

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

513.792.7250 PHONE      513.792.8564 FAX

**RECEIVED**

MAY 24 2021

SYCAMORE TWP.

**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**

2021-08 MA

DO NOT WRITE IN THIS SPACE

**1. PROJECT ADDRESS:** 7727 & 7835 Kenwood Road, Sycamore Township, Ohio      **ZIP CODE:** 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Kenwood Place Venture, LLC	8044 Montgomery Rd, Suite 370	Sycamore Twp	OH	45236	(513) 792-5000
CONTRACTOR TBD					
DESIGNER Nelson Worldwide, Inc.	311 Elm Street, Suite 600	Cincinnati	OH	45202	(513) 241-3000
APPLICANT Midland Atlantic Development Company, LLC	8044 Montgomery Rd, Suite 370	Sycamore Twp	OH	45236	(513) 792-5000
APPLICANTS E-MAIL ADDRESS <u>wmees@midlandatlantic.com</u>					

**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 Use: Retail, restaurants, theater

Proposed Use: 1st Floor Retail, restaurants ... 2nd Floor Offices

**5. SQUARE FEET:** 81,012 SF (Existing)      **6. USE:** Retail, restaurants, office      **7. HEIGHT:** Existing - No Change

**8. EST. START DATE:** January 2022      **9. EST. FINISH DATE:** June 2022      **10. # OF SIGNS:** 21

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      5/24/21  
 DATE

\_\_\_\_\_  
 PROPERTY REPRESENTATIVE      5/24/21  
 DATE  
**John J. Silverman**  
**Executive Manager**



**MIDLAND ATLANTIC**  
P R O P E R T I E S

**RECEIVED**

MAY 24 2021

SYCAMORE TWP.

May 24, 2021

Sycamore Township, Ohio  
Department of Planning & Zoning  
8540 Kenwood Road  
Cincinnati, Ohio 45236

RE: **Major PUD Adjustment**  
**Renovation of Kenwood Place – 7727 & 7835 Kenwood Road**

Dear Mr. Miller & Zoning Commission Members,

On behalf of Kenwood Place Venture, LLC, we are pleased to submit this application for our proposed renovation of Kenwood Place.

When we first developed Kenwood Place in 2007, our original vision was a mixed-use project of retail and office. When Drexel Heritage and Henredon expressed interest for a significant portion of first and second story space, we pivoted to full retail. After the tough economic times of 2008/2009, we did our first major renovation and the furniture stores were replaced with the Kenwood Theatre.

After almost 15 years and an ever evolving (and sometimes challenging) retail landscape, it is time for a refresh. We intend to make a significant investment to return Kenwood Place to our original vision as a mixed-use development of retail and office with an updated modern approach.

Our plan includes:

1. A complete renovation of the 2-story North Building with a new modern façade and contemporary materials. The North Lobby will be remodeled and the 2<sup>nd</sup> Floor will be converted to upscale office with additional windows. The two monument signs along Kenwood Road will be updated to match the new building materials and character. The South Building will receive some cosmetic upgrades and all deferred maintenance will be addressed. Parking requirements for the changes in use will be met. See attached Exhibit A.
2. The current building sign program is complicated. We propose to simplify and establish a comprehensive set of Sign Standard. See the East Elevation and attached Exhibit B.
3. We would like to add a small coffee / juice space with indoor (North Lobby) and outdoor seating that would be an amenity to the other tenants, the office employees and the adjoining neighborhood.
4. We propose to add a trellis-style enclosure at the rear service area to screen Dewey's residential-sized garbage cans when they are temporarily out of the refrigerated enclosure for pick-up.


5. Finally, we would like to add an artwork feature on the north wall of the Dewey's space as originally envisioned. (There are already gooseneck lights installed for this purpose, but the Kenwood Theater marquee made it unnecessary.) It would be an architectural feature of the project, not signage for an individual tenant.

We believe this investment in Kenwood Place will be an enhancement to the Kenwood business core and the surrounding Sycamore community and will position the project for the next phase of its lifecycle. We look forward to further presenting our vision at the June 14<sup>th</sup> Zoning Commission meeting.

In the meantime, please let me know if you any questions or require further information.

Regards,

**MIDLAND ATLANTIC DEVELOPMENT COMPANY, LLC**



John I. Silverman  
Executive Manager

Attachments:

Zoning Commission Application Form  
Proposed Zoning Compliance Plan

**EXHIBIT A**

**PARKING ANALYSIS**

		<u>Total Area</u>		<u>Load Factor<sup>1</sup></u>	=	<u>Net Area</u>	X	<u>Parking Ratio<sup>2</sup></u>	=	
<b>SOUTH BUILDING</b>										
1st Floor	Retail	17,474 SF	-	10.0%	=	15,727 SF	X	1/ 222 SF	=	71
<b>NORTH BUILDING</b>										
1st Floor	Retail	31,769 SF	-	20.0%	=	25,415 SF	X	1/ 222 SF	=	114
2nd Floor	Office	<u>31,769 SF</u>	-	20.0%	=	25,415 SF	X	1/ 250 SF	=	<u>102</u>
		81,012 SF						Required Spaces:		287
								Provided Spaces:		295

1. Load factor includes lobbies, egress corridors, stairs, elevators, landings, mechanical rooms, common restrooms and tenant restrooms

2. Parking ratio for "Shopping Centers" per Zoning Code Table 12-9

Parking ratio for "Office - excl medical" per Zoning Code Table 12-9

## **EXHIBIT B**

### **PROPOSED SIGN STANDARDS**

#### **BUILDING SIGNS**

##### **South Building** (single story building)

Per Zoning Resolution Section 13-12.4 (b): *“Shopping Centers consisting of three (3) or more stores shall be permitted one sign per storefront at a ratio of one (1) square foot of sign surface area for each foot of building frontage that faces the center parking lot or that faces any public road where principal access is located, not to exceed 100 square feet for any sign.”*

- All building signs on the South Building shall comply with Section 13-12.4 (b), except that any existing signs of existing tenants that exceed the above criteria shall be allowed to remain; provided however, (a) if such tenant elects to replace its sign with a new sign, or (b) if a new tenant takes over occupancy of such tenant’s space and desires to install a new sign, then (in each event) the new sign must comply with Section 13-12.4 (b).

##### **North Building** (two story building)

###### ***First Floor Retail*** - 240 feet of building frontage

Per Zoning Resolution Section 13-12.4 (b): *“Shopping Centers consisting of three (3) or more stores shall be permitted one sign per storefront at a ratio of one (1) square foot of sign surface area for each foot of building frontage that faces the center parking lot or that faces any public road where principal access is located, not to exceed 100 square feet for any sign.”*

- All building signs on the first floor of the North Building shall comply with Section 13-12.4 (b).
- Up to two (2) first floor tenants who do not have a storefront facing the parking lot and only have access through the North Lobby may each have one (1) sign not to exceed 26 square feet.
- There shall be a maximum of nine (9) building signs for first floor tenants.
- There shall be a maximum total of 240 square feet of building signage for first floor tenants.

###### ***Second Floor Office*** - 240 feet of building frontage

Per Zoning Resolution Section 13-11.3: *“For each office building, one-half (.5) square foot of sign surface area shall be permitted for each foot of building frontage, measured along the primary point of access.”*

- All building signs on the second floor of the North Building shall comply with the above criteria.

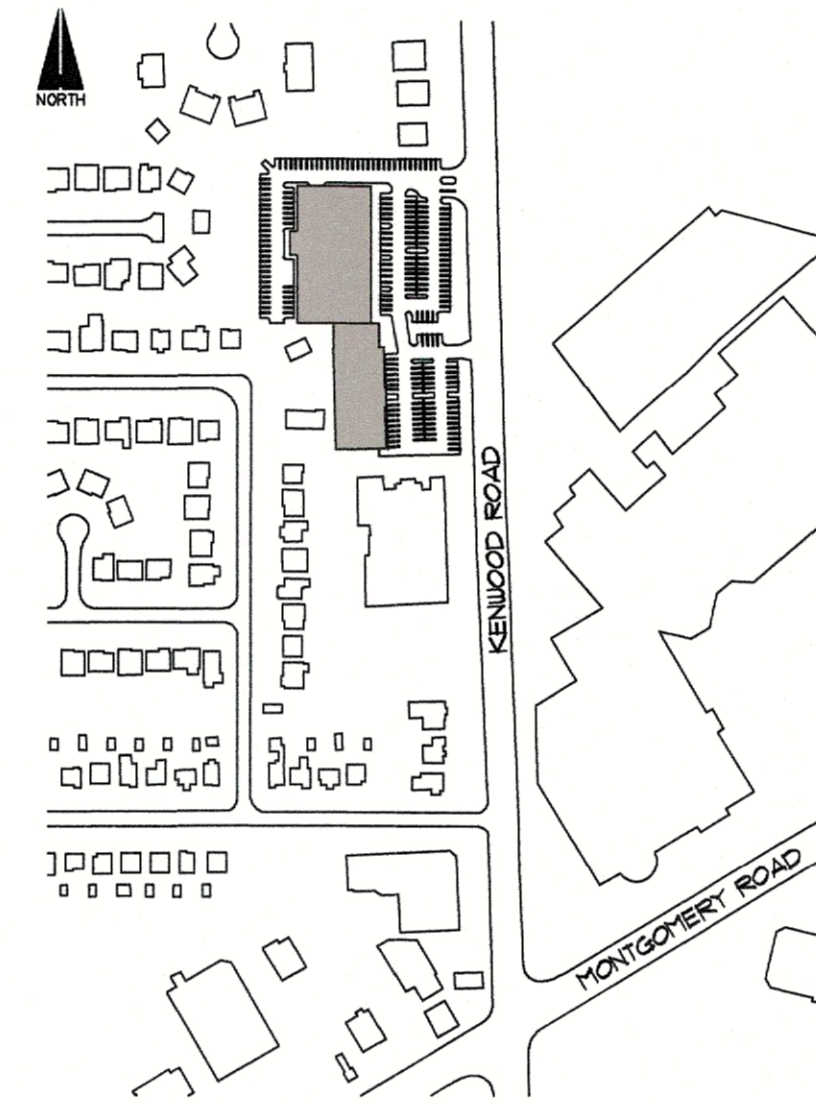
- Up to two (2) second floor tenants who do not have a storefront facing the parking lot and only have access through the North Lobby may each have one (1) sign.
- No individual sign may exceed 30 square feet.
- There shall be a maximum of six (6) building signs for second floor tenants.
- There shall be a maximum total of 120 square feet of building signage for second floor tenants.

#### **GENERAL SIGN STANDARDS**

- All building signs shall be individually-mounted internally-illuminated channel letters.
- Raceways, backer boards and "box" type signs are prohibited unless approved by Landlord.

**SYCAMORE TOWNSHIP ZONING COMPLIANCE PLAN  
FOR  
7727 & 7835 Kenwood Road, Cincinnati, OH 45236**

**Vicinity Plan**



**Date:** May 24, 2021

**Zoning Compliance Plan for:**  
**Kenwood Place Redevelopment**  
7727 & 7835 Kenwood Road, Cincinnati, OH 45236

**Owner:**  
Midland Atlantic Properties  
8044 Montgomery Rd., Suite 370  
Cincinnati, OH 45236

**Architect:**  
Nelson Worldwide, Inc  
311 Elm Street, Suite 600  
Cincinnati, OH 45202

**Sheet index:**  
Page 1 - Existing Site Plan  
Page 2 - Site/Signage Plan  
Page 3 - Signage Elevations  
Page 4 - Floor Plans  
Page 5 - Elevations  
Page 6 - Elevations







**Contact Information**

**Owner** p: (513) 851-2528  
Midland Atlantic Properties  
8844 Montgomery Rd., Suite 370  
Cincinnati, OH 45226

**Architect** p: (513) 241-3300  
Nelson - Nelo Architecture, Inc.  
311 Elm Street, Suite 600  
Cincinnati, Ohio 45202  
www.nelsonworldwide.com

**Sheet Issue Information**

Issued **ZONING** 05/24/2021

Revised Description Date

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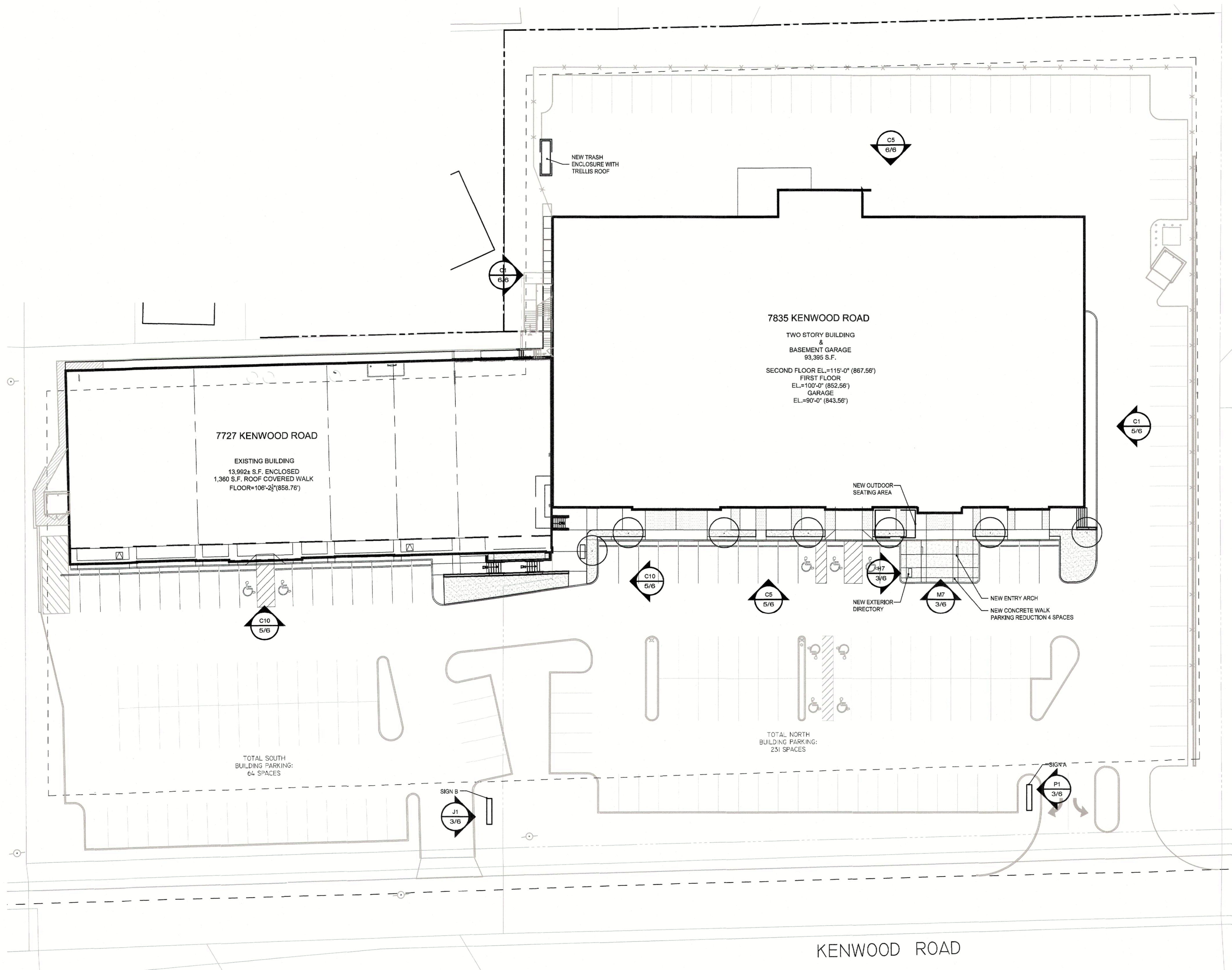
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**EXISTING SITE SIGNAGE PLAN**  
N.T.S.

**GRAPHICAL KEY**

	FIRE SEPERATION DIST. LINE
	PROPERTY LINE
	SETBACK LINE
	FENCE

**Project Information**

Title **KENWOOD PLACE REDEVELOPMENT**

Address **7727 & 7835 KENWOOD ROAD CINCINNATI, OH 45236**

Project Number **19.0004961.000**

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Cincinnati, OH 45228

**Architect** p: (513) 241-3000  
Nelson - Nelo Architecture, Inc.  
311 Elm Street, Suite 600  
Cincinnati, Ohio 45202  
www.nelsonworldwide.com

**Sheet Issue Information**

Issued **ZONING** 05/24/2021

Revised Description Date

Revised	Description	Date

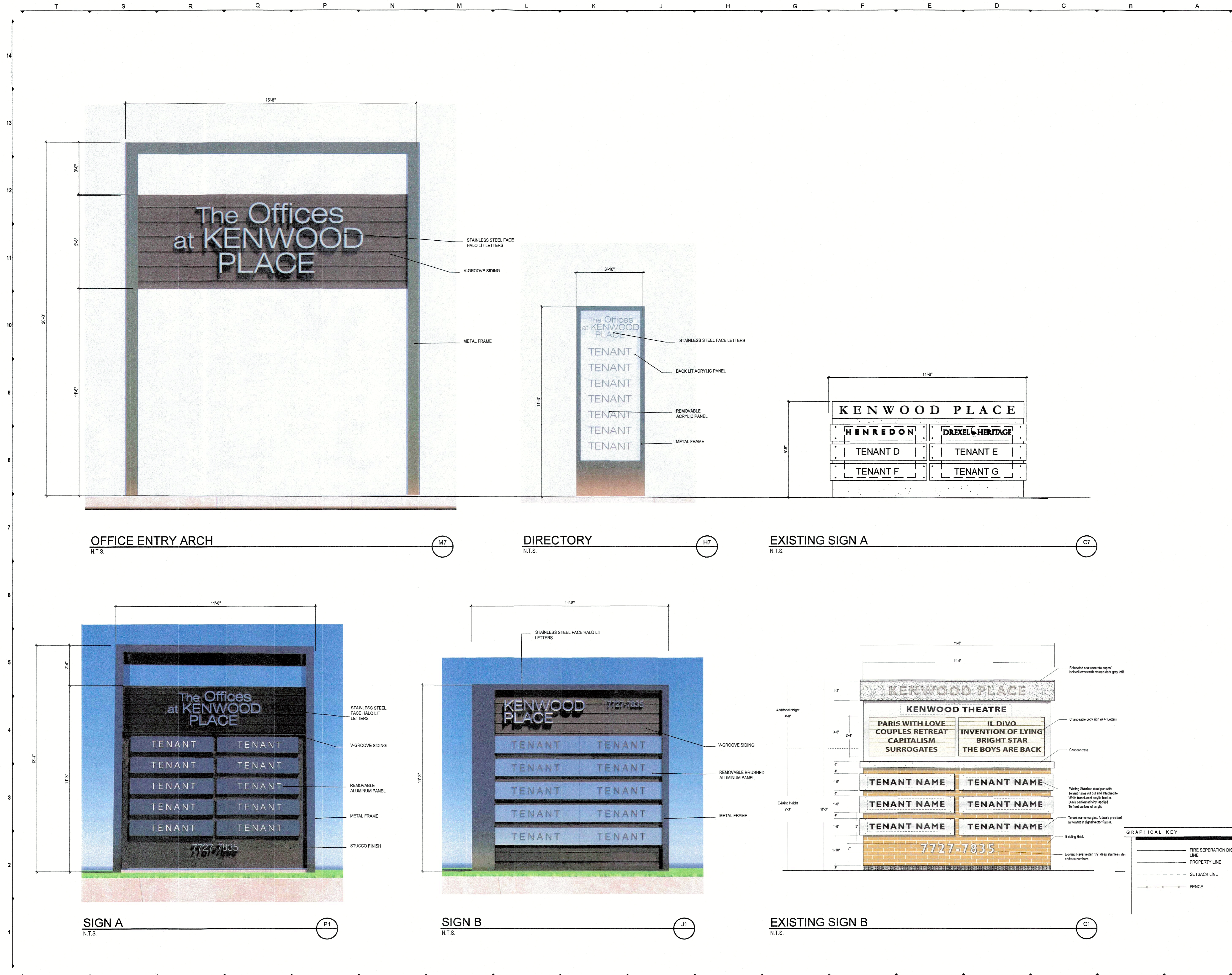
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**Project Information**

**Title** KENWOOD PLACE REDEVELOPMENT  
**Address** 7727 & 7835  
KENWOOD ROAD  
CINCINNATI, OH 45238  
**Project Number** 19.0004961.000

**Sheet Information**

**Title** PROPOSED SITE SIGNAGE  
**Drawn** \_\_\_\_\_  
**Reviewed** \_\_\_\_\_  
**Scale** As Noted  
**Authorized For** ZONING



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Architect p: (513) 241-3000  
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311 Elm Street, Suite 600  
Cincinnati, Ohio 45202  
www.nelsonworldwide.com

**Sheet Issue Information**

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Revised  Description Date

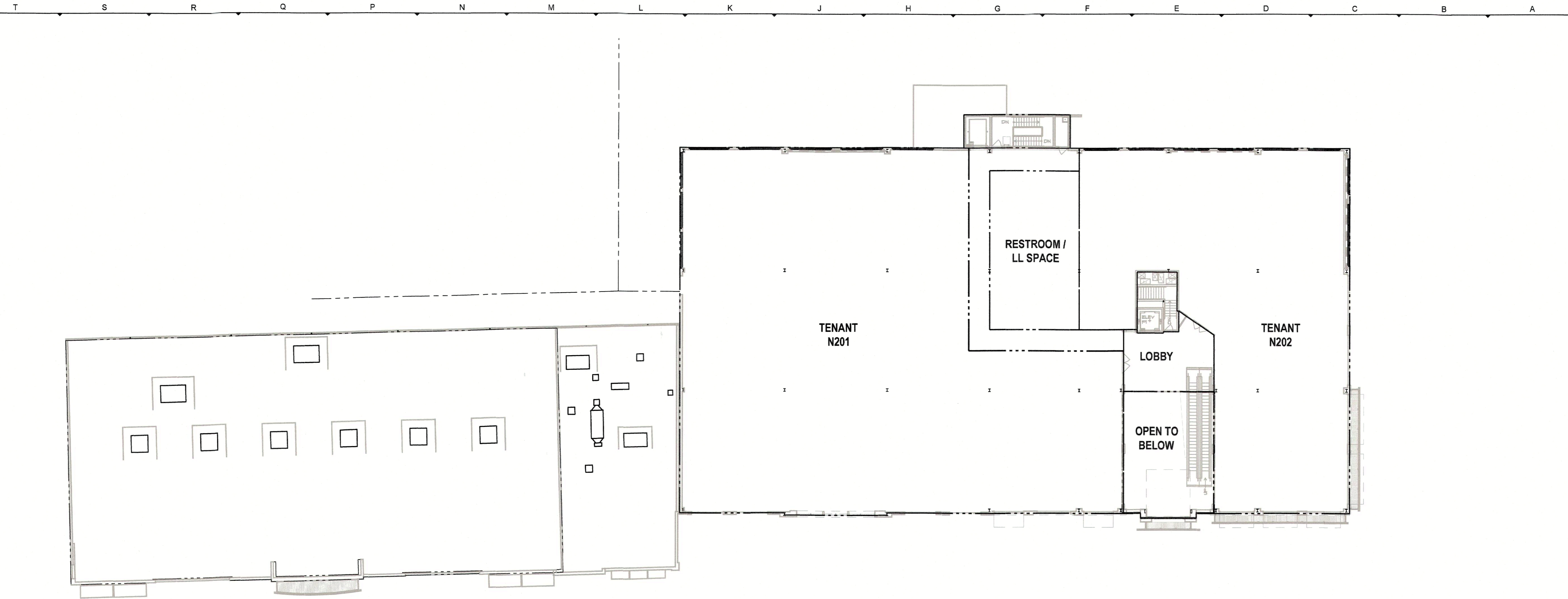
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**Project Information**

Title **KENWOOD PLACE  
REDEVELOPMENT**  
Address 7727 & 7835  
KENWOOD ROAD  
CINCINNATI, OH 45238  
Project  
Number 19.0004961.000

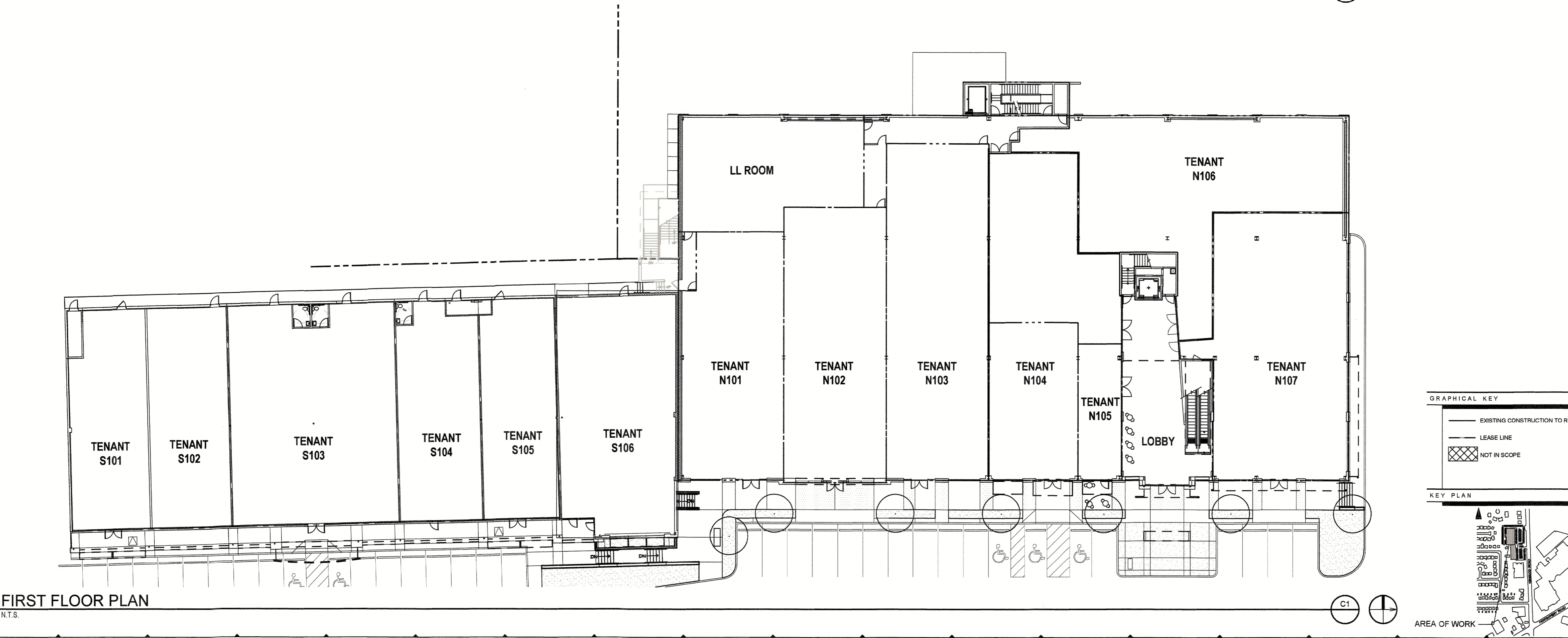
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Title **FLOOR PLANS**  
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**SECOND FLOOR PLAN**  
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C8



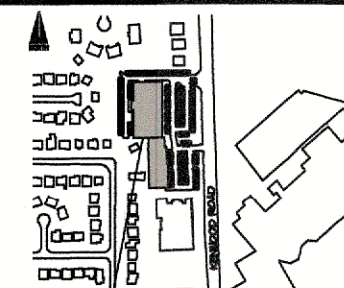
**FIRST FLOOR PLAN**  
N.T.S.

C1

**GRAPHICAL KEY**

- EXISTING CONSTRUCTION TO REMAIN
- - - LEASE LINE
- ▨ NOT IN SCOPE

**KEY PLAN**



AREA OF WORK

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KEY NOTES: ○

Professional Stamp

Project Information

Title: **KENWOOD PLACE REDEVELOPMENT**

Address: 7727 & 7835 KENWOOD ROAD CINCINNATI, OH 45236

Project Number: 19.0004961.000

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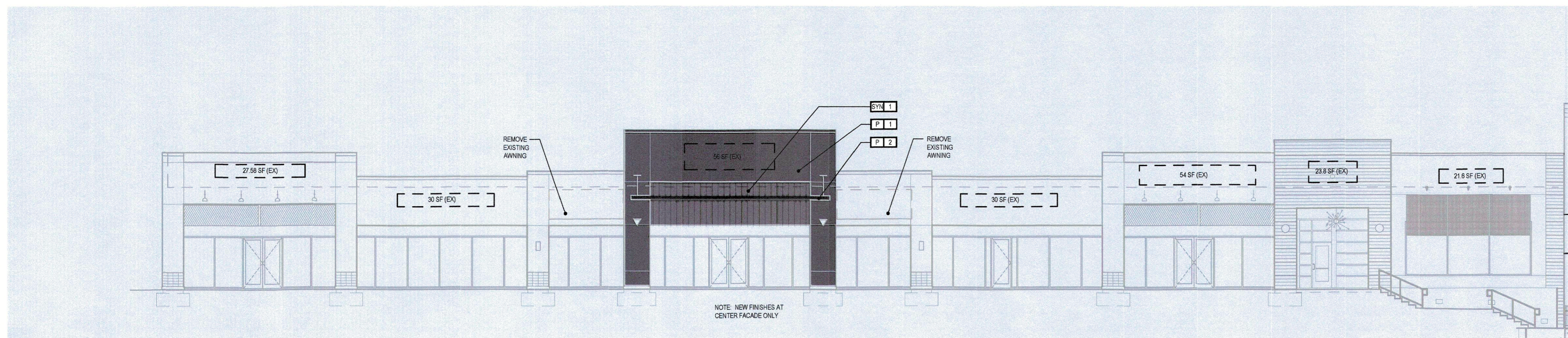
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**EAST ELEVATION - SINGLE STORY BUILDING EXISTING**

N.T.S.

C10



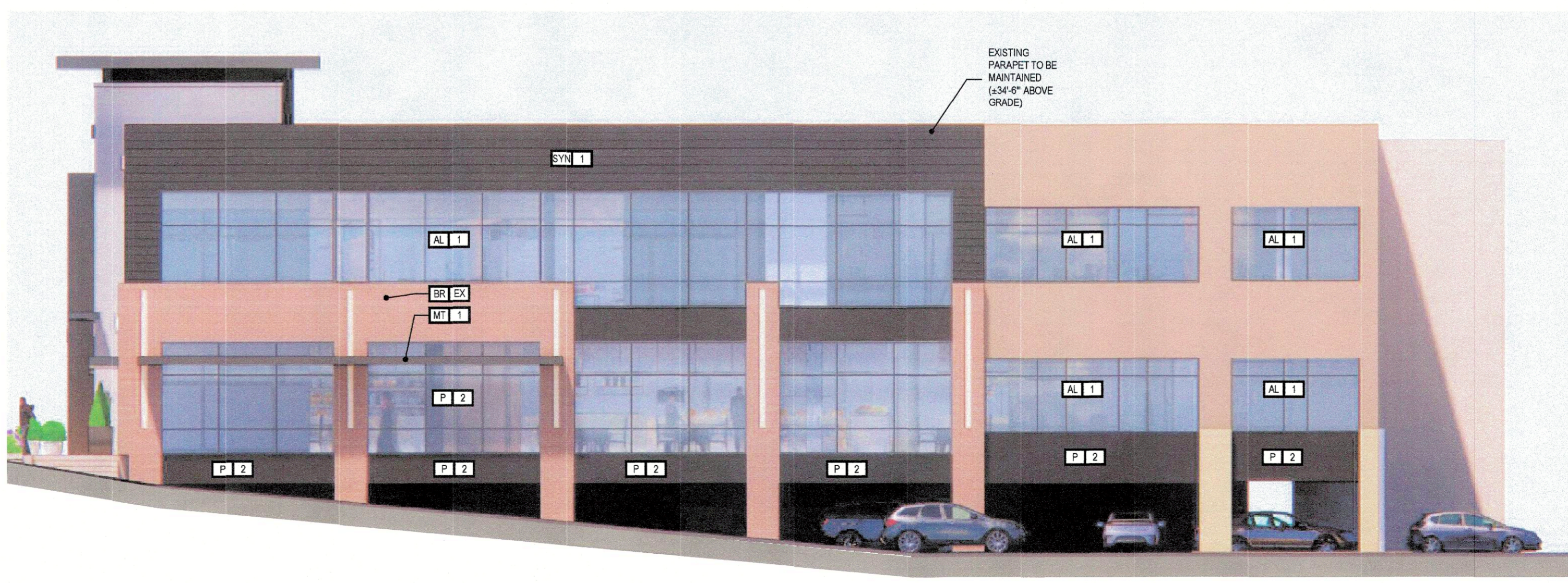
**EAST ELEVATION**

N.T.S.

C5

**MATERIAL SCHEDULE**

TYPE	KEY	MANUFACTURER	PRODUCT	FINISH/COLOR
ALUMINUM STOREFRONT	AL-1	KAWNEER	451T STOREFRONT	DARK BRONZE
CERAMIC TILE	T-1	CAESAR	BE MORE	WHITE
EXTERIOR FINISH SYSTEM	EFS-1	STO	STOPOWERWALL STUCCO	CHARCOAL
METAL	MT-1	PAC CLAD	METAL TRIM	MIDNIGHT BRONZE
PAINT	P-1	BENJAMIN MOORE	EXTERIOR	2130-30 ALMOST BLACK
	P-2	BENJAMIN MOORE	EXTERIOR	MATCH AL-1
SYN	SYN-1	ASPYRE	V GROOVE SIDING	CHARCOAL



**NORTH ELEVATION**

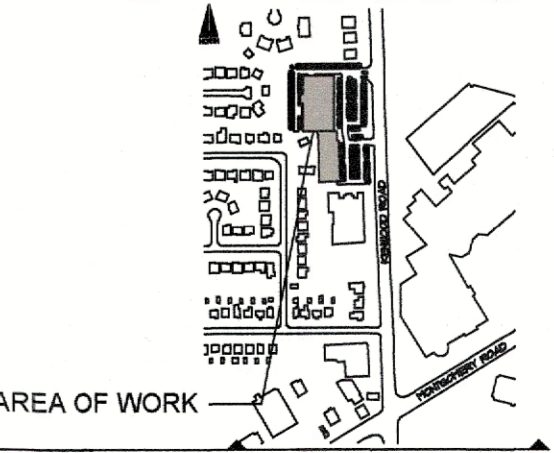
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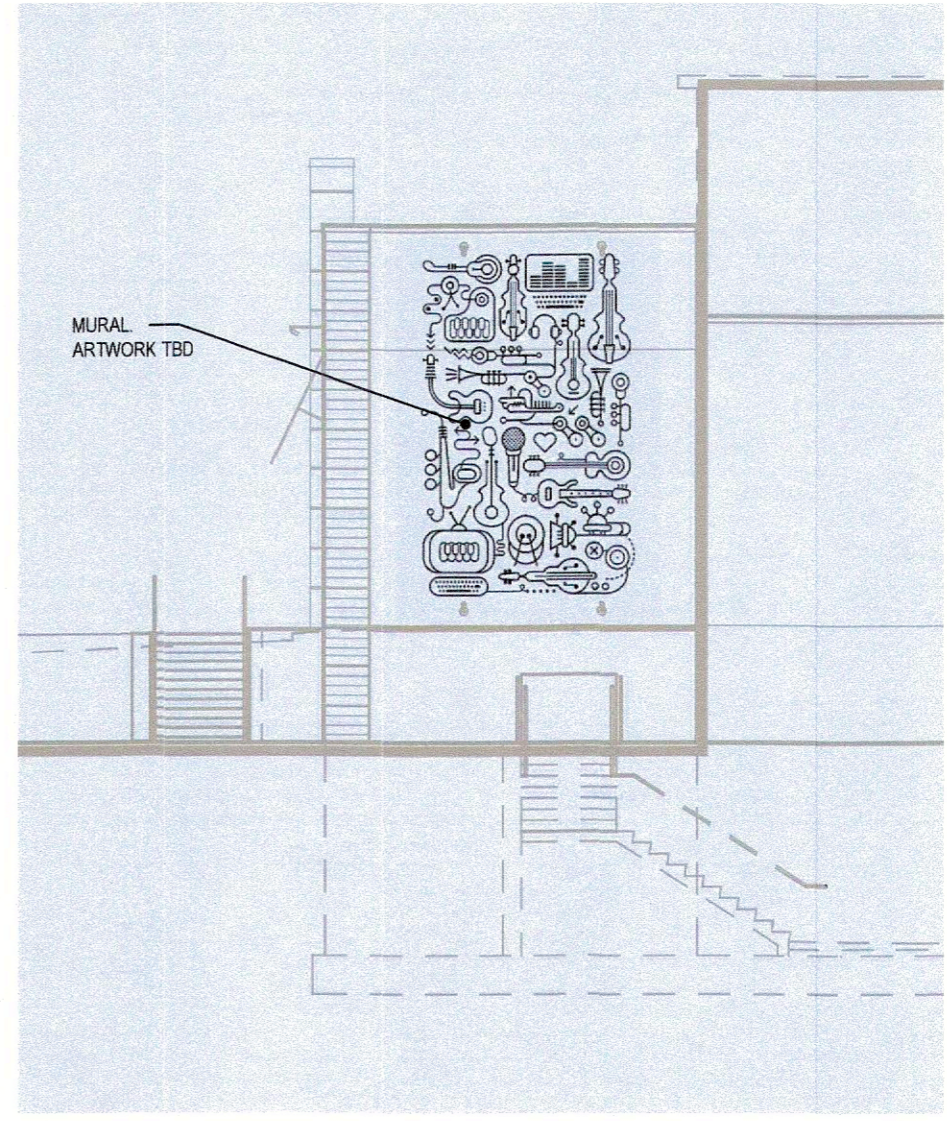
GRAPHICAL KEY

- EXISTING CONSTRUCTION TO REMAIN
- - - LEASE LINE

KEY PLAN



T S R Q P N M L K J H G F E D C B A



**NORTH ELEVATION**

N.T.S.

C10

**GENERAL SHEET NOTES**

**NELSON**  
Nelco Architecture, Inc.

311 Elm Street | Suite 800 | Cincinnati, OH 45202  
Telephone 513.241.2000 | www.nelsonworldwide.com

**MIDLAND ATLANTIC PROPERTIES**

**Contact Information**

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**Sheet Issue Information**

Issued **ZONING** 05/24/2021

Revised	Description	Date

**KEY NOTES**

C10

**Professional Stamp**

**Project Information**

Title **KENWOOD PLACE REDEVELOPMENT**

Address **7727 & 7835 KENWOOD ROAD CINCINNATI, OH 45236**

Project Number **19.0004961.000**

**Sheet Information**

Title **ELEVATIONS**

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Reviewed **As Noted**

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**6 OF 6**



**WEST ELEVATION**

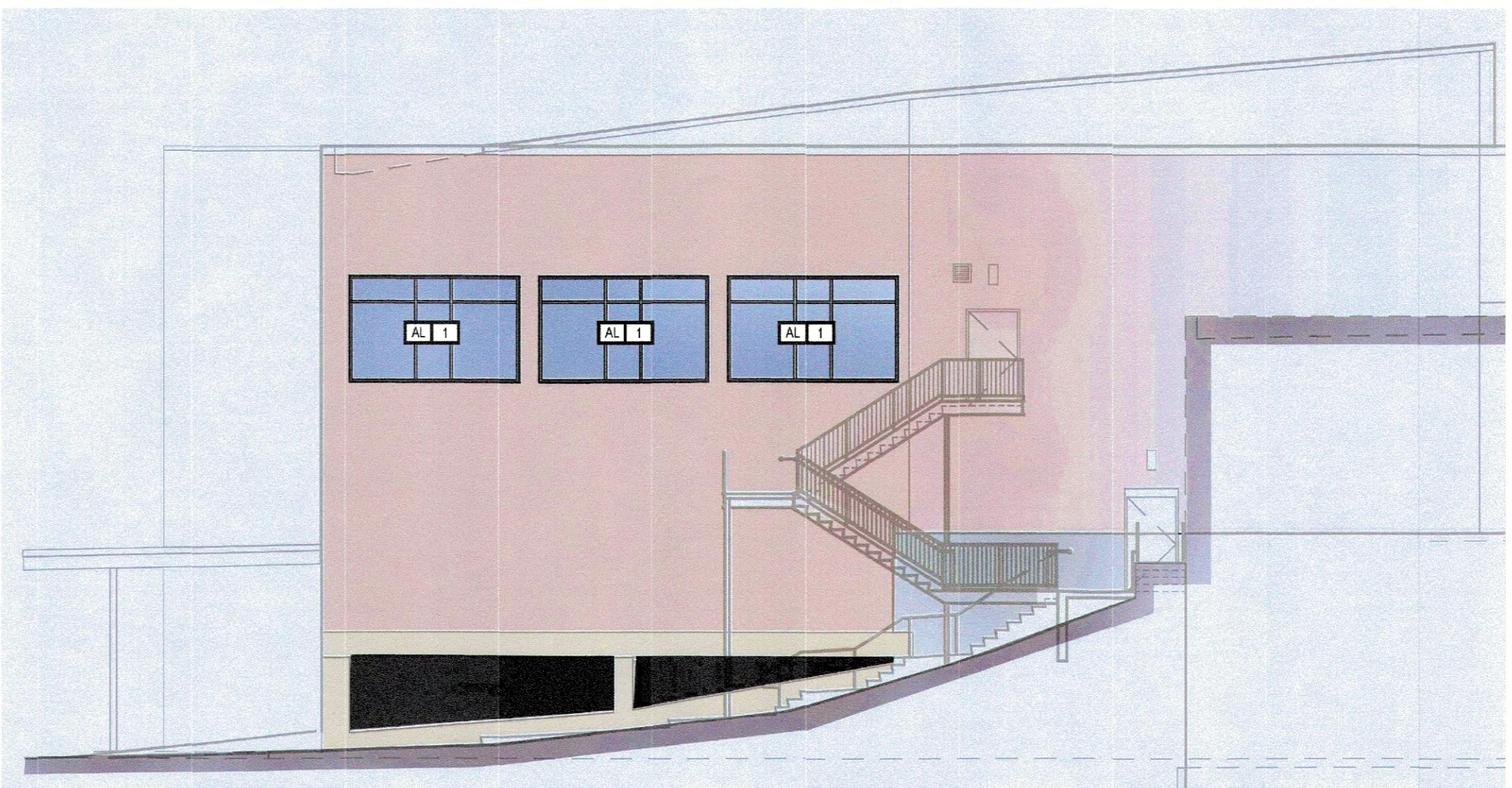
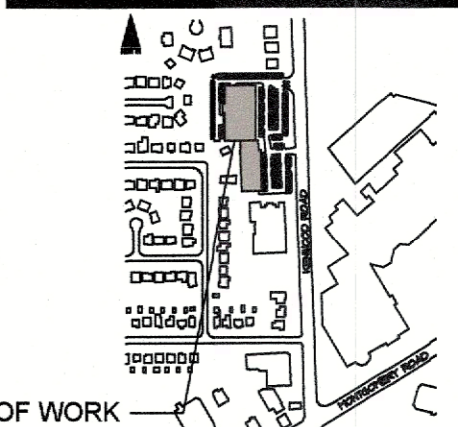
N.T.S.

C5

**GRAPHICAL KEY**

— EXISTING CONSTRUCTION TO REMAIN  
- - LEASE LINE

**KEY PLAN**



**SOUTH ELEVATION**

N.T.S.

C1

**MATERIAL SCHEDULE**

TYPE	KEY	MANUFACTURER	PRODUCT	FINISH/COLOR
ALUMINUM STOREFRONT	AL-1	KAWNEER	4511 STOREFRONT	DARK BRONZE
CERAMIC TILE	T-1	CAESAR	BE MORE	WHITE
EXTERIOR FINISH SYSTEM	EFS-1	STD	STOPOVERWALL STUCCO	CHARCOAL
METAL	MT-1	PAC CLAD	METAL TRIM	MIDNIGHT BRONZE
PAINT	P-1	BENJAMIN MOORE	EXTERIOR	2130-30 ALMOST BLACK
	P-2	BENJAMIN MOORE	EXTERIOR	MATCH AL-1
SYN	SYN-1	ASPPIRE	V GROOVE SIDING	CHARCOAL