



UNION TOWNSHIP BOARD OF TRUSTEES
JANUARY 9TH, 2024 MEETING

OVERLAY DISTRICT PLAN

HE MOB CLERMONT LLC, Applicant
4413 AICHOLTZ ROAD



Staff Report: CASE #1-24-O

NATURE OF REQUEST

The Applicant is requesting Overlay District Plan Approval from the Union Township Board of Trustees for Parcel# 413105A086—which is located on a 10.25-acre site within the Ivy Pointe Mixed-Use Commercial Corridor. Specifically, the Applicant is seeking the development of a 27,000 sq. ft. Veterans Administration Clinic facility. **Please refer to the Applicant's statements, plans, and other application enclosures.*

LOCATION

The location of this proposed Overlay District request is located approximately 425 feet southwest of the Ivy Pointe Blvd. and Aicholtz Rd. intersection—about 300 feet north of the recently-approved Cincinnati Children's Medical Center site.

ZONING

The subject property is zoned as a Business District (B-1), with all of the adjoining property to the north also zoned as a Business District (for the underlying zoning). The property to the west (across I-275) and the property to the northeast is zoned Single Family Detached Residential (R-2). The property to the southeast and south is zoned Planned Development (PD).

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

The *Horizon 2030: Union Township Comprehensive Land Use Plan* indicates that the subject property is located within the Ivy Pointe Mixed-Use Commercial Corridor, which identifies this site as appropriate for high quality office uses, transitional service oriented/retail uses, or high-density residential uses. Furthermore, the plan calls for mixed use development, monument signage, high quality façade design, pedestrian connectivity, and site development to be conducted in a manner that focuses on maximizing land use efficiency. Minimum target densities of at least 12-15 units per acre are recommended for this area of the Township, with limitations on the amount of impervious surface and a reduction of surface parking encouraged. Furthermore, the land use plan specifically references both mixed use development as well as senior housing as development priorities within the Township.

Aicholtz Road is a Major Collector 3-lane roadway, including a center left turn lane, with a traffic volume of approximately 4,250 average daily trips (ADT) in the area of the Ivy Pointe Boulevard intersection. Ivy Pointe Boulevard is primarily a Local 2-lane roadway (with some left turn lanes in between the boulevard green area), with a traffic volume of approximately 8,100 average daily trips (ADT) in the area of the Ferguson Drive intersection.

BACKGROUND

Originally, the 100+/- acre Ivy Pointe Commerce Park Planned Development received approval from the Board of Trustees in February of 2006. The original approval consisted of a preliminary concept layout for the project site—which incorporated numerous multi-story Class “A” office buildings organized into a campus setting, a large recreational park with a walking trail, and an office/office warehousing area. Since the original plan was conceptual in nature, many final development details were excluded, with the intention being to review and approve individual users or developments within the park through the PD Planned Development Major Amendment process. The first Major Amendment consisted of a proposal by Cincinnati United Contractors to develop a portion of the office park for Total Quality Logistics, Inc. The first phase of the development was completed in 2007.

A second Major Amendment was submitted for a future Clermont County Public Library Branch and administrative office building to be situated on the subject property, with primary access along Clough Pike; however, the Library opted to locate to another location in the Eastgate Area. In 2008, a third amendment was approved and a second 100,000 square foot office building was built at the southeastern corner of the development. In 2012, TQL received approval for the construction of a new 133,000 square foot. office tower. In 2015, the Clover Group received approval to modify the approved PD to allow for the development of 119 senior apartments on the Clough Pike remnant parcel. Mercy Health continued construction with an 88,000 +/- square foot building in 2018 and Sharefax Credit Union constructed a 4-story headquarter building in 2019. TQL has constructed two additions onto the headquarters—one in 2020 and one currently underway—totaling more than 255,000 square feet of additional office space. Most recently, Cincinnati Children’s Hospital Medical Center received approval in June of 2023 for a 109,800 square-foot medical center.

STAFF REVIEW & ANALYSIS

A review of this particular Overlay District application indicates that the proposal is generally consistent with the recommendations of the adopted land use plan, as well as the purpose and intent of the Overlay District regulations. As noted earlier, the Applicant's current proposal involves the development of a 27,000 sq. ft. Veterans Administration Clinic facility. *The Applicant has been working with the (Cincinnati) Children's Hospital Medical Center, the owner of the property, with respect to the proposed site layout, building materials and appearance.* The final layout and design(s) are intended to be complementary with the Children's Hospital Medical Center's current and long-term uses and investments on and adjacent to this site, as well as those in the surrounding area.

A review of the proposed building elevations reveals a building that consists primarily of masonry, with metal panels and windows comprising more than 90 percent of the structure. As this site is situated lower than the interstate highway (in terms of elevation), the Applicant has proposed screening of the anticipated roof equipment. Although an initial landscaping plan has been provided, there are some areas of the site that will need to be augmented, to be consistent with development in the Ivy Pointe Commerce Park area.

In terms of the proposed access to the site, there is a right-in, right-out access and a full two-way access proposed on the current plans, both of which appear to line up with existing curb cuts off Ivy Pointe Boulevard. There are proposed sidewalks along the roadway as well as within the interior of the site. A signage package has not been included within the current application; however, proposed signage can be found on building renderings. *Signage, including all freestanding signs, would be required to be consistent with similar developments within the immediate area.* The proposed dumpster area will be screened with a masonry enclosure, with landscaping around the perimeter. The proximity of the proposed detention basin to Ivy Pointe Boulevard and the northern access and parking areas of the site is a concern that should be mitigated—but it is one that appears to be achievable.

ACTION REQUIRED

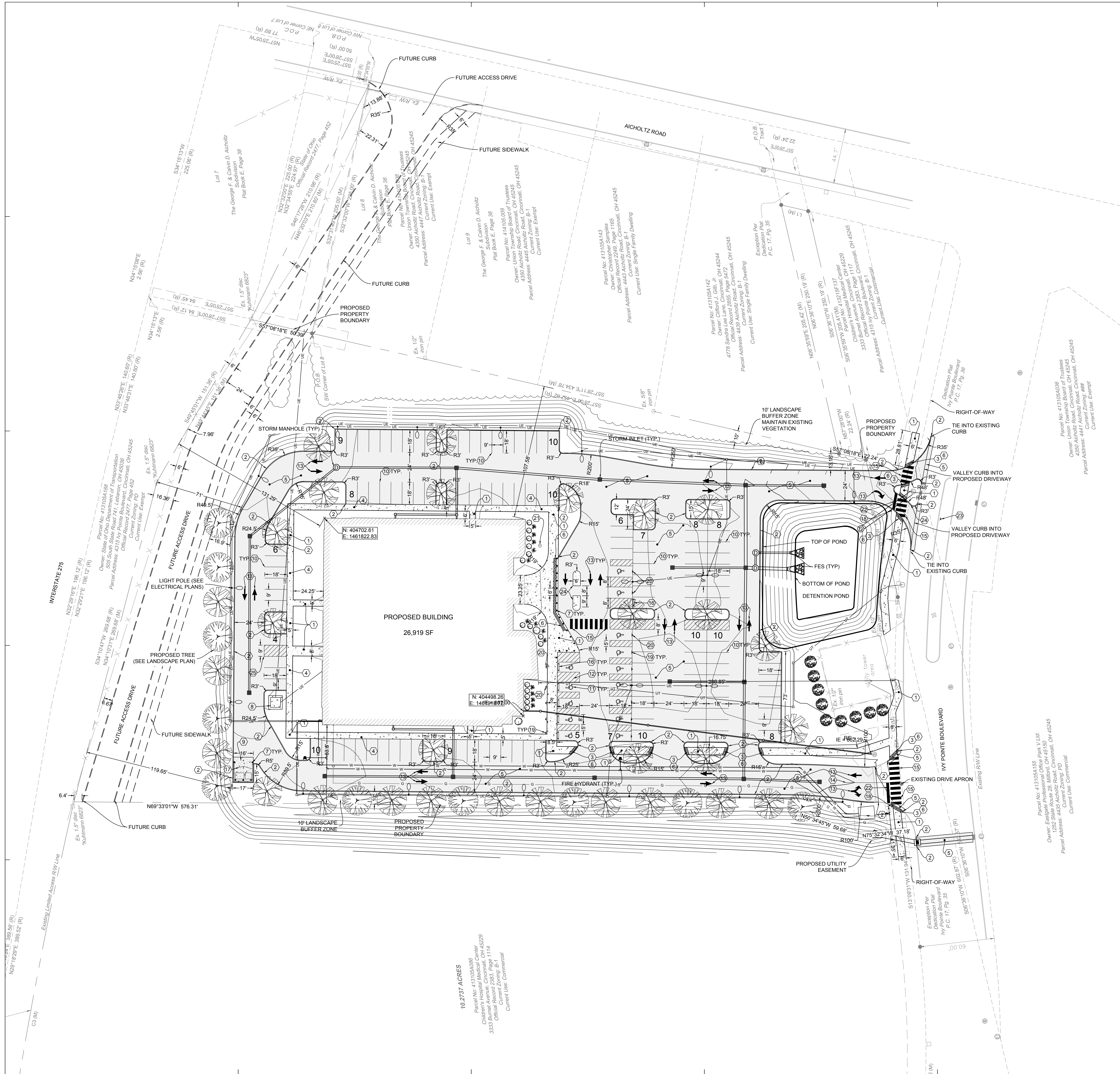
In accordance with Section 1310 of the Zoning Resolution, the Board of Trustees' role in this process is to either enter a motion to approve, modify, or deny the Focus Area Overlay District application—which, in this case consists of the development of a 27,000 sq. ft. Veterans Administration Clinic facility—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 would need to address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department (including Water Management and Sediment Control), the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) The Applicant would need to enhance the landscaping plan—to show additional evergreen trees (approximately 9, spaced 1 at every 30 feet) between the existing, adjacent residential property to the northeast and the proposed uses on this site. Additional vegetation is also needed on the northern side of the existing wireless telecommunications facility, to match the southern and western sides of the compound. Staff also recommends that the turf and / or grass areas shown towards the rear (western) portion of the proposed building either include more landscaping and vegetation—or that this greenspace be moved towards the rear of the site to provide more separation between the site improvements and the “future access drive.” Additionally, all *existing* landscaping to remain and proposed landscaping should be marked as preservation area(s), and any vegetation disturbed should be repaired, supplemented, or replaced. *This is an item that can be addressed administratively by staff.*
- 3) A barrier needs to be placed around the northern, eastern, and western portions of the proposed detention basin, for the purposes of safety. This could be accomplished by adding posts with cables, decorative fencing (that will not obstruct visibility to and from the roadway), and / or by adding additional vegetation. *This is an item that can be addressed administratively by staff.*
- 4) The “future access drive” and “future sidewalk” need to be flipped—so that the future sidewalk is closer to Interstate 275 (to the west) and the future access drive is closer to this site (to the east), to match sidewalk and trail improvements south of this property at the Children’s Hospital Medical Center site. *This is an item that can be addressed administratively by staff.*
- 5) The gap in the proposed sidewalk along Ivy Point Boulevard, adjacent to the wireless telecommunications facility / compound site, must be bridged—within the road right-of-way if at all feasible. Additionally, a sidewalk connection needs to be made from the rear of the interior portion of this site to the “future access drive.”
- 6) 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.*

- 7) The final photometric plan needs to be revised to acknowledge that the proposed light being emitted from this site is equal to, or less than, one-foot candle along the southern and eastern property lines—and equal to, or less than, one-half of a foot candle along the northern property line (unless there is a pre-existing, non-conforming condition that exists).
- 8) Ultimately, a survey and legal description of the 4.72-acre property would need to be provided, if the existing 10.253-acre property is to be subdivided. This is an item that can be addressed administratively by staff.
- 9) As of January 3rd, 2024, there are a few administrative items related to the Site Plan requirements set forth in Article 11, Section 1131 of the Union Township Zoning Resolution that would also ultimately need to be addressed, prior to the issuance of a subsequent (commercial) zoning permit by the staff. *This is an item that could be addressed administratively by staff.*



SITE PLAN KEYNOTES

- 1. CONCRETE SIDEWALK
- 2. CONCRETE CURB
- 3. CURB RAMP
- 4. INTEGRAL CURB & SIDEWALK
- 5. ASPHALT PAVEMENT
- 6. DETECTABLE WARNING STRIP
- 7. BOLLARD AND FOUNDATION
- 8. TRANSFORMER PAD
- 9. DUMPSTER PAD
- 10. PARKING STRIPING, 4", SOLID, WHITE, PAINTED
- 11. ADA ACCESSIBLE SYMBOL, BLUE, PAINTED
- 12. ADA ACCESSIBLE STRIPING, 4", SOLID, BLUE, PAINTED
- 13. TRAFFIC DIRECTION ARROW, WHITE, THERMAL PLASTIC
- 14. LONGITUDINAL MARKING, 4", SOLID, WHITE, PAINTED
- 15. CROSSWALK MARKING, 24", SOLID, WHITE, THERMAL PLASTIC
- 16. 6" PRECAST CONCRETE PARKING BUMPER
- 17. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLAN)
- 18. STOP SIGN (R1-1)
- 19. ADA ACCESSIBLE PARKING SIGNAGE
- 20. ADA ACCESSIBLE PARKING SIGNAGE WITH VAN PLAQUARD
- 21. FLAG POLE FOUNDATION
- 22. STOP BAR, 24", WHITE, THERMAL PLASTIC
- 23. NO LEFT TURN SIGN (R3-2)
- 24. 6" RAISED TRAFFIC CONTROL ISLAND
- 25. DIAGONAL STRIPING, 4", SOLID, WHITE, PAINTED

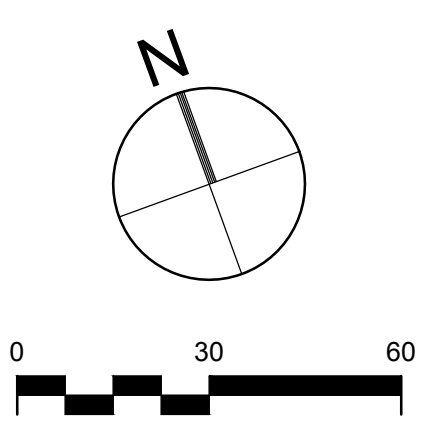
PARKING COUNT:
TOTAL PARKING SPACES: 145

STANDARD: 131
ADA ACCESSIBLE: 9
ADA VAN ACCESSIBLE: 5

PARKING CAPACITY REQUIREMENTS:
(UNION TOWNSHIP)

MINIMUM STANDARD: 71
MINIMUM ACCESSIBLE: 6

ZONING INFORMATION	
NET ACREAGE	4.72 AC
NET SQUARE FOOTAGE	205,519 S.F.
EXISTING ZONING	B-1
PROPOSED ZONING	PD
STREET NAMES OF NEAREST INTERSECTION	AICHOLTZ ROAD & IVY POINTE BLVD.
DISTANCE FROM NEAREST INTERSECTION	217 FT
ADJACENT PARCELS	SEE SITE PLAN FOR SURROUNDING PARCEL INFO



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1221 N Pennsylvania St
Indianapolis, IN 46202
317.600.6388
www.guidon.com

HE MOB, LLC

CLERMONT COUNTY VA CLINIC

CINCINNATI, OH 45245

100% CONSTRUCTION DOCUMENTS

△ REVISIONS:

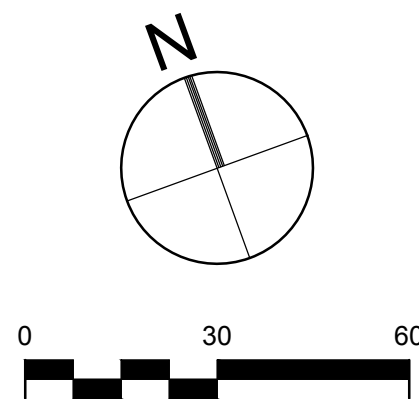
DATE:
12.22.23

GUIDON PROJECT NUMBER:
23.2029.00

DRAWN BY:
SJC

DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
CS101



○ LANDSCAPE PLAN KEYNOTES

1. AMERICAN HORNBEAM TREE - *CARPINUS CAROLINIANA*
2. WILLOW HYBRID TREE - *SALIX MATSUDANA ALBA*
3. WASHINGTON HAWTHORN - *CRATAEGUS PHAENOPYRUM*
4. BOXWOOD SHRUB - *BUXUS SEMPERVIRENS*
5. BLUE FALSE INDIGO PERENNIAL - *BAPTISIA AUSTRALIS*
6. BLACK-EYED SUSAN - *RUDBECKIA HIRTA*

LANDSCAPE LOT REQUIREMENT: 10% OF TOTAL LOT TOTAL LANDSCAPE AREA MUST BE GREATER THAN 20,560 S.F.

PROVIDED: 29,830 S.F.

LANDSCAPE PARKING ISLAND REQUIREMENT: MINIMUM ACCUMULATIVE ISLAND AREA EQUAL TO 5% OF TOTAL PARKING LOT AREA.

TOTAL PARKING LOT AREA: 72,748 S.F.
5% x 72,748 S.F. = 3,637 S.F.

PROVIDED: 5,167 S.F. (BOLDED ISLANDS)

LANDSCAPE PLANT MATERIALS					
PLANT	SCIENTIFIC NAME	TYPE OF PLANT	PLANTING SIZES	DESCRIPTION	QUANTITY
AMERICAN HORNBEAM	<i>CARPINUS CAROLINIANA</i>	DECIDUOUS TREE	2.5" CAL.	HEIGHT: 20-40 FT. SPREAD: 20-30 FT. SLOW GROWING, LOW MAINTENANCE, FULL SUN	12
WILLOW HYBRID TREE	<i>SALIX MATSUDANA ALBA</i>	DECIDUOUS TREE	2.5" CAL.	HEIGHT: 50-75 FT. SPREAD: 20-30 FT. FAST GROWING, PRIVACY SCREEN, FULL SUN	9
AMERICAN HAWTHORN	<i>CRATAEGUS PHAENOPYRUM</i>	DECIDUOUS TREE	2.5" CAL.	HEIGHT: 15-30 FT. SPREAD: 15-25 FT. POLLINATOR FRIENDLY, FULL SUN	27
BOXWOOD SHRUB	<i>BUXUS SEMPERVIRENS</i>	EVERGREEN SHRUB	3 GALLON	HEIGHT: 2-4 FT. SPREAD: 2-5 FT. SLOW GROWING, FULL SUN	15
BOXWOOD SHRUB	<i>BUXUS SEMPERVIRENS</i>	EVERGREEN SHRUB	5 GALLON	HEIGHT: 3-4 FT. SPREAD 2-5 FT. SLOW GROWING, FULL SUN	2
BLUE FALSE INDIGO	<i>BAPTISIA AUSTRALIS</i>	PERENNIAL HERBACEOUS	1 GALLON	HEIGHT: 3-4 FT. SPREAD: 3-4 FT. FULL SUN	7
BLACK-EYED SUSAN	<i>RUDBECKIA HIRTA</i>	PERENNIAL WILDFLOWER	1 GALLON	HEIGHT: 1-3 FT. SPREAD: 1-2 FT. FULL SUN, POLLINATOR FRIENDLY	6

HE MOB, LLC
CLERMONT COUNTY VA CLINIC
CINCINNATI, OH 45245

100% CONSTRUCTION DOCUMENTS

△ REVISIONS:

DATE:
12.22.23

GUIDON PROJECT NUMBER:
23.2029.00

DRAWN BY:
SJC

DRAWING TITLE:

A LANDSCAPE PLAN

DRAWING NUMBER:

LA101

DEVELOPMENT ADDRESS:
CLERMONT COUNTY VA CLINIC
4413 AICHOLTZ ROAD
CINCINNATI, OH 45245
(TO BE READDRESSSED THROUGH ZONING APPROVAL PROCESS)

PROPERTY OWNER:
HE MOB CLERMONT LLC
333 N. PENNSYLVANIA STREET, STE. 100
INDIANAPOLIS, IN 46204
ZONING COMMISSION REVIEW - 12.26.23



DRAWING LIST

VF101 ALTANSPS LAND TITLE SURVEY
CS101 SITE PLAN
LA101 LANDSCAPE PLAN
1 of 1 SITE PHOTOMETRIC CALCULATION
ZC101 FLOOR PLAN
ZC102 EXTERIOR ELEVATIONS
ZC103 PERSPECTIVES



VICINITY MAP



LOCATION MAP

CONSTRUCTION SCHEDULE:

MOBILIZATION: MARCH 2024
BUILDING OCCUPIED: JULY 2025

PROJECT DESCRIPTION:

THE PROPOSED PROJECT DEVELOPS APPROXIMATELY 4.72 ACRES OF THE CINCINNATI CHILDREN'S HOSPITAL MEDICAL CENTER (CCHMC) CAMPUS FOR THE PURPOSE OF ESTABLISHING A VETERANS ADMINISTRATION OUTPATIENT CLINIC FACILITY. THE STANDALONE SINGLE STORY FACILITY INCLUDES APPROXIMATELY 38 PATIENT EXAM ROOMS AND SUPPORTING FACILITIES. PARKING FOR CLIENTS AND STAFF TOTALS 145 SPACES. THE BUILDING'S EXTERIOR HAS BEEN DESIGNED TO COMPLEMENT ADJOINING CCHMC FACILITIES.

OFF-STREET PARKING AND TRAFFIC COUNTS:

PEAK TRAFFIC COUNT = 82 VEHICLES PER HOUR

PEAK PARKING REQUIREMENT = 142 VEHICLES

PROPOSED PARKING COUNT = 145 SPACES

ARCHITECT



arcDESIGN, PC
201 N. Delaware St., Suite B
Indianapolis, IN 46204
Telephone: 317.951.9192
Fax: 317.951.9194

www.arcdesign.us

ENGINEERING

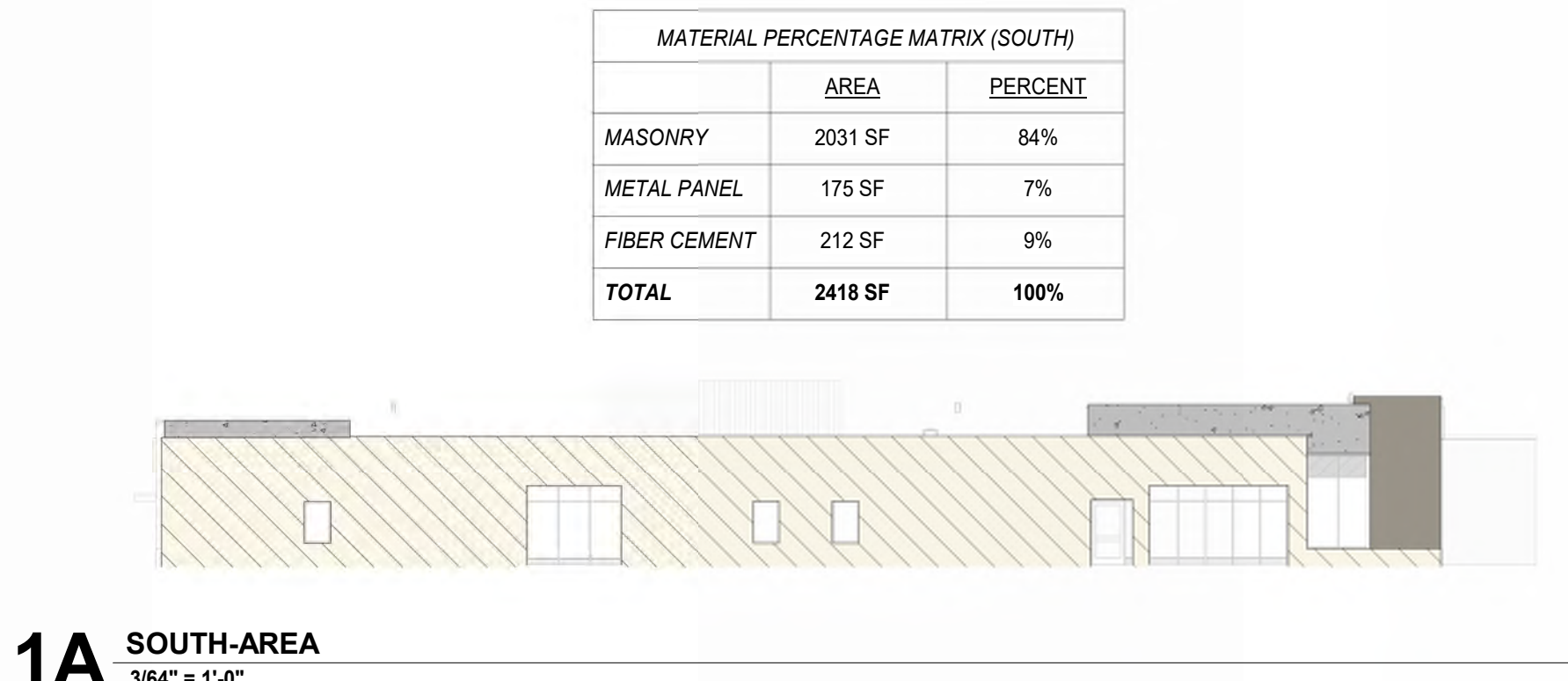
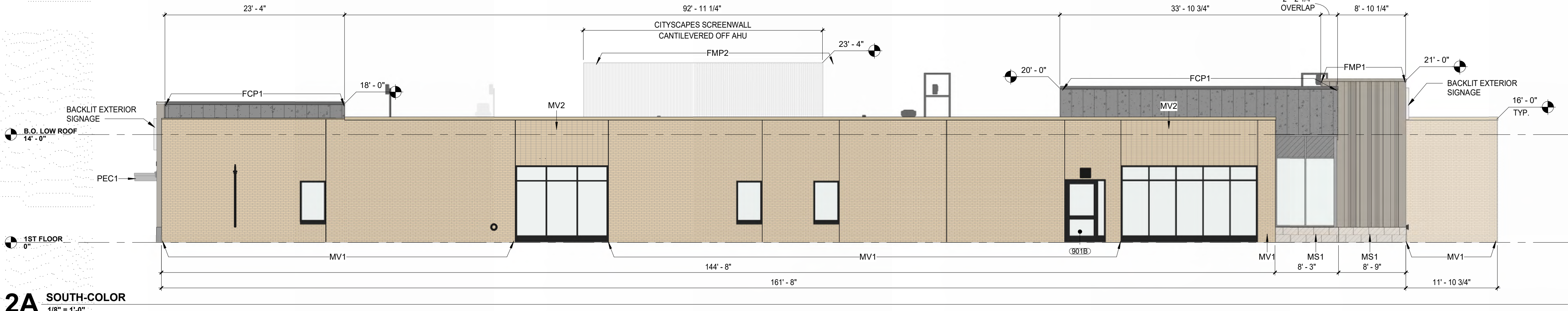
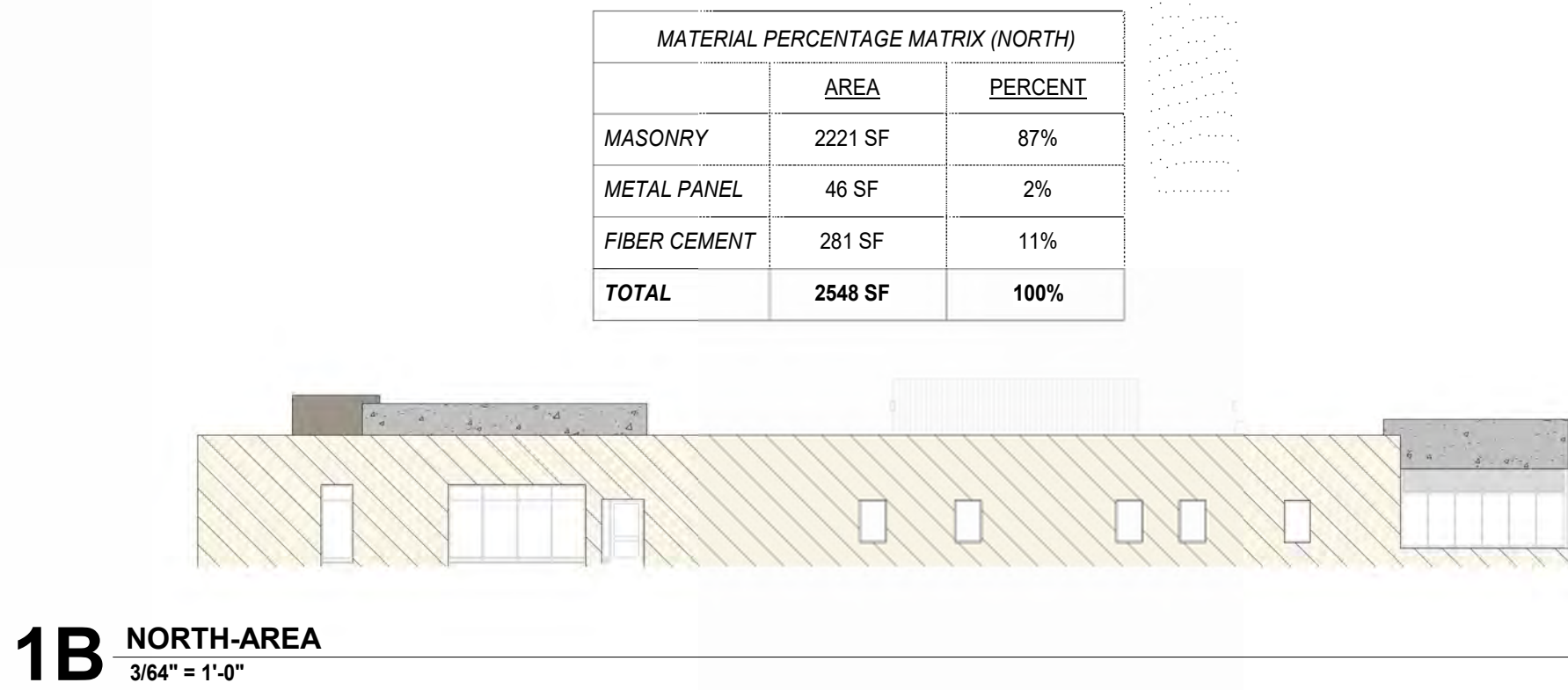
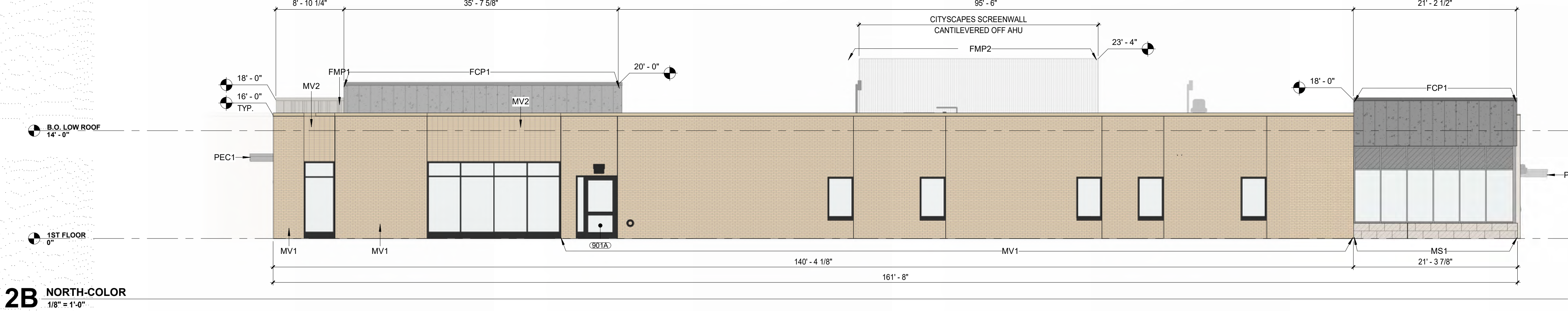
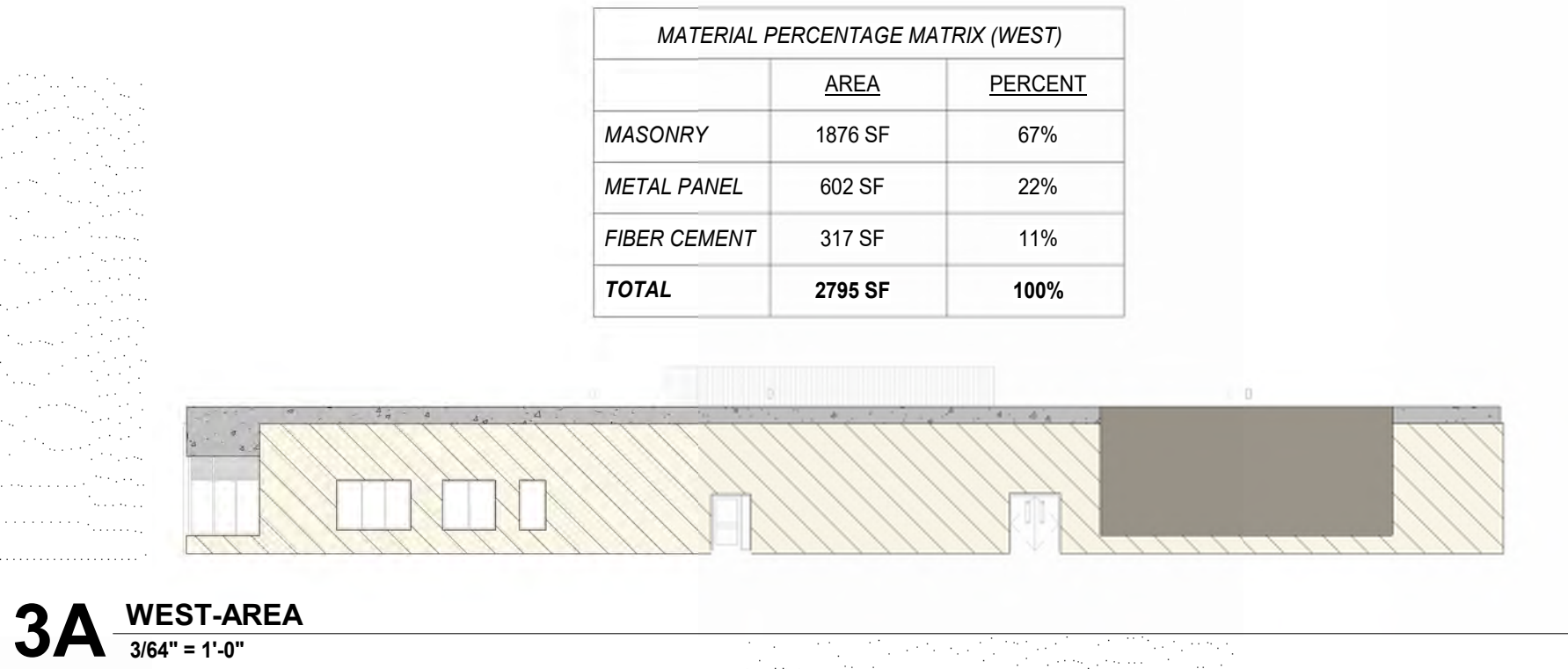
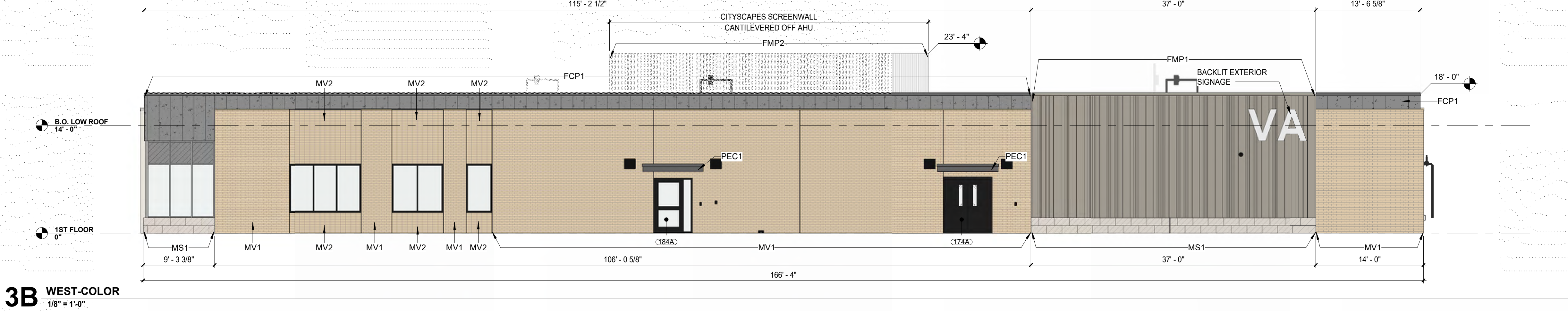
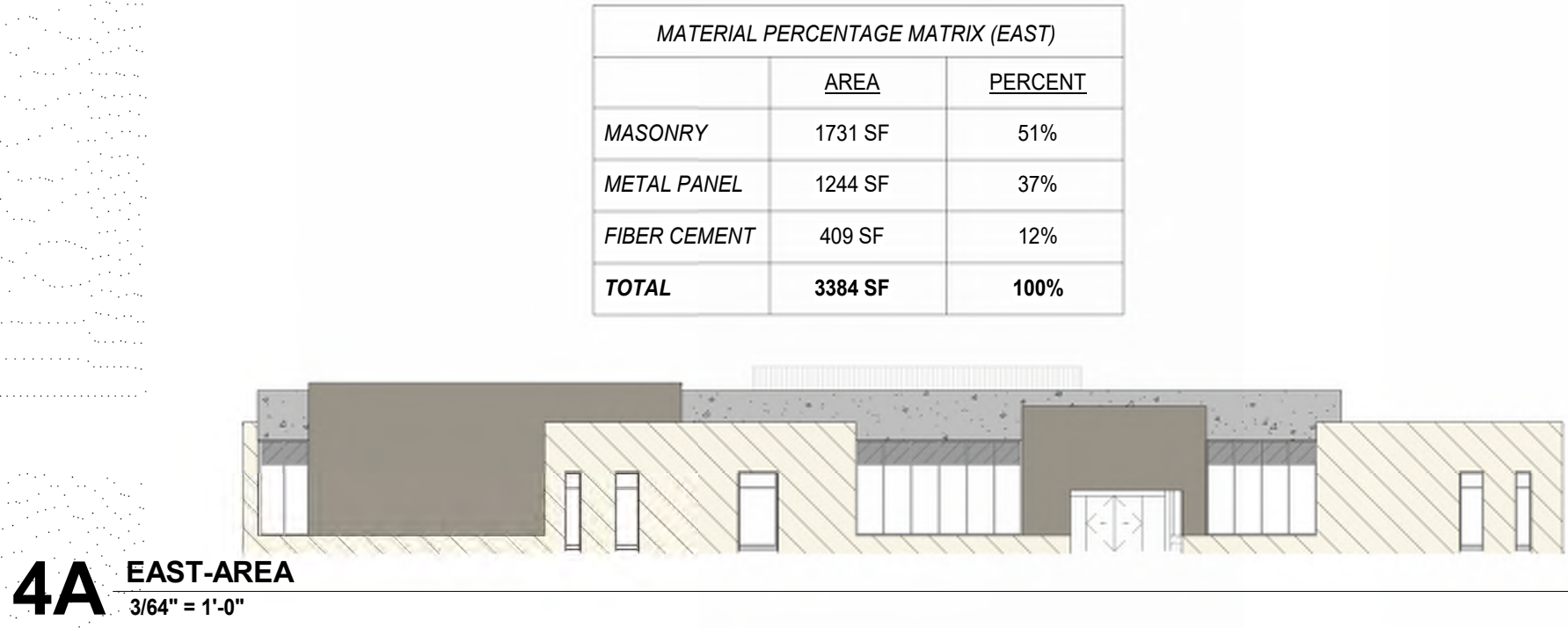
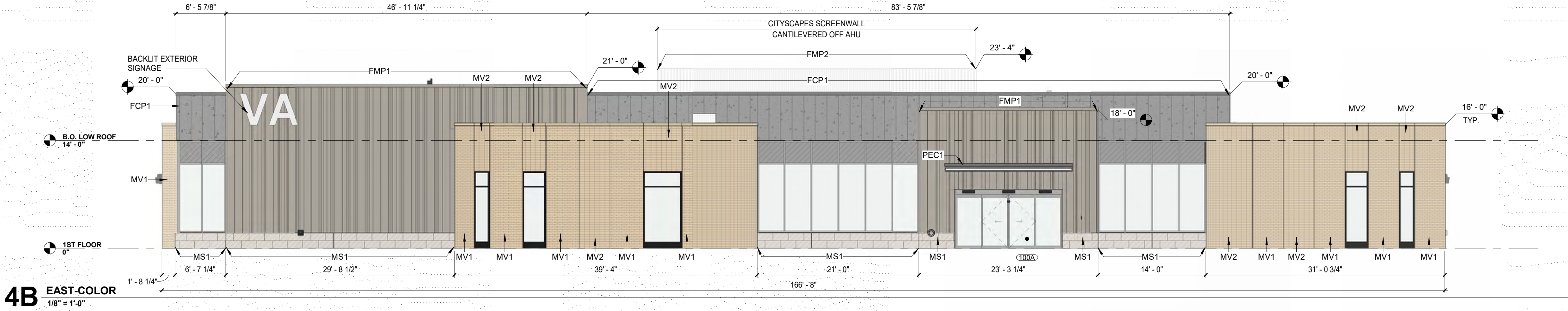
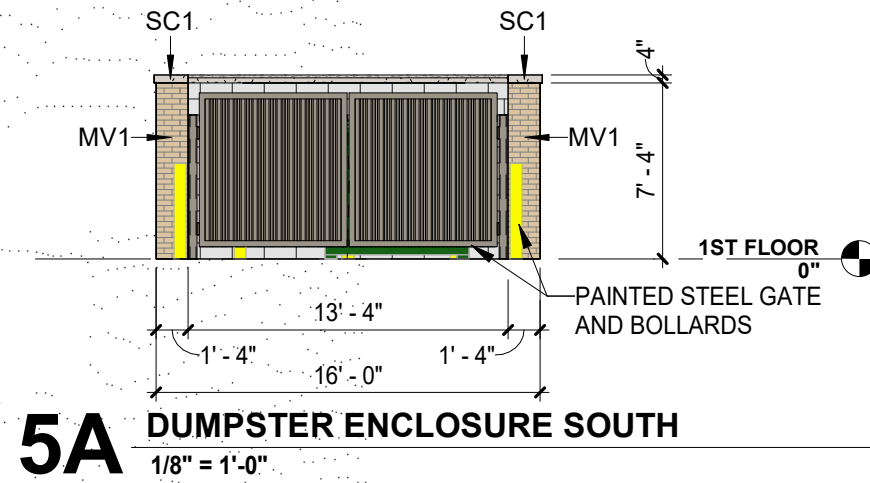
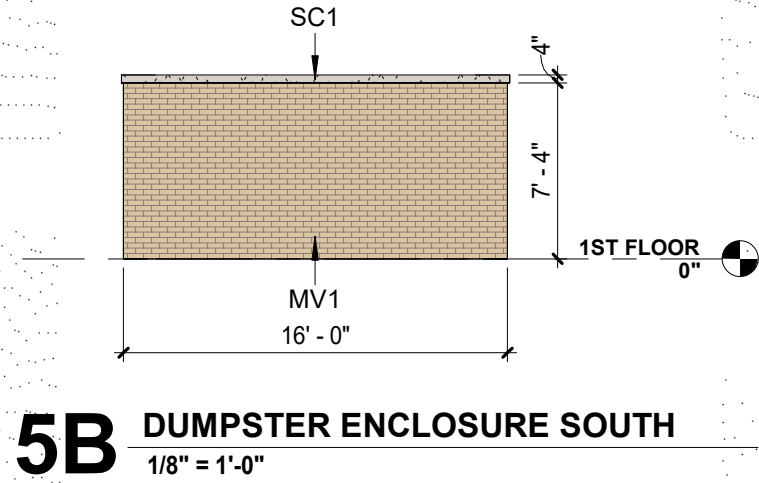
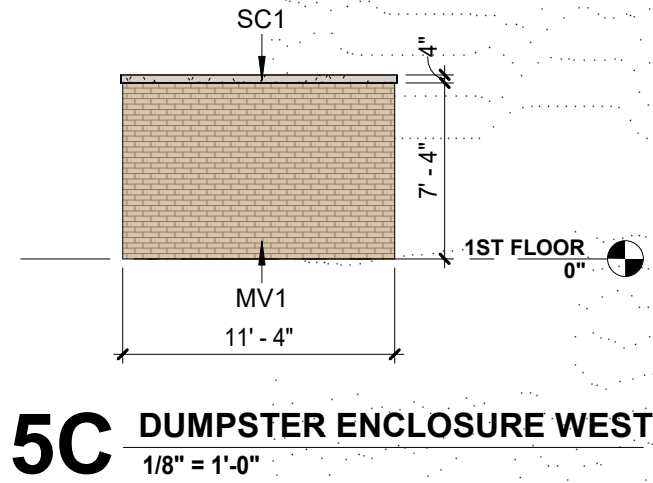
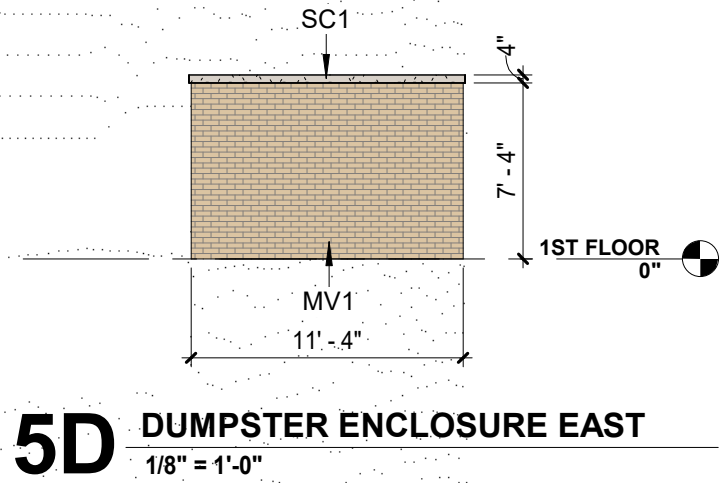


Guidon, LLC
1221 North Pennsylvania Street
Indianapolis, IN 46202
Telephone: 317.800.6388

www.guidon.com

EXTERIOR MATERIAL LEGEND - ZONING					
MARK	TYPE	MFR.	PRODUCT	FINISH	COMMENTS
04 26 13 MASONRY VENEER					
MV1	MASONRY VENEER - LIGHT BLEND	B.O.D.: BELDEN	MODULAR - RUNNING BOND	NO. 8530	
MV2	MASONRY VENEER - LIGHT BLEND	B.O.D.: BELDEN	MODULAR - STACKED BOND	NO. 8530	
SC1	CAST STONE CAP		SINGLE SLOPE CAST STONE CAP	LIMESTONE	LOCATED AT DUMPSTER ENCLOSURE
04 73 15 MANUFACTURED STONE MASONRY					
MS1	MANUFACTURED STONE MASONRY	B.O.D.: ARRIS CRAFT	THIN ADHERED VENEER - ARRIS-06: SMOOTH	LIMESTONE	FACE SEALED
07 42 13 13 FORMED METAL WALL PANELS					
FMP1	FORMED METAL PANEL - VERTICAL	B.O.D.: MORIN CORP.	MATRIX SERIES	TBD	COMBINATION OF 3 MATRIX PANEL TYPES: MX-2, MX-3, MX-6

EXTERIOR MATERIAL LEGEND - ZONING					
MARK	TYPE	MFR.	PRODUCT	FINISH	COMMENTS
FMP1a FMP COPING/ROOF EDGE					
		B.O.D.: MORIN CORP.	MATRIX SERIES	TBD	COMBINATION OF 3 MATRIX PANEL TYPES: MX-2, MX-3, MX-6
07 48 46 FIBER CEMENT SIDING					
FCP1	FIBER CEMENT PANEL	B.O.D.: JAMES HARDIE	HARDIE ARCHITECTURAL TBD COLLECTION: FINE SAND		USE EZ TRIM TO CREATE VERTICAL REVEALS
08 41 13 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS					
SFX3a	ALUMINUM STOREFRONT WALL SYSTEM	B.O.D.: KAWNEER	TRIFAB 451T	BLACK	ALL OPENINGS LOCATED WITHIN BRICK WALLS
SFY7b	ALUMINUM STOREFRONT WALL SYSTEM	B.O.D.: KAWNEER	TRIFAB 451T	ANODIZED	
10 82 13 GRILLES AND SCREENS					
FMP2	FORMED METAL PANEL - VERTICAL	B.O.D.: CITYSCAPES	ENVISOR	TBD	





HE MOB, LLC
CLERMONT COUNTY VA CLINIC
CINCINNATI, OH 45245

ZONING COMMISSION
REVIEW

△ REVISIONS:

DATE:
12.26.23

arcDESIGN PROJECT NUMBER:
22155

DRAWN BY:
BMM

DRAWING TITLE:
PERSPECTIVES

DRAWING NUMBER:
ZC103