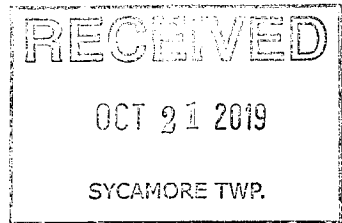


SYCAMORE TOWNSHIP, OH
 DEPARTMENT OF PLANNING & ZONING
 8540 KENWOOD ROAD, CINCINNATI, OH 45236
 513.792.7250 PHONE 513.792.8571 FAX



ZONING COMMISSION APPLICATION			
FEES:			
ZONE CHANGE	\$1,000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1,000	MAJOR ADJUSTMENT TO A PUD	\$1,000
PUD II	\$1,200	MINOR ADJUSTMENT TO LASR	\$200
LASR	\$1,000	MAJOR ADJUSTMENT TO LASR	\$1,000
THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN			

APPLICATION NUMBER
2019-18 Z
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 7964,7976 E. Kemper Rd. & 11643,11655 Solzman Rd. ZIP CODE: 45249

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER See Attached	See Attached				
CONTRACTOR Unknown at this time					
DESIGNER McGill Smith Punshon, Inc.	3700 Park 42 Dr. Suite 190B	Cinti	OH	45241	513-759-3208
APPLICANT Robert Lucke Group, Inc.	8825 Chapel Square Lane	Cinti	OH	45249	513-683-3300
APPLICANTS E-MAIL ADDRESS scott@robertluckegroup.com					

3. ZONING COMMISSION ACTION REQUESTED: ZONE CHANGE FROM ZONE A TO ZONE OO-Planned Office
 PUD I PUD II LASR
 MAJOR ADJUSTMENT TO A PUD MINOR ADJUSTMENT TO A PUD
 MAJOR ADJUSTMENT TO A LASR MINOR ADJUSTMENT TO A LASR

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:
Two proposed office condominium bldgs., 8,604 gsf each, 17,208 gsf total. with supporting parking and infrastructure.
Use- Office

5. SQUARE FEET: 17,208 gsf 6. USE: Office 7. HEIGHT: 26 feet
 8. EST. START DATE: April 2020 9. EST. FINISH DATE: January 2021 10. # OF SIGNS: 2

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

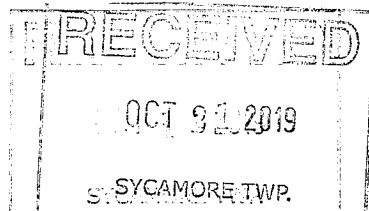
The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

 APPLICANT'S SIGNATURE DATE

 PROPERTY OWNER'S SIGNATURE DATE

SYCAMORE TOWNSHIP, OH
 DEPARTMENT OF PLANNING & ZONING
 8540 KENWOOD ROAD, CINCINNATI, OH 45236
 513.792.7250 PHONE 513.792.8571 FAX



ZONING COMMISSION APPLICATION			
FEES:			
ZONE CHANGE	\$1,000	MINOR ADJUSTMENT TO A PUD	\$200
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PUD II	\$1,200	MINOR ADJUSTMENT TO LASR	\$200
LASR	\$1,000	MAJOR ADJUSTMENT TO LASR	\$1,000
THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN			

APPLICATION NUMBER
2019-187
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 7964,7976 E. Kemper Rd. & 11643,11655 Solzman Rd. ZIP CODE: 45249

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER See Attached	See Attached				
CONTRACTOR Unknown at this time					
DESIGNER McGill Smith Punshon, Inc.	3700 Park 42 Dr. Suite 190B	Cinti	OH	45241	513-759-3208
APPLICANT Robert Lucke Group, Inc.	8825 Chapel Square Lane	Cinti	OH	45249	513-683-3300
APPLICANTS E-MAIL ADDRESS scott@robertluckegroup.com					

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 PUD I PUD II LASR
 MAJOR ADJUSTMENT TO A PUD MINOR ADJUSTMENT TO A PUD
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Use- Office

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APPLICANT'S SIGNATURE _____ DATE _____
 PROPERTY OWNER'S SIGNATURE _____ DATE _____

Janice J. Byers

RECEIVED

OCT 21 2019

SYCAMORE TWP.

SYCAMORE TOWNSHIP, OH
DEPARTMENT OF PLANNING & ZONING
8540 KENWOOD ROAD, CINCINNATI, OH 45236
513-792-7250 PHONE 513-792-8571 FAX

ZONING COMMISSION APPLICATION

FEES:
ZONE CHANGE \$1,000 MINOR ADJUSTMENT TO A PUD \$200
PUD I \$1,000 MAJOR ADJUSTMENT TO A PUD \$1,000
PUD II \$1,200 MINOR ADJUSTMENT TO LASR \$200
LASR \$1,000 MAJOR ADJUSTMENT TO LASR \$1,000

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APPLICATION NUMBER

2019-18Z

DO NOT WRITE IN THIS SPACE

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2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER See Attached	See Attached				
CONTRACTOR Unknown at this time					
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PROPERTY OWNER'S SIGNATURE _____ DATE _____

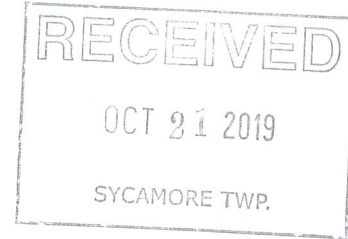
Jeffrey Metzger

McGill Smith Punshon, Inc.



October 21, 2019

Sycamore Township Zoning Commission
8540 Kenwood Road
Sycamore Township, OH 45236



RE: Proposed Zone Change Request
"OO" Planned Office
7964, 7976 East Kemper Road
11643, 11655 Solzman Road
Parcel No's. 600-0013-0033, 0034, 0035, & 0036
MSP No. 18679.01

Dear Commissioners:

On behalf of the applicant, the Robert Lucke Group, Inc. we are pleased to submit for review and consideration the attached application for a proposed zone change request for a proposed office development on approximately 1.8871 acres of land located in Sycamore Township at the northwest corner of East Kemper Road and Solzman Road. The applicant is proposing a zone change of the subject property from "A" Residential to "OO" Planned Office.

The surrounding land use and zoning consists of a sports complex zoned "OO" Planned Office to the north and west, apartments zoned "DD" Planned Multiple Residence to the east, and Light Industrial zoned "F" to the south.

A zone change to "OO" Planned Office is consistent with the current surrounding land use and the Sycamore Township Land Use Plan. The Township's Land Use Plan designates the subject property as "Office" use.

The proposed office development will consist of two, one story office buildings. Each building will have an approximate floor area of 8,604 gsf, with a total gross floor area of 17,208 gsf. The proposed office buildings will be residential in character with steep sloped roofs covered with dimensional shingles. The exterior of the buildings will be constructed with brick veneer and stone.

The plan proposes a low intense use with an impervious surface ratio (ISR) of approximately 46% and still provides adequate off street parking with sufficient buffering and landscaping.

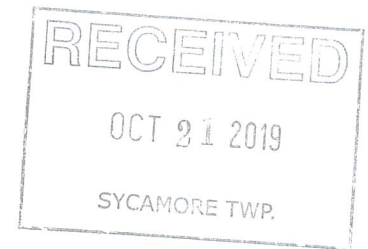
In the last eighteen years the Robert Lucke Group, Inc. has developed thirteen successful office developments similar to this proposed office development, two in Sycamore Township, six in Symmes Township, four in Mason, and one in Evendale, Ohio. All the office developments consist of low impact, single story, residential style office condominiums. The low impact office use offers an exceptional transition from intense adjacent land uses near existing residential neighborhoods.

Engineers ■ Architects ■ Surveyors ■ Planners ■ Landscape Architects
3700 Park 42 Drive ■ Suite 190B
Cincinnati, Ohio ■ 45241-2097
513.759.0004 ■ Fax 513.563.7099 ■ www.mcgillsmithpunshon.com

McGill Smith Punshon, Inc.



Sycamore Township Zoning Commission
"OO" Planned Office
East Kemper and Solzman Road
October 21, 2019
MSP No. 18679.01
Page 2



In conclusion, we believe the proposed office development and use is consistent with the surrounding land use and meets the objectives of the Township's future land use plan.

Please contact us with any questions or if additional information is required.

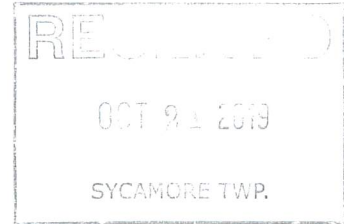
Sincerely,

McGill Smith Punshon, Inc.

A handwritten signature in black ink, appearing to read "Doug Smith". The signature is fluid and cursive.

Douglas A. Smith, P.E., P.S.
Associate
Enc.

cc: Mr. Scott Lucke – Robert Lucke Group, Inc.



DESCRIPTION FOR: ROBERT LUCKE GROUP, INC.
LOCATION: HAMILTON COUNTY- 1.8871 ac.

Situate in Section 1, Town 3 East, Entire Range 2 North, Between the Miamis, Sycamore Township, Hamilton County, Ohio and being all of Lots 3,4,5, & 6 of Gunsaulus Subdivision as shown on a plat recorded in Plat Book 96, Page 13 (Records of the Hamilton County, Ohio Recorder's Office) and as conveyed to Janice J. Lyons, by deed recorded in Official Record 4365, Page 1435, to Kemper Road Corner, LLC. by deed recorded in Official Record 13857, Page 2422, to John H. Shumard, TR. by deed recorded in Official Record 12396, Page 546, and to John H. & Mary L. Shumard by deed recorded in Official Record 8976, Page 2324 and also being more particularly described as follows:

Beginning at an existing 1" dia. iron pin in the west right-of-way line of Solzman Road, width varies, and the northeast corner of said Lot 6;

Thence along said right-of-way line, South 00°45'30" West, 262.64 feet to a point, and along an arc deflecting to the right, having a delta of 97°11'30", a radius of 25.00 feet and a length of 42.41 feet. The chord of said arc bears South 49° 21' 15" East, 37.50 feet to a point in the north right-of way line of East Kemper Road, width varies;

Thence along said right-of-way line, North 82°03'00" West, 292.95 feet to point in the east line of the lands conveyed to Kemper Road Assembly, LLC by deed recorded in Official Record _____, Page _____ and witnessed by an existing 5/8" dia. iron pin;

Thence along an east line of said Kemper Road Assembly, LLC, North 07°57'00" East, 252.77 feet to a point in a south line of said Kemper Road Assembly, LLC, witnessed by an existing 5/8" dia. iron pin;

Thence with a south line of said Kemper Road Assembly, LLC., South 89°14'30" East, 287.13 feet to the point of beginning.

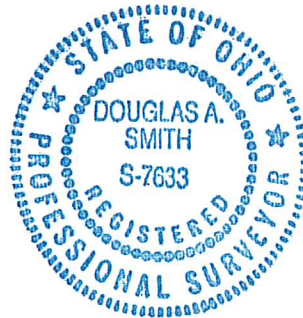
Containing 1.8871 acres of land.

Subject to all legal highways, easements and restrictions of record.

The above description was prepared from a Zoning Plat by McGill Smith Punshon, Inc. dated the 18th of October, 2019 under the direction of Douglas A. Smith, Ohio PS # 7633. The bearings in the above description are based on Gunsaulus Subdivision as shown on plat recorded in Plat Book 96, Page 13, Hamilton County, Ohio Recorder's Office.

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.

Douglas A. Smith P. S. #7633

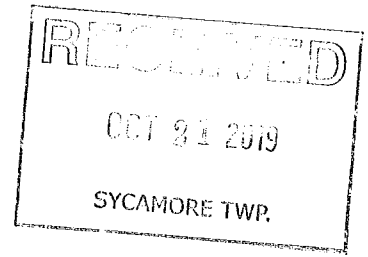


McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B ■ Cincinnati, Ohio 45241
513.759.0004 ■ Fax 513.563.7099 ■ www.mspdesign.com



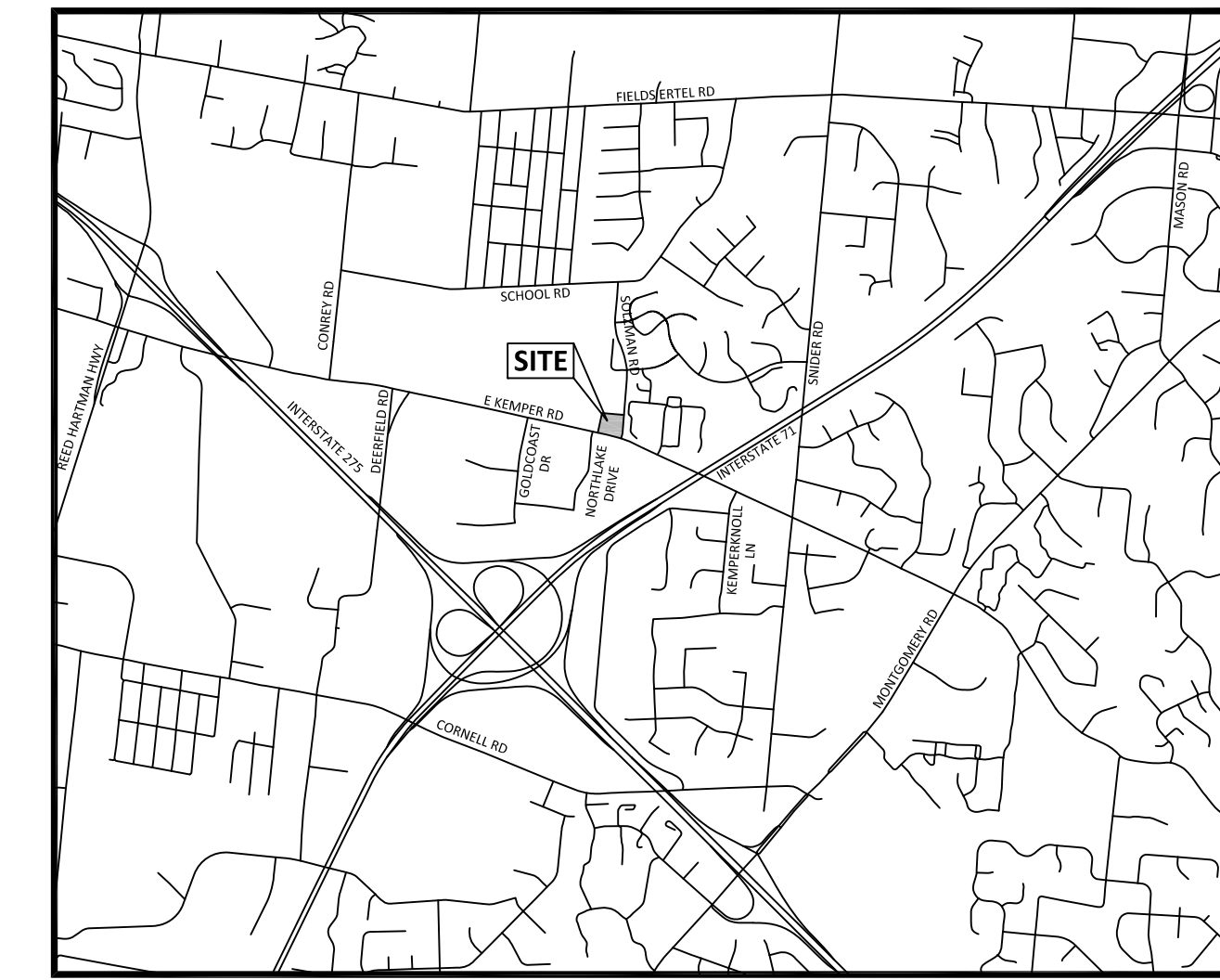
Properties within 200 Feet of 7964,7976 East Kemper Road and 11643, 11655 Solzman Road

MSP No. 18679.01 - ZCP



Parcel No.	Owner	Address
600-0012-0003 600-0013-0068 600-0013-0073	Equistar Chemicals, LP	11530 Northlake Drive Cincinnati, OH 45249
600-0012-0083 600-0012-0084	Hamilton County Board of Commissioners	138 E. Court St. RM. 603 Cincinnati, OH 45202
600-0012-0089	Kemper Apartments, LTD.	1055 St. Paul Place Cincinnati, OH 45202
600-0013-0027	Kemper Road Properties, LLC.	7900 E. Kemper Road Cincinnati, OH 45249
600-0013-0070	Hamilton County Board of Commissioners	138 E. Court St. RM. 603 Cincinnati, OH 45202
600-0013-0072	Mc Caw Land Partners, LLC.	11591 Goldcoast Dr. Ste. 330 Cincinnati, OH 45249
600-0013-0090 600-0013-0100 600-0013-0101 600-0013-0102	Hamilton County Board of Commissioners	138 E. Court St. RM. 603 Cincinnati, OH 45202
600-0013-0125	Kemper Road Assembly, LLC.	8777 Maineville Road Maineville, OH 45039
600-0021-0083	Sycamore Township Board of Trustees	8540 Kenwood Road Cincinnati, OH 45236

Issue/Revision	No.	Date
ISSUE		10/21/19



VICINITY MAP
NOT TO SCALE

OWNERS

JANICE J LYONS
7964 EAST KEMPER ROAD
CINCINNATI, OH 45249

KEMPER ROAD CORNER, LLC
8777 MAINEVILLE ROAD
MAINEVILLE, OH 45039

JOHN H. SHUMARD TR.
11643 SOLZMAN ROAD
CINCINNATI, OH 45249

APPLICANT

ROBERT LUCKE GROUP
8825 CHAPEL SQUARE DR.
CINCINNATI, OHIO 45249
CONTACT: SCOTT LUCKE
(513) 683-3300

GENERAL NOTES

BOUNDARY PER DEEDS & SURVEYS OF RECORD
EXISTING ZONING: "A" - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONE: "OO" - PLANNED OFFICE

GROSS AREA OF PROPOSED REZONE.....1.8871 ACRES
AREA IN RIGHT-OF-WAY.....0.0000 ACRES
NET AREA OF PROPOSED REZONE.....1.8871 ACRES

RIGHTS-OF-WAY SHOWN ARE PUBLIC.
PROPOSED LAND USE: OFFICE

INDEX OF SHEETS

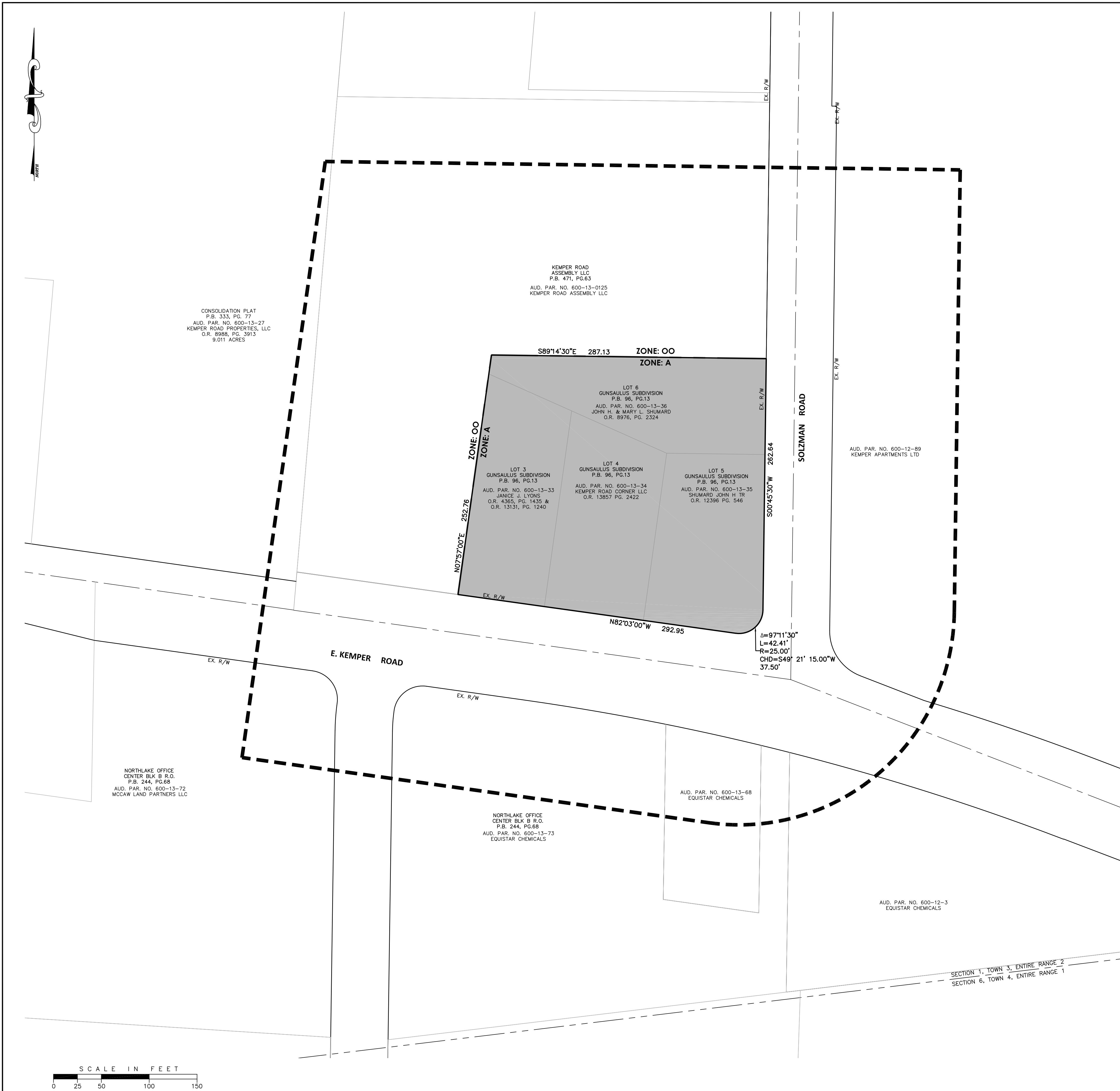
- 1 ZONING PLAT
- 2 EXISTING FEATURES PLAN
- 3 PROPOSED FEATURES PLAN
- 4 PRELIMINARY GRADING PLAN
- 5 LANDSCAPE PLAN
- 6 COLOR RENDERING
- A1 ARCHITECTURAL BUILDING ELEVATIONS & FLOOR PLAN (BY OTHERS)
- L1 LIGHTING PLAN (BY OTHERS)

**PROPOSED ZONE CHANGE
7964 & 7976 EAST KEMPER ROAD &
11643 & 11655 SOLZMAN ROAD
OFFICE CONDOMINIUMS
SECTION 1, TOWN 3, ENTIRE RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO**

Sheet Title

ZONING PLAT

Project Number 18679.01
Drawing Scale AS SHOWN
Sheet Number 1
File Number 18679

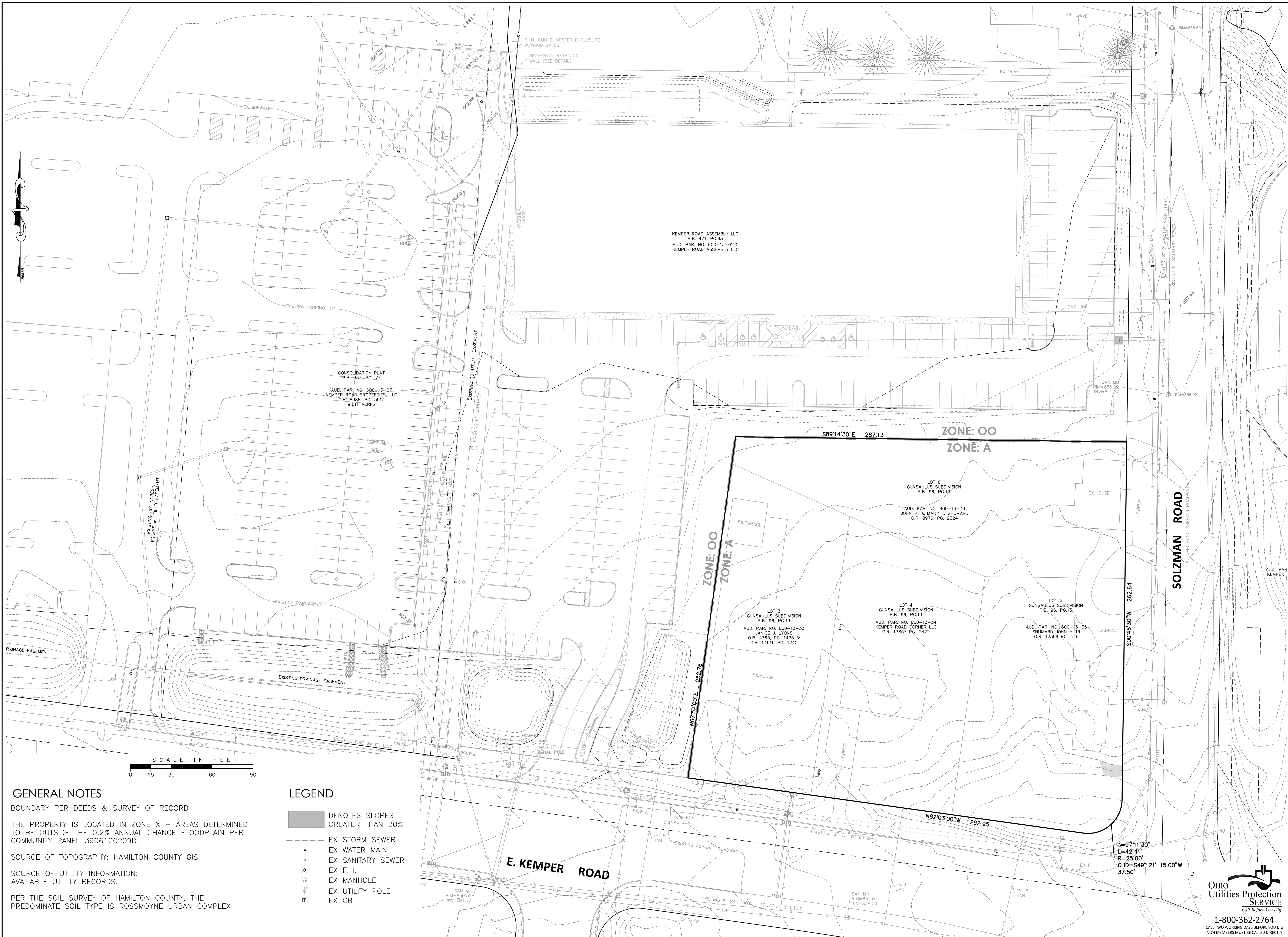


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Project Manager DAS
Drawn By DCA
DWG 18679014-ZON-00
X-Ref(s) --

Issue/Revision	No.	Date
ISSUE		10/21/19

© Copyright 2019, MCGILL SMITH PUNSHON, INC.



GENERAL NOTES
BOUNDARY PER DEEDS & SURVEY OF RECORD
THE PROPERTY IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER COMMUNITY PANEL 39061C0209D.
SOURCE OF TOPOGRAPHY: HAMILTON COUNTY GIS
SOURCE OF UTILITY INFORMATION: AVAILABLE UTILITY RECORDS.
PER THE SOIL SURVEY OF HAMILTON COUNTY, THE PREDOMINATE SOIL TYPE IS ROSSMOYNE URBAN COMPLEX

LEGEND

 DENOTES SLOPES GREATER THAN 20%
 --- EX STORM SEWER
 --- EX WATER MAIN
 --- EX SANITARY SEWER
 ○ EX F.H.
 ○ EX MANHOLE
 ○ EX UTILITY POLE
 □ EX CB



PROPOSED ZONE CHANGE
7964 & 7976 EAST KEMPER ROAD & 11643 & 11655 SOLZMAN ROAD
OFFICE CONDOMINIUMS
SECTION 1, TOWN 3, ENTIRE RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet Title
EXISTING FEATURES PLAN
Project Number 18679.01
Drawing Scale AS SHOWN
Sheet Number 2
File Number 18679

OHIO
Utilities Protection
SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

Issue/Revision	No.	Date
ISSUE		10/21/19

GENERAL NOTES

ALL DIMENSIONS SHOWN TO FACE OF CURB, UNLESS OTHERWISE SPECIFIED.

RIGHTS-OF-WAY SHOWN ARE PUBLIC.

PROPOSED LAND USE: OFFICE

SITE DATA

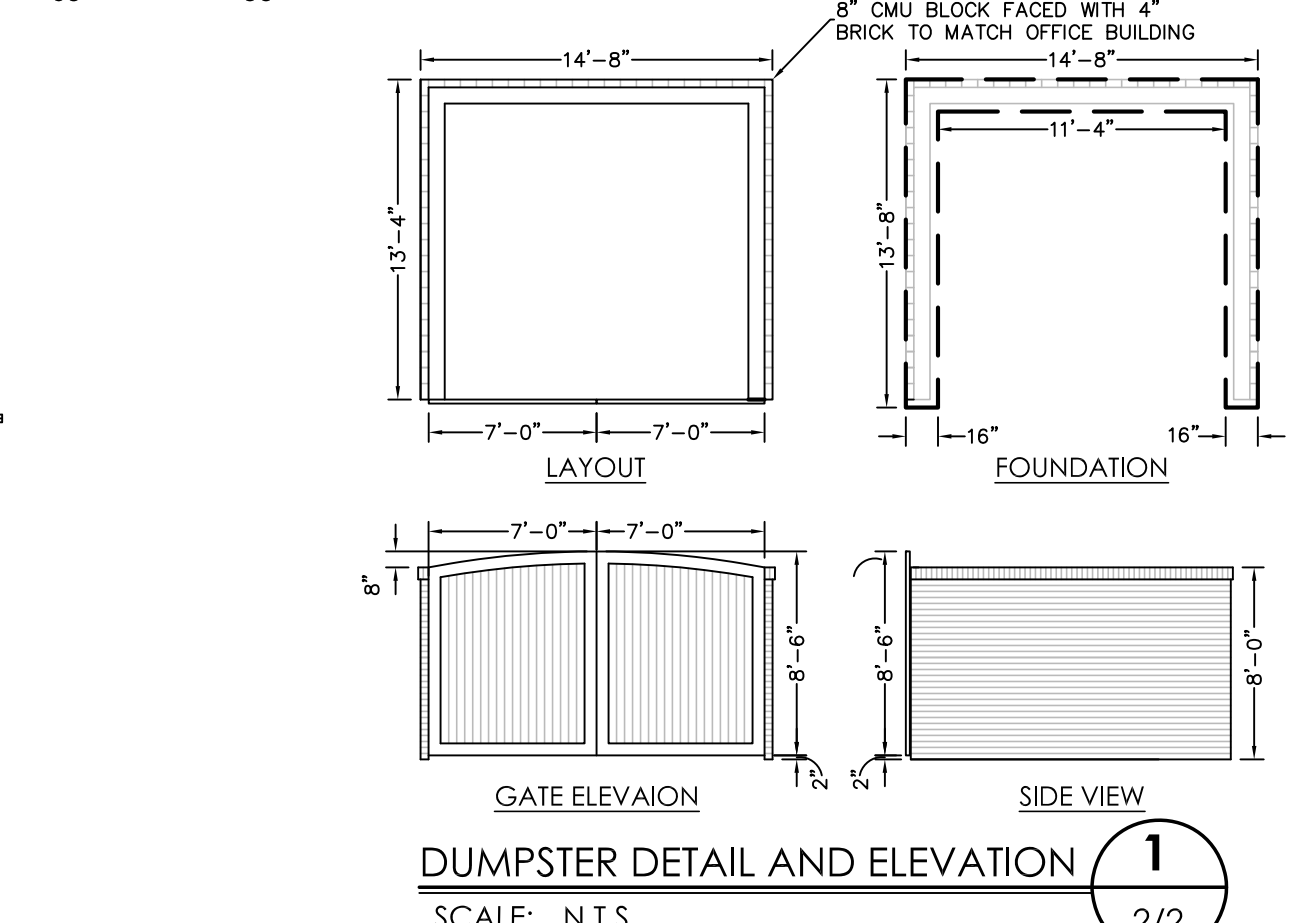
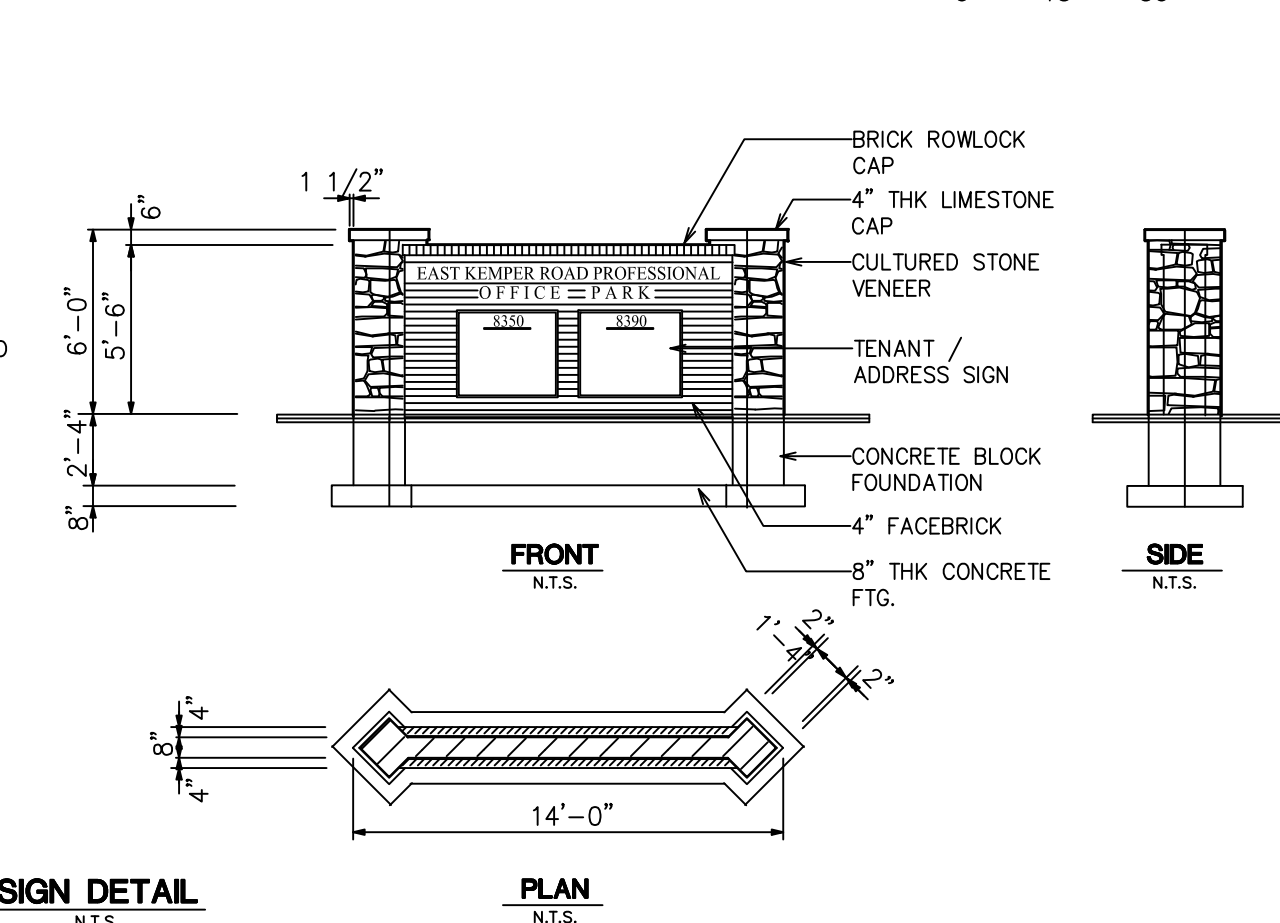
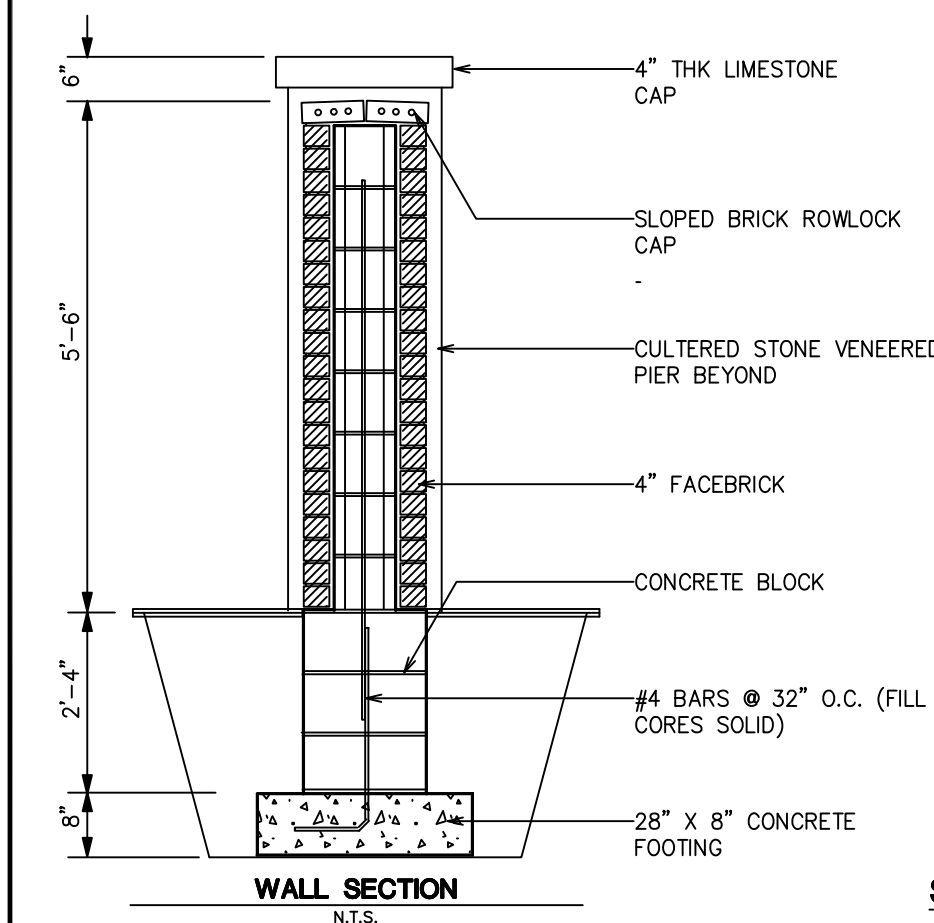
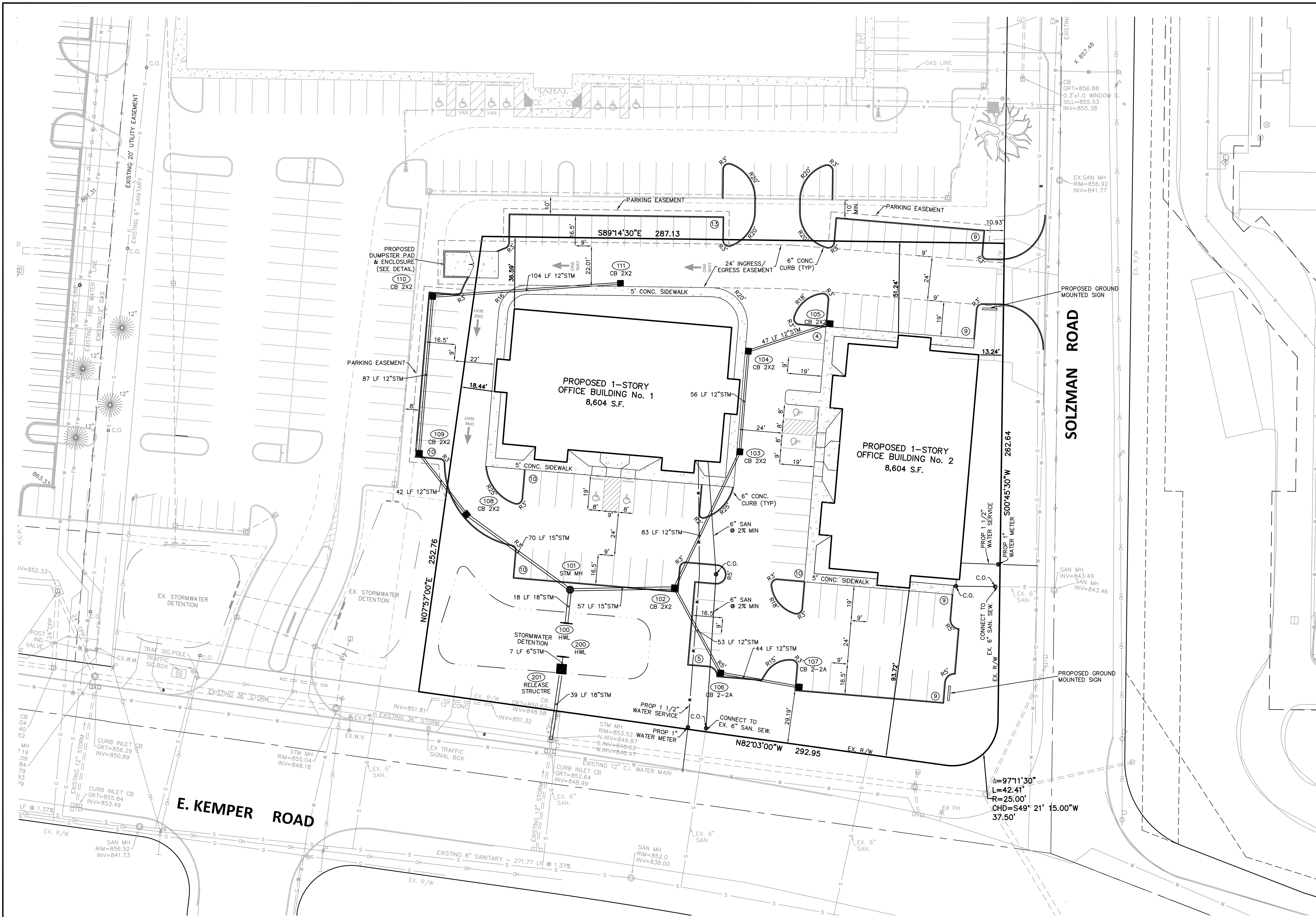
GROSS AREA OF PROPOSED REZONE: 1.8871 ACRES
 AREA IN RIGHT-OF-WAY: 0.0000 ACRES
 NET AREA OF PROPOSED REZONE: 1.8771 ACRES
 PROPOSED IMPERVIOUS SURFACE AREA: 0.8716 ACRES
 IMPERVIOUS SURFACE RATIO: 46.1%

PARKING DATA

	BUILDING 1	BUILDING 2
GROSS FLOOR AREA:	8,604 S.F.	8,604 S.F.
NET FLOOR AREA:	6,883 S.F.	6,883 S.F.

PARKING SPACES REQUIRED:
(6 PER FIRST 1,000 S.F. THEN 1 / 200 S.F.)

TOTAL PARKING SPACES REQUIRED: 70
 PARKING PROVIDED: 98
 ADA PARKING REQUIRED: 3 (1 VAN ACCESSIBLE)
 ADA PARKING PROVIDED: 4 (4 VAN ACCESSIBLE)
 TYPICAL PARKING: 9'W x 19'L



**PROPOSED ZONE CHANGE
 7964 & 7976 EAST KEMPER ROAD &
 11643 & 11655 SOLZMAN ROAD
 OFFICE CONDOMINIUMS
 SECTION 1, TOWN 3, ENTIRE RANGE 2
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO**



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Issue/Revision	No.	Date
ISSUE		10/21/19



**PROPOSED ZONE CHANGE
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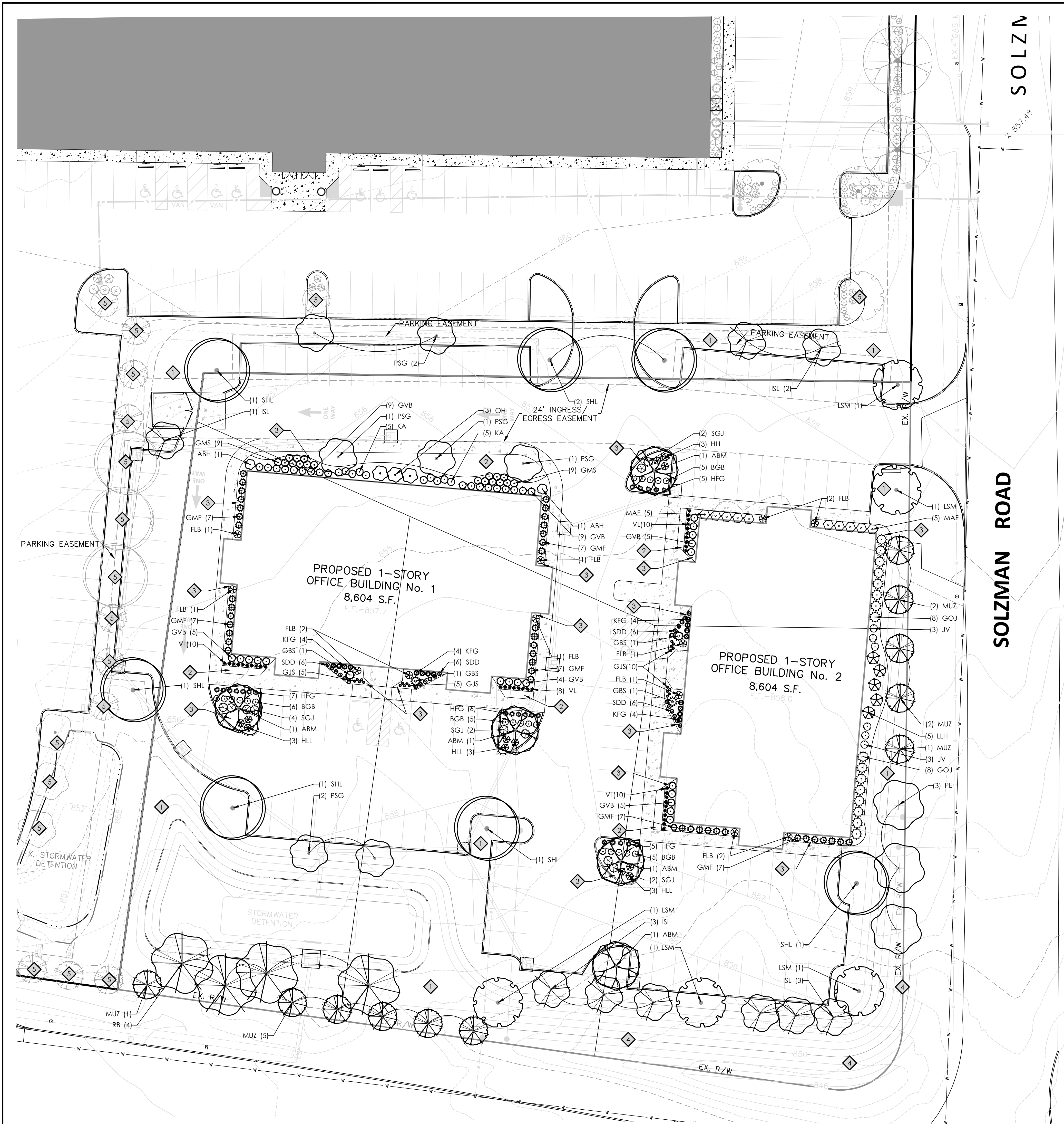
Sheet Title

PRELIMINARY GRADING PLAN

Project Number	18679.01
Drawing Scale	AS SHOWN
Sheet Number	4
File Number	18679



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PLANT SCHEDULE BUILDING FACADE

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
MAF	10	FOTHERGILLA GARDENII 'MT. AIRY'	DWARF WITCHALDER	#5 CONT.
ABH	2	HYDRANGEA MACROPHYLLA 'ALL SUMMER BEAUTY'	ALL SUMMER BEAUTY HYDRANGEA	#3 CONT.
LLH	5	HYDRANGEA PANICULATA 'LIMELIGHT' TM	LIMELIGHT HYDRANGEA	#5 CONT.
OH	3	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#5 CONT.
FLB	12	RHAMNUS FRANGULA 'FINE LINE'	FINE LINE BUCHTHORN	#5 CONT.
GMS	18	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLD MOUND SPIREA	#3 CONT.
JV	6	VIBURNUM X JUDDII	JUDD VIBURNUM	3'-4' B&B
EVERGREEN SHRUBS	QTY <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>CONT.</th>	BOTANICAL NAME	COMMON NAME	CONT.
KA	10	AZALEA HYBRIDS 'KAREN'	KAREN AZALEA	#3 CONT.
GVB	37	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	18'-21" B&B
GMF	42	CHAMAECYPARIS PISIFERA FILIFERA 'GOLD MOP'	'GOLD MOP' FALSECYPRESS	#3 CONT.
GOJ	16	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	#3 CONT.
GBS	4	PICEA PLUNGENS GLAUCA 'GLOBOSA' LOW GRAFT	GLOBED COLORADO BLUE SPRUCE	#5 CONT.
ORNAMENTAL GRASSES	QTY <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>CONT.</th>	BOTANICAL NAME	COMMON NAME	CONT.
KFG	16	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 CONT.
GJS	20	CAREX MORROWII 'AUREA-VARIEGATA'	GOLD VARIEGATED JAPANESE SEDGE	#1 CONT.
PERENNIALS	QTY <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>CONT.</th>	BOTANICAL NAME	COMMON NAME	CONT.
SDD	24	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT.
VL	38	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	#1 CONT.

PLANT SCHEDULE INTERIOR PARKING

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE
ISL	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2' - 2 1/2' CAL. B&B
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE
ABM	5	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2 1/2' - 3' CAL. B&B
PSG	7	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2 1/2' - 3' CAL. B&B
SHL	7	GLEDITSIA TRIACANTHOS VAR. 'INERMIS' 'SKYCOLE' TM	SKYLINE HONEY LOCUST	2 1/2' - 3' CAL. B&B
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
BGB	21	BERBERIS THUNBERGII 'BONANZA GOLD'	BONANZA GOLD BARBERRY	#3 CONT.
HLL	12	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	#3 CONT.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
SGJ	10	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#3 CONT.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT.
HFG	23	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#2 CONT.

PLANT SCHEDULE STREETSCAPE BOUNDARY

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE
ISL	6	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2' - 2 1/2' CAL. B&B
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE
LSM	5	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2 1/2' - 3' CAL. B&B
RB	4	BETULA NIGRA	RIVER BIRCH	8'-10' B&B
PE	3	ULMUS X HOLLANDICA 'PIONEER'	PIONEER ELM	2 1/2' - 3' CAL. B&B
MUZ	11	ZELKOVA SERRATA 'MUSASHINO'	SAWLEAF ZELKOVA	2 1/2' - 3' CAL. B&B

LANDSCAPE REQUIREMENTS

	REQUIRED TREES	PROPOSED TREES	REQUIRED SHRUBS	PROPOSED SHRUBS
BUILDING FACADE	0	0	235	263
INTERIOR	22	22	66	66
STREETSCAPE	29	29	0	0

BUILDING FACADE - 30 SHRUBS PER 100'
 $389' / 30 = 116.7$
 $392' / 30 = 117.6$

INTERIOR - 22 SF PER PARKING SPACE
 $3 T PER 10 PARKING SPACES$
 $3 X TREES FOR SHRUBS$
 $72 PARKING SPACE (46% ISR)$

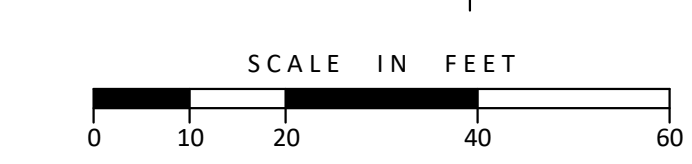
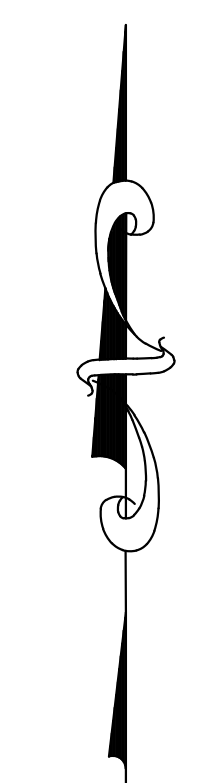
BOUNDARY BUFFER - REMOVED

OFFICE STREETSCAPE - 20' AVERAGE (10-30') - 5 TREES / 100'
 $573' / 100 = 5.73 * 5 = 28.7 TREES$

GENERAL NOTES

- ALL SHRUBS TO BE 18" TALL OR 24" WIDE AT THE TIME OF INSTALLATION.
- THE PROPOSED PLAN IS BEING TREATED AS A SINGLE PROPERTY TO BE INCLUDED WITH THE NORTHERN DEVELOPMENT (SAME OWNER), THEREFORE THE PROPOSED BOUNDARY BUFFER BETWEEN THE TWO SITES (LOCATED ON THE NORTHERN PROPERTY) HAS BEEN REMOVED. THIS BOUNDARY BUFFER HAS NOT BEEN INSTALLED YET.

- DRAWING NOTES**
- 1 SEEDED LAWN
 - 2 SOD LAWN
 - 3 MULCHED LANDSCAPE BED
 - 4 STRAW BLANKET ON SLOPE
 - 5 EXISTING PLANTINGS TO REMAIN



PROPOSED ZONE CHANGE
KIDS FIRST SPORTS CENTER
PROPOSED NEW BUILDINGS
SECTION 1, TOWN 3, ENTIRE RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO



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Issue/Revision	No.	Date
ISSUE		10/21/19

PROPOSED ZONE CHANGE
7964 & 7976 EAST KEMPER ROAD &
11643 & 11655 SOLZMAN ROAD
 OFFICE CONDOMINIUMS
 SECTION 1, TOWN 3, ENTIRE RANGE 2
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

Sheet Title

COLOR RENDERING

Project Number 18679.01
 Drawing Scale N.T.S.
 Sheet Number 6
 File Number 18679



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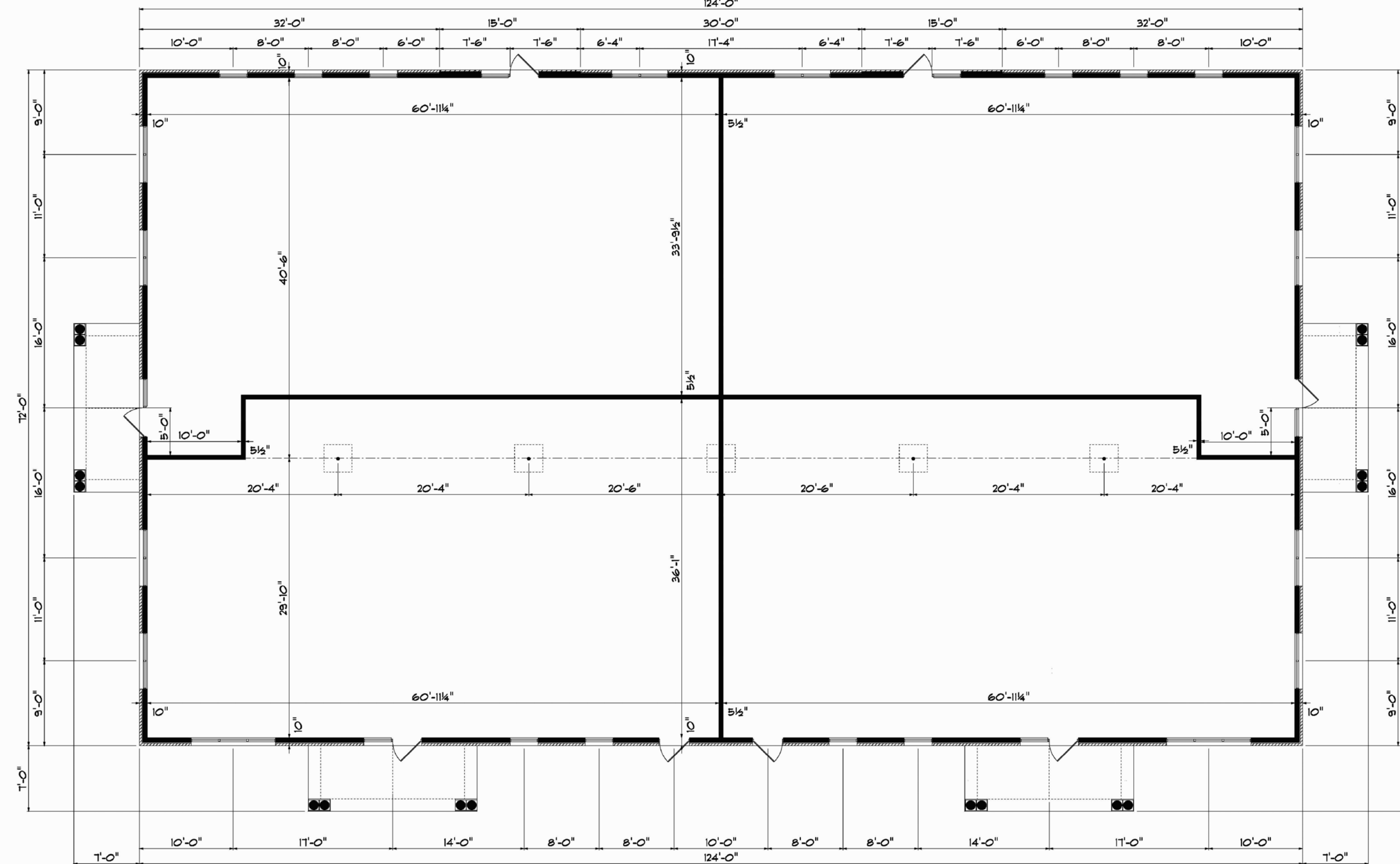
Issue/Revision	No.	Date
ISSUE		10/21/19



RIGHT ELEVATION



FRONT ELEVATION



FLOOR PLAN

ARCHITECTURAL PLANS (BY OTHERS)

PROPOSED ZONE CHANGE
7964 & 7976 EAST KEMPER ROAD &
11643 & 11655 SOLZMAN ROAD
OFFICE CONDOMINIUMS
SECTION 1, TOWN 3, ENTIRE RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet Title

**BUILDING ELEVATIONS
& FLOOR PLAN**

Project Number 18679.01

Drawing Scale N.T.S.

Sheet Number A1

File Number 18679



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CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)