

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

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
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 6331 KUGLER MILL RD ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER FIVE STAR EQUITY INVESTORS (NICK DAVIS)	7755 MONTGOMERY RD	CINCINNATI	OH	45236	513-335-3100
CONTRACTOR WATER MARK HOMES (JOSH ALLEN)	5378 D COX SMITH RD	MASON	OH	45040	513-205-6965
DESIGNER WATER MARK HOMES (JOSH ALLEN)	5378 D COX SMITH RD	MASON	OH	45040	513-205-6965
APPLICANT FIVE STAR EQUITY INVESTORS (NICK DAVIS)	7755 MONTGOMERY RD	CINCINNATI	OH	45236	513-335-3100
APPLICANTS E-MAIL ADDRESS	NICK.DAVIS@CLOUSTRD.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: B SINGLE FAMILY RESIDENTIAL
PROPOSED: MAJOR PUD ADJUSTMENT WITH 5' VARIENCE TO SIDE YARD LOTS 6-11

5. SQUARE FEET: 169,492 6. USE: [REDACTED] SINGLE FAMILY RESIDENTIAL 7. HEIGHT: 2 STORIES
 8. EST. START DATE: ASAP 9. EST. FINISH DATE: DEC of 2023 10. # OF SIGNS: N/A

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 [Signature] DATE 9/20/21
 PROPERTY OWNER'S SIGNATURE [Signature] DATE 9/20/21

September 20, 2021

Sycamore Township Zoning Commission
8540 Kenwood Road
Sycamore Township, OH 45236

RE: Major Adjustment to a PUD-1
Villas of Kenwood
Lots 6-11
“B-2” Residential District – PUD-1 (Cluster Dwellings)
Modification - Side Yard Setback
Sycamore Township
MSP No. 08499.25

Dear Commissioners:

On behalf of the applicant, Five Star Equity Investors, LLC. we are pleased to submit the attached application for review and consideration of a major modification to a PUD-1 for the Villas of Kenwood Subdivision. The property is located on the south side of Kugler Mill Road, just east of I-71. The property is zoned “B-2” Residence District with a PUD-1 overlay (Cluster Dwelling).

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The requested side yard variance would permit Watermark Homes the ability to provide a diverse housing stock for the proposed subdivision and to maintain a cohesive design that fits within the current framework of the existing neighborhood. This change would allow for a more complete design that maintains the standards of Water Mark Homes. The increased floor area for lots 6-11 would permit for more modern desires that can be incorporated into the house such as a larger kitchen space and more contemporary living space.

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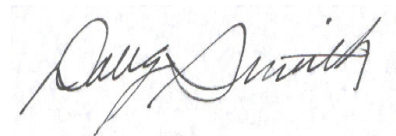
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If you have any questions or require additional information, please contact our office. We request review and consideration of the attached major adjustment to a PUD-1 plan and application at the regularly scheduled October 12, 2021, Sycamore Township Zoning Commission meeting.

Sincerely,

McGill Smith Punshon, Inc.



Douglas A. Smith, P.E., P.S.
Associate

cc: Mr. Nick Davis – Five Star Equity Investors, LLC.
Mr. Josh Allen – Watermark Homes, LLC.
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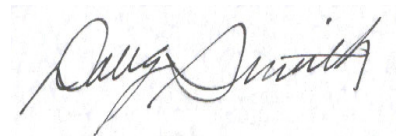
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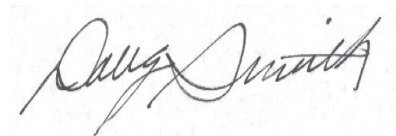
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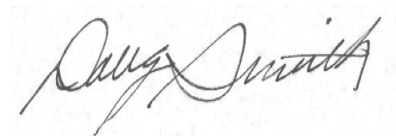
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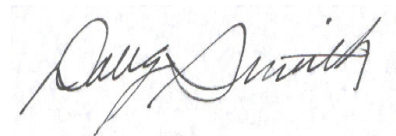
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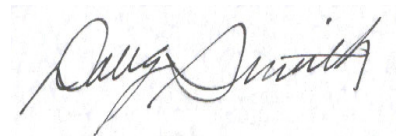
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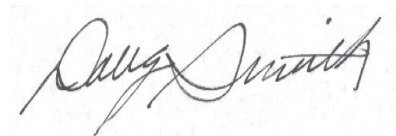
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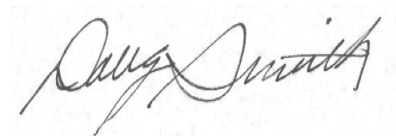
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DESCRIPTION FOR:

3.8841 Acre CONSOLIDATION OF PARCELS

LOCATION:

Kugler Mill Road, Sycamore Township

Situate in Section 8, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio, and being more particularly described as follows:

Beginning at the intersection of the easterly right-of-way line of Interstate Route 71 (as recorded in Deed Book 3674, Page 498, Hamilton County Recorder's Office) and the centerline of Kugler Mill Road (an undedicated right-of-way of variable width);

Thence along said centerline of Kugler Mill Road, South 48°08'12" East, 776.84 feet to a point;

Thence South 42°17'48" West, passing an iron pin set at 40.00 feet, a total distance of 243.00 feet to an existing 5/8" iron pin;

Thence North 48°08'12" West, 451.65 feet to a set iron pin;

Thence North 42°17'48" East, 10.00 feet to a set iron pin;

Thence North 48°08'12" West, 93.67 feet to a point witnessed by an existing 5/8" iron pin (cap: "H+M") lying 1.9' east;

Thence South 05°52'24" West, 12.36 feet to a set iron pin;

Thence North 48°08'12" West, 90.55 feet to an iron pin set in the aforesaid easterly right-of-way line of Interstate Route 71;

Thence along said easterly line of Interstate Route 71, North 17°10'53" East, 41.43 feet to a set iron pin;

Thence continuing along said easterly line of Interstate Route 71, North 09°41'31" East, passing an iron pin set at 195.34 feet, a total distance of 242.60 feet to the point of beginning.

Containing 3.8841 acres of land, of which 0.4413 acres lies within the 25' undedicated right-of-way, leaving a net acreage of 3.4428 acres.

Subject to all legal highways, easements and restrictions of record.

The above description was prepared from a Consolidation Plat by McGill Smith Punshon, Inc. dated November 23, 2020. The bearings are based on the Ohio State Plane Coordinate System South Zone (NAD 83) adjusted to ground, Hamilton County Benchmark No. 8357.

Prepared by: McGill Smith Punshon, Inc.

Date: November 23, 2020

MSP No.: 08499.25

08499253-CLI-LEG-3_8841ac.docx

McGill Smith Punshon, Inc.

3700 Park 42 Drive ■ Suite 190B ■ Cincinnati, Ohio ■ 45241-2097
513.759.0004 ■ Fax 513.563.7099 ■ www.mcgillsmithpunshon.com

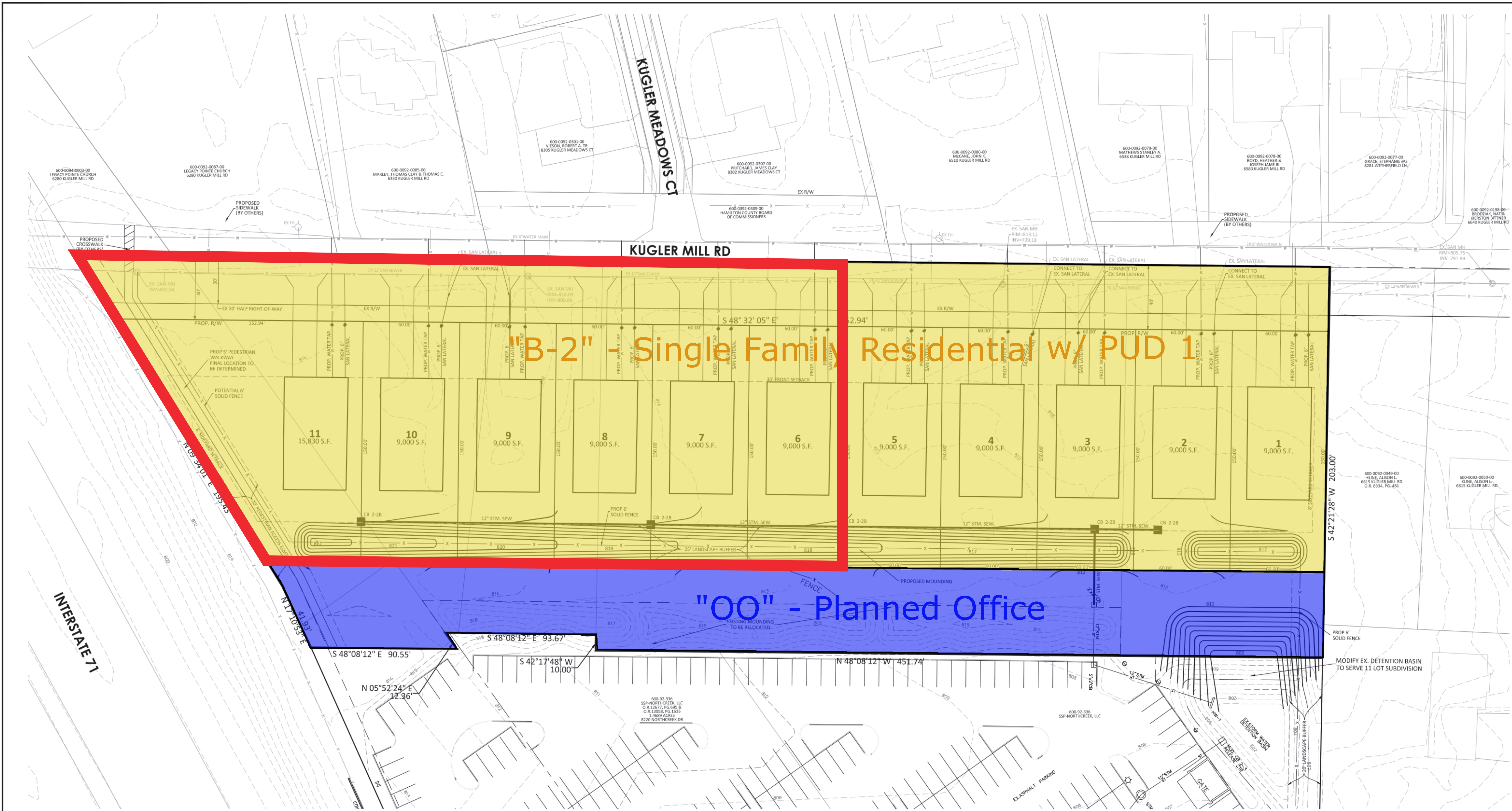


Renana Gross
11/23/2020



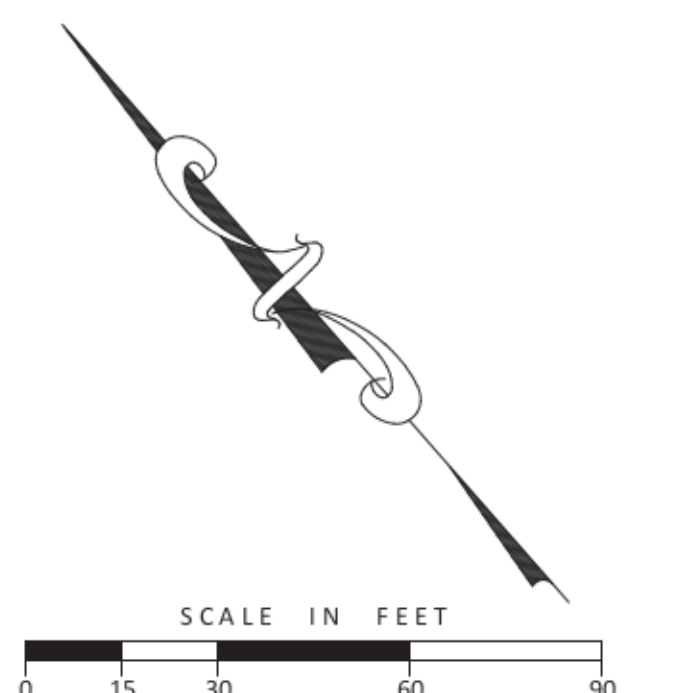
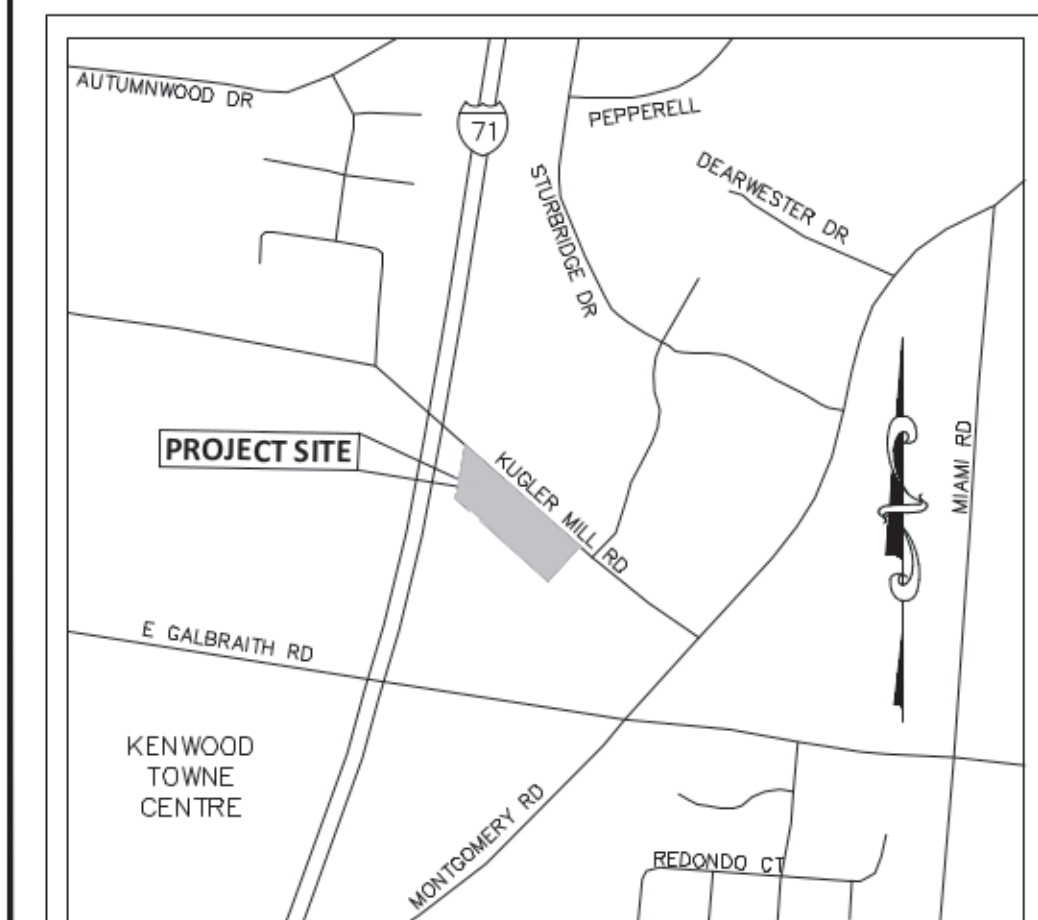
Issue/Revision	No.	Date
ISSUE		9/20/21

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SITE ACREAGE: 3.884
 PARCEL 600-0092-0045
 PARCEL 600-0092-0046
 PARCEL 600-0092-0048
 PARCEL 600-0092-0298
 PARCEL 600-0094-0001
 PARCEL 600-0094-0002

OWNER/ APPLICANT
 FIVE STAR EQUITY INVESTORS, LLC
 7755 MONTGOMERY ROAD, SUITE 310
 CINCINNATI, OH 45236

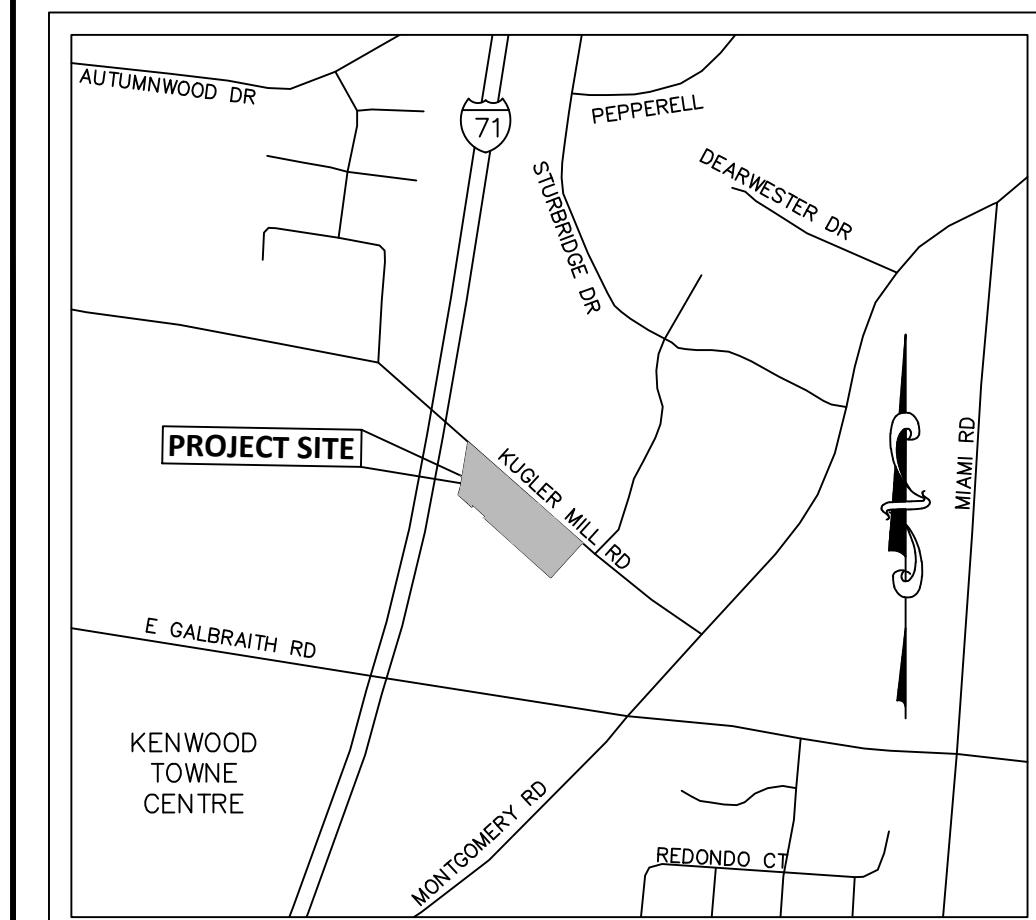
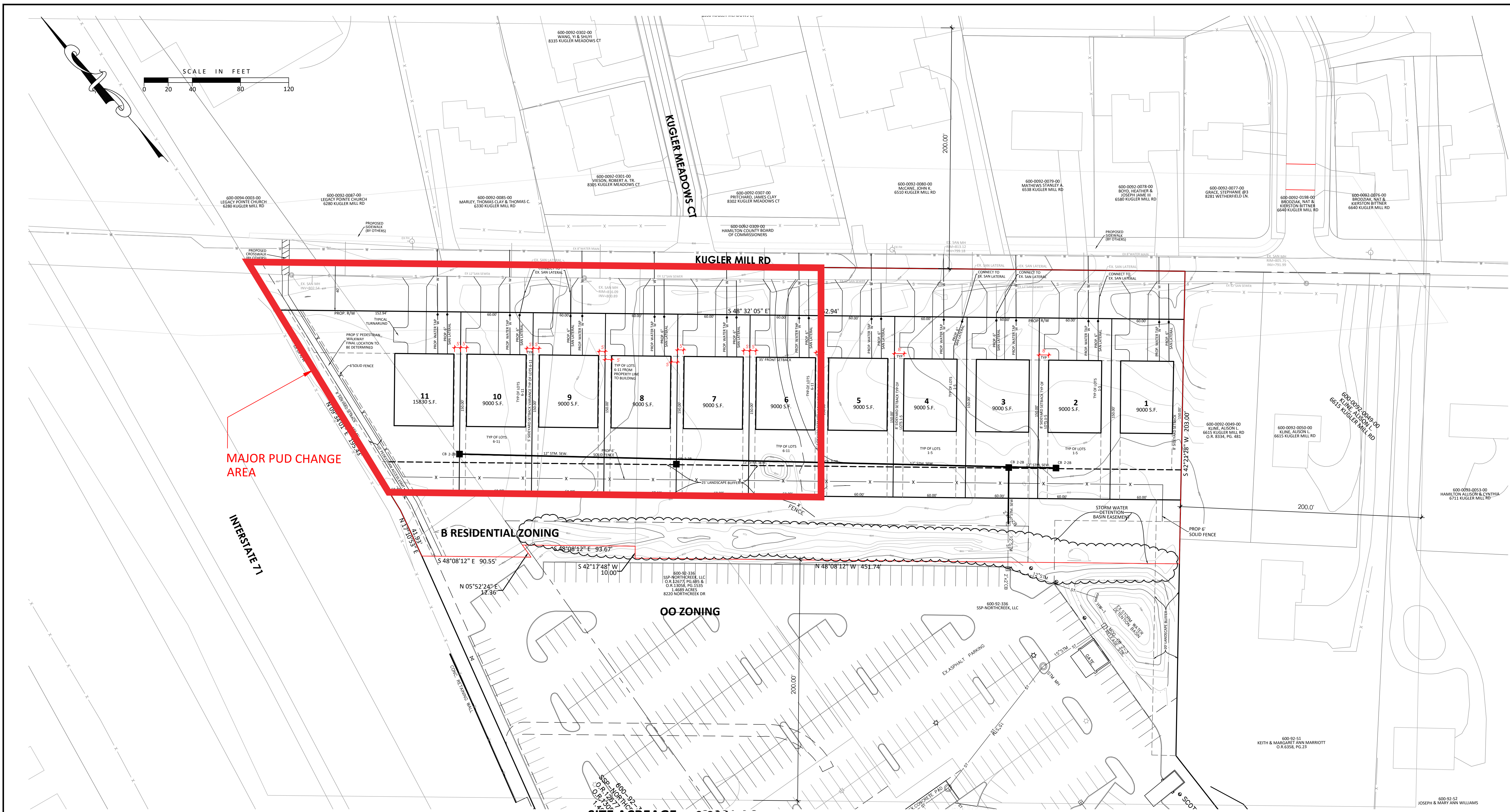


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VILLAS OF KENWOOD
 MAJOR PUD MODIFICATION
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

Sheet Title
ZONING PLAT
 Project Number 08499.20
 Drawing Scale AS NOTED
 Sheet Number 1/6
 File Number 08499

N:\land projects\08000\08499\08499204-IMP-01.dwg, PLE, 10/19/2020 2:45:47 PM, btrinc, 1:1



OWNER / APPLICANT
FIVE STAR EQUITY INVESTORS, LLC
7755 MONTGOMERY ROAD, SUITE 190
CINCINNATI, OH 45236

ZONING REQUIREMENTS - B-2 RESIDENTIAL (CLUSTER DWELLING)

DENSITY	5.8 UNITS/ACRE
No. OF STORIES	2.5 MAX
MAX. HEIGHT	3.5' MAX
FRONT YARD SETBACK	20'
REAR YARD SETBACK	25'
SIDE YARD SETBACK	8' - LOTS 1-5 (5' SETBACK - LOTS 6-11)
MIN. LOT WIDTH	50' MIN.
MIN. LOT SIZE	6,000 S.F. MIN.

SITE ACREAGE: 3.884

PARCEL 600-0092-0045
PARCEL 600-0092-0046
PARCEL 600-0092-0048
PARCEL 600-0092-0298
PARCEL 600-0094-0001
PARCEL 600-0094-0002

SUBJECT PROPERTY IS ZONED B-2 RESIDENTIAL - PUD 1

LOT DATA

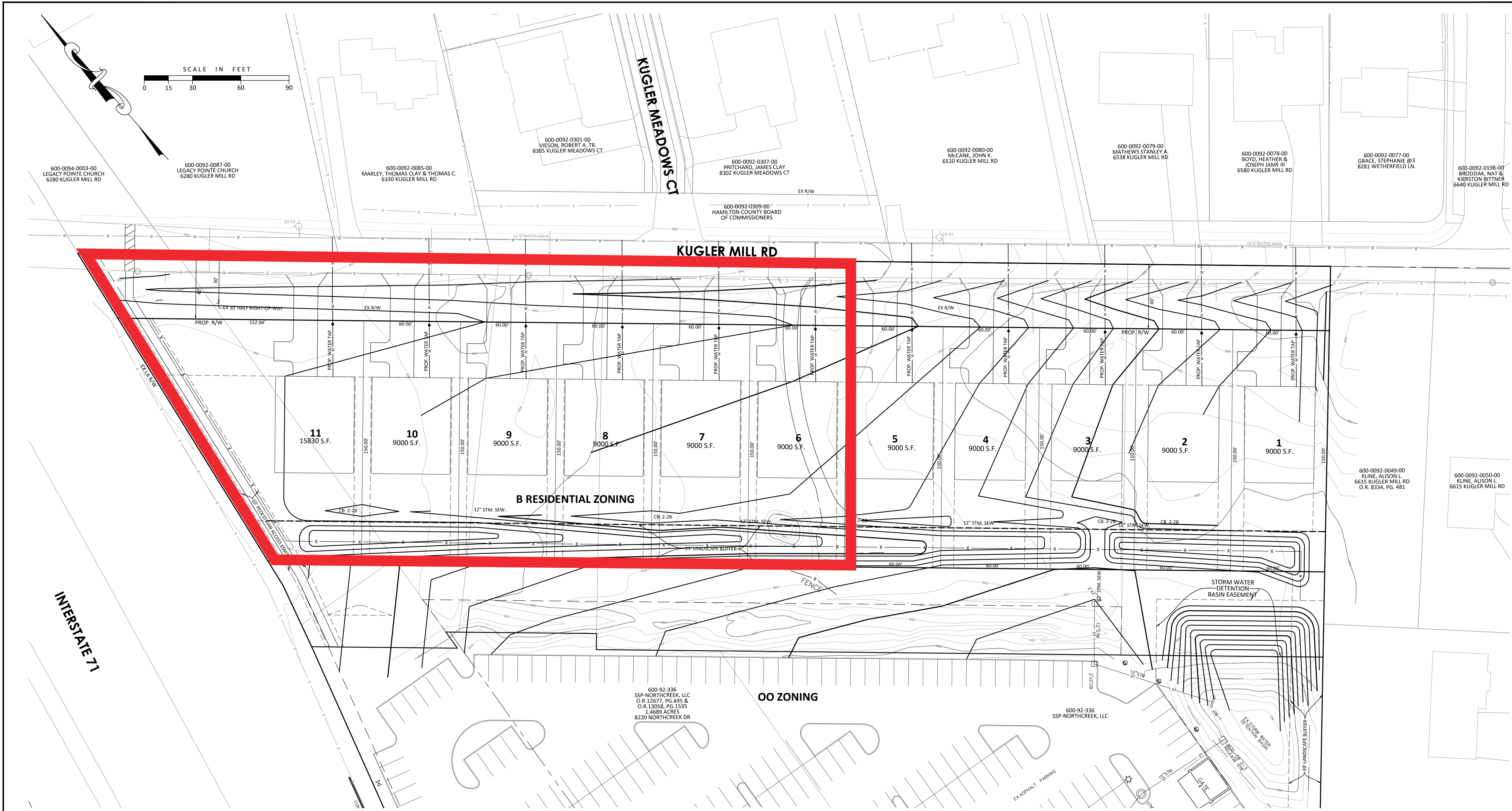
MINIMUM LOT AREA:	9,000 SQ. FT.
MINIMUM LOT WIDTH:	60 FEET
MINIMUM FRONT YARD:	20 FEET
MINIMUM SIDE YARD:	8 FEET
MINIMUM REAR YARD:	25 FEET

NOTES:

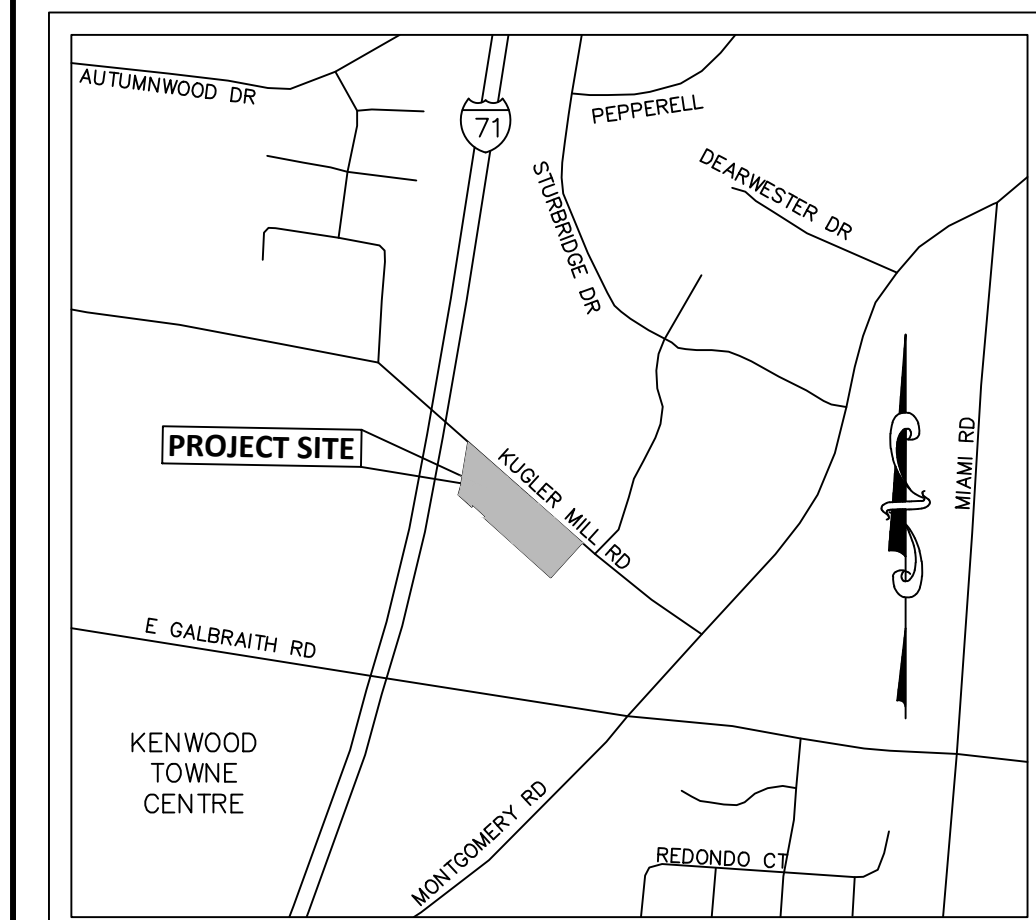
- ALL EX. STRUCTURES ARE TO BE REMOVED PRIOR TO THE START OF SITE CONSTRUCTION.
- EXISTING PARCELS ARE TO BE CONSOLIDATED
- THE PROPOSED SUBDIVISION IS SUBJECT TO THE TERMS & CONDITIONS AS OUTLINED IN THE SETTLEMENT TERMS FOR TRI-HEALTH EXPANSION PROJECT.
- EACH DRIVEWAY SHALL HAVE A TURNAROUND AREA.

VILLAS OF KENWOOD
MAJOR PUD MODIFICATION
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO





VILLAS OF KENWOOD
MAJOR PUD MODIFICATION
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO



OWNER / APPLICANT
FIVE STAR EQUITY INVESTORS, LLC
7755 MONTGOMERY ROAD, SUITE 190
CINCINNATI, OH 45236

SOIL SURVEY DATA

MAP UNIT SYMBOL	MAP UNIT NAME
UAGXC	URBAN LAND-ALFIC UDARENTS-ROSSMOYNE COMPLEX, 0 TO 12 PERCENT SLOPES
UFAXC	URBAN LAND-ALFIC UDARENTS COMPLEX, FRAGIPAN SUBSTRATUM OVER TILL, 0 TO 12 PERCENT SLOPES
USUXF	URBAN LAND-UDORTHTENTS COMPLEX, SMOOTHED, 0 TO 50 PERCENT SLOPES



