

SYCAMORE TOWNSHIP, OH
DEPARTMENT OF PLANNING & ZONING
8540 KENWOOD ROAD, CINCINNATI, OH 45236

513.792.7250 PHONE 513.792.8564 FAX

RECEIVED

SEP 21 2020

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

2020-06 P2

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 11573 DEERFIELD ROAD ZIP CODE: 45249

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER CUC PROPERTIES V LLC.	7143 E. KEMPER RD.	CINCINNATI	OH	45249	513-677-0060
CONTRACTOR CINCINNATI UNITED CONTRACTORS	7143 E. KEMPER RD.	CINCINNATI	OH	45249	513-677-0060
DESIGNER CINCINNATI UNITED CONTRACTORS	7143 E. KEMPER RD.	CINCINNATI	OH	45249	513-677-0060
APPLICANT BRIAN DOLL	7143 E. KEMPER RD.	CINCINNATI	OH	45249	513-677-0060
APPLICANTS E-MAIL ADDRESS bdoll@cintiunited.com					

3. ZONING COMMISSION
ACTION REQUESTED:

ZONE CHANGE ☐ FROM ZONE _____ TO ZONE _____

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:

EXISTING LOT IS VACANT. PROPOSED USE WILL BE A 3-STORY INDOOR CLIMATE
CONTROLLED SELF STORAGE FACILITY.

5. SQUARE FEET: 70,500 S.F. 6. USE: S-1 7. HEIGHT: 35'-0"

8. EST. START DATE: 02/15/2021 9. EST. FINISH DATE: 08/30/2021 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.

Brian Doll 09/21/20
APPLICANT'S SIGNATURE DATE

Walter Muegg 9-21-20
PROPERTY OWNER'S SIGNATURE DATE



Cincinnati United Contractors

September 21, 2020

Sycamore Township Board of Trustees
8540 Kenwood Road
Sycamore Township, Ohio 45236

RECEIVED
SEP 21 2020
SYCAMORE TWP.

Re: PUD II for Cherokee Self Storage at 11573 Deerfield Road

Dear Sycamore Township Board of Trustees:

Cherokee Self Storage is requesting approval of the development as described on the submitted drawings at the above referenced address. The site is a total area of 2.16 acres that is comprised of 1.02 acres in Sycamore Township's jurisdiction (east side) and 1.14 acres in the City of Blue Ash's jurisdiction (west side). The east side of the property is in Sycamore Township's "F" Industrial District and the west side of the property is in Blue Ash's "BAN" Blue Ash North Commercial District. The proposed 3 story, 70,500 s.f. self storage building would be completely built on the Sycamore Township side with the parking and vehicle storage on the City of Blue Ash side. The proposed facility is within the character and nature of surrounding area with a significant industrial and commercial presence. Several offices, warehouses, storage, and manufacturing facilities exist along this portion of Deerfield Road. The site is nestled with I-275 and the railroad to the south and west, A & A Wall Systems to the north, Sycamore Township's Fire Station and Sport's Complex to the east and Gary's Professional Dog Grooming to the south. Similar self storage facilities, such as Circle Storage and Stronghold Self Storage are less than a mile away on Deerfield Road and East Kemper Road respectively.

The previous land use was for a landscaping company that contained a residential structure and several dilapidated barn style storage structures that were demolished in 2017 that were in both Sycamore Township's and the City of Blue Ash's jurisdiction. The new proposed development will be a dramatic improvement to its previous use and in keeping with the nature of the surroundings.

Thank you for your consideration of this proposed development.

Sincerely,

A handwritten signature in blue ink that reads 'Brian Doll'.

Brian Doll

Encl.

LEGAL DESCRIPTION

Parcel I:

Situate in Section 12, Town 4, Entire Range 1, in the City of Blue Ash, Hamilton County, Ohio and being more particularly described as follows:
Commencing at an iron pipe found at the intersection of the northerly line of the aforementioned Section 12 and the westerly right-of-way line of Deerfield Road; thence South 03°36'59" West along said westerly right-of-way line, a distance of 200.83 feet to an iron pipe found at the real place of beginning for the following described tract; thence continuing South 03°36'59" West along said westerly right-of-way line, a distance of 282.22 feet to an iron pin set at the northeasterly corner of the lands of A D D S Realty, Ltd. as recorded in O.R. Vol. 10437, Page 490 of the Hamilton County, Ohio Deed Records; thence North 81°53'30" West along the northerly line of said A D D S Realty, Ltd. lands, a distance of 181.36 feet to an iron pin set at a corner of the lands of Bernard E. Clarke as recorded in Reg. Land Cert No. 164070 of the Hamilton County, Ohio Registered Land Records; thence North 10°14'20" East along a line of said Clark's lands, a distance of 103.01 feet to an iron pin set at an angle point in said Clarke's lands; thence North 18°01'30" East and continuing along a line of the lands of Bernard E. Clarke as recorded in O.R. Vol. 6673, Page 1565 of said deed records and along a line of lands of Bernard E. Clarke as recorded in O.R. Vol. 11203, Page 1006 of said deed records, a distance of 183.14 feet to an iron pin set in the southerly line of the lands of Dale R. Adkins as recorded in O.R. Vol. 6619, Page 190 of said deed records; thence South 80°58'14" East along said southerly line, a distance of 123.91 feet to the place of beginning.
Containing 1.0187 acres of land, more or less, being subject to covenants and restrictions of record.
600-0130-0002

Parcel II:

Situate in Section 12, Town 4, Entire Range 1, in the City of Blue Ash, Hamilton County, Ohio and being more particularly described as follows:
Commencing at an iron pipe found at the intersection of the northerly line of the aforementioned Section 12 and the westerly right-of-way line of Deerfield Road; thence South 03°36'59" West along said easterly right-of-way line, a distance of 200.83 feet to an iron pipe found at the southeasterly corner of the lands of Dale R. Adkins as recorded in Official Record Volume 6619, Page 190 of the Hamilton County, Ohio Deed Records; thence North 80°58'14" West along the southerly line of said Adkins' lands, a distance of 123.91 feet to an iron pin set at the real place of beginning for the following described tract; thence South 18°01'30" West with a new division line through the lands of Bernard E. Clarke as recorded in Official Record Volume 6673, Page 1565 of said deed records, a distance of 166.20 feet to an iron pin set at a corner of said Clarke's lands; thence North 81°21'00" West along a line of said Clarke's lands, a distance of 40.54 feet to an iron pin set at a corner of the lands of said Bernard E. Clarke as recorded in Registered Land Certificate Number 164070 of the Hamilton County, Ohio Registered Land Records; thence North 18°01'30" East along a line of said registered lands, a distance of 166.47 feet to an iron pin found at the southwesterly corner of the aforementioned Dale R. Adkins' lands; thence South 80°58'14" East along said southerly line of Adkins' lands a distance of 40.49 feet to the place of beginning.
Containing 0.1527 acres of land, more or less, being subject to covenants and restrictions of record.
612-0200-0409

Parcel III:

Situate in Section 12, Town 4, Entire Range 1, in the City of Blue Ash, Sycamore Township, Hamilton County, Ohio, being part of Registered Land Certificate Numbers 140694 and 140695 of the Hamilton County, Ohio Registered Land Records and being more particularly described as follows:
Commencing at the intersection of the northerly line of said Section 12, and the easterly right-of-way line of the C.L. and N. Railroad, said intersection also being the northwesterly corner of the aforementioned Registered Land Certificate Number 140695; thence South 32°02'30" West along said easterly line, 209.69 feet to an iron pin set at the real place of beginning for the following described tract; thence South 80°32'00" East, 255.32 feet to an iron pipe found in the easterly line of the aforementioned Registered Land Certificate Number 140695; thence South 18°01'30" West along said easterly line and along the easterly line of Registered Land Certificate Number 140694, 179.54 feet to an iron pipe found; thence South 75°53'10" East, 40.09 feet to an iron pipe found; thence South 10°14'20" West, 103.01 feet to an iron pipe found in the northerly right-of-way line of Interstate Route Number 275, said pin also being in the most southerly corner of said Registered Land Certificate Number 140694; thence North 38° 24' 30" West along said northerly right-of-way line, 168.58 feet to an iron pin found; thence North 47°24'00" West, continuing along said northerly line, 200.17 feet to an iron pin found in the aforementioned easterly right-of-way line of the C.L. and N. Railroad; thence North 32°02'30" East along said easterly line, 66.39 feet to the place of beginning.
Containing 0.9783 acre of land, more or less.
612-0200-0367

Parcel IV:

Situated in the County of Hamilton, in the State of Ohio and in the Township of Sycamore:
Situate in Section 12, Town 4, Entire Range 1, Miami Purchase and in Sycamore Township, Hamilton County, Ohio, and being more particularly described as follows:
From the intersection of the north line of said Section and the westerly right-of-way line of Deerfield Road, westwardly along said north line to the northeasterly corner of the land described in Certificate of Title No. 58391 of the Registered Land Records of said county; thence South 17°36'30" West, 200.46 feet; thence South 18°01'30" West, 166.67 feet to the place of beginning; thence South 81°53'30" East 40.61 feet; thence South 18°03'07" West, 17.12 feet; thence North 75°53'10" West, 40.09 feet; thence North 18°01'30" East, 12.87 feet, more or less, to the place of beginning.
The aforescribed property being also described as follows:
Situated in the County of Hamilton, in the State of Ohio and in the Township of Sycamore:
Beginning at the intersection of the north line of said Section 12 with the westerly right-of-way line of Deerfield Road; thence with said line of Deerfield Road, S 4°45'00" W, 362.70 feet to a point; thence N 81°21'00" W, 161.55 feet to the real place of beginning for this description; thence from said real place of beginning, S 18°01'30" W, along said City of Blue Ash Corporation Line, 16.94 feet to a point; thence N 75°53'10" W, 40.09 feet to a point; thence N 18°01'30" E, 13.07 feet to a point; thence S 81°21'00" E, 40.54 feet to the place of beginning.
Containing 600.2 square feet.
612-0200-0356

CERTIFICATION

TO:

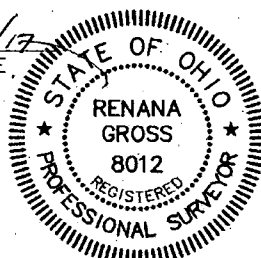
CUC PROPERTIES V, LLC

COMMONWEALTH LAND TITLE TITLE INSURANCE COMPANY:

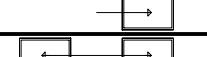
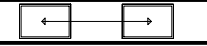



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 8, 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN SEPTEMBER 2017.

RENANA GROSS, P.S.
OHIO REGISTRATION No. 8012

DATE



RECEIVED
SEP 21 2020
SYCAMORE TWP.

Luminaire Schedule								
Project: Cherokee Self Storage - Site								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
	2	PL1	SINGLE	0.903	Lithonia DSX0 LED P7 40K T3M MVOLT SPA FINISH / SSS 20 4C DM19AS FINISH	166	332	17831
	1	PL2	BACK-BACK	0.903	Lithonia 2-DSX0 LED P7 40K T5W MVOLT SPA FINISH / SSS 20 4C DM28AS FINISH	166	332	18931
	3	WP1	SINGLE	0.903	Lithonia WDGE3 LED P3 40K 80CRI RFT MVOLT SRM FINISH	71.6952	215.0856	10145
	4	WP2	SINGLE	0.903	Lithonia WDGE3 LED P3 40K 80CRI R2 MVOLT SRM FINISH	71.6952	286.7808	10224
	2	WP3	SINGLE	0.903	Lithonia WDGE1 LED P1 40K 80CRI VW MVOLT SRM FINISH	10.0002	20.0004	1229

Calculation Summary							
Project: Cherokee Self Storage - Site							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts taken Overall	Illuminance	Fc	1.13	9.5	0.0	N.A.	N.A.
StatArea - Parking Lot	Illuminance	Fc	2.11	5.4	0.4	5.28	13.50

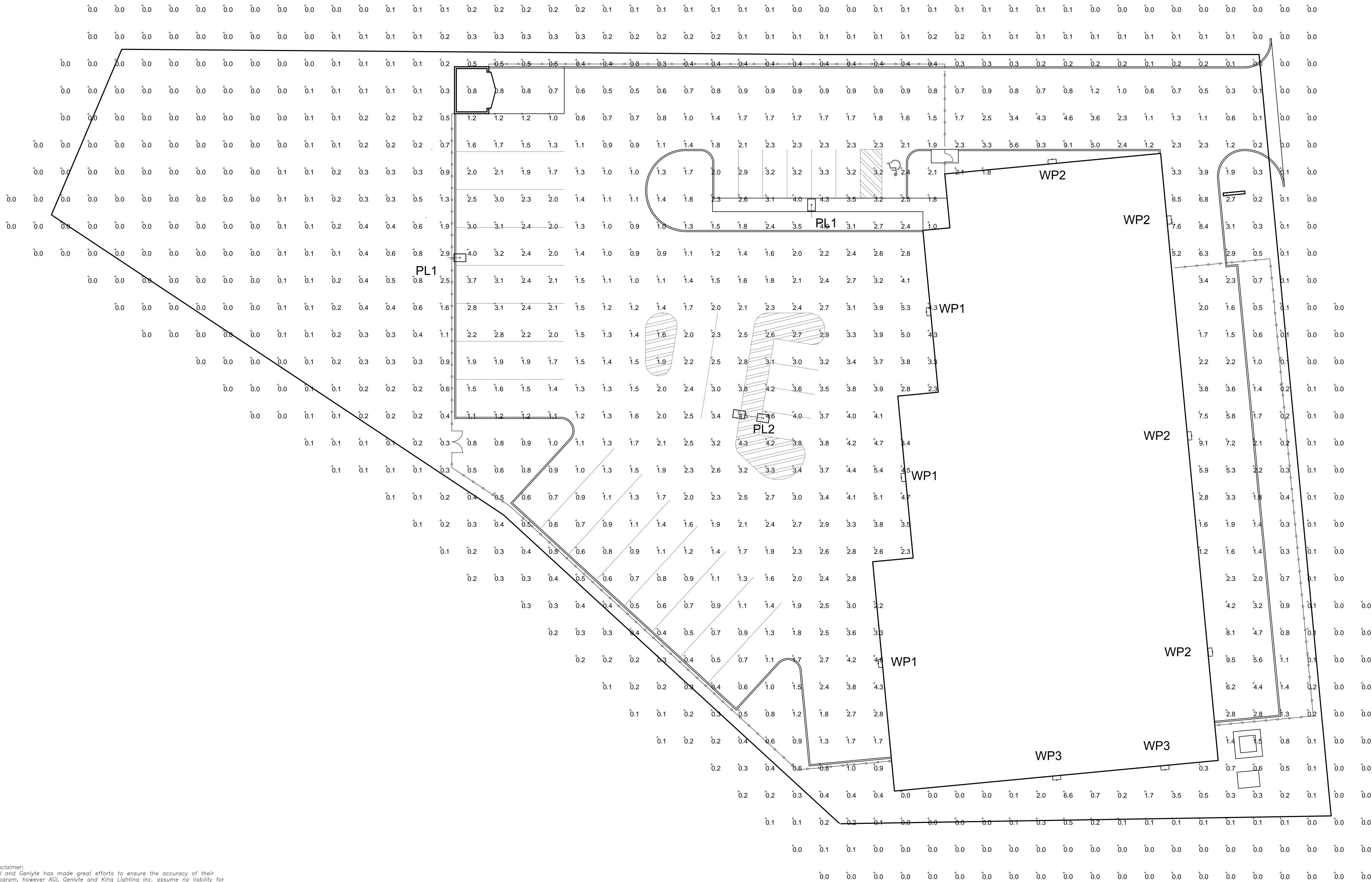
NOTES:
TYPE PL1 & PL2 - FIXTURES ARE MOUNTED AT 24'-0" A.F.G. (20'-0" POLE & 4'-0" BASE)
TYPE WP1 & WP2 - FIXTURES ARE MOUNTED ON BLDG AT 20'-0" A.F.G.
TYPE WP3 - FIXTURES ARE MOUNTED ON BLDG AT 8'-0" A.F.G.



D-Series Size 0 LED Area Luminaire



WDGE3 LED Architectural Wall Sconce



Disclaimer:
AGI and Genlyte has made great efforts to ensure the accuracy of their program, however AGI, Genlyte and King Lighting Inc. assume no liability for the decisions made with the assistance of these design programs. Actual light levels generated by installed luminaires may differ from the light levels predicted by AGI or GENESYS for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions from within the space.

THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF KING LIGHTING, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED BY ANY COMPANY OTHER THAN THE COMPANY FOR WHICH IT WAS PREPARED WITHOUT THE EXPLOIT CONSENT OF KING LIGHTING, INC. ANY VIOLATION MAY RESULT IN APPROPRIATE LEGAL ACTION.

Design Criteria			
DESIGN FILE: Cherokee_SS_site.agi		FIXTURE LAYOUT IS BASED ON A 0.90 LIGHT LOSS FACTOR AND REFLECTANCE VALUES UNLESS NOTED OTHERWISE.	
MINIMUM: MAXIMUM: AVERAGE:	AVE./MIN: MAX/AVE: MAX/MIN:	INTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.G. UNLESS NOTED OTHERWISE.	EXTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.G. UNLESS NOTED OTHERWISE.

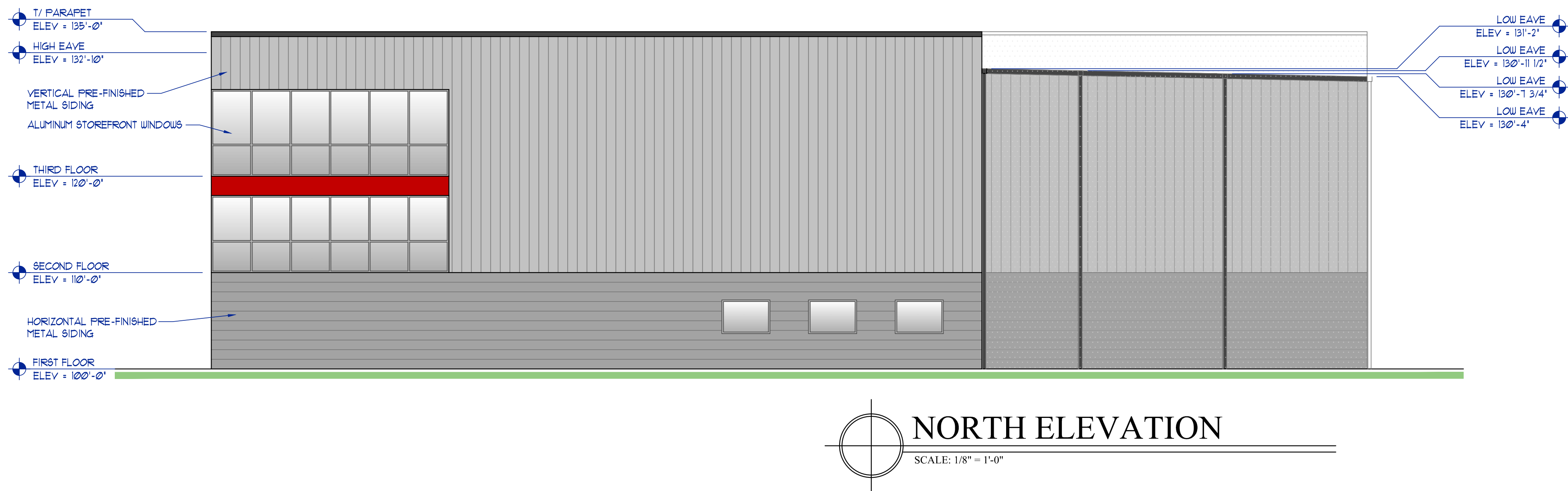
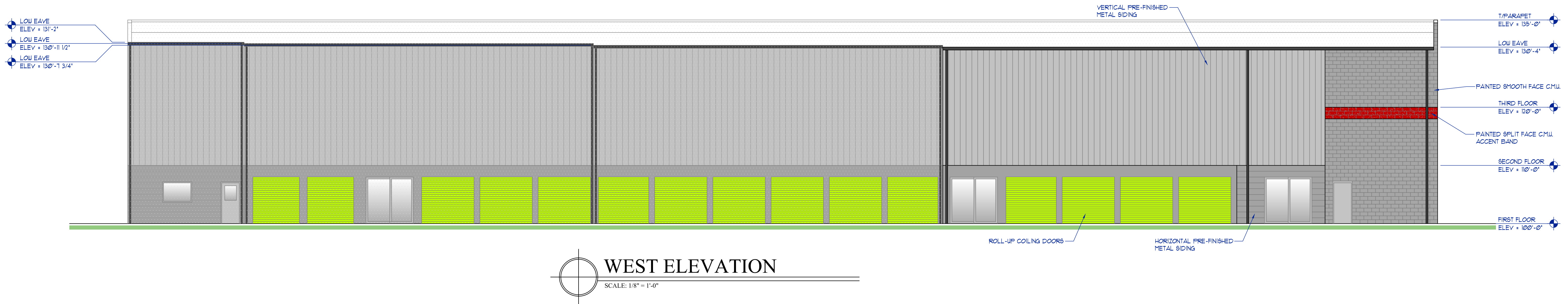


King Lighting, Inc.

26 Spiral Drive
Florence, Kentucky 41042
(859) 261-5511 Fax (859) 261-2228
www.king-lighting.com

Lighting Calculations for
Cherokee Self Storage - Site

LIGHTING SITE PLAN	SCALE 1"=20'-0"	DESIGNER JJ	CHECKED JJ	DATE 09/21/20	SHEET E1
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PROPOSED FACILITY
FOR :
**CHEROKEE
SELF STORAGE**
AT
11573 DEERFIELD RD.

NOTE: THIS DRAWING IS FOR DESIGN INTENT AND
PRELIMINARY BUDGET ANALYSIS ONLY. INFORMATION
IS SUBJECT TO CHANGE PER SURVEY, CIVIL ENGINEERING
AND CODE OFFICIALS HAVING JURISDICTION

DESIGNED BY:
CUC Cincinnati United Contractors, LLC
7143 EAST KEMPER ROAD
CINCINNATI, OHIO 45249
PHONE: (513) 677-0060 FAX: (513) 677-1121
CONTRACTORS • ARCHITECTS • DEVELOPERS • INVESTORS
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ISSUE DATE: 09/21/20
FILENAME: 20132 - 11573 Deerfield Road - Cherokee Self Storage Zoning Elevations.dwg
PLOTTED BY: bdoll
PLOT DATE: Sep 21, 2020-9:47AM



ZONING SITE PLAN
SCALE: 1" = 30'-0"

GENERAL INFORMATION

TOTAL SITE AREA = 2.16 ACRES (BOTH JURISDICTIONS)

TOTAL SITE IMPERVIOUS AREA: 65,148 S.F. / 94,281 S.F. TOTAL SITE = 69.1% I.S.R.

PROPOSED DEVELOPMENT WILL HAVE A SHARED DETENTION EASEMENT BETWEEN THE STORAGE BUILDING (ON SYCAMORE TOWNSHIP SIDE) AND THE OUTDOOR STORAGE (ON CITY OF BLUE ASH SIDE)

PROPOSED DEVELOPMENT WILL HAVE A SHARED PARKING & INGRESS/EGRESS AGREEMENT BETWEEN THE STORAGE BUILDING (ON SYCAMORE TOWNSHIP SIDE) AND THE OUTDOOR STORAGE (ON CITY OF BLUE ASH SIDE)

TOTAL "TS" STREETScape TREES = 7 TOTAL "SS" STREETScape SHRUBS = 21
TOTAL "TI" INTERIOR TREES = 6 TOTAL "SI" INTERIOR SHRUBS = 9
TOTAL "TB" BOUNDARY TREES = 9 TOTAL "SB" BOUNDARY SHRUBS = 25
TOTAL TREES = 22 TOTAL SHRUBS = 55

PARKING REQUIRED BASED ON SYCAMORE TOWNSHIP'S ZONING CODE PER TABLE 12-9
MINI-STORAGE FACILITY = 3 PARKING SPACES + 1 SPACE PER 100 STORAGE UNITS = 495 UNITS / 100 + 3 = 8 SPACES
REQUIRED, 11 SPACES PROVIDED.

SYCAMORE TOWNSHIP ZONING

SYCAMORE TOWNSHIP SITE AREA = 1.02 ACRES (44,378 S.F.)

ZONING = "F" INDUSTRIAL DISTRICT

IMPERVIOUS SURFACE: 35,852 IMPERVIOUS S.F. / 44,378 S.F. TOTAL SITE = 80.8% I.S.R.

PROPOSED DEVELOPMENT AND ADJACENT PROPERTY WOULD BE CLASSIFIED AS LAND USE "TYPE IV" (PER TABLE 14A) BOUNDARY BUFFER TYPE "A" TO BE USED (PER TABLE 14B)

SYCAMORE TOWNSHIP BUFFER YARDS PER FIGURE 14A & FIGURE 14C			
BUFFER TYPE	MINIMUM WIDTH OF BUFFER	LANDSCAPE MATERIAL REQUIREMENTS PER 100 LINEAR FEET	
		CANOPY TREES	SHRUBS
STREETSCAPE	10'-0"	3.3	10
BOUNDARY BUFFER	10'-0"	5	15

THE TYPE OF TREE AND SHRUBS INSTALLED FOR STREETScape AND BOUNDARY BUFFERS SHALL BE PER SYCAMORE TOWNSHIP RECOMMENDED LIST.

CITY OF BLUE ASH ZONING

BLUE ASH SITE AREA = 1.14 ACRES (49,903 S.F.)

ZONING = "BAN" BLUE ASH NORTH DISTRICT

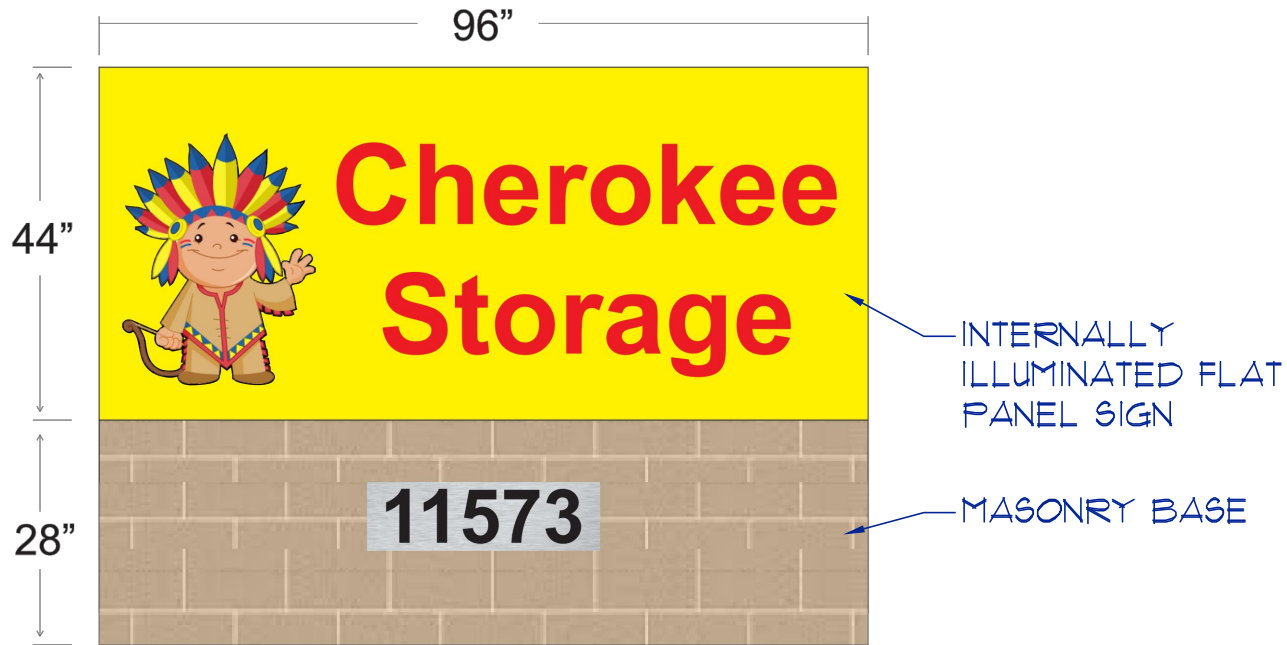
IMPERVIOUS SURFACE: 29,296 IMPERVIOUS S.F. / 49,903 S.F. TOTAL SITE = 58.7% I.S.R.

LANDSCAPE REQUIREMENTS FOR PARKING AREA (PER SECTION 1145.09)

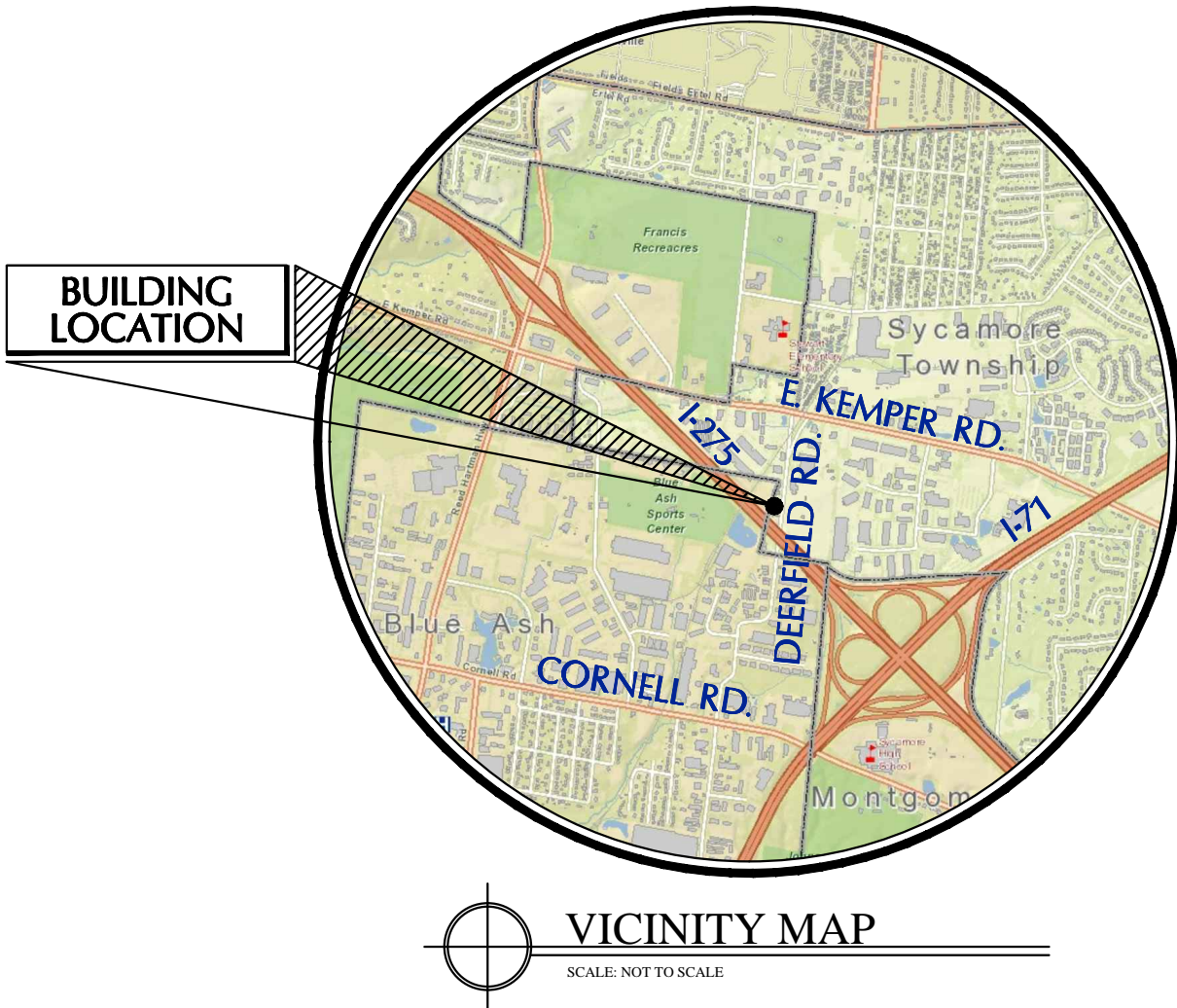
- 2 TREES PER 10 PARKING SPACES: 29 PARKING SPACES / 10 x 2 = 6 TREES
- 3 SHRUBS PER 10 PARKING SPACES: 30 PARKING SPACES / 10 x 3 = 9 SHRUBS

THE TYPE OF TREE AND SHRUBS INSTALLED FOR INTERIOR PARKING LANDSCAPE SHALL BE PER TABLE 1145-3 OF THE CITY OF BLUE ASH PLANNING AND ZONING CODE.

INTERNAL PARKING AND CIRCULATION AREA = 34,012 S.F.
REQUIRED PARKING LANDSCAPING AREA = 34,012 x 5% = 1,701 S.F.
PROVIDED PARKING LANDSCAPING AREA = 2,734 S.F.



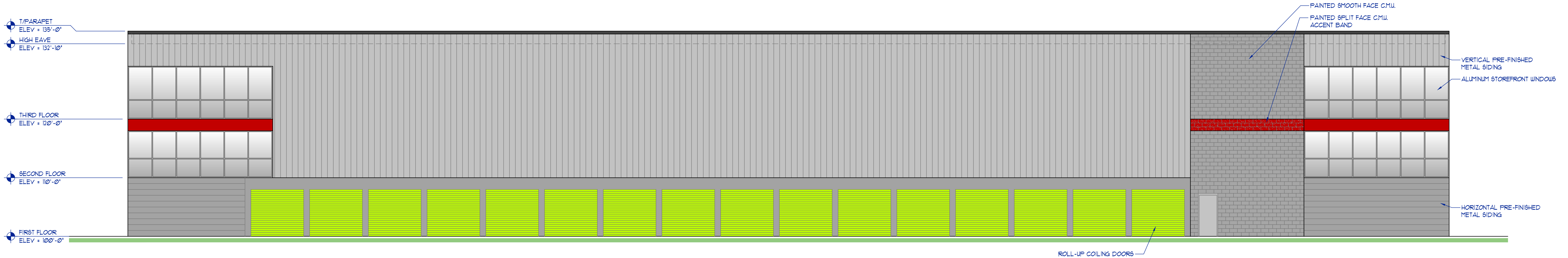
GROUND SIGN DETAIL
SCALE: 1/2" = 1'-0"



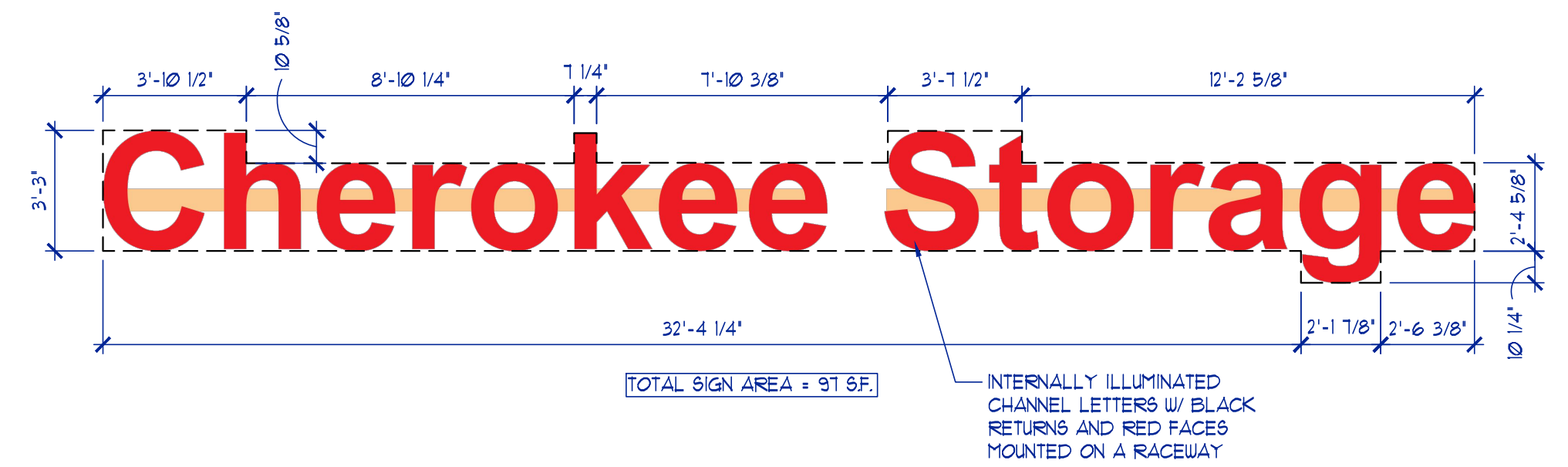
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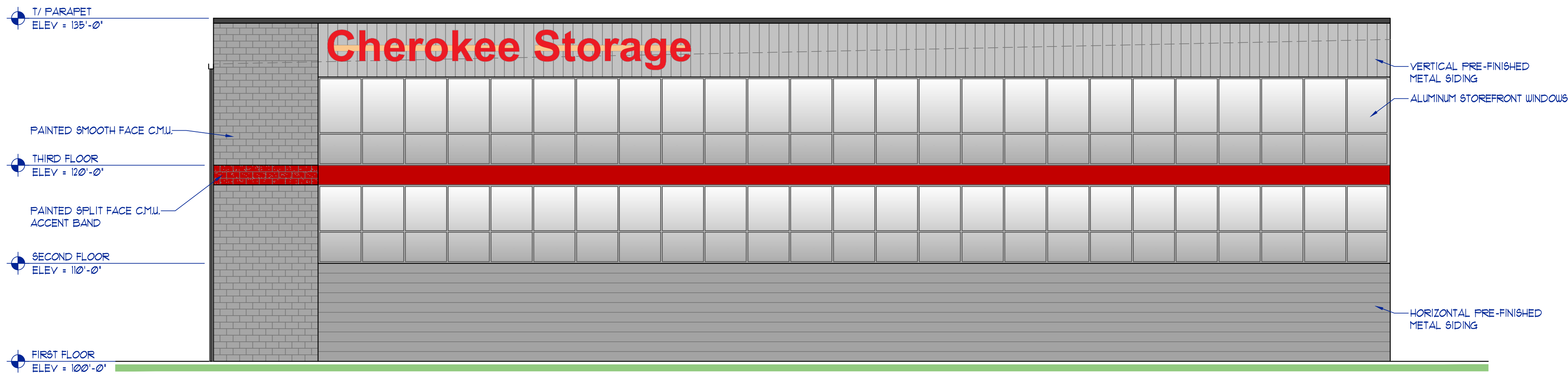
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FILENAME: 20132 - 11573 Deerfield Road - Cherokee Self Storage Zoning Site Plan.dwg
PLOTTED BY: bdoi
PLOT DATE: Sep 21, 2020-9:46AM



 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



 **WALL MOUNTED SIGN DETAIL**
SCALE: 1/4" = 1'-0"



 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

PROPOSED FACILITY
FOR :

CHEROKEE SELF STORAGE

AT
11573 DEERFIELD RD.

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