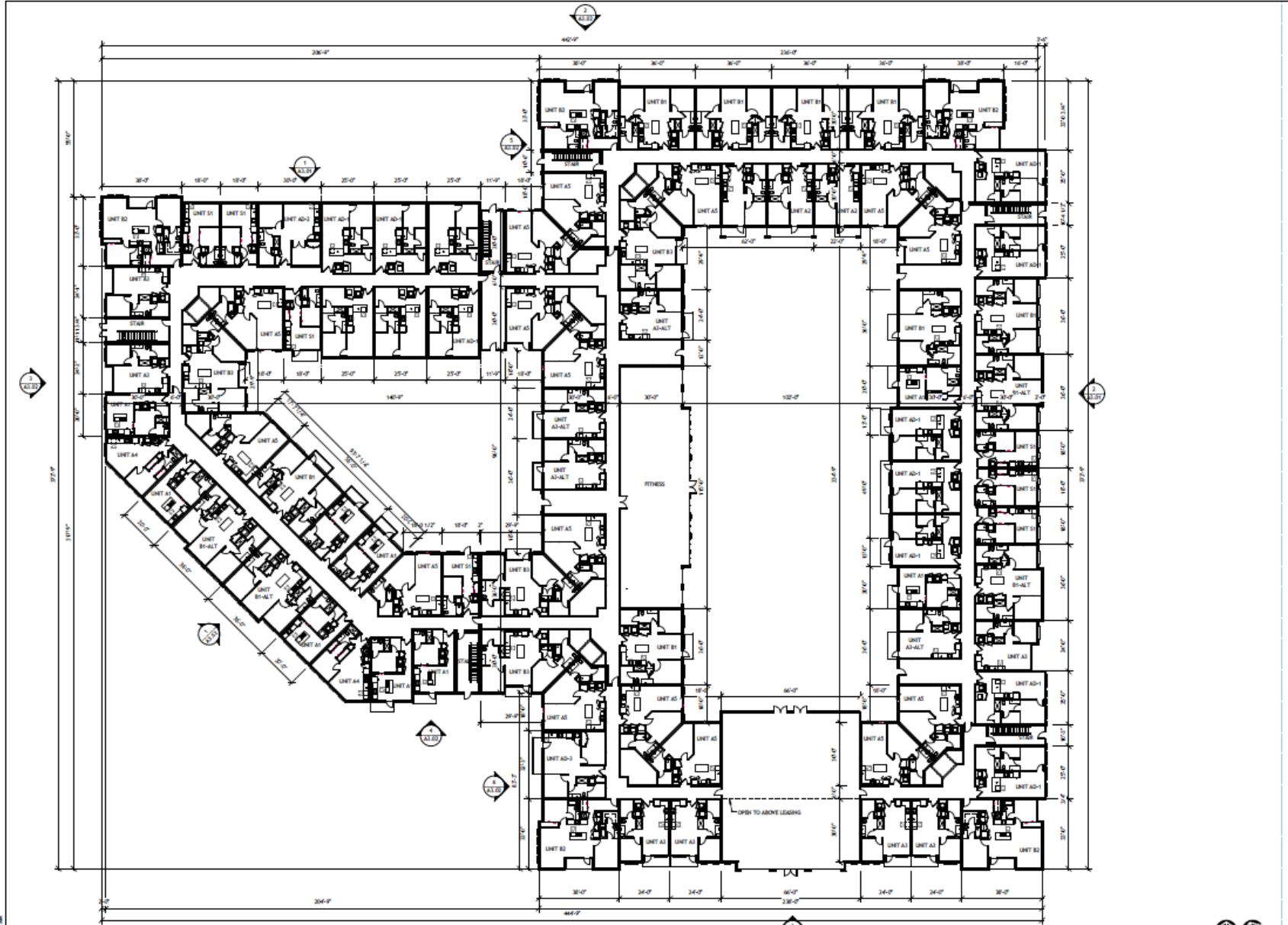
Sheet #
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ANDERSON TOWNSHIP ZONING RESOLUTION		
CODE SECTION	REQUIRED	PROVIDED
PARKING LOT PERIMETER LANDSCAPING (SECTION 8.3(3)(b))	1 TREE PER 30 LF + 1 SHRUB PER 6 LF OF PARKING LOT SURFACE THAT FRONT RESIDENTIAL DISTRICTS WEST PARKING PERIMETER: NO BUFFER REQUIRED NORTH PARKING PERIMETER: 700LF = 24 TREES + 140 SHRUBS REQ. EAST PARKING PERIMETER: 485LF = 16 TREES + 97 SHRUBS REQ.	NORTH PARKING PERIMETER: EXISTING +/- 120' CLIFF MEETS THE INTENT OF THE LANDSCAPE BUFFER REQUIREMENTS (SEE SECTION CUT) EAST PARKING PERIMETER: EXISTING DRIVE VEGETATION MEETS THE INTENT OF THE LANDSCAPE BUFFER REQUIREMENTS
INTERIOR PARKING LOT LANDSCAPING (SECTION 8.3(3)(b))	A MINIMUM OF 10% OF THE TOTAL PARKING LOT AREA SHALL BE LANDSCAPED 100,570SF OF PARKING LOT AREA = 10,057.00SF OF INTERIOR LANDSCAPE AREA REQUIRED.	10% LANDSCAPE AREA PROVIDED (19,904SF OF LANDSCAPE AREA PROVIDED)
EXTERIOR PARKING LOT LANDSCAPING (SECTION 8.3(3)(b))	A MINIMUM OF 1 TREE AND 3 SHRUBS SHALL BE PLANTED FOR EVERY 7,500SF OF PARKING LOT AREA 100,570SF OF PARKING LOT AREA = 13 TREES + 398 SHRUBS REQUIRED.	13 TREES + 338 SHRUBS PROVIDED

Landscape Plan
 SCALE: 1" = 50'-0"



Floor Plan



1 FLOOR PLAN-LEVEL 1
 1" = 20'-0"

PROJECT #: 119094
 DRAWN BY: KU, JS, KA
 CHECKED BY: Checker

MILES BOLTON ASSOCIATES
METROPOLITAN
 ARCHITECTS

3360 Peachtree Rd. N.W.
 Suite 600
 Atlanta, GA 30305
 T 404 365 7600
 www.milesbolton.com

NO.	DESCRIPTION	DATE

The drawing is an illustration of a building, and not a photograph. It is not to be used for any purpose other than that for which it was prepared. The user of this drawing is responsible for its proper use and interpretation.

SKYTOP
 5218 BEECHMONT AVENUE
 CINCINNATI, OHIO 45244
 METROPOLITAN HOLDINGS

SHEET TITLE:
 BUILDING PLAN-
 LEVEL 1

SHEET NUMBER:
A1.01

PROJECT TRUE
 NORTH NORTH

NOT RELEASED FOR CONSTRUCTION
 MW-ED-YYYY

Exterior Elevations



6 ELEVATION - EXTERIOR - SOUTHWEST SHORT
 (A3.02) 1/16" = 1'-0"



3 ELEVATION - EXTERIOR - WEST
 (A3.02) 1/16" = 1'-0"



5 ELEVATION - EXTERIOR - NORTHWEST SHORT
 (A3.02) 1/16" = 1'-0"



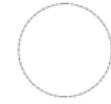
2 ELEVATION - EXTERIOR - NORTH
 (A3.02) 1/16" = 1'-0"



4 ELEVATION - EXTERIOR - SOUTH SHORT
 (A3.02) 1/16" = 1'-0"



1 ELEVATION - EXTERIOR - SOUTHWEST
 (A3.02) 1/16" = 1'-0"



PROJECT #: 119094
 DRAWN BY: KJ, JS, KA
 CHECKED BY: BW

MILES BOLTON ASSOCIATES

METROPOLITAN
 HOLDINGS



3060 Peachtree Rd., N.W.,
 Suite 600
 Atlanta, GA 30305
 T 404 365 7600

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NO.	Description	Date

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SKY TOP
 5218 BEECHMONT AVENUE
 CINCINNATI, OHIO 45244
 METROPOLITAN HOLDINGS

SHEET TITLE:
 ELEVATIONS - EXTERIOR - BUILDING

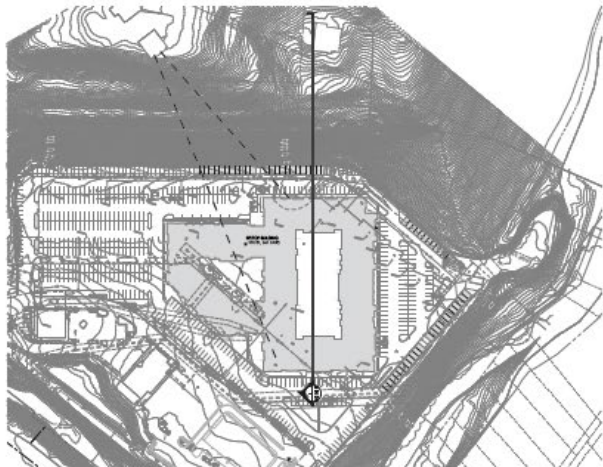
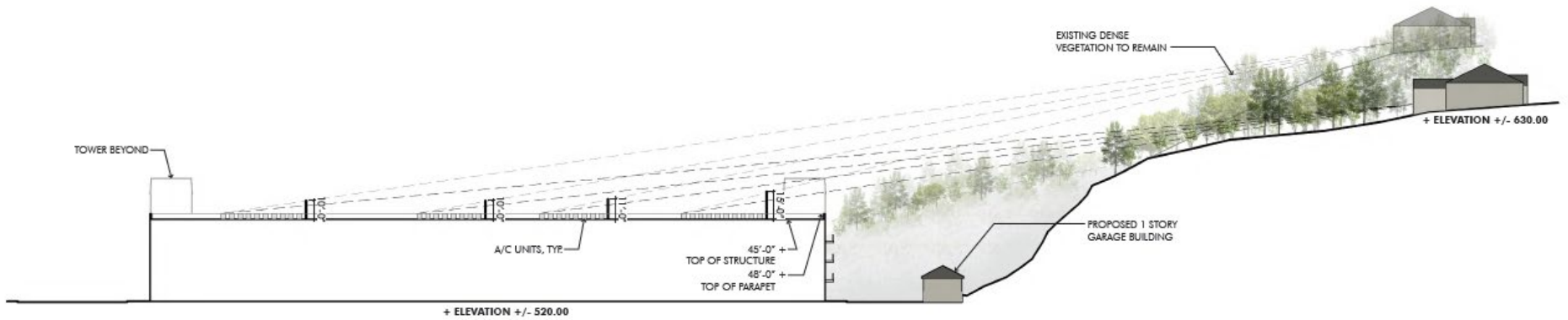
SHEET NUMBER:
A3.02

11/16/2020 9:29 AM KJ,JS,KA,ES,CEFFAL,mp@metropolitanholdings.com

ELASO FOR CONSTRUCTION

Site Section

Site Section



Site Rendering



**NILES BOLTON
ASSOCIATES**



SKYTOP Conceptual Design Package | 11.06.2020



Zoning Resolution Compliance

(Variances requested)

The proposed development would comply with the “EE” Planned Retail district and the Anderson Township Zoning Resolution, with the following exceptions:

Article 3.15,D,1 – Height and Area Requirements:

No building shall exceed 35’ in height, unless such building is located at a distance of not less than its height from all side and rear lot lines and occupies no more than 10% of the total area of the tract.

Article 3.15,F,5 – General Requirements:

No parking areas shall be located within 20’ of any side line of a residential lot, either existing or to be created in the future.

Article 5.2,7 – Accessory Buildings or Uses:

All buildings not a part of the main building shall be located in the rear yard and not less than 3’ from the rear and side lot lines. An accessory building shall not occupy more than 30% of the required rear yard and shall be located not less than 60’ from any front lot line.



Zoning Resolution Compliance

(Variances requested)

Article 5.3,D,3,a – General Design Requirements Parking & Loading Areas

The minimum drive aisle shall be 24' and minimum parking stall length shall be 19'.

Article 5.3,D,9 – Bicycle Parking

All non-residential uses shall contain two bicycle parking spaces within reasonable access to the main entrance for each 50 parking spaces.

Article 5.3,L,5,b – Parking Perimeter Landscaping:

Parking areas adjacent to a side or rear lot line of a residence district or property devoted to residential use, a minimum of (1) evergreen or shade tree per 30 lineal feet of parking surfaces and (1) shrub per 5 lineal feet of parking surface shall be planted along the perimeter of the parking area.



Zoning Resolution Compliance

(Variances requested)

ATZC recommends **denial** of the variance request to allow the existing freestanding sign, granted through Case 6-1999 BZA, a height of 30'-3", and 187.5 SF to remain, where the maximum height from grade is 15' (fifteen feet), and maximum area is 100SF in the "E" and "EE" Zoning District, for the following reasons:

1. The property in question will yield a reasonable return without a variance. A 15' sign, with a maximum area of 100SF will allow for proper visibility from Beechmont Avenue as well as the potential for wall signage on the apartment building.
2. The variance is substantial. The applicant is requesting to keep the existing freestanding sign, which is double the maximum height that is allowed and substantially larger in area than permitted in this zoning district.
3. The essential character of the area will be altered. If the sign were to be brought into compliance, it would still be visible on Beechmont Avenue.
4. The spirit and intent behind the zoning requirement would not be observed by granting this variance. The Zoning Commission believes that with redevelopment of the property, the signage should come into compliance with current regulations of 15' tall and 100SF, as was approved in 2018. In addition, the height of the building will allow for wall signage that will be visible from Beechmont Avenue.



Standards to be Considered:

The aforementioned variances requested should be evaluated on the following criteria:

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

