

Sycamore Township Board of Trustees Staff Report



Prepared: February 8, 2020

Case: 2020-01MA
Request: Major Adjustment to a PUD
Applicant: The Myers Y. Cooper Company
Location: 8250-8300 Kenwood Road
Existing Use: Planned Office development (under construction)
Proposed Use: Signage Plan in excess of Zoning Resolution

Exhibits Submitted:

Application, letter of intent, site plan, architectural plans with color renderings

Site Description:

Current Zoning: "OO" - Planned Office

Surrounding Conditions:

North: "B" - Single Family Residential
South: "OO" - Planned Office
East: "B" - Single Family Residential
West: "B" - Single Family Residential
"OO" - Planned Office
"DD" - Planned Multi-Family Residential

Site Characteristics:

Size: 3.156 +/- acres (eight lots combined)
2.7105 acres net to existing ROW
Frontage: 485' +/- along Kenwood Road
Topography: Slopes down from the south to north-east
Current ISR: .63

Site History:

Case 2004-08Z: The applicant applied for a zone change for properties located at: 8320, 8306, 8284 and 8270 Kenwood Road. The proposed zone change, if approved, would have rezoned "B" Single Family Residential to "DD" Multi-family Residential. The proposal contained two, four story apartment buildings with a total of 24 units (proposed density of 8.92 dwelling units per acre). The proposal was withdrawn before action was taken by the Board of Trustees.

Case 2009-01Z: The applicant applied for a zone change to 8306, 8284 and 8270 Kenwood Road, to construct two office buildings totaling 27,000 square feet. The Sycamore Township Board of Trustees denied the request. The applicant appealed this decision to Hamilton County Court of Common Pleas (Case A0903373). The Township, in partnership with the surrounding property owners, entered into a consent decree on the properties with Hills Development, allowing them to build up to 19,000 square feet of office space with certain conditions. The development agreed upon in the consent decree has never been constructed.

Case 2016-11Z: The applicant applied for a zone change from "B" single family residential to "OO" planned office district in order to construct two single story office buildings with a combined area of 32,437 square feet. In addition to 8270, 8284 and 8306 Kenwood Road, this proposal included 8248 Kenwood Road. The Zoning Commission voted to recommend denial of the application by a 4-0 vote. The proposal was never heard by the Board of Trustees.

Case 2017-18P1: The applicant applied for and was granted PUD1 approval to construct eight single family homes on 8270, 8284 and 8306 Kenwood Road. The development was never constructed.

Case 2018-09Z: The applicant applied for and was granted a zone change from "B" Single Family Residential to "OO" Planned Office District (within the SPI Overlay District) to construct two 15,000 square feet office buildings. The Board of Trustees approved Resolution 2018-80 approving the zone change and set forth 9 conditions, attached.

Zoning Compliance Issues:

13-12.4 Building Signs

- (a) Any property or business shall be permitted one (1) square foot of Building Sign surface area for each foot of Building Frontage facing the public street on which the principal access is located. No more than two (2) signs per building or structure are allowed with the maximum total sign surface area not to exceed 150 square feet per building or structure.

The Zoning Resolution permits 92.5 sq. ft. of building signage and a maximum of 2 two signs per building. The Applicant proposes to conform to the total allowable area, but with a maximum of six (6) building signs, as indicated on the submitted plan. The

applicant seeks flexibility in the total number of signs so as to accommodate the modular tenant space in the future.

Outside Agency Comments:

Not Required

Planning Staff Comments:

Should a motion to approve the proposed Major Change to the PUD be made, Staff recommends the following conditions:

1. New wall signs shall comply with Chapter 13 of the Sycamore Township Zoning Resolution, unless superseded by the following conditions:
2. A maximum total signage area of 92.5 sq. ft. will be utilized, per building.
3. A maximum of six (6) signs shall be permitted, per building.
4. Each sign shall have maximum dimensions of 15" tall by 12' long.
5. Sign designs shall be limited to non-illuminated, white, stud mounted letters.
6. Signage shall only be placed on building façade facing Kenwood Road.

EXHIBIT A

1. No cell towers nor communication towers shall be located on the property.
2. All development watershed shall comply with Hamilton County guidelines and water runoff/detention must be constructed as presented.
3. The maximum building height shall not exceed 35 feet of mean roof height.
4. There shall be no dumpster/trash pick-up before 9:00 a.m.
5. No lighting on the Real Property shall exceed zero foot candles at all property lines.
6. All signage shall meet the requirements of the Sycamore Township Zoning Resolution.
7. Additional landscaping shall be installed along the east boundary line which shall be opaque at the time a certificate of occupancy is issued. Such landscaping shall have staggered deciduous trees and evergreens.
8. All emergency lighting on the rear of the buildings must be shielded.
9. The applicant shall review the possibility of a deceleration lane and elimination of the existing right in / right out at the adjacent Myers Y. Cooper development at 5050 East Galbraith Road.