



UNION TOWNSHIP BOARD OF TRUSTEES
NOVEMBER 30TH, 2022 MEETING

ZONE MAP AMENDMENT

PARUL PATEL, Applicant
4160 BACH BUXTON DR. / Parcel ID #413102D158



Staff Report:

NATURE OF REQUEST

*The Applicant has applied for Zoning Map Amendment, requesting that one parcel (PIN # 413102D158) totaling 0.81 acres be rezoned from Single-Family Detached Structure Residential (R-2) to PD Planned Development to allow for the establishment of a drive-thru convenience retail use. *Please refer to the Applicant's statements, plans, and other application enclosures.*

LOCATION

The subject property, owned by Jack Gray, Trustee, is located on the northeast side of Bach Buxton Road, approximately 185 feet south of the intersection of Valley Wood Drive.

ZONING

The subject property is zoned Single-Family Detached Structure Residential (R-2), and is bordered to the north, northeast, and west with Single-Family Detached Structure Residential (R-2)—primarily consisting of phases of both the Whitmore Woods Subdivision and Shayler Crossing Subdivision. To the east and south, the adjoining property is zoned PD Planned Development, with the Otterbein Senior Living Community to the east and the West Clermont County High School campus to the south.

RELATIONSHIP TO THE UNION TOWNSHIP COMPREHENSIVE PLAN

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the proposal is located across the street from the Bach Buxton Road Commercial Corridor. This Corridor of the township is the primary location for low-intensity light industrial and manufacturing operations in the Township. *Although the site is across the street from one edge of the Corridor (across from West Clermont High School)—where the uses generally change to Residential—it is approximately 1,300 feet from the other, closest edge of the corridor.*

Bach Buxton Road is a County-maintained, Minor Arterial 2-lane roadway, with a traffic volume of approximately 10,016 average daily trips (ADT) in the area of the site, near the Clough Pike intersection—where the high school was built between 2016-2018. Improvements have been made to Bach Buxton to address connectivity and efficiency issues (including intersection upgrades and signalization), and to widen the roadway in targeted locations to accommodate increased capacity demands.

BACKGROUND

The buildable lots in the Whitmore Woods Subdivision, a single-family housing development, appear to have been platted from 1994 to 1998. In March of 1997, Lot 21 was re-platted as Lots 74, 75, and 76—with the frontage for lots 74 and 76 being on the “proposed extension of Bach-Buxton Road,” and with Lot 75 being dedicated to the County for the purposes of building and maintaining Bach Buxton Road. In May of 1998, Lot 74 was re-platted and split again, with Lot 77 fronting Valley Wood Drive and with Lot 78 fronting “proposed Bach-Buxton Road”—but with the stipulations on the plat that “Lot 78 shall not have access to Bach Buxton” and “...is to be conveyed to the owner of Parcel# 41-31-2D-156, currently Cobblestone – Timberlake, LLC, LTD., owner of an adjacent property...” Ultimately, Lot 78 was re-platted and included within the Shayler Crossing Addition, a residential subdivision. Lot 76, the property involved with this application, was not found to be re-platted again and there were no access restrictions found in staff’s research of the plats and deeds that could be found on the Clermont County Recorder’s website. The property is, however, subject to the (ingress / egress, maintenance, utility and drainage) restrictions and easements associated with the Subdivision, as noted in a 1996 deed record.

RELATIONSHIP TO THE UNION TOWNSHIP ZONING RESOLUTION

Please refer to Article 6, Sections 680-684 and Section 687 of the Union Township Zoning Resolution with respect to “PD” Planned Development District regulations:

680. “PD” Planned Development District.

The “PD” District’s purpose is to provide sites for business or mixed business/residential developments at appropriate locations in relation to existing and potential land uses; to afford an attractive setting for developments; and to harmonize proposed developments with surrounding land uses. These regulations are established pursuant to authorization under Ohio Revised Code Chapter 519 (2001), as amended, for townships to adopt Planned-unit Development zoning.

681. Regulation Conflict.

If a conflict arises between these “PD” regulations or an approved “PD” plan and other sections of this resolution, the “PD” regulations and approved plan shall prevail for land zoned Planned Development District.

682. Approved Plan Governs Use.

Land use for any property in the “PD” District shall be consistent with the use, design, and details contained in the approved “PD” plan for that property and any conditions of approval. Other applicable regulations from this resolution, such as nuisance regulations, also apply to “PD” property. Pursuant to an approved plan, allowed uses in the “PD” District may include those stated in the “B-1” and “M-1” Districts, or substantially similar uses as determined by the Zoning Commission and Board of Trustees. Integrated residential use with commercial development may be considered for approval in the “PD” District, with residential density not to exceed that of the “R-1” District.

683. Procedure to Rezone Property to “PD.”

1. The property owner may submit an application for a zone change to “PD” Planned Development District to the Union Township Planning & Zoning Department. The application shall contain fifteen (15) copies of the completed form, attachments, a site plan conforming to the “site plan requirements” below, and the required fee.
2. The application shall be processed in accordance with Ohio Revised Code Chapter 519 (2001), as amended.

684. “PD” Plan Requirements.

1. All site plans shall contain the elements stated in Section 1131. In addition, the following shall be included on the plan:
 - a. Building lot area coverage percentage.
 - b. Residential density, if applicable.
 - c. Detailed description of façade materials for all proposed structures.
2. The site plan shall contain on the cover the following signature lines to be signed by the property owner and Planning & Zoning Director before a zoning certificate is issued...

3. A separate landscaping page shall be included in the plan, illustrating the following:
 - a. Landscaping over ten percent of the lot area. Detention/retention areas are not considered part of the ten percent requirement.
 - b. Location and description of landscape plantings, groundcover, and specific treatment of any other open spaces
 - c. A ten-foot landscaped buffer yard along any public right-of-way or private street easement. A continuous three-foot grass (or other plant covered) berm or continuous row of three-foot-tall (at planting) shrubs, setback at least three feet from the right-of-way or easement line, shall be provided within the buffer yard.
 - d. A twenty-foot landscaped buffer yard along any adjoining residential zone. The buffer yard must also contain one of the following screening mechanisms:
 - (1) A continuous wood privacy fence at least six feet high and at least one tree four feet tall (at planting) spaced every ten feet on the neighbor's side of the fence; or
 - (2) A continuous row of evergreens at least six feet tall (at planting), spaced no more than five feet; or
 - (3) A continuous grass (or other plant covered) berm at least five feet tall and at least one tree four feet tall (at planting) spaced every ten feet along the berm crest.
 - (4) If existing natural vegetation is proposed as screening, the landscape plan must provide detail of existing conditions sufficient to show screening equivalent to the above exists, and with sufficient detail for future zoning enforcement purposes.
 - e. Buffer yards must be landscaped and may not contain any other uses. Landscaped detention/retention may be placed in the buffer yard provided it does not interfere with the adjoining property.
 - f. In addition to the ten percent general landscaping requirement, internal planting islands equal to five percent of the entire parking lot area shall be placed within parking lots. The islands shall be dispersed so to break up the pavement expanse. Internal planting islands shall be curbed, and contain a minimum area of one hundred twenty square feet and eight feet of width. At least one shade-type tree a minimum of eight feet tall at installation shall be included for each two hundred square feet of internal planting area. Developments with twenty or fewer total parking spaces are exempt from this requirement.

687.

Supplemental Provisions.

1. Signage shall be consistent with the nature and scope of the development exclusive of Article 9.
2. Buffer yards, screening, landscaping, vegetation, and all other plan elements shall be in place by the time the Union Township Planning & Zoning Department issues a certificate of occupancy, or at such time as construction substantially ceases, whichever occurs first.
3. The failure to maintain open spaces, hard surfaces, and landscaping in good condition is a violation of the "PD" plan.
4. Forty feet of right-of-way shall be dedicated for all properties fronting on public streets. The forty feet of right-of-way is "half" right-of-way, i.e., measured from the center of the road. By specific motion, the Zoning Commission or Board of Trustees may exempt a development from this requirement if appropriate. If total right-of-way equals eighty feet or more, no additional right-of-way shall be required unless necessary for special circumstances or improvements.
5. Prior to issuance of a zoning certificate, the property owner shall provide to the Planning & Zoning Department copies of executed and recorded cross easements to all adjoining property owners that share a common street frontage (public or private) with the "PD" property. The cross easements shall allow, at a minimum, use by automobile and delivery vehicle traffic. The general location of the cross connections shall be shown on the "PD" plan. By specific motion, the Zoning Commission or Board of Trustees may waive this requirement if appropriate. The requirement is waived automatically if a publicly dedicated frontage road serves both the development and adjoining properties.
6. Prior to issuance of a zoning certificate, the Applicant shall record all necessary plats consolidating, dividing, and dedicating right-of-way consistent with the boundaries represented on the "PD" plan and/or conditions of approval.
7. Any exterior pole lighting, canopy lighting, or similar lighting shall be flat lens design and shielded so that all light is down directed. Sag lens lighting is prohibited. Where the "PD" property adjoins or is within one hundred fifty feet of a residential zone, lighting shall be directed away from the residential property. Any building mounted lighting shall contain shields directing lighting downward preventing spillover onto adjoining property. If within fifty feet of a residential zone, building mounted lighting facing the residential property (other than recessed soffit mounted lights) shall be installed no higher than four feet from grade.
8. Parking requirements shall comply with Article 8, Off-Street Parking and Loading Regulations, unless otherwise modified in the plan. A justification note shall accompany any modification on the plan.
9. Building lot area coverage may not exceed thirty-five percent and building height may not exceed seventy-five feet.
10. Minimum building separation shall be maintained in accordance with fire and building codes. The number of buildings per lot, minimum setbacks (except for residential and right-of-way buffer yards), and minimum lot size are otherwise variable for the "PD" District.
11. The Applicant shall make available in advance of any hearing by the Zoning Commission the results of any site distance or traffic study requested by the Clermont County Engineer. The Applicant shall also provide confirmation from the appropriate governmental agency showing resolution of any issues raised pertaining to the development. Failure to provide this information in adequate time or advance review by Zoning Commission members may be grounds for denial of the application.
12. The standards and conditions stated in these regulations are minimums. The Planning & Zoning Director, Zoning Commission, and Board of Trustees may impose higher standards if warranted based upon the unique circumstances of a given development.
13. No construction shall proceed prior to the issuance of a zoning certificate. No property shall be used or occupied prior to issuance of a certificate of occupancy endorsement from the Union Township Planning & Zoning Department.
14. The Board of Zoning Appeals is without authority to alter or amend "PD" plans.

STAFF REVIEW & ANALYSIS

A review of the Applicant's proposal indicates that this map amendment would be a departure from the Residential Zoning and Land Uses that adjoin the site to the north, northeast, and west. However, as noted earlier in this report, the site is also located across the street from the Bach Buxton Road Commercial Corridor (*West Clermont High School*) in one location / edge—and it is approximately 1,300 feet from the other, closest edge of this low-intensity, light industrial and manufacturing Commercial Corridor. If the property were located within the Bach Buxton Road (Focus Overlay Area) Commercial Corridor, the PD District has been identified as the preferred method to achieve the goals of assuring harmonious, mixed land use(s). The utilization of a PD also presents an opportunity for the construction of development that provides buffers and compliments the surrounding residential area(s).

At present, the current plan information is unclear / noncommittal regarding the type of building that is proposed for the drive-thru convenience retail use, as the pictures provided do not match the descriptions provided to-date. There has been no signage information submitted; however, the Applicant representatives have verbally indicated that they would create signage in accordance with any standards set forth by the Township during the Zone Map amendment process. The proposed landscaping and bufferyard sizes to the south and along the west frontage are also unclear and less significant at this time, compared to the Township's standards and regulations, and staff would recommend some additional area and improvements if this project were to move forward to provide more suitable transitional areas and to mitigate potential noise and lighting and visibility issues.

ACTION REQUIRED

In accordance with Sections 680-687 of the Zoning Resolution, the Zoning Commission's role in this process is to either enter a motion to recommend approval, approval with some modification(s), or denial of the Applicant's request to rezone the subject property, as submitted.

RECOMMENDED MODIFICATIONS

If the Board should choose to forward a favorable recommendation to this PD Zone Map Amendment request, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

- 1) The Applicant would need to address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department, the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
 - a. *With respect to this item, staff would request the results of any sight distance or traffic study required by the Clermont County Engineer's staff to be provided immediately. Staff is also particularly concerned with the types of improvements that the Engineer's staff may require for the proposed commercial use access on Bach Buxton Road (an Arterial Road)—which will generate at least 20-40 times the traffic of a single-family home and add large truck traffic—as well as any pedestrian access requirement.*
- 2) The Applicant would need to commit to a high-quality building façade that is compatible with, and made to resemble the nearby residential construction, subject to administrative review and approval.
- 3) The Applicant would need to enhance the proposed landscaping and bufferyard areas to the south and along the west frontage. Additionally, the landscaping buffer along the north, south, and east property lines should be marked as preservation areas, and any vegetation disturbed should be repaired, supplemented, or replaced. This is an item that can be addressed administratively by staff.
- 4) All lighting would need to be limited to wall pack lighting, downward directed, and of sufficient intensity to illuminate without projecting onto the adjoining residential property. **At present, the Applicant has indicated that the proposed use would operate between 9am and 9pm. With these hours, the efforts needed to address potential light trespass would be seasonal and would be estimated to be 1-4 hours.*
- 5) All signage should be limited to monument signage, capped at a height of not more than 5' from finished grade, subject to administrative review and approval.
- 6) There are several additional items or notes such as dimensioning of certain improvements, distance to and identification of the nearest street intersection, adjacent parcel land uses and zoning (including those across the road), building coverage percentage, a note regarding floodplain status, a better vicinity map, etc. that would need to be added or changed and verified for the development plan to conform with the Union Township Zoning Resolution. The statement required on PD plans per Section 684, item 2 would also need to be added. If this project would receive a favorable recommendation, these items could be addressed administratively, if deemed appropriate.

Application to the
UNION TOWNSHIP
ZONING COMMISSION
4350 Aicholtz Road
Cincinnati, OH 45245
(513) 753-2300

Case#	<u>3-12-Z</u>
Date	<u>11-1-2022</u>

APPLICATIONS CONTAINING INCOMPLETE INFORMATION WILL BE RETURNED.
PLEASE SUBMIT 15 COPIES OF THE APPLICATION & ALL SUPPORTING DOCUMENTS (ORIGINAL SET + 14)

I. PROPERTY INFORMATION

Property located at* 4160 BACH BUXTON WITH BACK AT VALLEY WOOD DR.

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

Clermont County Auditor's Tax Parcel Number (PIN#) 413102D158.

Additional parcel numbers (if applicable)* _____

*If rezoned, all parcels comprising the development must be consolidated before a zoning certificate will be issued.

II. APPLICANT INFORMATION

A. Name* PARUL PATEL Phone 513-886-2991

Mailing Address 5934 FIRM STANCE DR.
LOVELAND, OHIO 45140

*Applicant must be the owner or lessee of the property (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 RAKESH PATEL Phone 513-307-9985

Company COUNTY BEVERAGE DRIVE THRU

Relationship to Applicant HUSBAND

Mailing Address SAME AS APPLICANT

III. AMENDMENT INFORMATION

- A. If the amendment proposes to alter the text
1. Typed description of why the amendment
 2. Typed copy of the text as it would appear



RE/MAX

Preferred Group

Harry Eberle, Jr.

Sales Associate, licensed in OH & KY
Million Dollar Club CABR 1983-1988
OAR President's Club 1997-2013
8291 Beechmont Avenue, Suite A
Cincinnati, OH 45255
Office (513) 474-6767
Cellular (513) 515-9275
hejrhorse@yahoo.com

Each Office Independently Owned and Operated

stricken language).

3. Application fee as established by the Township Trustees.

B. If the amendment proposes to alter the zoning map, attach:

1. List, for each parcel to be rezoned, the owner's name as it appears on the Clermont County auditor's current tax list, the Clermont County auditor's tax parcel number, and the property address.

2. List of adjacent property owners (see attached form).

3. Photocopy of tax map with subject property highlighted.

4. Legal description of property (see deed).

5. Development plans.

6. Application fee as established by the Township Trustees.

IV. SUPPORTING INFORMATION

A. Existing Zoning District R-2
Existing Land Use Vacant
Proposed Zoning District PD
Proposed Land Use DRIVE THRU

B. Does the proposed zoning district conform to the Union Township Land Development Plan?

YES

NO

*This parcel is not referenced
shown on the Township
Land Development Plan.*

C. If the proposed zoning district **DOES NOT** conform to the Union Township Land Development Plan, what physical, social, economic, and/or other changes have occurred that were not anticipated when the Union Township Land Development Plan was adopted? (Attach factual data to support the arguments).

*This property is not specifically referenced/shown
on the Township Land Development Plan.*

D. How is the proposed zoning district appropriate considering surrounding zoning and land use?

PROPOSED ZONING AND LAND USE WOULD CONFORM
WITH THE ADJACENT PROPERTY, KNOWN AS
OTTERBEIN, THE SCHOOL. & zoned "PD"

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.

Parcel Patel
Applicant*

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

STATE OF OHIO
COUNTY OF Clermont

Subscribed and sworn to before me this 19 day of September of this year
2022

Julia Weber
Notary Public

My commission expires July 7, 2024



JULIA WEBER
Notary Public, State of Ohio
My Commission Expires
July 7, 2024

ROBERT & MARY HOWELL
1112 FOREST RUN DR
BATAVIA OH 45103

CHADWICK EVERETT ADAMS
1111 FOREST RUN DR
BATAVIA OH 45103

JACK P GRAY TRUSTEE
1340 POST CREEK RD
BATAVIA OH 45103

DEBORAH ANN FRYMAN
1113 FOREST RUN DR
BATAVIA OH 45103

BOARD OF COUNTY COMMISSIONERS
OF CLERMONT COUNTY
101 EAST MAIN STREET
BATAVIA OH 45103

OTTERBEIN BATAVIA REAL ESTATE LLC
580 N STATE ROUTE 741
LEBANON OH 45036

AMY & ADAM CORBIN
1119 VALLEYWOOD DR
BATAVIA OH 45103

NIKOLE BARKALOW & DUNCAN FRIEND
1114 FOREST RUN DR
BATAVIA OH 45103

JAMES & TRACEY ROWE
1115 FOREST RUN DR
BATAVIA OH 45103

SCOTT D PATCHELL
1130 CREEKSTONE DRIVE
BATAVIA OH 45103

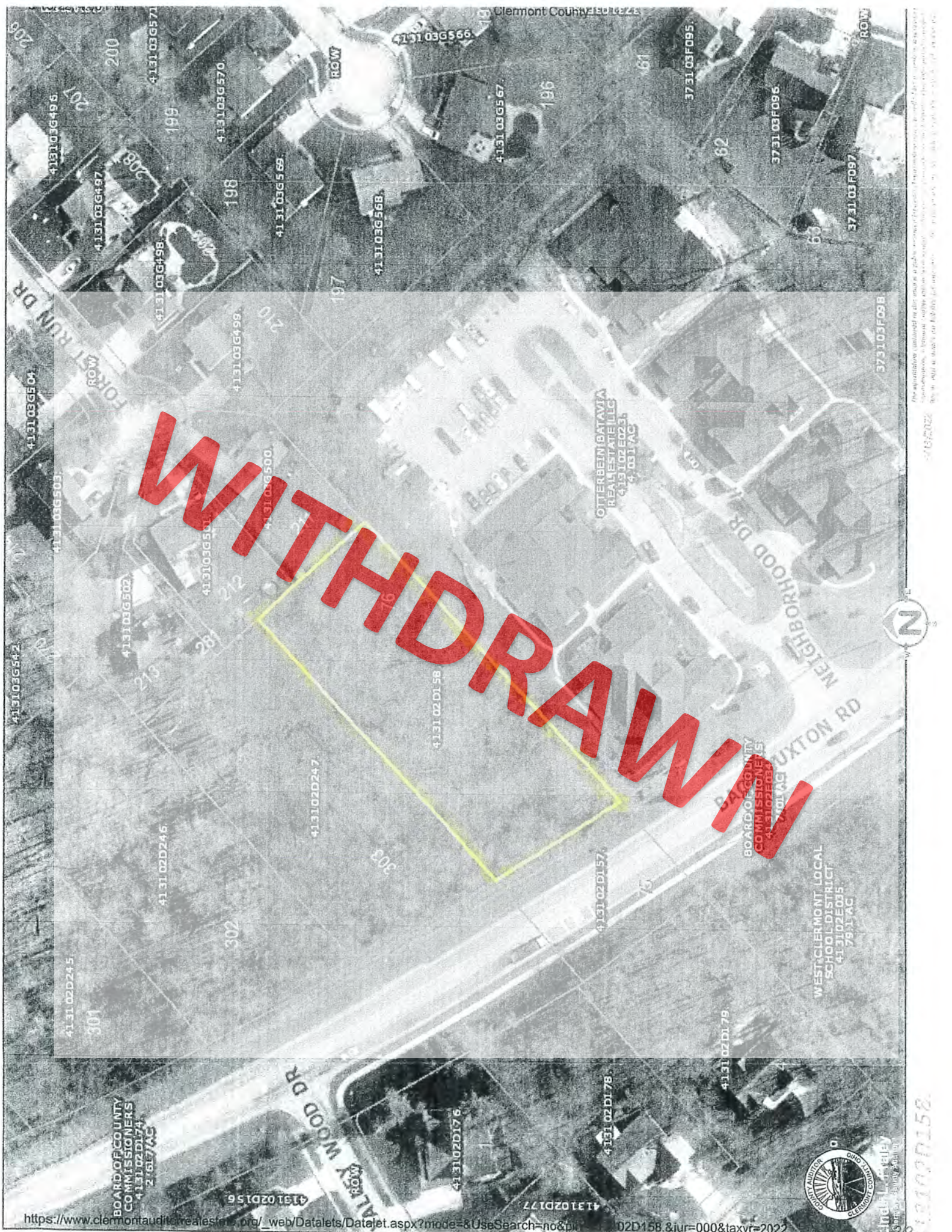
JOHN M & CARMEN E PITMAN
1097 VALLEY WOOD DR
BATAVIA OH 45103

DONALD & CAROLYN CLAYTON
1101 VALLEY WOOD DRIVE
BATAVIA OH 45103

WEST CLERMONT LOCAL
SCHOOL DISTRICT
4350 AICHOLTZ RD STE 220
CINCINNATI OH 45245

ANDREW CADE
1095 VALLEY WOOD DR
BATAVIA OH 45103

WITHDRAWN



WITHDRAWN



Linda L. Hefley
Auditor

02D158

Quit-Claim Deed* Instrument Book Page
200300013420 OR 1584 2104

Eldridge L. Fancher & Sue L. Fancher, by and through her duly appointed Attorney-in-Fact, Eldridge L. Fancher, husband & wife

for valuable consideration paid, grant(s) to

Jack P. Gray, Trustee

whose tax-mailing address is

1340 Post Creek Road, Batavia, OH 45103

the following REAL PROPERTY:

See Attached Exhibit "A"

The premises are subject to the following restriction: only one single family residence may be constructed thereon.

Prior Instrument Reference: O.R. Book 589, Page 215, Clermont County, Ohio. Witness their hands this 3rd day of February, 2003.

Signed and acknowledged in the presence of:

Eldridge L. Fancher
Eldridge L. Fancher

Sue L. Fancher
Sue L. Fancher
by *Eldridge L. Fancher*
Attorney In Fact

STATE OF OHIO, COUNTY OF HAMILTON, SS:

BE IT REMEMBERED, That on this 3rd day of February, 2003, before me, a subscriber, a Notary Public in and for said county, personally came Eldridge L. Fancher & Sue L. Fancher, by and through her duly appointed Attorney-in-Fact, Eldridge L. Fancher, husband & wife, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

[Signature]
Notary Public

This instrument was prepared by:

KEATING, RITCHIE, & SWICK
8050 Hosbrook Road, Suite 200
Cincinnati, Ohio 45236

Auditor's and Recorder's Stamps

*See Sections 5302.11 Ohio Revised Code.

Instrument Book Page
200300013420 OR 1584 2105

Instrument Book Page
199900037494 OR 1224 829
EXHIBIT A

Situated in Union Township, Clermont County, Ohio, and in Gunners Military Survey No. 3768 and being part of replatted Lot 21 in Section One, Block Two of Whitmore Woods Subdivision and being more particularly described as follows:

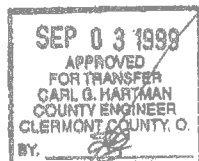
Beginning at a railroad spike in the centerline intersection of Clough Pike and the southeast corner of said subdivision; thence with the east line of said subdivision North 44 deg. 31' 15" East 154.90 feet to an iron pin found; thence continuing with said east line South 45 deg. 28' 45" East 100.00 feet to an iron pin found; thence North 44 deg. 31' 15" East 2240.99 feet to THE TRUE POINT OF BEGINNING of the parcel herein described.
Thence with a new line along a curve to the right having a radius of 3769.72 feet an arc length of 120.57 feet whose chord bears North 35 deg. 18' 55" West 120.57 feet to a point in the west line of Lot 21;

Thence with said west line North 44 deg. 31' 15" East 286.90 feet to an iron pin in the northwest corner of said lot;

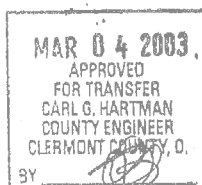
Thence with said north line South 44 deg. 54' 38" East 118.68 feet to an iron pin in the said northeast corner of said lot;

Thence along the east line of said lot South 44 deg. 31' 15" West 307.00 feet to the true point of beginning, containing 0.810 acres more or less.

The above described parcel is part of the premises conveyed as recorded in Official Record Volume 902 Page 21 at the Clermont County, Ohio deed records and identified as Parcel No. 41-31-02D-158 on the tax maps of said county, and is also Lot Number 76 of the replat of Lot 21 of Whitmore Woods Subdivision as recorded in Plat Cabinet 6, Page 261.



41 BK. 31 PG 02D PAR. 158



41 BK. 31 PG 02D PAR. 158

Filed in the office of
LINDA L. FRALEY
CLERMONT COUNTY AUDITOR
9/7/99
By: *[Signature]*
Deputy Auditor

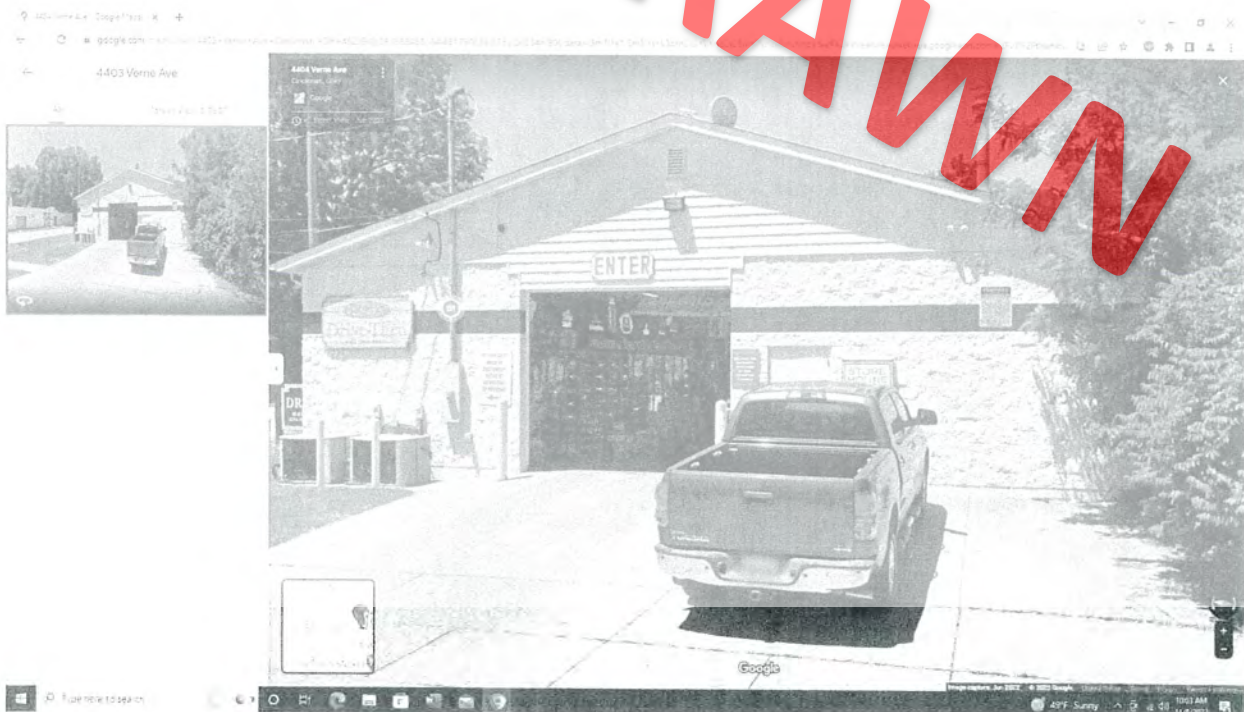
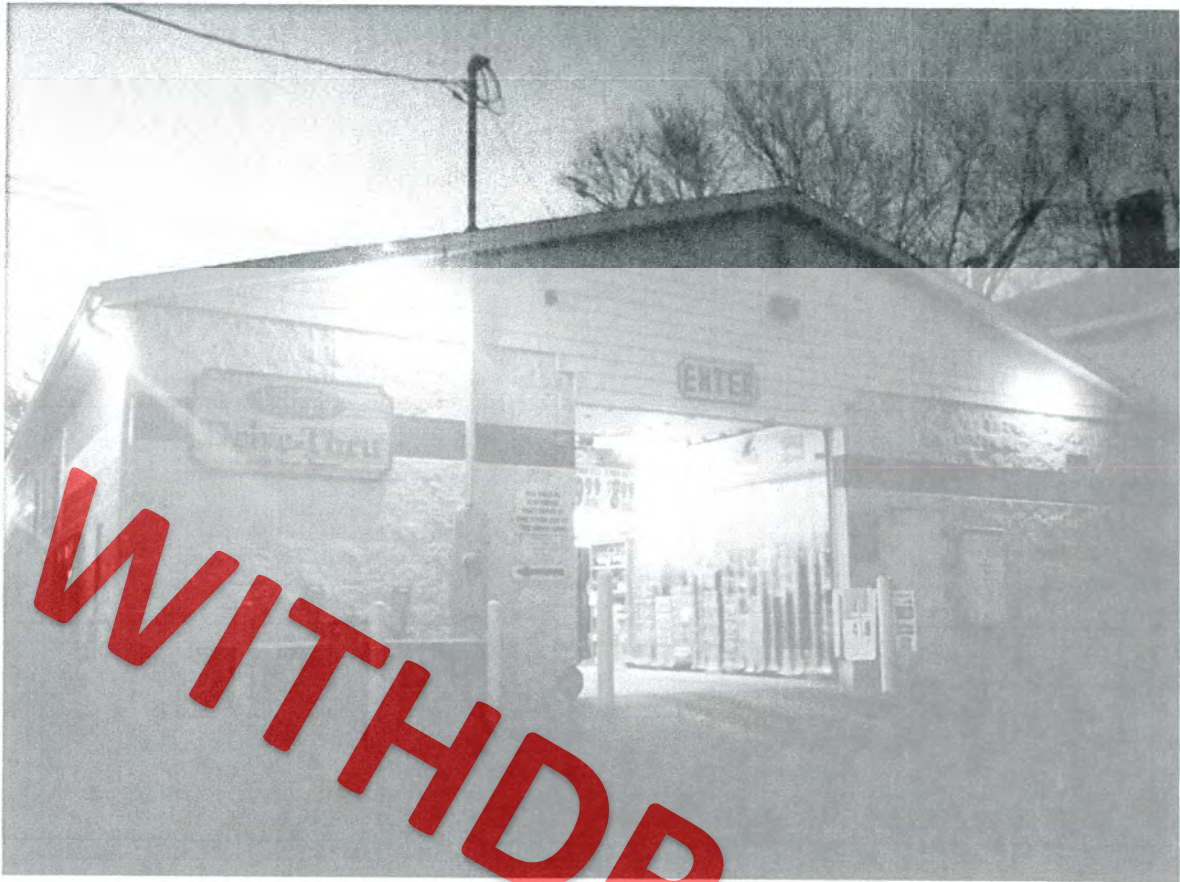
875
This conveyance has been examined and the
Grantor has complied with Section 319.202
of the Revised Code

FEES
EXEMPT
LINDA L. FRALEY, County Auditor

#760
This conveyance has been examined and the
Grantor has complied with Section 319.202
of the Revised Code
FEES \$45.00 (15.000)
EXEMPT
LINDA L. FRALEY, County Auditor

Filed in the office of
LINDA L. FRALEY
CLERMONT COUNTY AUDITOR
3-4-03
Date
By: *[Signature]*
Deputy Auditor

PERFERED building type



Roberts Construction
468 Cincinnati Batavia Pk
Cincinnati, Ohio 45244
513-528-7773 or 513-623-5191

November 9, 2022

Union Township Zoning
4350 Aicholtz Road
Cincinnati, Ohio 45245

Re: Proposed building of a 50' X 60' X 12' Eave height with 19' Ridge height Drive thru grocery located at 4160 Bach Buxton Road, Cincinnati Ohio 45103

Build building out of concrete block with stucco on the upper walls and stone around the bottom up 4'- 0" and around the drive thru door.

Wood truss roof with overhangs and a possible dormer with a window to give it a residential look.

However, we can take any suggestions the Zoning Department would like.

Thank you,

Larry Roberts

ALTERNATIVE building type



Roberts Construction
468 Cincinnati Batavia Pk
Cincinnati, Ohio 45244
513-528-7773 or 513-623-5191

November 9, 2022

Union Township Zoning
4350 Aicholtz Road
Cincinnati, Ohio 45245

Re: Proposed building of a 50' X 60' X 14' eave height with 22' ridge height, Drive thru grocery located at 4160 Bach Buxton Road, Cincinnati Ohio 45103

This building could be brick veneer with quoin corners and lintels over both doors. Truss roof with overhangs at the side and gables. This would give it a more residential look. However, we can take any suggestions the Zoning Department would like.

Thank you,

Larry Roberts

Auditor Home

Current
OwnerPARID: 413102D156.
GRAY JACK P TRUSTEE

VALLEY WOOD DR

1 of 1

Sales/Transfers

Residential

Commercial

Outbuildings

Permits

Values

Value History

Tax Summary

Tax Summary (Prior)

Tax Detail

Tax Detail (Prior)

Current Tax

Distribution *New tab*

Tax History

Payment History

Assessment

Proposed Levies for

November 8, 2022

Election

New Levies for 2021

Manufactured Home

Sketch

Photos

Tax Map

Pictometry

Surveys

Property Recap Report

File Viewer

Address

VALLEY WOOD DR

Unit #

Class

Land Use Code

RESIDENTIAL

500-R - RESIDENTIAL, VACANT LAND, LOT

(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)

Tax Roll

RP_OH

Neighborhood

01630R41

Total Acres

.81

Taxing District

41

District Name

UNION TWP / WEST CLERMONT LSD

Gross Tax Rate

102.78

Effective Tax Rate

65.111713

Non-Business Credit

8.1097

Owner Occupancy Credit

2.0274

Owner 1

GRAY JACK P TRUSTEE

Owner 2

Mailing Name 1

GRAY JACK P TRUSTEE

Mailing Name 2

Address 1

1340 POST CREEK RD

Address 2

Address 3

BATAVIA OH 45103

Mortgage Company

Mortgage Company Name

Legal Desc 1

WHITMORE WOODS 1 2

Legal Desc 2

LOT 76

Legal Desc 3

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Charged
RP_OH	\$0.00	\$0.00	\$0.00	\$0.00

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Due
RP_OH	\$0.00	\$0.00	\$0.00	\$0.00

Homestead Exemption	NO
Owner Occupancy Credit	NO

- Neighborhood Sales
- Proximity Search
- Printable Summary
- Printable Version
- Custom Report Builder

Mailing List
Property Record Card
Current Tax Bill

Links

Land Use Codes

Tax Codes, Descriptions and Calc Formula

Project # Assessment Descriptions

*** Please disable the pop-up blocker on your web browser before generating a report ***

Applicant

Auditor Home

PARID: 182517H121.
 PATEL RAKESH & PARUL

5934 FIRM STANCE DR

8 of 14
 Return to Search Results

Sales/Transfers

Address

5934 FIRM STANCE DR

Residential

Unit #

RESIDENTIAL

Commercial

Class

RESIDENTIAL

Outbuildings

Land Use Code

510-R - SINGLE FAMILY DWELLING. PLATTED LOT

Permits

Tax Roll

RP_OH

Values

Neighborhood

00441R18

Value History

Total Acres

.484

Taxing District

18

District Name

MIAMI TWP / MILFORD EVSD

Gross Tax Rate

125.38

Effective Tax Rate

68.135259

Non-Business Credit

8.9369

Owner Occupancy Credit

2.2342

Tax Summary

Tax Summary (Prior)

Owner 1

PATEL RAKESH & PARUL

Owner 2

Tax Detail

Tax Detail (Prior)

Mailing Name 1

PATEL RAKESH & PARUL

Mailing Name 2

Current Tax

Address 1

5934 FIRM STANCE

Distribution *New tab*

Address 2

Address 3

LOVELAND OH 45140

Tax History

Mortgage Company

Mortgage Company Name

Payment History

Assessment

Legal Desc 1

MITCHELL FARM I

Legal Desc 2

LOT 216

Legal Desc 3

Proposed Levies for

November 8, 2022

Election

New Levies for 2021

Manufactured Home

Sketch

Photos

Tax Map

Homestead Exemption

NO

Pictometry

Owner Occupancy Credit

YES

Surveys

Property Recap Report

Plat Viewer

Neighborhood Sales
 Proximity Search
 Printable Summary
 Printable Version
 Custom Report Builder

This Parcel's Data

Address Change Request

Inquiry not related to a
specific parcel

Mailing List
 Property Record Card
 Current Tax Bill

Links

Land Use Codes

Tax Codes, Descriptions and
Calc FormulasProject # Assessment
Descriptions

*** Please disable the pop-up
 blocker on your web browser
 before generating a report ***

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Charged
RP_OH	\$0.00	\$0.00	\$0.00	\$0.00

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Due
RP_OH	\$0.00	\$0.00	\$0.00	\$0.00

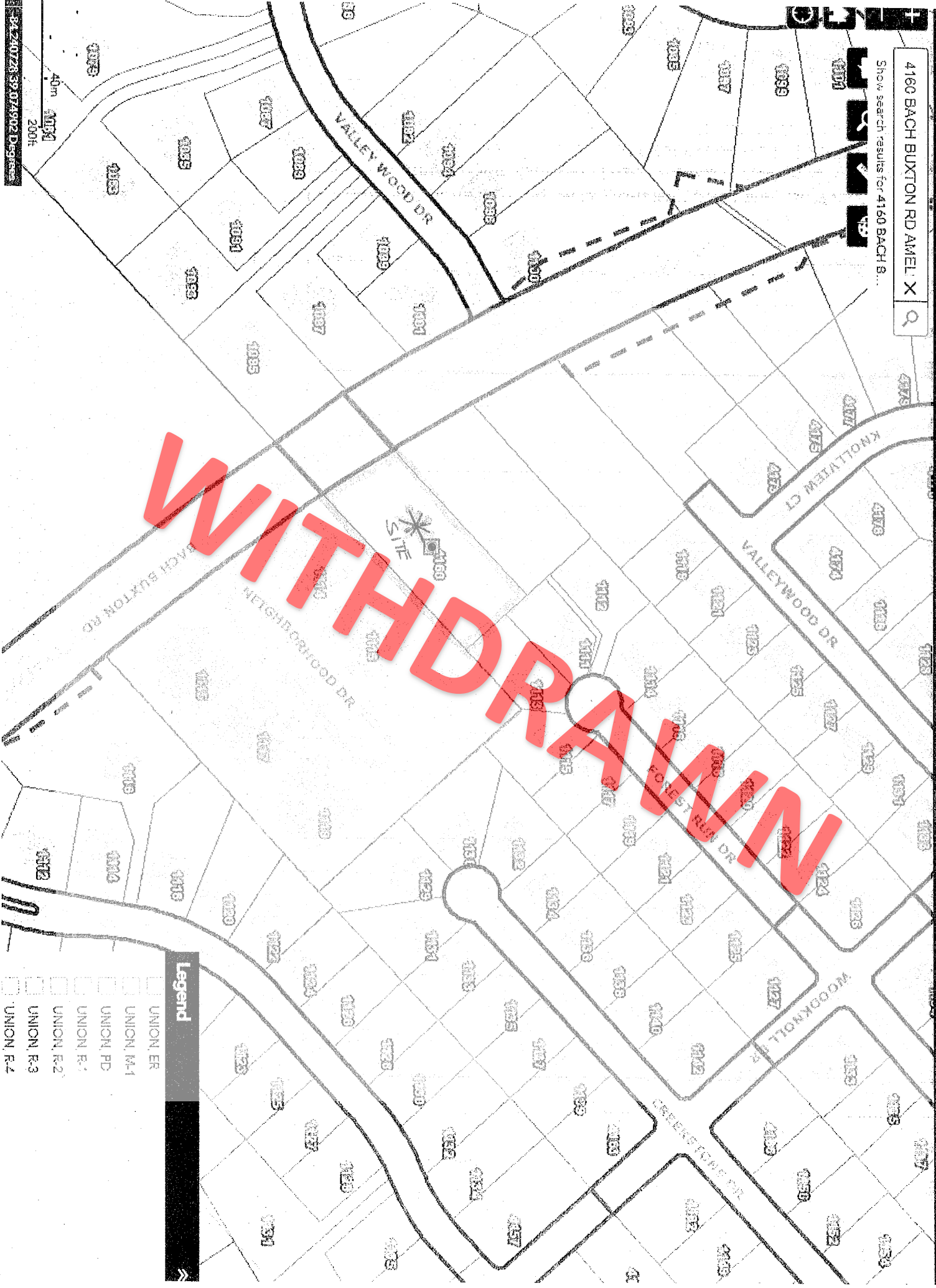
[Auditor Home](#)

PARID: 413102D158.
GRAY JACK P TRUSTEE

[Profile](#)[Sales/Transfers](#)[Residential](#)[Commercial](#)[Outbuildings](#)[Permits](#)[Values](#)[Value History](#)[Tax Summary](#)[Tax Summary \(Prior\)](#)[Tax Detail](#)[Tax Detail \(Prior\)](#)[Current Tax](#)[Distribution *New tab*](#)[Tax History](#)[Payment History](#)[Assessment](#)[Proposed Levies for
November 8, 2022
Election](#)[New Levies for 2021](#)[Manufactured Home](#)[Sketch](#)[Photos](#)[Tax Map](#)[Pictometry](#)[Surveys](#)[Property Recap Report](#)[Plat Viewer](#)

4160 BACH BUXTON RD AMEL X

Show search results for 4160 BACH B...



WITHDRAWN

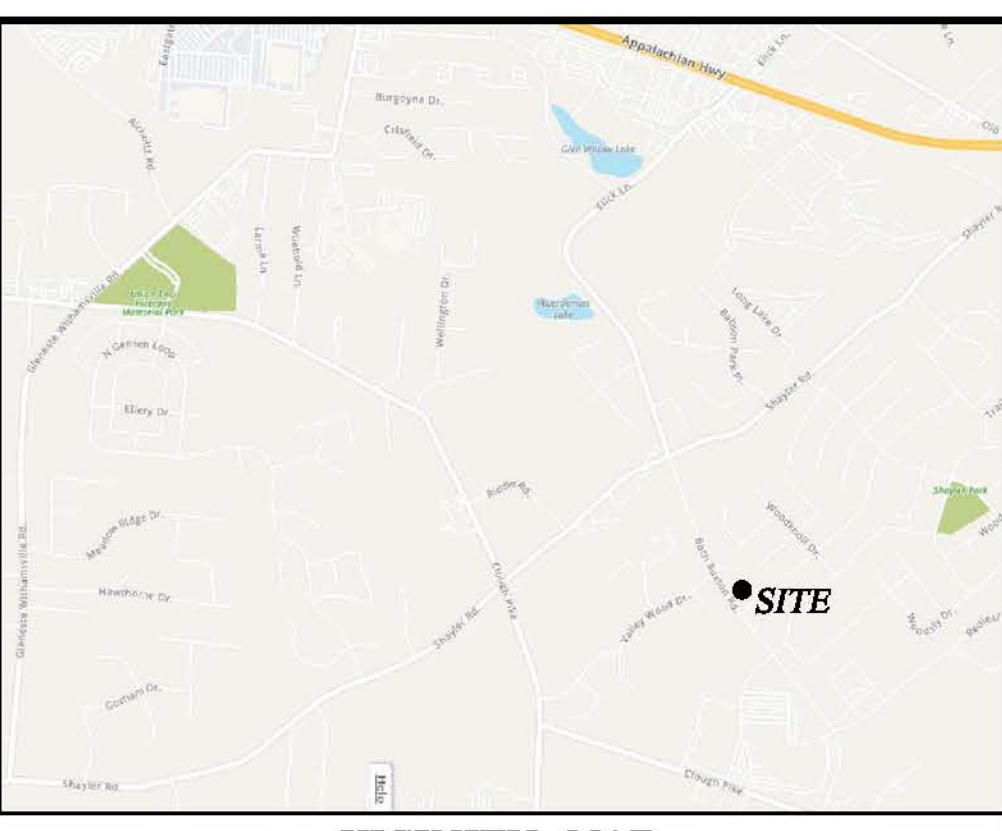
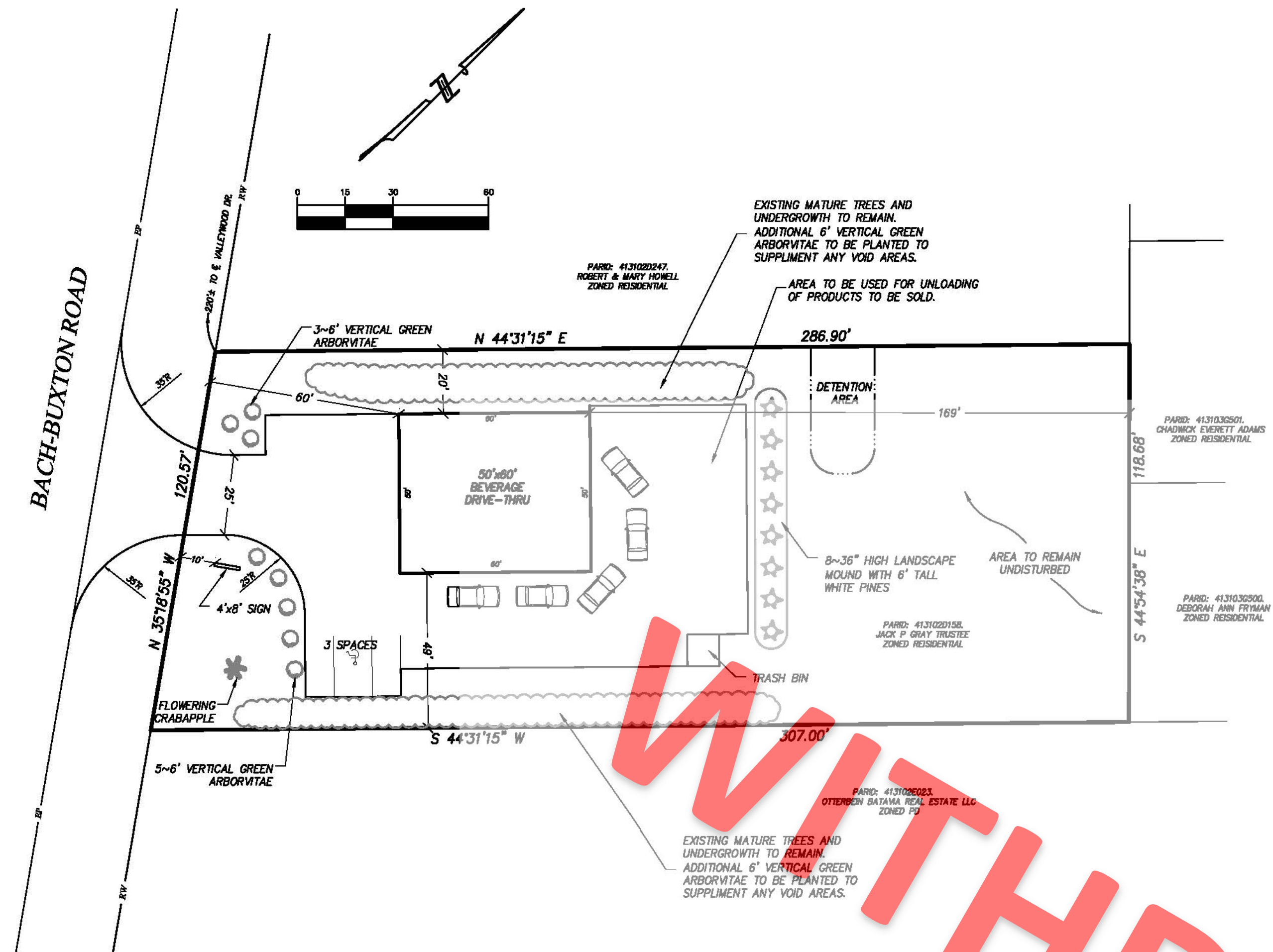
Legend

- ☐ UNION, ER
- ☐ UNION, M-1
- ☐ UNION, PD
- ☐ UNION, R-1
- ☐ UNION, R-2
- ☐ UNION, R-3
- ☐ UNION, R-4

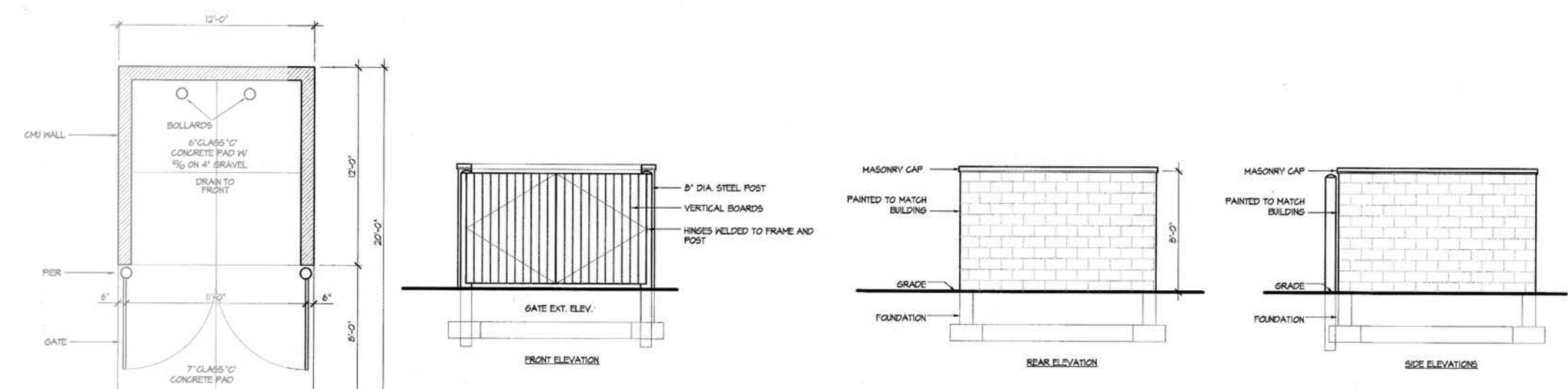
I BELIEVE THE ZONE CHANGE WOULD ENHANCE THE AREA
AND THE DRIVE THRU WOULD BE A GREAT ASSET FOR THE
SURROUNDING RESIDENTS TO PROVIDE A CONVENIENCE
STORE WHICH WOULD BE MORE CONVENIENT TO SERVE
THEM RATHER THAN GOING TO THE BIG BOX STORE WHICH
MEANS MORE TIME AND WALKING. IT WOULD ALSO BE A
GREAT SERVICE FOR THE KIDS AT THE CAMPUS TO BE ABLE
TO GET REFRESHMENTS AFTER SCHOOL.
THANKS FOR YOUR CONSIDERATION.

THIS WOULD BE THE ONLY PARCEL THAT WOULD NEED THE
ZONE CHANGE.

WITHDRAWN



VICINITY MAP



TRASH BIN DETAIL

WITHDRAWN

NOTES:
PARKING SPACES PROVIDED:
1 HANDICAP 12'x19'
2 EMPLOYEE PARKING 9'x19'
SITE LIGHTING SHALL CONSIST OF BUILDING
PACS AND DIRECTED DOWN.

REVISION:
11/11/22 REVISED
LANDSCAPING, PARKING,
ADDED NOTES

SITE & LANDSCAPE PLAN
LOT #46 OF REPLAT OF LOT 21
OF
WHITMORE WOODS SUBDIVISION
UNION TWP., CLERMONT CO. OHIO

