



Staff Report: CASE # 3-24-A

NATURE OF REQUESTS

The Applicant is requesting that the Union Township Board of Zoning Appeals grant a Conditional Use, pursuant to Article 6, Section 662, item 3 (a-k) of the Zoning Resolution, to allow an existing (State-licensed) Medical Marijuana Dispensary to also become a Recreational Marijuana Dispensary—known as a “Dual-Use” Dispensary under the new State law.

*Additionally, the Applicant is requesting the Board to consider Variance requests: 1) to allow a Recreational (Dual-Use) Marijuana Dispensary to be located within one hundred feet (100') of a property containing any residential use or located in any residential zone; and 2) to allow a Recreational (Dual-Use) Marijuana Dispensary to be located within a Planned Development (PD) District. *Please refer to the Applicant’s statements, plans, and other application enclosures.*

LOCATION

The subject property, owned by 4412 Mount Carmel Tobasco Road LLC, is located approximately 175 feet to the northeast of the Mount Carmel Tobasco Road and Harrison Lane intersection, on Parcel # 413213E044.

ZONING

The subject property is zoned Planned Development (PD), with the property to the south also zoned PD. The property to the immediate north is zoned Industrial (M-1). The property to the west is zoned Single Family Detached Structure Residential (R-1) zoning. Single Family Detached Structure Residential (R-1) zoning abuts the subject property at the eastern-most point of the property.

BACKGROUND

The subject property was originally rezoned to a B-7 Zoning District in 1982, in accordance with a concept development plan. The originally-approved plan for the site acknowledged that some, but not all, of the intended uses included: retail and wholesale sales; a prescription pharmacy; office facilities including financial institutions, professional offices real estate, and other uses; animal hospital or veterinary clinic; or any other retail or wholesale business service or use which is determined to be of the same general character of the aforementioned uses.

The property was subsequently rezoned to Planned Development (PD) in Case #8-95-Z, when the Township amended the Zoning Map to correspond to Case # 1-93-T. *The latter Case item modified the language of Section 180 of the Union Township Zoning Resolution so that areas mapped as B-7 were changed to be mapped Planned Development (PD).*

The old (approx. 5,400 sq. ft.) commercial and multi-use structure on the property was destroyed by a fire (well over 10 years ago). The house that was on the property was demolished between 2019-2020. The property appeared to be vacant from 2020-2022. In October of 2022, the Township approved an Overlay (Case # 7-82-Z) for a Medical Marijuana Dispensary, which was ultimately permitted in January of 2023 and named 'The Forest'.

STAFF COMMENTS:

After reviewing the proposed application in totality, please note:

- 1) The existing Medical Marijuana Dispensary, The Forest, is considered in compliance at this time. *A change to also become a Recreational Marijuana Dispensary—known as a “Dual-Use” Dispensary under the new State law—will result increased customers and traffic, intensifying the existing use.*
- 2) The Union Township Trustees, adopted Resolution 2024-16 on May 7th, 2024, approving text amendments to the Zoning Resolution with respect to the acknowledgement and local regulation of marijuana-related uses. *The new text became effective on June 7th, 2024, after there was no petition for referendum received.*
- 3) With respect to Article 6, Section 662, item 3 (a-k), the Township's new code (as noted above in item 2):
 - a. The proposed use will be located a minimum of 500 feet from all of the uses set forth in this subsection.
 - b. *The proposed use is located approximately 88 feet from the closest residential use, as measured from the closest point of the main structure to the closest residential property (which is not adjoining)—not the minimum of 100 feet as set forth in this subsection. ***A Variance is required for this item.***
 - c. *Staff recommends that some additional landscaping enhancements be required, primarily between the existing parking area and Mount Carmel Tobasco Road, in accordance with Section 520 and Section 810 (4).*

- d. The Applicant has acknowledged that The Forest will not operate past 9pm, on any night of the week, and will not open before 10am.
- e. *Staff finds that the onsite lighting is adequate on this site, and does not exceed the thresholds identified in this subsection or otherwise in the Zoning Resolution (as the recent Overlay plan approval had an acceptable photometric plan, fixture details, etc.).*
- f. *Staff recommends that the Applicant be required to participate in a Joint Economic Development District (JEDD), as a condition of approval—prior to the issuance of a Zoning Permit for the conditional use. The Applicant will be required to agree to this condition.*
- g. *Staff recommends that the Applicant be required to make a one-time payment (of \$50,000) to the Township representing an Impact Fee, to compensate the Township for public safety, infrastructure improvements, and future development costs related to the use, as a condition of approval—prior to the issuance of a Zoning Permit for the conditional use. The Applicant will be required to agree to this condition.*
- h. The Applicant will be required to agree to this condition.
- i. The Applicant will be required to agree to this condition.
- j. The Applicant meets the requirement for this condition. This site is one (1) of the only two (2) Marijuana Dispensary sites that would be permitted in the Township, under this provision.
- k. *As noted earlier in this report, the subject property is zoned Planned Development (PD). ***Therefore, a Variance is required for this item.***

4) In accordance with Section 442, in considering an application for a conditional use the Board of Zoning Appeals shall give due regard to the nature and condition of all adjacent uses and structures; and in authorizing a conditional use the Board may impose such requirements and conditions with respect to location, construction, maintenance and operation in addition to those expressly stipulated in this Resolution for the particular conditional use as the Board may deem necessary for the protection of adjacent properties and the public interest.

In addition to the above and to the specific requirements for conditionally permitted uses as specified elsewhere in this Resolution, *the Board shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:*

- a. Is in fact a conditional use as established under the provisions of this Resolution and appears on the Schedule of District Regulations adopted for the Zoning District involved. *The requested Conditional Use is not acknowledged as a permissible conditional use in a Planned Development (PD) district, per Article 6, Section 662, item 3. The existing Medical Marijuana Dispensary is considered a pre-existing, non-conforming use and the use and property were considered compliant until the new Zoning Resolution text went into effect on June 7th, 2024.*
- b. Will be in accordance with the general objectives, or with any specific objective, of the Township's Comprehensive Plan and/or the Zoning Resolution;
- c. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area. *With regard to this item, the Applicant has stated: "...Through thoughtful design, respectful operation, diligent maintenance, and proactive community engagement (the) proposed conditional use will be harmonious and appropriate with the existing or intended character of the general vicinity and the Township's long-standing plans for this parcel."*
- d. Will not be hazardous or disturbing to existing or future neighboring uses. *The Applicant has indicated that The Forest operates responsibly and in coordination with local regulations—with 'no loitering policy' around its facility. Additionally, The Forest reps acknowledge that they "...engage in dialogue with neighboring businesses and residents to address any concerns and maintain harmonious coexistence within the community."*
- e. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

- f. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. *The Forest forecasts (its dual-use) its annual sales to be approximately \$7.5M annually, providing approximately \$320,625 of additional tax income to the Township. The Applicant's intent is to "...be the best neighbors as possible in the (Township) to help and do good for the community..." However, the Applicant also notes: "...In the event that a Court of competent jurisdiction rules that fees and taxes similar to those in this Proposal are unenforceable, Union Township will negotiate in good faith for the refund all such taxes paid by The Forest."*
- g. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors. *The Applicant acknowledges that their operations are conducted within an existing structure, and that they "...employ best practices to mitigate any potential disturbances such as noise, odors, or increased traffic..." The Forest has planned for additional traffic and, according to its reps, has "...taken all necessary steps to ensure minimal impacts are taken care of accordingly."*
- h. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. *The Applicant acknowledges that by adding the Recreational Marijuana Dispensary use, vehicular traffic will be between 2-3 times more than the existing traffic volumes serving the Medical Marijuana Dispensary use. However, the Applicant indicates that comprehensive traffic studies have been conducted that ensure compliance, effective management of traffic, and minimal disruption to the surrounding area.*
- i. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. *Based on the Applicant's current submittal, there are no plans to make changes to the exterior of the existing structure (itself), or the access drives or parking area.*

5) Pursuant to Section 430 of the Township Zoning Resolution, to grant the necessary Variances, the Board would need to find that the literal enforcement or strict application of the provisions of the Zoning Resolution would result in an unnecessary hardship.

6) In accordance with Section 431, the Board would also need to find affirmatively on:

- a. The granting of the Variances shall be in accord with the general purpose and intent of the regulations imposed by this Resolution on the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
As noted earlier in this report, the existing Medical Marijuana Dispensary is considered a pre-existing, non-conforming use and the use and property were considered compliant until the new Zoning Resolution text went into effect on June 7th, 2024. The property has been considered compliant with all zoning regulations since the Forest was established.
- b. The granting of the Variances will not permit the establishment of any use which is not otherwise permitted in the district. *The proposed use is similar in nature to the existing use on the site. The primary difference, from a zoning perspective, is the intensity of the proposed use, along with some increased concerns regarding public safety and security.*
- c. There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the Variances are sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Resolution would deprive the applicant of the reasonable use of such land or building. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of land. *Essentially, the need for the Variances arises from the recent text amendments to the Township Zoning Resolution—which were created to address a use that did not previously exist in the code, community, State, etc.*
- d. There must be proof of hardship created by the strict application of this Resolution. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must result from the application of this Resolution; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered. *The conditions necessitating the Variances have not been self-created, by the Owner or Applicant. If the Variances are not granted, the facility would either be forced to relocate, or the existing building—which is less than 2 years old—would need to be reconfigured on the site.*
- e. The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

- f. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area. *With respect to this particular item, staff recommends that an updated traffic analysis be conducted for this site, to determine if improvements are necessary for the proposed use(s).*
- g. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district. *As noted earlier in this report, the proposed use is similar in nature to the existing use on the site—which was originally zoned as a business district in 1982 (and converted to PD in 1993).*

ACTION REQUIRED

In accordance with Article 4, Sections 441-445 and Article 6, Section 662, item 3 of the Zoning Resolution, the Board of Zoning Appeals' role in the **Conditional Use** process is to either enter a motion to approve, modify, or deny the Applicant's request for a **Conditional Use**, to allow an existing (State-licensed) Medical Marijuana Dispensary to also become a Recreational Marijuana Dispensary—known as a “Dual-Use” Dispensary.

In accordance with Article 4, Sections 430-431 and Article 6, Section 662, item 3 of the Zoning Resolution, the Board of Zoning Appeals' role in the **Variance** process is to either enter a motion to approve, modify, or deny the Applicant's requests involving: 1) a Recreational Marijuana Dispensary to be located within one hundred feet (100') from the boundaries of a property containing any residential use or located in any residential zone; and 2) a Recreational Marijuana Dispensary to be located on property zoned as Planned Development (PD).

***Please note that this decision must be based on the evidence, testimony, and Findings of Fact related to the request.*

RECOMMENDED ADDITIONAL CONDITIONS

Should the Board of Zoning Appeals grant favorable consideration to the Applicant's request for conditional use approval, the following additional conditions are recommended for incorporation into any such approval by the Board:

- 1) The Applicant shall be required to provide an updated traffic analysis to include the use(s) associated with the site. *The Planning and Zoning Director will work with the County Engineer's Office to determine if any road improvements are warranted, as a result of the increased traffic to Mount Carmel Tobasco Road.*
- 2) The Applicant shall be required to provide some additional landscaping on the site, primarily between the existing parking area and Mount Carmel Tobasco Road, in accordance with Section 520 and Section 810 (4). *Such landscaping plan shall be subject to administrative review and approval by the Planning and Zoning Director.*

- 3) The Applicant shall execute and deliver petitions and paperwork, and shall fully cooperate in the establishment of a Joint Economic Development District (JEDD), as a condition of approval. While the JEDD establishment may occur after the issuance of any conditional use approval, all required paperwork shall be executed by the Applicant prior to the issuance of a Zoning Permit for the conditional use, or at such time as requested by the Township (within 10 business days of receiving the required documentation). In addition, the Applicant shall fully cooperate in the establishment of the JEDD as required by the Township.
- 4) The Applicant shall be required to make a one-time payment of \$50,000 to the Township representing an Impact Fee, to compensate the Township for public safety, infrastructure improvements, and future development costs related to the use, as a condition of approval—prior to the issuance of a Zoning Permit for the conditional use.
- 5) The Applicant shall enter into a Community Benefits Agreement with the Township, ensuring that local tax revenues in the amount of 3.6% of gross sales be distributed to the Township as contemplated by voters during the passage of Ohio Statewide Issue 2, for as long as the dispensary remains in operation, regardless of any change or amendment to State Laws governing the distribution of excise taxes levied by the State of Ohio upon the sale of either medical or adult-use recreational marijuana. In the event that the Township receives local excise tax revenue distributions from the State of Ohio while the dispensary remains in operation, the Township will agree to rebate any excess or duplicate payments made by the Applicant, with the amount received from the State of Ohio credited toward the projected, aggregate 3.6% local excise tax distribution. The Community Benefits Agreement shall remain in effect for as long as the dispensary operates at this location, and shall specifically bind the parties and any subsequent heirs, assignees, or operators.



STANDARD
WELLNESS

Appendix

1. Application
2. Tax Map
3. EagleView
4. Plat of Easement
5. Plat of Survey
6. Site Plans / Permit Set
7. 500' Survey
8. Major Amendment PD
9. Trustee Presentation
10. Zoning Permit



STANDARD
WELLNESS

1. Application

CONDITIONAL USE APPLICATION

RE: Property located at: 4412 Mount Carmel Tobasco Rd

Property Identification Number from Auditor's Tax Bill: 413213E044.

I. APPLICANT INFORMATION

A. Name: The Forest Cincinnati

Mailing Address: 4412 Mt Carmel Tobasco Rd, Cincinnati OH, 45244

Phone: (513) 676-0775

B. Property Owner(s): Standard Wellness Company

Mailing Address: 105 Commerce Dr, Gibsonburg OH, 43431

Phone: (419) 366-0379

C. Contact Person: Joe Andulics

Mailing Address: 425 Literary Rd, Cleveland OH, 44113

Phone: (440) 506-4410

II. CONDITIONAL USE

A. Please identify the Section of the Union Township Zoning Resolution which authorizes the requested conditional use: Section 662

B. Please state the zoning district(s) of the property: "PD" Planned Development

C. Please describe the existing use of the property and the conditional use requested:

The existing use of the property is as a medical marijuana dispensary, which is operational within the PD (Planned Development) zoning district. We are seeking a conditional use permit to continue operating our dispensary within this zoning district, as mandated by the Township's recent Amendment to the Zoning Resolution requiring all marijuana dispensaries to be zoned as B1. The conditional use permit allows us to maintain our current operation within the PD zoning district despite the new zoning requirements. We understand that our existing medical marijuana dispensary is considered a pre-existing non-conforming use. However, the State of Ohio is in the process of authorizing existing medical marijuana dispensaries to convert to dual-use dispensaries (i.e., the State will permit our dispensary to sell products to both medical and non-medical adult customers), and the Township has informed us that it believes a conditional use permit is necessary to operate as a dual-use dispensary.

CONDITIONAL USE APPLICATION

C. Please describe the existing use of the property and the conditional use requested:

The existing use of the property is as a medical marijuana dispensary, which is operational within the PD (Planned Development) zoning district operating under the townships rules when built and has been complaint until zoning resolution has been put in. We are seeking a conditional use permit to continue operating our dispensary within this zoning district as a dual use dispensary allowing adult use in addition to pre existing medical, as mandated by the Township's recent Amendment to the Zoning Resolution

The conditional use permit allows us to maintain our current operation and allow operations to sell as a dual use adult use dispensary along with medical use within the PD zoning district. We understand that our existing medical marijuana dispensary is considered a pre-existing non-conforming use. However, the State of Ohio is in the process of authorizing existing medical marijuana dispensaries to convert to dual-use dispensaries (i.e., the State will permit our dispensary to sell products to both medical and non-medical adult customers), and the Township has informed us that it believes a conditional use permit is necessary to operate as a dual-use dispensary.

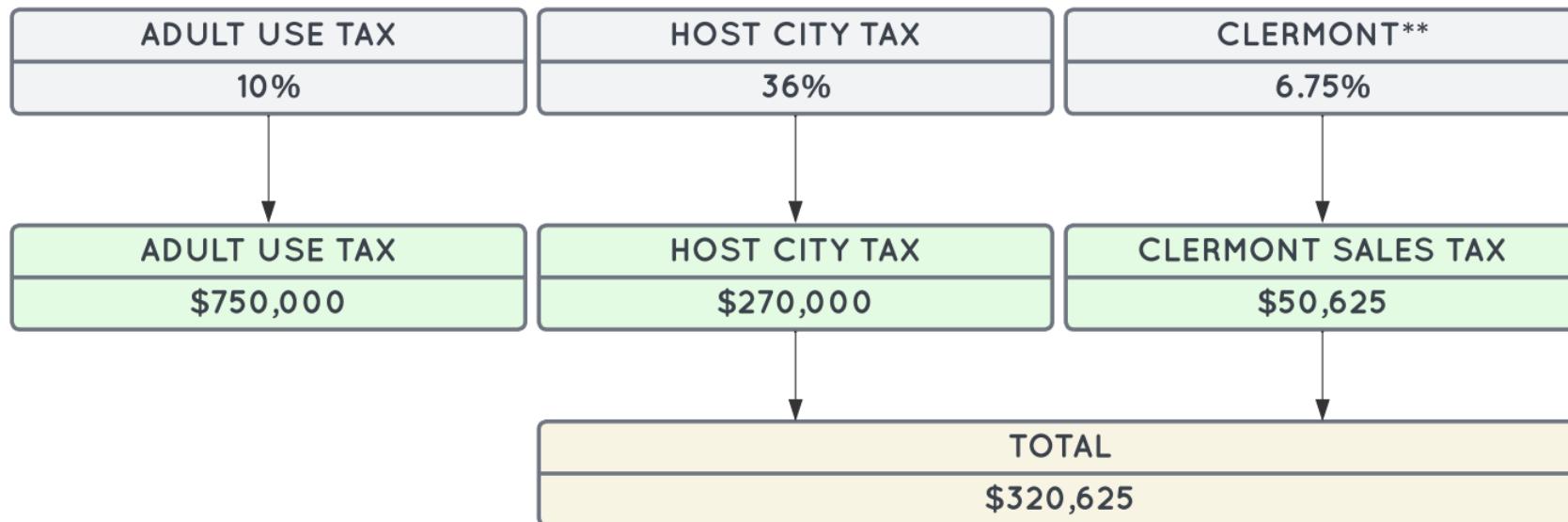
PROPOSAL REGARDING CONDITIONAL USES
(ZONING RESOLUTION SECTIONS 662)

Subject to Union Township's consideration of The Forest's applications for (1) a variance, and (2) a conditional use permit, The Forest will hereby proposes that, upon the granting of a variance and issuance of a conditional use permit:

- a. The Forest will participate in a Joint Economic Development District (JEDD) on mutually agreeable terms. Any fees or taxes agreed upon under the JEDD framework will be offset by tax revenues paid to Union Township by the State of Ohio pursuant to excises taxes imposed on the sales of marijuana;
- b. The Forest will pay the one-time \$50,000 impact fee; and
- c. In the event a court of competent jurisdiction rules that fees and taxes similar to those in this Proposal are unenforceable, Union Township will negotiate in good faith for the refund all such taxes paid by The Forest.
- d. If state of Ohio changes path, our intent is to divert the same amount of incoming revenues into the town. Our intent is that that the township still continues to receive the same amount. Our forecast of \$7,500,000 in annual sales at the dispensary will amount to \$320,625 dollars over to the city. Our intent is to be the best neighbors as possible in the city to help and do good for the community through this CBA pledge.

Cincinnati - 4412 Mt Carmel Tobasco Rd

EXPECTED DISPENSARY REVENUE: \$7,500,000



**City
distribution
% unknown

EXHIBIT A

442.2. (441.7). Please describe how the proposed conditional use is consistent with the general objectives, or with any specific objective, of the Township's land development plan and the Zoning Resolution.

Our proposed conditional use for operating a dual use dispensary supports and advances the general and specific objectives of the Township's land development plan and Zoning Resolution, fostering economic development, public health and safety, compatible land use, sustainable practices, and regulatory compliance.

442.3. Please describe how the proposed conditional use will be designed, constructed, operated, and maintained so to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

Our location is currently live and operational. Through thoughtful design, respectful operation, diligent maintenance, and proactive community engagement, our proposed conditional use will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and the Township's long-standing plans for this parcel. This ensures that the essential character of the area remains unchanged and is enriched by our presence and will comply with all relevant standards that apply.

442.4 (441.7) Please discuss the compatibility of the proposed conditional use with the adjacent property uses and describe how the proposed conditional use will not be hazardous or disturbing to existing or future neighboring uses.

The proposed conditional use of continuing our medical marijuana dispensary and converting to a dual-use dispensary allowing adult use in addition to pre existing medical when permitted by the State of Ohio within the PD zoning district is compatible with adjacent property uses and will not be hazardous or disturbing to existing or future neighboring uses. The dispensary is designed and operates in a manner that maintains the aesthetic and functional integrity of the neighborhood. We have taken measures to ensure that our operation is conducted responsibly and in accordance with local regulations, minimizing any potential negative impacts on neighboring properties. Additionally, we engage in dialogue with neighboring businesses and residents to address any concerns and maintain harmonious coexistence within the community. Our operation is conducted within an existing structure, and we employ best practices to mitigate any potential disturbances such as noise, odors, or increased traffic flow. Our operations are also strictly regulated by the State of Ohio, and we comply with all such regulations.

442.5. Please describe how the proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The proposed conditional use for our existing marijuana dispensary within the PD zoning district will be adequately served by essential public facilities and services, ensuring a smooth and sustainable operation. By ensuring adequate provision and maintenance of highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and maintaining non-impact on schools, the proposed conditional use will be well-supported by essential public facilities and services. This ensures the dispensary can operate smoothly and sustainably within the community. We have planned for additional incoming traffic and have taken all necessary steps to prepare to ensure minimal impacts are taken care of accordingly.

442.6. Please describe how the proposed conditional use will not create additional requirements at public cost for public facilities and services and how it will not be detrimental to the economic welfare of the community.

By ensuring that the dispensary is self-sufficient in its use of services, contributing positively to local economic activity, and maintaining strict regulatory compliance, the proposed conditional use will not create additional requirements at public cost for public facilities and services and will contribute and enhance positively to the economic welfare of the community. Our hours of operating will be Monday through Saturday 10am-7pm and Sunday 10am-6pm.

442.7 (441.7). Please describe how the proposed conditional use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

The proposed conditional use for our existing marijuana dispensary ensures that operations will not be detrimental to persons, property, or the general welfare. Effective traffic management plans, soundproofing, and restricted operational hours minimize noise and congestion. Prohibited on-site consumption and advanced ventilation systems eliminate fumes. Exterior lighting design prevents glare, while state-of-the-art odor control systems maintain air quality. A full traffic management plan is in place along with a strick no loitering policy enforced at all times. Adherence to health and safety regulations and proactive community engagement further ensure that the dispensary operates harmoniously within the neighborhood, without causing any excessive production of traffic, noise, fumes, glare, or odors.

442.8. Please describe how the proposed conditional use will have vehicular approaches to the property which are designed so not to create an interference with traffic on surrounding public thoroughfares.

The proposed conditional use for our existing marijuana dispensary ensures that vehicular approaches are designed to prevent interference with traffic on surrounding public thoroughfares. The strategic location of entrances and exits, and clear signage facilitate smooth traffic flow. Ample on-site parking and designated drop-off zones prevent congestion on public streets. Comprehensive traffic impact studies ensure that all measures comply with regulations and effectively manage traffic, ensuring minimal disruption to the surrounding area. We anticipate an initial rush of traffic for adult use sales that we have forecasted to taper down. Anticipation of 3x the traffic at peak times and 2x the traffic for the first 6 months is forecasted and planned for with extra labor and close monitoring of incoming traffic to help prevent any kind of disruptions of traffic into the area.

442.9. Please describe how the proposed conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic features of major importance.

The proposed conditional use of operating our existing marijuana dispensary with allowing adult use in addition to pre existing medical use within the PD zoning district will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance. Our operation is primarily contained within an existing structure and does not involve any alterations to the surrounding natural environment, scenic vistas, or historic landmarks. We adhere to all relevant regulations and guidelines to ensure minimal impact on the surrounding area. In addition, we enforce a strict no loitering policy onsite that prohibits any kind of loitering or hanging around inside or outside of our building. This is closely monitored by security and our advanced security systems installed on the premises.

VARIANCE APPLICATION

RE: Property located at: 4412 Mount Carmel Tobasco Rd

Property Identification Number from Auditor's Tax Bill: 413213E044.

I. APPLICANT INFORMATION

A. Name: The Forest Cincinnati

Mailing Address: 4412 Mt Carmel Tobasco Rd, Cincinnati OH, 45244

Phone: (513) 676-0775

B. Property Owner(s): Standard Wellness Company

Mailing Address: 105 Commerce Dr, Gibsonburg OH, 43431

Phone: (419) 366-0379

C. Contact Person: Joe Andulics

Mailing Address: 425 Literary Rd, Cleveland OH, 44113

Phone: (440) 506-4410

II. VARIANCE INFORMATION

A. I hereby request the Board of Zoning Appeals to grant a variance(s) from Section(s) 430 of the Union Township Zoning Resolution

B. Please describe generally each variance requested.

Our company, an operational medical marijuana dispensary, is seeking a variance from the newly enacted Township Amendment to the Zoning Resolution mandating a minimum distance of 100 feet between dispensaries and residential areas. We understand that our existing medical marijuana dispensary is considered a pre-existing non-conforming use. However, the State of Ohio is in the process of authorizing existing medical marijuana dispensaries to convert to dual-use dispensaries (i.e., the State will permit our dispensary to sell products to both medical and non-medical adult customers), and the Township has informed us that it believes a variance is necessary to operate as a dual-use dispensary. Compliance with the setback requirement would necessitate relocation, incurring substantial costs and disruption to our established operations. Additionally, alternative suitable locations meeting the new criteria are scarce, if not entirely unavailable, within the township limits.

C. Please state the zoning district(s) of the property

“PD” Planned Development

VARIANCE APPLICATION

B. Please describe generally each variance requested.

Our company, an operational medical marijuana dispensary, which is operational within the PD (Planned Development) zoning district operating under the townships rules when built and has been complaint until zoning resolution has been put in. We are seeking a variance from the newly enacted Township Amendment to the Zoning Resolution mandating a minimum distance of 100 feet between dispensaries and residential areas and also a variance to also continue operational (with a dual use license) within the PD (Planned Development) zoning district since new requirement states all marijuana dispensaries to be zoned as B1. This variance allows us to maintain our current operation within the PD zoning district despite the new zoning requirements. Of note, our understanding is that the Township has viewed our parcel as being underdeveloped for at least 20 years prior to our operations at the parcel (please see Attachment 8, Major Amendment PD).

EXHIBIT A

431.5.a. Please describe how the granting of the variance is consistent with the general purpose and intent of the regulations imposed by this Resolution on the district in which it is located, and is not injurious to the area or otherwise detrimental to the public welfare.

The granting of the variance for 100' setback and also operating in the PD district aligns with the regulations' purpose by ensuring the continued operation of one (of two) medical marijuana dispensaries in the Township. It is also consistent with the regulations' purpose by ensuring continued access to essential medical services provided by our operational medical marijuana dispensary. Our establishment has operated without detriment to the area or public welfare, maintaining security and positive community relations. Displacing us would disrupt patient care and cause undue hardship. Therefore, granting a variance will benefit the community while upholding the intent of the regulations.

431.5.b. Please describe how the granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.

Granting the variance will not permit the establishment of any use that is not otherwise permitted in the district. Our medical marijuana dispensary (and future dual-use dispensary) is already an approved and permitted use within the zoning regulations of the district. And the Township zoning resolution expressly provides for two dispensaries in the Township. The variance solely pertains to the setback requirement and zoning district, ensuring that our existing use remains in compliance with all other zoning regulations. Therefore, the granting of the variance does not introduce any new or prohibited uses into the district, maintaining consistency with the established zoning guidelines. We have been operating under the townships rules when built and has been complaint until zoning resolution has been put in.

431.5.c. Please describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Resolution would deprive the applicant of the reasonable use of such land or building. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of land.

The special circumstances applicable to our property include its strategic location chosen for accessibility and security. Relocation due to the setback requirement would disrupt essential medical services provided by our operational medical marijuana dispensary, depriving patients of vital treatment; likewise, when dual-use sales are permitted by the State of Ohio, we anticipate than many medical users of our facility will allow their Medical Marijuana cards to lapse so that they will need to purchase the same products from the same facility. Our request for variance is not merely based on property value loss but on

the deprivation of beneficial use and reasonable use of our land and building. Granting the variance would enable us to continue serving the community effectively while adhering to the zoning regulations as we have been doing,

431.5.d. Please describe the proof of hardship created by the strict application of this Resolution. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must result from the application of this Resolution; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered.

Proof of hardship due to the strict application of the Resolution is grounded in the genuine deprivation of beneficial use of the property, not merely potential profit. The hardship is not self-created, arising directly from the Resolution's application and impacting the property in question. Compliance would entail significant financial burdens and operational disruptions. Therefore, our request for a variance is based on the clear and compelling evidence of genuine hardship directly suffered by our property.

431.5.e. Please describe why the granting of the variance is necessary for the reasonable use of the land or building, and why the variance requested is the minimum variance that will accomplish this purpose.

The variance is necessary for the reasonable use of our property as it enables us to continue providing vital services while complying with zoning regulations and setbacks. The requested variance represents the minimum deviation required, ensuring patients' continued access to essential care without imposing undue burdens on our operations and allowing us to stay compliant inside the township.

431.5.f. Please describe how the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

The proposed variance will not negatively impact adjacent properties or the surrounding area. Our dispensary operates safely and responsibly, with measures in place to mitigate any potential concerns such as traffic congestion or property devaluation. Granting the variance will maintain the status quo of responsible operation without compromising public safety or property values. We anticipate an initial rush of traffic for adult use sales that we have forecasted to taper down. Anticipation of 3x the traffic at peak times and 2x the traffic for the first 6 months is forecasted and planned for with extra labor and close monitoring of incoming traffic to help prevent any kind of disruptions of traffic into the area. In addition, we enforce a strict no loitering policy onsite that prohibits any kind of loitering

or hanging around inside or outside of our building. This is closely monitored by security and our advanced security systems installed on the premises.

431.5.g. Please describe why the granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

The granting of the requested variance does not confer any special privilege denied to other properties in the same district. Our application is based on unique circumstances specific to our property and seeks a reasonable accommodation to ensure its reasonable use. The variance aligns with the objectives of the district regulations and does not seek preferential treatment.



STANDARD
WELLNESS

2. Tax Map





STANDARD
WELLNESS

3. EagleView



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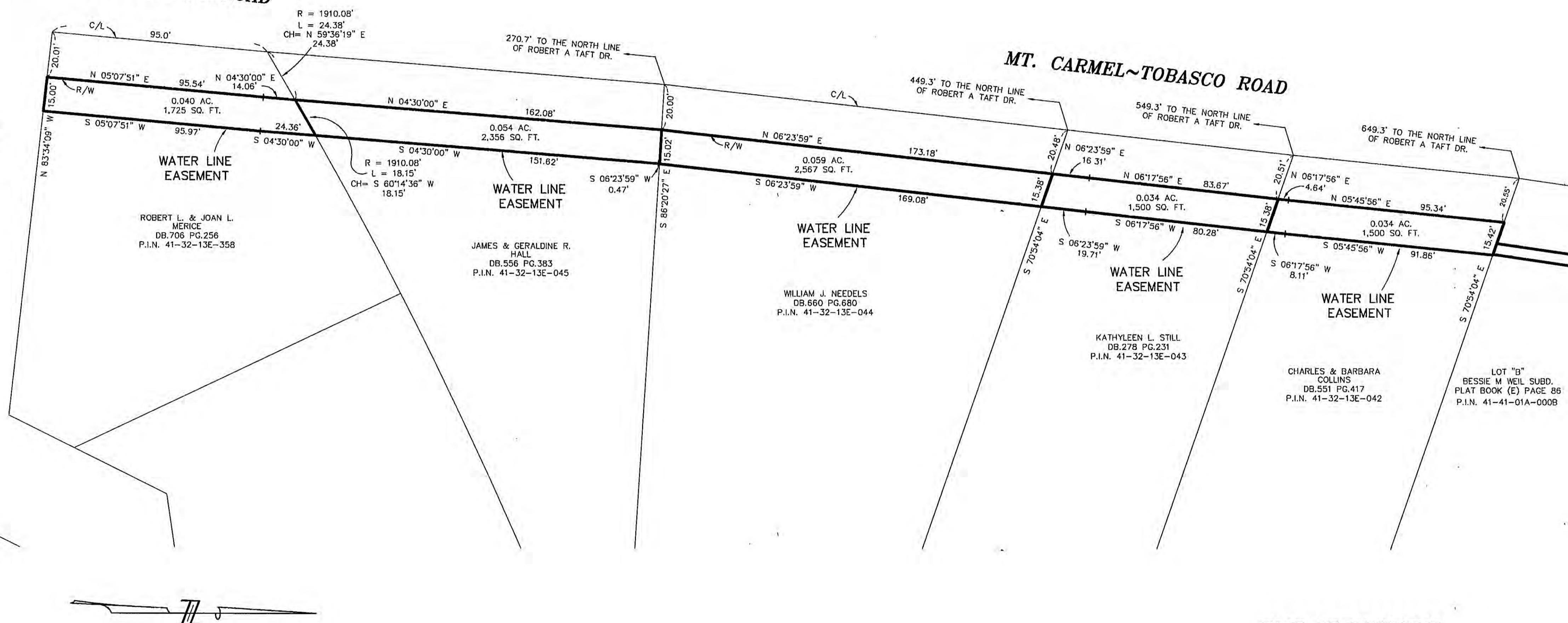
STANDARD
WELLNESS

4. Plat of Easement

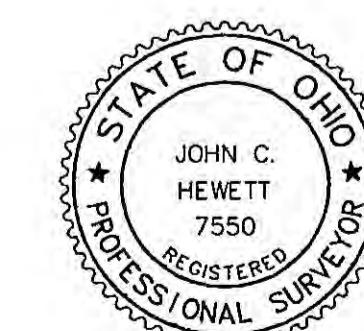
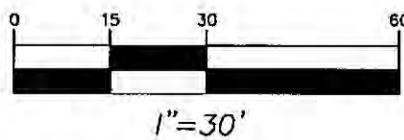
TL78-0131 E
DEC 14 2008

MT. CARMEL~TOBASCO ROAD

ROBERT A TAFT DRIVE



BEARINGS BASED ON
THE OHIO COORDINATE SYSTEM
SOUTH ZONE, NAD 83



SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a true and complete survey made under my supervision.


JOHN C. HEWETT
Surveyor Number 7550

**PLAT OF EASEMENT
IN**

MOSLEY'S MILITARY SURVEY No. 1115
UNION TOWNSHIP
CLERMONT COUNTY, OHIO

PLAT OF EASEMENT

H & M SURVEYING
SERVICES INCORPORATED
119 WEST MAIN STREET AMELIA, OHIO 45102
(513) 753-7959

SCALE " = 30'	DATE 1/15/03	JOB NO. 02178	DRWN. D&H	1 1
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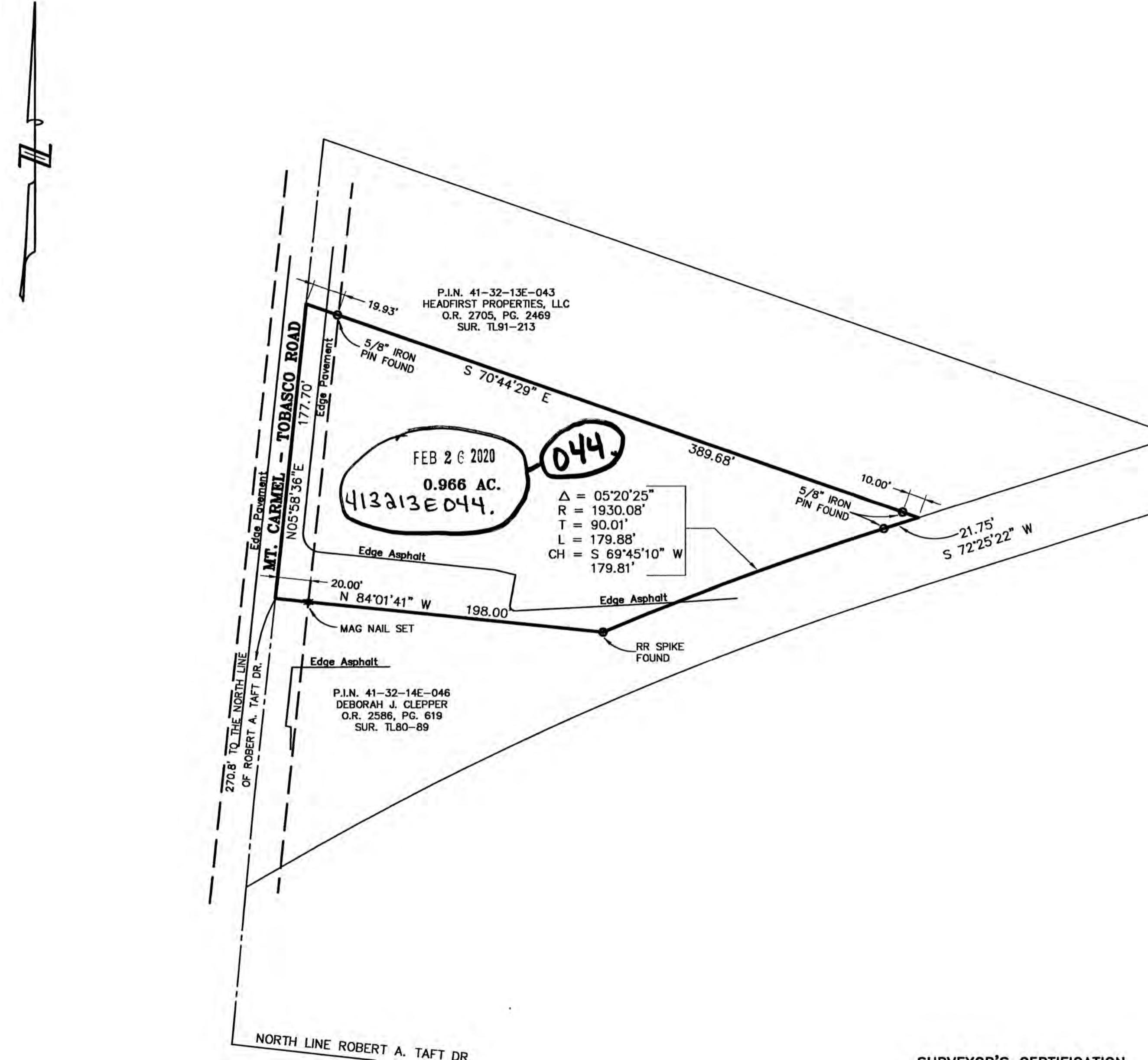
STANDARD
WELLNESS

5. Plat of Survey

TL94-0596

BEARINGS BASED ON
THE OHIO COORDINATE SYSTEM
SOUTH ZONE, NAD 83

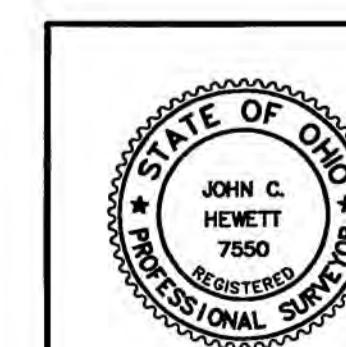
REFERENCE DOCUMENTS
AS SHOWN ON PLAT



SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a true and complete survey made under my supervision and all monuments have been set as shown.

John C. Hewett
JOHN C. HEWETT
Ohio Registration Number 7550



REVISIONS

PLAT OF SURVEY

IN
MOSLEY MILITARY SURVEY NO. 1115
UNION TOWNSHIP
CLERMONT COUNTY, OHIO

PLAT OF SURVEY

H & M SURVEYING
SERVICES INCORPORATED
P.O. BOX 181 AMELIA, OHIO 45102
(513) 753-7959

SCALE 1"=50' DATE 9/12/18 JOB NO. 17084 DRW. J.C.H. 1 1

CLOSURE

BEARING	DIST.	NORTH	EAST
N 05-58-36 E	177.70	404422.9992	1457587.7024
S 70-44-29 E	389.68	404599.7333	1457606.2051
S 72-25-22 W	21.75	404471.2042	1457974.0784
Curve Length	179.88	Radius 1930.08	Delta 5-20-25 Chord
S 69-45-10 W	179.81	404402.4018	1457784.6272
N 84-01-41 W	198.00	404423.0010	1457587.7117

Perimeter: 967.02 Area: 42,080 sq. ft. 0.966 AC.
Error Closure: 0.0095 Course: N 79-16-03 E
Error North: 0.00176 East: 0.00931
Precision 1: 101,790.53

This Conveyance has been examined
and the Grantor has complied with
Section 319.202 of the Revised Code.

Purchase Price: \$0.00

Transfer #2532 Transfer Fee: \$0.50

Conveyance Fee: \$0.00

Filed with the office of

Linda L. Fraley

05/15/2023

BY: smurray

Exhibit A - Property Description

Situated in Mosley Military Survey No. 1115, Union Township, Clermont County, Ohio and being more particularly described as follows:

Commencing at a point at the intersection of the centerline of Mt Carmel Tobasco Road with the north line of Robert A. Taft Drive, extended westerly; Thence north, for a distance of 270.8 feet, as measured along the centerline of Mt Carmel Tobasco Road, to a point and being the true place of beginning of the following described real estate;

THENCE, from said true place of beginning with the centerline of Mt Carmel Tobasco Road, N 05°58'36" E for a distance of 177.70 feet;

THENCE, leaving said road with the south line of lands of said Headfirst Properties, S 70°44'29" E, (passing a 5/8" iron pin found at 19.93 feet and 379.68 feet) for a total distance of 389.68 feet to a point in the northerly line of Deborah J. Clepper;

THENCE, with the lines of said Clepper the following three (3) courses and distances,

- (1) S 72°25'22" W for a distance of 21.75 feet to a 5/8" iron pin found;
- (2) along a curve to the left having a radius of 1930.08 feet and an arc length of 179.88 feet, being subtended by a chord bearing of S 69°45'10" W for a distance of 179.81 feet to a spike found;
- (3) N 84°01'41" W, (passing a Mag nail set at 178.00 feet) for a total distance of 198.00 feet to the place of beginning.

Said property contains 0.966 acres being subject to legal highways and easements of record.

The above described real estate is the same premises described as recorded in O.R Book 2715 page 2413 of the Clermont County, Ohio, Deed Records and identified as parcel 41-32-13E-044 on the Tax Maps of said County.

Being the result of a field survey and plat dated 09/12/2018 made under the supervision of John C. Hewett registration No 7550 in the State of Ohio.

Parcel ID Number: 41-32-13E-044.

More Commonly Known As: 4412 Mt. Carmel Tobasco Road, Cincinnati, Ohio 45245

05/15/2023

Legal Description

APPROVED

Clermont County, OH Engineer

Jeremy P. Evans, P.E., P.S.

BY: JGRANT

413213E044. 0.966 AC TL94-0596



STANDARD
WELLNESS

6. Site Plans / Permit Set

New Building For:

The Forest

4412 Mt. Carmel Tobasco Road
Cincinnati, Ohio 45244

DESIGN TEAM

ARCHITECT:



7945 Washington Woods Drive
Dayton, Ohio 45459
O: 937.610.3440
F: 937.610.3441

E2M ENGINEERS:



E2M Consulting Engineering, Inc.
682 Tuxedo Place
Cincinnati, OH 45066
O: 513.587.0050

CIVIL:

Carl Hartman
engineercarlhartman@gmail.com
O: 513.608.7918

OWNER

4412 Mt Carmel LLC
901 OHIO PIKE
CINCINNATI, OHIO 45244

SHEET INDEX

G1.1	PROJECT INFORMATION
G1.2	LIFE SAFETY PLAN
G1.3	ACCESSIBILITY GUIDELINES
G2.1	GENERAL SPECIFICATIONS
CIVIL	SITE PLAN
A51.1	ARCHITECTURAL SITE PLAN, DETAILS
A51.2	PROPOSED SITE LIGHTING PLAN
A51.3	PROPOSED SITE LIGHTING FIXTURES
A1.0	FOUNDATION PLAN
A1.1	ROOF FRAMING PLAN
A1.2	FLOOR PLAN
A1.3	DIMENSIONED FLOOR PLAN
A1.4	REFLECTED CEILING PLAN
A1.5	FINISH FLOOR PLAN
A1.6	WALL FINISH PLAN
A1.7	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTION
A3.2	WALL SECTIONS
A3.3	WALL SECTIONS
A4.1	INTERIOR ELEVATIONS
A4.2	CASEWORK DETAILS
A5.1	SECTIONS
A5.2	SCHEDULES

M-101	MECHANICAL PLAN
M-501	MECHANICAL NOTES & SCHEDULES
M-601	MECHANICAL DETAILS
E-101	LIGHTING PLAN
E-102	POWER PLAN
E-501	ELECTRICAL NOTES & SCHEDULES
E-502	PANEL SCHEDULE & SINGLE LINE
P-101	DOMESTIC WATER & DWV PLAN
P-501	PLUMBING SCHEDULES & NOTES
P-601	PLUMBING DETAILS

CODE REVIEW

DESCRIPTION: NEW BUILDING TO HOUSE MEDICAL MARIJUANA DISPENSARY
JURISDICTION: UNION TOWNSHIP, CLERMONT COUNTY, OHIO
GOVERNING CODES: 2017 OHIO BUILDING CODE [OBC]
2017 OHIO MECHANICAL CODE [OMC]
2017 OHIO PLUMBING CODE [OPC]
2012 INTERNATIONAL ENERGY CONSERVATION CODE [IECC]
2017 NFPA TO NATIONAL ELECTRIC CODE [NEC]

AUTHORITY HAVING JURISDICTION: CLERMONT COUNTY
ZONING: UNION TOWNSHIP
PARCEL ID: 419213E044
DESIGNATION: PD
[PROPOSED USE APPROVED PREVIOUSLY]
PARKING: 22 SPACES PROVIDED [2 H.C. SPACES]

2017 OBC:
CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION
USE GROUP: MERCANTILE [M]

CHAPTER 5: GENERAL BUILDING HEIGHT AND AREA
TABLE 504.3: ALLOWABLE HEIGHT: M, NON-SPRINKLERED, TYPE V B = 40'
ACTUAL = 18'

TABLE 505.4: ALLOWABLE STORIES: M, NON-SPRINKLERED, TYPE V B = 1 STORY
ACTUAL = 1 STORY

TABLE 506.2: ALLOWABLE AREA: M, NS, TYPE V B = 9,000 SF PER STORY
BUILDING AREA= 3,480 SF.
OUTDOOR SECURE DELIVERY AREA = 532 SF.

CHAPTER 6: TYPES OF CONSTRUCTION
602.2: CONSTRUCTION TYPE: V B

TABLE 601:
PRIMARY STRUCTURAL FRAME = 0 HOUR
EXTERIOR BEARING WALLS = 0 HOUR
INTERIOR BEARING WALLS = 0 HOUR
NON-BEARING WALLS = 0 HOUR
FLOOR CONSTRUCTION = 0 HOUR
ROOF CONSTRUCTION = 0 HOUR

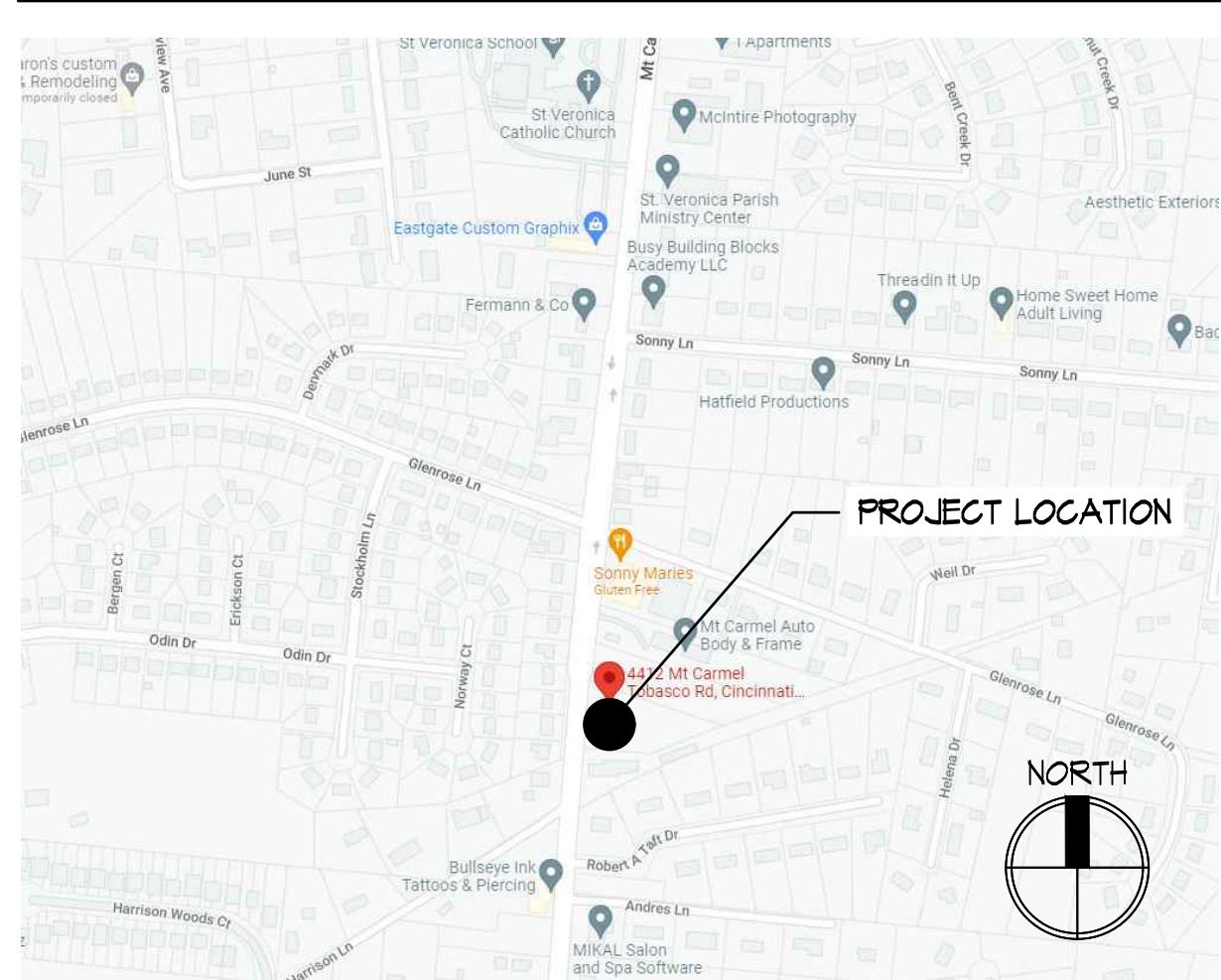
CHAPTER 7: FIRE-RESISTANCE RATED CONSTRUCTION
TABLE 705.8: MAXIMUM AREA OF EXTERIOR WALL OPENINGS [UNPROTECTED]
20'-25' [26' ACTUAL] NORTH ELEVATION = 45% OPENINGS PERMITTED
X > 30' [31' ACTUAL] SOUTH ELEVATION = UNLIMITED OPENINGS PERMITTED

CHAPTER 8: INTERIOR FINISHES
TABLE 803.11: INTERIOR WALL AND CEILING FINISH REQUIREMENTS
USE M, NON-SPRINKLERED
EXIT ENCLOSURES AND PASSAGeways: CLASS A
CORRIDORS: CLASS B
ROOMS AND ENCLOSED SPACES: CLASS C

THE PLANS AND SPECIFICATIONS ARE INTENDED TO DEPICT THE GENERAL SCOPE, LAYOUT AND QUALITY OF WORKmanship required. THE DOCUMENTS DO NOT ACT AS A MANUAL TO EXECUTE THE WORK NOR ARE THEY INTENDED TO SHOW OR DESCRIBE IN DETAIL, EVERY ITEM NECESSARY FOR THE PROPER INSTALLATION OF THE WORK, THE MEANS AND METHODS REQUIRED TO EXECUTE THE WORK DESCRIBED IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL INCLUDE THE ANCILLARY WORK REQUIRED, WHETHER EXPLICITLY STATED OR NOT, FOR THE PROPER COMPLETION OF THE WORK AS INTENDED. THE CONTRACTOR IS REQUIRED TO MEET OR EXCEED BUILDING CODE REQUIREMENTS, APPLICABLE INDUSTRY STANDARDS, ASTM STANDARDS, AND/OR MANUFACTURER INSTALLATION REQUIREMENTS AS THEY RELATE TO THE WORK.

THE PLANS AND SPECIFICATIONS REPRESENT A SINGLE COMPLETE DESIGN PACKAGE INDICATING THE INTENDED SCOPE OF CONSTRUCTION. THE PROJECT IS STRUCTURED AS A TURNKEY CONTRACT, AWARDED TO A SINGLE PRIME CONTRACTOR. THE DOCUMENTS DO NOT PROVIDE A BID PACKAGE OR ASSIGN RESPONSIBILITIES TO ANY SUBSEQUENT SUBCONTRACTORS, DICTATE CONSTRUCTION SEQUENCING, NOR PROVIDE COORDINATION BETWEEN ANY TRADES; SUCH ACTIVITIES ARE THE RESPONSIBILITY OF THE HOLDER OF THE CONSTRUCTION CONTRACT. IN THE EVENT OF A DISCREPANCY WITHIN THE DRAWINGS OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT REPRESENTED IN THE DOCUMENTS SHALL PREVAIL.

VICINITY MAP



New Building For:

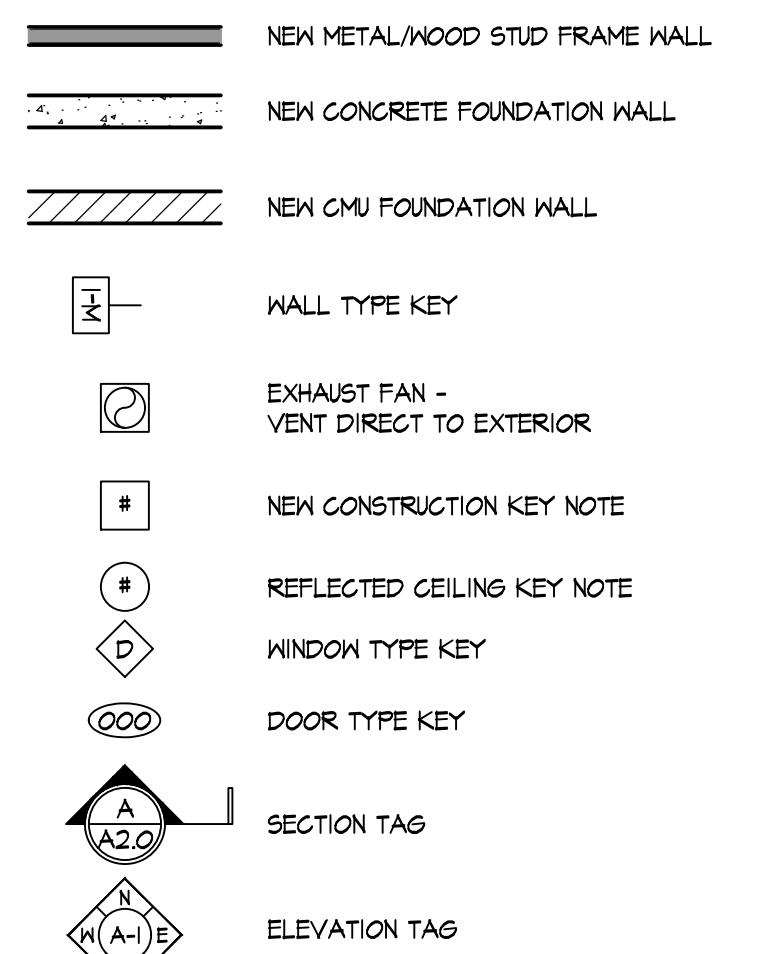
The Forest

4412 Mt. Carmel Tobasco Road
Cincinnati, Ohio 45244

RENDERING



WALL / SYMBOL LEGEND



ABBREVIATIONS

ADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ATC	ACOUSTIC TILE CEILING
BLKG	BLOCKING
BET	BETWEEN
BRG	BEARING
BTM	BOTTOM
CIP	CAST IN PLACE
CL	CENTERLINE
CLG	CEILING
CT	CERAMIC TILE
CLR	CLEAR
COL	COLUMN
CPT	CARPET
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CJ	CONTROL JOINT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
ELEV	ELEVATION
EQ	EQUAL
EX	EXISTING
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FIN	FINISHED
FRT	FIRE RETARDANT TREATED
FSE	FOOD SERVICE EQUIPMENT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GYP BD	GYPSUM BOARD
GC	GENERAL CONTRACTOR
HM	HOLLOW METAL
HT	HEIGHT
HOR	HORIZONTAL
MAX	MAXIMUM
MECH	MECHANICAL
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPS	OPENING
PFB	FRE-ENGINEERED METAL BUILDING
PTD	PAINTED
QT	QUARRY TILE
RAD	ROOF DRAIN
REF	REFRIGERATOR
REQD	REQUIRED
RO	ROUGH OPENING
SIM	SIMILAR
SM	SHEET METAL
SPEC	SPECIFICATION
SS	STAINLESS STEEL
SO	SQUARE
STL	STEEL
T.O.	TOP OF
TYP	TYPICAL
UFAS	UNIFORM FEDERAL ACCESSIBILITY STD.
WRB	WEATHER RESISTIVE BARRIER
WVF	WELDED WIRE FABRIC

RDA CONTRACT ADMINISTRATION

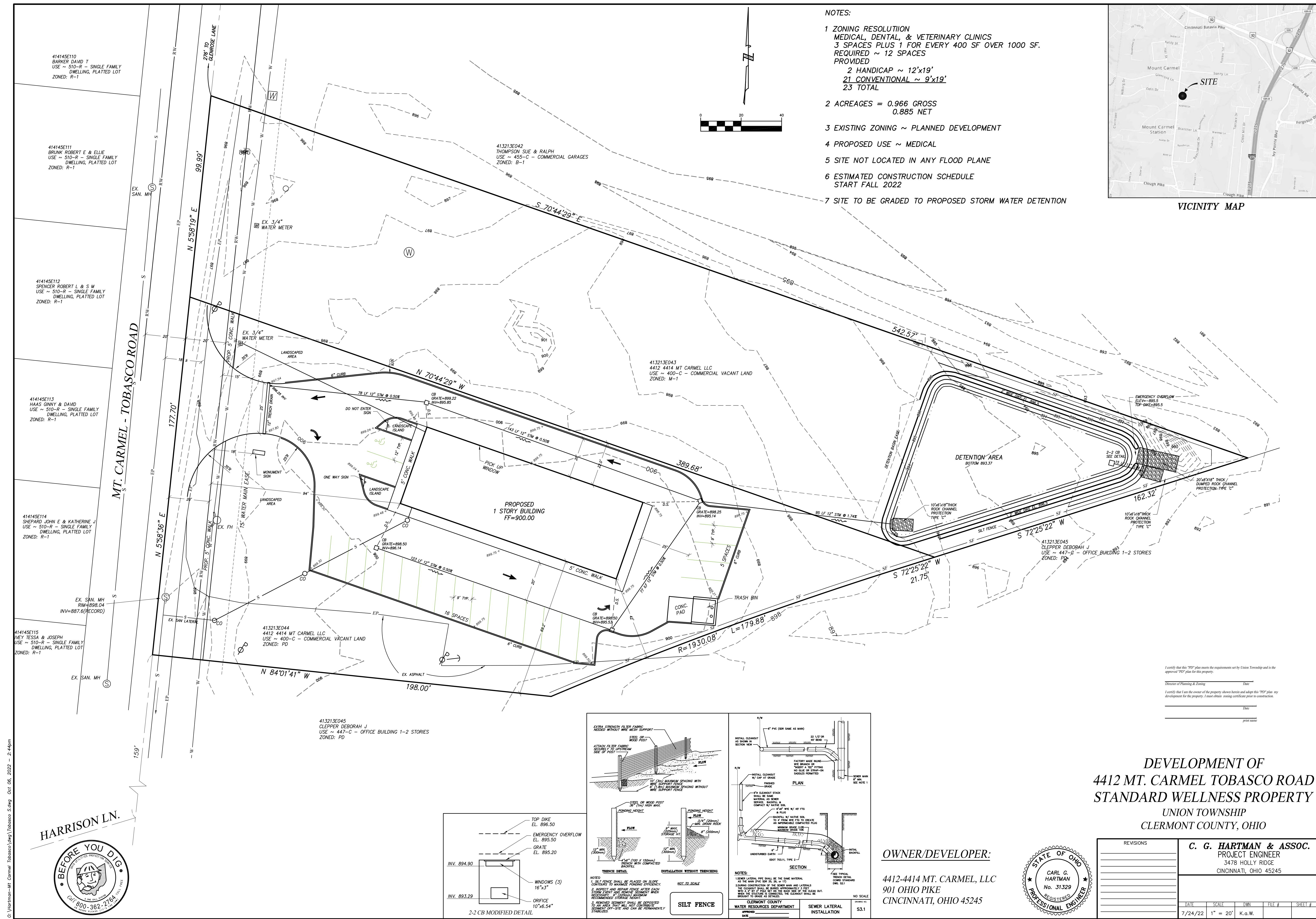
1. RDA IS NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO COORDINATE THE PROPOSED WORK, SCHEDULES, INSTALLATIONS, PERMITS, INSPECTIONS, ETC.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ARCHITECT FOR CLARIFICATION SHOULD THERE BE QUESTIONS REGARDING THE INTERPRETATION OR INTENT OF THE DOCUMENTS, FIELD DISCOVERY, ETC. THAT WOULD IMPACT OR AFFECT THE WORK AS PROPOSED.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD CONFIRM ALL EXISTING CONDITIONS, PROPOSED INSTALLATIONS AND HOW THEY INTERFACE TO ENSURE THE SYSTEMS CAN BE INSTALLED PER THE INTENT OF THE DOCUMENTS AND TO MEET APPLICABLE BUILDING AND ZONING CODES, LOCAL REQUIREMENTS, OWNER REQUIREMENTS, ETC.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE BUILDING AND ZONING CODES REQUIREMENTS WHETHER SPECIFICALLY NOTED HEREIN OR NOT. BUILDING CODES REPRESENT THE MINIMUM ACCEPTABLE STANDARD.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL ALL PRODUCTS, MATERIALS, INSTALLATIONS, AND THE LIKE IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS, APPLICABLE MANUFACTURER'S DETAILS AND INSTRUCTIONS, IN ACCORDANCE WITH BEST PRACTICES, AND BUILDING CODE PROVISIONS.

New Building For:
The Forest

4412 Mt. Carmel Tobasco Road
Cincinnati, Ohio 45244

Print Record	02/15/22 Zoning 03/02/22 Zoning Revision 06/06/22 Shell Prelim. 06/28/22 Review 08/22/22 Review 10/05/22 Review 10/11/22 Permit Project Number 2022-022
Date	October 11, 2022
Sheet Title	
PROJECT INFORMATION	
Sheet Number	

G 1 . 1

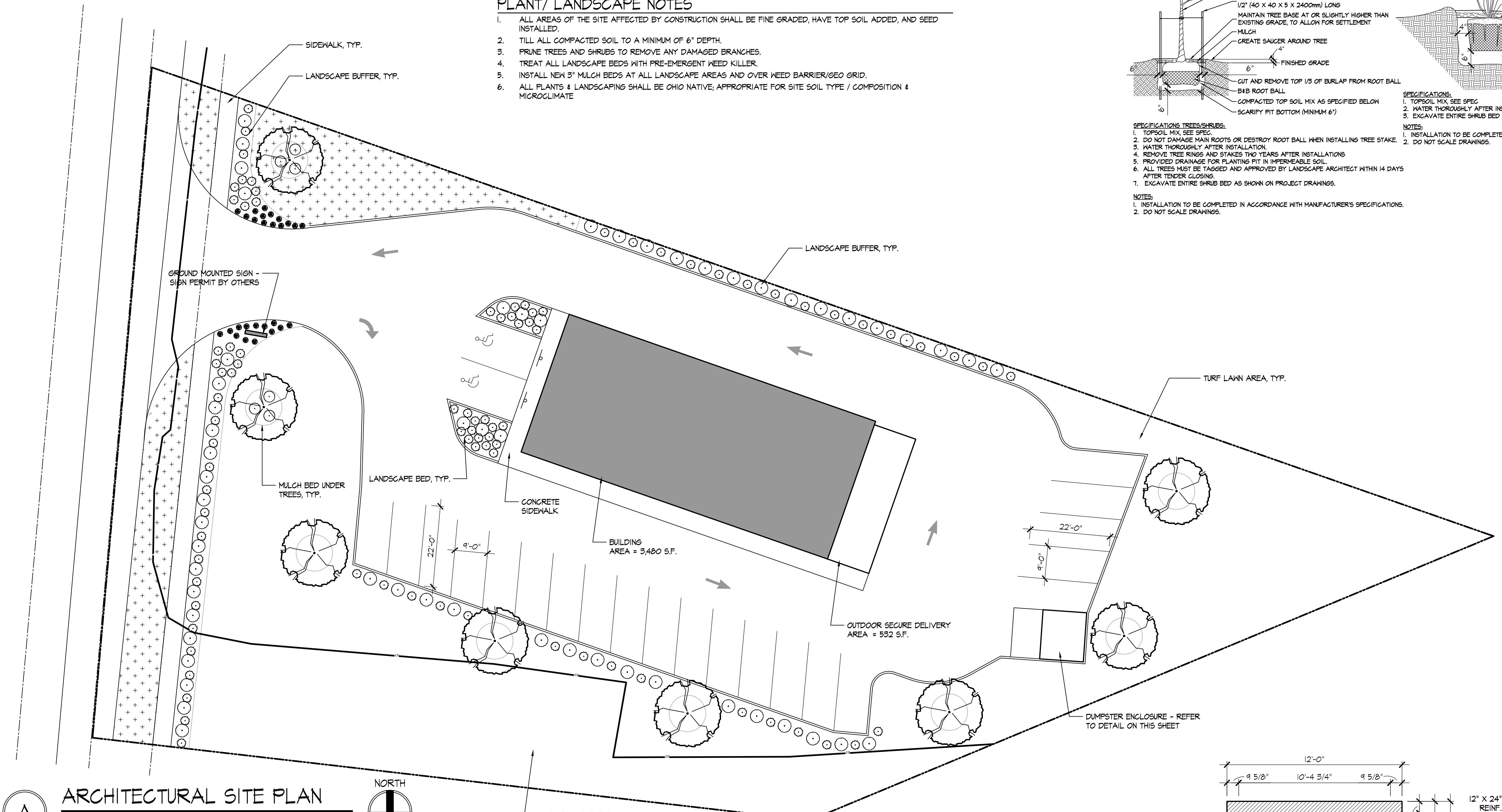


PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
 A	HEMEROCALLIS 'HYPERION'	HYPERION DAYLILY	2 GAL.	1'-2' O.C.	OHIO NATIVE
 B	PANICUM VIRGATUM DALLAS BLUE	DALLAS BLUE SWITCH GRASS	3 GAL.	2'-3' O.C.	OHIO NATIVE
 C	BUXUS X 'GREEN MOUND'	GREEN MOUND BOXWOOD	3 GAL.	3'-4' O.C.	OHIO NATIVE, EVERGREEN
 D	ACER RUBRUM - 2.5" CALIPER	RED MAPLE		PER PLAN	OHIO NATIVE

PLANT/ LANDSCAPE NOTES

1. ALL AREAS OF THE SITE AFFECTED BY CONSTRUCTION SHALL BE FINE GRADED, HAVE TOP SOIL ADDED, AND SEED INSTALLED.
2. TILL ALL COMPACTED SOIL TO A MINIMUM OF 6" DEPTH.
3. PRUNE TREES AND SHRUBS TO REMOVE ANY DAMAGED BRANCHES.
4. TREAT ALL LANDSCAPE BEDS WITH PRE-EMERGENT WEED KILLER.
5. INSTALL NEW 3" MULCH BEDS AT ALL LANDSCAPE AREAS AND OVER WEED BARRIER/GEO GRID.
6. ALL PLANTS & LANDSCAPING SHALL BE OHIO NATIVE; APPROPRIATE FOR SITE SOIL TYPE / COMPOSITION & MICROCLIMATE



ARCHITECTURAL SITE PLAN

SCALE: 1/16" =

I-O

0 8 16 32

The logo consists of the word "NORT" in a bold, sans-serif font, with a vertical line extending downwards from the letter "T". Below the text is a circular graphic element containing a horizontal line and a vertical line that aligns with the "T" of "NORT".

The diagram illustrates the construction of a metal coping on a concrete wall. A vertical line of text on the left provides the details of the wall and coping system. The wall is described as a '10" CMU WALL' with '#5 VERT. AT CORNERS, TYP. W/ CELL GROUTED SOLID'. The base is a '8" CONCRETE PAD OVER 4" GRAVEL BASE GRADE'. The coping is a '24" W x 12" D CONCRETE FOOTING W/ (2) #5 CONT' with 'METAL COPING ON CONTINUOUS TREATED 2X8 NAILER'.

METAL COPING ON
CONTINUOUS
TREATED 2X8
NAILER

10" CMU WALL

#5 VERT. AT CORNERS,
TYP. W/ CELL
GROUTED SOLID

8" CONCRETE PAD
OVER 4" GRAVEL
BASE
GRADE

24" W x 12" D
CONCRETE
FOOTING W/ (2)
#5 CONT

This diagram shows a cross-section of a foundation wall. The wall is built of 10" CMU blocks, with a height of 7'-4". The top of the wall is finished with metal coping and is painted to match the building. The foundation is made of concrete piers. The grade level is indicated by a horizontal line. The text 'GRADE' is written on the grade line, and '10" CMU BLOCK FOUNDATION WALL ON 24" W X 12" D CONCRETE' is written below the foundation.

METAL COPING

CMU PAINTED TO MATCH BUILDING

GRADE

10" CMU BLOCK FOUNDATION WALL
ON 24" W X 12" D
CONCRETE

7'-4"

10" CMU BLOCK FOUNDATION WALL
ON 24" W X 12" D
CONCRETE

This technical diagram illustrates a cross-section of a brick wall. The wall is built of 10" CMU blocks, with a foundation wall thickness of 24" W x 12" D. The top of the wall is finished with a metal coping. A painted steel bollard is integrated into the wall, extending downwards. The ground level is marked as 'GRADE'. The brickwork is described as 'CMU PAINTED TO MATCH BUILDING'.

Labels in the diagram:

- METAL COPING
- CMU PAINTED TO MATCH BUILDING
- PAINTED STEEL BOLLARD
- GRADE
- 10" CMU BLOCK
- FOUNDATION WALL ON 24" W X 12" D CONCRETE

8" DIA. STEEL POST /
BOLLARD
1X6 COMPOSITE TRIM
BOARDS

(3) 5" HINGES WELDED TO
FRAME AND POST / BOLLARD

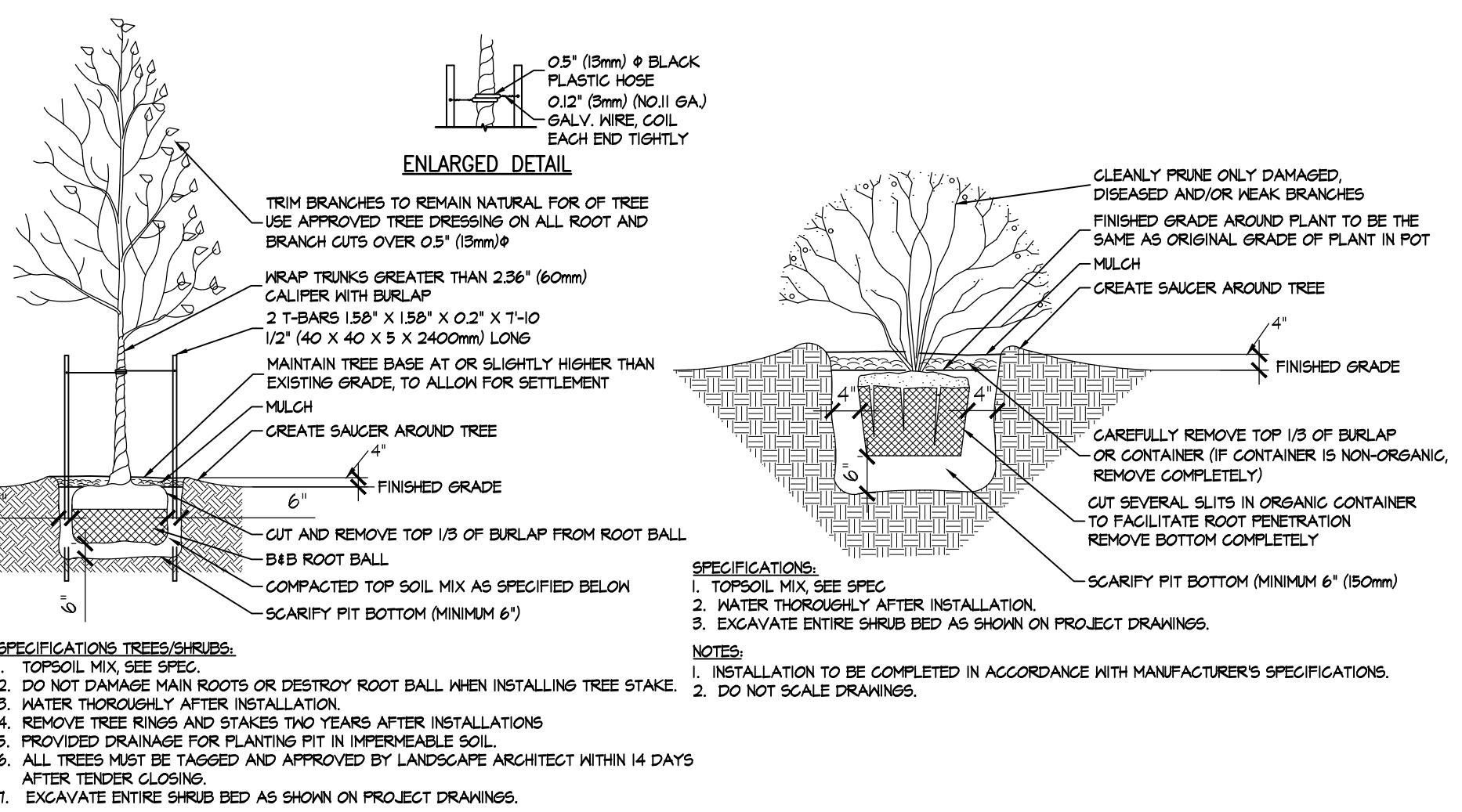
(1) $\frac{3}{4}$ " DROP ROD EA. GATE. DRILL
1" DIA X 4" HOLE AND SLEEVE TO
RECEIVE IN CONCRETE

GATE EXT. ELEV.

3'-6"

DUMPSTER ENCLOSURE DETAILS

SCALE 1/4" = 10'



New Building For:

The Forest

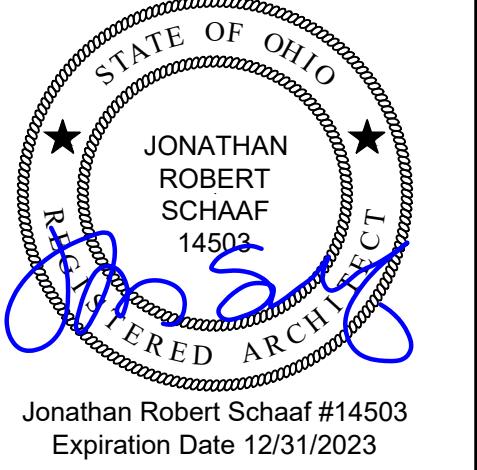
4412 Mt. Carmel Tobasco Road
Cincinnati, Ohio 45244

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nt Record
2/15/22 Zoning
3/02/22 Zoning Revision
6/06/22 Shell Prelim.
6/28/22 Review
3/22/22 Review
3/29/22 Zoning
4/05/22 Review
4/11/22 Permit
oject Number
022-022
ate
ctober 11, 2022
sheet Title
ARCHITECTURAL SITE PLAN
DETAILS
sheet Number

ASL .J



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New Building For:
The Forest

4412 Mt. Carmel Tobasco Road
Cincinnati, Ohio 45244

PL

NOTE:
POLE LIGHTS MOUNTED AT 20' TO TOP OF FIXTURE
EXISTING BUILDING MOUNTED LIGHTS NOT SHOWN.

CALCULATION ELEVATION AT 0'-0"

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOTCANDLES	1
MAXIMUM FOOTCANDLES	4
MINIMUM FOOTCANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0
MAXIMUM TO MINIMUM FC RATIO	4 / 0
AVERAGE TO MINIMUM FC RATIO	1 / 0

FOOTING DIMENSION TABLE

HEIGHT	DEPTH	DIA	B
20'	5'-6"	2'-6"	#5
25'	6'-0"	2'-0"	#6
30'	6'-0"	2'-0"	#6
35'	7'-0"	2'-0"	#6
40'	7'-0"	2'-0"	#6

Dimensions and EPA

Mounting Illustrations

Mounting

PHILIPS G GARDCO Site & Area Form 10 LED

Round post top mount

Ordering guide

Retrofit kit ordering guide

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	INPUT VOLTS	NOTE 1	LUMENS
P3HS	•	(1) 100W (3) LEDgine 3.1 ARRAY(S) DRIVEN AT 700mA	Form Ten Round Post Top LED CPL, 48 LED's, 4000K CCT, TYPE 3 OPTIC, GLASS LENS	PHILIPS GARDCO, CP17L-48L-700-NW-G2-S-HIS	109.9	MULTIPLE	LED DRIVER, 10971
P4	•	(1) 100W (2) LEDgine 3.1 ARRAY(S) DRIVEN AT 900mA	Form Ten Round Post Top LED CPL, 48 LED's, 4000K CCT, TYPE 4 OPTIC, GLASS LENS	PHILIPS GARDCO, CP22L-48L-900-NW-G2-4	143.9	MULTIPLE	LED DRIVER, 14008

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Form_10_Cp_MP_LED_0317F page 1 of 4

WP



WDGE4 LED
Architectural Wall Sconce



Catalog Number
Notes
Type:

Introduction
The WDGE4 LED family is designed to meet specific and very well-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes and lumen packages ranging from 1,200 lumens to 20,000 lumens for a wide-area solution. Embedded with nLight® AIR wireless controls, the WDGE4 family provides additional energy savings and code compliance.

WDGE4 has been designed to deliver up to 25,000 lumens through a precision reflective lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

(without options)

WDGE4 LED Family Overview

Lumens	Standard H. D. P.		Custom H. D. P.		Series	Color Temperature	CRI	Sensors	Lumens (6000K)						
	1200	1200	1200	1200						P1	P2	P3	P4	P5	P6
WDGE410	4W	—	—	1,200	2,000	—	—	—	—	WDGE410	WDGE410	WDGE410	WDGE410	WDGE410	WDGE410
WDGE410H	10W	18W	Standalone / night	1,200	2,000	3,000	4,500	6,000	—	WDGE410H	WDGE410H	WDGE410H	WDGE410H	WDGE410H	WDGE410H
WDGE410F	15W	18W	Standalone / night	7,500	8,500	16,000	12,000	—	—	WDGE410F	WDGE410F	WDGE410F	WDGE410F	WDGE410F	WDGE410F
WDGE410	—	—	Standalone / night	12,000	16,000	16,000	20,000	22,000	25,000	WDGE410	WDGE410	WDGE410	WDGE410	WDGE410	WDGE410

Ordering Information

EXAMPLE: WDGE4 LED P3 40K 70CRI 3 R MV07 SRM DDBXD

Series	Package	Color Temperature	CRI	Voltages	Mounting	Shipped included	Shipped separately
WDGE4 LED	P1	4W	30K 4000K	70CRI	P2	WDGE410	WDGE410
	P2	PS	45K 4000K	70CRI	R3	Type 2	WDGE410H
	P3	PS	50K 5000K	70CRI	R4	Type 4	WDGE410F

Design:

PE:1 Product, Bottom Type
DS:1 Dual orientation fixture with 2 drivers and 2 light engines
DMG:1 D-10° beam angles were pulled smaller than the fixture's internal control, ordered separately
BCE:1 Bottom conductive entry for back box connection, total of 16夜 points.
SPD:100V 100W dimming driver for DCL-4000
BAA:1 Roy American Act Compliant

Accessories:

WDGE410DWD: WDGE410 Architectural Wall Sconce (front facing)
WDGE410BWD: WDGE410 Architectural Wall Sconce (back facing)

NOTES:
1. 120V and 480V not available with DS.
2. DS and DMG not available with sensors/controls.
3. DS and DMG not available with dimming.
4. Roy American Act Compliant.

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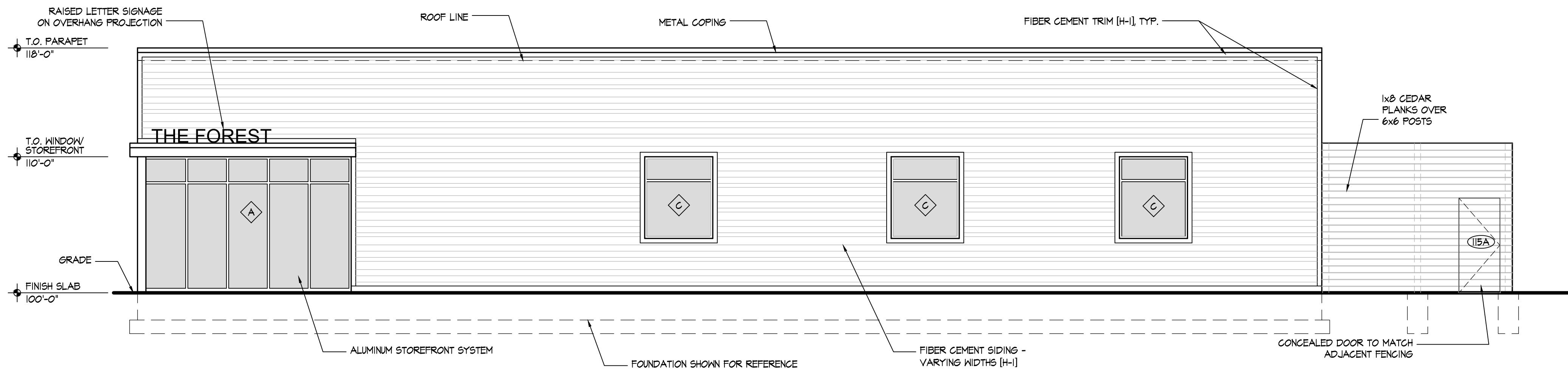
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New Building For:
The Forest

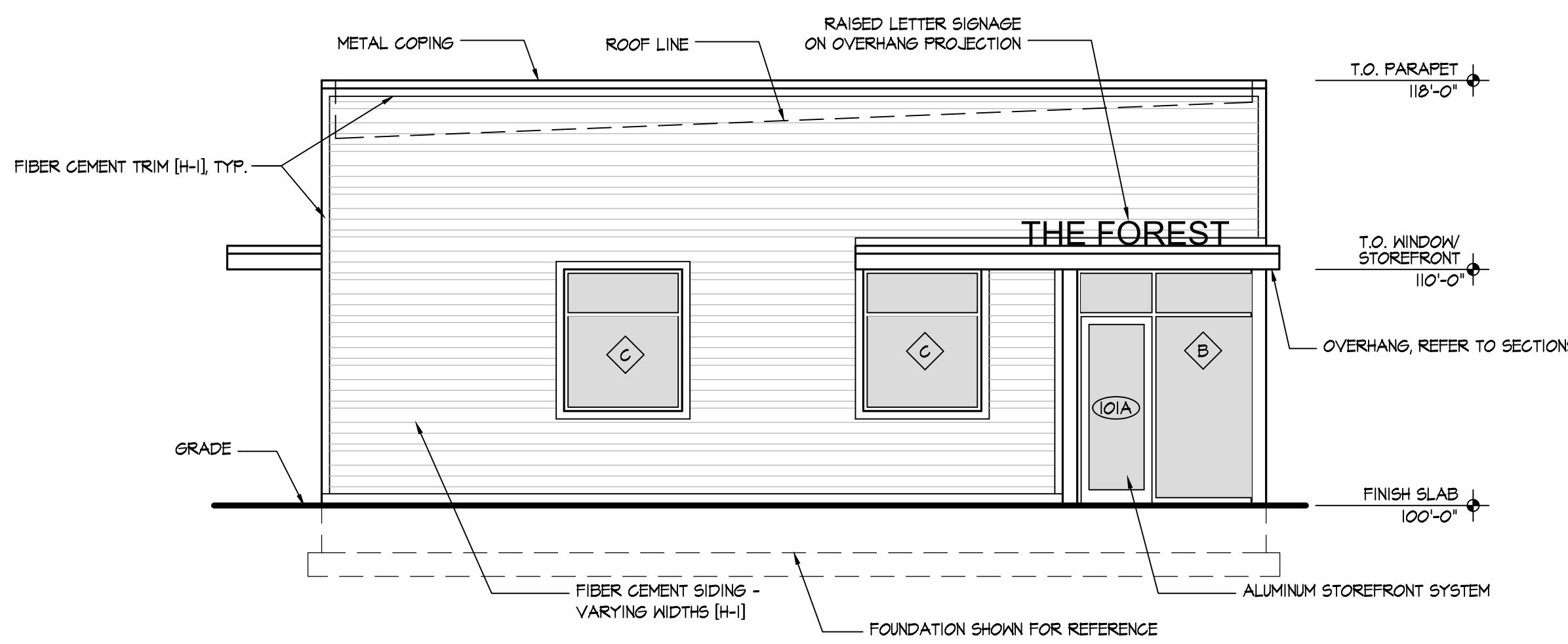
4412 Mt. Carmel Tobasco Road
Cincinnati, Ohio 45244



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

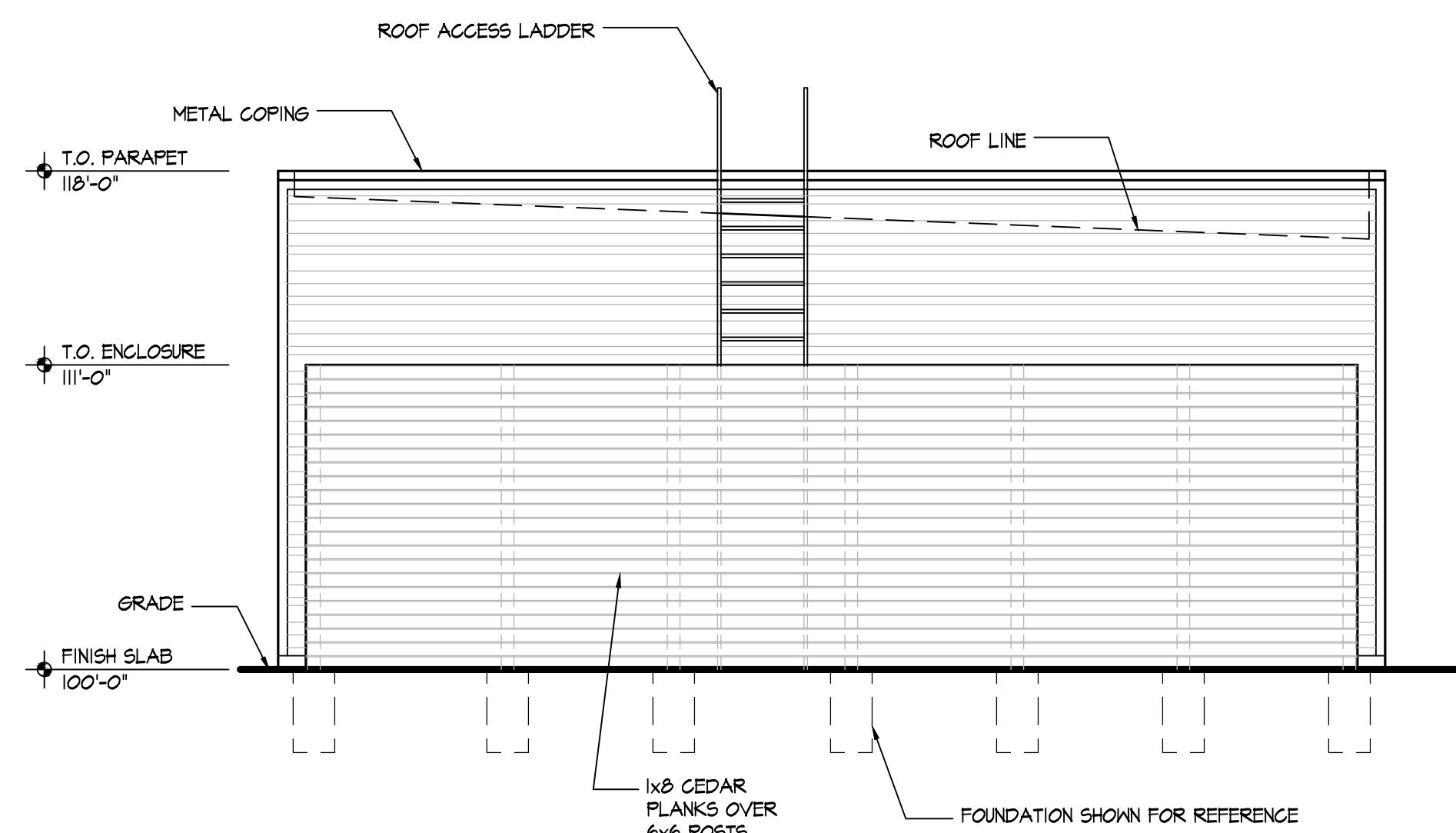
0 2 4 8



WEST ELEVATION

SCALE: 3/16" = 1'-0"

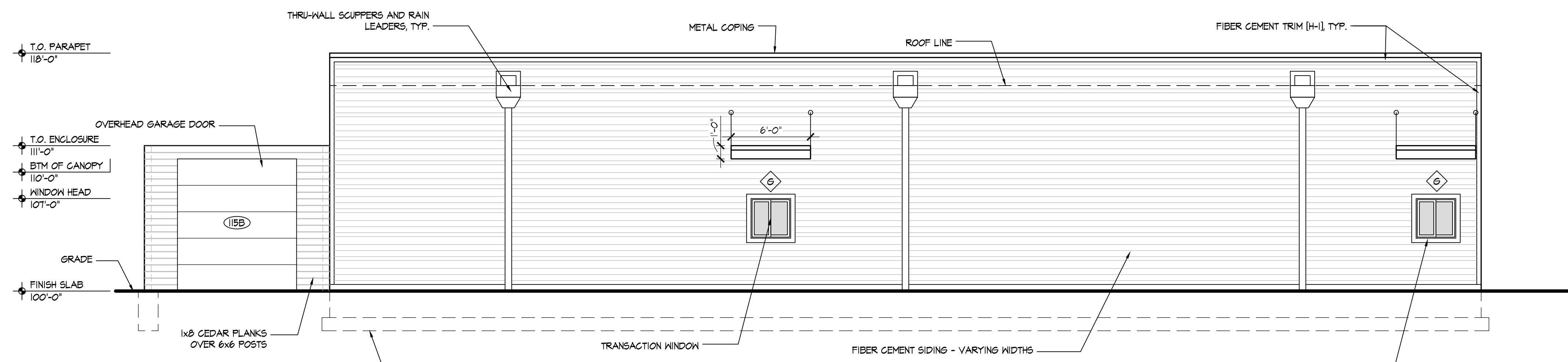
0 2 4 8



EAST ELEVATION

SCALE: 3/16" = 1'-0"

0 2 4 8



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

0 2 4 8

Print Record	
02/15/22	Zoning
03/02/22	Zoning Revision
06/06/22	Shell Prelim.
06/28/22	Review
08/22/22	Review
08/29/22	Zoning
10/05/22	Review
10/11/22	Permit
Project Number	
2022-022	
Date	
October 11, 2022	
Sheet Title	
EXTERIOR ELEVATIONS	
Sheet Number	

A2.1