

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

SYCAMORE TOWNSHIP
 PLANNING & ZONING
 JUN 17 2021
RECEIVED

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
2021-10 P1
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 11500 GOLDCOAST DRIVE ZIP CODE: 45249

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Sherwood Forest Properties LLC	11500 Goldcoast Dr.	Cincinnati	OH	45249	513-898-9294
CONTRACTOR Cincinnati United Contractors, LLC	7143 East Kemper Rd.	Cincinnati	OH	45249	513-677-0060
DESIGNER Jade Ritter	7143 East Kemper Rd.	Cincinnati	OH	45249	513-502-2088
APPLICANT Andrew Harvey	7143 East Kemper Rd.	Cincinnati	OH	45249	513-677-0060
APPLICANTS E-MAIL ADDRESS	aharvey@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:

THERE IS NO CHANGE TO THE USES OF THIS BUILDING. THE BUILDING IS USED FOR THE DESIGN AND MANUFACTURING HVAC SYSTEMS.

5. SQUARE FEET: 11,898 6. USE: B, F-1, AND S-1 7. HEIGHT: 23'-6"

8. EST. START DATE: 08/30/21 9. EST. FINISH DATE: 06/10/21 10. # OF SIGNS: 0

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.

Andrew Harvey 06/17/21
 APPLICANT'S SIGNATURE DATE

W. Kurbish 06/17/21
 PROPERTY OWNER'S SIGNATURE DATE



June 17, 2021

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



Re: PUD I for ECU Addition at 11500 Goldcoast Drive

Dear Sycamore Township Board of Trustees:

ECU is requesting approval to build an 11,898 s.f. addition to their existing building as described on the submitted drawings at the above referenced address. The proposed addition will provide additional manufacturing and storage area for the growing company that is planning to hire additional employees to accommodate their new needs. The job will also consist of re-paving 6,774 s.f. of pavement area. The site has a total area of 3.9384 acres; the addition will bring the site's impervious surface ratio (I.S.R.) from the existing I.S.R. of 57.5% to the new I.R.S. of 58.3%. Since modifications are being done to the site with a slight increase in the I.S.R., which is above 50%, we are applying for a PUD-1.

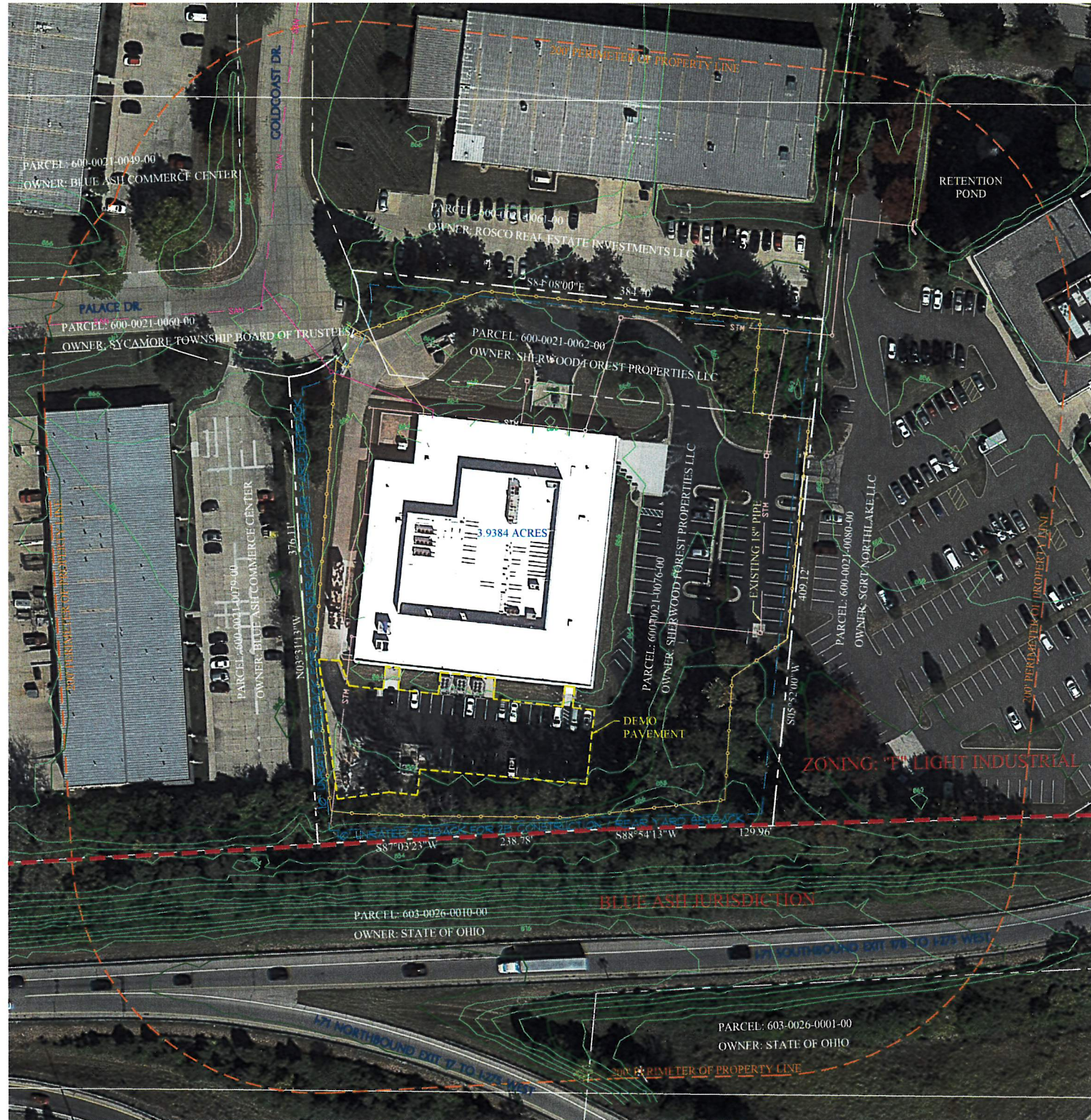
The existing building is faced with 4'-0" x 5'-0" composite panels. Since these panels are no longer available the addition will be faced with fine E.I.F.S. with reveals to match the 4'-0" x 5'-0" pattern. The surrounding area is zoned light industrial with industrial and business uses. This building addition is within the character and nature of the surrounding area with a significant commercial and industrial presence. EXAIR Corporation is to the north of the property, Northlake office building is to the east, Interstate 275 is to the south, and the Blue Ash Commerce Center multi-tenant buildings are to the west. Concealed largely by existing trees, shrubs, and the existing building, this addition would be hard to notice.

Thank you for your consideration of this proposed addition.

Sincerely,

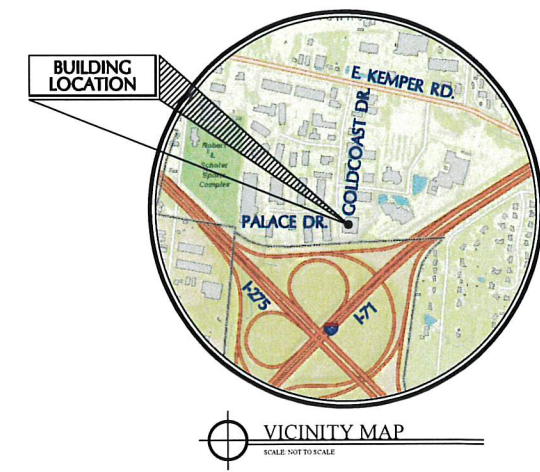
Andrew Harvey

Encl.



 **ZONING PLAT / EXISTING FEATURES**
SCALE: 1" = 50'-0"

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PROPOSED ADDITION
FOR :

ECU

AT
11500 GOLDCOAST DRIVE

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:

CUIC Cincinnati United Contractors, LLC
7143 EAST KEMPER ROAD
CINCINNATI, OHIO 45249
PHONE: (513) 677-0060 FAX: (513) 677-1121

CONTRACTORS • ARCHITECTS • DEVELOPERS • INVESTORS

ISSUE DATE: 06/17/21



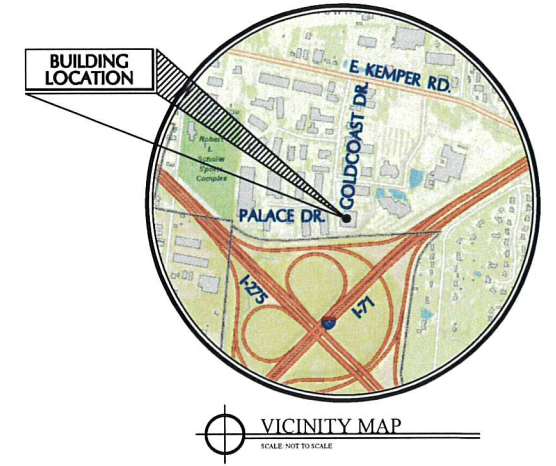
PROPOSED FEATURES
SCALE: 1" = 30'-0"

APPLICANT: ANDREW HARVEY
OWNER: MARY JO LUTMER (SHERWOOD FOREST PROPERTIES LLC)
PERSON PREPARING MAP: ANDREW HARVEY

SUMMARY TABLE	
PROPOSED USE OF FACILITY:	OFFICE, MANUFACTURING, WAREHOUSE
FLOOR AREA (INCLUDING BASEMENTS):	49,677 S.F.
NUMBER OF DWELLING UNITS:	NA
PARKING SPACES REQUIRED:	42
PARKING SPACES PROVIDED:	53
SEATING CAPACITY:	NA
IMPERVIOUS SURFACE RATIO:	0.50

GENERAL INFORMATION

SITE AREA = 3.9384 ACRES
TOTAL SITE IMPERVIOUS AREA, 100,115 S.F. / 171,558 S.F. TOTAL SITE = 58.3% I.S.R.
ZONING: "F" INDUSTRIAL DISTRICT
PARKING REQUIREMENTS
 PARKING REQUIRED BASED ON SYCAMORE TOWNSHIP'S ZONING CODE PER TABLE 12-9
 OFFICE AREA = 4 PARKING SPACES FOR THE FIRST 1,000 S.F. + 7,136 S.F. / 400 (OR 18) = 22 SPACES
 MANUFACTURE AREA = 25 EMPLOYEES (1 PARKING SPACE PER 1-1/2 EMPLOYEES) = 17 SPACES
 STORAGE AREA = 4,880 S.F. / 2,000 = 3 PARKING SPACES
TOTAL PARKING SPACES REQUIRED = 42
PARKING SPACES PROVIDED = 53



PROPOSED ADDITION
FOR:

ECU

AT
11500 GOLDCOAST DRIVE

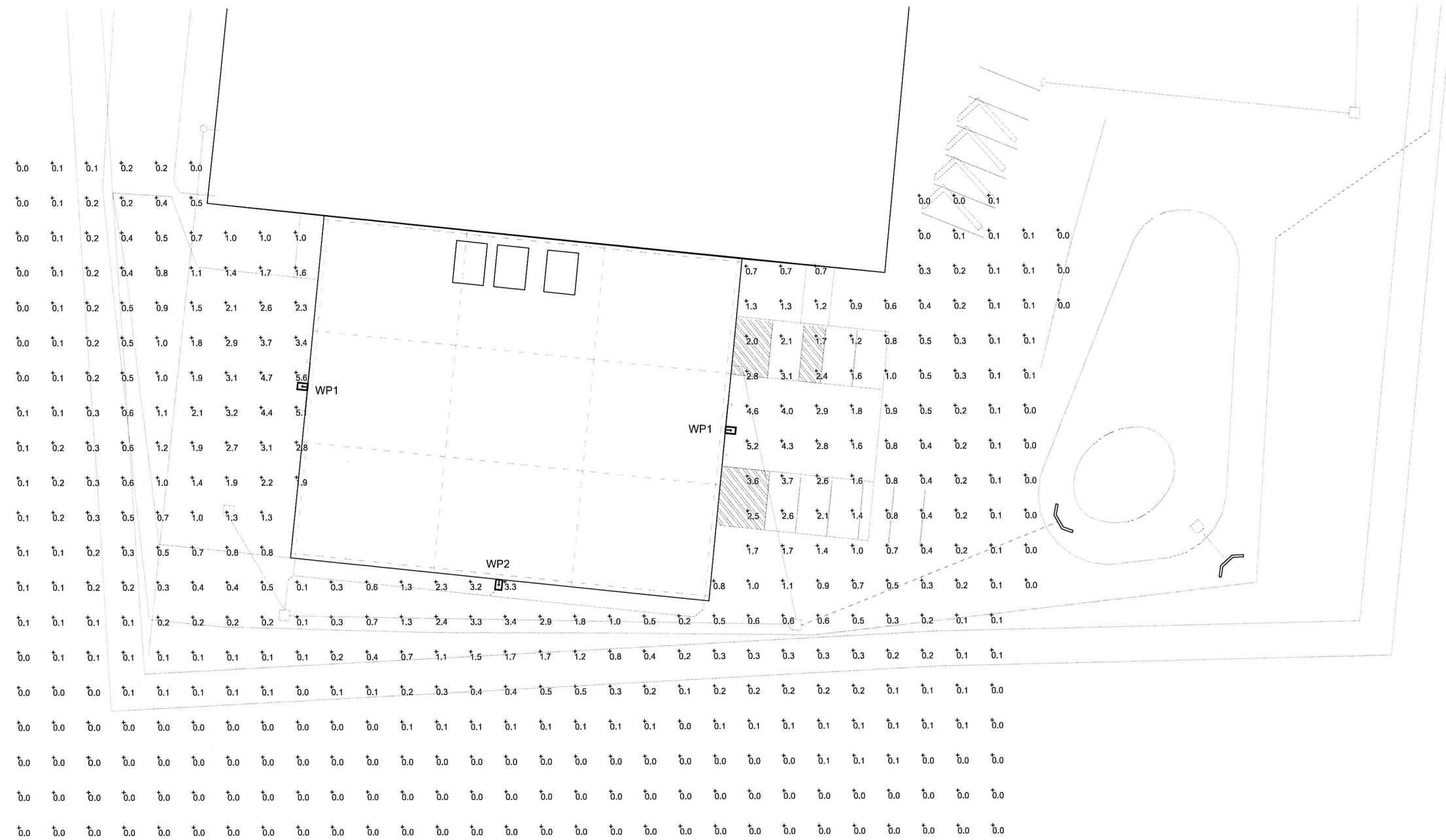
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ISSUE DATE: 06/17/21
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Luminaire Schedule									
Project: ECU Addition - Site									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens	
WP1	2	WP1	SINGLE	0.903	Lithonia DSX0 LED P6 40K T4M MVOLT WBA FINISH	134	268	15627	
WP2	1	WP2	SINGLE	0.903	Lithonia DSX0 LED P2 40K T2S MVOLT WBA FINISH	49	49	6025	

Calculation Summary							
Project: ECU Addition - Site							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts taken Overall	illuminance	Fc	0.61	5.6	0.0	N.A.	N.A.

NOTES:
TYPE WP1 - FIXTURES ARE MOUNTED AT ON BLDG AT 18'-0" A.F.G.
TYPE WP2 - FIXTURES ARE MOUNTED AT ON BLDG AT 16'-0" A.F.G.

Disclaimer:
ADI and Genlyte has made great efforts to ensure the accuracy of their program, however ADI, 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 ADI or GENESYS for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/bulb 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 EXPLICIT CONSENT OF KING LIGHTING, INC. ANY VIOLATION MAY RESULT IN APPROPRIATE LEGAL ACTION.

Design Criteria			
DESIGN FILE: ECU_Add_site.dwg	FIXTURE LAYOUT IS BASED ON A 0.80 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. 700 West Pine Rose Way - Suite 216 Cincinnati, OH 45203 (855) 261-5111 Fax: (855) 261-2228 www.king-lighting.com			
Lighting Calculations for ECU Addition - Site			
LIGHTING SITE PLAN	SCALE 1/16"=1'	DESIGNER JJ	CHECKED JJ
		DATE 06/17/21	SHEET S1