



RECEIVED

MAR 18 2022

Via: Email Delivery

March 14, 2022

Mr. Bryan Snyder
Principle Planner
Hamilton County Regional Planning Commission

Re: Application Letter – Kohls – 9201 Fields Ertel Rd Cincinnati, OH 45249

Dear Bryan:

Casto DW II, LLC. is the Owner and Applicant for a Zone Text and Map Amendment of the Kohls Property located at 9201 Fields Ertel Road Cincinnati, OH 45249.

The existing Kohls parcel is approximately 8.65 acres including 80,684 sf of building. Kohls has operated on the parcel for more than 27 years. The current zoning is EE Planned Retail District and there is NO CHANGE requested to the EE zoning

The purpose of this application is to provide a more efficient use of the existing parking area that has not been utilized during the Kohls occupancy for the past 27 years. We propose a more efficient use by creating two (2) parcels from the existing Kohls parcel.

The Kohls Parcel is reconfigured to approximately 7.353 acres with no changes to the building, lighting, signage and landscape. The Kohls parking will be approximately 444 spaces where 404 spaces are required per zoning.

A new 1.3 acre parcel includes a new building of approximately 4,800 sf. with new site lighting, new landscape, new signage and more green space than the existing paved area provides as shown on the Proposed Development Plan.

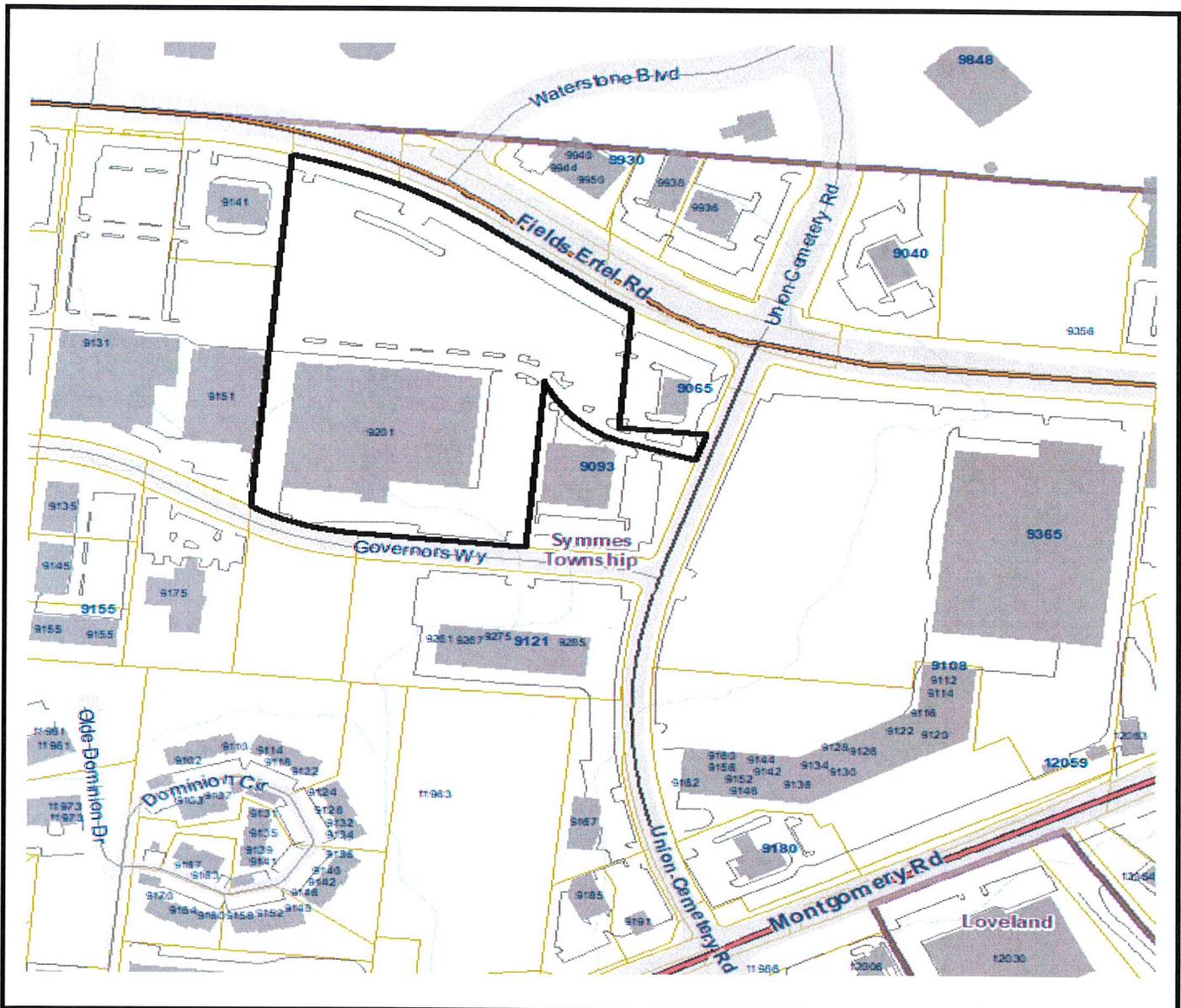
There are NO requested changes to any curb cuts or ingress/egress to the public right of way.

Since the existing zoning for the Kohls parcel is tied to three former zoning applications/conditions that are associated with other properties and are no longer applicable to just the Kohls parcel this application is required to accomplish the purpose described herein. As such the application remains consistent with the character of the immediate vicinity and with the adjacent properties. A sewer availability letter for the new parcel has been provided.

We look forward to meeting with you as soon as possible.

Respectfully,

Gregory A. Malone



Vicinity Map

Case: Symmes 2022-03; Kohls Out Parcel
Request: Zone Change

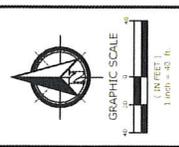
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HAMILTON COUNTY RURAL ZONING COMMISSION
 138 E COURT ST RM 801
 CINCINNATI, OH, 45202-020
 (513) 946-4500

Signed: _____ Date: _____

Created: 03-18-2022



IBI GROUP
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 Columbus, OH 43260
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PROJECT: **GOVERNORS PLAZA II**
 LOCATION: **HAMILTON COUNTY, OHIO**



DATE: **MARCH, 2022**
 SCALE: **HORIZONTAL: 1" = 40'**
 SHEET NO.: **1 / 3**

EXISTING CONDITIONS

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- EXISTING LEGEND**
- EX. CATCH BASIN
 - EX. STORM MANHOLE
 - EX. SANITARY MANHOLE
 - EX. WATER VALVE
 - EX. WATER METER
 - EX. WATER MANHOLE
 - EX. ELECTRIC MANHOLE
 - EX. ELECTRIC BOX
 - EX. ELECTRIC TRANSFORMER
 - EX. LIGHT POLE
 - EX. UTILITY POLE
 - EX. LIGHT
 - EX. POST
 - EX. GAS SAFETY VALVE
 - EX. TELEPHONE MANHOLE
 - EX. TELEPHONE PULL BOX
 - EX. PAVEMENT MARKER
 - EX. BUSH
 - EX. SIGN
 - EX. TREE
 - EX. BENCHMARK
 - EX. SANITARY LINE
 - EX. WATER LINE
 - EX. GAS LINE
 - EX. STM LINE
 - EX. ELECTRIC LINE
 - EX. PAVERS TO BE REMOVED
 - PROPOSED REZONE AREA WITHIN THE DEDICATED R/W

NOTES:
 APPLICANT: **CASTO DW # LLC (BREG MALONE)**
 PRESENT OWNER: **CASTO DW # LLC**
 MAP PREPARATOR: **IBI GROUP (EO ROH)**
 DATE OF FIELD SURVEY: **12/15/21**
 SITE AREA FOR EXISTING KOHL'S = **7,553 AC**





GRAPHIC SCALE
1 INCH = 40 FT.



IBI GROUP
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Cincinnati, OH 45224
616.373.3141
Central: Ed Roth, Ed. 519524
edroth@ibi.com

PROPOSED

3302-0314 JAYNES TOWNSHIP ZONING
Commission



SEAL OF THE STATE OF OHIO
COUNTY OF HAMILTON
COMMISSIONER OF PUBLIC SAFETY
JAMES M. HANCOCK
2024-09-10

9281 FIELDS ETEL ROAD

GOVERNORS PLAZA II

HAMILTON COUNTY

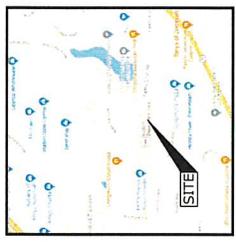
DESIGN CHECKED
DATE

SCALE HORIZONTAL: 1" = 40'

SHEET TITLE

PROPOSED DEVELOPMENT PLAN

SHEET NO.: 2/3



LOCATION MAP
NO SCALE

NOTES:

APPLICANT: CASTO DW II LLC (GREG MALONE)
PREPARED BY: CASTO DW II LLC
MAP PREPARATION: IBI GROUP (ED ROTH)

SUMMARY TABLE:

PROPOSED USE OF FACILITIES
= COMMERCIAL RETAIL BUILDING/RESTAURANT
= 1.301 AC
= 2552 SQ FT
= 4893 SQ FT

SITE AREA FOR NEW OUTLET
= 1.301 AC
= 2552 SQ FT
= 4893 SQ FT

CODED NOTES:

- PROPOSED DIMASTER PAD
- PROPOSED PARKING STRIP
- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- HIGH PAVED 30' SIDEWALK AREA

EXISTING LEGEND:

- PROPOSED CONCRETE
- PROPOSED LANDSCAPE (0.10 AC)
- PROPOSED REZONE AREA WITHIN THE DEDICATED R/W

LANDSCAPING TABLE:

LANDSCAPING	REQUIRED	PROPOSED
INTERIOR LANDSCAPING	1,432 SQ FT	4,537 SQ FT
NO. OF CANOPY TREES	8	8
NO. OF SHRUBS	51	51
STREETSCAPE BUFFER WIDTH	10'	37'





GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



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http://www.ibigroup.com

PROJECT NO. 15-00000000000000000000

CONTRACTOR: [Redacted]
PROJECT NO. 15-00000000000000000000

DATE: 08/14/2015
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]



9401 FIELDS ERIEL ROAD
GOVERNORS PLAZA II
HAMILTON COUNTY

DESIGN: [Redacted]
DATE: 08/14/2015
SCALE: HORIZONTAL: 1" = 40'
SHEET TITLE: GRADING PLAN

GRADING PLAN
SHEET NO. 3 / 3

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Area
1	0.00	0.00	2002.78
2	0.00	3.40	18948.40

GRADING LEGEND
--- PROPOSED CONTOUR
--- EXISTING CONTOUR

EXISTING LEGEND
[Symbol] PROPOSED REZONE AREA
[Symbol] WITHIN THE DESIGNATED R/W

