

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

**ZONING COMMISSION APPLICATION**

**APPLICATION NUMBER**

**2022-14MA**  
 DO NOT WRITE IN THIS SPACE

**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

**1. PROJECT ADDRESS:** 11689, 11693 and 11745 Solzman Road **ZIP CODE:** 45249

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Kemper Road Backlot, LLC	2556 Polebrook Ct.	Maineville	OH	45039	513-310-2820
CONTRACTOR Cincinnati United Contractors, LLC	7143 E. Kemper Rd.	Cincinnati	OH	45249	513-677-0060
DESIGNER Cincinnati United Contractors, LLC	7143 E. Kemper Rd.	Cincinnati	OH	45249	513-677-0060
APPLICANT Brian Doll	7143 E. Kemper Rd.	Cincinnati	OH	45249	513-677-0060
APPLICANTS E-MAIL ADDRESS bdoll@cintiunited.com					

**3. ZONING COMMISSION ACTION REQUESTED:**

ZONE CHANGE  FROM ZONE A TO ZONE OO

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 uses are two single family dwellings, one vacant lot of a former fire station, and one existing detention pond. New use will be a Daycare Center with outdoor play areas and expanded detention.

**5. SQUARE FEET:** 21,407 **6. USE:** "E" (Educational) Daycare **7. HEIGHT:** 26'-2"

**8. EST. START DATE:** 03/01/23 **9. EST. FINISH DATE:** 02/15/24 **10. # OF SIGNS:** (2) Ground & Wall

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.**

Brian Doll 09/19/22  
 APPLICANT'S SIGNATURE DATE

[Signature] 9/19/22  
 PROPERTY OWNER'S SIGNATURE DATE



September, 19 2022

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

Re: Zone Change for The New Campus  
11689, 11693 and 11745 Solzman Road

Dear Sycamore Township Board of Trustees:

Currently The Campus, a Daycare Center, resides and operates inside the Kids First Sports Center facility and is proposing a stand-alone facility. The New Campus is requesting a Zone Change of the above referenced addresses from zone "A" (Single Family) to zone "OO" (Planned Office) to match the adjacent zoning of the current Kids First Sports Center facilities to the west and south of the properties in question. The new facility will be built on a combination of two single-family residential properties, one vacant lot of a former fire station, and a detention area that currently serves the existing Kids First Sports Center totaling 3.61 acres. The existing detention will be expanded to incorporate the storm water for The New Campus and a shared maintenance agreement between the two business entities will be formed. Also, a shared parking and access agreement will be formed between the basketball building (7950 E. Kemper) and The New Campus.

The Zone Change is within the character and nature of the Kemper Road corridor, which has a large presence of commercial office, warehouse, retail, industrial and children's instructional services. Many residential properties along this corridor are being redeveloped for commercial purposes within the vicinity and rezoning this property would complete the corner of Solzman and East Kemper to being fully within the "OO" (Planned Office) district. With the exception of the apartment complex across the street on Solzman Road, these properties are heavily surrounded by the "F" (Light Industry) and "OO" (Planned Office) zones.

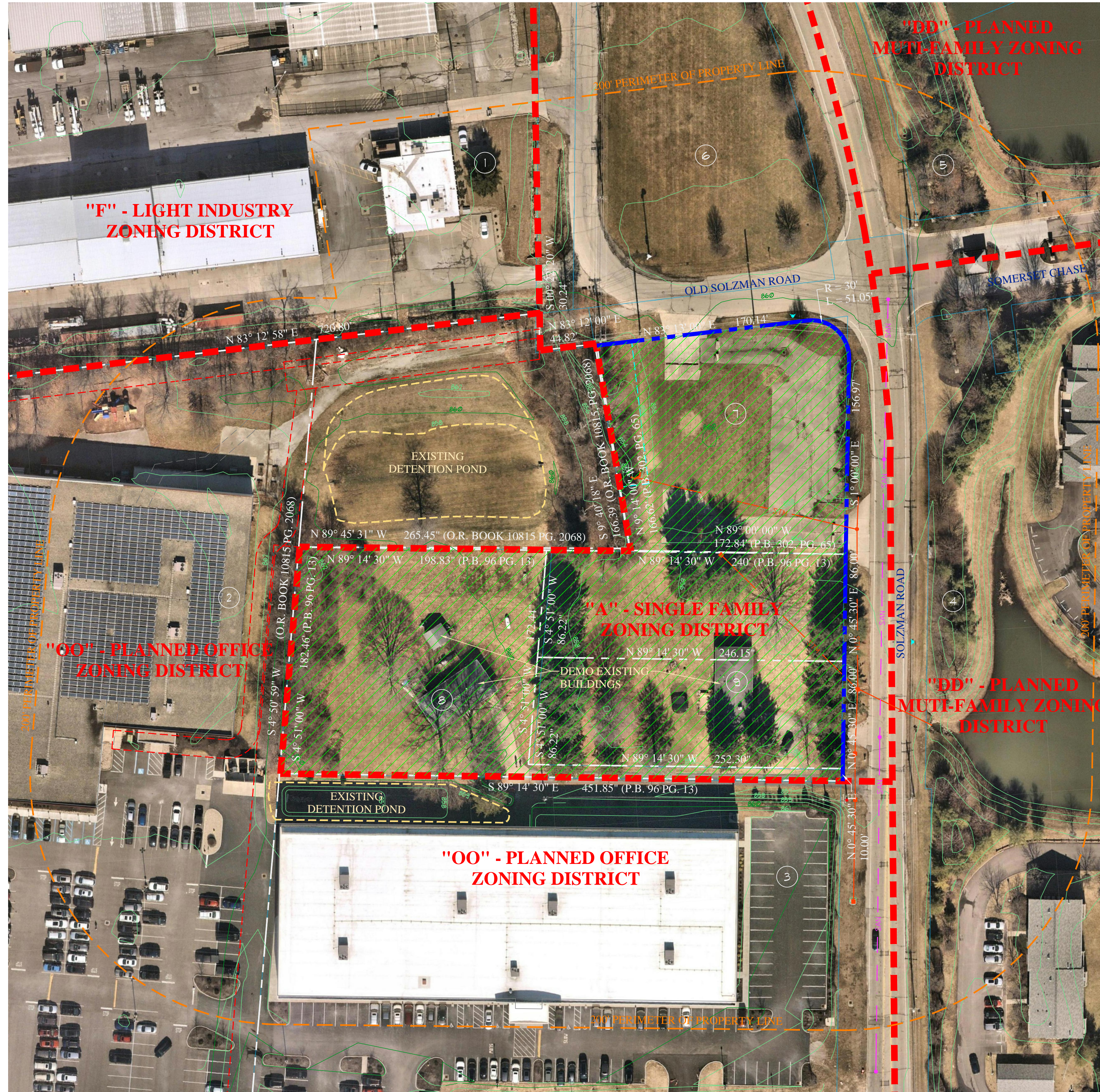
The intent is to build a facility as a Daycare Center that houses children from 0 – 6 years of age from 7:00 a.m. to 6:00 p.m. Monday through Friday. The New Campus will focus on promoting wellness through stimulation of both outdoor and indoor activities. The intent is to preserve as much as the natural landscape as possible providing for shade and beauty for children to play and explore. Although this will be a separate facility from the Kids First Sports Center, The New Campus will still maintain a joint venture in provided activities for the children as the intent is shown with the addition of the walking path between the two buildings.

Thank you for your consideration of this proposed development.

Sincerely,

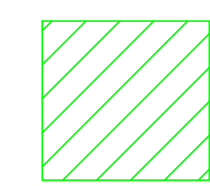



Brian Doll

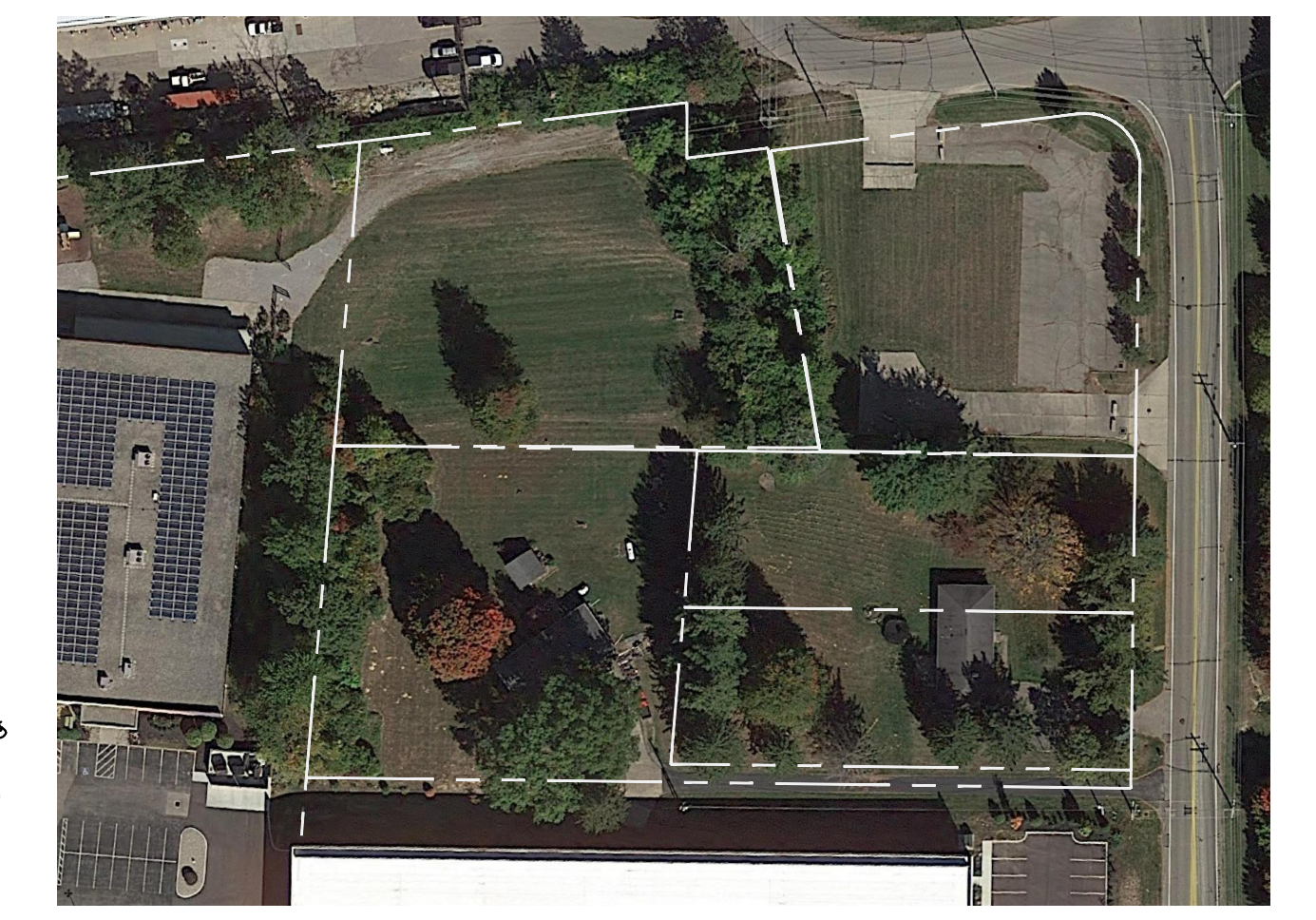
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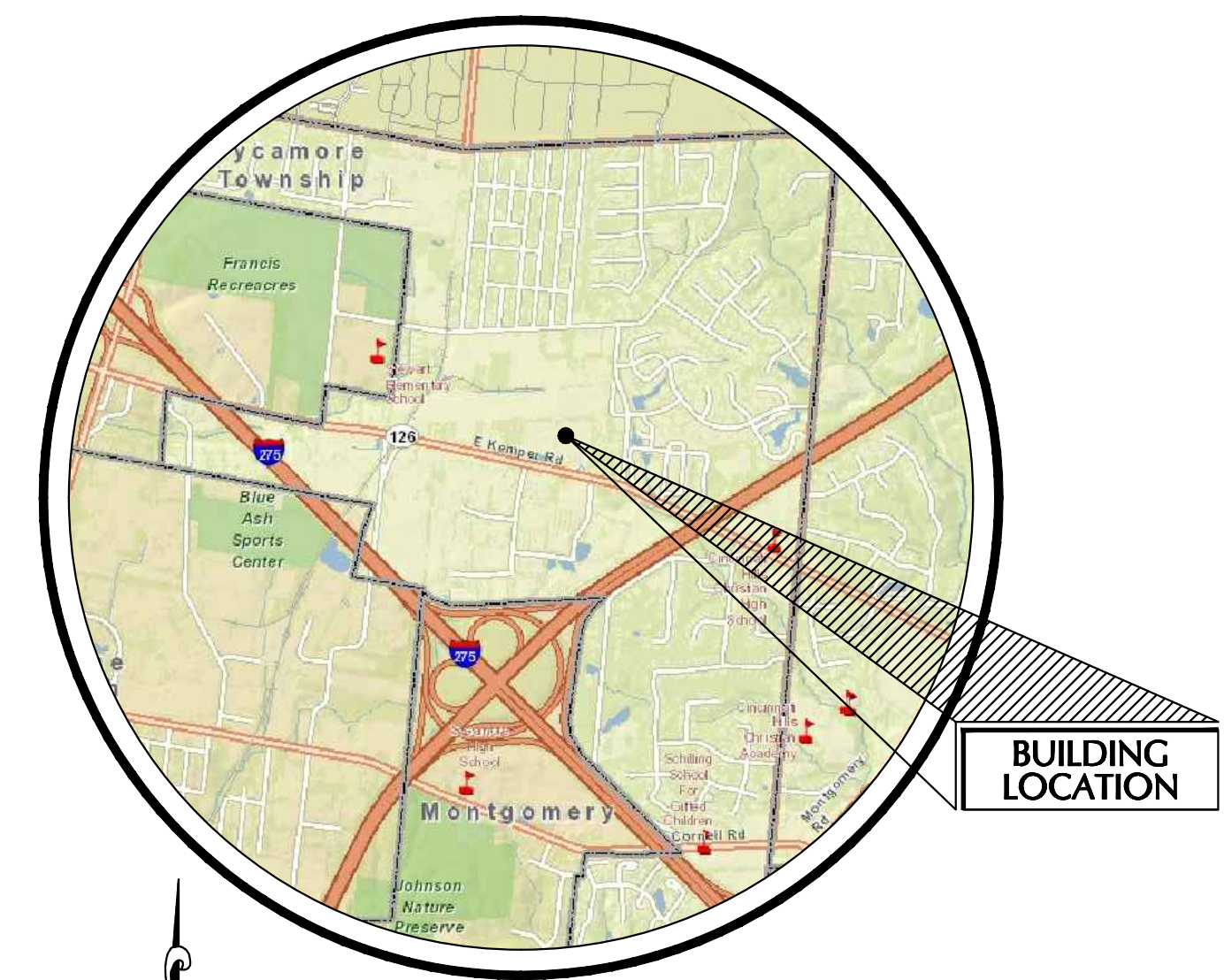

**EXISTING FEATURES SITE PLAN**  
 SCALE: 1" = 50'-0"

PARCEL DATA INFORMATION					
TAG	FARCEL	OWNER	ADDRESS	ARES	ZONING
①	600-0013-0011-00	DUKE ENERGY OHIO INC	11111 SOLZMAN ROAD	10.6139	'F' - LIGHT INDUSTRY
②	600-0013-0021-00	KEMPER ROAD PROPERTIES LLC	1900 KEMPER ROAD	9.0109	'OO' - PLANNED OFFICE
③	600-0013-0125-00	KEMPER ROAD ASSEMBLY LLC	1950 KEMPER ROAD	3.2155	'OO' - PLANNED OFFICE
④	600-0012-0089-00	KEMPER APARTMENT LTD	8015 SOMERSET CHASE	29.4049	'DD' - PLANNED MULTI-FAMILY
⑤	600-0012-0148-00	SOMERSET TOWNHOMES AT TROTTERS CHASE ASSOC INC	TROTTERS CHASE	2.98	'DD' - PLANNED MULTI-FAMILY
⑥	600-0012-0082-00	SYCAMORE TWP. BOARD OF TRUSTEES	SOLZMAN ROAD	11.481	'A' - SINGLE FAMILY
⑦	600-0013-0029-30	KEMPER ROAD BACKLOT LLC	11745 SOLZMAN ROAD	0.7173	'A' - SINGLE FAMILY
⑧	600-0013-0041-00	KEMPER ROAD BACKLOT LLC	11689 SOLZMAN ROAD	0.8881	'A' - SINGLE FAMILY
⑨	600-0013-0042-00	KEMPER ROAD BACKLOT LLC	11693 SOLZMAN ROAD	0.9719	'A' - SINGLE FAMILY

-  HATCHED AREA DEPICTS PARCELS THAT ARE PROPOSED TO BE REZONED TO 'OO' PLANNED OFFICE.
-  BOLD DASHED RED LINE DEPICTS ZONING DISTRICT BOUNDARIES
-  BOLD DOUBLE DASHED BLUE LINE DEPICTS RIGHT-OF-WAYS
-  EXISTING CONTOUR LINES




**EXISTING FOLIAGE SITE PLAN**  
 SCALE: 1" = 100'-0"

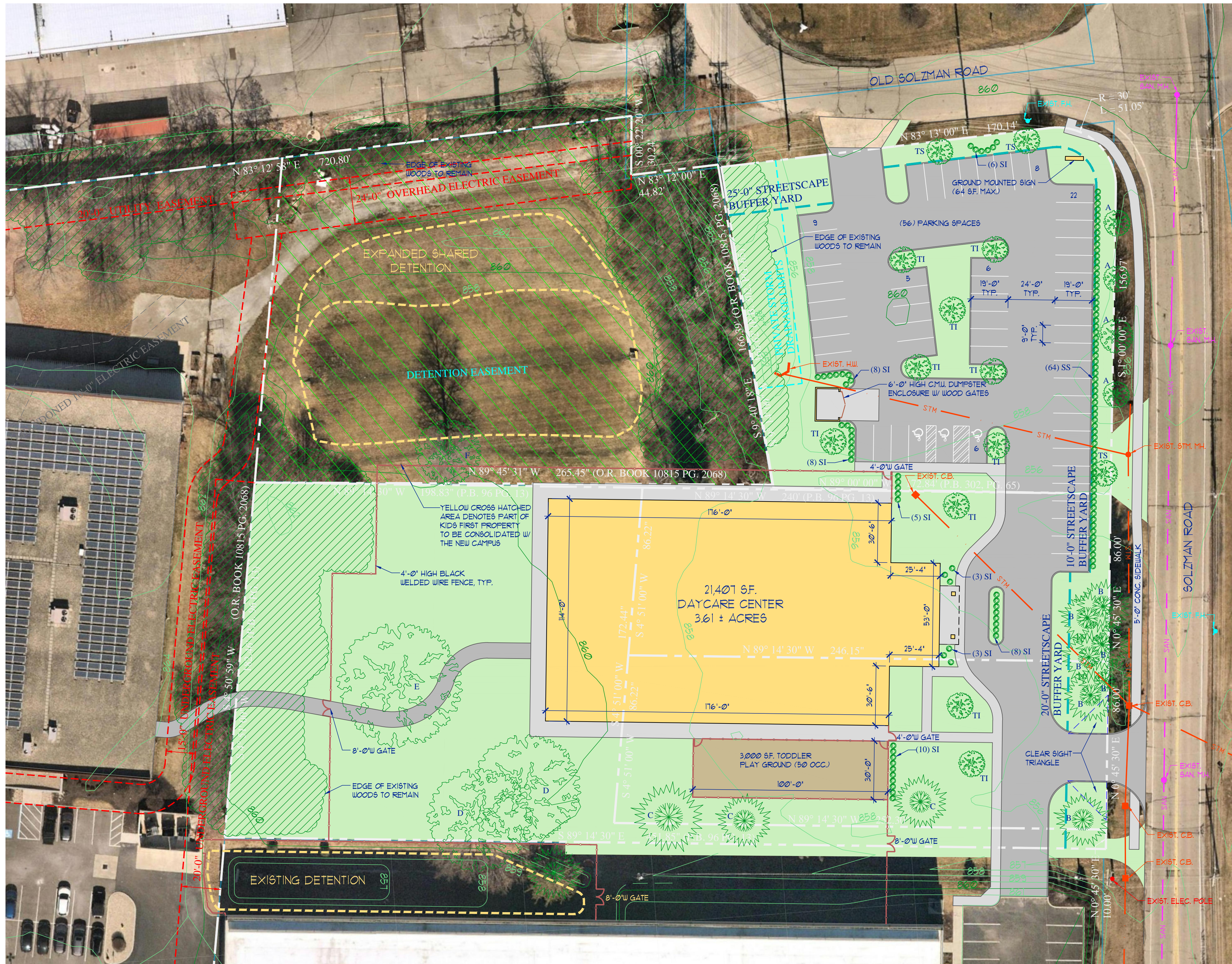



**VICINITY MAP**  
 NOT TO SCALE

PROPOSED FACILITY  
 FOR :  
**THE NEW CAMPUS**  
 IN  
 SYCAMORE TOWNSHIP, OHIO

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:**  
 **Cincinnati United Contractors, LLC**  
 7143 EAST KEMPER ROAD  
 CINCINNATI, OHIO 45249  
 PHONE: (513) 677-0060 FAX: (513) 677-1121  
**CONTRACTORS • ARCHITECTS • DEVELOPERS • INVESTORS**  
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 FILENAME: P6283 - The New Campus - Site Plan - Scheme G.dwg  
 PLOTTED BY: bdoll  
 PLOT DATE: Sep 15, 2022-4:15PM



3.61 +/- ACRES  
 CURRENT ZONING "A" SINGLE FAMILY RESIDENTIAL DISTRICT  
 REZONE TO "OO" SPECIFIC PLAN DISTRICT (PLANNED OFFICE DISTRICT)  
 PARKING REQUIRED FOR 29 EMPLOYEES, 0 FACILITY VEHICLES AND 220 CHILDREN = 66 SPACES  
 (1 PARKING SPACE PER EMPLOYEE AND 1 PARKING SPACE PER 6 CHILDREN AT A DAYCARE CENTER)  
 PROPOSED DEVELOPMENT & 7950 E. KEMPER RD. PROPERTY TO HAVE A SHARED PARKING AND ACCESS AGREEMENT.  
 7950 E. KEMPER HAS 13 SPACES PROVIDED IN EXCESS OF THE ZONING CODE REQUIREMENT, WHICH WILL  
 SUPPLEMENT THE REQUIRED SPACES AT THE DAYCARE CENTER.  
 PROPOSED DEVELOPMENT & 7900 E. KEMPER ROAD PROPERTY TO HAVE A SHARED DETENTION AGREEMENT.  
 56,002 IMPERVIOUS S.F. / 157,297 S.F. TOTAL SITE = 35.6% L.S.R.  
 PROPOSED DEVELOPMENT WOULD BE CLASSIFIED AS LAND USE "TYPE II" (PER TABLE 14A)

ALTERNATIVE FOR BOUNDARY BUFFER "A" PER FIGURE 14A		
MINIMUM WIDTH OF BUFFER	LANDSCAPE MATERIAL REQUIREMENTS PER 100 LINEAR FEET	
	CANOPY TREES	SHRUBS
10'-0"	5	15
15'-0"	4.5	10
20'-0"	3	8.5
25'-0"	2	7

ALTERNATIVE FOR OFFICE/INDUSTRIAL STREETSCAPE BUFFER PER FIGURE 14C		
MINIMUM WIDTH OF BUFFER	LANDSCAPE MATERIAL REQUIREMENTS PER 100 LINEAR FEET	
	CANOPY TREES	SHRUBS
10'-0"	2.5	20
20'-0" AVERAGE (10-30 FT)	5	-

EXISTING TREE LEGEND						
TAG	TREE TYPE	CALIPER	TREE CREDIT	QTY	TOTAL CREDIT	LOCATION
A	CALLERY PEAR	4 - 12"	2	4	8	STREETSCAPE
B	WHITE PINE	4 - 12"	2	7	14	STREETSCAPE
C	NORWAY SPRUCE	4 - 12"	2	3	6	BOUNDARY
D	PIN OAK	13 - 25"	3	2	6	BOUNDARY
E	BLACK MAPLE	13 - 25"	3	1	3	BOUNDARY
F	RED MAPLE	4 - 12"	2	1	2	BOUNDARY

316 L.F. OF R.O.W. FOR 10'-0" WIDE STREETSCAPE BUFFER: 164 L.F. OF R.O.W. FOR 20'-0" WIDE STREETSCAPE BUFFER:  
 316 L.F. / 100 x 2.5 = 16 TREES REQUIRED 164 / 100 x 5 = 9 TREES REQUIRED  
 316 L.F. / 100 x 20 = 64 SHRUBS REQUIRED

25 TOTAL STREETSCAPE TREES REQUIRED - 22 TREE CREDIT = 3 NEW STREETSCAPE TREES REQUIRED  
 1,056 L.F. OF PROPERTY LINE FOR 25'-0" WIDE BOUNDARY BUFFER:  
 1,056 L.F. / 100 x 2 = 22 TREES - 22+ TREE CREDIT (FROM EXISTING TREE LEGEND AND WOODS) = 0 NEW TREES REQUIRED  
 1,056 L.F. / 100 x 7 = 74 SHRUBS - 74+ SHRUB CREDIT (FROM EXISTING WOODS) = 0 NEW SHRUBS REQUIRED  
 INTERIOR LANDSCAPING FOR 56 PARKING SPACES:  
 56 SPACES x 22 S.F. = 1,232 S.F. REQUIRED LANDSCAPE PROVIDED = 10,636 S.F.  
 56 SPACES / 10 x 3 = 17 TREES - 7 TREE CREDIT (FROM EXISTING WOODS) = 10 NEW TREES REQUIRED  
 17 TREES x 3 = 51 SHRUBS REQUIRED  
 NEW TREES AND SHRUBS PROVIDED PER THE SYCAMORE TOWNSHIP RECOMMENDED LIST:  
 TOTAL "TS" STREETSCAPE TREES = 3 TOTAL "SS" STREETSCAPE SHRUBS = 64  
 TOTAL "TI" INTERIOR TREES = 10 TOTAL "SI" INTERIOR SHRUBS = 51  
 TOTAL NEW TREES = 13 TOTAL NEW SHRUBS = 115

PROPOSED FACILITY FOR:  
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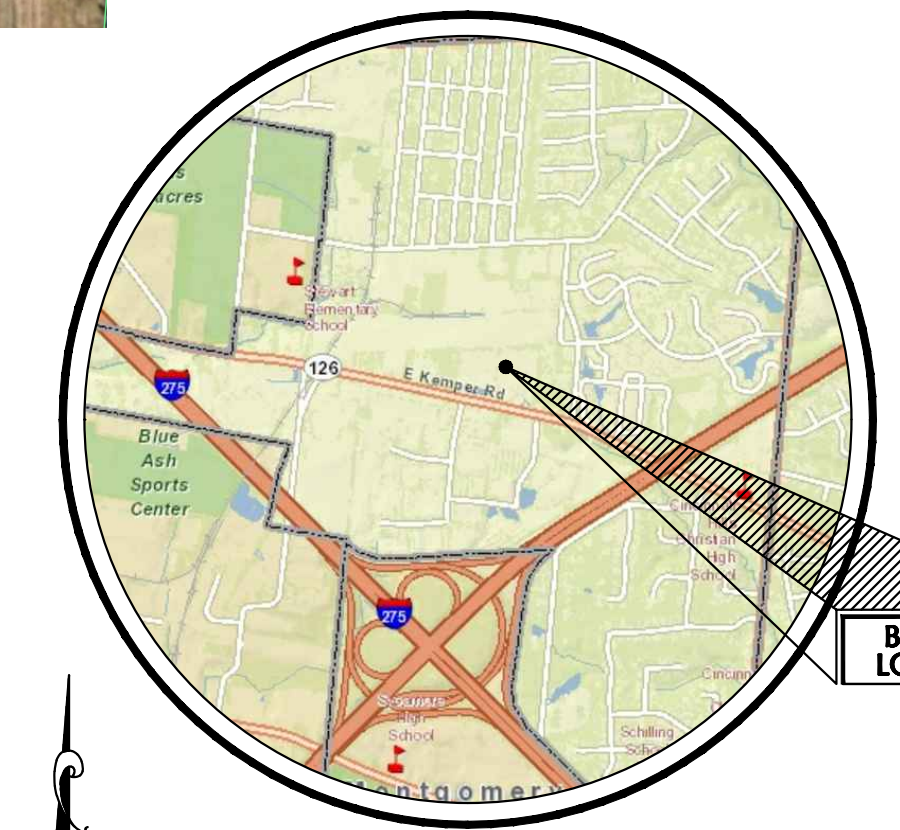
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 PLOT DATE: Sep 19, 2022-10:24AM

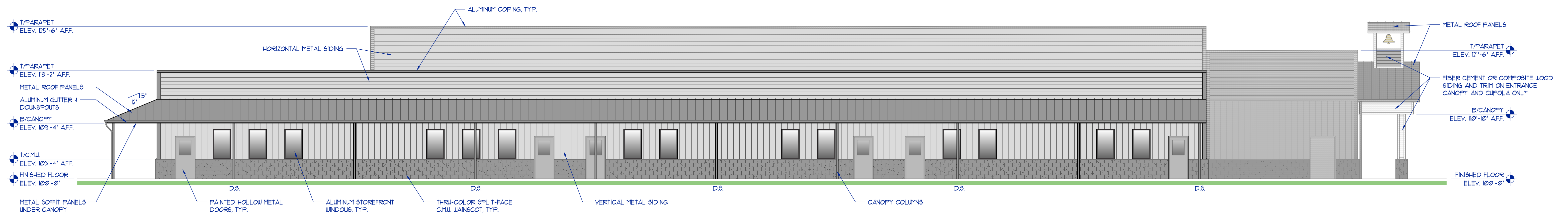


FENCE DETAIL  
 NOT TO SCALE

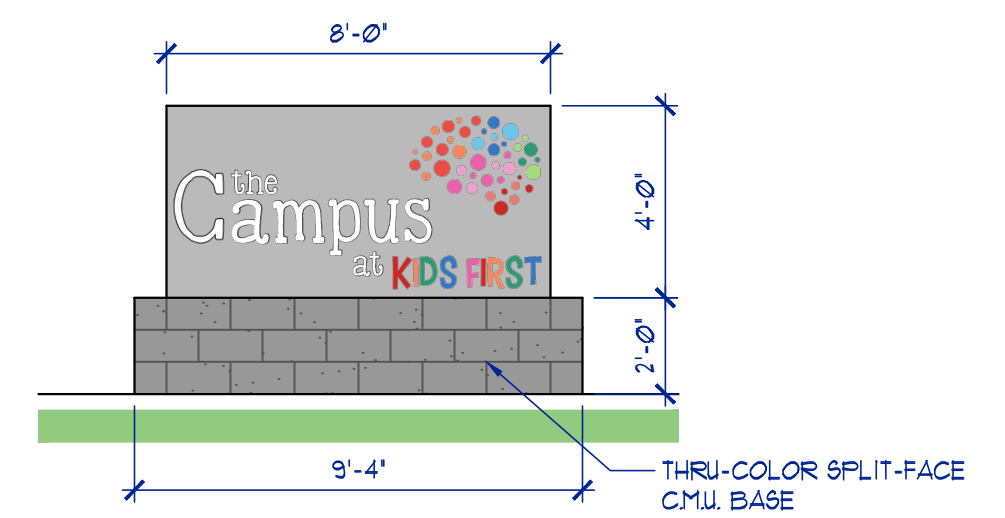
PRELIMINARY SITE PLAN (Scheme "G")  
 SCALE: 1" = 30'-0"



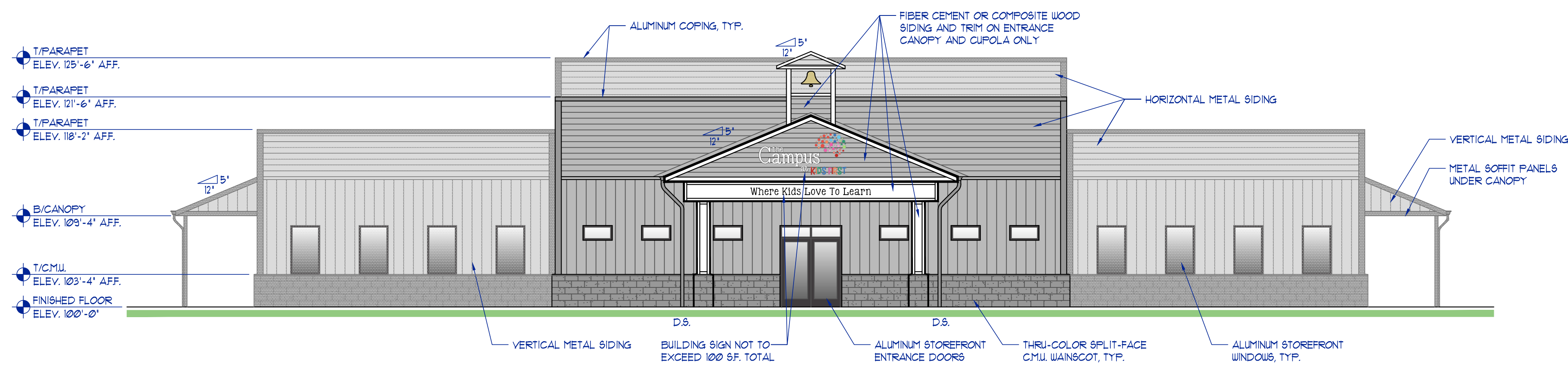
VICINITY MAP  
 NOT TO SCALE




**PRELIMINARY SOUTH ELEVATION (Scheme "D")**  
 SCALE: 1/8" = 1'-0"




**GROUND SIGN ELEVATION**  
 SCALE: 1/4" = 1'-0"

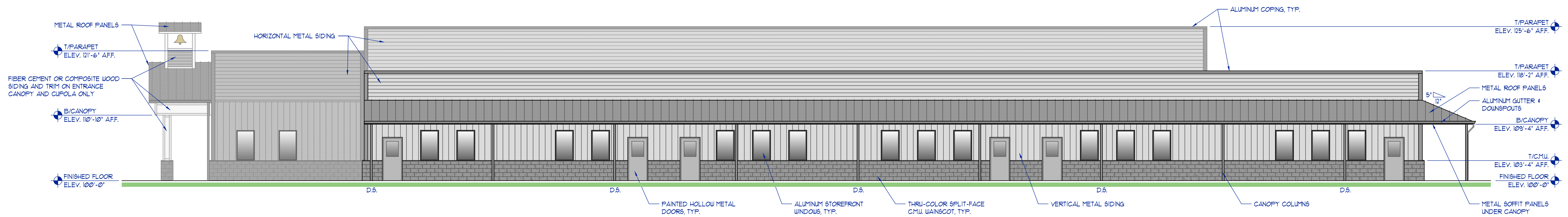



**PRELIMINARY EAST ELEVATION (Scheme "D")**  
 SCALE: 1/8" = 1'-0"

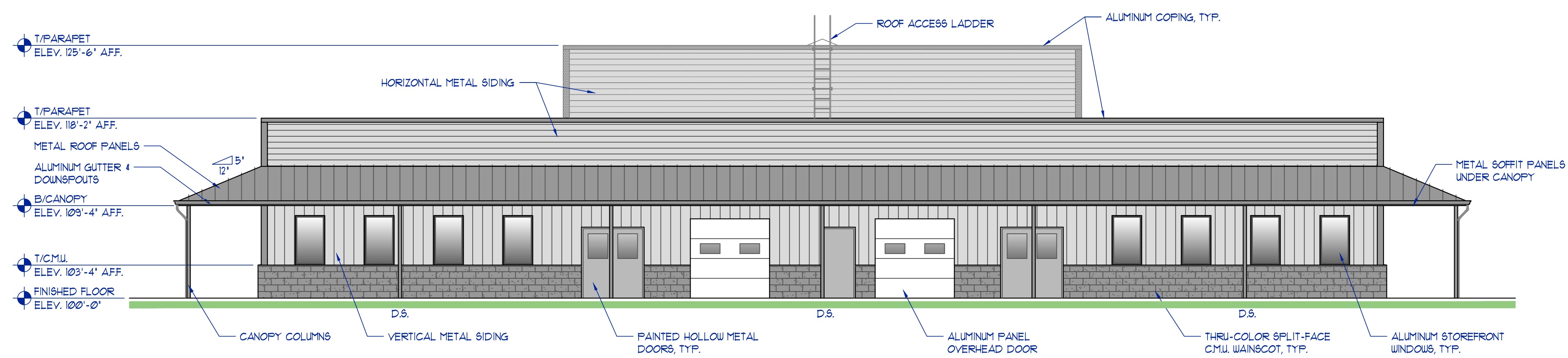
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 PLOTTED BY: bdoll  
 PLOT DATE: Sep 15, 2022-4:19PM



**PRELIMINARY NORTH ELEVATION (Scheme "D")**  
 SCALE: 1/8" = 1'-0"

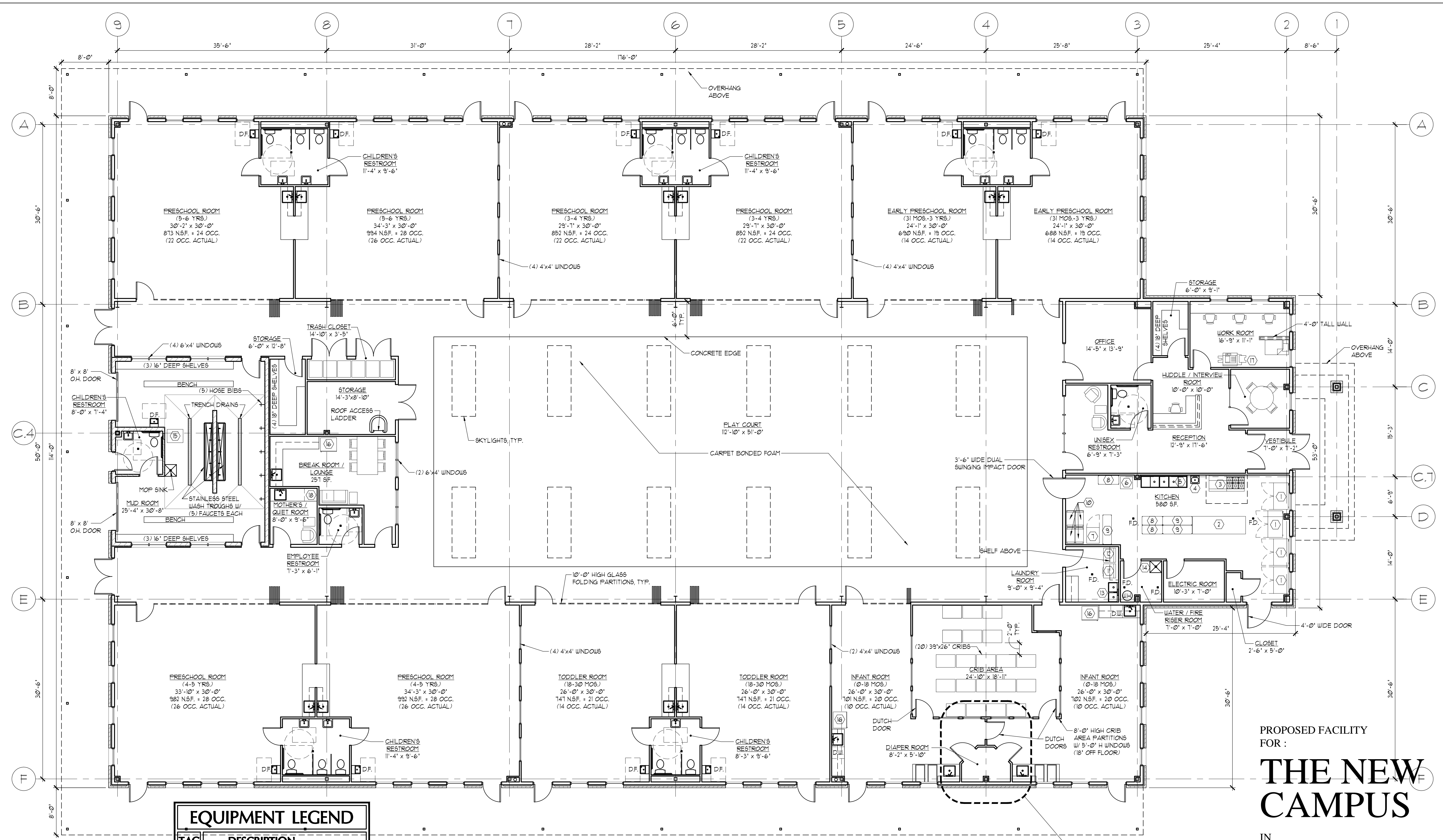


**PRELIMINARY WEST ELEVATION (Scheme "D")**  
 SCALE: 1/8" = 1'-0"

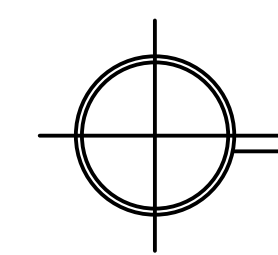
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EQUIPMENT LEGEND	
TAG	DESCRIPTION
(1)	30"x84" REACH-IN REFRIGERATOR OR FREEZER
(2)	36"x108" STAINLESS STEEL PREP TABLE
(3)	DOUBLE OVEN RANGE & GRIDDLE W/ EXHAUST HOOD
(4)	STAINLESS STEEL HAND WASH SINK
(5)	3 COMPARTMENT SINK WITH GREASE TRAP
(6)	COMMERCIAL DISH WASHER
(7)	WARMING CABINET
(8)	18"x42" STAINLESS STEEL WIRE SHELVING UNIT
(9)	18"x60" STAINLESS STEEL WIRE SHELVING UNIT
(10)	SERVING CART
(11)	RESIDENTIAL WASHER
(12)	RESIDENTIAL DRYER
(13)	DOUBLE BASIN UTILITY SINK
(14)	MOP SINK
(15)	RESIDENTIAL STACKABLE WASHER/DRYER
(16)	RESIDENTIAL REFRIGERATOR
(17)	COPIER
(18)	UNDER COUNTER FRIDGE

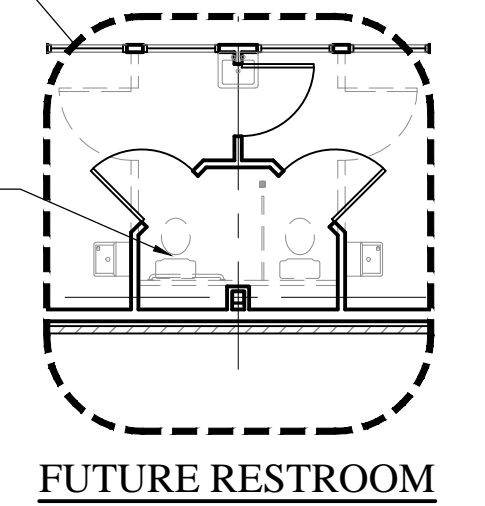


**PRELIMINARY FLOOR PLAN (Scheme "F")**

SCALE: 1/8" = 1'-0"  
 21,407 S.F. INTERIOR SPACE  
 25,555 S.F. W/ CANOPIES



PROVIDE UNDERGROUND PLUMBING FOR FUTURE RESTROOM



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