

SYCAMORE TOWNSHIP, OH
 DEPARTMENT OF PLANNING & ZONING
 8540 KENWOOD ROAD, CINCINNATI, OH 45236
 513.792.7250 PHONE 513.792.8564 FAX

SYCAMORE TOWNSHIP
 PLANNING & ZONING
 DEC 21 2018
RECEIVED

ZONING COMMISSION APPLICATION			
FEES:			
ZONE CHANGE	\$1,000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1,000	MAJOR ADJUSTMENT TO A PUD	\$1,000
PUD II	\$1,200	MINOR ADJUSTMENT TO LASR	\$200
LASR	\$1,000	MAJOR ADJUSTMENT TO LASR	\$1,000
THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN			

APPLICATION NUMBER
2018-21P2
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 7741 SCHOOL ROAD (11908 1st Ave.) ZIP CODE: 45249

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER COMBINED CONTAINERBOARD INC	7741 SCHOOL ROAD	CINCINNATI	OH	45249	(513)530-5700
CONTRACTOR NORTH SHORE CONSTRUCTION	1118 PENDLETON ST, SUITE 400	CINCINNATI	OH	45202	(513)617-1315
DESIGNER RVP ENGINEERING LLC	6230 CENTRE PARK DRIVE, SUITE C	WEST CHESTER	OH	45069	(513)823-2175
APPLICANT RVP ENGINEERING LLC	6230 CENTRE PARK DRIVE, SUITE C	WEST CHESTER	OH	45069	(513)823-2175
APPLICANTS E-MAIL ADDRESS	rob.painter@rvpengineering.com				

3. ZONING COMMISSION ACTION REQUESTED:

ZONE CHANGE FROM ZONE _____ TO ZONE _____

PUD I PUD II LASR

MAJOR ADJUSTMENT TO A PUD MINOR ADJUSTMENT TO A PUD

MAJOR ADJUSTMENT TO A LASR MINOR ADJUSTMENT TO A LASR

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:
 EXISTING PREMISE IS USED FOR GRAVEL PARKING AND THE PROPOSED PREMISE WILL BE USED AS A PAVED PARKING LOT.


5. SQUARE FEET: N/A 6. USE: PARKING 7. HEIGHT: N/A

8. EST. START DATE: 03/01/2019 9. EST. FINISH DATE: 09/01/2019 10. # OF SIGNS: N/A

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

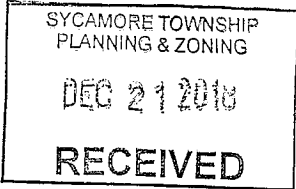
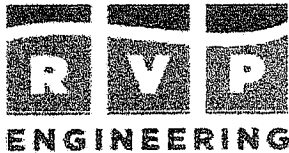
The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.


 APPLICANT'S SIGNATURE DATE 12/21/18

Ryan L Storch Digitally signed by Ryan L Storch
 Date: 2018.12.20 15:19:57 -05'00'

PROPERTY OWNER'S SIGNATURE DATE



December 19, 2018

Sycamore Township Planning & Zoning
Attn: Harry Holbert
8540 Kenwood Road
Cincinnati, Ohio , 45236-2010

Re: PUD II Submittal – Combined Containerboard Inc.
11908 First Ave, Cincinnati Ohio, 45249

Dear Harry,

Following are our submittal documents. Below is the Letter of Intent.

- a. A description that describes the change of premises.
 - a. This lot has been vacant for many years. In recent years Combined Containerboard has graveled it in and has used it for a turn around and most recently as a parking lot for semi-tractors and cars.
- b. The size of the area involved.
 - a. 0.122 acres
- c. A description of proposed use (for land or building)
 - a. We propose to use this empty lot as a parking lot only.
- d. Character of development (architectural treatment, density, and intensity)
 - a. We propose to create an asphalt parking lot with curbs and to consolidate the two separate lots into one. We also propose to keep the continuous curb cut on School Road as currently configured.
 - b. We request the following variances:
 - i. Continuous curb cut to the property, not just one small location. 12-4.2
 - ii. Same parcel parking – 12-5.1
 - iii. Setbacks for parking
 - iv. Parking Requirements
 - v. Buffer – Chap 14
 - vi. Streetscape – Chap 14
 - vii. Interior Landscaping – 12-6 & 15
 - viii. Lighting – 12-7
- e. Description of surrounding land uses
 - a. There is a deli to our east, residential to our north and west and Commercial / Industrial on the south side of School Road to our south.
- f. The specific changes in the character and conditions of the area which have occurred to make the property no longer suitable for appropriate for the existing zoning classification or to make the property appropriate for the proposed use.

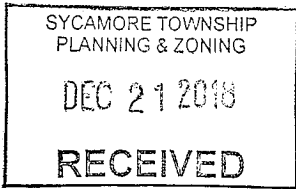
- a. This property is in a retail zone. Parking lots are part of every retail lot. The difference here is that there would be no building. This is an appropriate use for a retail zone. No rezone is being sought, just a PUD to bring the parking lot into compliance with current regulations.
- g. The effect on (1) community objectives and plans (2) character of the immediate area (3) adjacent property (4) public facilities and services
 - a. Community objectives and plans
 - i. This parking lot is consistent with retail zoning and will fall in with the community objectives and plans.
 - b. Character of the immediate area
 - i. The immediate area is a transitional area between the industrial use to the south, the retail to the east, and the residential uses in a retail zone to the north and west. A parking lot is a good transition between those uses.
 - c. Adjacent property
 - i. The addition of pavement and curbing will eliminate the gravel dust and make for a more attractive parking area than the current gravel lot. This will help both the residential and retail uses.
 - d. Public facilities and Services
 - i. There will be no discernable net effect on public facilities and services with this new 9 space parking lot.
- h. Other information
 - a. Combined Containerboard utilizes this Parking Lot to ensure Brokered Trucking Companies such as D&G are capable of providing immediate response. This positively impacts our ability to service our Customers at a moment's notice.

Sincerely,

RVP Engineering, LLC

A handwritten signature in black ink that reads "Rob Painter". The signature is written in a cursive, flowing style.

Robert V. Painter, PE
President



Description of Lots 1182 & 1183
Highpoint Subdivision

Situate in the State of Ohio, County of Hamilton, Sycamore Township, located in Section 4, Town 3, Entire Range 2, Miami Purchase, being all of Lots 1182 and 1183 of Highpoint Subdivision as recorded in Plat Book 13, Pages 14 & 15 of the Hamilton County Ohio Recorder's Office and being more particularly described as follows:

Commencing at the southwesterly corner of said Lot 1183, being at the intersection of the easterly line of First Avenue and the northerly line of School Road (formerly known as Gibson Street), being at the TRUE POINT OF BEGINNING:

Thence North along the easterly line of First Avenue and the westerly line of said Lot 1183 and then Lot 1182, 60.30 feet to the northwesterly corner of said Lot 1182 and the southwesterly corner of Lot 1181 of said Highpoint Subdivision;

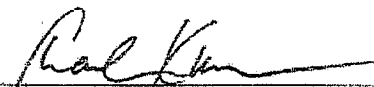
Thence East along the southerly line of said Lot 1181 and the northerly line of said Lot 1182, 100.00 feet to the westerly line of a 15 feet wide vacated alley and the northeasterly corner of said Lot 1182;

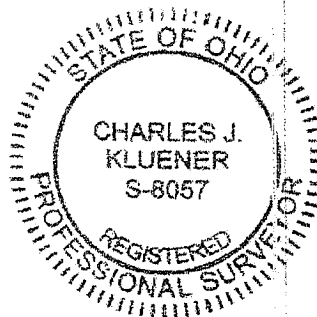
Thence South along said westerly line and the easterly line of said Lot 1182 and then Lot 1183, 46.16 feet to the northerly line of School Road and the southeasterly corner of said Lot 1183;

Thence westerly along the northerly line of School Road and the southerly line of said Lot 1183, South $81^{\circ}57'07''$ West, 100.99 feet to the southwesterly corner of said Lot 1183, being at THE TRUE POINT OF BEGINNING, containing 0.1222 acres of land more or less.

Basis of Bearings: Assumed bearings for angular measurement only.

I hereby certifying that this description of the property proposed to be developed is a complete, proper, and legal description thereof.

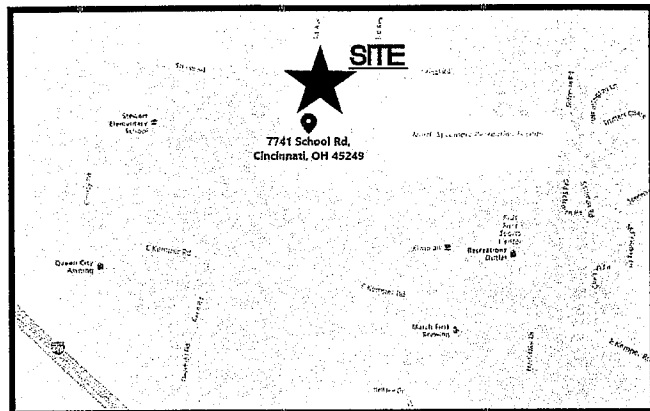

Charles J. Kluener
Ohio Registered Surveyor No. 8057



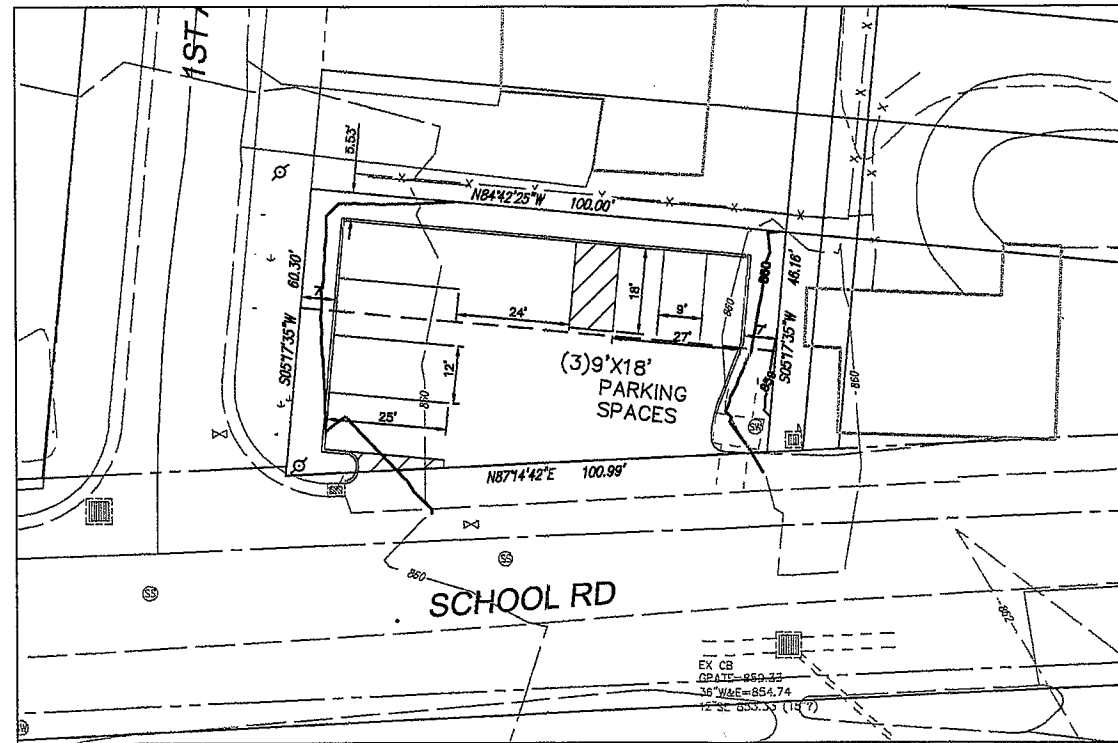
PRELIMINARY DEVELOPMENT PLAN COMBINED CONTAINERBOARD PARKING

7741 SCHOOL ROAD (11908 1st Ave.)
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO

SYCAMORE TOWNSHIP
PLANNING & ZONING
DEC 21 2018
RECEIVED



VICINITY MAP
NOT TO SCALE



PROPOSED FEATURES NOTES:

1. ZONE (GROSS) AREA OF ENTIRE SITE INCLUDING RIGHT OF WAY: 0.122 AC.
2. ZONE (GROSS) AREA OF ENTIRE SITE INCLUDING THE CENTERLINE OF SCHOOL RD AND 1ST AVE: 0.206 AC.
3. PROPOSED USE OF SITE: PARKING.
4. IMPERVIOUS SURFACE RATIO: 0.08.
5. NO NEW BUILDINGS.
6. NO REQUIRED SPACES.
7. NO ROADWAY IMPROVEMENTS AND CONSTRUCTION IS LIMITED TO THE PROPERTY BOUNDARIES.
8. NO LANDSCAPING PROPOSED.

GENERAL NOTES

1. ALL PLANS & CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT "RULES AND REGULATIONS" OF SYCAMORE TOWNSHIP, HAMILTON COUNTY, AND APPLICABLE OHIO DEPARTMENT OF TRANSPORTATION STANDARDS.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
3. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNER'S REPRESENTATIVE WITH WRITTEN REPORTS. OWNER WILL OBTAIN OHIO EPA PERMITS.
4. ITEM NUMBERS REFER TO THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF SYCAMORE TOWNSHIP AND HAMILTON COUNTY. WHEN IN CONFLICT, SYCAMORE TOWNSHIP REQUIREMENTS SHALL PREVAIL.
5. CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
6. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
7. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS AND THE SPECIFICATIONS.
8. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
9. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.
10. ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
11. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY SYCAMORE TOWNSHIP, HAMILTON COUNTY, AND THE OHIO EPA.
12. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH ODOT ITEM 859.
13. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. IF THERE ARE ANY CONFLICTS NOTIFY THE ENGINEER IMMEDIATELY.
14. FORTY-EIGHT HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITY PROTECTION SERVICES (OUPS), AND ALL OTHER AGENCIES WHICH MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OHIO UNDERGROUND PROTECTION, INC.
15. CONTRACTOR TO REMOVE & REPLACE PAVEMENT AS SPECIFIED.
16. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
17. SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

PUD SHEET INDEX

PROPOSED FEATURES PLAN.....1
EXISTING FEATURES & ZONING PLAN2

ENGINEER

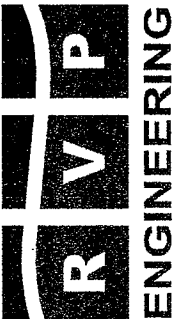
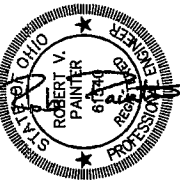
RVP ENGINEERING, LLC
ROB PAINTER, P.E.
6230 SUITE C, CENTRE PARK DRIVE
WEST CHESTER, OHIO 45069
513-403-1084

APPLICANT

RVP ENGINEERING, LLC
ROB PAINTER, P.E.
6230 SUITE C, CENTRE PARK DRIVE
WEST CHESTER, OHIO 45069
513-403-1084

OWNER

COMBINED CONTAINERBOARD INC
7741 SCHOOL ROAD
CINCINNATI, OHIO 45249



REVISIONS

NO.	DATE	DESCRIPTION

CONTAINERBOARD
7741 SCHOOL RD
SYCAMORE TOWNSHIP
PROPOSED FEATURES PLAN

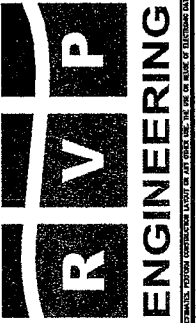
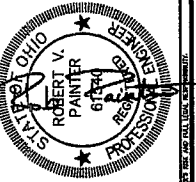


NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

SCALE:
DATE: 10/24/18
DRAWN: JGR
DESIGNED: JGR
CHECKED: RVP
XREF:
JOB NO.: 18091

CONTAINERBOARD

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OF
2



REVISIONS

NO.	DESCRIPTION

CONTAINERBOARD
 7741 SCHOOL RD
 SYCAMORE TOWNSHIP
 EXISTING FEATURES & ZONING PLAN

- EXISTING FEATURES NOTES:**
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 3. EXISTING USE OF SITE: PARKING.
 4. EXISTING GRAVEL AREA IS TO BE REMOVED.

SCALE:
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CONTAINERBOARD
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