

ZONING COMMISSION APPLICATION

ZONE CHANGE	\$1000.00	MINOR ADJUSTMENT TO A PUD	\$200.00
PUD I	\$1000.00	MAJOR ADJUSTMENT TO A PUD	\$1000.00
PUD II	\$1000.00	MINOR ADJUSTMENT TO A LASR	\$200.00
LASR	\$1000.00	MAJOR ADJUSTMENT TO A LASR	\$1000.00
THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN			



**SYCAMORE
TOWNSHIP**

Planning & Zoning Department
8540 Kenwood Road,
Sycamore Township, Ohio 4523
Phone: (513) 792-7250

1. PROJECT ADDRESS: 8240 Northcreek Drive, Cincinnati OH **ZIP CODE:** 45236

2. NAME	STREET ADDRESS	CITY	STATE	ZIP	PHONE NUMBER
PROPERTY OWNER <u>SSP - MOB LLC</u>	<u>7755 Kenwood Rd, suite 190</u>	<u>Cincinnati</u>	<u>OH</u>	<u>45236</u>	<u>(513) 490-1965</u>
CONTRACTOR <u>Hightech Signs</u>	<u>4050 Thunderbird Ln</u>	<u>Fairfield</u>	<u>OH</u>	<u>45014</u>	<u>(513) 874-5223</u>
DESIGN PROFESSIONAL					
APPLICANT <u>TriHealth</u>	<u>625 Eden Park Dr</u>	<u>Cincinnati</u>	<u>OH</u>	<u>45202</u>	<u>(513) 569-6686</u>
APPLICANT'S EMAIL ADDRESS	<u>steve_mombach@trihealth.com</u>				

3. ZONING COMMISSION ACTION REQUESTED:

- ZONE CHANGE FROM ZONE _____ TO ZONE _____
- PUD PUD 2 LASR (LOCALIZED ALTERNATIVE SIGN ALTERNATIVE)
- 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:

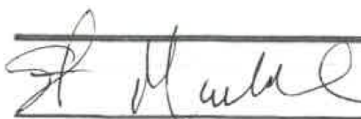
The existing building is 100% leased by TriHealth for Physician Medical Offices, and this is not changing.

5. SQUARE FEET: No Change **6. USE:** No Change **7. HEIGHT:** No Change 3 Building

8. ESTIMATED START DATE: 6/1/22 **9. ESTIMATED FINISH DATE:** 8/31/22 **10. NUMBER OF SIGN(S):** 2 Monument

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.

 2/17/22

APPLICANT'S SIGNATURE DATE

PROPERTY OWNER'S SIGNATURE DATE

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION

REC'D

FEB 23 2022



SYCAMORE TWP.

SYCAMORE
TOWNSHIP

Planning & Zoning Department
8540 Kenwood Road,
Sycamore Township, Ohio 4523
Phone: (513) 792-7250

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CONTRACTOR Hightech Signs	4050 Thunderbird Ln	Fairfield	OH	45014	(513) 874-5223
DESIGN PROFESSIONAL					
APPLICANT TriHealth	625 Eden Park Dr	Cincinnati	OH	45202	(513) 569-6686
APPLICANT'S EMAIL ADDRESS	steve_mombach@trihealth.com				

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5. SQUARE FEET: No Change 6. USE: No Change 7. HEIGHT: No Change 8. ESTIMATED START DATE: 6/1/22 9. ESTIMATED FINISH DATE: 8/31/22 10. NUMBER OF SIGN(S): 2 Monument

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February 17, 2022

Sycamore Township Zoning Commission
8540 Kenwood Road
Sycamore TWP, Ohio 45236

RE: Major Modification to PUD for TriHealth at 8240 Northcreek Drive, Cincinnati OH 45236

Mr. Skylor Miller,

On behalf of the Owner of the Property SSP - MOB LLC and TriHealth, who is the Tenant occupying 100% of the physician office building at 8240 Northcreek Drive, I am submitting this narrative for the application for Major Adjustment to a PUD on the subject property. There is no change to the building or grounds included in this application. The only change to the PUD is to replace the existing 10'H x 6'W site monument sign on the west side of the building facing the I-71 highway with a new larger 30'-8"H x 12'-4"W sign including an 8' x 8' electronic message board to provide important community notifications and greater awareness of the services provided within. Within the application we have included the proposed design of the new sign, along with examples of other similar signs we have built throughout the area. We have also included some examples of the types of messages that would be posted, which would be static displays with no strobing or moving components, that would change no more often than once every minute. The sign will be internally illuminated with LED lights, and the message board will be an LED display, so the LED lights themselves typically have more than a 20 year lifespan and requires little to no maintenance. That said, we intend to aggressively maintain the sign to ensure it remains clean and in good condition and that replacement of any LED lights will be done as expeditiously as possible.

I welcome any questions you may have.

Thank you,

A handwritten signature in black ink, appearing to read "Steve Mombach", written over the typed name.

Steve Mombach
Senior Vice President, Ambulatory Services/Network Development

TriHealth
625 Eden Park Dr.
Cincinnati, Ohio 45202

DESCRIPTION FOR: **NORTHCREEK EXPANSION**
9.9191 Acres
LOCATION: **Northcreek Drive, Sycamore Twp.**

(Area of PUD Major Modification)

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

Beginning at the intersection of the Easterly right of way line of Interstate Route 71 and the northerly right-of-way of East Galbraith Road (a 40 foot half right-of-way at this point);

Thence along said easterly line of Interstate 71, the following six (6) courses and distances:

1. North 23° 26' 27" East, 62.65 feet to a point;
2. North 10° 40' 56" East, 254.03 feet to a point;
3. North 17° 21' 27" East,, 354.08 feet to a point;
4. North 17° 10' 53" East, 262.88 feet to a point;
5. North 16° 13' 03" East, 41.92 feet to a point;
6. North 09° 34' 01" East, 77.13 feet to a point in the west line of lands conveyed to Five Star Equity Investors LLC as recorded in O.R. 13003, Page 696 of the Hamilton County, Ohio Recorders Office;

Thence crossing said Five Star Equity Investors LLC lands, South 48° 08' 12" East, a distance of 688.82 feet to a point in the northwesterly line of lands in the name of Alison L. Kline as recorded in O.R. Volume 8334, Page 481 of the Hamilton County Ohio Recorders Office to a point;

Thence with the northwesterly line of said Alison L. Kline lands, and becoming the northwesterly line of lands in the name of Keith & Margaret Ann Marriott as recorded in O.R. Volume 6358, Page 23 of said Hamilton County Ohio Recorders Office, South 42° 19' 44" West, a distance of 262.29 feet to a point;

Thence with the Keith & Margaret Ann Marriott lands, South 03° 13' 18" West, 249.99 feet to a point in the northwest corner of lands as conveyed to IM Ventures LLC as recorded in O.R. 10770, Page 1091 of the Hamilton County Ohio Recorders Office;

Thence, South 05° 52' 25" West 20.89 feet to a point in the northerly line of a 1.355 Acre Tract as conveyed to Jewish Hospital LLC as recorded in O.R. 12060, Page 1319 of the Hamilton County Ohio Recorders Office;

Thence continuing with the northerly line of said 1.355 Acre Tract, along the following three courses and distances:




- 1) North 80° 37' 35" West 140.54 feet to a point;
- 2) South 78° 02' 25" West 221.60 feet to a point;
- 3) South 05° 52' 25" West 109.86 feet to a point in the aforesaid northerly line of East Galbraith Road;

Thence along said line of East Galbraith Road, North 79° 22' 35" West, 237.38 feet to the point of beginning.

Containing 9.9191 acres of land.

The bearings are based on the Ohio State Plane Coordinate System South Zone (NAD 83) adjusted to ground, Hamilton County Benchmark No. 8357.

I hereby certify that the above description is a complete, proper and legal description of the property to be re-classified herein. The above description is based on deeds and plats of record and is not the result of a field survey. Said description is to be used for the purpose of re-classification only, and is not to be used for the transfer of property.


Louis J. Hanser, P.S.
Ohio Registration No. 7843



Prepared by: McGill Smith Punshon
Date: April 19, 2019
MSP No.: 08499.10

08499103-CLI-LEG-PUD MOD 9_9191 ac.docx



**Adjoiners with 200 Feet of 8220 Northcreek Expansion
MSP No. 08499.20**

Parcel No.	Owner	Address
600-0080-0003 600-0080-0311 600-0080-0312	6475 E. Galbraith, LLC.	9655 Tall Trail Lane Cincinnati, OH 45243
600-0080-0154 600-0080-0592 600-0094-0189	State of Ohio	505 S. State Route 741 Lebanon, OH 45036
600-0080-0713 600-0080-0716	Nisbet Property Holdings	8041 Hosbrook Rd. Suite 107 Cincinnati, OH 45236
600-0092-0043	I M Ventures, LLC.	6400 E. Galbraith Road Cincinnati, OH 45236
600-0092-0045* pt. 600-0092-0048* pt. 600-0092-0298* pt.	Five Star Equity Investors, LLC.	7755 Montgomery Rd. Suite 190 Cincinnati, OH 45236
600-0092-0046* pt. 600-0092-0048* pt. 600-0094-0002* pt.	Five Star Equity Investors, LLC.	P.O. Box 36381 Cincinnati, OH 45236
600-0092-0049 600-0092-0050	Allison L. Kline	6615 Kugler Mill Road Cincinnati, OH 45236
600-0092-0051	Keith & Margaret Ann Marriott	6659 Kugler Mill Road Cincinnati, OH 45236
600-0092-0052	Joseph & Mary Ann Williams	6691 Kugler Mill Road Cincinnati, OH 45236
600-0092-0053	Allison & Cynthia Hamilton	6711 Kugler Mill Road Cincinnati, OH 45236
600-0092-0076	Nat Brodziak and Kierston Bittner	6640 Kugler Mill Road Cincinnati, OH 45236
600-0092-0077	Stephanie Grace etal c/o Lereta LLC	1123 South Parkview Drive Covina, CA 91724
600-0092-0078	Heather & Joseph Boyd III	6580 Kugler Mill Road Cincinnati, OH 45236

Adjainers with 200 Feet of 8220 Northcreek Expansion
MSP No. 08499.20

Parcel No.	Owner	Address
600-0092-0079	Stanley A. Matthews	9109 Montgomery Road Cincinnati, OH 45236
600-0092-0080	John K. Mc Cane	517 Florence Street Maysville, KY 41056
600-0092-0085	Thomas C. Marley	7925 Brill Road Cincinnati, OH 45243
600-0092-0087 600-0094-0003	Legacy Pointe Church	6280 Kugler Mill Road Cincinnati, OH 45236
600-0092-0293	Jewish Hospital, LLC. c/o Mercy Health Partners Property Management Attn: Kim Baltz	1701 Mercy Health Place Cincinnati, OH 45237
600-0092-0301	Robert A. Vieson, Trustee	8305 Kugler Meadows Court Cincinnati, OH 45236
600-0092-0302	Yi & Shuyi Wang	8335 Kugler Meadows Court Cincinnati, OH 45236
600-0092-0303	Lance & Leslie Mall	8355 Kugler Mill Road Cincinnati, OH 45236
600-0092-0304	Robert & Kathleen Keith	8375 Kugler Meadows Court Cincinnati, OH 45236
600-0092-0305	Brian H. Buse	8370 Kugler Meadows Court Cincinnati, OH 45236
600-0092-0306	Lisa E. Rutteberg, Trustee	8350 Kugler Meadows Court Cincinnati, OH 45236
600-0092-0307	Andrew & Polly Freeman	8330 Kugler Meadows Court Cincinnati, OH 45236
600-0092-0308	James Clay Pritchard	8302 Kugler Meadows Court Cincinnati, OH 45236
600-0092-0309	Hamilton County Board of Commissioners	138 E. Court St. Room 603 Cincinnati, OH 45202

OWNER

SCOTT STREET PARTNERS-II LLC
POST OFFICE BOX 36381
CINCINNATI, OHIO 45236

OWNER

FIVE STAR EQUITY INVESTORS-II LLC
7755 MONTGOMERY ROAD
CINCINNATI, OHIO 45236

OWNER

SSP-NORTHCREEK LLC
POST OFFICE BOX 36381
CINCINNATI, OHIO 45236

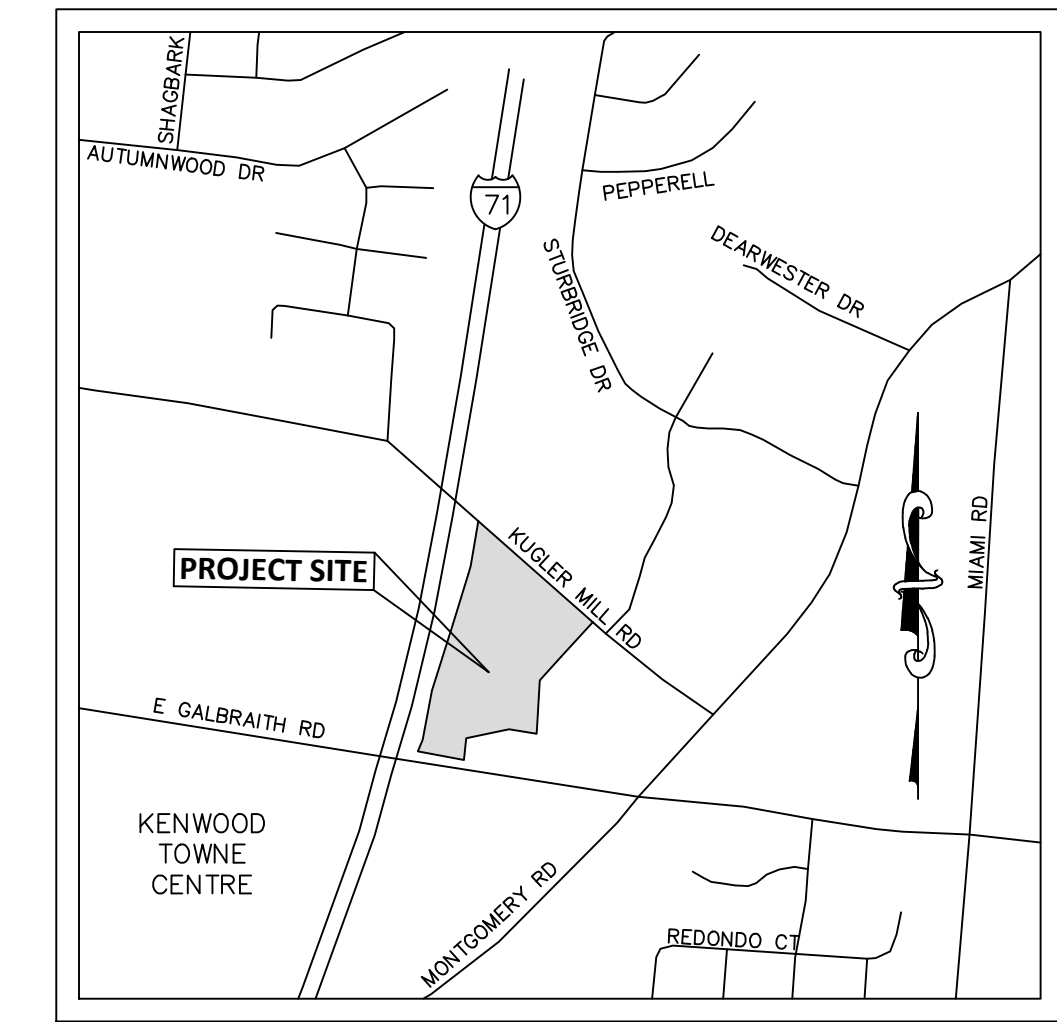
OWNER

KENWOOD ACCESS, LLC
POST OFFICE BOX 36381
CINCINNATI, OHIO 45236

OWNER

SSP-MOP LLC
POST OFFICE BOX 36381
CINCINNATI, OHIO 45236

APPLICANT
SCOTT STREET PARTNERS - II LLC
8260 NORTHCREEK DR.
CINCINNATI, OH 45236
513-543-8888
CONTACT: MIKE KUBICKI



VICINITY MAP
NOT TO SCALE



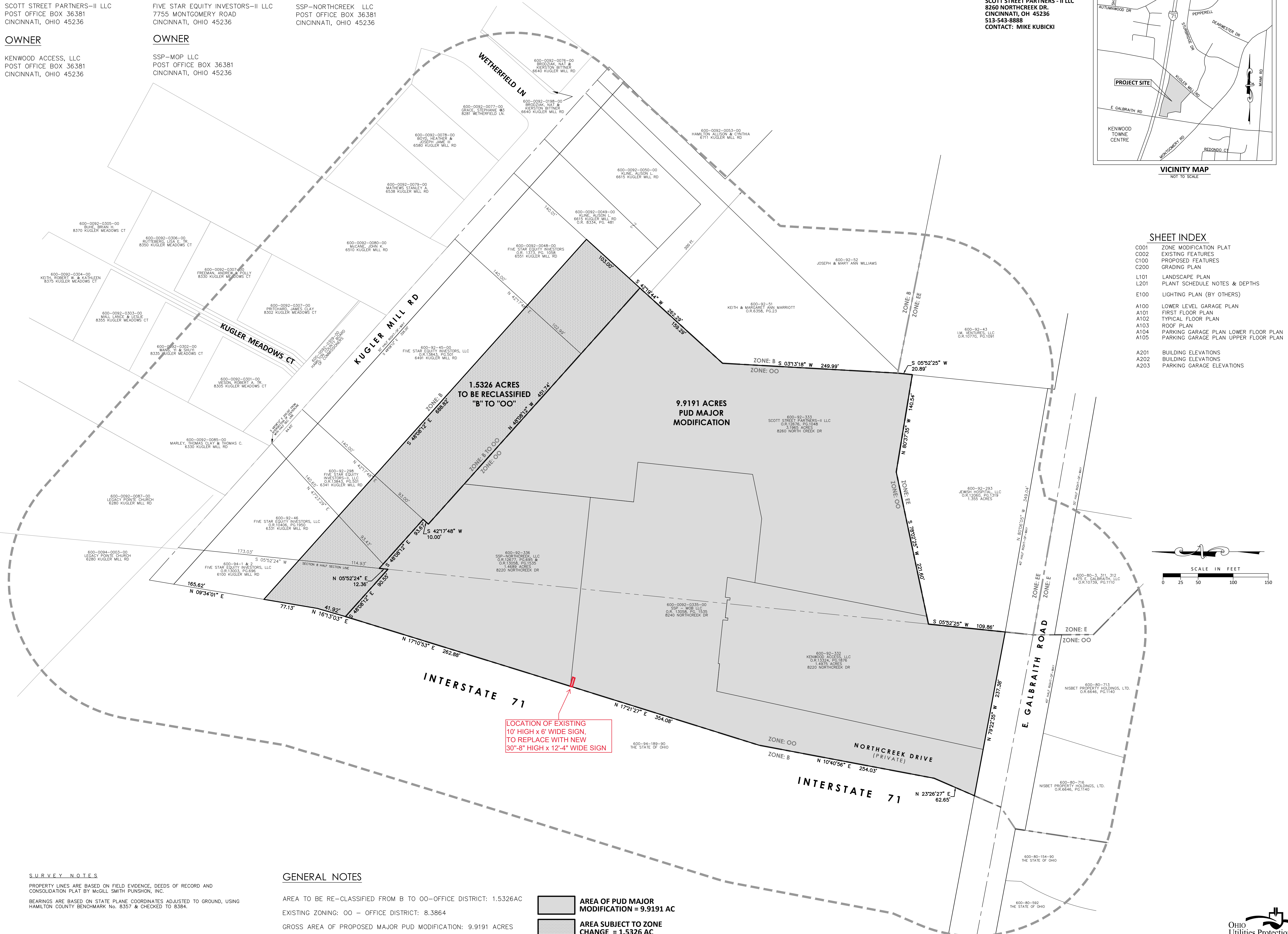
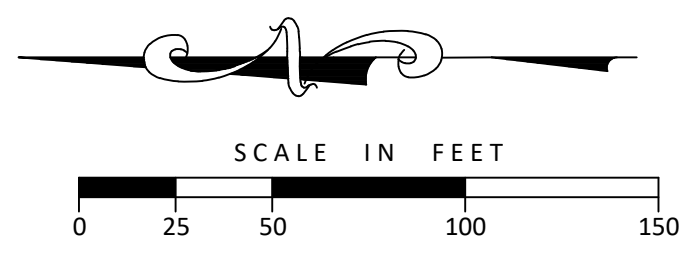
Architecture 3700 Park 42 Drive
Engineering Suite 150B
Landscape Architecture Cincinnati OH 45241
Planning Phone 513.759.0004
Surveying www.mspsdesign.com

Project Manager DAS
Drawn By LKH
DWG No. 08499103-ZON-00
X-Ref(s) --

Issue/Revision	No.	Date
ISSUE		4/23/19

SHEET INDEX

- C001 ZONE MODIFICATION PLAT
- C002 EXISTING FEATURES
- C100 PROPOSED FEATURES
- C200 GRADING PLAN
- L101 LANDSCAPE PLAN
- L201 PLANT SCHEDULE NOTES & DEPTHS
- E100 LIGHTING PLAN (BY OTHERS)
- A100 LOWER LEVEL GARAGE PLAN
- A101 FIRST FLOOR PLAN
- A102 TYPICAL FLOOR PLAN
- A103 ROOF PLAN
- A104 PARKING GARAGE PLAN LOWER FLOOR PLAN
- A105 PARKING GARAGE PLAN UPPER FLOOR PLAN
- A201 BUILDING ELEVATIONS
- A202 BUILDING ELEVATIONS
- A203 PARKING GARAGE ELEVATIONS



LOCATION OF EXISTING
10' HIGH X 6' WIDE SIGN
TO REPLACE WITH NEW
30'-8" HIGH X 12'-4" WIDE SIGN

SURVEY NOTES

PROPERTY LINES ARE BASED ON FIELD EVIDENCE, DEEDS OF RECORD AND CONSOLIDATION PLAT BY MCGILL SMITH PUNSHON, INC.
BEARINGS ARE BASED ON STATE PLANE COORDINATES ADJUSTED TO GROUND, USING HAMILTON COUNTY BENCHMARK No. 8357 & CHECKED TO 8384.

GENERAL NOTES

AREA TO BE RE-CLASSIFIED FROM B TO OO-OFFICE DISTRICT: 1.5326 AC
EXISTING ZONING: OO - OFFICE DISTRICT: 8.3864
GROSS AREA OF PROPOSED MAJOR PUD MODIFICATION: 9.9191 ACRES
PROPOSED LAND USE: OFFICE

AREA OF PUD MAJOR MODIFICATION = 9.9191 AC
AREA SUBJECT TO ZONE CHANGE = 1.5326 AC

8220 NORTHCREEK EXPANSION
ZONE CHANGE REQUEST & MAJOR PUD MODIFICATION
SECTION 8, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP,
HAMILTON COUNTY, OHIO

Sheet Title
ZONING PLAT
Project Number 08499.20
Drawing Scale 1" = 50'
Sheet Number C001
File Number 08499



1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

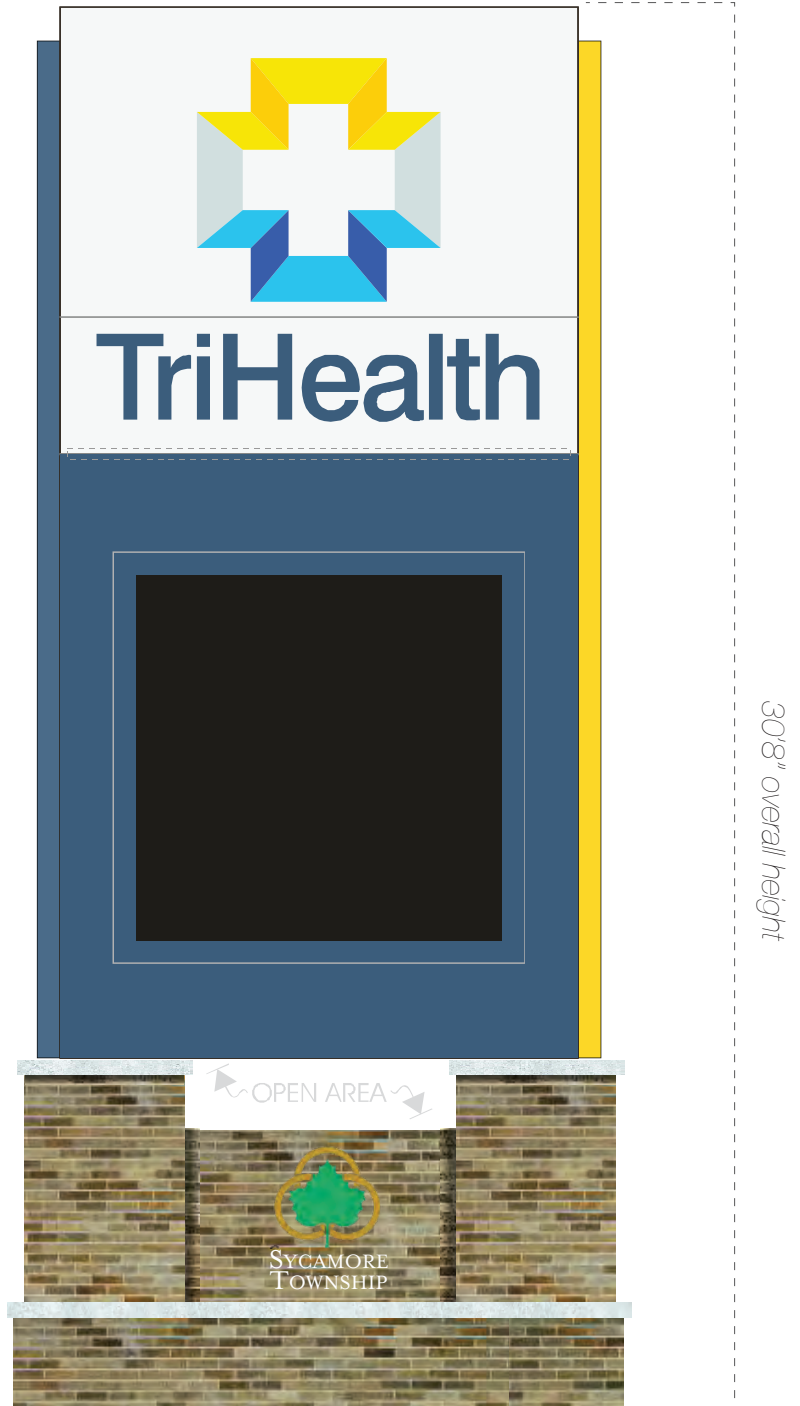


10'

* existing sign is 10' tall

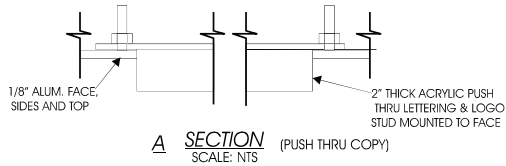


* new sign is 30' 8" tall

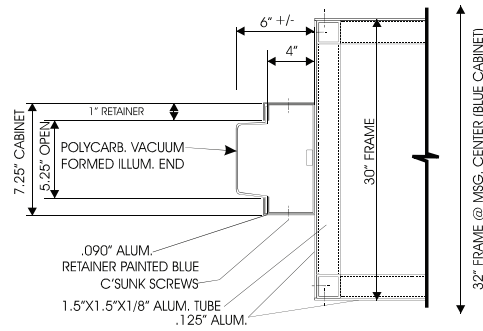


30' 8" overall height

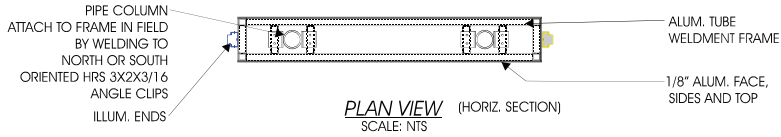
* proposed sign



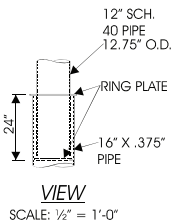
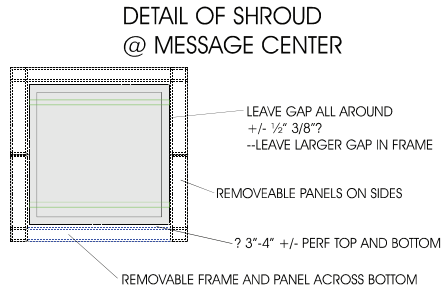
A SECTION
SCALE: NTS
(PUSH THRU COPY)



B SECTION
SCALE: NTS
(AT ILLUM. ENDS)



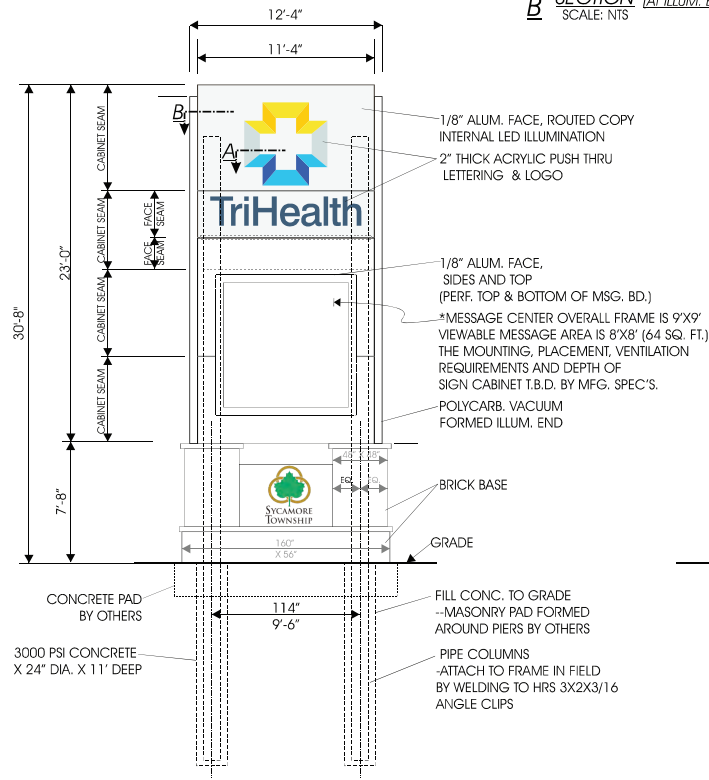
PLAN VIEW
SCALE: NTS
(HORIZ. SECTION)



VIEW
SCALE: 1/2" = 1'-0"

DESIGN LOADS

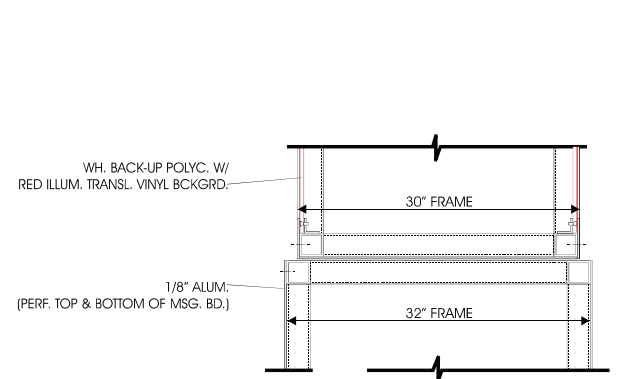
2017 OBC
BASIC WIND SPEED (3 SECOND GUST) = 115 MPH
WIND EXPOSURE 'C'
DESIGN WIND PRESSURE = 46.0 PSF
WIND LOADS CONTROL DESIGN OVER SEISMIC LOADS
MINIMUM ALLOWABLE LATERAL BEARING PRESSURE = 150 PSF/FT
PER TABLE 1804.2, CLASS 4 MATERIAL



ELEVATIONS
SCALE: 1/8" = 1'-0"

DESIGN LOADS

2017 OBC
BASIC WIND SPEED (3 SECOND GUST) = 115 MPH
WIND EXPOSURE 'C'
DESIGN WIND PRESSURE = 37.5 PSF
WIND LOADS CONTROL DESIGN OVER SEISMIC LOADS
MINIMUM ALLOWABLE LATERAL BEARING PRESSURE = 150 PSF/FT
PER TABLE 1804.2, CLASS 4 MATERIAL



C SECTION
SCALE: NTS
(VERTICAL SECTION)

SPECIFICATIONS

- 1) ALL SIGNS TO BE U.L. AND HAVE SEAL AFFIXED TO THE UNIT
- 2) ELECTRIC WIRING AND DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH 2017 OBC 3107.6, 2701.1 AND NFPA70
- 3) ALL SIGNS SHALL BEAR THE MANUFACTURER'S MARKINGS AND SHALL BE MAINTAINED
- 4) POLYCARB. FACE SHALL CONFORM TO ASTM D635 SPECIFICATIONS
- 5) PROPOSED MAXIMUM SIGN WT. = 2000# +/-
- 6) ALL EXPOSED METAL NON-PLATED SURFACES TO BE FINISHED W/ CATALYZED ACRYLIC POLYURETHANE PAINT.
- 7) GRAPHIC LAYOUT & COLORS PER CUSTOMER SPEC'S.
- 8) ALUMINUM EXTRUSIONS SHALL BE 6061-T6 ALLOY
- 9) ALL WELDS SHALL BE MADE WITH ALLOY 4043 FILLER
- 10) ALL BOLTS SHALL BE CONFORM TO ASTM A307 OR SAE J429
- 11) HRS ANGLE SHALL BE ASTM A 36 GRADE B OR EQ.
- 12) CONCRETE SHALL HAVE f_c = 3000 PSI (MIN.)

EXAMPLES OF OTHER SIMILAR TRIHEALTH SIGNS



TriHealth Sign Examples (Feb 2022)

**To learn
more, visit
TriHealth.com/heart.**



**Cardiology
services
now here!**

**Safe &
Ready
For You**

**Your
Safety.
Our
Priority.**

**To schedule your
surgery consult,
call 513 853 9000.**

**Get your
flu shot
today at
Priority
Care.
Walk-ins
welcome!**

**Primary
Care
close to
home.**

**Call
513 853 2100
to schedule an
appointment
today!**

**Women's
Services
now here!**

**To learn
more, visit
[TriHealth.com/
womens.](https://www.trihealth.com/womens)**