



Staff Report:

NATURE OF REQUEST

*The Applicant is requesting the approval of a Major Amendment to a Planned Development District from the Union Township Board of Trustees for an 8.5AC property (PID 415617C011) in order to construct a 29,700 square foot addition to an existing 77,149 square foot building that is used for office and light manufacturing. *Please refer to the Applicant's statements, plans, and other application enclosures.*

LOCATION

The subject property, owned by A & P Real Estate Holdings, LLC, is located on the west side of East Tech Drive in the Eastgate Technical Center (Phase 2), approximately 500 feet north of the intersection of Old SR 74.

ZONING

The subject property is zoned PD Planned Development District, with PD Planned Development to the northeast and east. To the north and west, the adjacent property is zoned Residential (R-1). To the south, the adjoining property is zoned Business (B-1).

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

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the proposal is located within the (Old SR 74) Summerside / Willowville Mixed Use Corridor. This corridor of the township is very diverse from a land use and development footprint perspective, and has seen increased interest in redevelopment.

Old State Road 74 is a Minor Arterial 2-lane roadway, with a traffic volume of approximately 10,068 average daily trips (ADT) in the area of the East Tech Drive intersection—where a traffic signal was installed between 2015 and 2016. Additional improvements have been made to Old SR 74 to address connectivity and congestion issues, eliminate at-grade intersections with SR 32, and to widen the roadway in targeted locations to accommodate increased capacity demands.

The previous comprehensive land use plan called for limited commercial expansion or alteration along the corridor, as long as certain objectives, conditions, and circumstances were met. Among other things, the Plan calls for site development to be conducted in a manner that focuses on maximizing land use efficiency with infill development, and implementation of noise and/or light pollution reduction strategies wherever practicable. For commercial development and redevelopment, the use of traditional building materials, adequate vegetative buffering, and landscaping strategies along shared property lines and landscaping enhancements along the corridor frontage is required.

BACKGROUND

The East Tech Drive PD—situated north of Old SR 74, south of the Summerville Elementary School property, east of the Vermona Subdivision (sections), and west of I-275—was approved in 1988, with several successive parcels developed in the early 1990's. This development area accommodates primarily light industrial uses to the north and northeast of Station 49 of the Union Township Fire Department. The current property was approved in its current configuration approximately 20 years ago as the former Civicon complex and is now home to A&P Technologies, a successful braiding and composite manufacturer, and 2 other business uses. The most recent improvement on the subject property was the construction of a 60' x 96' (5,760 sq. ft.) “auxiliary storage building”, as part of a Minor Amendment to the PD that was administered and approved by Township staff in 2018.

STAFF REVIEW & ANALYSIS

Overall, the proposed PD Major Amendment appears consistent with the original intent of the East Tech Commerce PD approval. The Applicant's current expansion request has been part of the PD involving this property since at least 1990. The primary differences, when compared to the 1990 approved PD, are: 1) this proposal is a little larger; and 2) this proposal is 10 feet closer to the western property line. Otherwise, the primary use(s) on the property have been consistent for over 20 years.

The site appears to have ample parking, and circulation has been well-designed and coordinated with the previous planned expansions. The combined developed square footage of all existing and proposed structures exceeds the 35% building lot area requirement by approximately 7.6%; however, a waiver is permissible in this instance due to the large size of the property and the heavily commercialized and industrialized nature of the area. The Applicant has agreed to enhance the (initial) proposed landscaping plan by replacing deciduous trees and shrubs with evergreens of the required height / size—thereby mitigating and minimizing the impact to the adjacent property to the extent possible.

ACTION REQUIRED

In accordance with Sections 680-687 of the Zoning Resolution, the Board of Trustees' role in this process is to either enter a motion to approve, approve with some modification, or deny the applicant's request to approve a Major Amendment to an approved PD Planned Development District to build *a 29,700 square foot addition to the existing 77,149 square foot building*, as submitted by the application deadline of August 9, 2022.

RECOMMENDED MODIFICATIONS

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

- 1) The Applicant must address any concerns of the 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) The Applicant needs to replace the deciduous trees and shrubs on the initial landscaping plan submitted with evergreens of the required height / size. Additionally, the landscaping buffer along all of the property line should be marked as a preservation area, and any vegetation disturbed should be repaired, supplemented, or replaced.
This is an item that can be addressed administratively by staff.
- 3) Lighting, if proposed, along the western property line should be limited to wall pack lighting, downward directed, and of sufficient intensity to illuminate without projecting onto the adjoining residential property.



September 6, 2022

Union Township Zoning
4350 Aicholtz Road #210
Cincinnati, Ohio 45245

RE: Planned Development District – Major Amendment Application Item “V”
A & P Technology Inc.
4595 East Tech Drive
Zoning Case # 30-85-Z

To Whom It May Concern:

A & P Technology Inc. is submitting a major amendment for their proposed building addition at 4595 East Tech Drive. The 29,000 SF addition on the West end of their existing building will be constructed using a pre-engineered metal building with exterior finishes to resemble and blend with the existing building facade. The addition will primarily house equipment which will be operated by their current employees so with no increase in staff, additional parking will not be required. The proposed addition will reduce the current western building setback from 130' to 20', but we are adding a privacy fence and landscape buffer per current zoning requirements.

A & P Technology appreciates your consideration and approval of this PD Plan amendment for the proposed building addition which will allow their business to grow and further invest in the community.

A & P TECHNOLOGY INC BUILDING EXPANSION

PD MAJOR AMENDMENT SUBMITTAL - 09/06/2022

4595 EAST TECH DRIVE
CINCINNATI OH 45245

ARCHITECTURAL & SITE WORK (CIVIL)

MCGILL SMITH PUNSHON, INC.

3700 PARK 42 DRIVE - SUITE 190 B
CINCINNATI, OHIO 45241
PHONE: (513) 759-0004
www.mspdesign.com

STRUCTURAL ENGINEER

SCHAEFER
537 E PETE ROSE WAY - SUITE 4
CINCINNATI, OHIO 45202
PHONE: (513) 542-3300
www.schaefer-inc.com

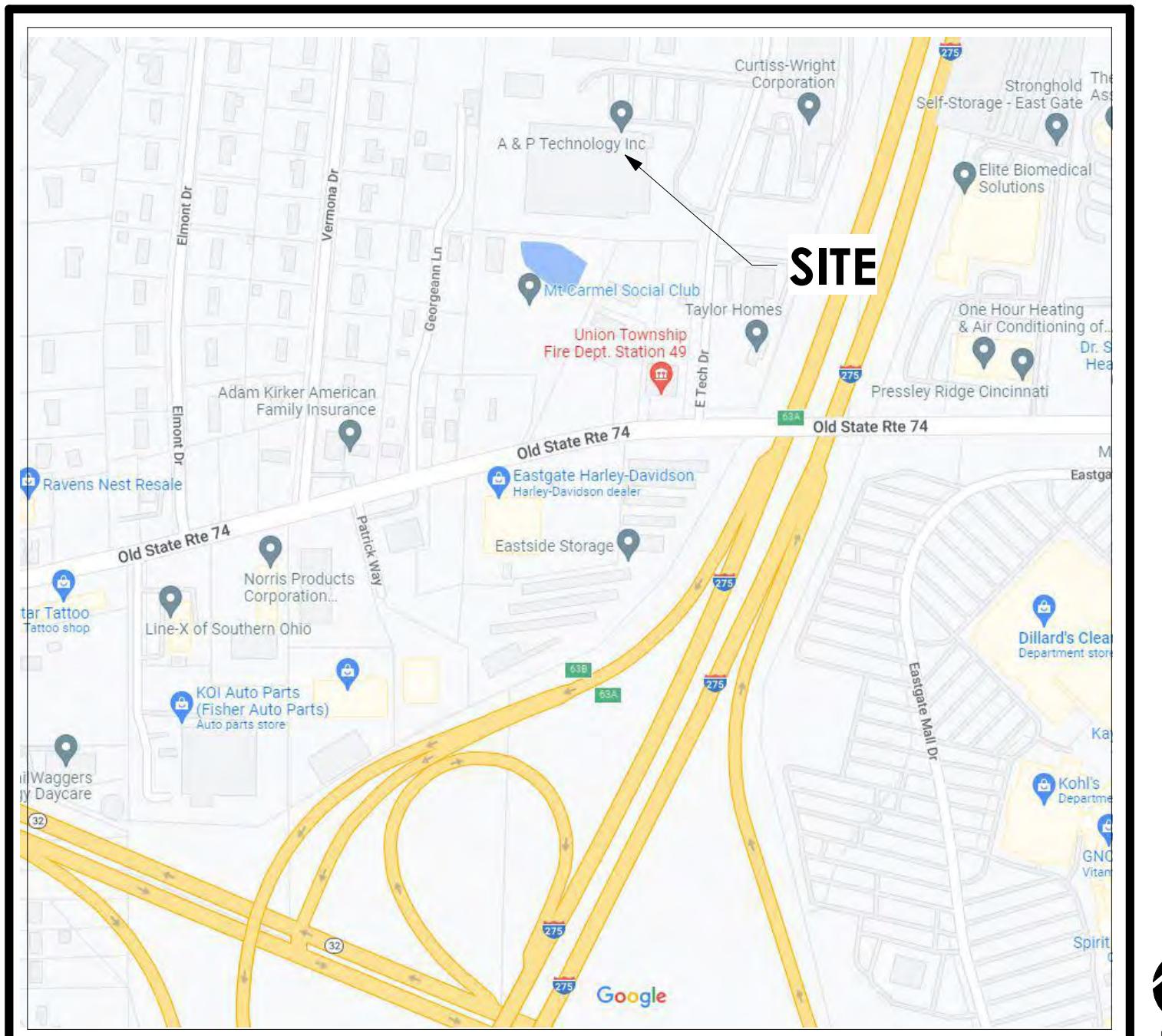
GENERAL CONTRACTOR

CINCINNATI COMMERCIAL CONTRACTING
4779 RED BANK EXPRESSWAY
CINCINNATI, OHIO 45227
PHONE: (513)561-6633
www.cccontracting.com

ARCHITECTURAL ABBREVIATIONS

AB	ANCHOR BOLT	DS	DOWNSPOUT	I.D.	INSIDE DIAMETER	R	RADIUS/RISER	W/	WITH
A/E	ARCHITECT/ENGINEER	DWG	DRAWING	IN.	INCH	RD	ROOF DRAIN	WC	WATER CLOSET
A.F.F.	ABOVE FINISH FLOOR			INV.	INVERT	REF.	REFERENCE	WM	WATER METER
A.F.G.	ABOVE FINISH GRADE			INCL	INCLUDE	REINF	REINFORCEMENT	W/O	WITHOUT
APPROX.	APPROXIMATE	E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	INSUL	INSULATION	REQ'D	REQUIRED	WWF	WELDED WIRE FABRIC
ARCH.	ARCHITECT	ELEC	ELECTRIC			REV	REVISION		
AVG.	AVERAGE	EOP	EDGE OF PAVEMENT	/	ANGLE	RM	ROOM	YD	YARD DRAIN
BL	BASELINE/BUILDING LINE	EQ	EQUAL	LAV	LAVATORY	R.O.	ROUGH OPENING		
B/B	BACK TO BACK	EQUIP	EQUIPMENT	LF	LINEAL FOOT	R/W	RIGHT OF WAY		
BD.	BOARD	EWC	ELEC. WATER COOLER	LL	LIVE LOAD	SF	SQUARE FEET/FOOT		
B/FTG	BOTTOM OF FOOTING	EXP	EXPANSION	LLH	LONG LEG HORIZONTAL	SHT	SHEET		
BLDG	BUILDING	EXIST	EXISTING	LLV	LONG LEG VERTICAL	SIM	SIMILAR		
BLK	BLOCK	FD	FLOOR DRAIN	MAX	MAXIMUM	SPEC	SPECIFICATION		
BLKG	BLOCKING	FDN	FOUNDATION	MFR	MANUFACTURER	SM	SHEET METAL		
BOT	BOTTOM	F.E.	FIRE EXTINGUISHER	MIN	MINIMUM	SQ	SQUARE		
BRG	BEARING	F.F.	FINISH FLOOR	MISC	MISCELLANEOUS	SS	STAINLESS STEEL		
BSMT	BASEMENT	F.H.	FIRE HYDRANT	M.O.	MASONRY OPENING	STD	STANDARD		
C	CENTERLINE	FIN	FINISH	MS	MOP SINK	STL	STEEL		
CPT	CARPET	FLR	FLOOR	MTD	MOUNTED	SUSP	SUSPENDED		
CB	CATCH BASIN	FT	FEET/FOOT	N.I.C.	NOT IN CONTRACT	SYM	SYMMETRICAL		
C.J.	CONTROL JOINT	FTG	FOOTING	NOM	NOMINAL				
CLG.	CEILING	F/F	FACE TO FACE	N.T.S.	NOT TO SCALE	T	TREAD		
CL	CLEAR	FURR	FURRED	O.C.	ON CENTER	TEL	TELEPHONE		
C.M.U.	CONCRETE MASONRY UNIT			OD	OUTSIDE DIAMETER	THRU	THROUGH		
CO	CLEANOUT	GA.	GAUGE	OPP	OPPOSITE	T/M	TOP OF MASONRY		
COL.	COLUMN	GALV.	GALVANIZED			T/SLAB	TOP OF SLAB		
CONC.	CONCRETE	GRD	GRADE			TV	TELEVISION		
CONST.	CONSTRUCTION	GYP.	GYPSUM			T/WALL	TOP OF WALL		
CONST. JT.	CONSTRUCTION JOINT	GYP.BD.	GYPSUM WALLBOARD	FL	PROPERTY LINE/PLATE	TYP.	TYPICAL		
CONT.	CONTINUOUS	HBD	HARDBOARD	PLYWD	PLYWOOD				
CONTR	CONTRACTOR	HDR	HEADER	P.S.F.	POUNDS PER SQUARE FOOT	U.N.O.	UNLESS NOTED OTHERWISE		
DF	DRINKING FOUNTAIN	HGT	HEIGHT	P.S.I.	POUNDS PER SQUARE INCH	VCT	VINYL COMPOSITION TILE		
DIA (OR Ø)	DIAMETER	H.M.	HOLLOW METAL	PTFR	PRESSURE TREATED FIRE RESISTANT	VERT	VERTICAL		
DIM.	DIAMENSION					VEST	VESTIBULE		

VICINITY MAP



DRAWING INDEX

G000	COVER SHEET
C100	DEMOLITION PLAN
C101	SITE PLAN
L101	BUFFER PLAN
A101	FLOOR PLAN, ROOF PLAN
A201	BUILDING ELEVATIONS
A301	BUILDING SECTIONS

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A & P TECHNOLOGY INC

BUILDING EXPANSION

4595 EAST TECH DRIVE
CINCINNATI OH 45245

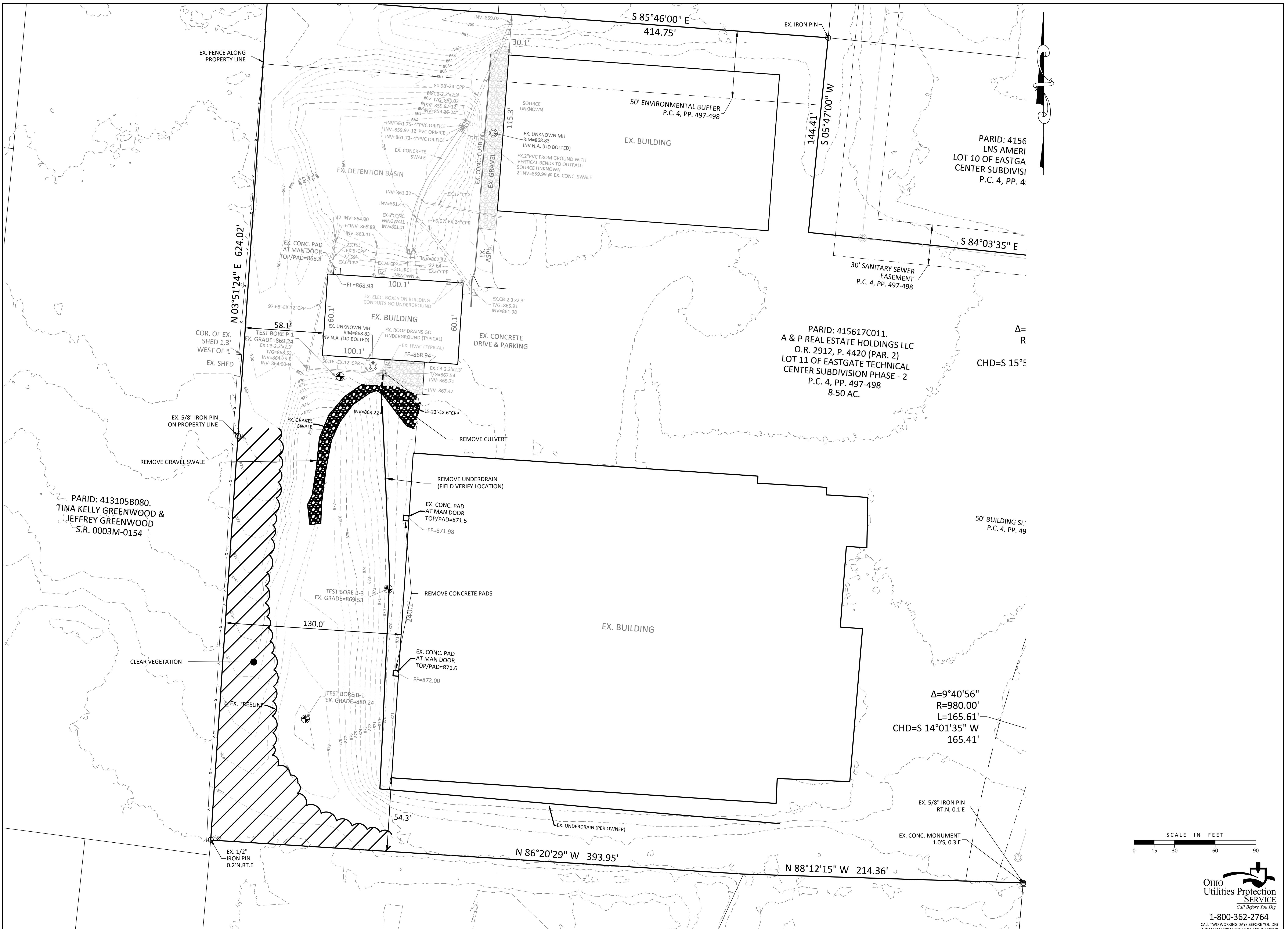
GRAPHIC SYMBOLS

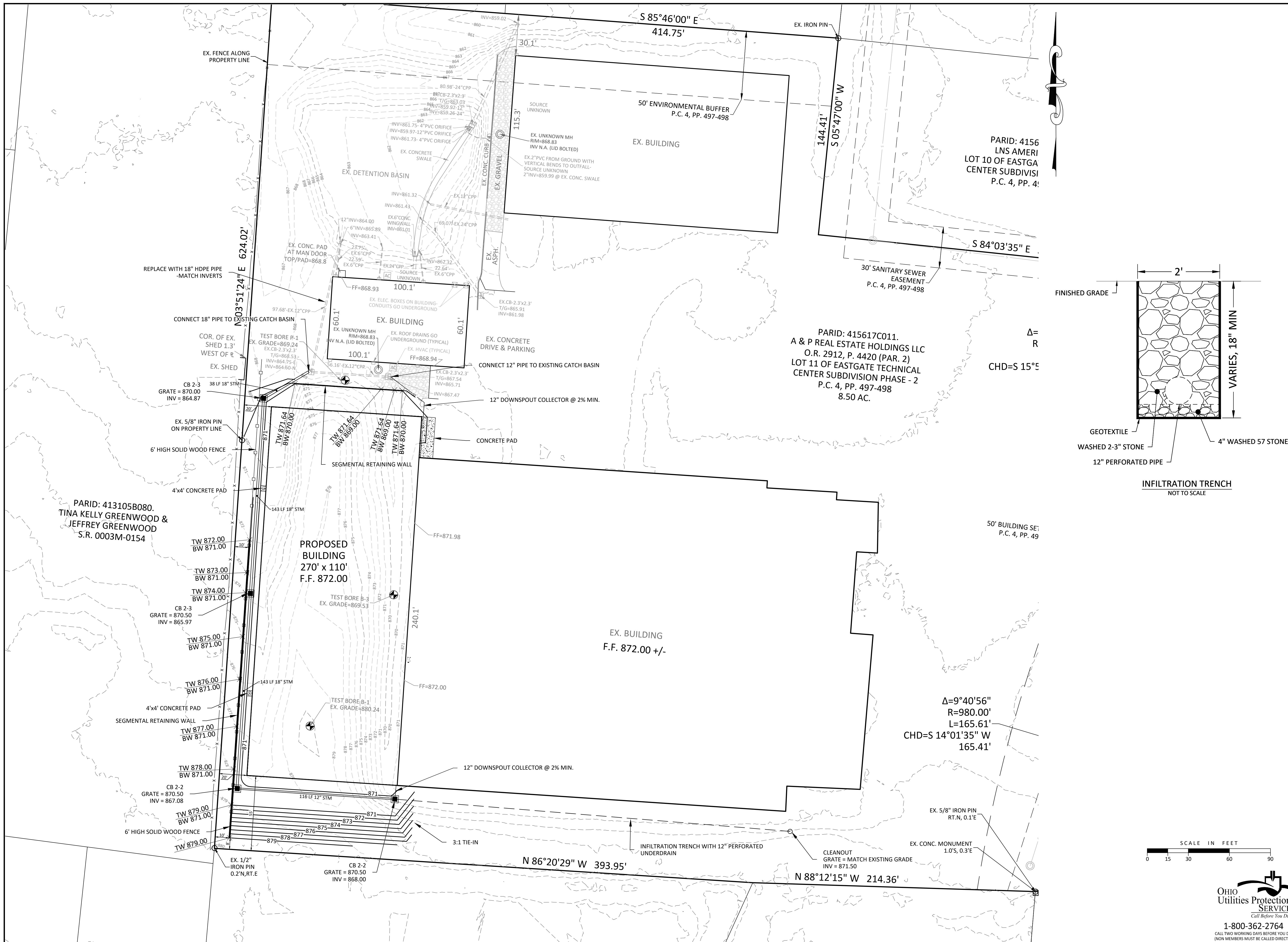
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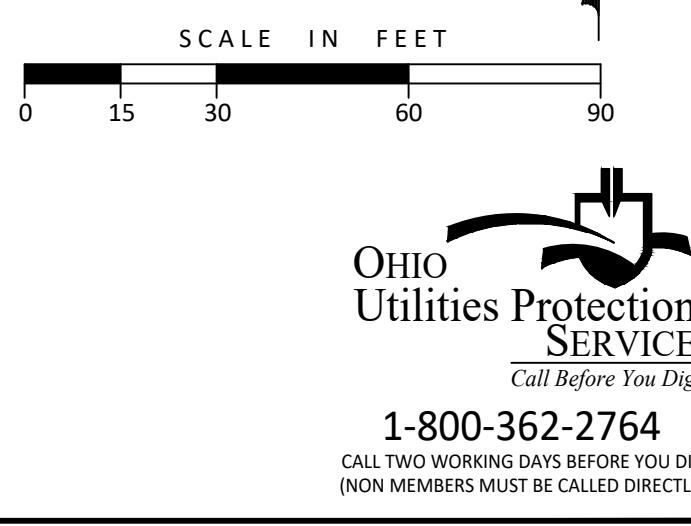
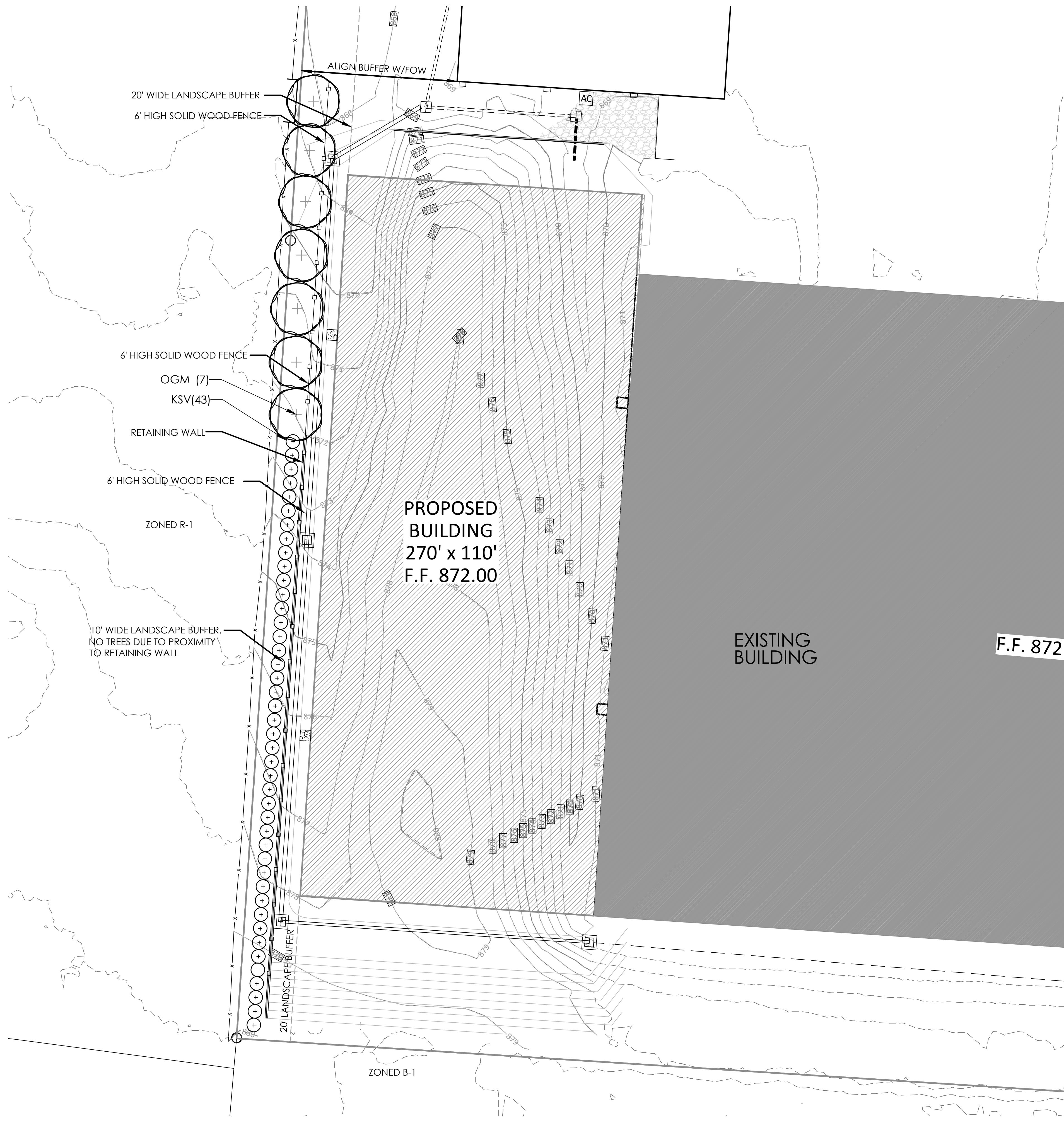
Sheet Title

DEMOLITION PLAN

Project Number	22441.00
Drawing Scale	1" = 30'
Sheet Number	C100
File Number	22441



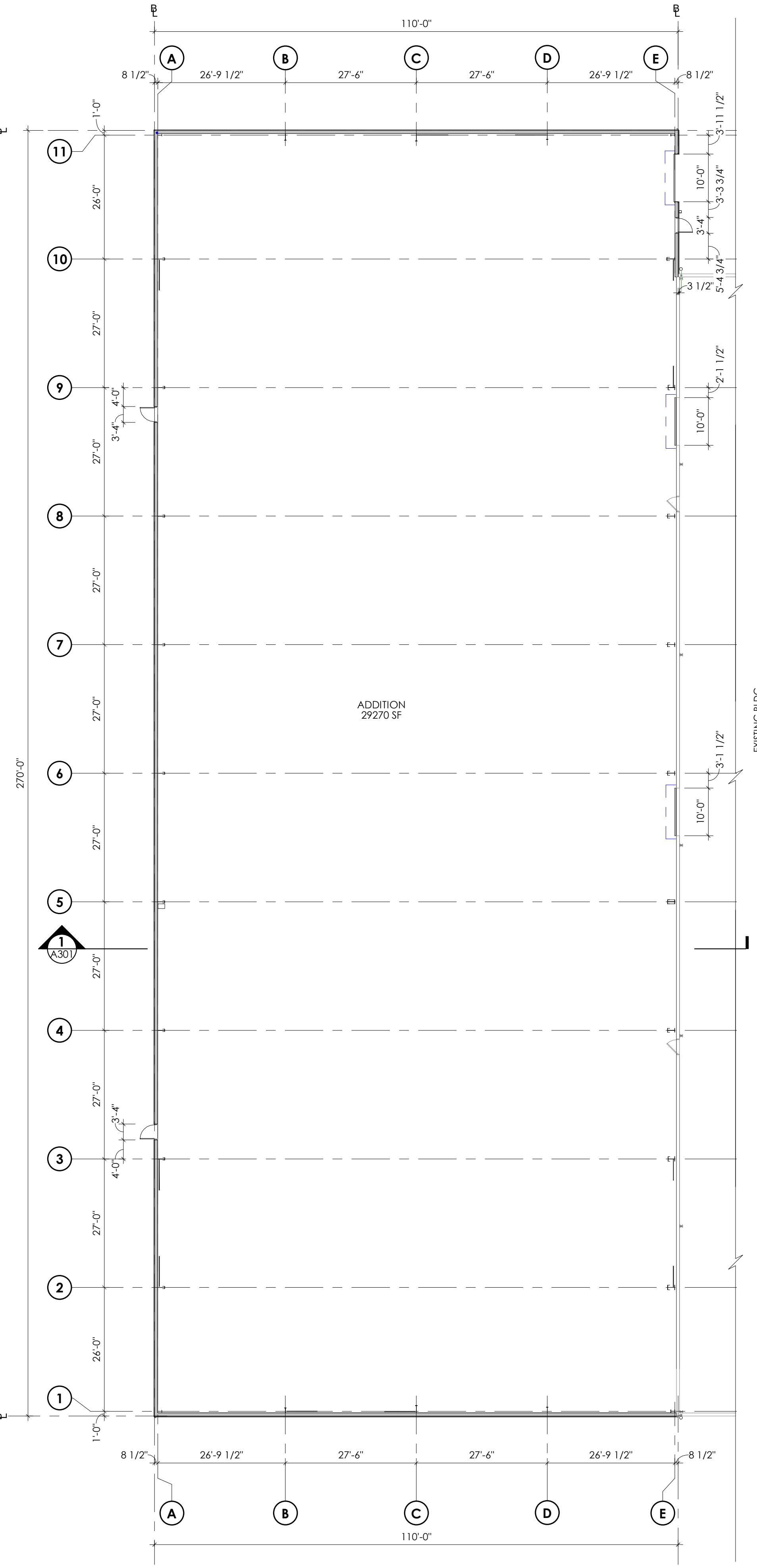




GENERAL NOTES

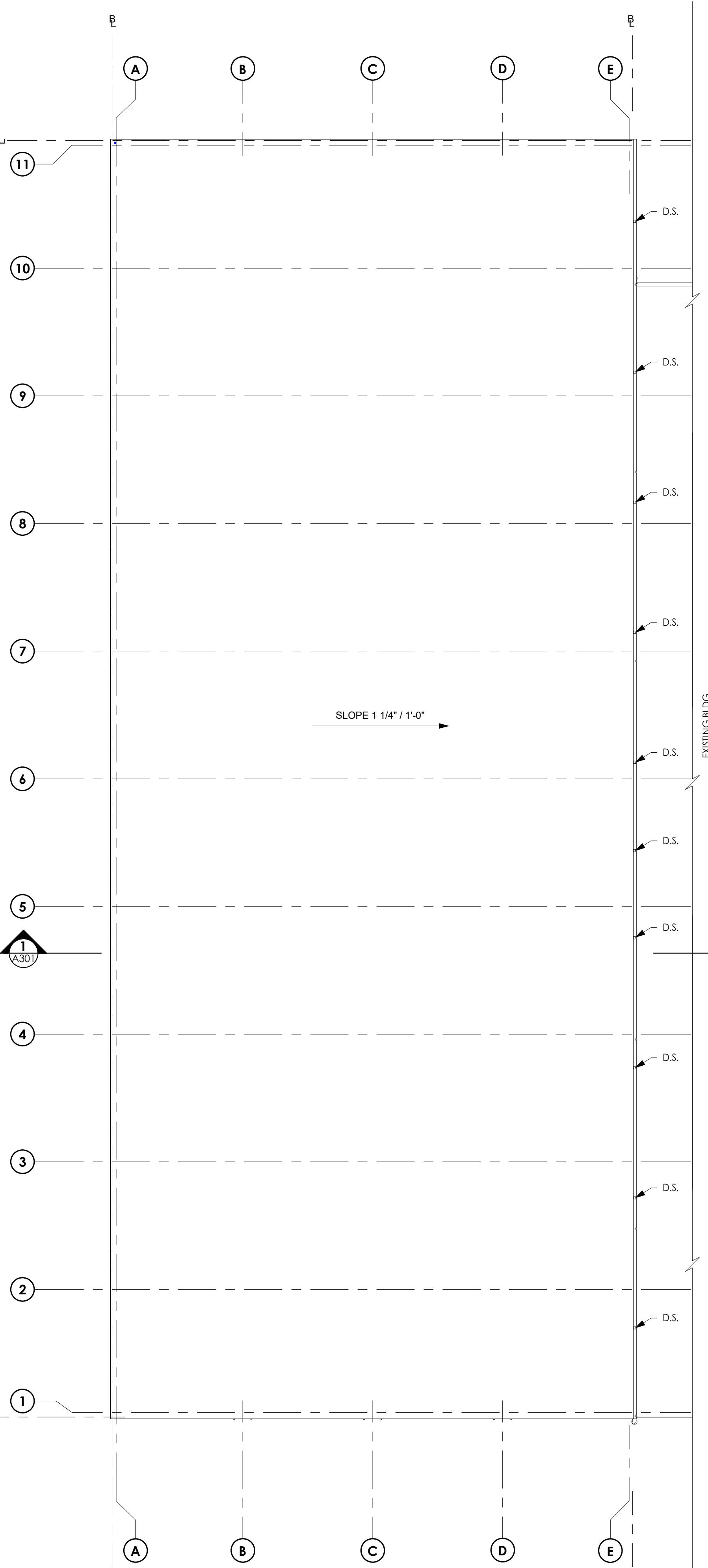
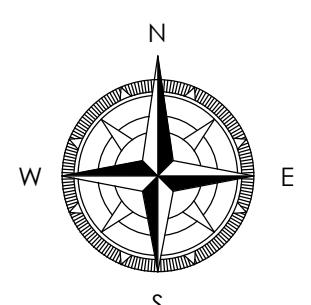
- A. ALL DIMENSIONS ARE TAKEN TO FINISHED FACE OF WALLS AND FINISHED FACE OF EXISTING STRUCTURE.
- B. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. DO NOT SCALE DRAWINGS.
- C. EDGE OF ALL DOOR JAMBS AT HINGE SIDE, UNLESS INDICATED OTHERWISE, ARE TO BE 4" FROM THE FACE OF INTERSECTING WALLS. EDGE OF ALL DOOR JAMBS AT STRIKE SIDE, UNLESS INDICATED OTHERWISE, ARE TO BE 18" MINIMUM FROM THE FACE OF INTERSECTING WALLS.
- D. IF CONTRACTOR SHOULD DISCOVER ANY UNFORESEEN PROBLEMS DURING CONSTRUCTION, THE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY AND THAT PARTICULAR WORK SHOULD BE DISCONTINUED UNTIL NECESSARY REVISIONS CAN BE DECIDED UPON.
- E. REFER TO M/E/P SHEETS FOR ALL MECHANICAL, ELECTRICAL AND PLUMBING RELATED WORK.
- F. REFER TO STRUCTURAL SHEETS FOR ALL STRUCTURAL RELATED WORK.
- G. REFER TO WALL SECTIONS FOR CONSTRUCTION OF EXTERIOR WALLS.
- H. ALL WALL TYPES TO BE TYPE '1' UNLESS NOTED OTHERWISE. SEE SHEET A001 FOR WALL TYPES.
- I. FIRST FLOOR LEVEL 100'-0" EQUALS 1000.00'. SEE CIVIL DRAWINGS.
- J. ALL WOOD BLOCKING TO BE PRESSURE TREATED AT EXTERIOR LOCATIONS.

◆ DRAWING NOTES



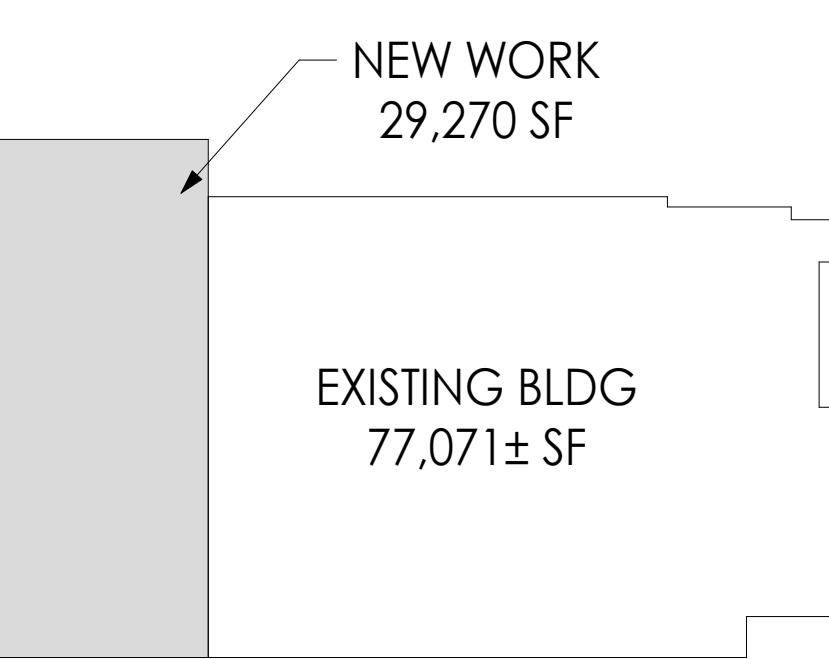
FIRST FLOOR PLAN

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



ROOF PLAN

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

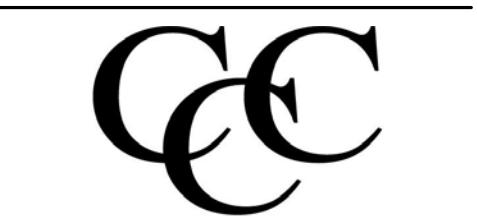


KEY PLAN

SCALE: N.T.S.

Issue/Revision	No.	Date
ZONING REVIEW	2	09/06/2022

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A & P TECHNOLOGY INC BUILDING EXPANSION

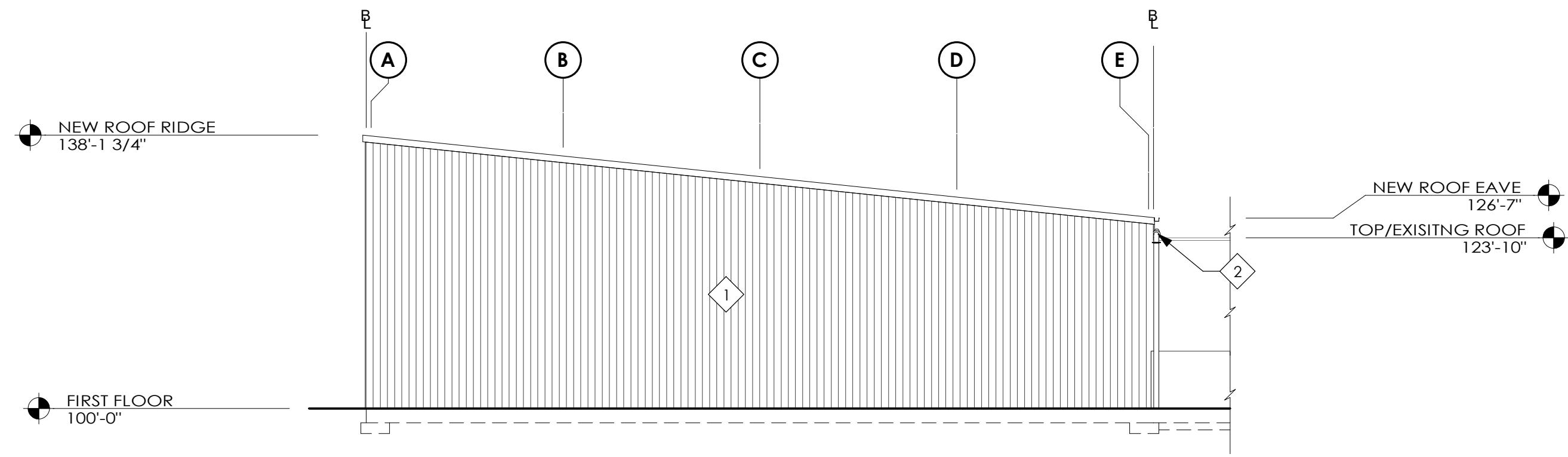
4595 EAST TECH DRIVE
CINCINNATI OH 45245

GENERAL NOTES

A. VERIFY ALL CONDITIONS PRIOR TO FABRICATION, ERECTION, AND INSTALLATION.
B. SEE STRUCTURAL DRAWINGS FOR DEPTHS OF FOUNDATIONS, FOOTINGS, COLUMN SIZES AND LOCATIONS.

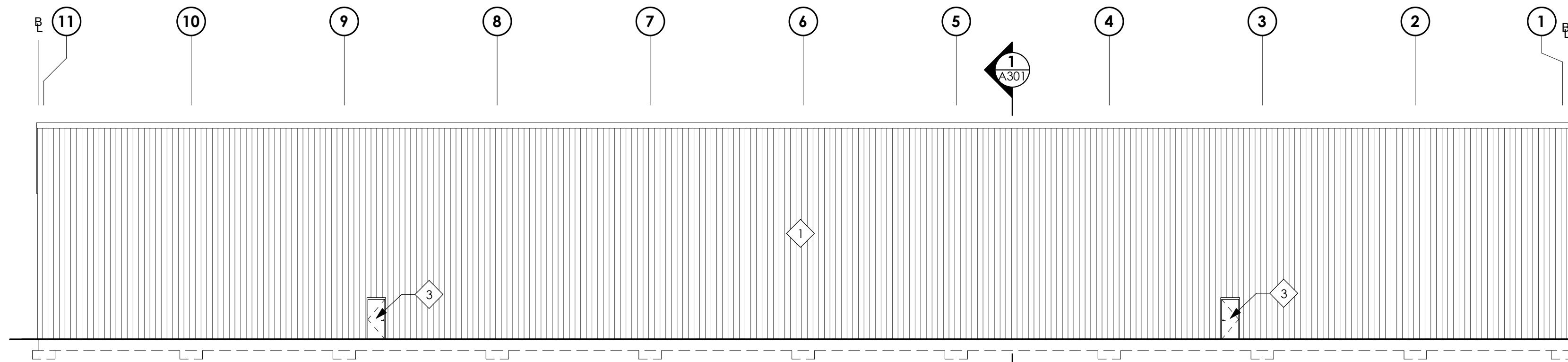
DRAWING NOTES

1 PREFINISHED METAL SIDING
2 PREFINISHED SHEET METAL GUTTER
3 PAINTED HOLLOW METAL DOOR AND FRAME
4 PREFINISHED OVERHEAD GARAGE DOORS
5 EXISTING OVERHEAD DOOR TO REMAIN



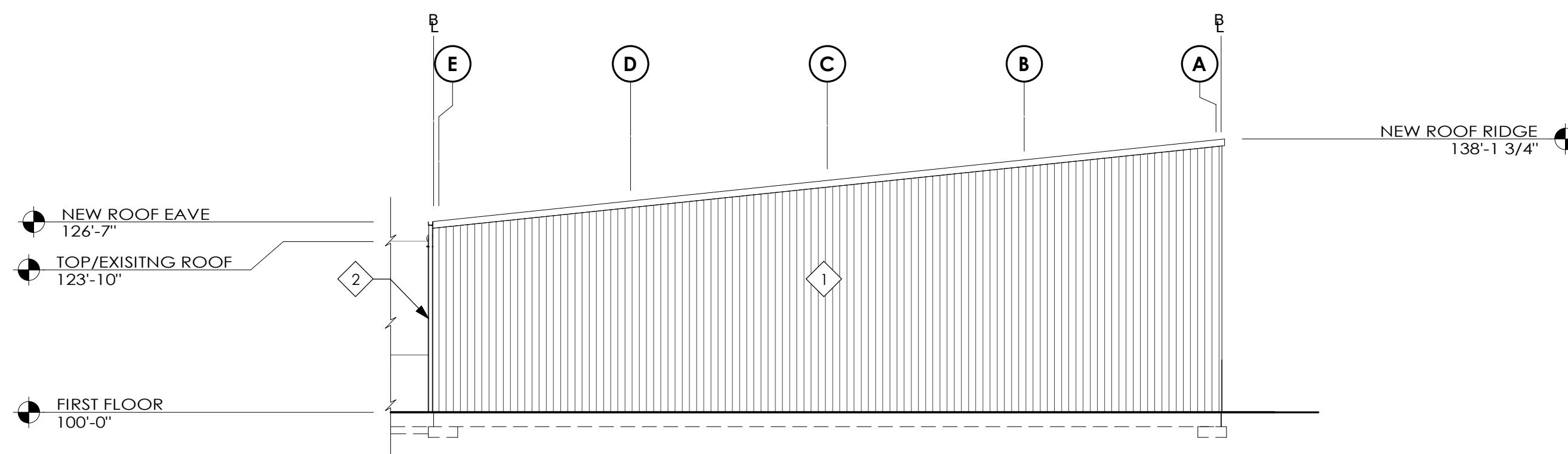
SOUTH ELEVATION

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



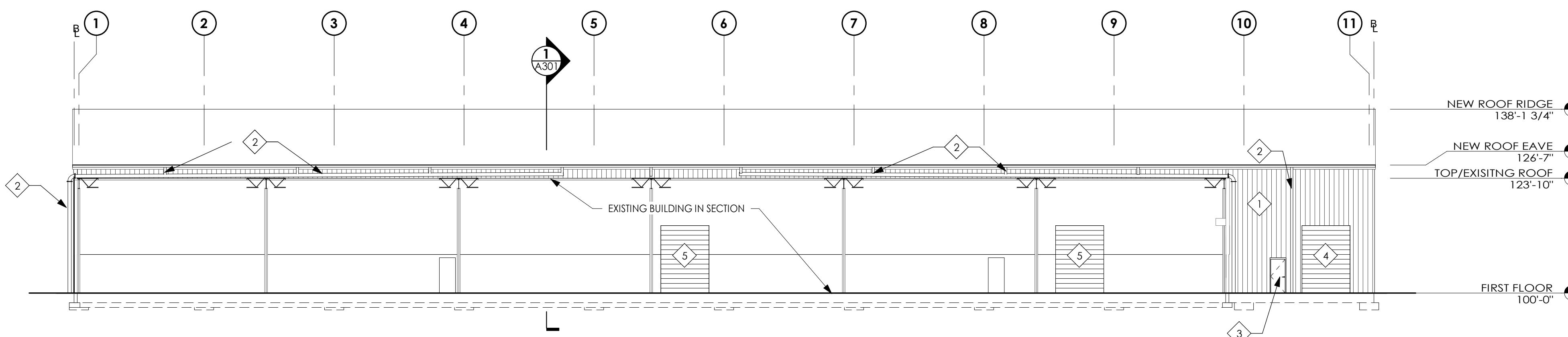
WEST ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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

