

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
2022-15P2
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 11501 Northlake Dr., 7903 & 7915 Kemper Rd. ZIP CODE: 45249

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER McCaw Land Partners, LLC	7870 East Kemper Road	Cincinnati	OH	45249	
CONTRACTOR Robert Lucke Group, Inc.	8825 Chapel Square Drive	Cincinnati	OH	45249	513-683-3300
DESIGNER Abercrombie & Associates, Inc.	8111 Cheviot Road, #200	Cincinnati	OH	45247	513-385-5757
APPLICANT Robert Lucke Group, Inc.	8825 Chapel Square Drive	Cincinnati	OH	45249	513-683-3300
APPLICANTS E-MAIL ADDRESS <u>scott@robertlucke</u>					

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 Use-vacant land. Proposed use-general & medical office, boutique store, cafe/restaurant.

5. SQUARE FEET: 39,794 SF 6. USE: Office, Boutique store/ Office, Cafe/Rest 7. HEIGHT: One-Story
 8. EST. START DATE: 3/2023 9. EST. FINISH DATE: 3/2025 10. # OF SIGNS: 3

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 DATE 10/18/22

 PROPERTY OWNER'S SIGNATURE DATE 10/19/22

October 24, 2022

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

RE: Proposed PUD II
Planned Unit Development
Northlake Commons
11501 Northlake Drive
Parcel No. 600-0013-0051, 0052, & 0072
A&A No. 22-0173

Dear Commissioners:

On behalf of the applicant, Robert Lucke Group, Inc. we are pleased to submit for review and consideration the attached PUD (Planned Unit Development) application for a proposed mix use development on approximately 4.702 acres of land located in Sycamore Township at the southwest corner of Kemper Road and Northlake Drive.

The subject property is currently vacant and is zoned "F" Light Industrial. The surrounding land use and zoning consists of office use and a sports center facility to the north, zoned "OO" Planned Office District, vacant land to the east, zoned "F" Light Industrial, office use to the south, zoned "F" Light Industrial, and light industrial and retail use to the west, zoned "F" Light Industrial and Planned Light Industrial.

The proposed plan consists of one, one story building with a proposed office and boutique store use, and two, one story office buildings. All three buildings will have an approximate floor area of 11,800 gsf each. The fourth building proposed will be a one-story building with a proposed café or restaurant use with a drive-thru. The approximate floor area of the café/restaurant is 4,400 gsf.

Buildings 1, 2, and 3 will be residential in character with steep sloped roofs covered with dimensional shingles. The exterior of the buildings will be constructed with brick veneer and stone.

The proposed plan is consistent with the current surrounding land use as well as per the Sycamore Township Land Use Plan 2030, The Township's Land Use Plan 2030 designates the subject property as Office use. A use described in the Townships Land Use Plan for "administrative and professional tasks at varying levels of intensity. Ranging from single story, single-tenant buildings to multi-story, multi-tenant buildings. Office use being proposed primarily along arterial thoroughfares or in business parks". This proposed development is located in a business park along Kemper Road, a minor arterial roadway per the current Hamilton County Thoroughfare plan. Retail uses may be permitted, if located in the same office building, a use consistent with proposed Building 1.

Sycamore Township Zoning Commission
Planned Unit Development, PUD II
Northlake Commons
October 24, 2022
A&A No. 22-0173
Page 2

The plan proposes a high intense use with an impervious surface ratio (ISR) of approximately 68%, consistent with the existing surrounding land uses. The proposed plan provides adequate off-street parking with sufficient buffering and landscaping.

Proposed access to the development consists of a right-in/right-out only access from Kemper Road and a full movement access from Northlake Drive. The Northlake Drive and Kemper Road intersection is a signalized intersection.

The proposed development will be served by an existing 8-inch public sanitary sewer that extends along the frontage of the subject property and an existing 8-inch public sanitary sewer located along the east side of Northlake Drive.

Water service for the proposed development will be provided by an existing 12-inch public water main located along the north side of Kemper Road and an existing 8-inch public water main located along the east side of Northlake Drive.

In the past twenty-one years the Robert Lucke Group, Inc. has developed fifteen successful developments similar to this proposed development, four in Sycamore Township, six in Symmes Township, four in Mason, and one in the Village of Evendale, Ohio.

In conclusion, we believe this proposed development and use is consistent with the surrounding land use and meets the objectives of the Township's land use plan.

Please contact us with any questions or if additional information is required.

Sincerely,

Abercrombie and Associates, Inc.



Douglas A. Smith, P.E., P.S.
Senior Project Manager
Enc.

cc: Mr. Scott Lucke – Robert Lucke Group, Inc.



**Abercrombie
& Associates, Inc.**

Civil Engineering + Surveying

OCTOBER 19, 2022

**LEGAL DESCRIPTION
NORTHLAKE COMMONS - PUD II
4.702 ACRES**

SITUATE IN SECTION 1, TOWN 3, ENTIRE RANGE 2, SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO AND BEING PART OF LOT 1 OF NORTHLAKE OFFICE CENTER, BLOCK B AS RECORDED IN P.B. 244, PAGE 68 OF THE HAMILTON COUNTY, OHIO, RECORDER'S OFFICE AND AS CONVEYED TO McCAW LAND PARTNERS, LLC. BY DEED AS RECORDED IN O.R. 13067, PAGE 2157 OF THE HAMILTON COUNTY, OHIO, RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHEAST CORNER OF SAID LOT 1 AND BEING A SOUTHEASTERLY CORNER OF THE LANDS CONVEYED TO CONTINGENT HOLDINGS, LLC. BY DEED AS RECORDED IN O.R. 13073, PAGE 1571 OF THE HAMILTON COUNTY, OHIO, RECORDER'S OFFICE;

THENCE ALONG A SOUTH LINE OF SAID CONTINGENT HOLDINGS, LLC. LAND, SOUTH 77°44'26" WEST, 106.18 FEET TO THE SOUTHEAST CORNER OF SAID CONTINGENT HOLDINGS, LLC. LAND, SAID CORNER WITNESSED BY A 1" DIA. IRON PIN;

THENCE ALONG THE EAST LINE OF SAID CONTINGENT HOLDINGS, LLC. LAND, NORTH 05°15'36" EAST, 174.80 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF KEMPER ROAD AND THE NORTHEAST CORNER OF SAID CONTINGENT HOLDINGS, LLC. LAND, SAID POINT WITNESSED BY A 5/8" DIA. IRON PIN WITH CAP "MSP";

THENCE ALONG THE SAID SOUTH, RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 74°52'59" EAST, 201.48 FEET TO A POINT
2. SOUTH 77°43'40" EAST, 230.03 FEET TO A POINT
3. ALONG AN ARC DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A LENGTH OF 46.55 FEET, THE CHORD OF SAID ARC BEARS, SOUTH 33°16'25" EAST, 42.02 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF NORTHLAKE DRIVE, A 60' RIGHT-OF-WAY-WIDTH;

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Phone: (513) 385-5757 • Fax: (513) 245-5161

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THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE, ALONG AN ARC DEFLECTING TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, A LENGTH OF 24.57 FEET, THE CHORD OF SAID ARC BEARS SOUTH 08°07'12" WEST, 24.56 FEET TO A POINT, AND SOUTH 05°03'34" WEST, 320.99 FEET TO A POINT AND THE NORTHEAST CORNER OF THE LANDS CONVEYED TO NORTHLAKE STATION, LLC. BY DEED AS RECORDED IN O.R. 10369, PAGE 1767 OF THE HAMILTON COUNTY, OHIO, RECORDER'S OFFICE, SAID POINT WITNESSED BY A 5/8" IRON PIN W/CAP, # 7598;

THENCE ALONG THE NORTH LINE OF SAID NORTHLAKE STATION, LLC LAND, NORTH 82°07'26" WEST, 558.87 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID NORTHLAKE STATION, LLC., LAND AND A POINT IN THE EASTLINE OF LOT 37 OF BLUE ASH COMMERCIAL CENTER, BLOCK "A" AS RECORDED IN P.B. 224, PAGE 31 OF THE HAMILTON COUNTY, OHIO, RECORDER'S OFFICE, SAID POINT WITNESSED BY A 5/8" DIA. IRON PIN W/CAP, # 7598;

THENCE IN PART ALONG THE EAST LINE OF SAID LOT 37 AND THE EAST LINE OF LOT 38 OF BLUE ASH COMMERCIAL CENTER, BLOCK "A" AS RECORDED IN P.B. 224, PAGE 31 OF THE HAMILTON COUNTY, OHIO, RECORDER'S OFFICE, NORTH 05°15'34" EAST, 253.59 FEET TO THE PLACE OF BEGINNING.

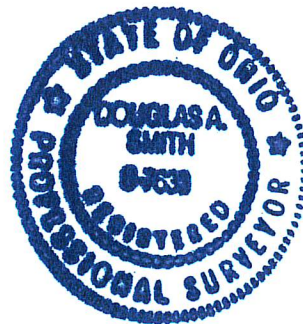
CONTAINING 4.702 ACRES OF LAND.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

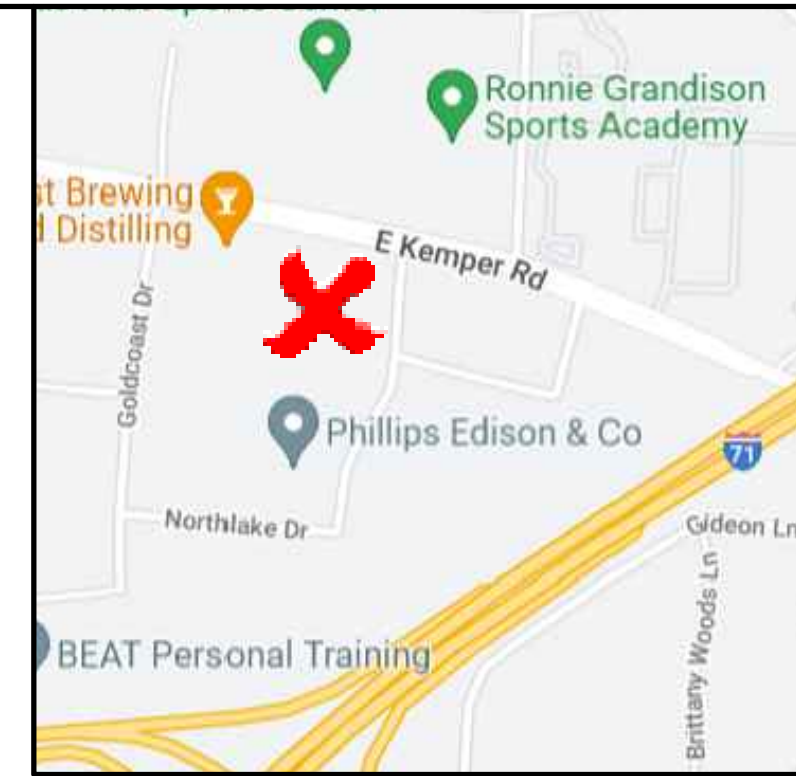
THE ABOVE DESCRIPTION WAS PREPARED FROM A ZONING PLAT, DATED 10/24/2022 BY ABERCROMBIE AND ASSOCIATES, INC. UNDER THE DIRECTION OF DOUGLAS A. SMITH, P.S., OHIO REGISTRATION NO. 7633. BEARINGS ARE BASED ON THE STATE PLAN COORDINATE SYSTEM, SOUTH ZONE.

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 EXISTING DEEDS AND PLATS OF RECORD AND IS NOT BASED ON AN ACTUAL 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.

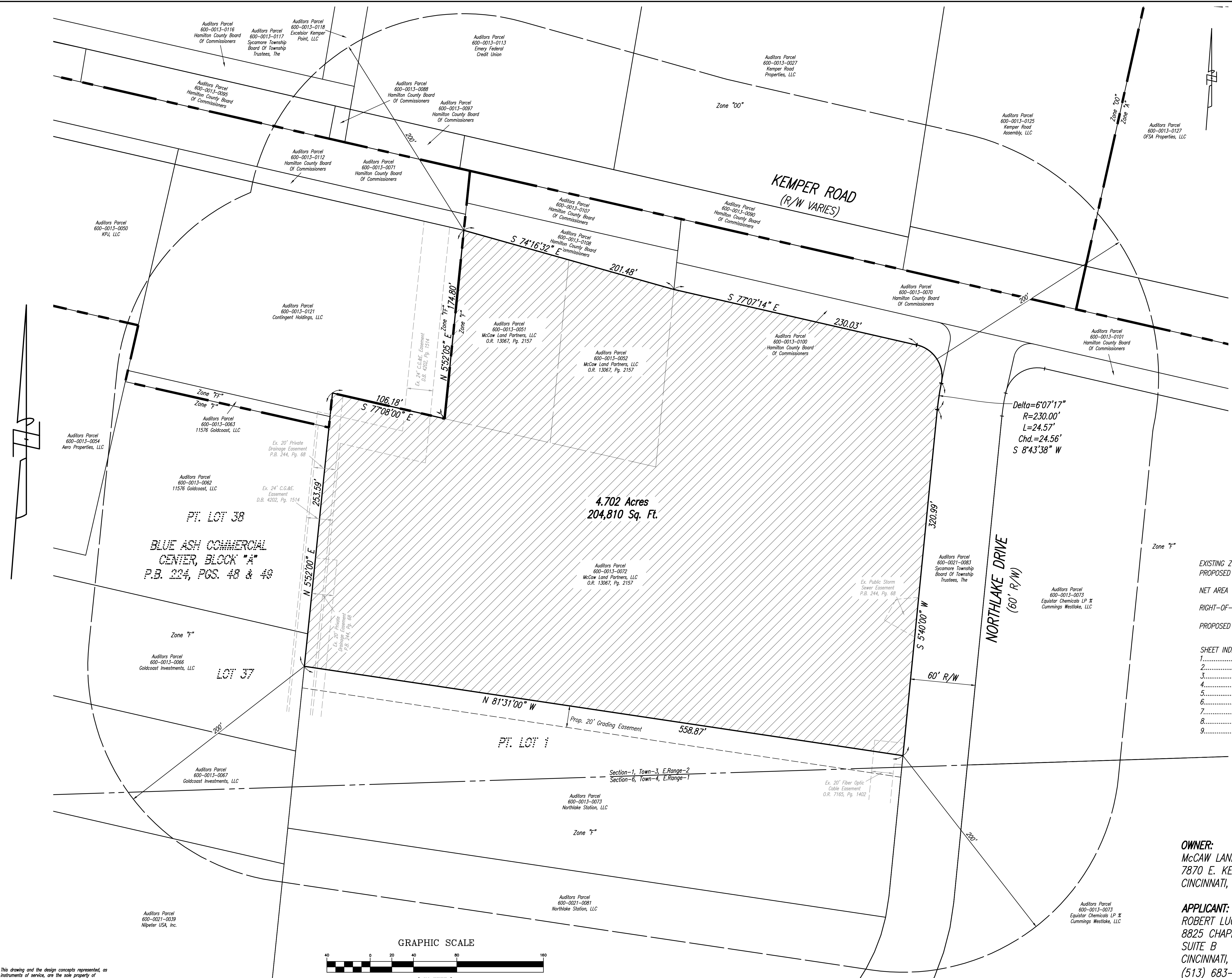

DOUGLAS A. SMITH P. S. #7633



Prepared by: Abercrombie and Associates, Inc.
Date: October 24, 2022
A&A No.: 22-0173



VICINITY MAP



EXISTING ZONING - "F" LIGHT INDUSTRY DISTRICT
 PROPOSED ZONING - "F-PUD-II"

NET AREA OF PROPOSED PUD II - 4.702 ACRES

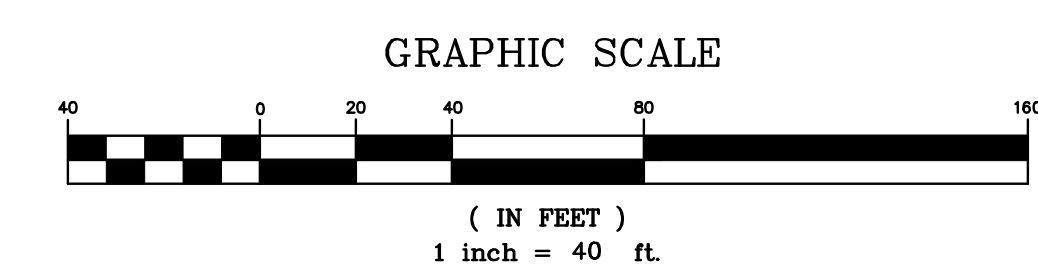
RIGHT-OF-WAY SHOWN ARE PUBLIC

PROPOSED LAND USE - OFFICE (MEDICAL & GENERAL),
 RESTAURANT & BOUTIQUE STORE

SHEET INDEX:
 1.....ZONING PLAN
 2.....EXISTING CONDITIONS
 3.....PROPOSED FEATURES PLAN
 4.....PRELIMINARY GRADING PLAN
 5.....LANDSCAPE PLAN
 6.....SITE COLOR RENDERING
 7.....BUILDING ELEVATIONS (BY OTHERS)
 8.....BUILDING FLOOR PLAN (BY OTHERS)
 9.....LIGHTING PLAN (BY OTHERS)

OWNER:
 McCAW LAND PARTNERS, LLC
 7870 E. KEMPER ROAD
 CINCINNATI, OHIO 45249

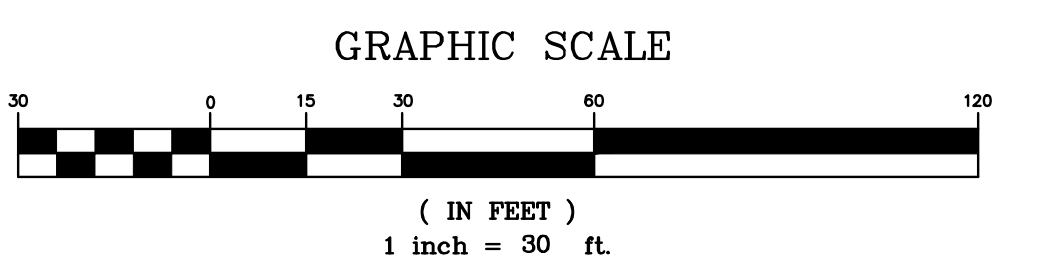
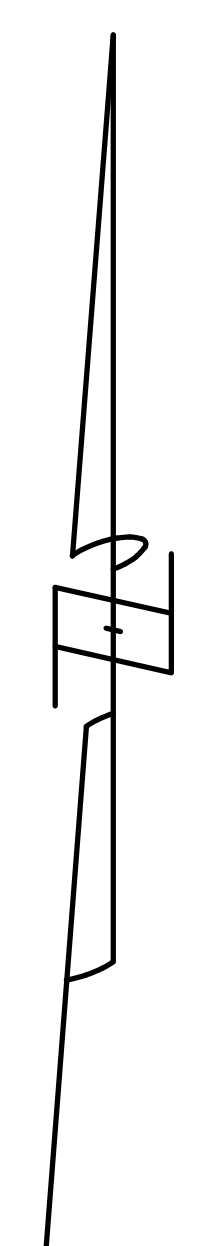
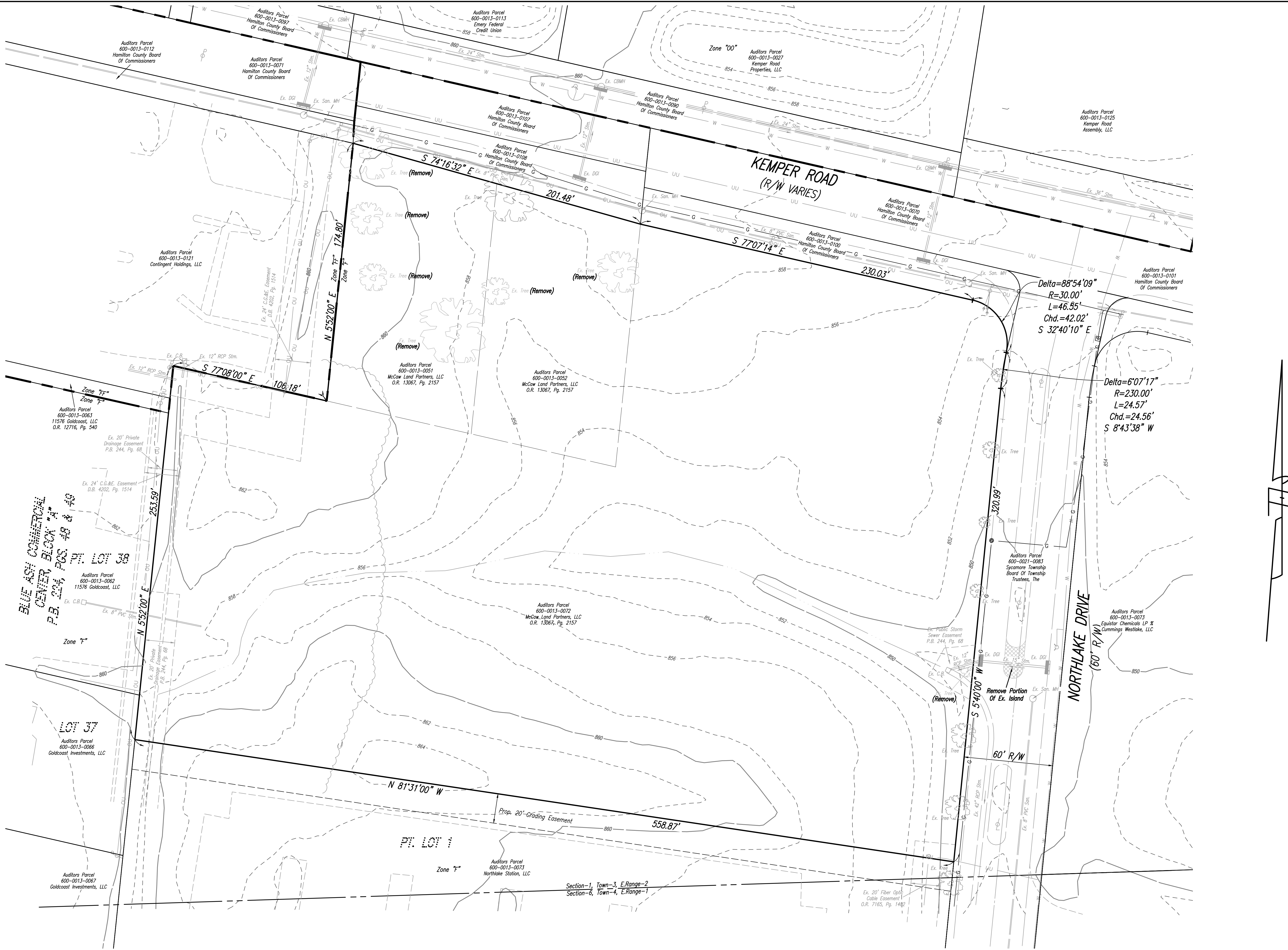
APPLICANT:
 ROBERT LUCKE GROUP, INC.
 8825 CHAPEL SQUARE DRIVE
 SUITE B
 CINCINNATI, OHIO 45249
 (513) 683-3300



Date: 10-24-22		Drawn By: G.R.		Checked By: D.S.		Scale: 1" = 40'	
REVISIONS							
PROPOSED P.U.D. II PLAN							
NORTHLAKE COMMONS							
SECTION-1, TOWN-3, E.RANGE-2							
SYCAMORE TOWNSHIP							
HAMILTON COUNTY, OHIO							
Sheet Title		Project Title					
Abercrombie & Associates, Inc.		Civil Engineering + Surveying					
8111 Cheviot Road, Suite 200		Cincinnati, Ohio 45247					
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JOB No. 22-0173		1		9			

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1-800-362-2764

Date: 10-24-22	
Drawn By: G.R.	Checked By: D.S.
Scale: 1" = 30'	
REVISIONS	
EXISTING CONDITIONS NORTHLAKE COMMONS SECTION-1, TOWN-3, E.RANGE-2 SYCAMORE TOWNSHIP HAMILTON COUNTY, OHIO	
Sheet Title	Project Title
Abercrombie & Associates, Inc. Civil Engineering + Surveying 8111 Cheviot Road, Suite 200 Cincinnati, Ohio 45247 www.abercombie-associates.com	
Job No. 22-0173	2
9	



BLUE ASH COMMERCIAL CENTER, BLOCK "A" P.B. 254, PGS. 48 & 49 PT. LOT 38

LOT 37

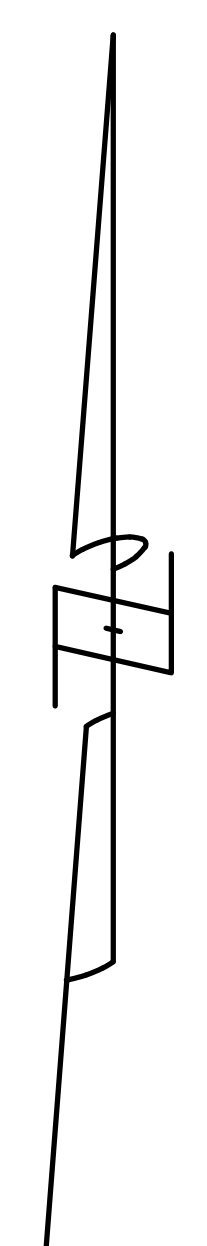
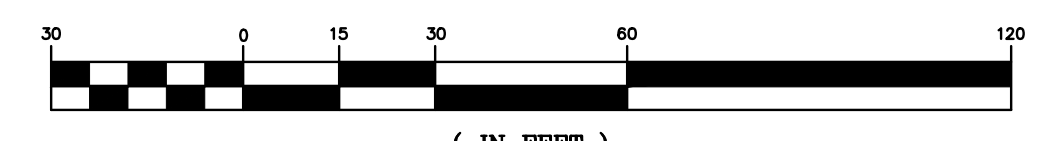
PT. LOT 1

Section-1, Town-3, E.Range-2
Section-6, Town-4, E.Range-1

Ex. 20' Fiber Optic Cable Easement O.R. 7165, Pg. 148

SEMI TURNED

GRAPHIC SCALE



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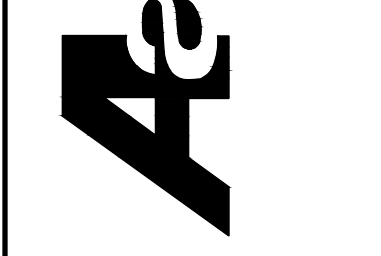


1-800-362-2764






Date: 10-24-22	
Drawn By: G.R.	Checked By: D.S.
Scale: 1" = 30'	
REVISIONS	
PRELIMINARY GRADING PLAN	
NORTHLAKE COMMONS	
SECTION-1, TOWN-3, E.RANGE-2	
SYCAMORE TOWNSHIP	
HAMILTON COUNTY, OHIO	
Project Title	
Sheet Title	
Job No. 22-0173	
4	
9	

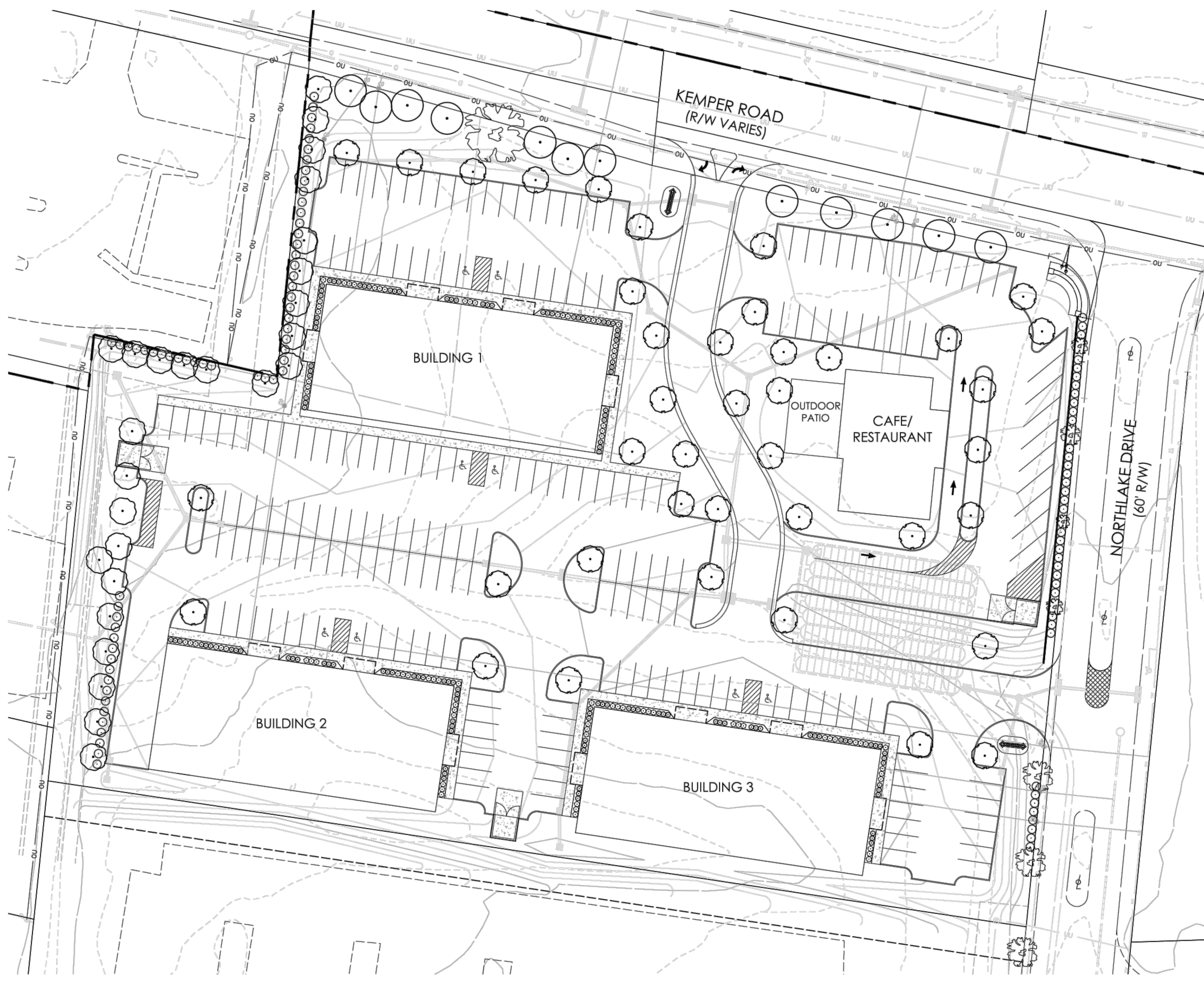
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	REQUIRED	PROPOSED		
12-6.2 TOTAL LANDSCAPING REQUIRED				
VUA LANDSCAPE	22 SF PER PARKING/STACKING SPACE 22 SF x 222 (PARKING/STACKING SPACES) = 4,884 SF (CAN INCLUDE INTERIOR AND STREETScape FOR MINIMUM REQUIREMENTS)	INTERIOR = ± 13,306 SF STREETSCAPE = ± 11,191 SF		
12-6.4 DETERMINATION OF INTERIOR LANDSCAPE REQUIREMENTS				
PLANTING REQUIREMENTS (b)	2 CANOPY TREES FOR EACH 10 SPACES FOR RETAIL USES AND 3 CANOPY TREES FOR EACH NON-RETAIL USES = 22.2 x 3 = 67 TREES	40 INTERIOR TREES PROPOSED 27 STREETSCAPE TREES PROPOSED		
PLANTING REQUIREMENTS (c)	MULTIPLY REQUIRED TREES BY 3 67 x 3 = 201 SHRUBS	203 SHRUBS PROPOSED		
14-7 BOUNDARY BUFFER - LAND USE CLASS OF DEVELOPMENT PARCEL - IV; ADJOINING LAND USE - III; A + 20 FT.				
WEST BUFFER (BY FF)	10' WIDE BUFFER - 5 TREES AND 15 SHRUBS PER 100 LF.; 174.80 / 10 = 1.7480 x 5 = 9 TREES; 1.7489 x 15 = 27 SHRUBS	9 TREES PROPOSED 27 SHRUBS PROPOSED		
WEST BUFFER (BY F)	10' WIDE BUFFER - 5 TREES AND 15 SHRUBS PER 100 LF.; 253.59 / 10 = 2.5359 x 5 = 11 TREES; 2.5359 x 15 = 34 SHRUBS	11 TREES PROPOSED 17 SHRUBS PROPOSED		
SOUTH BUFFER	10' WIDE BUFFER - 5 TREES AND 15 SHRUBS PER 100 LF.; 558.67 / 10 = 5.5867 x 5 = 26 TREES; 5.5867 x 15 = 56 SHRUBS	0 TREES PROPOSED 0 SHRUBS PROPOSED		
NORTH BUFFER (BY FF)	10' WIDE BUFFER - 5 TREES AND 15 SHRUBS PER 100 LF.; 106.18 / 10 = 1.0618 x 5 = 6 TREES; 1.0618 x 15 = 16 SHRUBS	6 TREES PROPOSED 16 SHRUBS PROPOSED		
14-8.2 DETERMINATION OF STREETSCAPE BUFFER REQUIREMENTS				
LANDSCAPE MATERIAL REQUIREMENTS (c)	E. KEMPER RD ~ 10' BUFFER: 168.53 LF - 168.53 LF / 100 = 1.6853 x 2.5 = 5 TREES; 1.6853 x 20 = 34 SHRUBS 20' BUFFER: 195.29 FL / 100 = 1.9529 x 5 = 7 TREES (1-18" EX. = 3 TREES)	12 TREES PROPOSED 1 EXISTING 13-25" CAL. TREE = 3 TREES TOTAL TREES = 15 0 SHRUBS PROPOSED		
LANDSCAPE MATERIAL REQUIREMENTS (c)	NORTHLAKE DR ~ 10' BUFFER: 299.16 LF - 299.16 LF / 100 = 2.9916 x 2.5 = 8 TREES; (6-4" - 12" CAL. EX. = 12 TREES) 2.9916 x 20 = 60 SHRUBS	0 TREES PROPOSED 6 EXISTING 4"-12" CAL. TREE = 12 TREES TOTAL TREES = 12 38 SHRUBS PROPOSED		
15-6.1 TREES (CREDIT)				
MINIMUM CALIPER	MINIMUM SURROUNDING LANDSCAPE AREA	MINIMUM WIDTH OF LANDSCAPE AREA	NUMBER OF TREES CREDITED	TOTAL EX. TREES
13" - 25"	250 SF	10 FT	3	1
4" - 12"	150 SF	5 FT	2	6

PLANT LEGEND

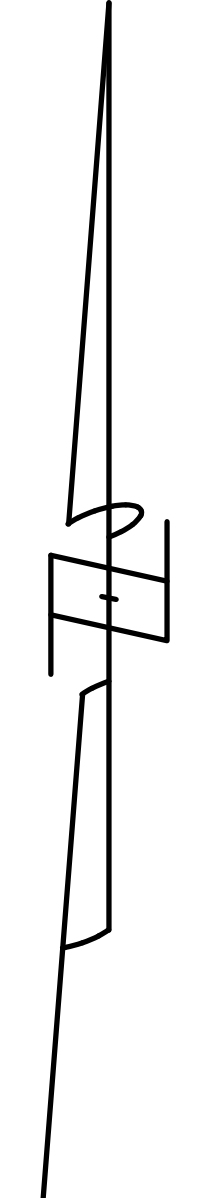
	CANOPY TREES 2 1/2" - 3" CAL. B&B	104
	BUFFER SHRUBS MIN. 18" HIGH OR 24" SPREAD	227
	INTERIOR SHRUBS MIN. 18" OR #2 GALLON POT	268



GRAPHIC SCALE



(IN FEET)
1 inch = ## ft.



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10-24-22	Done
G.R.	Drawn By
D.S.	Checked By
1" = 30'	Scale

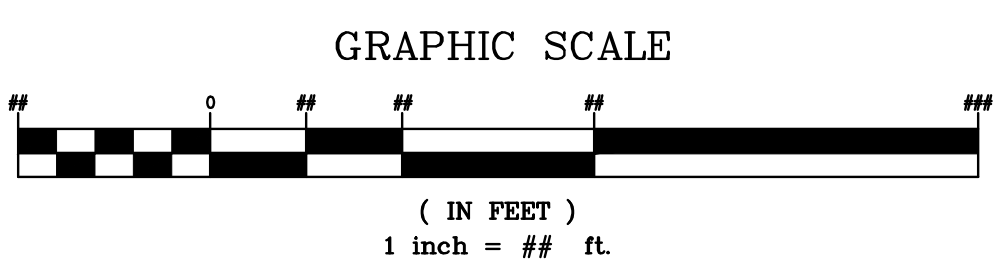
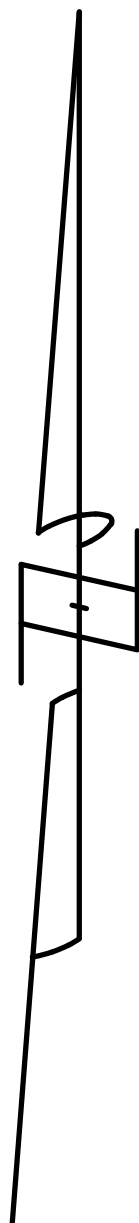
LANDSCAPE PLAN
NORTHLAKE COMMONS
SECTION-1, TOWN-3, E-RANGE-2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

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SHEET TITLE SITE COLOR RENDERING		DATE 10-24-22
PROJECT TITLE NORTHLAKE COMMONS SECTION-1, TOWN-3, E-RANGE-2 SYCAMORE TOWNSHIP HAMILTON COUNTY, OHIO		DRAWN BY G.R.
JOB NO. 22-0173		CHECKED BY D.S.
JOB NO. 22-0173		SCALE 1" = 30'
REVISIONS		DWG: PRLM/GF-PROY



10-24-22

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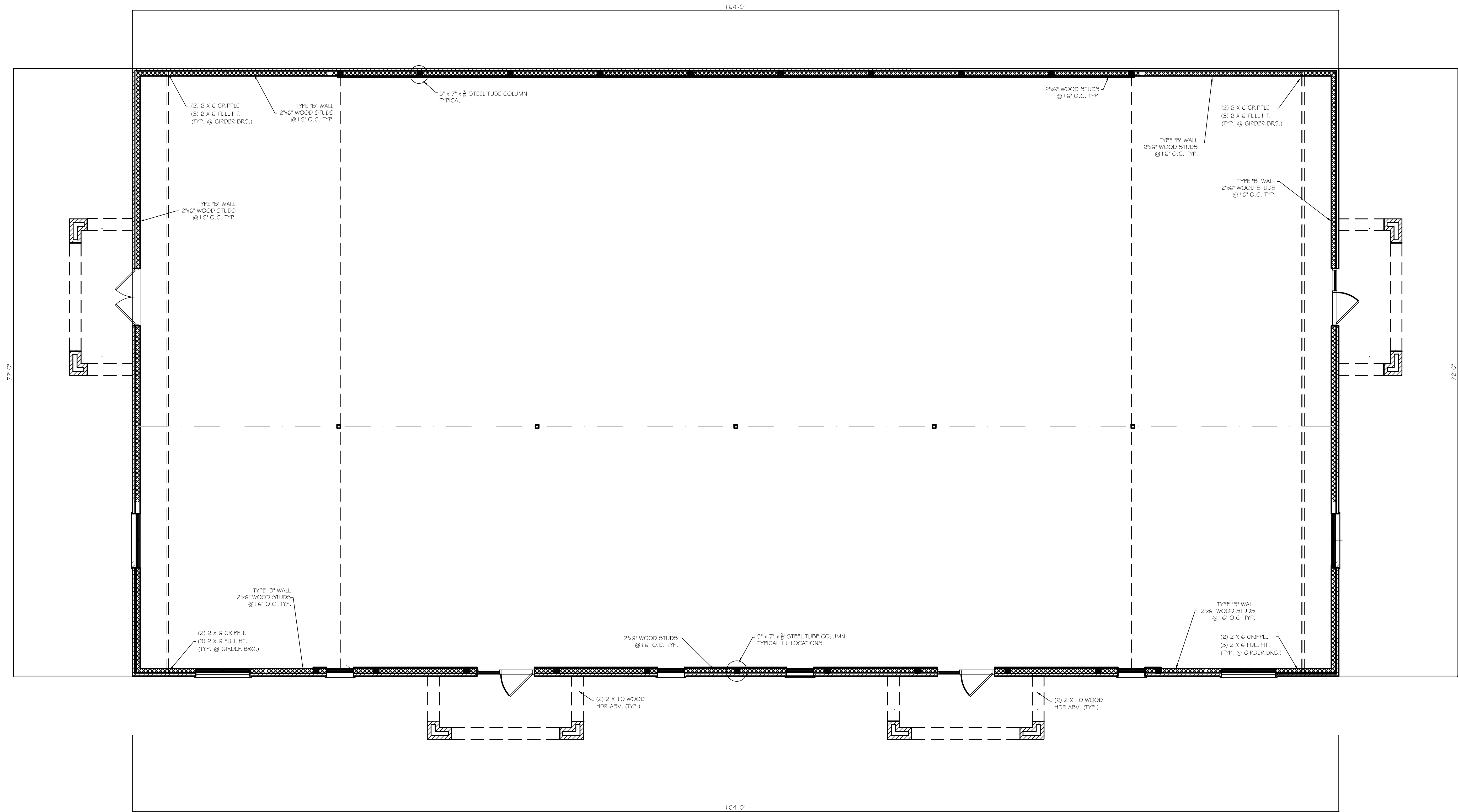


REVISIONS	Date	10-24-22
	Drawn By	G.R.
	Checked By	D.S.
	Scale	N/A
DWG: PRLM GR-PRDY		

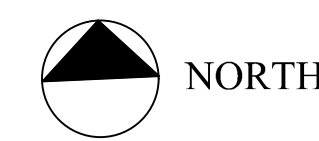
Sheet Title
BUILDING ELEVATIONS

Project Title
**NORTHLAKE COMMONS
 SECTION-1, TOWN-3, E-RANGE-2
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO**

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BUILDING SHELL FLOOR PLAN
NTS



REVISIONS	Date	10-24-22
	Drawn By	G.R.
	Checked By	D.S.
	Scale	N/A
DWG: PRJ\1\GR-PRDY		

BUILDING FLOOR PLAN
NORTHLAKE COMMONS
SECTION-1, TOWN-3, E-RANGE-2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

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