



Staff Report: CASE # 8-23-O

NATURE OF REQUEST

The Applicant is requesting Overlay District Plan Approval from the Union Township Board of Trustees for Parcel #s 413213A190, 413213A206, 413213A319, 413213A020, 413213A292, 413213A324, 413213A327, 413213A325. Specifically, the Applicant is seeking to develop a 13,500 sq. ft. multi-tenant retail building—on approximately 1.65-acres that are located within the Mt. Carmel Business District Focus Area Overlay – Commercial Corridor (FA-CC).

**Please refer to the Applicant's statements, plans, and other application enclosures.*

LOCATION

The subject property is located on the southwestern corner of the State Route 32 and Mt. Carmel Tobasco Rd. intersection—and extends to the west to the northwestern portion of Yates Lane. Mt. Carmel Tobasco Road is a Minor Collector 5-lane roadway with a traffic volume of approximately 10,200 average daily trips in this particular area.

ZONING

The subject property is zoned Business (B-1), with the adjoining property to the south, east and west also zoned Business (B-1) for the underlying zoning. The property to the north is zoned Single-Family Detached Structure Residential (R-2), and the property to the northeast is zoned Planned Development (PD).

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 Mt. Carmel Business District Corridor. The comprehensive land use plan indicates that this corridor is home to several diverse uses—including small office, retail, and residential—all blended within the corridor. The corridor contains limited parking area due to small lot sizes and significant (building) lot area coverages. The comprehensive plan also indicates that future development should build upon past successes in the Business District, with a focus on redevelopment through the use of the Overlay Application.

Among other things, sidewalks are required for new development, and architectural reviews are necessary to ensure that high-quality building materials are utilized. Additionally, development proposals need to take into consideration landscaping and streetscape beautification (efforts) to create a unified appearance. Monument style signage, along with “blade” signage, is encouraged in this area of the Township.

RELATIONSHIP TO THE FOCUS OVERLAY DISTRICT REGULATIONS

As noted in the previous section of the staff report, the affected property is located within the Mt. Carmel Business District - Commercial Corridor. Article 13 of the Union Township Zoning Resolution identifies this corridor as a “Commercial Corridor,” and states:

1307. Focus Area Overlay-Commercial Corridor Districts...

1. Findings and Specific Purpose.

Business districts and corridors are recognized as principal focal points of community activity providing an economic resource and a center for community identity. It is in the interest of the Township to protect and enhance the features of public interest in such business districts by:

- a.** Preventing the deterioration of property and the extension of blighting conditions;
- b.** Encouraging and protecting private investment which improves and stimulates the economic vitality and social character of the area;
- c.** Preventing the creation of influences adverse to the physical character of the area.

2. Characteristics.

FA-CC districts shall be limited to geographic areas included in a FA-Commercial Corridor which contain or are planned to contain one (1) or more of the following characteristics:

- a.** A concentration of retail and service oriented commercial establishments serving as a principal business activity center for a socio-geographic neighborhood, community, or region;
- b.** An area that has received or been approved for substantial public investment;
- c.** An area that is planned for unusual intensity or density of development.

BACKGROUND

Currently, the proposed development consists of several vacant parcels, all zoned Business (B-1). Two parcels contain heavy vegetation and two parcels that previously fronted on Yates Lane contain dilapidated homes that are intended to be demolished. The remaining parcel was recently created when a portion of Yates Lane was vacated. Once all five (5) of these parcels are cleared, the parcels will be consolidated into one tract of land. *The other parcels affected by this request are being utilized for access (from an existing access point on Mount Carmel Tobasco Road).* As referenced in the Applicant's statements and enclosures, the Applicant is planning a 13,500 square foot multi-tenant building/ strip center. The southern portion of the building would consist of a 3,000-4,000 square foot pizza restaurant with a drive-thru.

STAFF REVIEW & ANALYSIS

A review of this particular Overlay District application indicates that the proposal appears to be consistent with both the recommendations of the adopted Land Use Plan, as well as the Findings and Specific Purpose(s) of the Overlay District zoning regulations. The Applicant has proposed a primary structure consistent of traditional building materials; however, staff needs more information to make proper determinations regarding the proposed signage. The front and southern side of the building has a variety of different panels and textures to complete the overall building and façade. The parking and driveway areas on the current plans would be accessed off of an existing curb cut located along Mount Carmel Tobasco Road. *The ingress/egress would ultimately need to be approved by the Clermont County Engineer.* There is already an existing crosswalk located for pedestrian connectivity at the intersection of State Route 32 and Mount Carmel Tobasco Road. A new, additional sidewalk is proposed to tie into the development and increase pedestrian connectivity in the area. There is no additional exterior lighting being proposed at this time. The dumpster needs to be noted as being either masonry or block material. Finally, the landscaping plan appears to be adequate around the frontage areas of the property; however, the southwestern side and rear areas of the site need to be enhanced with additional vegetation.

ACTION REQUIRED

In accordance with Section 1310 of the Zoning Resolution, the Board of Trustees' role in this process is to either enter a motion to approve, modify, or deny the Focus Area Overlay District application—which, *in this case consists of the development of a 13,500 sq. ft. multi-tenant retail building*—as submitted, along with any further modifications deemed appropriate by the Board.

RECOMMENDED MODIFICATIONS

If the Board should choose to grant favorable consideration to this Overlay District 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 would need to provide anticipated peak and average daily traffic volumes to help make final access and parking determinations. Loading and unloading areas and delivery information would also need to be submitted. *These are items that can be addressed administratively.*
- 3) The Applicant would need to provide an enhanced landscaping plan (acknowledging the types of plantings along with the heights / sizes recommended), particularly along the southwestern side and rear areas of the site. Additionally, any *existing* landscaping to remain and proposed landscaping should be marked as preservation area(s), and any vegetation disturbed should be repaired, supplemented, or replaced. *This is an item that can be addressed administratively by staff.*
- 4) A more-detailed signage plan would ultimately need to be submitted. All free-standing signage should be limited to monument signage, capped at a height of not more than 12' from finished grade, *subject to administrative review and approval.*
- 5) The proposed dumpster enclosure would need to consist of masonry or block material on at least three (3) sides, *subject to administrative review and approval.*
- 6) There is no lighting proposed at this time; however, all lighting (if needed in the future) would need to be downward directed, and of sufficient intensity to illuminate without projecting onto the adjoining residential property. **Details / specs of proposed lighting would be necessary; however, this is an item that could / would be addressed administratively by staff.*
- 7) Ultimately, a new survey and legal description of all consolidated acreage would need to be provided, prior to any final action. This is an item that can be addressed administratively by staff.
- 8) As of July 30th, 2023, the other items that need to be added to the current plans and associated materials prior to any final administrative actions included:
 - a. Include the ownership and zoning information of all adjacent parcels.
>These are items that can be addressed administratively by staff.

III. SUPPORTING DOCUMENTS REQUIRED FOR APPLICATION

1. Photocopy of tax map with subject property highlighted.
2. Legal description of property (see deed).
3. Development plans.
4. Application fee as established by the Township Trustees.

IV. SUPPORTING INFORMATION

A. Existing Zoning District B-1 Business

Existing Land Use Vacant Homes and Land

Proposed Focus Area District and Classification Category

Mt. Carmel Business Corridor. Strip Mall/Multi-tenant Building

Proposed Land Use B-1 Business

B. Describe the characteristics of the Parcel/Project for consideration by the Board of Trustees (use additional sheet if necessary):

The project consists of developing a 13,500 sf multi tenant retail building anchored by a 3,000sf -

4,000sf pizza restaurant with pickup window. Construction of the site and shell work is projected to

commence in Q4 for 2023 and be complete within a year.

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.



Applicant*

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

STATE OF Ohio

COUNTY OF Hamilton

Subscribed and sworn to before me this 11 day of July, of this year
2023.

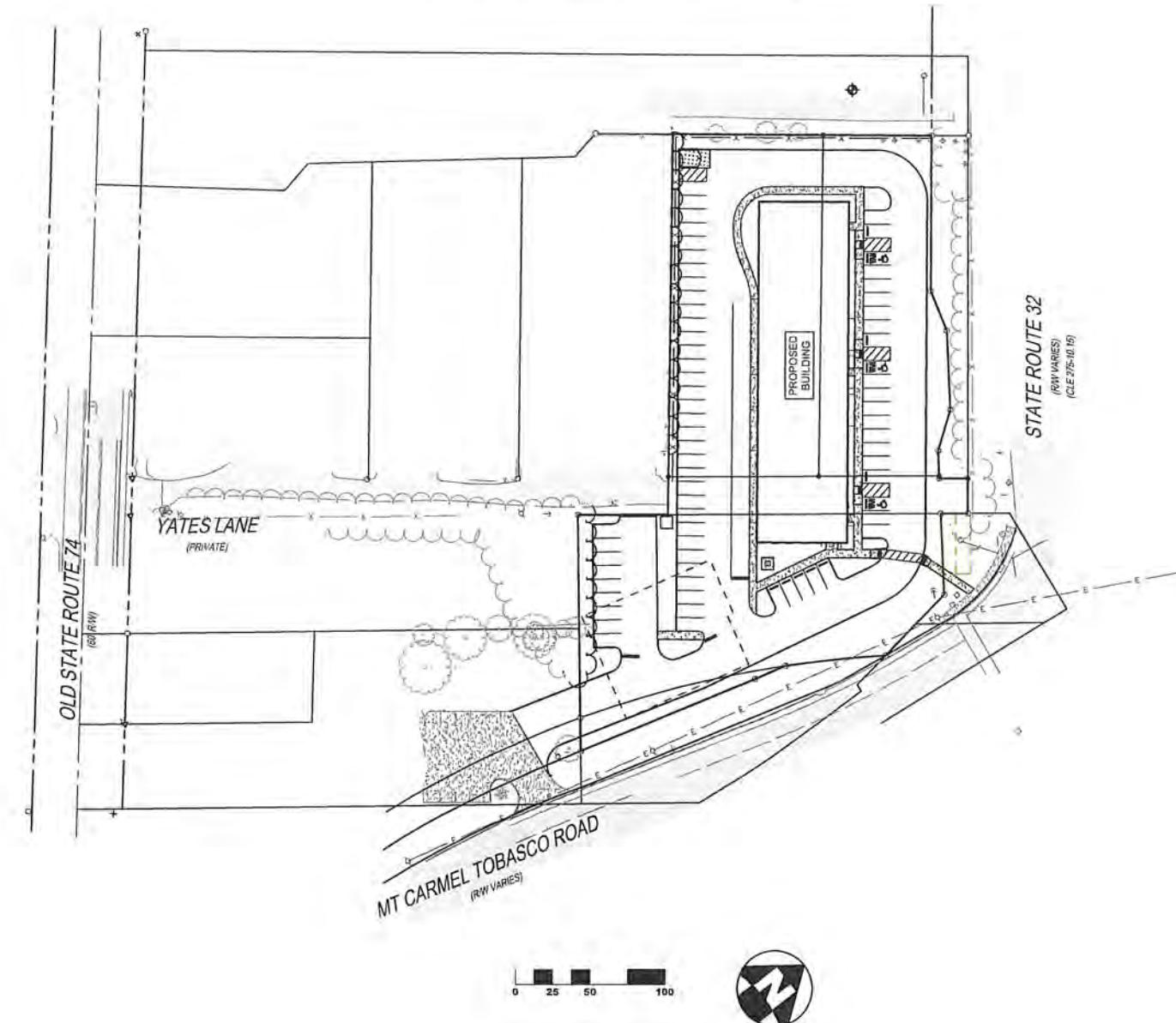
Amanda L. Graff
Notary Public

My commission expires 3-1-2025



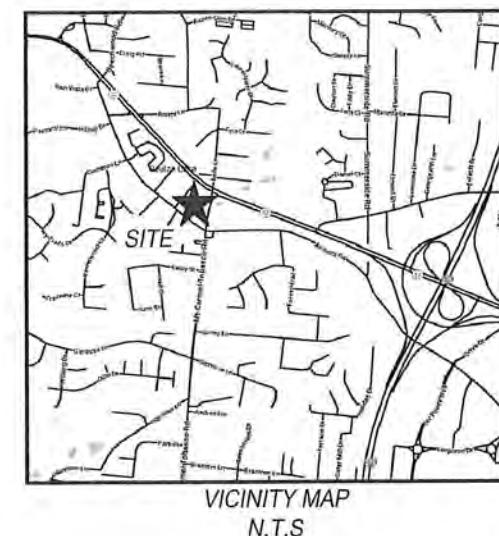
AMANDA L. GRAFF
Notary Public, State of Ohio
My Commission Expires
March 1, 2025

4543 YATES LANE
ZONING SUBMITTAL
UNION TOWNSHIP, CLERMONT COUNTY, OHIO



Sheet List Table

Sheet Number	Sheet Title
C100	TITLE PAGE
C101	GENERAL NOTES & DETAILS
C102	UTILITY NOTES AND DETAILS
C103	UTILITY DETAILS
C200	EXISTING CONDITIONS & DEMOLITION PLAN
C300	LOCATION PLAN
C400	UTILITY PLAN
C500	GRADING & EROSION CONTROL PLAN
C501	ADA DIMENSION & GRADING PLAN
C600	EROSION CONTROL NOTES
C601	EROSION CONTROL DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
L200	LANDSCAPE SPECIFICATIONS
L201	LANDSCAPE SPECIFICATIONS



RECEIVED

JUL 11 2023

UNION TOWNSHIP
PLANNING & ZONING

H:\\S\\2021\\7001\\DRAFT\\CD\\Sheets\\20211023 1125 AM Clermont County

H:\\S\\2021\\7001\\DRAFT\\CD\\Sheets\\20211023 1125 AM Clermont County

SITE INFORMATION

BOUNDARY:	BASED ON BOUNDARY SURVEY BY THE KLEINGERS GROUP
TOPOGRAPHY:	BASED ON TOPOGRAPHIC SURVEY BY THE KLEINGERS GROUP
ZONING EXISTING:	B-1 BUSINESS DISTRICT, MT. CARMEL BUSINESS CORRIDOR
ADJACENT PARCEL ZONING:	B-1 BUSINESS DISTRICT, MT. CARMEL BUSINESS CORRIDOR
NEAREST INTERSECTION:	SOUTHWEST OF MT CARMEL TOBACCO ROAD AND STATE ROUTE 32
EXISTING USE:	RESIDENTIAL LOT
PROPOSED USE:	STRIP MALL/MULTI-TENANT BUILDING
ADJACENT PARCELS:	YATES LANE, RESIDENTIAL LOTS, STORAGE YARD
EXISTING USE:	NOT IN FLOODPLAIN
FLOODPLAIN DATA:	

EXISTING PARKING:	N/A
PROPOSED PARKING:	68
TOTAL PARKING:	68

CURRENT OWNER OF RECORD:	YATES LANE, LLC KATCANT, LLC GARLAND E & MARY BELL
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ENGINEER/SURVEYOR:	THE KLEINGERS GROUP 6219 CENTRE PARK DRIVE WEST CHESTER, OH 45069 (513) 779-7851 GIORGIO.NARDI@KLEINGERS.COM JOE.HAUBERT@KLEINGERS.COM
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**4543 YATES LANE
ZONING
SUBMITTAL**
UNION TOWNSHIP
CLERMONT COUNTY, OHIO

PROJECT NO: 221176.001
DATE: 07.11.2023
SCALE:

SHEET NAME:

TITLE PAGE

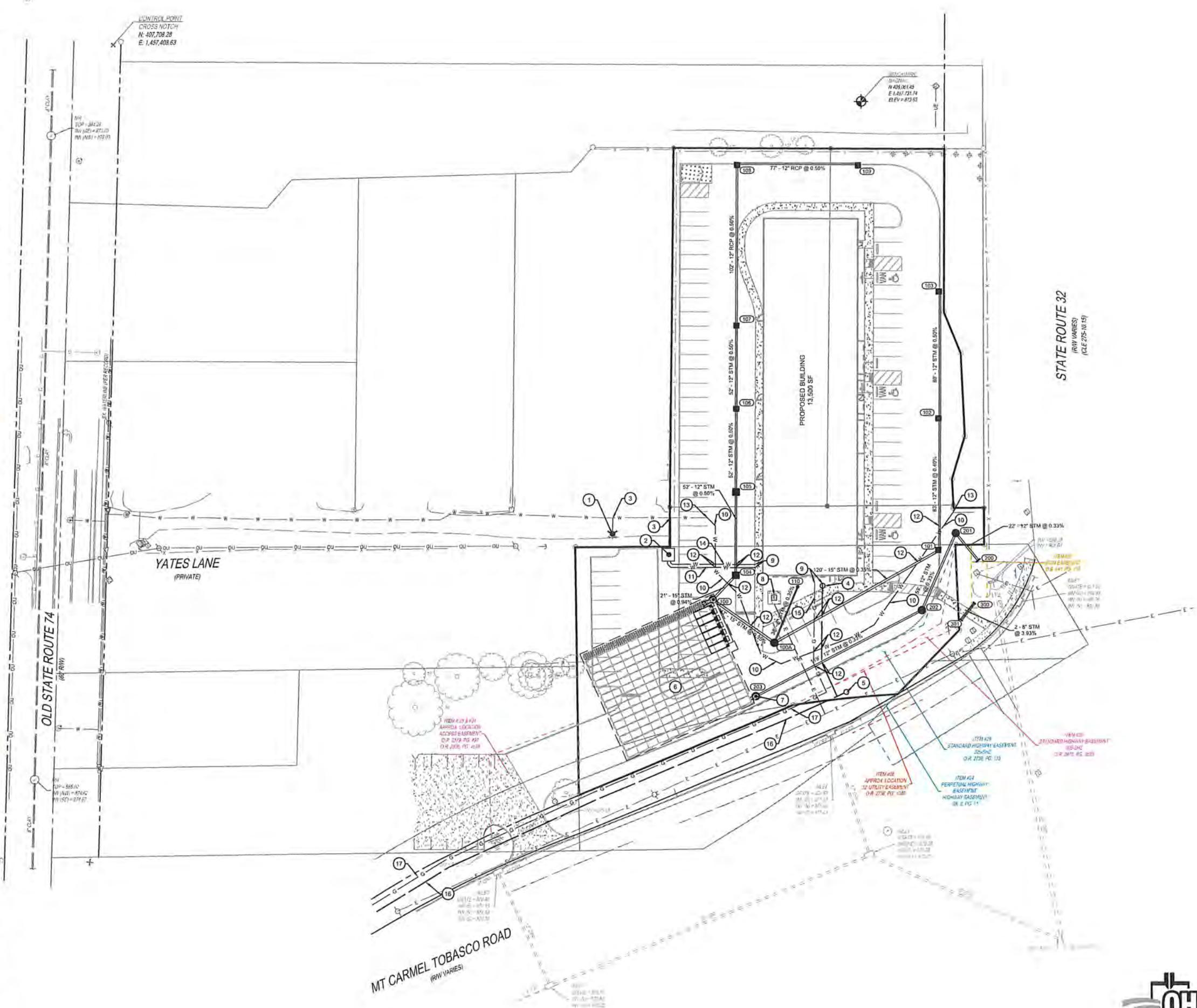
SHEET NO:

C100

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILED LIST 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 811 OR 1-800-362-2764 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

H:\\S\\2021\\7001\\DRAFT\\CD\\Sheets\\20211023 1125 AM Clermont County

CONTROL
CROSS NO.
N. 407,708
E. 1,457,403



PROPOSED LEGEND

SYMBOL	DESCRIPTION
STM	STORM SEWER PIPE
100	CATCH BASIN
100	CURB INLET
100	YARD DRAIN
100	HEADWALL
100	MANHOLE
□ ^{DS}	DOWNSPOUT
SAH	SANITARY SEWER PIPE
A	SANITARY SEWER MANHOLE
A	SANITARY SEWER CLEANOUT
WAT	WATERLINE PIPE
HYD	FIRE HYDRANT
WV	WATER VALVE
PIV	POST INDICATOR VALVE
DFC	FIRE DEPARTMENT CONNECTION
— G —	GAS LINE

CODED NOTES

- ① FIRE HYDRANT ASSEMBLY
- ② CLERMONT COUNTY STANDARD DUAL SERVICE METER PIT
- ③ CONNECT TO EXISTING WATER MAIN
- ④ CLERMONT COUNTY SANITARY LIFT STATION, COORDINATE DESIGN WITH MEP & LIFT STATION ENGINEER.
- ⑤ CLERMONT COUNTY STANDARD SANITARY MANHOLE
- ⑥ UNDERGROUND DETENTION CHAMBERS 14,308 CF
- ⑦ DETENTION CONTROL STRUCTURE   
- ⑧ TRANSFORMER PAD, COORDINATE FINAL LOCATION WITH UTILITY PROVIDER
- ⑨ CONTRACTOR TO COORDINATE WITH MEP ON UTILITY CONNECTION LOCATION
- ⑩ 6" WATER MAIN, COORDINATE REROUTE WITH CLERMONT COUNTY WATER RESOURCES 
- ⑪ DOMESTIC SERVICE LINE
- ⑫ CAUTION! UTILITY CROSSING
- ⑬ CONNECT TO EXISTING 6" WATER MAIN
- ⑭ FIRE LINE
- ⑮ GAS SERVICE LATERAL, CONTRACTOR TO COORDINATE WITH UTILITY OWNER. 
- ⑯ PROPOSED SANITARY MAIN EXTENSION 
- ⑰ PROPOSED GAS EXTENSION CONTRACTOR TO COORDINATE WITH UTILITY OWNER 

UTILITY NOTES

1. VERIFY UTILITY LOCATIONS INTO BUILDING WITH MEP AND FIRE PROTECTION PLANS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO FIELD LOCATE ALL NEARBY UNDERGROUND UTILITIES AND MARK LOCATIONS.

**4543 YATES LANE
ZONING
SUBMITTAL**

PROJECT NO. 221176.001

DATE: 07.11.2023

SCALE:

UTILITY PLAN

SHEET NO. _____

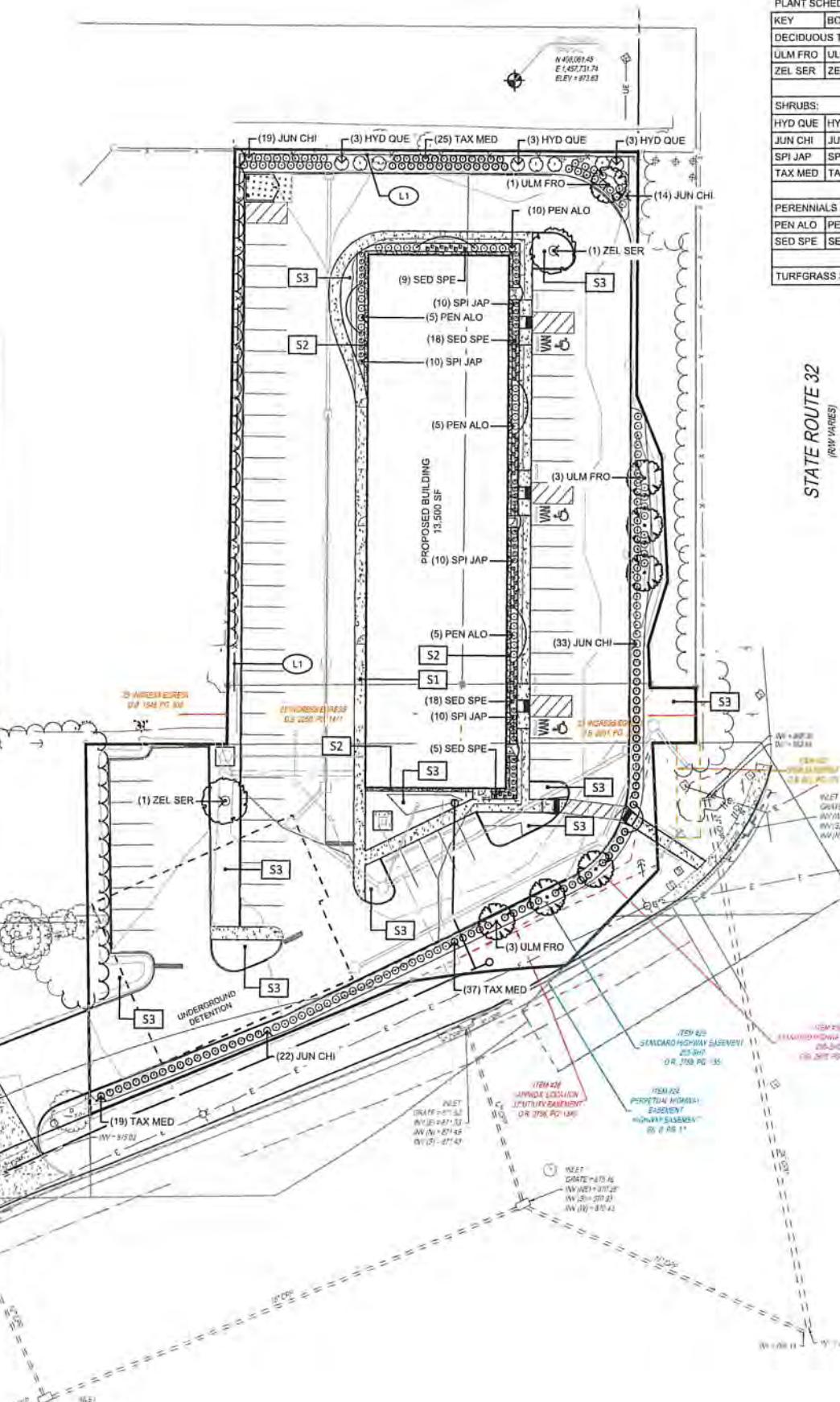
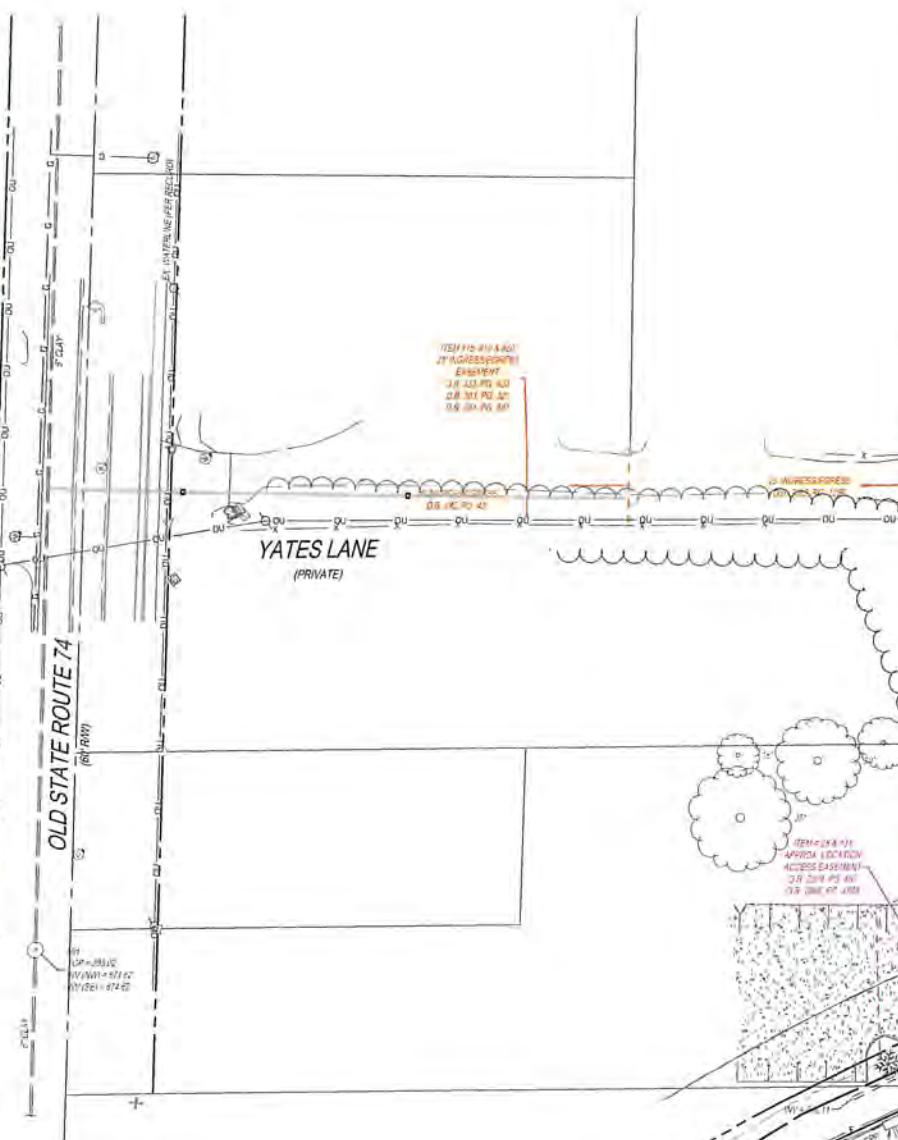
2400

C400

• 100

UTILITIES ARE PLOTTED FROM A
OF AVAILABLE RECORD INFORMATION AND
CATIONS OF UNDERGROUND STRUCTURES AND
ELUSIVE, PRECISE LOCATIONS AND THE
NON EXISTENCE OF UNDERGROUND UTILITIES
RIFIED. PLEASE NOTIFY THE OHIO UTILITY
SERVICE AT 811 OR 1-800-362-2614 BEFORE ANY
DIGGER OR CONSTRUCTION ACTIVITY.

The logo for OHIO811.org features a stylized 'OHIO' monogram with a cross-like shape above the letters. To the right of the monogram is the website address 'OHIO811.org' in a large, bold, sans-serif font. Below the website address is the tagline 'Before You Dig' in a smaller, bold, sans-serif font. To the right of the tagline, a vertical list of utility companies is displayed: 'UNDERGROUND', 'COMPAGNIES', 'SURFACE', 'MAY', 'EXISTING', 'CANADA', 'PROTECTION', and 'PERIODIC'.



PLANT SCHEDULING

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
ULM FRO	ULMUS X 'FRONTIER'	FRONTIER ELM	3" CAL. MIN.	B&B	
ZEL SER	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" CAL. MIN.	B&B	
SHRUBS:					
HYD QUE	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN HYDRANGEA	24" HT. MIN.	B&B	PLANT 8' O.C.
JUN CHI	JUNIPERUS CHINENSIS 'NICKS COMPACT'	NICKS COMPACT JUNIPER	18" HT. MIN.	B&B	PLANT 4' O.C.
SPI JAP	SPIRAEA JAPONICA 'NCSX1'	DOUBLE PLAY CANDY CORN SPIREA	18" HT. MIN.	B&B	PLANT 4' O.C.
TAX MED	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	18" HT. MIN.	B&B	PLANT 4' O.C.
PERENNIALS AND ORNAMENTAL GRASSES:					
PEN ALO	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#3	CONT.	PLANT 2' O.C.
SED SPE	SEDUM SPECTABILE 'NEON'	NEON STONECROP SEDUM	#3	CONT.	PLANT 2.5' O.C.
TURFGRASS SEED: SEE SPECIFICATIONS					

STATE 501/117 22

GENERAL NOTES

1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
2. SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
3. ALL CONCRETE FORMS SHALL BE FIELD STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO CONCRETE INSTALLATION.
4. ALL HORIZONTAL AND VERTICAL LAYOUT SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE TO ENSURE GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
5. PROVIDE ISOLATION JOINT WHERE CONCRETE PAVING ABUTS BUILDINGS, COLUMNS, AND STRUCTURES. VERIFY COLOR OF SEALANT WITH OWNER'S REPRESENTATIVE.
6. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES, AND PLANS FOR LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES.
8. CONTRACTOR TO REPORT TO ENGINEER ANY ADDITIONAL UTILITY LINES FOUND DURING CONSTRUCTION.

11

— PROPERTY LINE

SURFACE ITI

S1		STANDARD CONCRETE TYP, SEE CIVIL DRAWINGS
S2		STONE SURFACING, TYP.

NOTE:
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PERMITTING OFFICE AT 811 OR 1-800-352-2764 BEFORE ANY
PROPOSED EXCAVATION, DREDGING, CONSTRUCTION ACTIVITY...



**NOT FOR
CONSTRUCTION**

THE BOSTONIAN SOCIETY

**4543 YATES LANE
ZONING
SUBMITTAL**

PROJECT NO. 221176.001
DATE 07.11.2023
SCALE

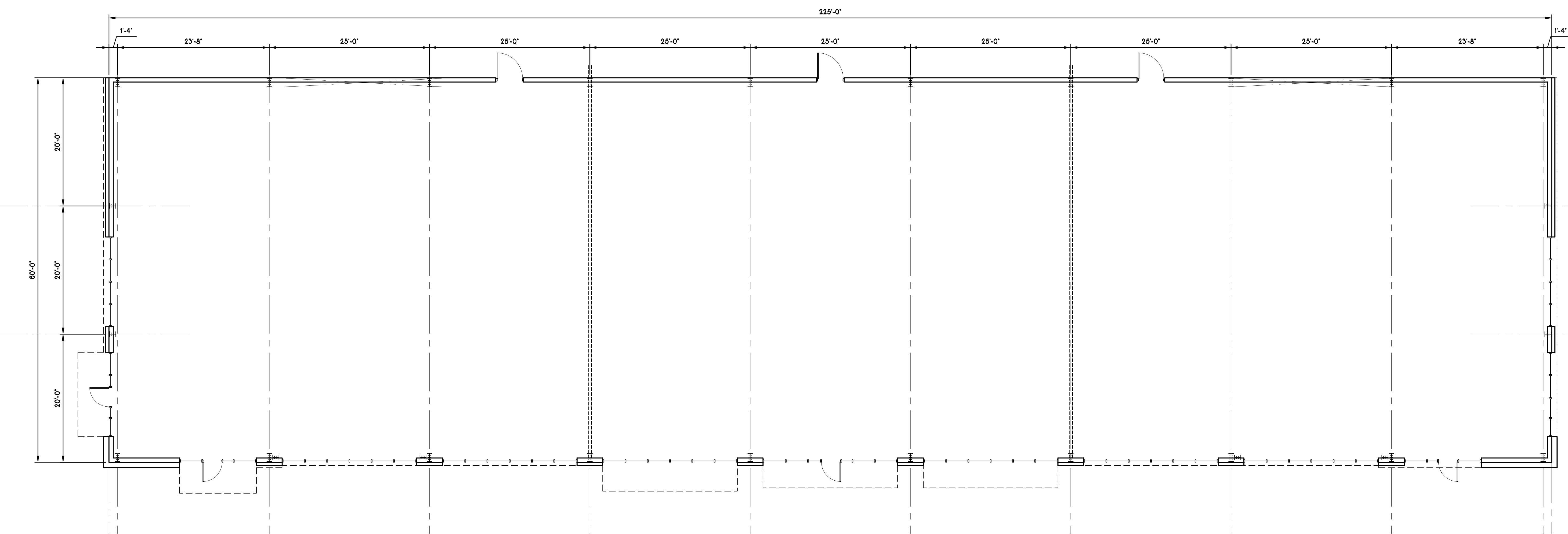
LANDSCAPE PLAN

CMGEE

L100



Proposed YATES LANE RETAIL CENTER
Yates Lane
Cincinnati, Ohio

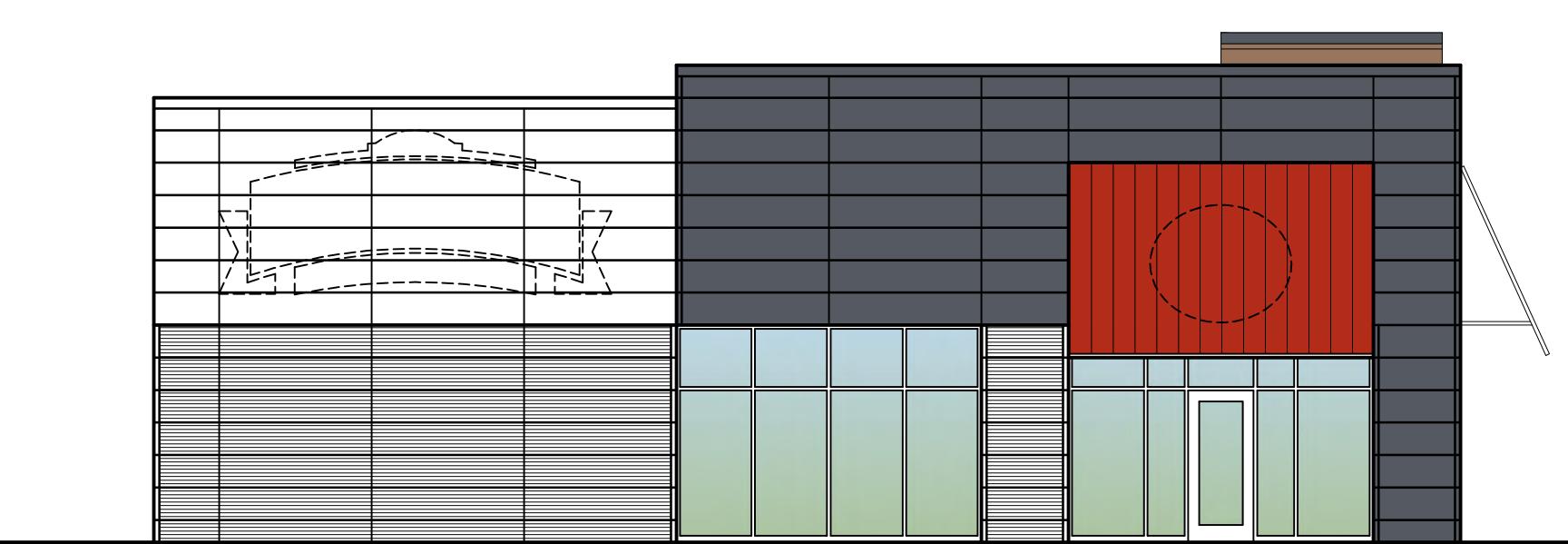


FLOOR PLAN
SCALE: 1/8" = 1'-0"



REV. DATE CK'D

FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"
(RIGHT SIMILAR)

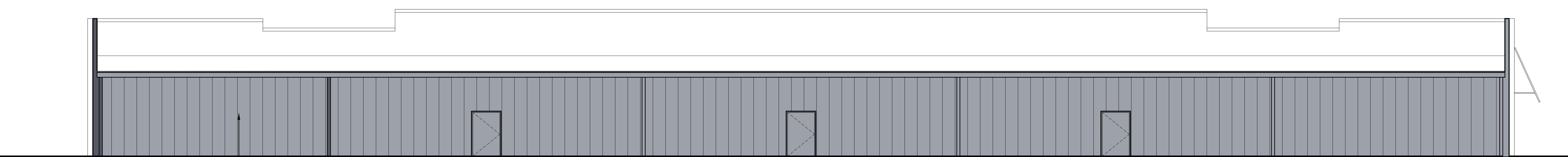
Drawn By: Checked:

Preliminary
Not For
Construction

Date: Job No:

A1

of:



REAR ELEVATION

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



Proposed **YATES LANE RETAIL CENTER**
Yates Lane
Cincinnati, Ohio

REV. DATE CK'D

Drawn By: Checked:

Preliminary
Not For
Construction

Date: Job No:

A2

of:



WALL

CF STRIATED •



PANEL SPECIFICATIONS

Width: 24", 30", 36", 42"

Thickness: 2", 2½", 2¾", 3", 4"

Length: NON-DIRECTIONAL EMBOSSED

8'-0" to 32'-0" Horizontal

8'-0" to 40'-0" for 24", 30", 36" Vertical

8'-0" to 32'-0" for 42" Vertical

UNEMBOSSED

8'-0" to 16'-0" Horizontal

8'-0" to 16'-0" Vertical

Exterior Profile: Longitudinal striations, nominal $\frac{1}{32}$ " deep, embossed or unembossed

Exterior Face: G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

Interior Profile: Light Mesa, nominal $\frac{1}{16}$ " deep, embossed or unembossed

Interior Face: G-90 galvanized or AZ-50 aluminum-zinc coated steel in 26, 24 and 22 Ga.

Joint: Offset double tongue-and-groove with extended metal shelf for positive face fastening