



UNION TOWNSHIP BOARD OF TRUSTEES
OCTOBER 11TH, 2022 MEETING

MAJOR AMENDMENT, PD

MCGILL SMITH PUNSHON, INC., Applicant
4595 East Tech Drive / Parcel ID #415617C011



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.

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 400
CINCINNATI, OHIO 45202
PHONE: (513) 542-3300
www.schaefer-inc.com

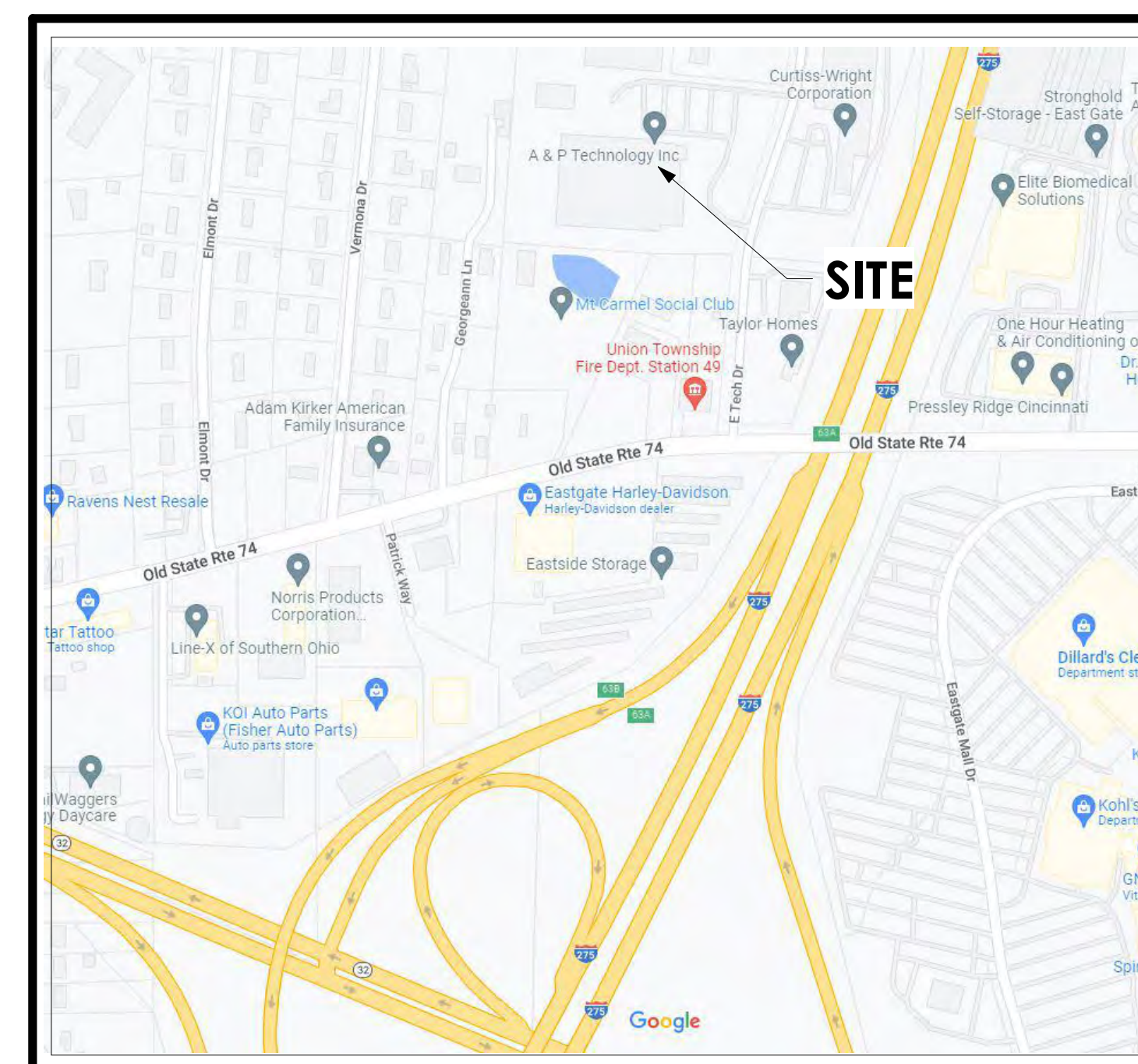
GENERAL CONTRACTOR

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	INCH	INCH	RD	ROOF DRAIN	WC	WATER CLOSET
A.F.F.	ABOVE FINISH FLOOR			INVERT	INVERT	REF	REFERENCE	WM	WATER METER
A.F.G.	ABOVE FINISH GRADE	E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	INV.	INCLUDE INSULATION	REINF	REINFORCEMENT	W/O	WITHOUT
APPROX.	APPROXIMATE			INSUL	INSULATION	REQ'D	REQUIRED	W/W	WELED WIRE FABRIC
ARCH.	ARCHITECT	ELEC	ELECTRIC	/	ANGLE	REV	REVISION	YD	YARD DRAIN
AVG.	AVERAGE	EOP	EDGE OF PAVEMENT	LAV	LAVATORY	RM	ROOM		
		EQ	EQUAL	LF	LINEAL FOOT	R.O.	ROUGH OPENING		
B ₁	BASELINE/BUILDING LINE	EQ EQUIP	EQUIPMENT	LL	LIVE LOAD	R/W	RIGHT OF WAY		
B/B	BACK TO BACK	EWC	ELEC. WATER COOLER	LLH	LONG LEG HORIZONTAL	SF	SQUARE FEET/FOOT		
B/D	BOARD	EXP	EXPANSION	LLV	LONG LEG VERTICAL	SHT	SHEET		
B/FTG	BOTTOM OF FOOTING	EXIST	EXISTING			SIM	SIMILAR		
BLDG	BUILDING			MAX	MAXIMUM	SPEC	SPECIFICATION		
BLK	BLOCK	FD	FLOOR DRAIN	MFR	MANUFACTURER	SM	SHEET METAL		
BLKG	BLOCKING	FDN	FOUNDATION	MIN	MINIMUM	SQ	SQUARE		
BOT	BOTTOM	F.E.	FIRE EXTINGUISHER	MISC	MISCELLANEOUS	SS	STAINLESS STEEL		
BSMT	BASEMENT	F.F.	FINISH FLOOR	M.O.	MASONRY OPENING	STD	STANDARD		
		F.H.	FIRE HYDRANT	MS	MOP SINK	STL	STEEL		
				MTD	MOUNTED	SUSP	SUSPENDED		
¢	CENTERLINE	FIN	FINISH	N.I.C.	NOT IN CONTRACT	SYM	SYMMETRICAL		
CPT	CARPET	FLR	FLOOR	NOM	NOMINAL	T	TREAD		
CB	CATCH BASIN	FT	FEET/FOOT	N.T.S.	NOT TO SCALE	THRU	THROUGH		
CJ.	CONTROL JOINT	FTG	FOOTING	O.C.	ON CENTER	T/M	TOP OF MASONRY		
CLG.	CEILING	F/F	FACE TO FACE	CO	OUTSIDE DIAMETER	T/SLAB	TOP OF SLAB		
CL	CLEAR	FURR	FURRED	OPP	OPPOSITE	TV	TELEVISION		
C.M.U.	CONCRETE MASONRY UNIT			FL	PROPERTY LINE/PLATE	T/WALL	TOP OF WALL		
CO	CLEANOUT	CA.	GAUGE	PLYWD	PLYWOOD	TYP.	TYPICAL		
COL.	COLUMN	GAIV.	GALVANIZED	P.S.F.	POUNDS PER SQUARE FOOT	U.N.O.	UNLESS NOTED OTHERWISE		
CONC.	CONCRETE	GRD	GRADE	P.S.I.	POUNDS PER SQUARE INCH	VCT	VINYL COMPOSITION TILE		
CONST.	CONSTRUCTION	GYP.	GYPSPUM	PTR	PRESSURE TREATED	VERT	VERTICAL		
CONST. JT.	CONSTRUCTION JOINT	GYP.BD.	GYPSPUM WALLBOARD		FIRE RESISTANT	VEST	VESTIBULE		
CONT	CONTINUOUS	HBD	HARDBOARD						
CONTR	CONTRACTOR	HDR	HEADER						
		HGT	HEIGHT						
DF	DRINKING FOUNTAIN	H.M.	HOLLOW METAL						
DIA (OR Ø)	DIAMETER								
DIH	DIMENSION								
DL	DEAD LOAD								
DN	DOWN								

VICINITY MAP



GRAPHIC SYMBOLS

	NOTE NUMBERS	
	REVISION NUMBERS	
	DOOR NUMBERS	
	ROOM NUMBERS	
	WINDOW NUMBERS	
	WALL TYPES	
	EQUIPMENT TAG	
x	TOILET ACCESSORY TAG	
	CENTERLINE	
	Name Elevation	
		MATERIAL TAG
		CEILING HEIGHT

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- Architecture 3700 Park 42 Drive
- Engineering Suite 190B
- Landscape Architecture Cincinnati OH 45241
- Planning Phone 513.759.0004
- Surveying www.mspsdesign.com

Project Manager **CSW**
 Drawn By **AKH**

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A & P TECHNOLOGY INC
BUILDING EXPANSION
4595 EAST TECH DRIVE
CINCINNATI OH 45245

Sheet Title
COVER SHEET

Project Number	22441.00
Drawing Scale	As indicated

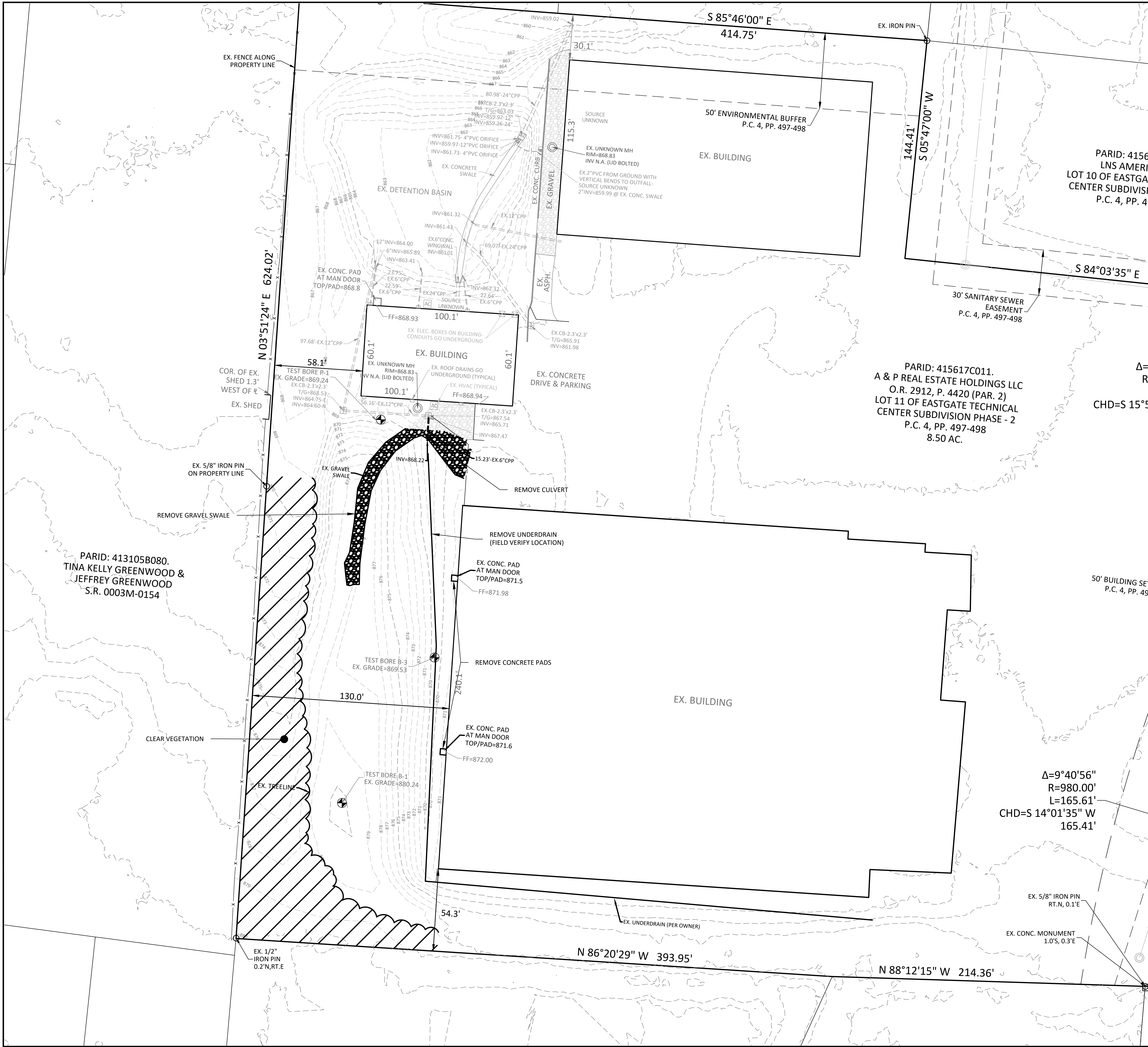
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Issue/Revision	No.	Date
ZONING SUBMITTAL	1	09/06/22

A & P TECHNOLOGY INC
BUILDING EXPANSION
4595 EAST TECH DRIVE
CINCINNATI, OHIO 45245
CLERMONT COUNTY

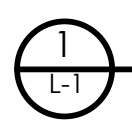
Sheet Title

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





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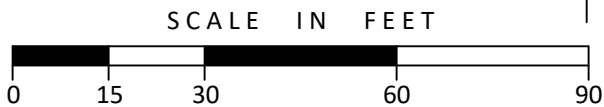


LANDSCAPE BUFFER PLAN

SCALE: 1"=20'-0"

PLANT SCHEDULE

SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
OGM	7	Acer rubrum 'October Glory' TM	October Glory Maple	2 1/2" - 3" CAL. B&B
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
KSV	43	Viburnum carlesii	Korean Spice Viburnum	#3 CONT.



1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)



Architecture 3700 Park 42 Drive
Engineering Suite 190B
Landscape Architecture Cincinnati OH 45241
Planning Phone 513.759.0004
Surveying www.mspsdesign.com

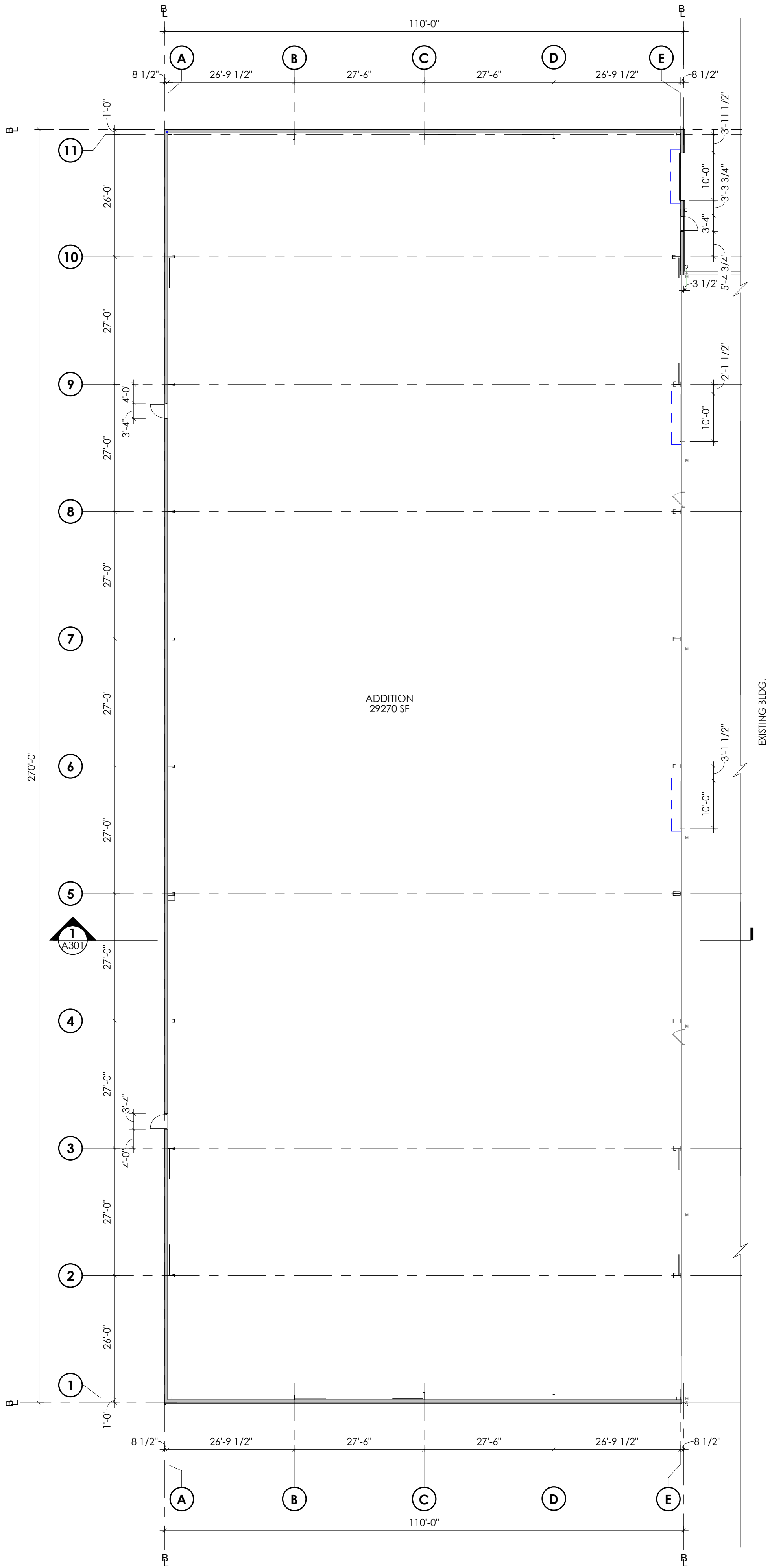
Project Manager CSW
Drawn By JMW
DWG 22441006-PLA
X-Ref(s) ---

Issue/Revision	No.	Date
Zoning Submittal		09/06/22

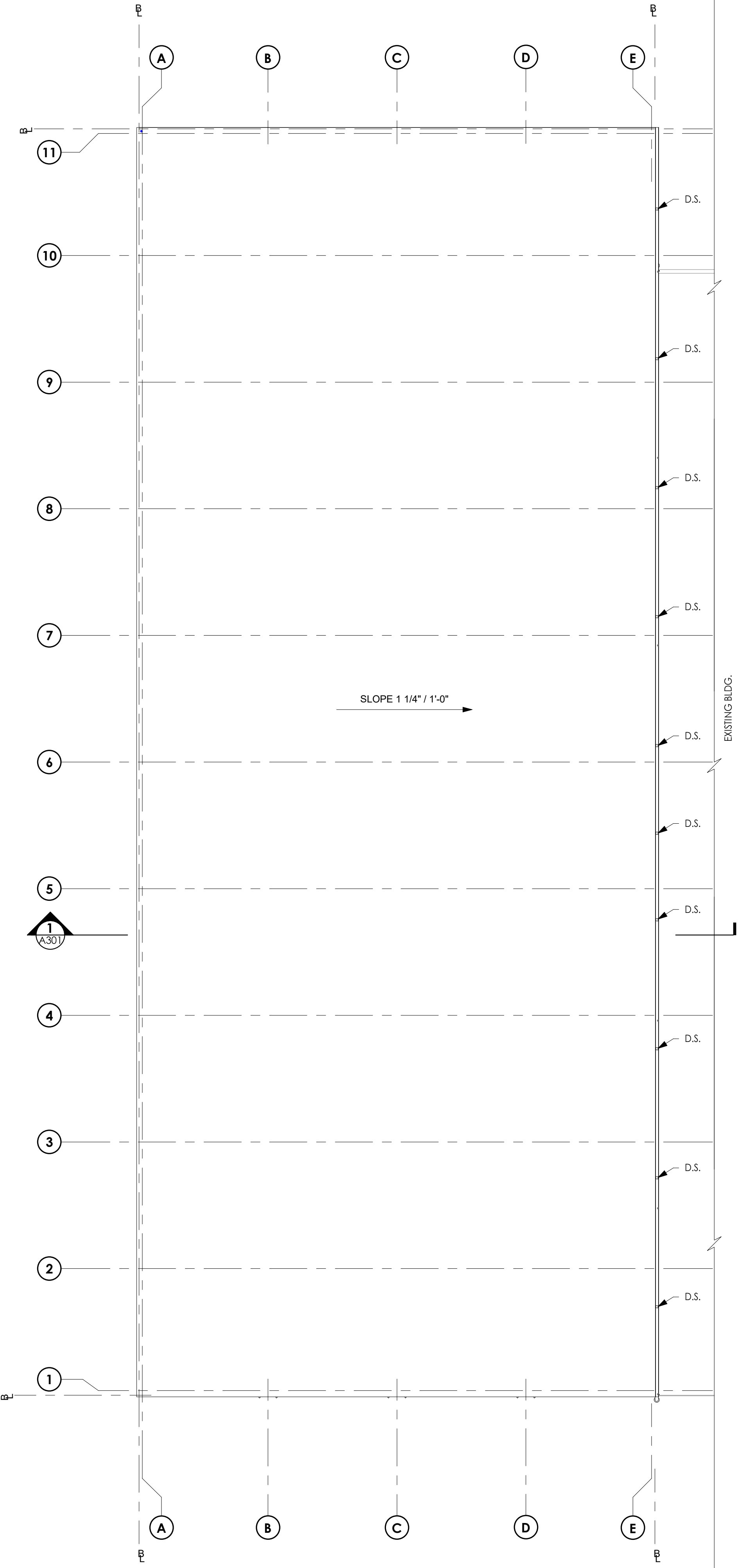
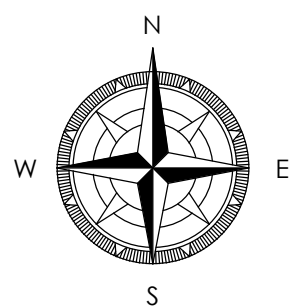


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BUILDING EXPANSION
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CLERMONT COUNTY

BUFFER PLAN	
Project Number	22441.00
Drawing Scale	1" = 20'
Sheet Number	L-101
File Number	22441



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

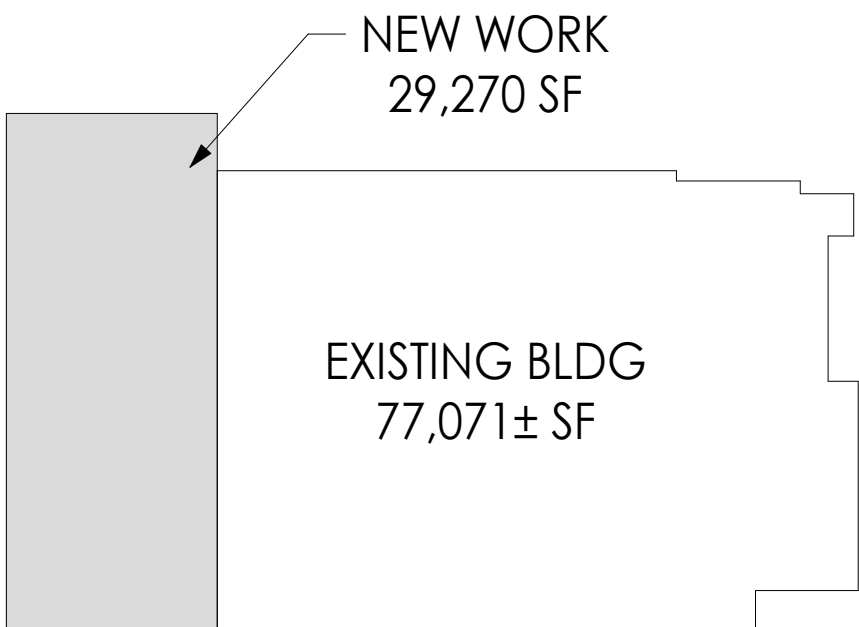


ROOF PLAN
SCALE: 1/16" = 1'-0"

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



KEY PLAN
SCALE: N.T.S.

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



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



MSP
DESIGN
McGill Smith Punshon

Project Manager **CSW**
 Drawn By **NLZS**

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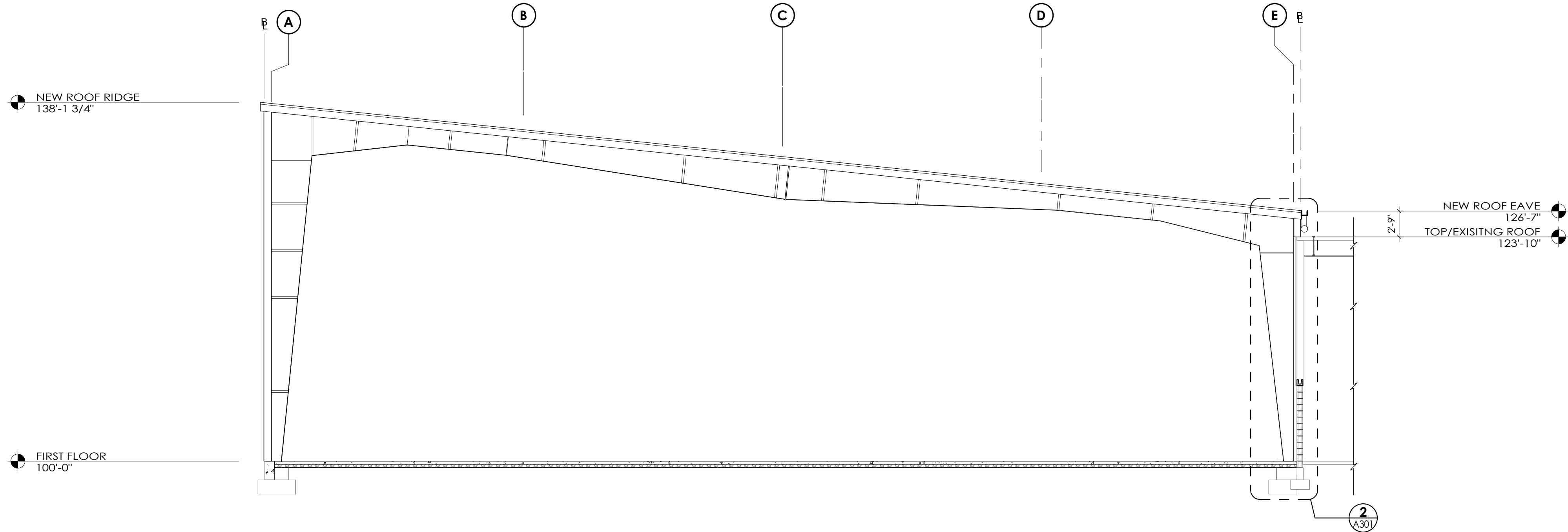


EAST ELEVATION

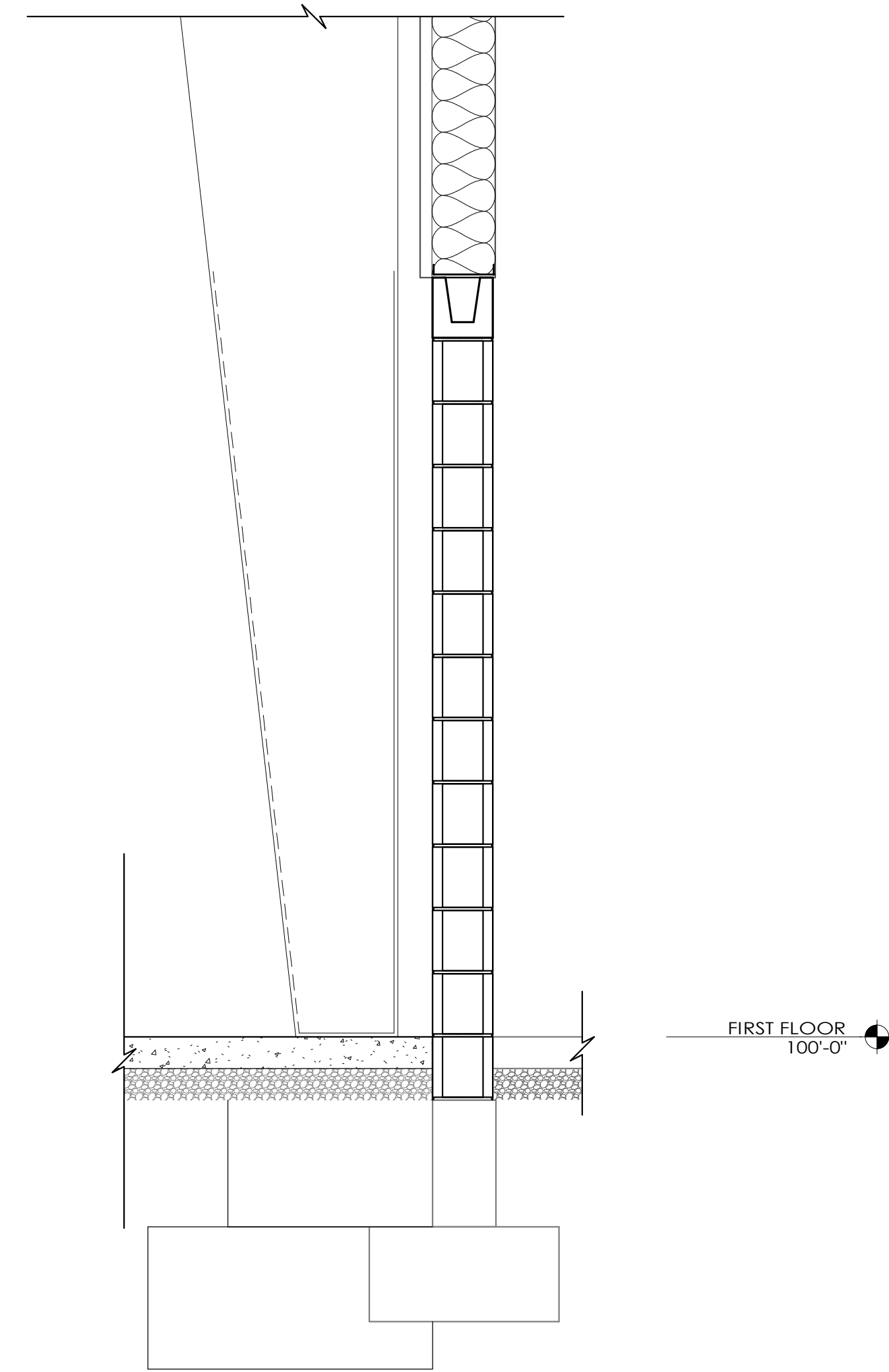
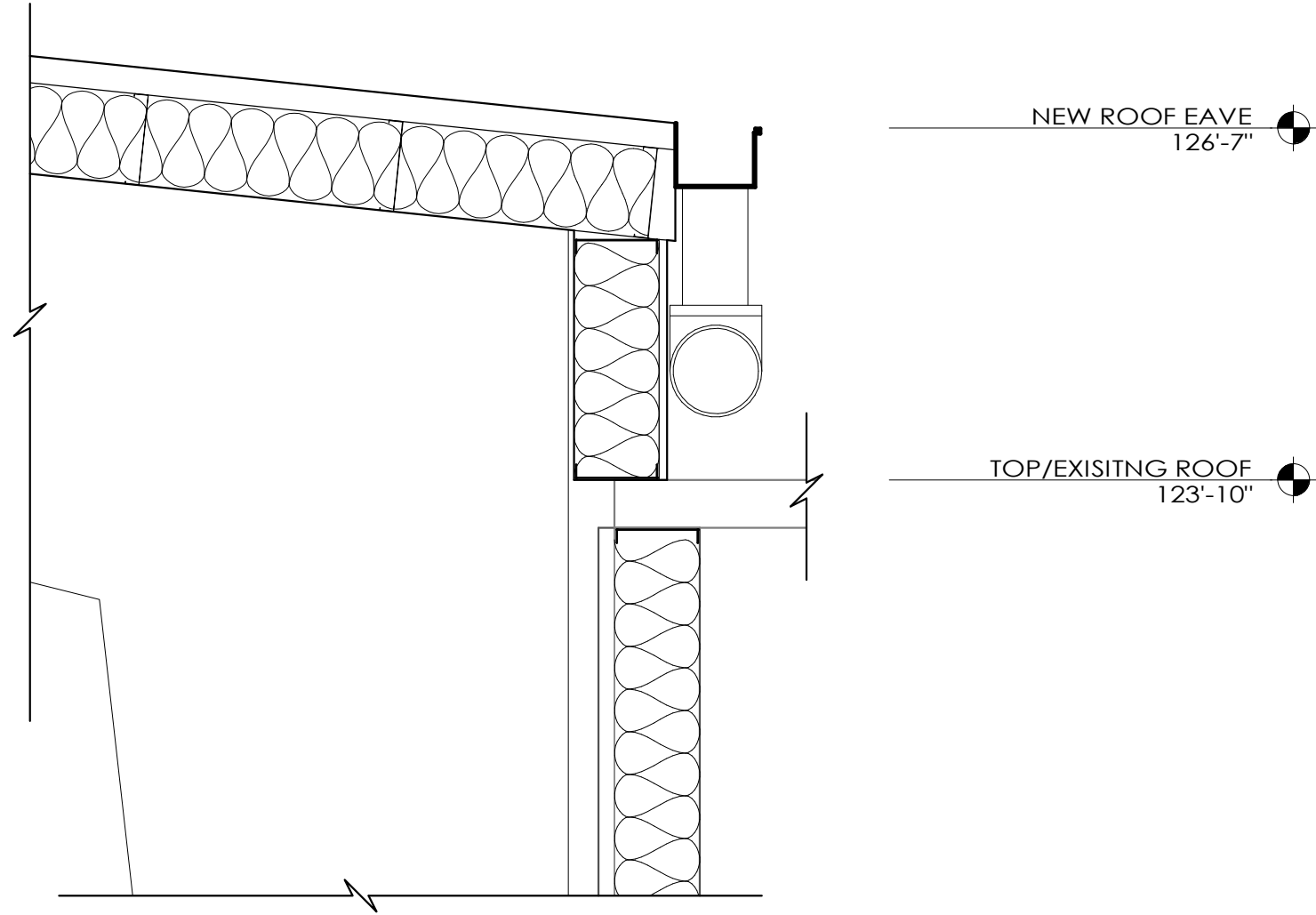
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BUILDING EXPANSION
4595 EAST TECH DRIVE
CINCINNATI OH 45245

Project Number 22441.00
Drawing Scale 1/16" = 1'-0"

Sheet Number **A201**



BUILDING SECTION
SCALE: 1/8" = 1'-0"



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

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



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