

## **Eight Mile Development Company, LLC**

11025 Reed Hartman Highway, Cincinnati, Ohio 45242

(513)745-9019

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October 2, 2023

Anderson Township Zoning Commission  
7850 Five Mile Road  
Anderson Township, Ohio 45230

RE: Parcels 500-0041-0210, 500-0041-1478

To Whom it May Concern:

We are submitting a request for a map amendment to Transitional Residence for parcels 500-0041-1478 and 500-0041-0210. We currently own 3 other connected parcels that are already shown as Transitional Residence, 500-0041-1212,0213,1481). If the map amendment is approved, we will be submitting for a zone change for all the parcels from C Residential to DD Planned Multi-Family.

Our plan is to transform this site into an upscale and attractive community featuring 36 luxury townhomes. Once complete, the site will provide a natural transition from the residential communities to the north to the business district to the south. Additionally, our plan will fill a need for high quality rental housing that is pedestrian friendly, centrally located and appealing to empty nesters who want to stay in the township without the burdens of homeownership.

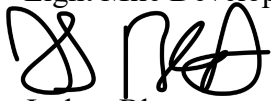
This site is currently an eyesore and has suffered from multiple failed attempts to develop it. A recent concept for 16 single family homes did not attract any interest from homebuilders as the sites were not desirable and it was difficult to overcome the sites sewer and grading challenges. Prior to that concept, a submittal for the site consisted of a 3-story building with 24 condominiums, an underground garage, surface parking, and 13 single family homes. That concept was also unworkable.

We are confident that our plan is feasible, is a best use for the property, provides a better transition between the districts and meets the housing needs specified in the Township's Land Use Plan

Our proposal consists of six 2-story residential buildings, consisting of six 3 bedroom, 2.5 bath townhomes. Each townhome will have an attached garage and its own entrance. Our proposal is not only for less density (36 units vs 37), but our 2-story townhome design will be similar in height to single family homes and the architecture will have a very residential look. This will blend in much more naturally than a 3-story building with an underground garage. The community entrance will be also be landscaped, like a residential community and will include an entrance monument.

We look forward to working with you on this project. Please let us know if you have any questions, or need any additional information.

Sincerely,  
Eight Mile Development Company, LLC

A handwritten signature in black ink, appearing to read 'JB' with a stylized flourish.

Joshua Blatt  
Member

**DESCRIPTION FOR:** **Eight Mile Development Company, LLC**

**LOCATION:** **Eight Mile Road**  
**Anderson Township**  
**0.9928 Acres**  
**Existing Use: Single Family**  
**Proposed Use: Transitional Residence**

Situate in Hite's Military Survey No. 608, Anderson Township, Hamilton County, Ohio, and being part of land as conveyed to Eight Mile Development Company, LLC by deed recorded in O.R. Volume 14911, Page 215, Hamilton County, Ohio Recorder's Office (parcel No. 500-0041-0210 & 500-0041-1478) and being more particularly described as follows:

Commencing at the southeast corner of Summit Estates, Block A – Part 2 as recorded in Registered Land Plat Bok 12, Page 65, Hamilton County, Ohio Recorder's Office and a point in the west line of a 0.632 acre tract as conveyed to Charles A. and Katherine A. Gable by deed recorded in Deed Book 4369, Page 178, Hamilton County, Ohio Recorder's Office;

Thence with the west line of said 0.632 acre tract and the extension, South 02°21'47" West, 493.26 feet to the southwest corner of a 1.436 acre tract as conveyed to Marjory D. Florko Tr. by deed recorded in O.R. Volume 9786, Page 2244, Hamilton County, Ohio Recorder's Office;

Thence with the south line of said 1.436 acre tract, South 80°32'19" East, 364.18 feet to the TRUE POINT of BEGINNING;

Thence with proposed land use lines and lines of said 1.436 acre tract for the following two (2) courses and distances:

- 1) North 02°23'47" East, 154.00 feet to a point;
- 2) South 80°28'13" East, 283.00 feet to a point in the centerline of Eight Mile Road;

Thence with proposed land use lines and continuing with the centerline of said Eight Mile Road, South 02°23'47" West, 154.00 feet to the northeast corner of a 1.486 acre tract as conveyed to Eight Mile Development Company, LLC by deed recorded in O.R. Volume 14910, Page 2185, Hamilton County, Ohio Recorder's Office;

Thence with proposed land use lines and the north line of said 1.486 acre tract, North 50°28'13" West, 283.00 feet to the TRUE POINT of BEGINNING.

Containing 0.9928 acres of land more or less.

The above description was prepared from a Land use Plat by McGill Smith Punshon, Inc. dated September 7, 2023.

McGill Smith Punshon, Inc.  
3700 Park 42 Drive ■ Suite 190B ■ Cincinnati, Ohio ■ 45241-2097  
513.759.0004 ■ Fax 513.563.7099 ■ [www.mcgillsmithpunshon.com](http://www.mcgillsmithpunshon.com)



I hereby certify that the above description is a complete, proper and legal description of the property to be re-classified herein. The above description is based on existing deeds and plats of record and is not based on an actual field survey. Said description is to be used for the purpose of re-classification only, and is not to be used for the transfer of property.

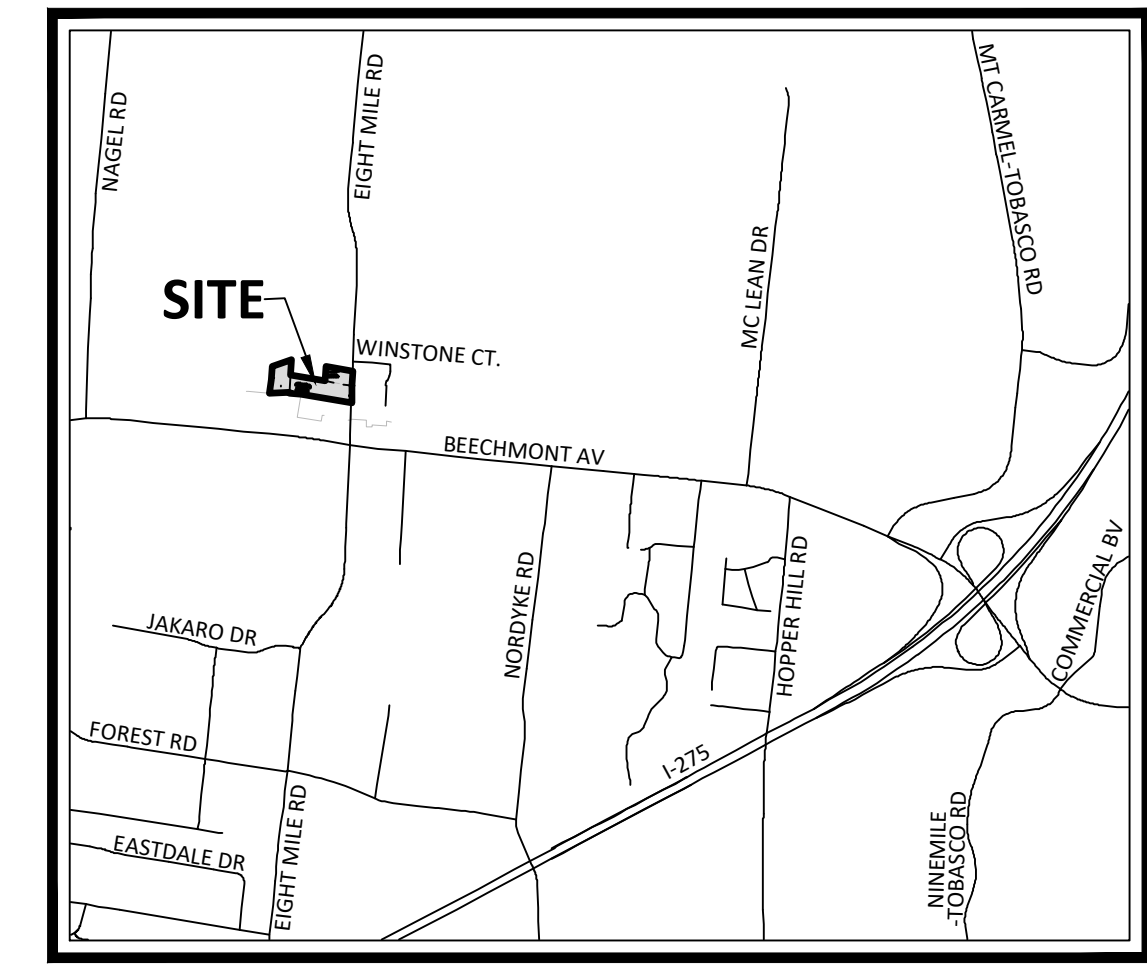


09/08/23

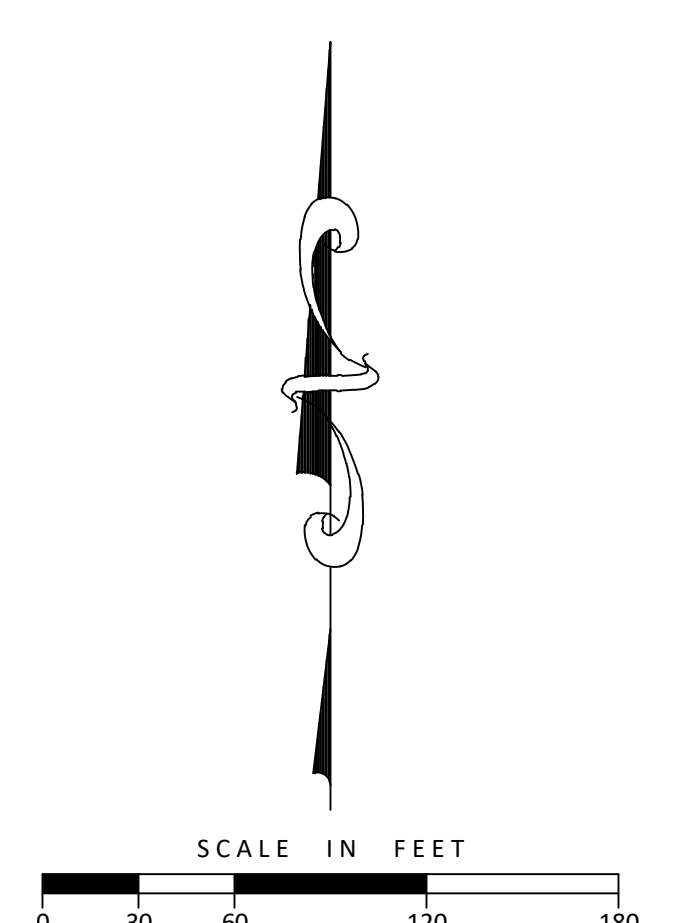
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Louis J Hanser P.S. #7843

Prepared by: McGill Smith Punshon, Inc.  
Date: September 8, 2023  
MSP No.: 23424.00





**VICINITY MAP**  
SCALE: 1" = 2,000'



**PARCEL DATA**

PARCELS TO BE RECLASSIFIED  
500-0041-0210  
500-0041-1478

TOTAL AREA TO BE RECLASSIFIED: 0.9928 ACRES

CURRENT LAND USE CLASSIFICATION: SINGLE FAMILY RESIDENTIAL  
PROPOSED LAND USE CLASSIFICATION: TRANSITIONAL RESIDENTIAL



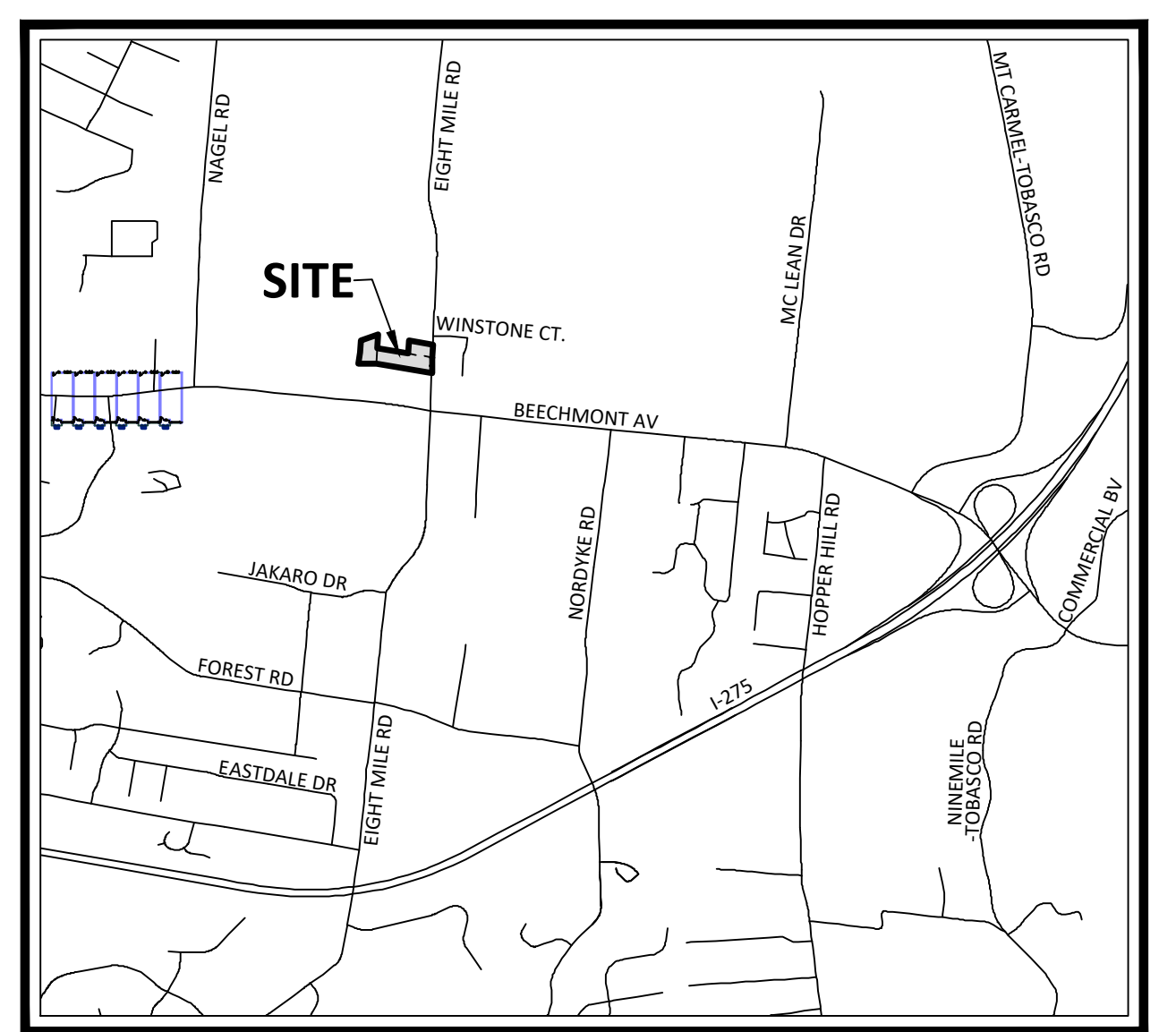
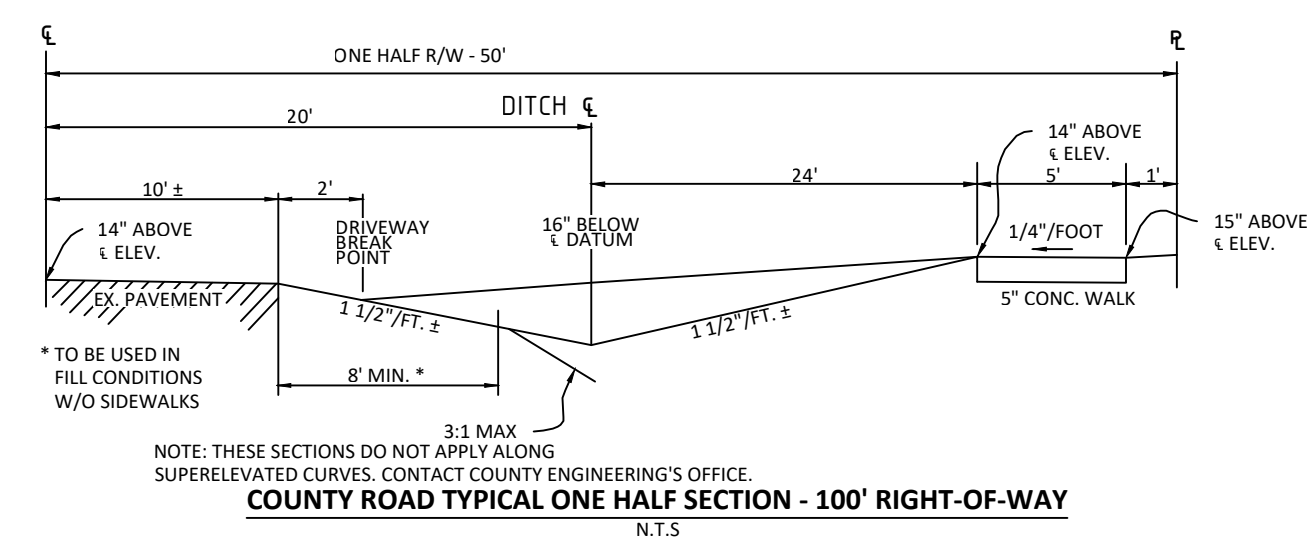
**PROPOSED LAND USE MAP**  
HITE'S M.S. NO. 608  
ANDERSON TOWNSHIP  
HAMILTON COUNTY, OHIO

**OWNER / APPLICANT**  
EIGHT MILE DEVELOPMENT COMPANY LLC  
11025 REED HARTMAN HIGHWAY  
CINCINNATI, OH 45242

Date	09/07/23
Scale	AS NOTED
Drawn By	SES
Proj. Mgr.	LJH
Survey Database	N/A
DWG	23424003-ZON
X-Ref(s)	23424004-BAS
Project Number	23424
File No.	Sheet No. 1 / 1

**MSP DESIGN**  
McGill Smith Punshon

Architecture 3700 Park 42 Drive  
Engineering Suite 1908  
Landscape Architecture Cincinnati OH 45241  
Planning Phone 513.759.0004  
Surveying www.mspsdesign.com



**VICINITY MAP**  
SCALE: 1" = 2,000'

**DEVELOPMENT DATA**

PARCEL NUMBERS:	500-0041-0210, 0212, 0213, 1478, 1484
GROSS AREA:	5.0754 ACRES
AREA IN R/W:	0.3833 ACRES
NET AREA:	4.6919 ACRES
PROPOSED NUMBER OF HOUSING UNITS	36
DENSITY	7.09 UNITS/ACRE
MAXIMUM BUILDING HEIGHT	2-STORIES, SEE ARCHITECTURAL PLANS

**PARKING ANALYSIS**

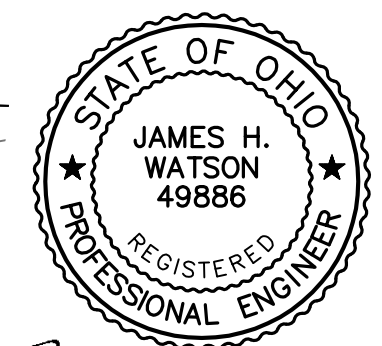
UNIT GARAGE PARKING SPACES	36
DRIVEWAY PARKING SPACES	36
ON-STREET PARALLEL PARKING SPACES	15
TOTAL SITE PARKING SPACES	87
PARKING SPACES PER UNIT	2.42



**OHIO811.org**  
Before You Dig  
811 OR 1-800-362-2764  
CALL TWO WORKING DAYS BEFORE YOU DIG  
(NON MEMBERS MUST BE CALLED DIRECTLY)



**OWNER / APPLICANT**  
EIGHT MILE DEVELOPMENT COMPANY LLC  
11025 REED HARTMAN HIGHWAY  
CINCINNATI, OH 45242



*James H. Watson*

- SHEET INDEX**
1. PROPOSED FEATURES
  2. EXISTING FEATURES
  3. PRELIMINARY UTILITY PLAN
  4. PRELIMINARY GRADING PLAN
  5. LANDSCAPE PLAN
  6. LIGHTING PLAN

**EIGHT MILE TOWNHOMES**  
PRELIMINARY DEVELOPMENT PLAN  
ANDERSON TOWNSHIP  
HAMILTON COUNTY, OHIO  
PROPOSED FEATURES

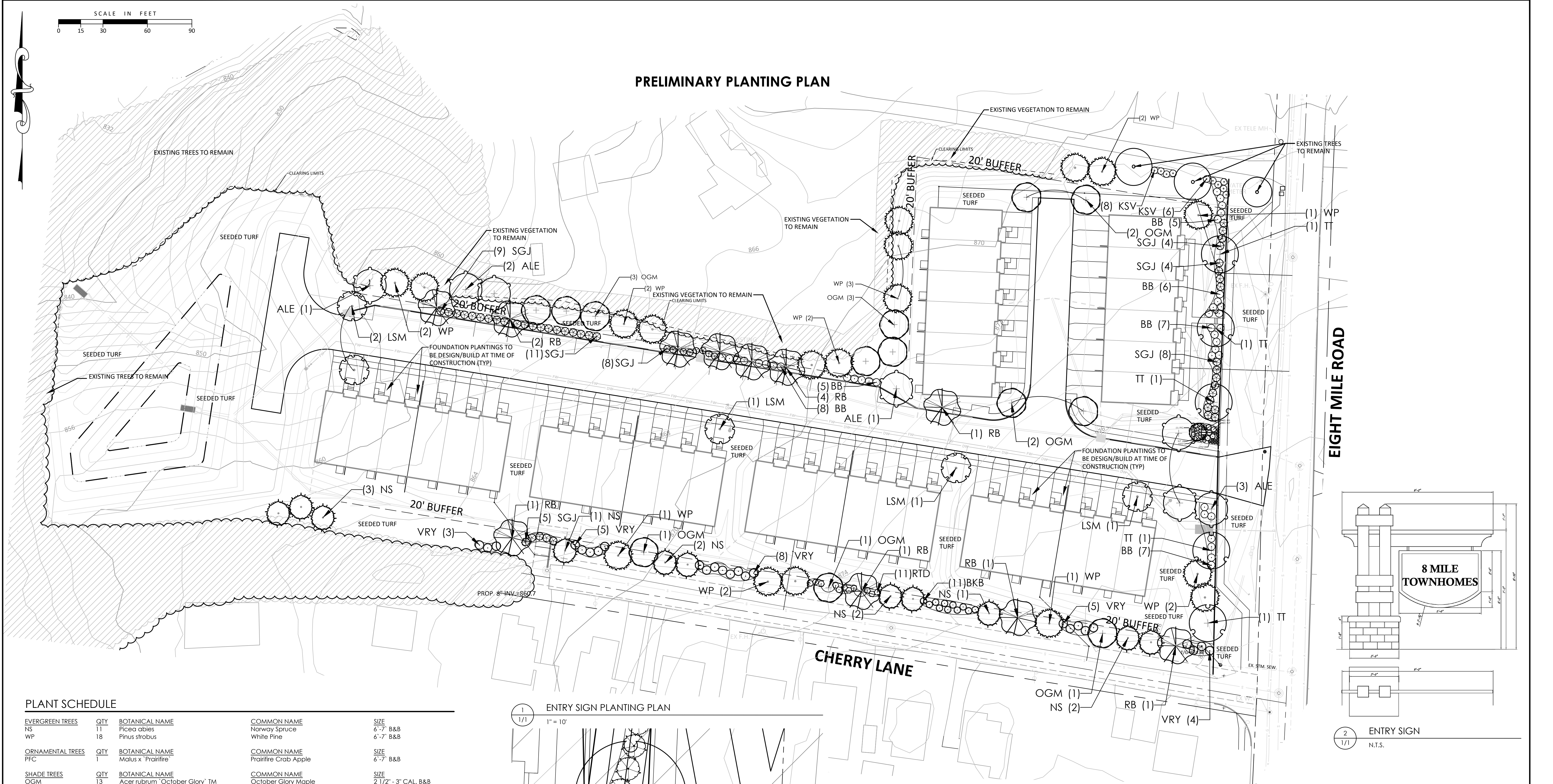
Revision	By	Date

Date	09/07/23
Scale	AS NOTED
Drawn By	DA
Proj. Mgr.	JW
Survey Database	N/A
DWG	23424004-IMP
X-Ref(s)	23424004-BAS
Project Number	23424
File No.	Sheet No. 1/6

**MSP DESIGN**  
McGill Smith Punshon

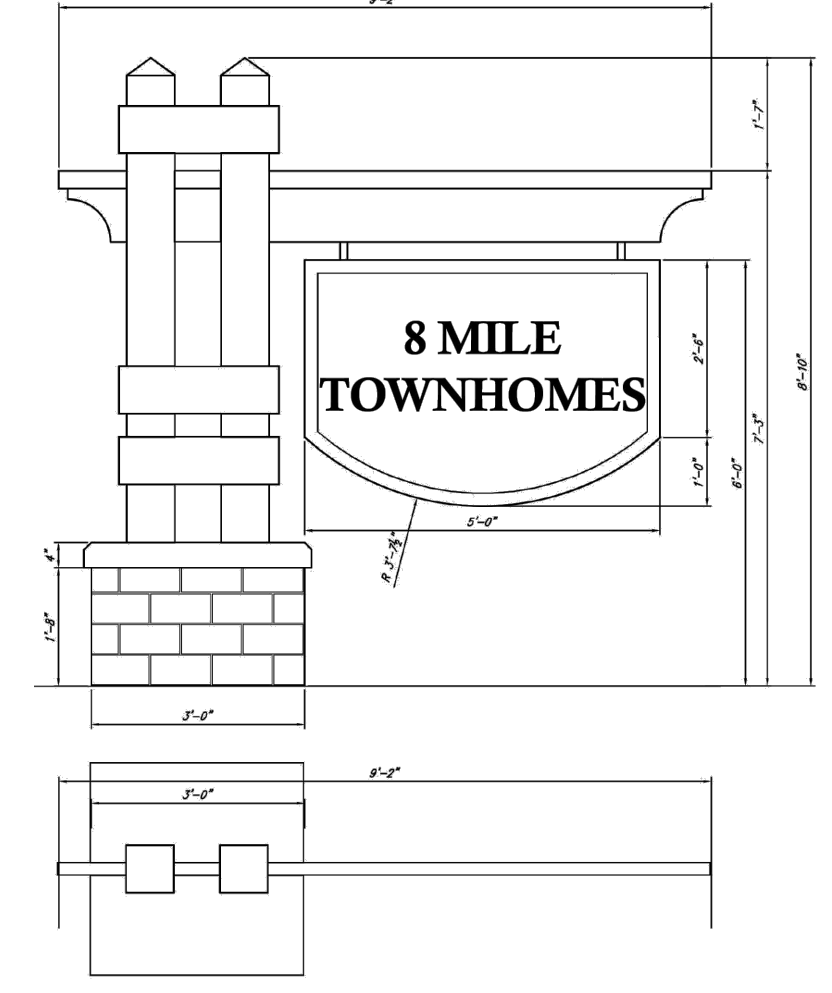
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PRELIMINARY PLANTING PLAN



EIGHT MILE ROAD

CHERRY LANE

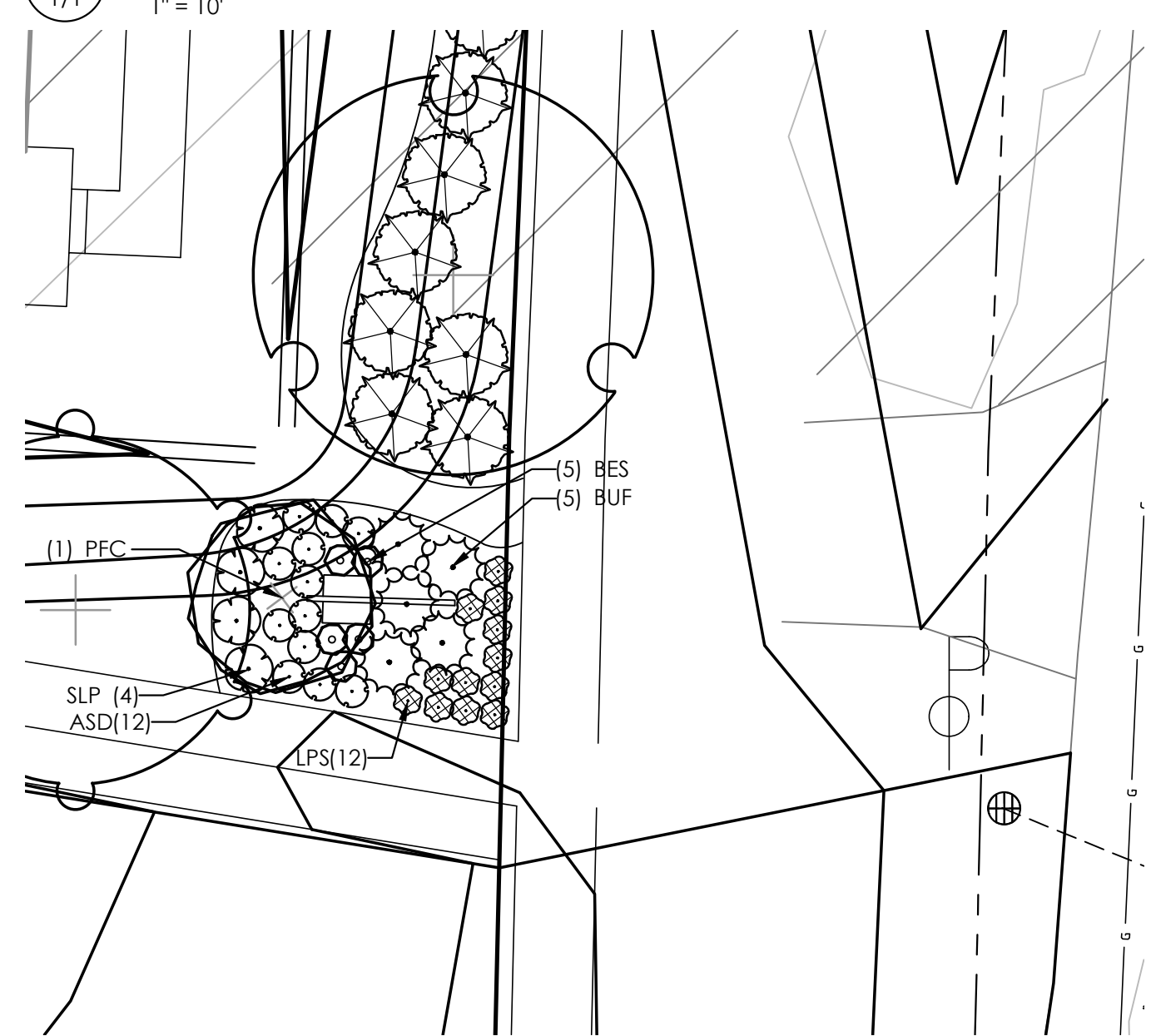


2 ENTRY SIGN  
1/1 N.T.S.

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
NS	11	Picea abies	Norway Spruce	6'-7' B&B
WP	18	Pinus strobus	White Pine	6'-7' B&B
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PFC	1	Malus x 'Prairifire'	Prairifire Crab Apple	6'-7' B&B
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
OGM	13	Acer rubrum 'October Glory'™	October Glory Maple	2 1/2" - 3" CAL. B&B
LSM	5	Acer saccharum 'Legacy'	Legacy Sugar Maple	2 1/2" - 3" CAL. B&B
RB	11	Betula nigra	River Birch	8'-10' B&B
TT	5	Liriodendron tulipifera	Tulip Tree	2 1/2" - 3" CAL. B&B
ALE	7	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	2 1/2" - 3" CAL. B&B
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ASD	12	Leucanthemum x superbum 'Alaska'	Alaska Shasta Daisy	#1 CONT.
LPS	12	Perovskia atriplicifolia 'Little Spire'™	Little Spire Russian Sage	#1 CONT.
BES	5	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	#1 CONT.
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BKB	11	Buddleja davidii 'Black Knight'	Black Knight Butterfly Bush	#5 CONT.
RTD	11	Cornus sericea 'Bailey'	Bailey's Red Twig Dogwood	#3 CONT.
BB	38	Euonymus alatus 'Compactus'	Compact Burning Bush	36"-42" B&B
SLP	4	Spiraea x bumalda 'Little Princess'	Little Princess Spirea	#3 CONT.
KSV	10	Viburnum carlesii	Korean Spice Viburnum	#3 CONT.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SGJ	51	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#3 CONT.
BUF	5	Juniperus sabinna 'Buffalo'	Buffalo Juniper	#3 CONT.
VRY	25	Viburnum x rhytidophyloides 'Alleghany'	Alleghany Lantanaphyllum Viburnum	#5 CONT.

1 ENTRY SIGN PLANTING PLAN  
1/1 1" = 10'



20' LANDSCAPE BUFFER REQUIREMENTS:  
2.8 TREES PER 100 LF = 53 TREES  
8 SHRUBS PER 100 LF = 146 SHRUBS  
53 TREES PROVIDED + EXISTING  
114 SHRUBS PROVIDED + EXISTING

PARKING BUFFER REQUIREMENTS:  
1 TREE PER 30 LF = 11 TREES  
1 SHRUB PER 5 LF = 60 SHRUBS  
11 TREES + EXISTING PROVIDED  
41 SHRUBS + EXISTING PROVIDED

EIGHT MILE TOWNHOMES  
PRELIMINARY DEVELOPMENT PLAN  
ANDERSON TOWNSHIP  
HAMILTON COUNTY, OHIO  
PRELIMINARY PLANTING PLAN

Date	08/15/23
Scale	AS NOTED
Drawn By	FCB
Proj. Mgr.	JW
Survey Database	N/A
DWG	23424006-PLA
X-Ref(s)	23424004-BAS
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