West Chester
— OHIO —

Community Development Department
Zoning Commission

February 22, 2023

REQUEST FOR COMMENTS

MV Commercial Development LLC. has submitted an application to the West Chester Township Community Development Department requesting a Zoning Map Amendment for Parcel #'s: M5610-009-000-034, 035. **Case # ZMA01-23 Recchie Property; Smith and 747 LLC.** The applicant is requesting approval for a Zoning Map Amendment from C-PUD (Commercial Planned Unit Development) to R-PUD (Residential Planned Unit Development) and a Preliminary Development Plan for 108 multi-family units on 10.247 acres. The subject case is scheduled to be heard by the West Chester Township Zoning Commission on March 20, 2023.

Please return all comments by 3/3/23.

Please submit any comments relevant to the case that may be included in the Community Development Department staff report. Your comments can be faxed or emailed to:

Timothy Dawson
West Chester Township
Community Development Department
9577 Beckett Road, Suite 100
West Chester, OH 45069
tdawson@westchesteroh.org
Fax: (513) 874-6804

Thank you for your input.

- ❑ Eric Pottenger, Butler County Engineer's Office (Res)
- ❑ Butler County Engineer's Office (Comm)
- ❑ District Administrator, Butler County Soil & Water Conservation District
- ❑ Steve Thompson, Butler County Environmental Services
- ❑ Carrie Yeager, Butler County Health Department
- ❑ Permits Office, ODOT
- ❑ Jim Fox, Butler County Building Department
- ❑ Zeb Acuff, Butler County Planning Commission (ZMA,MC, ZTA)
- ❑ Chief Herzog, West Chester Police Department
- ❑ Chief Prinz, West Chester Township Fire Department
- ❑ Arun Hindupur, West Chester Township Community Services Department

Comments:

Application for a

ZONING MAP AMENDMENT

WEST CHESTER COMMUNITY DEVELOPMENT DEPARTMENT
9577 BECKETT ROAD • SUITE 100 • WEST CHESTER, OHIO 45069-5014

RECEIVED
FEB 22 2023
WEST CHESTER TOWNSHIP
COMMUNITY DEVELOPMENT DEPARTMENT

DATE OF APPLICATION

CASE # ZMA 01-23
Reechie Property
Smith and 747 LLC

A. APPLICANT INFORMATION

NAME: MV Commercial Development LLC PHONE: (513) 588-1016
ADDRESS: 9349 Waterstone Blvd., Suite 200
CITY/ST/ZIP: Cincinnati, OH 45249
EMAIL: nick.bartholomew@millervalentine.com
APPLICANT IS THE: ☐ PROPERTY OWNER ☐ AGENT ☑ OPTIONEE

B. PROPERTY INFORMATION

PROPERTY ADDRESS (IF ANY): Smith Rd
CITY/ST/ZIP: West Chester Township
SECTION: 11 TOWN: 2 RANGE: 2 PARCEL #: M M5610009000034
M5610009000035
CURRENT USE OF PROPERTY (CHECK ALL THAT APPLY):
☑ COMMERCIAL ☐ RESIDENTIAL ☐ AGRICULTURAL ☐ OTHER

C. PROPERTY ZONING

CURRENT ZONING OF PROPERTY: C-PUD
REQUESTED ZONING OF PROPERTY: R-PUD
TOTAL ACRES OF PROPERTY TO BE REZONED: 10.247

PAYMENT INFORMATION

FEE AMOUNT: $750.00
RECEIPT #: 58564
RECEIVED BY: BKW

D. PROPERTY OWNER INFORMATION (LIST ALL PARCELS AND PROPERTY OWNERS THAT ARE INCLUDED WITH THIS APPLICATION)

1. PARCEL #: M M5610009000034
NAME: SMITH AND 747 LLC PHONE: ( ) -
ADDRESS: 3438 Riverside Drive, Mason, OH 45040

2. PARCEL #: M M5610009000035
NAME: SMITH AND 747 LLC PHONE: ( ) -
ADDRESS: 3438 Riverside Drive, Mason, OH 45040

3. PARCEL #: M - - -
NAME: PHONE: ( ) -
ADDRESS:

4. PARCEL #: M - - -
NAME: PHONE: ( ) -
ADDRESS:

E. DESCRIPTION OF REQUEST

Rezoning parcels from commercial PUD to residential PUD for a multi-family development project

As the Applicant, I do hereby agree that I am the Property Owner, or I am submitting this application on behalf of the Property Owner with their knowledge and understanding. Furthermore, I hereby certify that the information and statements provided on this application, drawings and specifications are true and correct to the best of my knowledge and belief. I understand that all information submitted with this application will be assumed to be correct and the Applicant shall assume responsibility for any errors and/or inaccuracies resulting in an improper application.

Printed Name: Nick Bartholomew **Date:** 2/7/2023
Applicant Signature: Nick Bartholomew

Submission Instructions and Requirements for a

ZONING MAP AMENDMENT

DESCRIPTION OF REQUEST AND REASONS FOR ZONING MAP AMENDMENT FORM

The area of land sought to be rezoned contains approximately 10.247 acres, having frontage of approximately 1,171 feet located **(1)** along the north side of Smith Road, approximately 700 feet west from Princeton Glendale Road. *Or* **(2)** at the _____ corner of the intersection of _____ and _____.

THE APPLICANT SHOULD PREPARE DEFINITIVE STATEMENTS REGARDING THE FOLLOWING:

1. WHAT ARE THE SPECIFIC CHANGES IN THE CHARACTER AND CONDITIONS OF THE AREA WHICH HAVE OCCURRED TO MAKE THE PROPERTY NO LONGER SUITABLE OR APPROPRIATE FOR THE EXISTING ZONING CLASSIFICATION OR TO MAKE THE PROPERTY APPROPRIATE FOR THE PROPOSED ZONE DISTRICT?

   The proposed use is multi-family residential and the current commercial zone (C-PUD) does not allow for this type of use, therefore the need for a re-zone is necessary.

2. WHAT IS THE BENEFIT THAT THE NEIGHBORHOOD OR COMMUNITY AS A WHOLE WILL DERIVE FROM THIS ZONE CHANGE?

   Allowing the zone change from commercial PUD to residential PUD will benefit the surrounding area and community by offering approximately 108 units and amenities that will be appealing for members of the community.

3. WILL THE SITE BE ACCESSIBLE FROM PUBLIC ROADS WHICH ARE ADEQUATE TO CARRY THE TRAFFIC THAT WILL BE IMPOSED UPON THEM IF THE REZONING IS GRANTED, OR WILL ROAD IMPROVEMENTS BE REQUIRED?

   Yes, a new curb cut will be designed to align with Wyndtree Drive on the south side of Smith Road.

4. HAS THIS REZONING BEEN DISCUSSED WITH REGARD TO TRAFFIC DESIGN WITH THE BUTLER COUNTY ENGINEER'S OFFICE? WHEN? WHO?

   Yes, we have been in discussions with Eric Pottenger and Matthew Loeffler with a meeting on February 14 and several email conversations since then. It was determined that no traffic study would be required. The project will likely require new striping along Smith Road as well as turning the eastbound striped island into a left turn lane, however no other substantial roadway improvements are expected.

5. IS THE PROPERTY CURRENTLY OR CAN IT BE SERVICED BY PUBLIC SEWER AND WATER AND CAN PROPER DRAINAGE BY PROVIDED?

   Yes, the property can be serviced by public sewer and water as well as sufficient space for stormwater drainage.

6. WHAT IS THE ANTICIPATED PROPOSED USE PROPERTY AND CHARACTER (ARCHITECTURAL TREATMENT) OF THE DEVELOPMENT?

   The proposed use is multi-family residential. The architectural character will be consistent with the surrounding area but with a modern flare. Materials will consist of EIFS, fiber cement and brick (subject to change once design is underway).

NORTH RELATIVE TO NAD-83, OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE BASED ON VRS GPS OBSERVATIONS.

SYMMES PURCHASE

Auditors Parcel
M5610-009.000-038
Lakes At West Chester Village, LLC
SV 41, Pg 138
O.R. 7907, Pg 611

Auditors Parcel
M5610-009.000-039
Board Of Education Of
Lakota School District
SV 41, Pg 138
O.R. 6683, Pg 1609

Auditors Parcel
M5610-009.000-061
Lakota Local School
District Board Of Education
O.R. 7761, Pg 2372

Auditors Parcel
M5610-009.000-035
Smith And 747, LLC
SV 35, Pg 92
SV 48, Pg 139
O.R. 9910, Pg 737

Auditors Parcel
M5610-009.000-034
Smith And 747, LLC
SV 35, Pg 92
SV 48, Pg 139
O.R. 9910, Pg 737

Auditors Parcel
M5610-009.000-035
Smith And 747, LLC
SV 35, Pg 92
SV 48, Pg 139
O.R. 9910, Pg 737

Auditors Parcel
M5610-009.000-018
PSLN Properties, LLC
SV 28, Pg 112
SV 29, Pg 183
SV 31, Pg 70
SV 31, Pg 128
O.R. 9784, Pg 492

Auditors Parcel
M5610-009.000-032
Mitchell, Dennis K. Tr.
SV 34, Pg 134
SV 28, Pg 112
O.R. 6245, Pg 1340

Auditors Parcel
M5610-009.000-031
Mitchell, Dennis K.
& Carol S. Ltd. Partnership
SV 31, Pg 133
SV 28, Pg 112
SV 31, Pg 70
SV 34, Pg 134
O.R. 6655, Pg 500

Auditors Parcel
M5610-009.000-025
Incept 8250, LLC
SV 32, Pg 133
SV 28, Pg 112
SV 31, Pg 70
O.R. 9050, Pg 1187

Auditors Parcel
M5610-009.000-034
Concord Capital Corp.

Auditors Parcel
M5610-009.000-067
Lakefront At West Chester
Apartments DE, LLC
SV 53, Pg 74
O.R. 9772, Pg 519

Ex. Iron Pin W/Cap 0.20' N

Ex. 5/8" Iron Pin

Ex. Iron Pin W/Cap 0.18' N 0.18' E

Ex. Iron Pin W/Cap 0.20' W

Ex. 5/8" Iron Pin 0.36' S

Ex. 5/8" Iron Pin 0.18' S 0.12' W

Ex. Iron Pin W/Cap 0.11' W

Ex. Iron Pin W/Cap

Ex. Iron Pin W/Cap 0.15' W

Ex. Iron Pin W/Cap

Ex. Iron Pin W/Cap

Ex. Iron Pin W/Cap

Ex. 5/8" Iron Pin

Ex. 5/8" Iron Pin

Ex. Iron Pin W/Cap

N 83°28'25" E 1104.23'

S 5°28'36" E 2016.91'

N 4°28'32" E 271.85'

N 81°20'13" W 5.68'

N 85°25'33" W 422.23'

N 83°47'00" W 392.58'

N 5°28'36" W 39.35'

N 85°25'33" W 683.13'

Zone "R-PUD"
Zone "C-PUD"

100' R/W

R/W

P.O.B.

Delta=4°05'20"
R=4950.00'
L=353.25'
Chd.=353.18'
N 83°22'53" W

10.2469 Acres
446,355 Sq. Ft.

SMITH ROAD

SMITH ROAD
(P.E. 3046A)

WYNDTREE DRIVE
(PRIVATE)

STATE ROUTE 747

P.O.C.
S.E. Corner
Section-11

Section-11
Section-10

Section-11
Section-5

Section-5
Section-4

N 4°28'25" E 1,344.56'

AREA TO BE REZONED
FROM "C-CUP"
TO "R-PUD"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

STATE OF OHIO
KEVIN R. GRIFFIN
8377
REGISTERED
PROFESSIONAL ENGINEER

11-21-23

SMITH ROAD
ZONE CHANGE

Date 2-20-23
Drawn By G.R.
Checked By D.P.
Scale 1" = 50'

REVISIONS

DWG: SHEET_OR-ZPLAT

Sheet Title
ZONE CHANGE PLAT

Project Title
SECTION-11, TOWN-2, RANGE-2
SYMMES PURCHASE, WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
(513) 385-1776
www.abercrombie-associates.com

Job No. 22-0280

1 / 1

108 UNIT MULTI-FAMILY DEVELOPMENT

SMITH + 747 APARTMENTS

SMITH ROAD
WEST CHESTER TOWNSHIP, OH
PARCEL(S) M5610009000034, M5610009000035



VICINITY MAP
NTS

DESIGN CONTACTS

SURVEYOR: ABERCROMBIE & ASSOCIATES, INC.
8111 CHEVIOT ROAD, SUITE 200
CINCINNATI, OH 45247
CONTACT: STEPHEN CAHILL
PHONE: 513-385-5757
EMAIL: WWW.ABERCROMBIE-ASSOCIATES.COM

CIVIL ENGINEER:
TARR GROUP, LLC
8650 E STATE RD 32
ZIONSVILLE, IN 46077
ENGINEERING CONTACT: JOSH HOGAN, PE
PHONE: 812-249-4802
EMAIL: JOSH@TARR-GROUP.COM

LANDSCAPE ARCHITECT:
TARR GROUP, LLC
8650 E STATE RD 32
ZIONSVILLE, IN 46077
LANDSCAPE CONTACT: TIM HUBER
PHONE: 502-648-3803
EMAIL: TIM@TARR-GROUP.COM

DEVELOPER: MV COMMERCIAL DEVELOPMENT, LLC
9349 WATERSTONE BLVD., SUITE 200
CINCINNATI, OH 45249
CONTACT: KYLE KITZMILLER
PHONE: 513-588-1249
EMAIL: KYLE.KITZMILLER@
MILLERVALENTINE.COM

OWNER: SMITH AND 747, LLC
3438 RIVERSIDE DRIVE
MASON, OH 45040

DRAWING INDEX

SHEET NO.	SHEET TITLE
C0.1	CIVIL COVER SHEET
C2.1	SITE DEVELOPMENT PLAN
C3.1	UTILITY PLAN
C4.1	GRADING AND DRAINAGE PLAN
L001	LANDSCAPE PLAN

STATE OF OHIO
DYLAN TODD TARR
PE.81642
REGISTERED PROFESSIONAL ENGINEER
02/22/2023

TARR GROUP
8650 E. STATE ROAD 32
ZIONSVILLE, IN 46077
PHONE: 812-249-4802
EMAIL: JOSH@TARR-GROUP.COM

SMITH + 747 APARTMENTS
MV COMMERCIAL DEVELOPMENT, LLC
SMITH ROAD
WEST CHESTER TOWNSHIP, OHIO

ORIGINAL ISSUE DATE: 02/22/2023
REVISIONS:

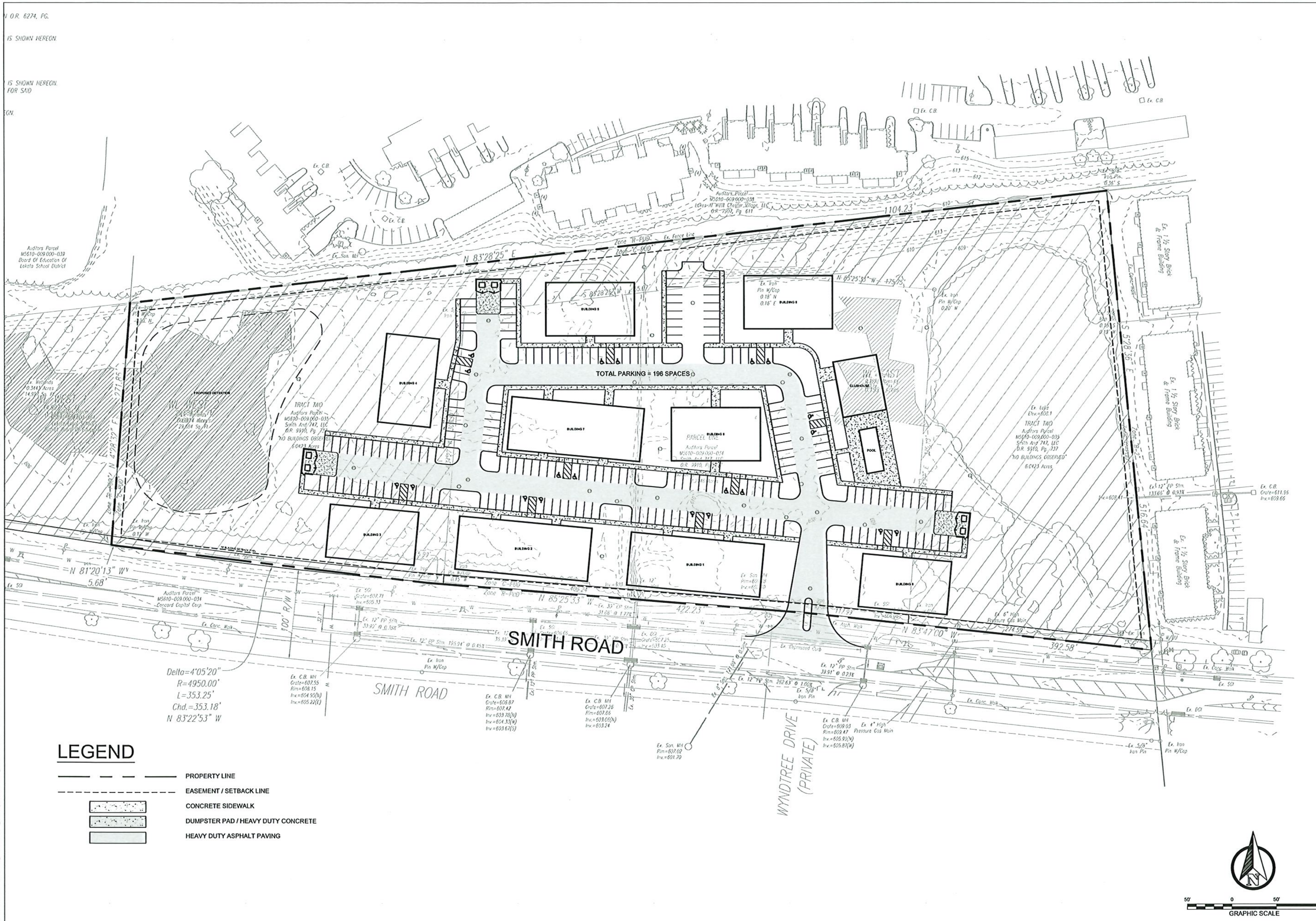
PROJ. NO.: 23002

CIVIL COVER SHEET

C0.1

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IF THIS SHEET DOES NOT MEASURE 22"x34", IT HAS BEEN ENLARGED OR REDUCED. PLEASE ADJUST SCALE ACCORDINGLY.



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STATE OF OHIO
DYLAN TODD TARR
PE.81642
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02/22/2023

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SMITH + 747 APARTMENTS
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SMITH ROAD
WEST CHESTER TOWNSHIP, OHIO

ORIGINAL ISSUE DATE: 02/22/2023

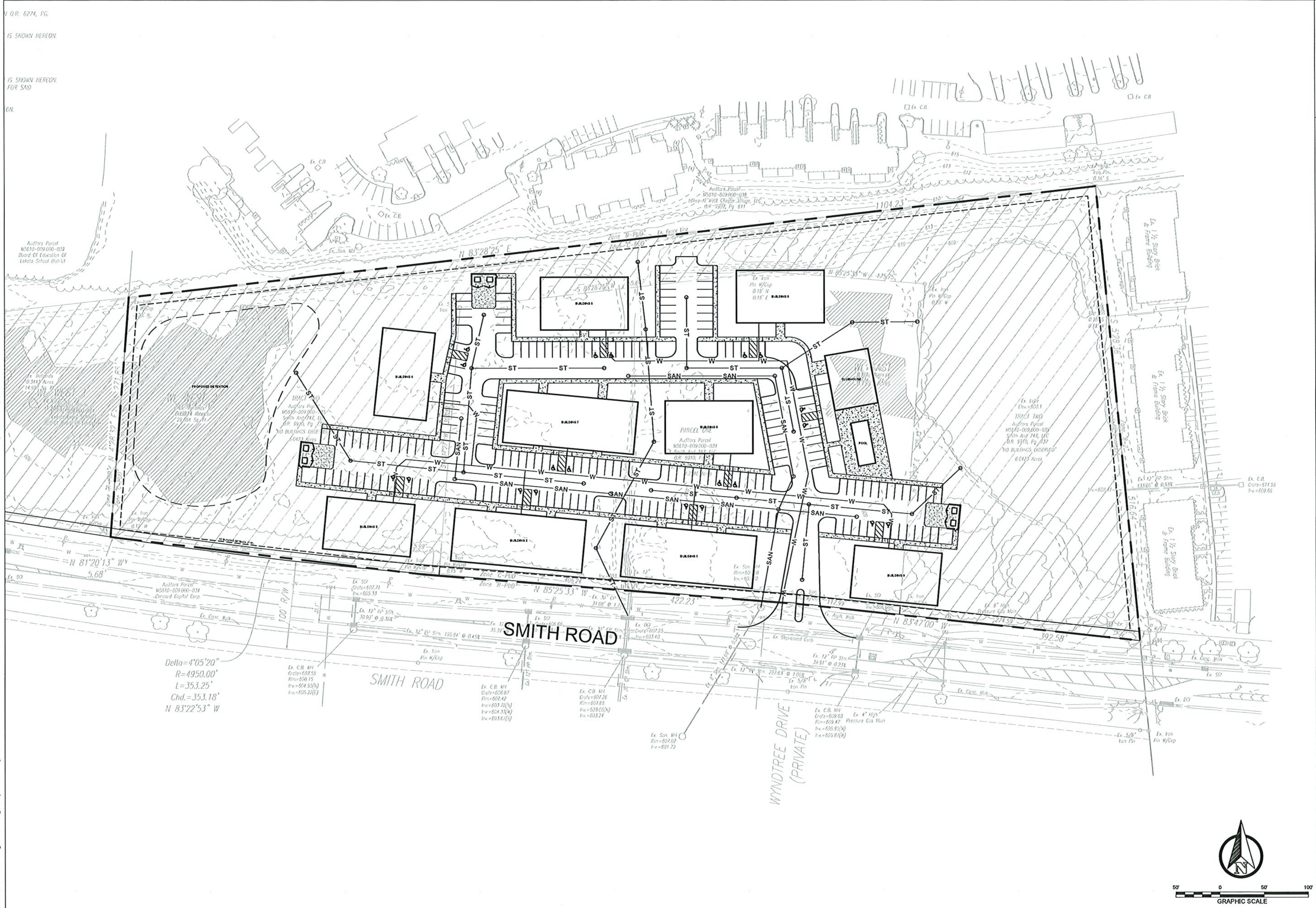
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PROJ. NO.: 23002

SITE DEVELOPMENT PLAN

C2.1

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STATE OF OHIO
DYLAN TODD TARR
PE.81642
REGISTERED PROFESSIONAL ENGINEER
02/22/2023

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ZIONSVILLE, IN 46077
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SMITH + 747 APARTMENTS
MV COMMERCIAL DEVELOPMENT, LLC
SMITH ROAD
WEST CHESTER TOWNSHIP, OHIO

ORIGINAL ISSUE DATE: 02/22/2023

REVISIONS:

PROJ. NO.: 23002

UTILITY PLAN

C3.1

I O.R. 6274, PG.

IS SHOWN HEREON.

IS SHOWN HEREON.
FOR SAID

ON.

SMITH ROAD

WYNDTREE DRIVE
(PRIVATE)

Delta=4°05'20"
R=4950.00'
L=353.25'
Chd.=353.18'
N 83°22'53" W

DATUM INFORMATION

ELEVATIONS SHOWN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

50' 0 50' 100'
GRAPHIC SCALE

IF THIS SHEET DOES NOT MEASURE 22"x34", IT HAS BEEN ENLARGED OR REDUCED. PLEASE ADJUST SCALE ACCORDINGLY.

C:\Users\Josh Hogan\tarr-group.com\Dylan Tarr - Production\23\23002 - MVOH West Chester\CAD\Sheets\Preliminary Development Plan\23002 C4.1 GRADING AND DRAINAGE PLAN.dwg

STATE OF OHIO
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02/22/2023

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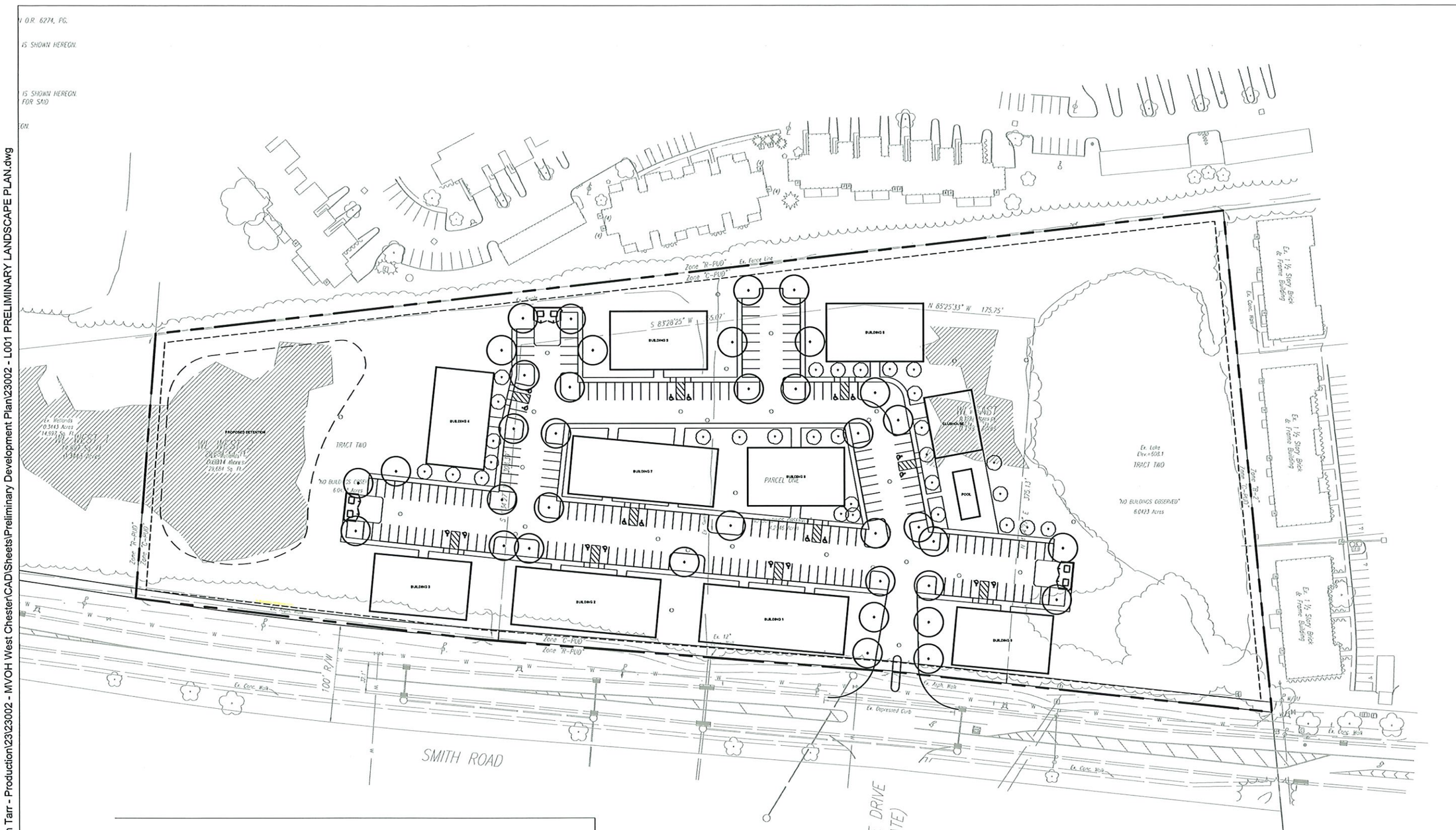
SMITH + 747 APARTMENTS
MV COMMERCIAL DEVELOPMENT, LLC
SMITH ROAD
WEST CHESTER TOWNSHIP, OHIO

ORIGINAL ISSUE DATE: 02/22/2023
REVISIONS:

PROJ. NO.: 23002

GRADING AND
DRAINAGE PLAN

C4.1



GENERAL NOTES

1. INVASIVE UNDERBRUSH AND TREES WITHIN STREAM CORRIDOR MAY BE CLEARED
2. 1/10 ACRE OF WETLAND AREA MAY BE DISTURBED AS PER WEST CHESTER ZONING ORDINANCE.

PROPOSED TREE LIST

TYPE	SIZE
OCTOBER GLORY MAPLE	2½" CAL
GREEN VASE ZELKOVA	2½" CAL
SKYLINE LOCUST	2½" CAL
IVORY SILK LILAC TREE	2½" CAL
PRINCETON SENTRY GINKGO	2½" CAL
LONDON PLANE TREE	2½" CAL
BALD CYPRESS	2½" CAL

50' 0 50' 100'
GRAPHIC SCALE

STATE OF OHIO
TIM A HUBER
3/22/2023
1701440
REGISTERED
LANDSCAPE ARCHITECT

TARR GROUP
8650 E. STATE ROAD 32
ZIONSVILLE, IN 46077
PHONE: 502-648-3803
EMAIL: TIM@TARR-GROUP.COM

SMITH + 747 APARTMENTS
MV COMMERCIAL DEVELOPMENT, LLC
SMITH ROAD
WEST CHESTER TOWNSHIP, OHIO

ORIGINAL ISSUE DATE: 02/22/2023
REVISIONS:

PROJ. NO.: 23002

PRELIMINARY
LANDSCAPE PLAN

L001

IF THIS SHEET DOES NOT MEASURE 22"x34", IT HAS BEEN ENLARGED OR REDUCED. PLEASE ADJUST SCALE ACCORDINGLY.

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