



**UNION TOWNSHIP BOARD OF TRUSTEES
DECEMBER 12TH, 2023 MEETING**

OVERLAY DISTRICT PLAN

**ATLANTIC SIGN COMPANY, Applicant
4611 EASTGATE BLVD./ Parcel ID # 413105D172.**



Staff Report: CASE #12-23-0

NATURE OF REQUEST

The Applicant is requesting Overlay District Plan Approval from the Union Township Board of Trustees for Parcel# 413105D172—which is located within the Central Retail (S.R. 32) Corridor. Specifically, the Applicant is seeking additional signage for a relocated Chase Bank.

**Please refer to the Applicant's statements, plans, and other application enclosures.*

LOCATION

The location of this proposed Overlay District request is immediately adjacent (NW) to the northern Eastgate Mall access / Eastgate Boulevard intersection—approximately 700 feet northwest of the Eastgate Boulevard and Eastgate North Dr. intersection.

ZONING

The subject 1.145-acre property is zoned B-1 Business District, with all of the adjoining property (within 400 feet) also zoned as a B-1 Business District (for the underlying zoning).

RELATIONSHIP TO THE HORIZON 2030: UNION TOWNSHIP COMPREHENSIVE LAND USE PLAN

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the proposal is located within the Central (S.R. 32) Retail Corridor. Currently, this portion of the corridor contains a variety of commercial / business uses. As this Corridor continues to remain the primary commercial area within Union Township, new development activities (including infill development) have remained steady. Significant redevelopment is likely to occur in the future, due to the close proximity and potential of the Eastgate Mall and surrounding properties.

Eastgate Boulevard is a Major Collector 4-lane roadway with 2 southbound left-turn lanes onto Eastgate North and 2 northbound left-turn lanes onto the Eastgate Mall access, with a traffic volume of approximately 15,500 average daily trips (ADT) in the area of the Eastgate North intersection.

Among other things, the Plan calls for architectural standards that promote cohesive and attractive design and an enhanced quality of life (and additional investment), sidewalks in this area, shared driveway and parking configurations whenever practical, and site development to be conducted in a manner that focuses on maximizing land use efficiency with infill development. For commercial development, the use of traditional building materials, adequate vegetative buffering, landscaping strategies along shared property lines, and landscaping enhancements along the corridor frontage is also required, in accordance with the Plan.

BACKGROUND

The Applicant's current proposal involves the installation / addition of two (2) wall signs on the northern and northwestern portion of the existing retail center building. *A zoning permit for a wall sign on the northeastern face (front) of the building has already been approved and issued.* These signs would all be for Chase Bank, which is being relocated to this site—at least on a temporary basis—from the Gleneste Withamsville Road / State Route 32 location that is being permanently removed.

STAFF REVIEW & ANALYSIS

A review of this particular Overlay District application indicates that the proposal is consistent with the recommendations of the adopted land use plan, as well as the purpose and intent of the Overlay District regulations. The current retail center on the property contains Men's Warehouse and Super Cuts. Both of these users / businesses contain signage on the eastern (front) face of the building as well as the western face (rear) of the building. The Applicant seeks to establish a wall sign on the northwestern face of the building, consistent with the aforementioned users/ businesses. In addition, the Applicant seeks to place a wall sign on the northern face of the building—which, being on the corner of the building, is also visible from Eastgate Boulevard (and is also consistent with the signage that was previously approved for Men's Warehouse on the southern face / corner of the building). In consideration of the previous zoning approvals associated with this particular site *as well as others in the area*, staff finds that the Applicant's request for relief of Article 9, Section 907 of the Township Zoning Resolution—to allow more signage area than what would otherwise be strictly permitted (by approximately 72 square feet)—to be reasonable.

ACTION REQUIRED

In accordance with Section 1310 of the Zoning Resolution, the Board of Trustees' role in this process is to either enter a motion to approve, modify, or deny the Focus Area Overlay District application—which, in this case consists of additional signage for a relocated Chase Bank—as submitted, along with any further modifications deemed appropriate by the Board.

RECOMMENDED MODIFICATIONS

If the Board should choose to grant favorable consideration to this Overlay District application, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

- 1) The Applicant must address any concerns of the Clermont County Building Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) A final, revised signage plan will ultimately need to be submitted for the Applicant to obtain the necessary commercial zoning permit. *This item will be subject to administrative review and approval.*

III. SUPPORTING DOCUMENTS REQUIRED FOR APPLICATION

1. Photocopy of tax map with subject property highlighted.
2. Legal description of property (see deed).
3. Development plans.
4. Application fee as established by the Township Trustees.

IV. SUPPORTING INFORMATION

- A. Existing Zoning District B-1
 Existing Land Use Retail - Banking
 Proposed Focus Area District and Classification Category Commercial
 Proposed Land Use No Change

- B. Describe the characteristics of the Parcel/Project for consideration by the Board of Trustees (use additional sheet if necessary):

The building is positioned at an odd angle on the parcel. Chase Bank has two facades that face eastgate Blvd. to the North and east. Chase Bank would like to request 2 additional signs on the North and West facades if they were able to include the frontage on the east all of these signs would be within code. Chase Bank is requesting for the same privilege that their neighboring stores have. allowing these additional signs will not show Chase Bank any special privilege.

Sign on east elevation is already approved.

PARID: 413105D172.

CBL SHOPS AT EASTGATE PROPCO LLC

4611 EASTGATE BV

Parcel

Address 4611 EASTGATE BV
 Unit #
 Class COMMERCIAL
 Land Use Code 425-C - NEIGHBORHOOD SHOPPING CENTER
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)
 Tax Roll RP_OH
 Neighborhood C1654000
 Total Acres 1.145
 Taxing District 41
 District Name UNION TWP / WEST CLERMONT LSD
 Gross Tax Rate 102.56
 Effective Tax Rate 72.440093
 Non-Business Credit
 Owner Occupancy Credit

Owner

Owner 1 CBL SHOPS AT EASTGATE PROPCO LLC
 Owner 2

Tax Mailing Name and Address

Mailing Name 1 CBL SHOPS AT EASTGATE PROPCO LLC
 Mailing Name 2
 Address 1 CBL CENTER SUITE 500
 Address 2 2030 HAMILTON PLACE BLVD
 Address 3 CHATTANOOGA TN 37421
 Mortgage Company
 Mortgage Company Name

Legal

Legal Desc 1
 Legal Desc 2 SEE 413105D172T FOR TIF
 Legal Desc 3

Taxes Charged

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Charged
RP_OH	\$0.00	\$0.00	\$0.00	\$0.00

Taxes Due

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Due
RP_OH	\$0.00	\$0.00	\$0.00	\$0.00

Homestead Credits

Homestead Exemption NO
 Owner Occupancy Credit NO

4611 EASTGATE BLVD CINCINNATI, OH 45245

Show search results for 4611 EASTG

Popup Panel

Zoom to

Parcel: 4131050172

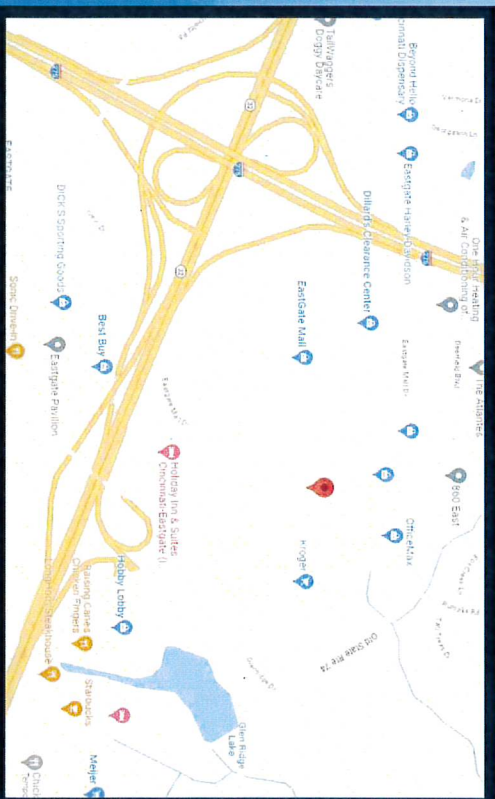
1.15
CEL SHOPS AT EASTGATE
PROPCO LLC
CEL SHOPS AT EASTGATE
PROPCO LLC
4611 EASTGATE BV
UNION 45245
CEL CENTER SUITE 300
CHATTANOOGA TN 37421
More info
W. Clermont LSD
Summerside Elementary
More info



40m
200ft
+ -84.277494 39.105101 Degrees



#48100R009549
Eastgate Wylter Park In-line Relo
4611 Eastgate Blvd.
Cincinnati, OH 45245



REVISION NOTES:
RE: Final Drawing - Added 3 letters to sign to match sign - 481-009549



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JP Morgan Chase Bank
#48100R009549

Eastgate Wylter Park In-line Relo
4611 Eastgate Blvd.
Cincinnati, OH 45245

Initial Date: 08/09/23
Salesperson: Arthur Navarro
Coordinator: Tracey L. Pichler
Designer: Asana
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signitech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

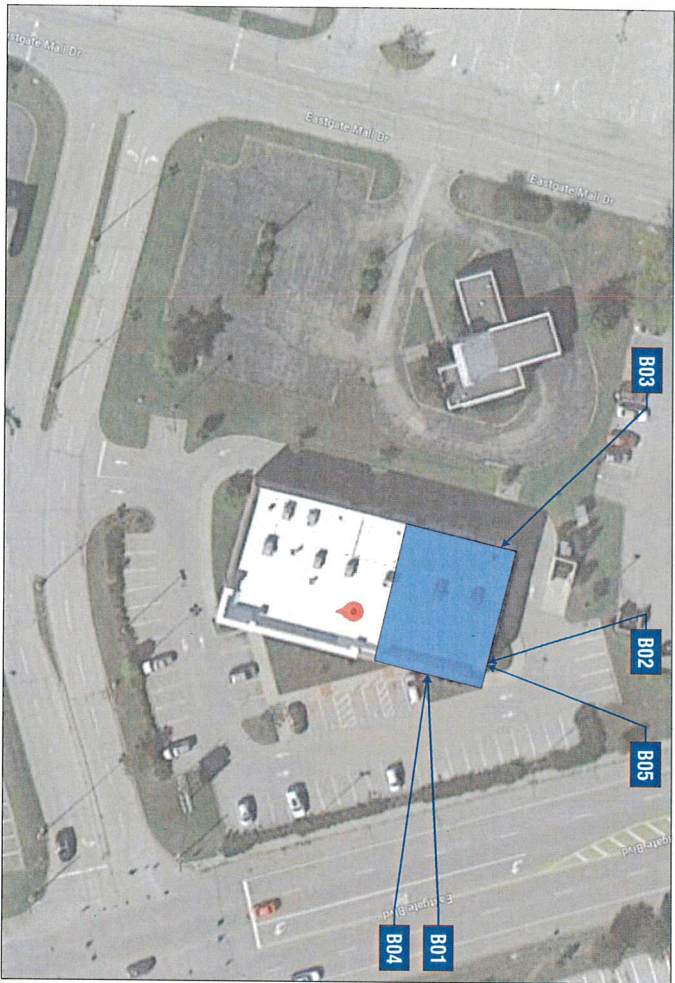
Customer Signature _____ Date _____
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Drawing Number: 23-01306

Project ID: CHASE_48100R009549_1

Revision: R5 - 08.17.23

SITE PLAN
SCALE: 1"=65'-0"



EXTERIOR SCOPE OF WORK			
SIGN ID	ELEVATION	SIGN TYPE	DESCRIPTION
B01	EAST	LIF-WBO-30	30" White Channel Letters and Logo
B02	NORTH	LIF-WBO-30	30" White Channel Letters and Logo
B03	WEST	LIF-RTWR-WBO-30	30" White Channel Letters and Logo W/ Behind the Wall Raceway
B04	--	AWN-SHED-RESKIN	Sunbrella Awning Re-Skin
B05	--	AWN-WUL-SHED	Shed Sunbrella Awning

SQUARE FOOTAGE	
PROPOSED SQFT:	172.8



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 Cincinnati, OH 45245

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Sign Legend / Site Plan



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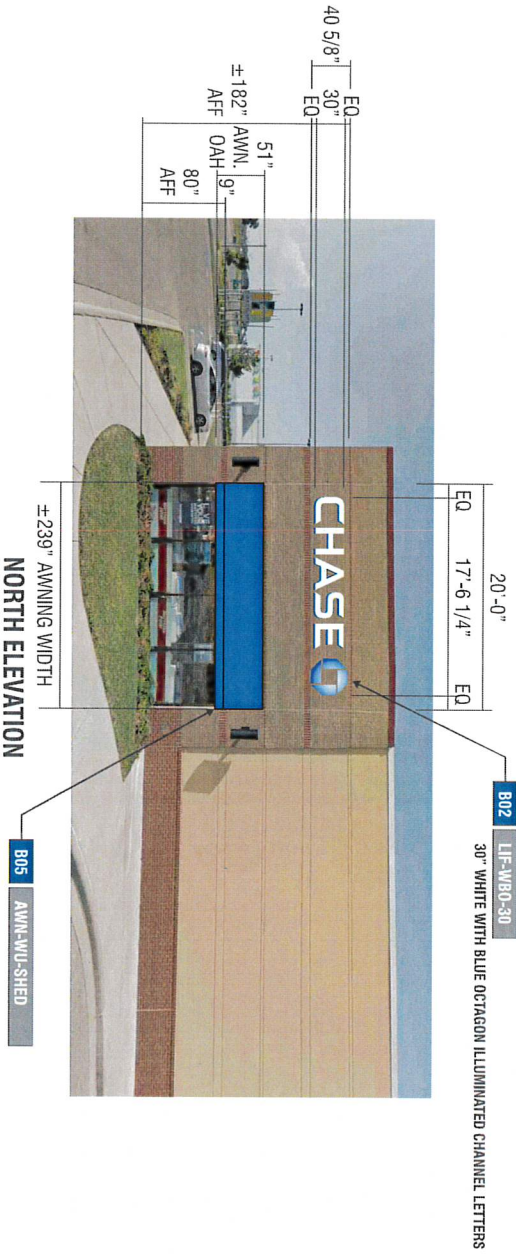
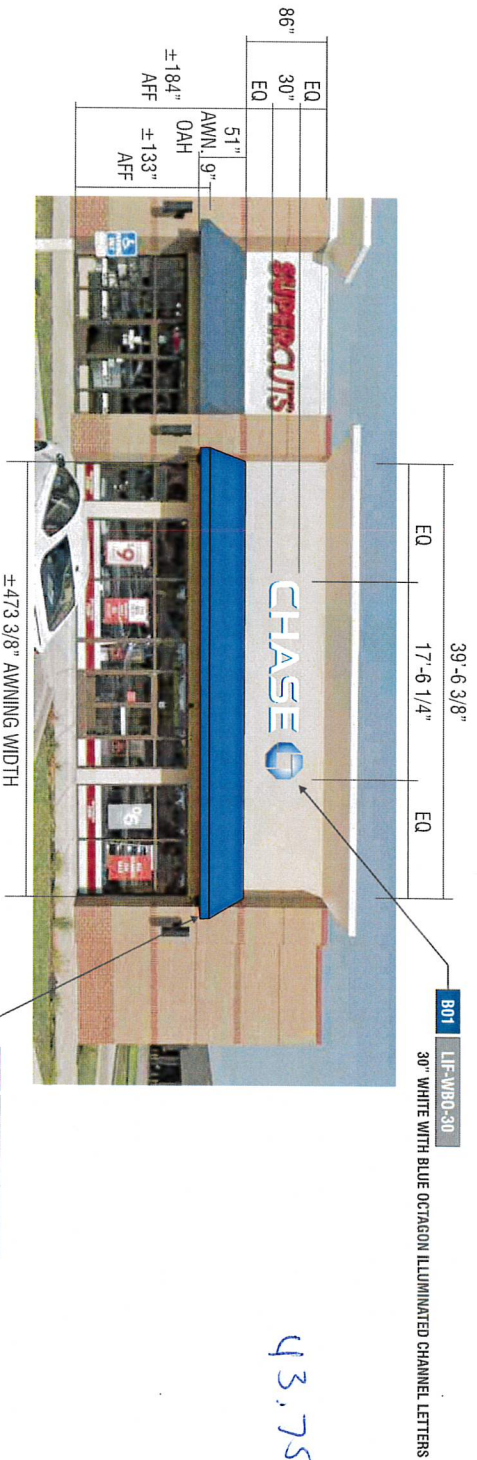
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Enlarged Aerial Site

ELEVATION/MATERIALS - ALLOWABLE
APPROXIMATE - SCALE: 3/32" = 1'-0"



59.25 allowed total



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Customer Signature _____ Date _____
 COPY COLORS & SIZES

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Exterior Elevations

**ELEVATION/MATERIALS - ALLOWABLE
APPROXIMATE - SCALE: 3/32' = 1'-0"**



43.754



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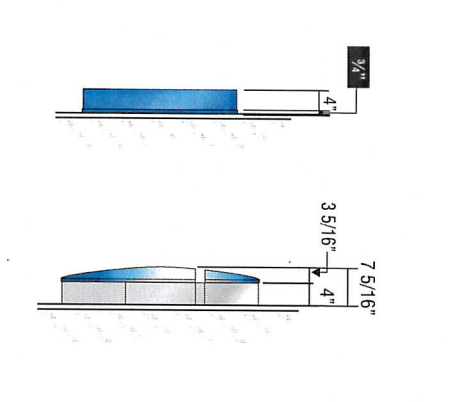
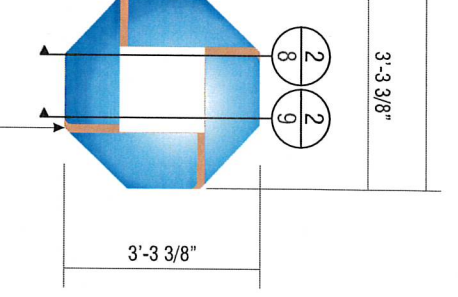
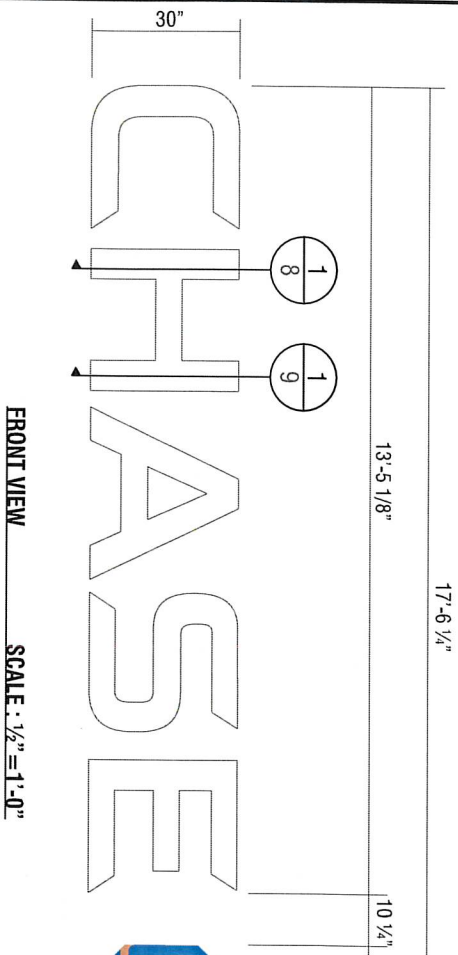
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COPY COLORS & SIZES

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Exterior Elevations



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

ENDVIEW OF LETTER **SCALE: 1/2" = 1'-0"**

ENDVIEW OF LOGO **SCALE: 1/2" = 1'-0"**

BE PAINTED TO MATCH
B01, B03 - SW 6128 BLONDE
B02 - SW 9112 SONG THRU

BRIDGE TO
B01, B03 - SW 6128 BLONDE
B02 - SW 9112 SONG THRU

MANUFACTURE AND INSTALL THREE (3) SETS OF INTERNALLY-ILLUMINATED CHANNEL LETTERS

B01 SIGN TYPE LIF-WB0-30

B02 SIGN TYPE LIF-WB0-30

B03 SIGN TYPE LIF-BTWR-WB0-30

- BEHIND THE WALL RACEWAY - PENETRATIONS THRU PARAPET MUST BE SEALED BY LL APPROVED ROOFING CONTRACTOR

LETTERS:

FACE: .177" ARISTECH #7328 P-95 WHITE PLEX (MATE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS

RETURNS: 0.118" x 4" DEEP ARISTECH #6046 BLUE WITH 3635-70 DIFFUSER VINYL ON 2ND (INTERIOR) SURFACE.

BACKS: .080" ALUM BACK WITH 3/4" x .080" OUTSIDE ALUM RETURN AND 1/2" x 1/8" ALUM ANGLE CLIPS

ON INTERIOR OF LETTER FOR FACE ATTACHMENT

PAINT: EXTERIOR PAINTED MATTHEWS MP-00366 CHASE BLUE SEMI-GLOSS FINISH (60-70 UNITS) AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT

ILLUMINATION: SLOAN PRISM 7100K #701269-7WSJ-HMB WHITE LEDs AND SLOAN POWER SUPPLY REQUIRED FOR PROPER EVEN ILLUMINATION.

LOGO:

BACKS: .080" ALUM BACK WITH STACK WELDED 4" x .080" ALUM RETURNS

LOGO CAN FACE: .080" ALUM BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS

PLEX FACE: .118" THERMO FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO 3/4" CLEAR PLEX 2ND SURFACE FACES.

PAINT: EXTERIOR PAINT MATTHEWS "CHASE NICKEL" #MP-19891 GLOSS FINISH AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.

ILLUMINATION: SLOAN PRISM #701269-BLSJ-HMB BLUE LEDs AND SLOAN POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION

3D VIEW OF OCTAGON

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION

As required by standard #2161, Signtech Electrical Advertising, Inc., exclusively uses secondary Ground Fault-Interrupted (GFI) transformers.

Each Sign MUST have: - A dedicated branch circuit

- Three wires: Line, Ground, and Neutral.

- Wire Size: Min 12 GA THHN Copper Wire.

NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.

- The ground wire must be continuous & go from the sign to the panelboard ground bus.

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MSA

MEMBER OF

CEESA

ILLUMINATION

JP Morgan Chase Bank

#48100R009549

Eastgate Wyler Park In-line Reto

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Cincinnati, OH 45245

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Coordinator: Tracey L Pichler

Designer: ASena

Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

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Customer Signature _____ Date _____

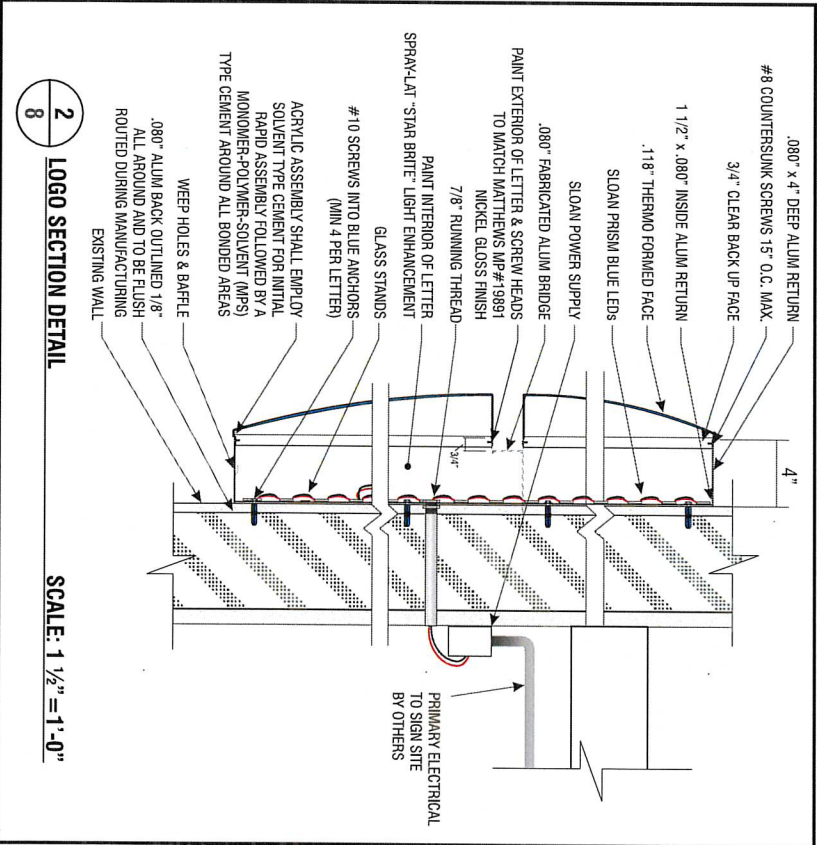
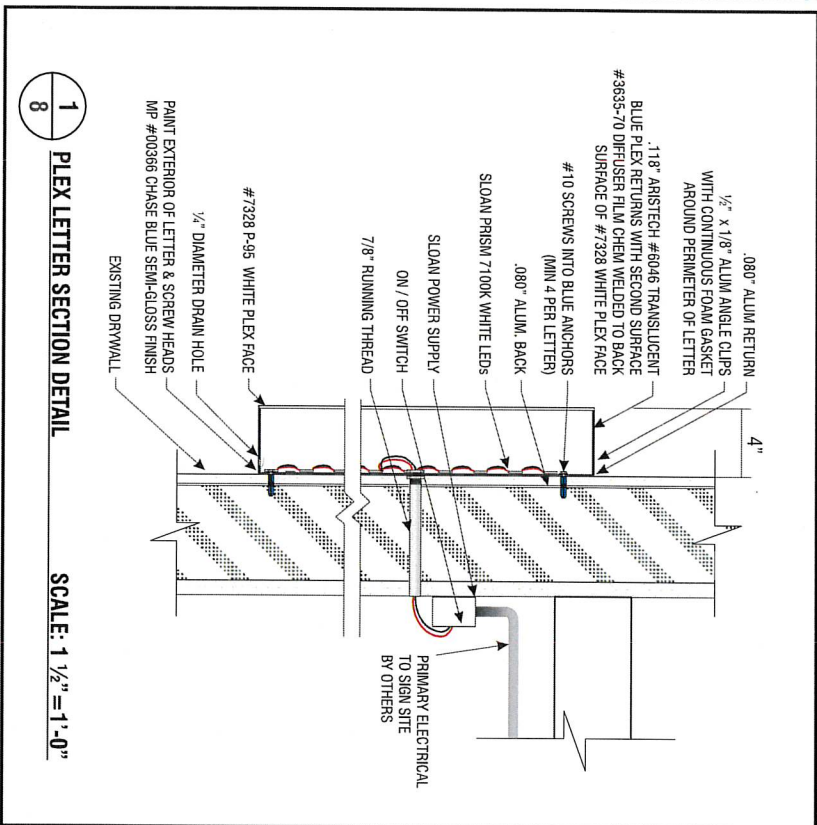
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Project ID: CHASE_48100R009549_1

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ATTACHMENT METHOD TO BE VERIFIED BY INSTALLER
AT THE FIELD DEPENDING ON WALL TYPE AND ACCESS.



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JP Morgan Chase Bank
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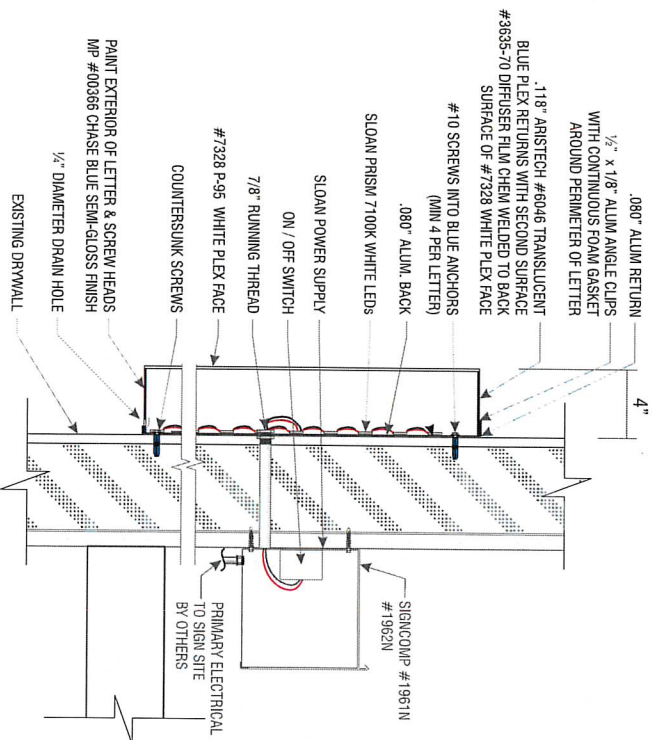
Customer Signature _____ Date _____
COPY COLORS & SIZES

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**ATTACHMENT METHOD TO BE VERIFIED BY INSTALLER
IN THE FIELD DEPENDING ON WALL TYPE AND ACCESS.**

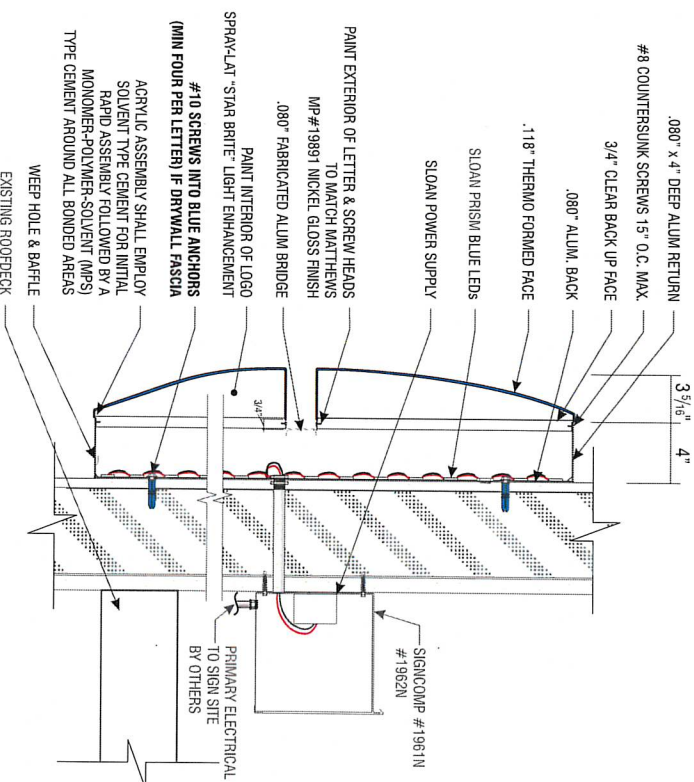


1
9

PLEX LETTER SECTION DETAIL

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

ANCHORS DETAIL FOR DRYWALL WITH BTWR



2
9

LOGO SECTION DETAIL SCALE: 1 1/2" = 1'-0"

ANCHORS DETAIL FOR DRYWALL WITH BTWR

ALL PENETRATIONS THRU PARAPET MUST BE SEALED BY LL APPROVED ROOFING CONTRACTOR



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Scale: As noted

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Customer Signature _____
Date

COPY, COLORS & SIZES

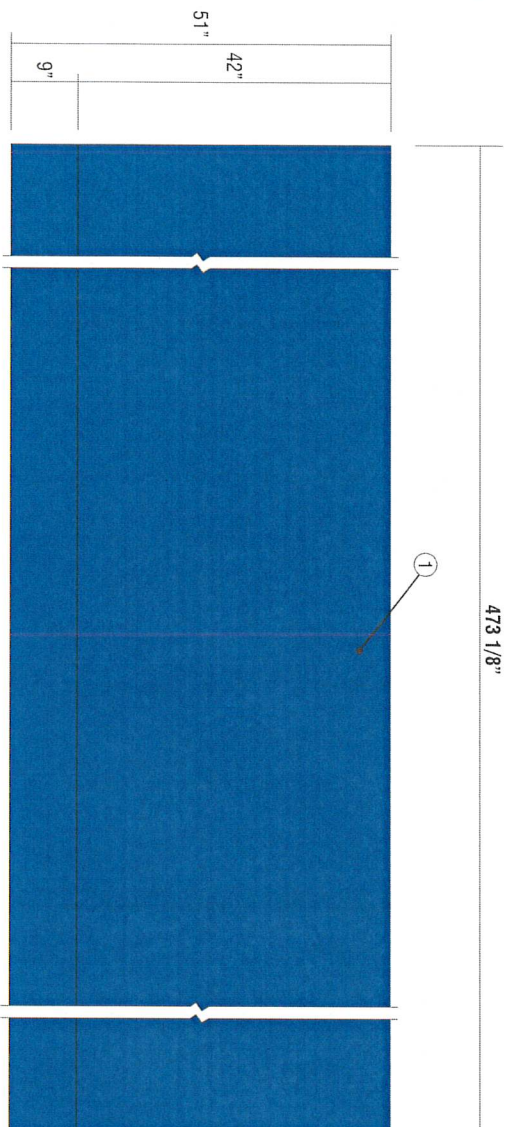
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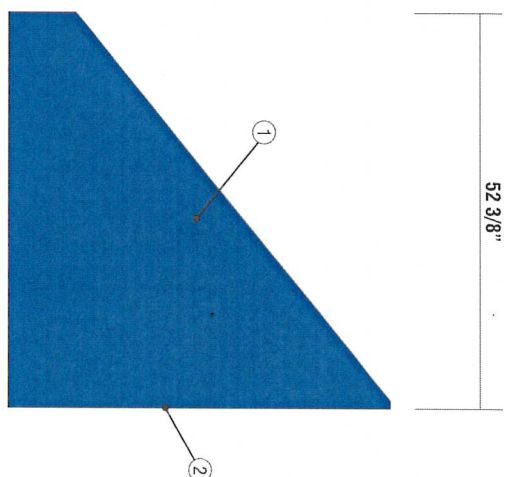
Drawing Number: 23-01306

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FRONT VIEW

SCALE: 3/4" = 1'-0"



END VIEW

SCALE: 3/4" = 1'-0"

B04

SIGN TYPE

AWN-SHED-RESKIN

MANUFACTURE AND INSTALL ONE (1) RE-SKIN FOR EXISTING NON-ILLUMINATED FABRIC-COVERED SHED AWNING

1. AWNING SKIN TO BE SUNBRELLA FIRE-RESIST FABRIC, CHASE REGATTA BLUE SKIN OUTSIDE TOP/FRONT & SIDE SURFACES OF FRAME ONLY.
2. EXISTING 1" x 1" x .125" ALUMINUM TUBE AWNING FRAME; TUBE TO BE VERTICAL, MITER CUT, WELD AND GRIND SMOOTH AT CORNERS; PAINT FINISH ALL EXPOSED SURFACES CHASE MATTHEWS MP #49353 METALLIC BLUE GLOSS FINISH. USE MILKEN STAPLE STITCH EXTRUSION SYSTEM FOR STRETCHING SUNBRELLA FABRIC.



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COPY COLORS & SIZES

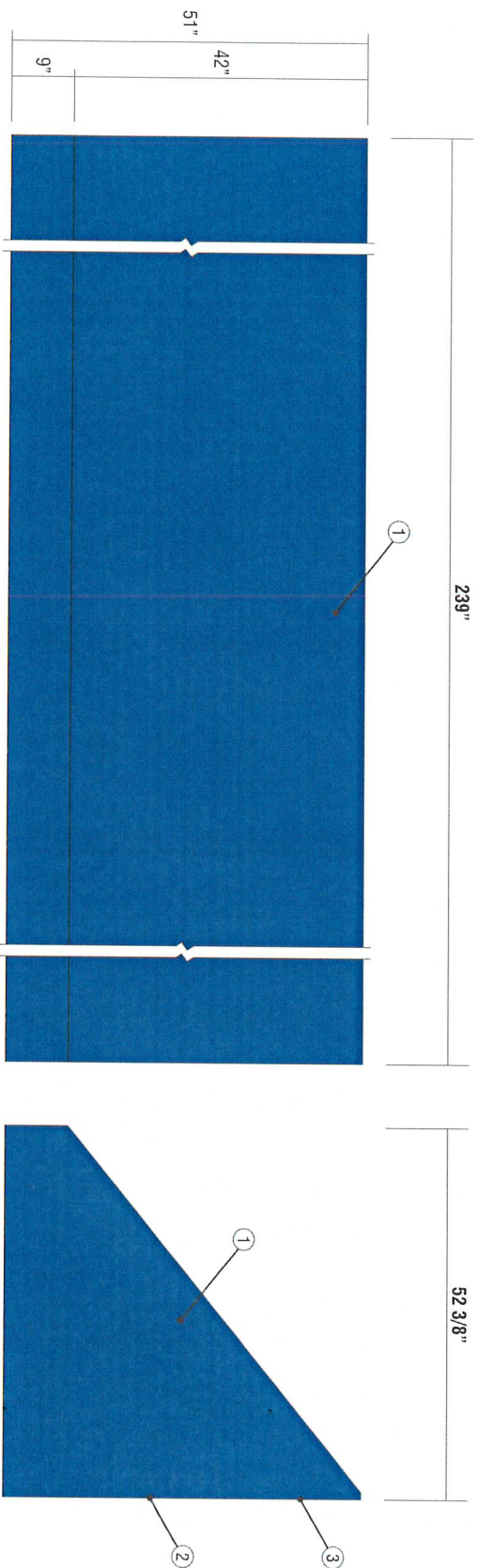
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FRONT VIEW

SCALE: 3/4" = 1'-0"

END VIEW

SCALE: 3/4" = 1'-0"

B05 SIGN TYPE Awn-WU-SHED

MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED FABRIC-COVERED SHED AWNING

1. AWNING SKIN TO BE SUNBRELLA FIRE-RESIST FABRIC, CHASE REGATTA BLUE SKIN OUTSIDE TOP/FRONT & SIDE SURFACES OF FRAME ONLY.
2. 1" x 1" x .125" ALUMINUM TUBE AWNING FRAME, FORM AS SHOWN PER DETAIL PG. 12. TUBE TO BE VERTICAL, MITER CUT, WELD AND GRIND SMOOTH AT CORNERS, PAINT FINISH ALL EXPOSED SURFACES CHASE MATTHEWS MP #49353 METALLIC BLUE GLOSS FINISH, USE MILIKEN STAPLE STITCH EXTRUSION SYSTEM FOR STRETCHING SUNBRELLA FABRIC.
3. SUNBRELLA AWNING FRAME TO BE ATTACHED TO WALL W/ 3/8" DIA. LAG BOLTS & ANCHORS TO EXISTING EXTERIOR WALL SURFACE. DETAILS SHOWN ON PG. 13.



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JP Morgan Chase Bank
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Eastgate Wyler Park In-line Keto
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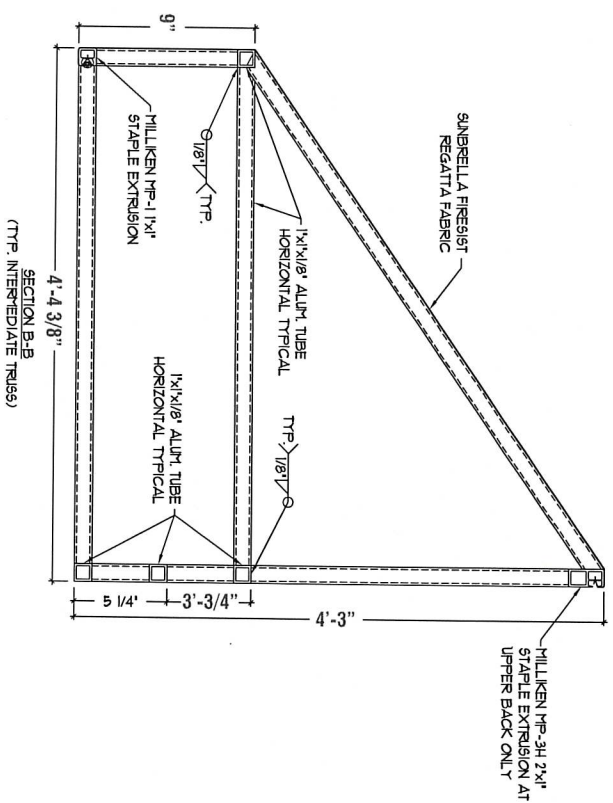
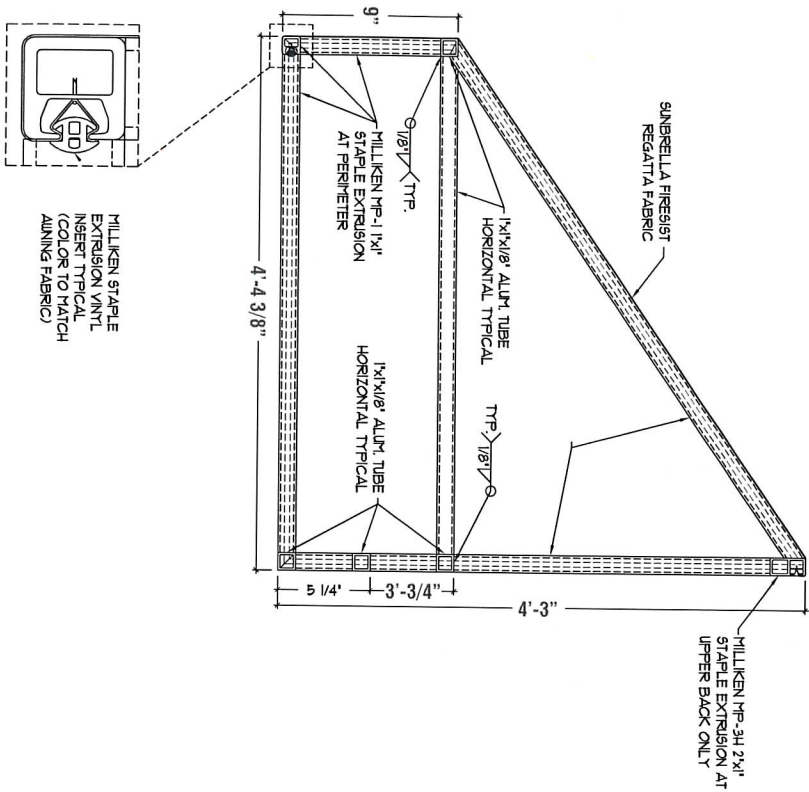
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COPY, COLORS & SIZES

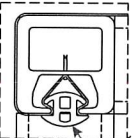
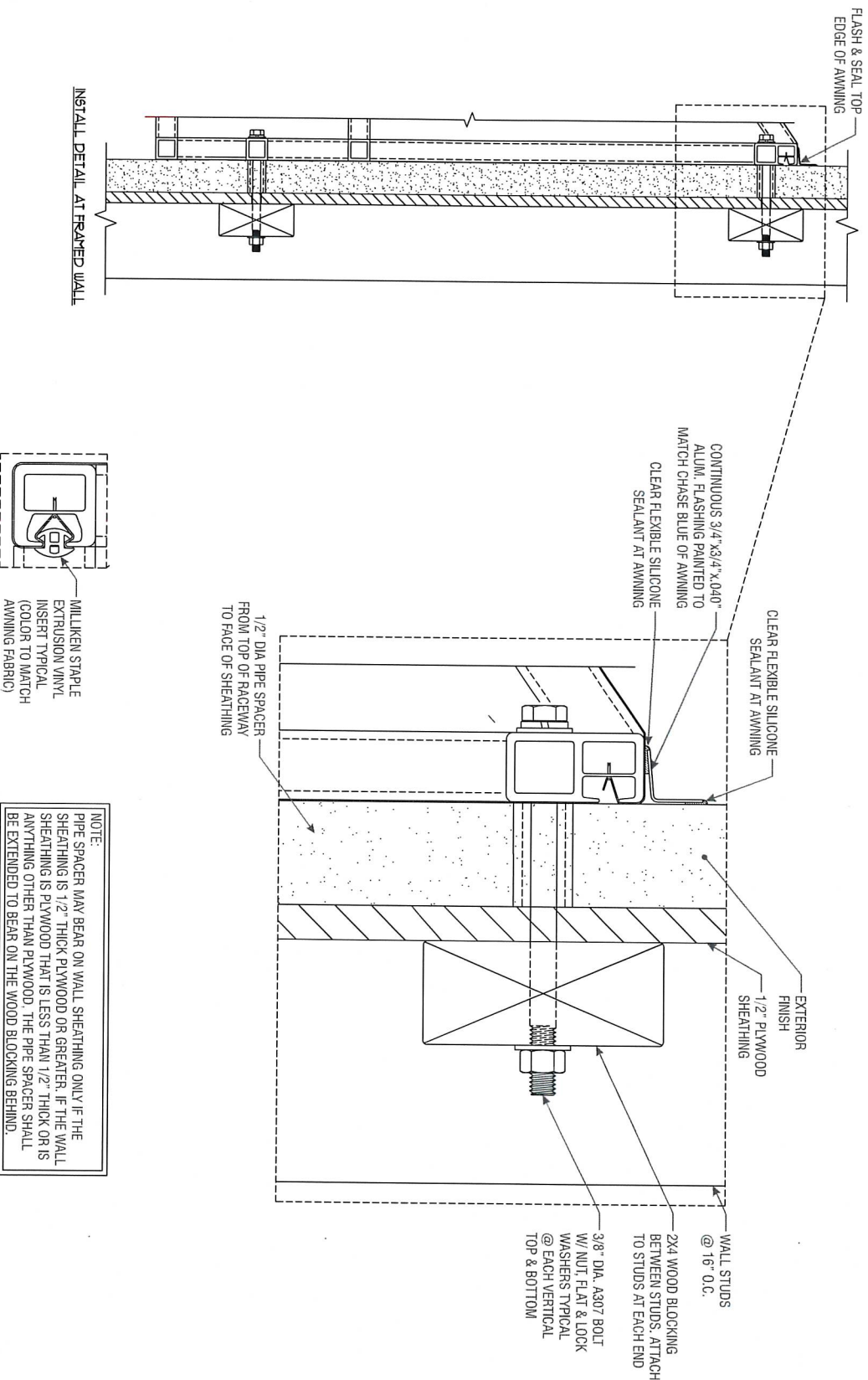
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Drawing Number: 23-01306


Project ID: CHASE_48100R009549_1

Revision: R5 - 08.17.23



MILLIKEN STAPLE
EXTRUSION VINYL
INSERT TYPICAL
(COLOR TO MATCH
AWNING FABRIC)

NOTE:
PIPE SPACER MAY BEAR ON WALL SHEATHING ONLY IF THE
SHEATHING IS 1/2" THICK PLYWOOD OR GREATER. IF THE WALL
SHEATHING IS PLYWOOD THAT IS LESS THAN 1/2" THICK OR IS
ANYTHING OTHER THAN PLYWOOD, THE PIPE SPACER SHALL
BE EXTENDED TO BEAR ON THE WOOD BLOCKING BEHIND.



Signitech
4444 Federal Blvd., San Diego CA 92102
Phone: (619) 527-5100 / Fax: (619) 527-5111
signitech.com

JP Morgan Chase Bank
#48100R009549
Eastgate Wyler Park In-line Relo
4611 Eastgate Blvd.
Cincinnati, OH 45245

Initial Date: 08/09/23
Salesperson: Arthur Navarro
Coordinator: Tracey L. Richieri
Designer: ASana
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

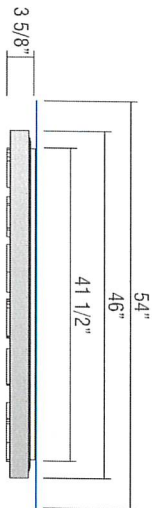
COPY, COLORS & SIZES

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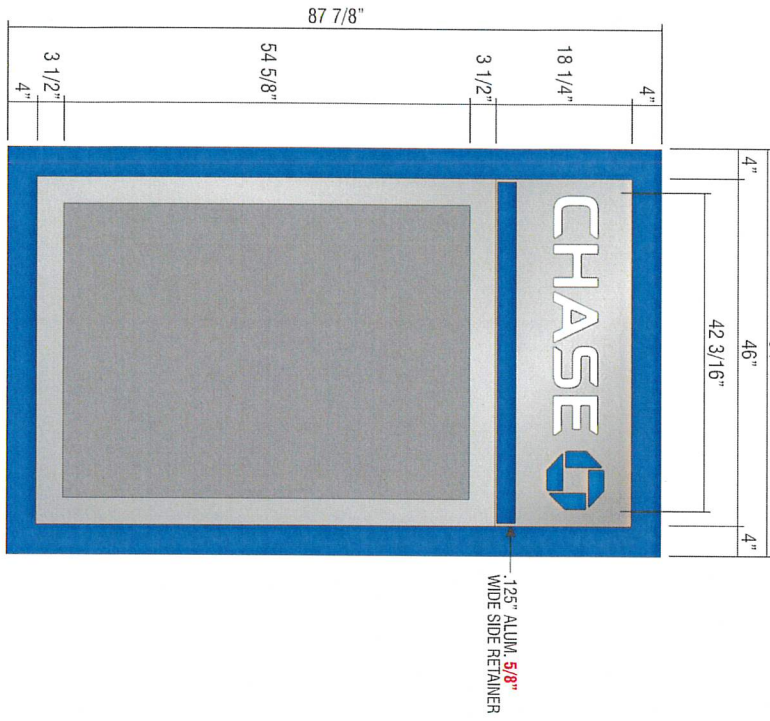
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TOP VIEW SUR-TTW-U-4
SCALE: 3/4" = 1'-0"



FRONT VIEW SCALE: 3/4" = 1'-0"

A01 SIGN TYPE SUR-TTW-U-4-TP

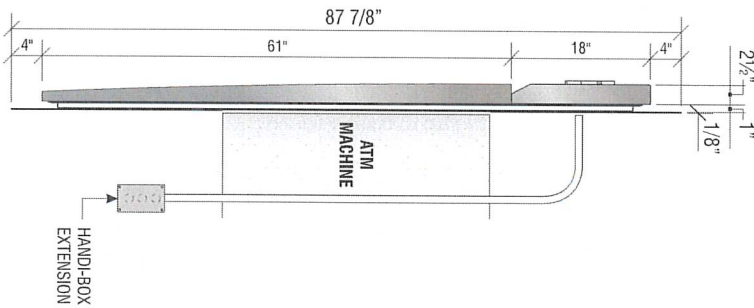
MANUFACTURE AND INSTALL ONE (1) INTERNALLY ILLUMINATED THIN PROFILE ATM SUBROUNDS

STIPPLE FINISH PAINT PROCESS FOR MATTHEWS #MP-18101 CHASE MICHEL:
BASE COAT - 3-4 MEDIUM COATS OF MAP S0023471 FOR BASE COAT.
ALLOW TO AIR DRY 12-24 HRS OR FORCE DRY AT 200 DEG. F FOR 15MIN.
STIPPLE FINISH COAT: MIX MAP S0023471 WITH CATALYST BUT - "NO" - REDUCER.
SET PRESSURE POT AT 18-20 PSI TANK PRESSURE AND
USE 1.0 TO 1.2 FLUID NOZZLE
APPLY 5-6 PASSES OF A FINE TIGHT STIPPLE

NOTE: PUSH-THRU ACRYLIC SHALL HAVE
A MILL FINISH ON ALL ROUTED EDGES
ALL EXPOSED FASTENER HEADS
SHALL BE PAINTED TO MATCH THE
EXTERIOR CABINET FINISH

STIPPLE FINISH PAINT PROCESS FOR MATTHEWS #MP-43353 CHASE BLUE METALLIC:
BASE COAT - 3-4 MEDIUM COATS OF MAP S0023471 FOR BASE COAT.
ALLOW TO AIR DRY 12-24 HRS OR FORCE DRY AT 200 DEG. F FOR 15MIN.
STIPPLE FINISH COAT: MIX MAP S0023471 WITH CATALYST BUT - "NO" - REDUCER.
SET PRESSURE POT AT 18-20 PSI TANK PRESSURE AND
USE 1.0 TO 1.2 FLUID NOZZLE
APPLY 5-6 PASSES OF A FINE TIGHT STIPPLE

SLOAN BLUE LED STRIPE AROUND
PERIMETER TO PROVIDE HALO-LIT
EFFECT AGAINST BACK PANEL
GRAPHICS DEPICTED ARE FOR I
LLUSTRATIVE PURPOSES ONLY!
USE ONLY APPROVED ARTWORK
FOR PRODUCTION.



SIDE VIEW



PERSPECTIVE VIEW



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Scale: As noted

CUSTOMER APPROVAL

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COPY COLORS & SIZES

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Revision: R5 - 08.17.23

EXISTING CONDITIONS

PHOTO 1



PHOTO 2

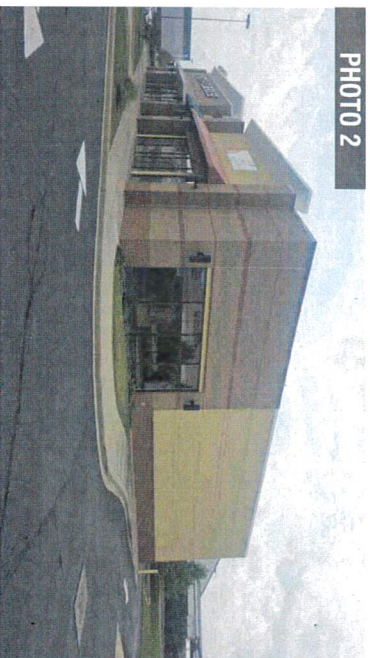


PHOTO 3

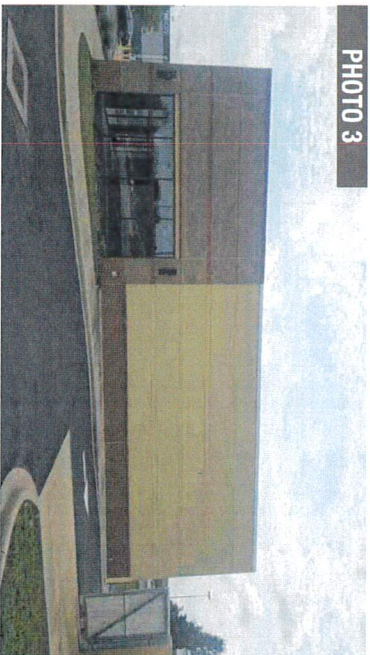


PHOTO 4



PHOTO 5



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Existing Conditions