

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

513.792.7250 PHONE 513.792.8564 FAX

RECEIVED

MAY 25 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

2021-09M1

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: _____ **ZIP CODE:** _____

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER <i>Sycamore Creek, LLC</i>	<i>226 E. 8th St.</i>	<i>Cincinnati</i>	<i>OH</i>	<i>45202</i>	<i>513.241.5090</i>
CONTRACTOR <i>AK Neyer</i>	<i>307 W. Third St.</i>	<i>Cincinnati</i>	<i>OH</i>	<i>45202</i>	<i>513.271.6400</i>
DESIGNER <i>C50 Architects</i>	<i>8831 Keystone Crossing</i>	<i>Indianapolis</i>	<i>IN</i>	<i>46240</i>	<i>317.848.7800</i>
APPLICANT <i>Sycamore Creek, LLC.</i>	<i>226 E. 8th St.</i>	<i>Cincinnati</i>	<i>OH</i>	<i>45202</i>	<i>513.241.5090</i>
APPLICANTS E-MAIL ADDRESS <i>gfa@cigproperties.com</i>					

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:

Change in hotel building footprint and a reduction in height from 6 stories to 5 stories

5. SQUARE FEET: *102,450* 6. USE: *Hotel* 7. HEIGHT: *65'*

8. EST. START DATE: *1/1/22* 9. EST. FINISH DATE: *3/1/22* 10. # OF SIGNS: *4*

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.

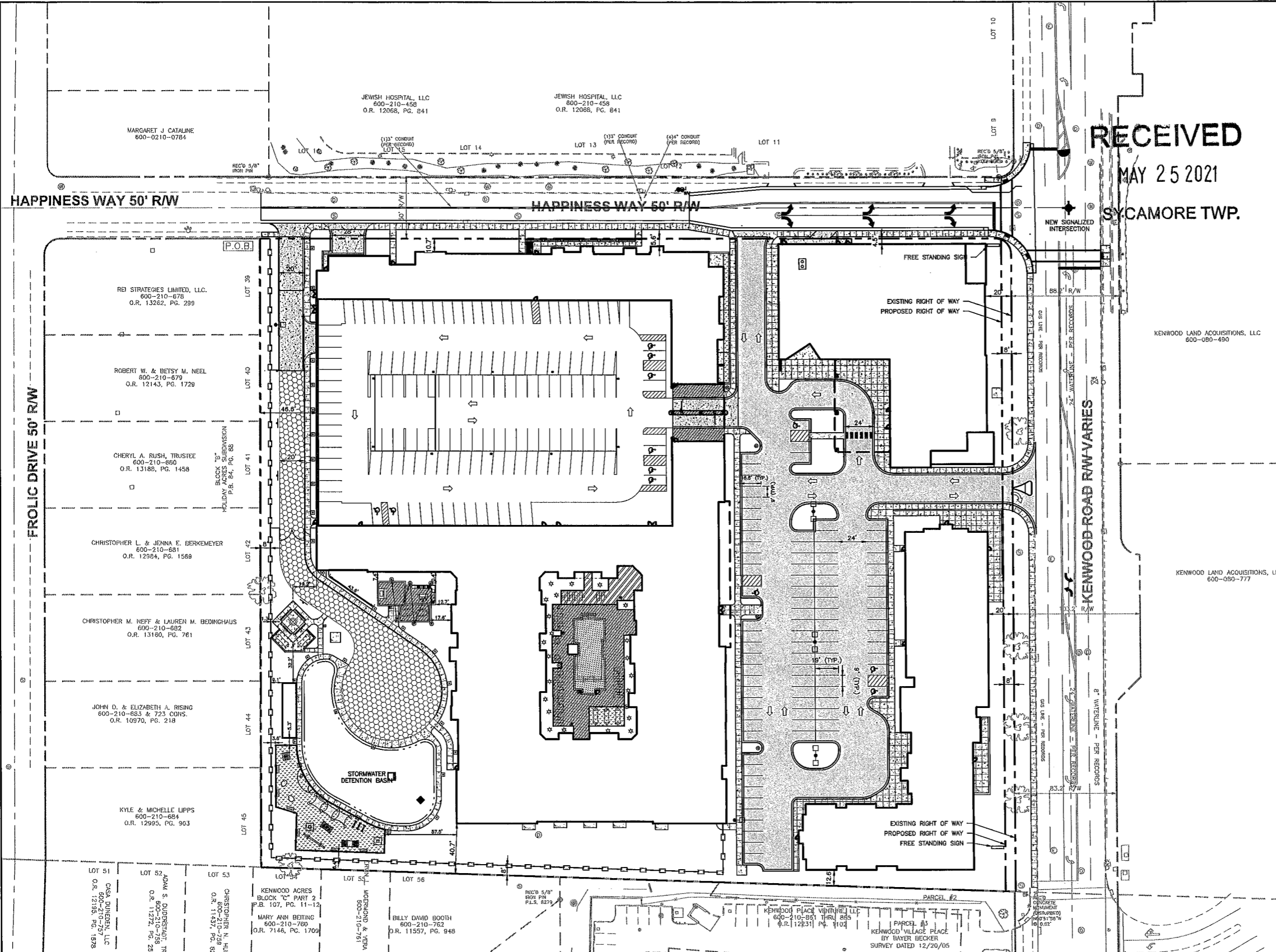
NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

Sycamore Creek, LLC *5/25/21*
 APPLICANT'S SIGNATURE DATE

Sycamore Creek, LLC. *5/25/21*
 PROPERTY OWNER'S SIGNATURE DATE

by: *Gregg A. Fusaro, Authorized Agent*
Gregg A. Fusaro

Layout Tab Name: C200 SITE PLAN - ZONING, Images: 2019-10-03 - MTF Stamp.tif, Xrefs: 078265-TBLK.dwg, 078265-X.dwg, 078265-TBLK-ZONING.dwg
 Last Saved By: Bart, 5/12/2021 4:54:46 PM
 C:\DE\Clients\Capital Investment Group\078265 Kenwood Development\4.0 Disciplines\Civil\Cadd\Cad\078265-SIT.dwg Plotted: May 12, 2021, 4:56:56 PM



RECEIVED
 MAY 25 2021
 SYCAMORE TWP.

LEGEND

---	EXISTING PARKING SPACE
-x-	EXISTING CHAIN LINK FENCE
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
(S)	EXISTING SANITARY MANHOLE
(M)	EXISTING STORM MANHOLE
(C)	EXISTING CATCH BASIN/CURB INLETS/HEADWALLS
(V)	EXISTING WATER VALVE
(F)	EXISTING FIRE HYDRANT
(G)	EXISTING GAS METER
(E)	EXISTING GAS VALVE
(U)	EXISTING ELECTRIC MANHOLE
(P)	EXISTING UTILITY POLE
(B)	EXISTING ELECTRIC BOX
(L)	EXISTING LIGHT POLE
(T)	EXISTING TELECOM BOX
(S)	EXISTING SIGN
---	PROPOSED BUILDING SETBACK
---	PROPOSED PROPERTY BOUNDARY
-x-	PROPOSED CHAIN LINK FENCE
-x-	PROPOSED VINYL PRIVACY FENCE-10' TALL
[Pattern]	STAMPED CONCRETE - ROMAN SLATE PATTERN, COLOR TO BE LIGHT GRAY
[Pattern]	PAVERS - UNLOCK UMBRANO, MOTTLED COLOR TO INCLUDE MATCH OF LIGHT GRAY FROM STAMPED CONCRETE
[Pattern]	CONCRETE BANDING
[Pattern]	POOL COPING
[Pattern]	POOL FINISH
[Pattern]	SYNTHETIC TURF
[Pattern]	ASPHALT PAVEMENT
[Pattern]	CONCRETE PAVEMENT
[Pattern]	CONCRETE SIDEWALK
[Pattern]	PEA GRAVEL
[Pattern]	TUFFTRACK GRASS PAVERS
[Pattern]	DECOMPOSED GRANITE

SITE DATA

CURRENT ZONING	D-MULTI-FAMILY RESIDENTIAL/SPI-SC
SPECIAL PUBLIC INTEREST DISTRICT - SUBURBAN CENTER/ CORRIDOR KENWOOD/MONTGOMERY ROAD CORRIDOR OVERLAY	
SITE AREA (NET)	7.26 AC
SITE AREA (GROSS)	8.16 AC
LAND USE	OVERALL AREA
MULTI FAMILY (248 UNITS)	287,757 SF
OFFICE	121,904 SF
HOTEL (132 KEYS)	102,450 SF
RETAIL (OFFICE)	8,941 SF
RETAIL (HOTEL)	3,868 SF
PARKING SPACE (NO CURB) REQUIRED	9' X 19'
PARKING SPACE (NO CURB) PROVIDED	9' X 19'
GARAGE SPACES - STANDARD	9' X 18'
GARAGE SPACES - COMPACT	8' X 18'
TYPICAL PARKING AISLE (TWO WAY)	24' WIDE (B/B)
TYPICAL ACCESS AISLE (TWO WAY)	24' WIDE (B/B)
PARKING PROVIDED	90 SPACES
SURFACE PARKING	801 SPACES
PARKING GARAGE	891 SPACES
TOTAL PARKING PROVIDED	
REQUIRED PARKING	
HOTEL (132 KEYS) - 1/KEY	132 SPACES
OFFICE (121,904 S.F.) - 4/1,000 S.F.	488 SPACES
RETAIL (12,809 S.F.) - 1/200 S.F.	64 SPACES
APARTMENT (287,757 S.F.)	
ONE-BEDROOM (167 UNITS) - 1.5/UNIT	251 SPACES
TWO/THREE-BEDROOM (81 UNITS) - 2/UNIT	162 SPACES
TOTAL REQUIRED PARKING (BASED ON 25% SHARED PARKING)	823 SPACES
EXISTING IMPERVIOUS SURFACE RATIO (3.88 ACRES IMPERVIOUS AREA)	53%
PROPOSED IMPERVIOUS SURFACE RATIO (5.39 ACRES IMPERVIOUS AREA)	74%

REVISION	No.	DATE	DES.	MTF	DR.	AB	CKD.	BLS
PROJECT No:	78265							
DATE	6/28/19							
DES.	MTF							
DR.	AB							
CKD.	BLS							
CAPITAL INVESTMENT GROUP, INC.		APPLICANT		KENWOOD PARTNERS, LLC		OWNER		
WOOLPERT ARCHITECTURAL ENGINEERS		ENGINEER/PREPARER						
THE GALLERY AT KENWOOD ZONING COMPLIANCE PLAN								
7801 KENWOOD ROAD, CINCINNATI, OH 45226								
CASE: 2018-1292								
SITE PLAN								
SHEET NO. C200 (3 of 25)								

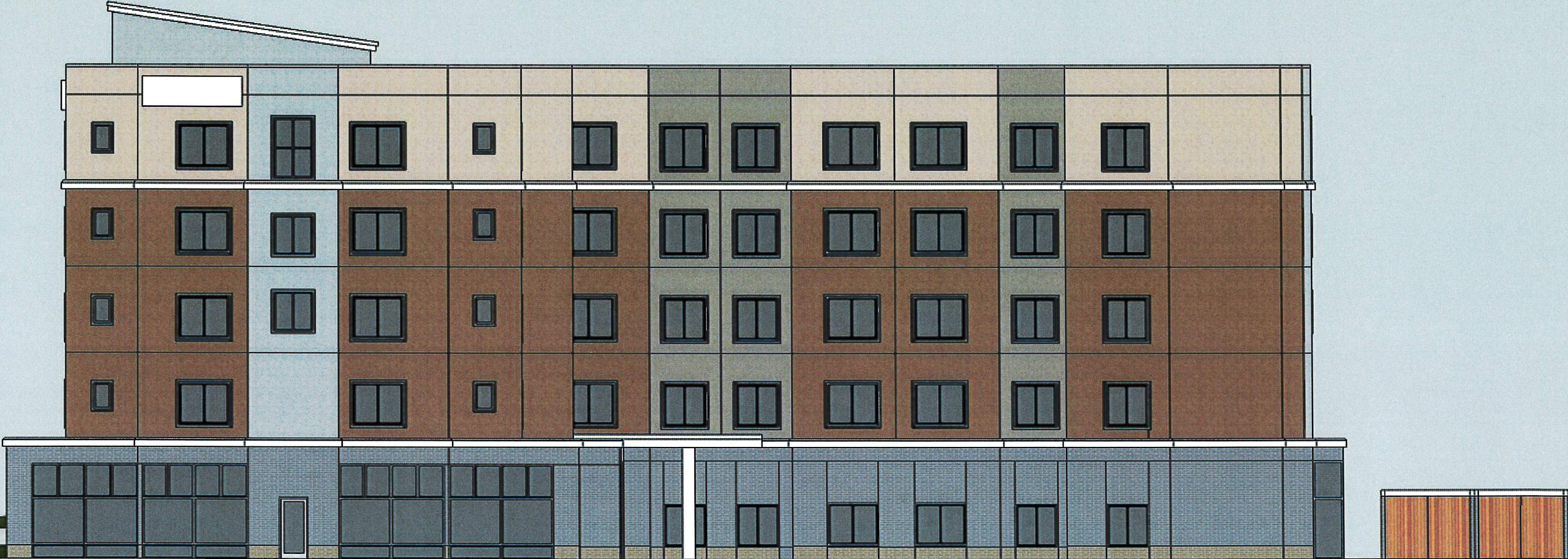
ZONING CONDITIONS - RESOLUTION NO. 2018-141

- THE APPLICANT SHALL ERECT A TEN-FOOT HIGH PRIVACY FENCE APPROXIMATELY EIGHT FEET INTO THE REAL PROPERTY ADJACENT TO THE TEN DIRECTLY ADJUTING SINGLE FAMILY PROPERTIES.
- A COMPLETE LANDSCAPING PLAN MEETING THE FOLLOWING MINIMUM REQUIREMENTS MUST BE APPROVED BY STAFF PRIOR TO THE ISSUANCE OF ANY ZONING CERTIFICATE. THE APPLICANT MUST PROVIDE AND INSTALL PLANTINGS ON BOTH SIDES OF THE TEN-FOOT HIGH PRIVACY FENCE ON THE REAL PROPERTY. THE APPLICANT WILL BE RESPONSIBLE FOR THEIR MAINTENANCE, UPKEEP, AND REPLACEMENT SHOULD THEY NOT SURVIVE. EVERGREEN TREES MUST BE A MINIMUM OF FIFTEEN FEET HIGH IN HEIGHT AT PLANTING AND DECIDUOUS TREES MUST HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF INCHES AT PLANTING. THE TOTAL NUMBER OF TREE PLANTINGS ON THE SITE MUST EQUAL OR EXCEED 178 AND MUST BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THIS EXHIBIT A.
- APPLICANT IS REQUIRED TO PROPERLY MAINTAIN AND PROPERLY FERTILIZE ALL NEWLY PLANTED TREES ON THE SITE.
- PORTIONS OF THE PROPOSED APARTMENT BUILDING THAT ARE WITHIN FIFTY FEET OF ADJUTING PROPERTY LINES ON FROLIC DRIVE AND DUNEDEN AVENUE SHALL NOT EXCEED THREE STOREYS IN HEIGHT PLUS REQUIRED MECHANICAL EQUIPMENT AND SCREENING.
- THE TOTAL NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 248.
- ALL BALCONIES FACING DUNEDEN AVENUE WITHIN ONE HUNDRED FEET OF PROPERTY LINE ARE TO BE REMOVED FROM THE PLAN AS SUBMITTED ON SEPTEMBER 5, 2018 TO SYCAMORE TOWNSHIP AND SHALL NOT BE CONSTRUCTED.
- A CERTIFIED REPORT OR OTHER DOCUMENTATION FROM A LICENSED ARBORIST IS REQUIRED TO ENSURE THAT BEST PRACTICES FOR PRESERVING AND PROTECTING EXISTING TREES DURING CONSTRUCTION WILL BE FOLLOWED. AFTER CONSTRUCTION A CERTIFIED REPORT MUST BE SUBMITTED TO SYCAMORE TOWNSHIP STAFF THAT EVIDENCES THOSE PRACTICES WERE FOLLOWED DURING CONSTRUCTION. THE SAME PROCESS SHALL BE FOLLOWED FOR ALL NEW PROPOSED PLANT MATERIAL AS WELL.
- A REPORT FROM A CERTIFIED ARBORIST ON THE CONDITION OF ALL REMAINING TREES ON THE SITE IS REQUIRED TO BE SUBMITTED TO THE TOWNSHIP PRIOR TO THE ISSUANCE OF A ZONING CERTIFICATE. IN ADDITION, THIS REPORT MUST ALSO INCLUDE ALL TREES WITHIN 20 FEET OF A COMMON PROPERTY BOUNDARY LOCATED ON AN ADJACENT PROPERTY. THE REPORT MUST INDICATE THE TREE AND LOCATION AS WELL AS ITS CONDITION. THE CONDITION IS REQUIRED TO BE REPORTED AS GOOD, FAIR, OR POOR.
- THE APPLICANT WILL ENGAGE RESIDENT LIZ RISING IN THE PROCESS IDENTIFIED IN CONDITION #7. SHOULD MS. RISING CHOOSE NOT TO PARTICIPATE, THEN APPLICANT SHALL ENDEAVOR TO ENGAGE ANOTHER SURROUNDING PROPERTY OWNER FOR SUCH PURPOSES.
- ALL ABOVE-GROUND STORM WATER DETENTION FACILITIES MUST BE DRY UNDER NORMAL CONDITIONS. NO ABOVE-GROUND RETENTION OR LONG-TERM WATER STORAGE BASINS OR STRUCTURES ARE PERMITTED.
- FRENCH DRAINS OR OTHER APPROPRIATE DRAINAGE SYSTEMS SHALL BE INSTALLED ON THE COMMON PROPERTY BOUNDARY WITH DUNEDEN AVENUE ADJUTING PROPERTIES TO FACILITATE WATER RUNOFF BACK ONTO THE REAL PROPERTY INSTEAD OF THE SOUTH AND WEST.
- THE APPLICANT SHALL ENDEAVOR TO ENGAGE A SURROUNDING PROPERTY OWNER IN THE CREATION OF A PET POLICY FOR THE DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, A PRIVATE DOG PARK ON THE REAL PROPERTY.
- THE APPLICANT HAS VOLUNTARILY AGREED TO CONTRIBUTE \$25,000 TO SYCAMORE TOWNSHIP TO PERFORM NEIGHBORHOOD TRAFFIC CALMING STUDIES.
- FOR A PERIOD OF FOUR YEARS FROM COMPLETION OF CONSTRUCTION, THE APPLICANT MUST REMOVE AND REPLACE ANY TREE THAT IS CURRENTLY CITED IN THE REPORT REQUIRE IN CONDITION #8 AS FAIR OR GOOD SHOULD IT DIE AS A RESULT OF THE CONSTRUCTION. THE NEWLY PLANTED TREE MUST MEET THE CRITERIA OUTLINED IN CONDITION #2.
- THE APPLICANT WILL WORK COOPERATIVELY WITH THE FORMER OWNERS OF THE EXISTING STRUCTURES TO ESTABLISH A MEMORIAL TO THOSE PERSONS WHO BUILT THE EXISTING STRUCTURES.
- THE APPLICANT SHALL DEDICATE AN ADDITIONAL EIGHT FEET OF RIGHT-OF-WAY ALONG THE KENWOOD ROAD FRONTAGE RUNNING THE ENTIRE LENGTH OF THE DEVELOPMENT.
- THE APPLICANT MUST CONSTRUCT AND IMPLEMENT THE RECOMMENDATIONS OF THE TRAFFIC STUDY AS APPROVED BY THE HAMILTON COUNTY ENGINEER'S OFFICE FOR THE 2020 BUILD YEAR.
- THE APPLICANT MUST INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF HAPPINESS WAY AND KENWOOD ROAD.
- THE APPLICANT MUST INSTALL A CROSS WALK ON KENWOOD ROAD AT THE INTERSECTION OF HAPPINESS WAY TO FACILITATE PEDESTRIAN FLOW.
- ALL SITE AND BUILDING LIGHTING MUST HAVE 0 FOOT CANDLES OF LIGHT SPILL AT ALL SURROUNDING RESIDENTIALLY ZONED PROPERTIES, AS CERTIFIED BY A PHOTOMETRIC PLAN.
- THE APPLICANT AGREES TO SUBMIT EVIDENCE TO THE TOWNSHIP THAT IT HAS ENDEAVORED TO ENTER INTO AGREEMENTS WITH THE OWNERS OF THE TEN CONTIGUOUS RESIDENTIAL PROPERTIES TO THE REAL PROPERTY TO PURCHASE THOSE PROPERTIES WITHIN THREE YEARS FROM THE DATE OF THIS RESOLUTION AT A PRICE NOT LESS THAN THE TRUE VALUE ESTABLISHED BY THE HAMILTON COUNTY, OHIO AUDITOR ON JANUARY 1, 2019.
- HAPPINESS WAY IS TO BE TEMPORARILY CLOSED WEST OF THE PROPOSED ACCESS POINT TO HAPPINESS WAY FROM THE DEVELOPMENT. THE TOWNSHIP WILL DETERMINE IF THE CLOSURE IS TO REMAIN PERMANENTLY.
- THERE SHALL BE NO CONSTRUCTION TRAFFIC OF ANY MANNER ON FROLIC DRIVE OR HAPPINESS WAY. THIS SHALL INCLUDE NO STANDING, STOPPING, PARKING, OR TRAVEL ON SAID ROADS. ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE REAL PROPERTY ONLY FROM KENWOOD ROAD.
- ALL SIGNAGE SHALL BE COMPLIANT WITH SYCAMORE TOWNSHIP ZONING RESOLUTION AND NO SIGNAGE SHALL BE PERMITTED TO FACE WEST TOWARDS THE SINGLE FAMILY RESIDENTIAL PROPERTIES.
- THERE SHALL BE NO EXTERIOR CONSTRUCTION OR OUTSIDE WORK BETWEEN THE HOURS OF 9:00PM AND 7:00AM.
- ALL MECHANICAL EQUIPMENT MUST BE SCREENED BOTH VISUALLY AND ACOUSTICALLY. THE DETERMINATION FOR COMPLIANCE WILL BE MADE FROM 100 FEET OUTSIDE THE PROPERTY LINE. TOWNSHIP STAFF WILL MONITOR SOUND LEVELS BOTH BEFORE, DURING AND AFTER CONSTRUCTION USING A SOUND PRESSURE LEVEL METER TO DETERMINE DECIBEL LEVELS. SHOULD THE TEST INDICATE DECIBEL LEVELS IN EXCESS OF THOSE ALLOWED UNDER SECTION 5-1.2 OF THE SYCAMORE TOWNSHIP ZONING RESOLUTION MORE THAN FIVE TIMES IN ANY SIX MONTH PERIOD, THEN NEW SOUND ATTENUATION TECHNIQUES SHALL BE REQUIRED FOR ALL MECHANICAL UNITS UNTIL SUCH LEVELS ARE MET.
- THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT IS CONTINGENT UPON THE SUCCESSFUL CREATION OF A JOINT ECONOMIC DEVELOPMENT DISTRICT PURSUANT TO SECTION 715.70 OF THE OHIO REVISED CODE, AS AMENDED FROM TIME TO TIME, IN ORDER TO FACILITATE ECONOMIC DEVELOPMENT, CREATE AND PRESERVE JOBS AND EMPLOYMENT OPPORTUNITIES, AND TO IMPROVE THE ECONOMIC WELFARE OF THE PEOPLE OF SYCAMORE TOWNSHIP. THE APPLICANT SHALL SUPPORT AND COOPERATE IN THE DISTRICT CREATION.
- THE APPLICANT WILL EXPLORE THE UTILIZATION OF GREEN ROOF CONSTRUCTION TECHNIQUES ON THE PROPOSED OFFICE AND HOTEL BUILDINGS AND SUBMIT A REPORT TO SYCAMORE TOWNSHIP AS TO THE VIABILITY OF THEIR CONSTRUCTION. IF SUCH REPORT INDICATES THE VIABILITY AT A REASONABLE COST, THE APPLICANT SHALL INSTALL SUCH CONSTRUCTION.

Ohio Utilities Protection Service
Call 811
 before you dig

GRAPHIC SCALE IN FEET
 0 40 80 120

NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

