



UNION TOWNSHIP

BOARD OF TRUSTEES | NOVEMBER 18, 2025 MEETING

OVERLAY DISTRICT PLAN AUTOZONE

Owner / Applicant: Zarema Group, LLC
4585 Eastgate Blvd



Department of Planning & Zoning | www.utclermont.gov | 513-753-2300 | 4350 Aicholtz Rd

STAFF REPORT: Case # 7-25-O

NATURE OF REQUEST

The Applicant is requesting Overlay District Plan Approval from the Union Township Board of Trustees for Parcel# 413105D147. Specifically, the Applicant is seeking the re-use and redevelopment of the existing 42,000 square-foot structure on the 4.251-acre site—that is located within the Central Retail (S.R. 32) Focus Area Overlay – Commercial Corridor. The proposed building would accommodate a single retail tenant: AutoZone.
**Please refer to the Applicant's statements, plans, and other application enclosures.*

LOCATION

The subject property, 4585 Eastgate Boulevard, is owned by Hackney Real Estate Partners—and is located immediately adjacent (NW) to the Eastgate Boulevard and the Eastgate North intersection—which is also the intersection where the Eastgate Mall access drive is located.

ZONING

The subject 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: COMPREHENSIVE LAND USE PLAN

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the proposal is located within the Central (SR 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 four (4)-lane roadway with a traffic volume of approximately fifteen-thousand five-hundred (15,500) average daily trips (ADT) in the area of the Eastgate North intersection. Eastgate North is a Major Collector three (3)-lane roadway with a traffic volume of approximately (eight-thousand two-hundred (8,200) average daily trips (ADT) in the area of the Eastgate Boulevard intersection.

Among other things, the Plan calls for: architectural standards that promote cohesive and attractive design, additional investment, and an enhanced quality of life (and additional investment); sidewalks; 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 and redevelopment, adequate vegetative buffering, landscaping strategies along shared property lines, and landscaping enhancements along the corridor frontage is also required (in part to reduce impervious surface areas and / or the mass of designated parking), in accordance with the Plan.

RELATIONSHIP TO THE FOCUS OVERLAY DISTRICT REGULATIONS

Article 13 of the Union Township Zoning Resolution identifies this corridor as a “Commercial Corridor,” and Section 1307 makes these statements with respect to these Districts:

1306. Focus Area Overlay—Commercial Corridor Districts

Focus Area Overlay (FA) Commercial Corridor Districts shall be identified as FA-CC Overlay Districts.

1. Findings and Specific Purpose

Business districts and corridors are recognized as principal focal points of community activity providing an economic resource and a center for community identity. It is in the interest of the Township to protect and enhance the features of public interest in such business districts by:

- a. Preventing the deterioration of property and the extension of blighting conditions;
- b. To Encouraging and protecting private investment which improves and stimulates the economic vitality and social character of the area;
- c. Preventing the creation of influences adverse to the physical character of the area

2. Characteristics

FA-CC districts shall be limited to geographic areas included in a FA Commercial Corridor which contain or are planned to contain one (1) or more of the following characteristics:

- a. A concentration of retail and service oriented commercial establishments serving as a principal business activity center for a socio-geographic neighborhood, community, or region;
- b. An area that has received or been approved for substantial public investment;
- c. An area that is planned for unusual intensity or density of development.

3. Designation.

The FA-Commercial Corridor Districts which meet the characteristics are the Ohio Pike Corridor, the Central (S.R. 32) Retail Corridor...

BACKGROUND

The subject property has operated as a business-retail site since 1985, when the property was initially developed. The property has previously been occupied by Toys "R" Us, and Big Lots. The property is currently vacant—and has been vacant for over a year, after Big Lots closed.

There have been two (2) previous Overlay Cases associated with this property:

- Case #6-19-O: This case allowed Big Lots to move onto the site and into the existing building, and brought about the new sidewalks and general architectural standards associated with the present structure.
- Case #7-22-O: This case permitted the creation of an out-parcel development for a new Chase Bank to be developed on the southeast corner of the property. Although this Overlay Plan was approved, it ultimately was not advanced due to conflict(s) with one of the other key Mall property owners.

STAFF REVIEW & ANALYSIS

The proposed development is located on a prominent corner of the Township's Central Retail (S.R. 32) Corridor, and is plainly visible to a number of main thoroughfares—and therefore impacts a significant portion of the corridor through its re-use and redevelopment. The Overlay District regulations specifically call for applicability in areas where there is unusual intensity of development, or in areas where additional development would prevent the spread of blighting influences. The commercial corridor is specifically identified as an area where it is necessary to encourage private investment and to prevent the spread of conditions adverse to the corridor. The Horizon 2030: Union Township Comprehensive Land Use Plan identifies that the commercial corridor is an area where traditional building materials and design should be utilized.

A careful review of the Applicant's proposal indicates that the overall structure is not congruent with aesthetic requirements for the area. The traditional, high-quality building materials requirement(s) referenced in the Land Use Plan—including, but not limited to, the use of pillars, offsets, and materials such as brick and stone—has not been fully addressed; however, the Applicant is proposing to add windows, awnings, decorative lighting and other enhancements to the existing building on both the southern front of the building as well as the east-facing (Eastgate Boulevard) portion of the building. The Applicant intends to maintain the existing access points to the site, as well as the existing stormwater management system and drainage patterns on the site. Any new signage will be wall-mounted signage, as there is no new monument signage proposed (subject to the terms of the Mall Easement, Restriction, and Operating Agreement).

The Applicant has proposed the elimination of seventy-eight (78) parking spaces to provide future greenspace (possibly a pocket park type of space) to the Township, once the existing Mall Easement, Restriction, and Operating Agreement expires (in 2030)—*with the general parameters and terms currently undefined*. A 2-phase landscaping plan has also been provided, which would substantially increase the landscaping around the northern, southern, and eastern portions of the site—areas that bounded by Eastgate Boulevard and 2 private drives into the Eastgate Mall site.

No lighting plan has been submitted, nor have the location(s) of any lighting been properly identified on submitted plans. Staff has additionally noted, based on observations found on an onsite inspection, the need for potential repairs to several light-poles—as well as the need for minor repairs to be made to the existing building façade, gutter-systems, pavement markings, etc.

Finally, it is important to note that this property, like all of the ~109-acre Eastgate Mall properties, are subject to the aforementioned Mall Easement, Restriction, and Operating Agreement until 2030. As such, any significant building addition or exterior alteration, division or reconfiguration of land, significant change of use, etc. is subject to the review and approval of at least five (5) key Mall property owners. In the past couple of years, there have been at least two (2) instances where one (1) of the five (5) key Mall property owners disallowed or blocked potential development / redevelopment of the greater Mall area property. The Mall Easement, Restriction, and Operating Agreement (while in full force and effect), coupled with a vacancy on this site (for over a year) as well as other vacancies and inactivity on the ~109-acre Eastgate Mall properties, negatively impacts the property values and investment opportunities associated with this area—and should be taken into account while evaluating projects and making and use decisions.

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 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 proposed Overlay Plan Request, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

- 1) The Applicant would be required to address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department, the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) Staff recommends that the proposed building façade facing Eastgate Boulevard—particularly on the northeastern-facing side—be enhanced, so that either additional traditional building materials, architectural design features, or other enhancements (e.g. a mural, additional landscaping next to the building) are incorporated.
- 3) A signage plan—Involving only wall signage—would ultimately need to be submitted, subject to administrative review and approval.

- 4) A lighting or photometric plan would ultimately need to be submitted. Details regarding the proposed lighting will need to be submitted—with any proposed lighting indicated as being “downward directed, fully shielded and dark sky compliant” and of sufficient intensity to illuminate without projecting onto the adjoining residential property (i.e. less than or equal to 1.0-foot candle at the property lines and road right-of-way). This is an item that could be addressed administratively by staff.
- 5) The Applicant would need to provide the Township with acceptable terms, with respect to the proposed timing and allowed uses, of the perpetual easement or land donation. *Staff recommends that the area involved be, at minimum, the area proposed in the Applicant's current submittal—possibly more based on the Applicant's proven need for parking.* As part of this process, the Applicant would also need to acknowledge responsibility for pavement removal, regrading, and reseeding the proposed green space area as well as for proposed landscaping (associated with Phase 2). The Applicant would also need to agree to a parking and access easement agreement for public access to this area and for future Township maintenance.
- 6) The Applicant would need to make appropriate repairs / updates to deteriorating building and site improvements—such as the existing building façade, gutters, pavement markings, curbs, light-poles, etc.—to properly maintain the value and life expectancy of the principal structure.
- 7) As of November 11th, 2025, there are a number of 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 (new commercial) zoning permit by the staff. This is an item that could be addressed administratively by staff.

ZAREMBA GROUP

NATIONAL REAL ESTATE DEVELOPMENT

October 13, 2025

Union Township Board of Trustees
4350 Aicholtz Road
Cincinnati, OH 45245

**RE: Overlay District Plan Review
Proposed AutoZone
4585 Eastgate Blvd.
Parcel 413105D147
Central (SR-32) Retail Corridor Overlay District**

To the Board of Trustees:

Our Team represents AutoZone, which desires to operate a new retail store at the above referenced location near Eastgate Mall, via a lease that has been executed between AutoZone, Inc. (Tenant) and Hackney Real Estate Partners (Landlord). Our proposed plans include interior and exterior renovations and enhancements to the existing building, landscaping upgrades, and a formal offer to Union Township of a portion of the existing parking lot for future public greenspace enhancements. These plans are described in greater detail in the following paragraphs.

Current Building and Parcel Conditions

The site is currently zoned B-1 Business, and AutoZone's lease comprises the entire subject property—no rezoning, lot split/consolidation, or building additions/subtractions are being contemplated, nor being requested as part of this application. The building is currently vacant, having most recently served as a Big Lots, and previously as a longtime Toys-R-Us.

The site is accessed from the two adjacent Eastgate Mall access drives, at the northern and southern frontages. The property consists of an existing single-story, block masonry building measuring approximately 42,004 square feet and approximately 30' tall. The parcel measures approximately 4.251 acres, and is bounded by Eastgate Mall access drives to the north and south, Eastgate Blvd. to the east, and general retail uses to the west. All adjacent parcels are zoned B-1, and all adjacent uses are either general retail or retail food service.

Overlay District Plan Review

Proposed AutoZone

Page 2

Proposed Building Renovations and Enhancements

In addition to a full interior renovation of the building's interior and MEP systems, we are proposing adding series of architectural enhancements to the building's exterior, including architectural awnings, faux window panels, designer lighting, a new storefront, and fresh paint. The result will not only convey AutoZone's trade dress, but the architectural enhancements will modernize and soften the building's appearance and curb appeal.

Please see [Exhibit 1](#) for building renderings and perspectives showing our proposed exterior enhancements.

Landscaping Upgrades

We are proposing adding dense landscaping to both the southern and northern frontages of the parcel within the existing grass tree lawns, in order to enhance the curb appeal of the property, and to help create more welcoming entrance vistas for Eastgate Mall.

Please see [Exhibit 2](#) for plans and renderings that show the proposed landscaping additions.

Future Greenspace Donation

Today, the property includes nearly 290 surface parking spaces, which we acknowledge is excessive by all interpretations and far surpasses the Township's current code requirements (approximately 210 spaces). However, the property is bounded by the terms of a Reciprocal Easement Agreement (REA) that, among other things, stipulates that parking counts may not be reduced until after the REA's expiration in 2030.

Thus, we would like to formally present to Union Township the aforementioned landscaped areas, as well as a portion of the existing parking lot, via perpetual easement, stating that upon expiration of the REA the Township will take control of this new area for the purpose of creating, operating, and maintaining future public greenspace. Our sole restriction will be that any and all improvements—landscaping or otherwise—must remain low to the ground and cannot block the building's vistas from Eastgate Blvd. We look forward to working with Township Staff on finalizing this easement, including assisting with preparation of the easement language, exhibit, and legal description, and if desired, we will assist with recording the easement with the Clermont County Recorder.

This proposed donated area would decrease the site's existing parking by approximately 78 parking spaces in the south and southeastern portions of the site—shown in green shading in the “Phase 2” plans and renderings in [Exhibit 3](#). This will create a unique opportunity for Union Township to control a strategic portion of one of Eastgate Mall's prominent entrances, and at a time when the mall is reaching a crossroads for potential future redevelopment.

**Overlay District Plan Review
Proposed AutoZone
Page 3**

We appreciate the opportunity to make this submittal, and we look forward to the opportunity to make a formal presentation to the Township Trustees at the November meeting. If you have any questions or additional needs prior to the meeting, please do not hesitate to contact me at any time. I can be reached at 216-221-2136 or via email at tmichaels@zarembagroup.com.

Sincerely,



Tom Michaels
Development Manager

Enclosures (Exhibits)

Exhibits:

Exhibit 1: Building exterior elevation renderings and perspectives

Exhibit 2: Site landscaping plans and site/building renderings

Exhibit 3: Site plans and site/building renderings showing proposed donated area for future greenspace

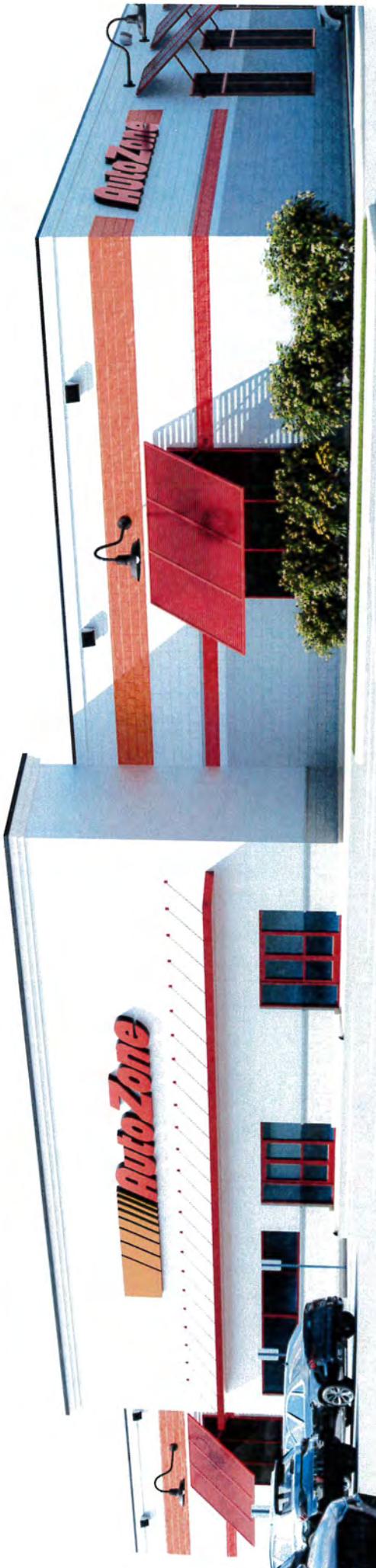
Exhibit 4: Application for Approval of an Overlay District Plan

Exhibit 5: Current Site Plan and Parcel Data

Clermont County GIS aerial map – parcel identification

Clermont County GIS aerial map – zoning district overlay

Exhibit 1



AutoZone
4585 Eastgate Blvd
Cincinnati OH 45245

ALL COLORS AND MATERIALS REPRESENTED ARE A CLOSE APPROXIMATION AND SHOULD BE CONSIDERED VISUAL DESIGN INTENT ONLY. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BID, RELIANCE OR IMPLEMENTATION.



www.gpdgroup.com
1-800-95-4731



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Cincinnati OH 45245

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REVISED	4585 Eastgate Blvd	AUTOZONE Store No. LANDSCAPE PLAN	OH 45245	CINCINNATI	McGraw - Hill Construction Center	TEL: 319-357-2100 FAX: (319) 357-2101	112, 615-884-1017 www.gdpconstruction.com
1	2	3	4	5	6	7	8
2	3	4	5	6	7	8	9
3	4	5	6	7	8	9	10
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Auto
Zone

2025363.01

LANDSCAPE PLAN

4585 EASTGATE BLVD

CINCINNATI, OH 45245

LANDSCAPE PLAN

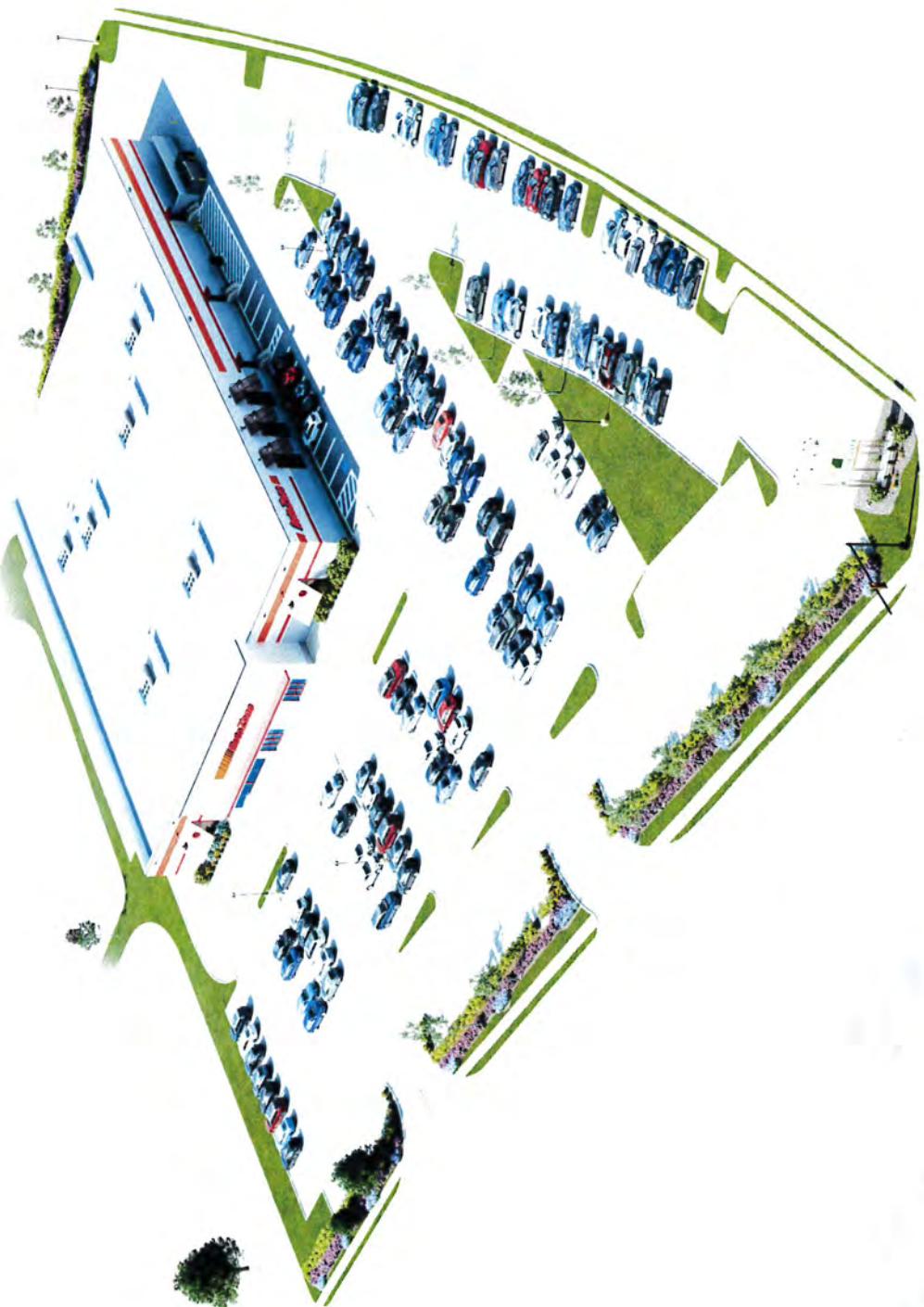
4585 EASTGATE BLVD</



Phase 01

AutoZone
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Phase 01

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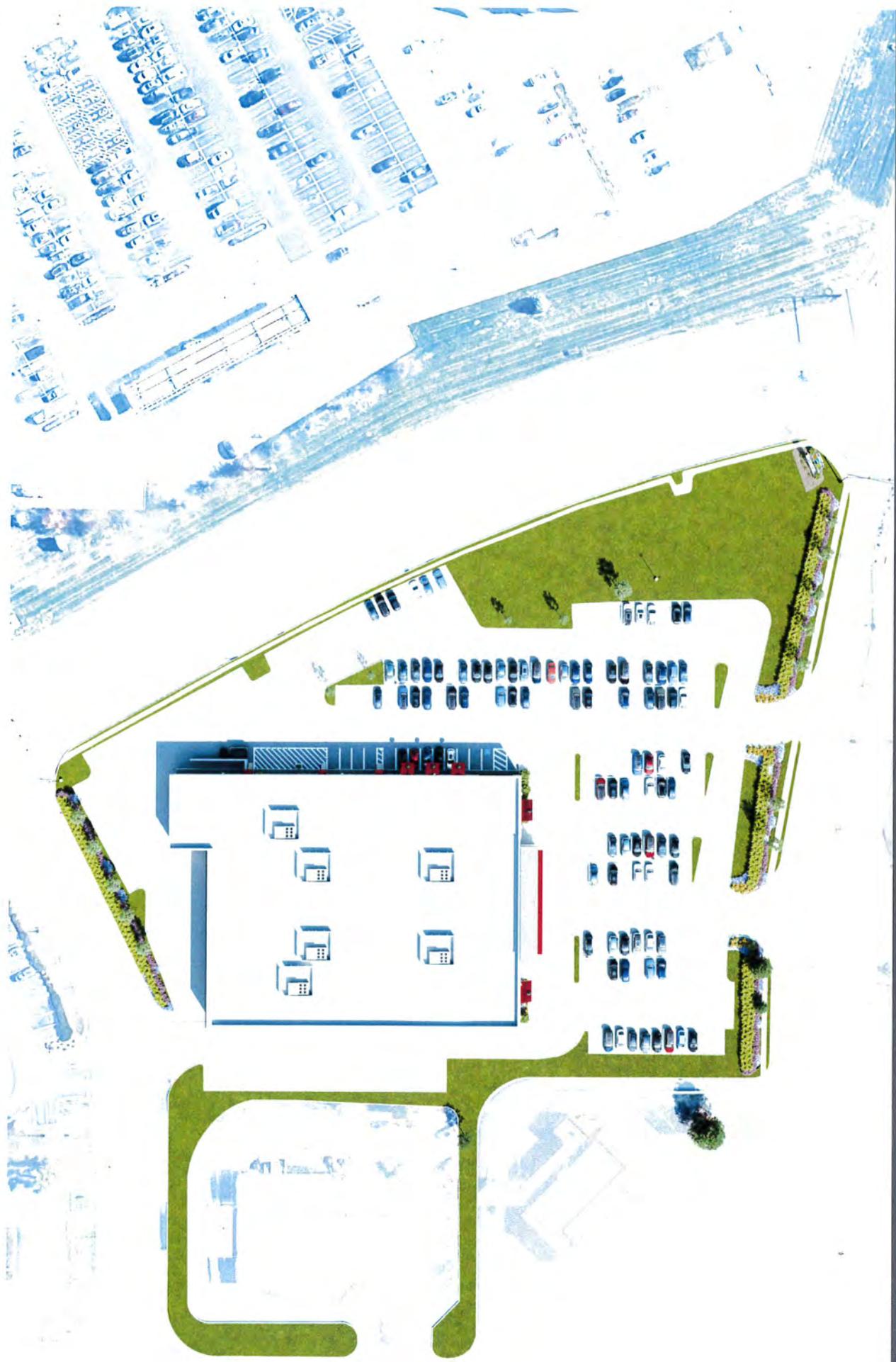


Phase 01

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Exhibit 3



Phase 02

AutoZone
4585 Eastgate Blvd
Cincinnati OH 45245

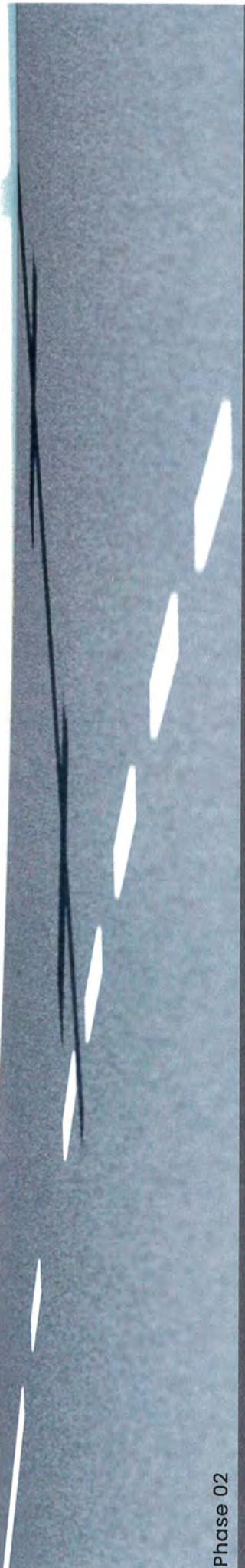
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Phase 02

AutoZone
4585 Eastgate Blvd
Cincinnati OH 45245

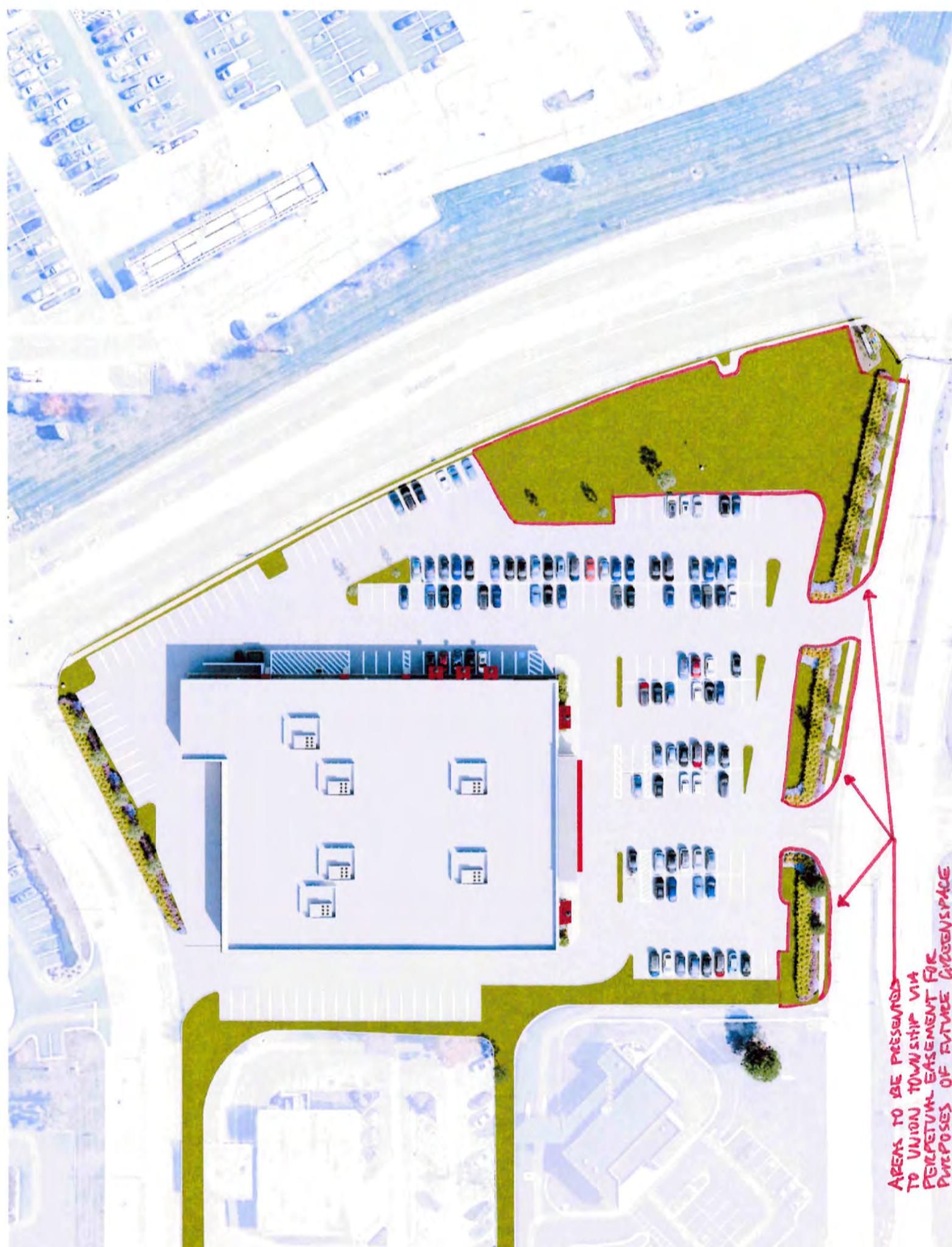
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Phase 02

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AREAS TO BE PRESENTED
TO UNION TOWNSHIP VIA
PERPETUAL EASEMENT FOR
PURPOSES OF FUTURE GREENSPACE

APPLICATION FOR APPROVAL OF AN
OVERLAY DISTRICT PLAN
TO THE
UNION TOWNSHIP
BOARD OF TRUSTEES
4350 Aicholtz Road
Cincinnati, OH 45245
(513) 753-2300

Case#

7-25-0

Date

10-14-25

APPLICATIONS CONTAINING INCOMPLETE INFORMATION WILL BE RETURNED.
PLEASE SUBMIT TEN COPIES OF APPLICATION & SUPPORTING DOCUMENTS (ORIGINAL SET + 9)

I. PROPERTY INFORMATION

Property located at* 4585 EASTGATE BLVD.

*State full address if assigned, otherwise, describe location specifically.

Clermont County Auditor's Tax Parcel Number (PIN#) 413 - 105 - D147-

Additional parcel numbers (if applicable)* _____

*All parcels comprising the development must be consolidated before a zoning certificate will be issued.

II. APPLICANT INFORMATION

A. Name* Tom Michaels, Zandemba Group, LLC Phone 216 - 221 - 2136

Mailing Address 14600 DETROIT AVE., STE 1500
LAKWOOD, OH 44107

*Applicant must be the owner or lessee of the property (O.R.C. 519.12(A)). An original affidavit contained in Section V below must be executed and submitted by least one owner or lessee of each parcel contained in this application.

B. Contact Person Roby Hackney Phone 804 - 288 - 3081

Company HACKNEY REAL ESTATE PARTNERS

Relationship to Applicant LANDLORD

Mailing Address 6806 PARAGON PL., STE 120
RICHMOND, VA 23230

V. AFFIDAVIT

I hereby depose and say that I have familiarized myself with the rules and regulations of the Union Township Zoning Resolution with respect to preparing this application. I hereby certify that I have read the foregoing document and supplements attached thereto and that I have answered all questions fully and to the best of my ability. I hereby attest to the truth and exactness of the information supplied herewith and that I am the owner or lessee of the property to be rezoned.

TL C TOM MICHAELS
DEVELOPMENT MANAGER

Applicant*

*If the property is owned by a corporation or partnership, signatory must be an authorized officer or partner.

STATE OF Ohio

COUNTY OF Cuyahoga

Subscribed and sworn to before me this 13th day of October, of this year
2025.

Susan K. Albers
Notary Public

My commission expires June 24, 2027

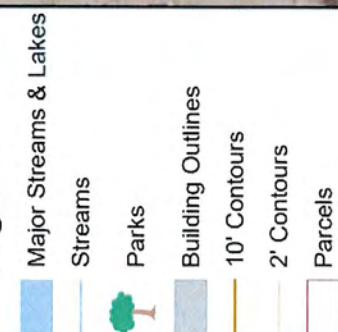


SUSAN K. ALBERS
Notary Public, State of Ohio
My Commission Expires
June 24, 2027

Exhibit 5

8.5x11_Landscape

Legend



The information contained in this map is a public resource for general information and is provided for use only as a graphical representation. Clermont County makes no warranty as to the content, accuracy, or completeness of the information contained herein and assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or any decision made or action taken by the user in a reliance upon any information

Date: 10/13/2025

8.5x11_Landscape

Legend

- Major Streams & Lakes
- Streams
- Parks
- Building Outlines
- 10' Contours
- 2' Contours
- Parcels



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Date: 10/13/2025

