



Staff Report: CASE # 9-23-O

NATURE OF REQUEST

The Applicant is requesting Overlay District Plan Approval from the Union Township Board of Trustees for Parcel# 414802A092. Specifically, the Applicant is seeking the establishment of an automated self-storage facility—on a 0.99-acre site that is located within the Summerside / Willowville Mixed Use Focus Area Overlay – Commercial Corridor (FA-NQC). **Please refer to the Applicant's statements, plans, and other application enclosures.*

LOCATION

The subject property is located at 1136 Old State Route 74, approximately equidistant (~600 feet) between the Old State Route 74 and Schoolhouse Road intersection and the Old State Route 74 and Kitty Lane intersection on the northern side of the road. Old State Route 74 is a Minor Arterial 2-lane roadway with a left-turn lane (in the center), and with a traffic volume of approximately 10,836 average daily trips (ADT) in the area of the proposed project.

ZONING

The subject property is zoned Business (B-1), with the adjoining property to the north, east and west also zoned Business (B-1) for the underlying zoning. The property to the southwest is zoned Planned Development (PD)—which is part of the Holman Motors facility.

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 Old SR 74 (Summerside / Willowville) Corridor. The Plan acknowledges that this area of the Township is suitable for limited commercial expansion / redevelopment, provided that smaller, fragmented parcels are consolidated under a cohesive development plan with limited / coordinated access, land use controls, etc. *The Plan also indicates that the northern portion of the corridor is most appropriate for neighborhood-oriented uses.*

Among other things, the Horizon 2030: Union Township Comprehensive Land Use Plan calls for shared driveway configurations whenever practical, and for site development to be conducted in a manner that focuses on maximizing land use efficiency with infill development strategies for underutilized properties. For commercial development and redevelopment, the use of traditional building materials, and the deployment of adequate vegetative buffering and landscaping strategies along shared property lines, and the addition of landscaping enhancements along the corridor frontage is required. Additionally, the Plan indicates that new developments and expansion efforts along the corridor must implement noise and / or light pollution reduction strategies wherever practicable.

RELATIONSHIP TO THE FOCUS OVERLAY DISTRICT REGULATIONS

As noted in the previous section of the staff report, the affected property is located within the Summerside / Willowville Corridor. Article 13 of the Union Township Zoning Resolution identifies this corridor as a “Neighborhood Quality Corridor,” and makes these statements with respect to these Districts:

1306. Focus Area Overlay—Neighborhood Quality Districts

Focus Area Overlay (FA) Neighborhood Quality Districts shall be identified as FA-NQ Overlay Districts.

1. Findings and Specific Purpose

Balancing the benefits of growth and development of neighborhood support services with the livability of adjacent residential neighborhoods over and above as provided by conventional zoning regulations as follows:

- a. To support convenience to services and quality of environment by providing sufficient land for public and private services and educational and research institutions.
- b. To require the development and maintenance of buffer yards on institutional and other nonresidential properties to protect adjoining residential neighborhoods from the noise, glare and congestion associated with the intensity of diverse land uses;
- c. To promote compatibility between nonresidential uses and surrounding residential uses, and;
- d. To plan for unusual intensity or density of development.

2. Characteristics

FA-NQ districts shall be limited to geographic areas which contain or are planned to contain all of the following characteristics:

- a. Land uses including or adjacent to neighborhood retail and support services (for example hospitals, clinics, educational facilities, and research facilities) or other institutional uses;
- b. Close proximity of diverse land uses to a residential neighborhood.

3. Designation.

The FA-Neighborhood Quality Districts which meet the characteristics are the Mt. Carmel-Tobasco Mixed Use Corridor and the Old State Route 74 Summerside / Willowville Corridor.

BACKGROUND

The property currently consists of a vacant gravel lot with limited, overgrown vegetation and a random assortment of storage containers and other materials on the site. Analysis of previous aerials indicate that the property has been primarily used for outside / outdoor storage for the past 10+ years. The majority of surrounding property primarily consists of businesses, with multi-family being located directly to the rear of the property.

STAFF REVIEW & ANALYSIS

A review of the conceptual site plan indicates that there are three (3) single-story, self-drive-up storage unit buildings proposed for this property. The current application shows two (2) of the proposed structures being 30 feet x 160 feet, with a third (proposed) building in the front of the property being 30 feet x 140 feet. In total, the Applicant is requesting 13,800 square feet of storage buildings on the lot. *The majority of surface proposed on the site is gravel—which would require relief.* However, the Applicant has shown a paved entrance area into the site, in an attempt to restrict gravel from leaving the property. As the current plan shows, front yard setback relief would be needed, with the proposed front structure being located approximately 25 feet away from the front property line—*instead of the required 40-foot front yard setback.* Although the property to the rear of this site is zoned Business (B-1), it is being used for multi-family residential purposes. Therefore, rear yard setback relief would also be needed as the proposed rear building is shown on the current plan as being located approximately 25 feet away from the rear property line—*instead of the required 100-foot front yard setback.* Currently, none of the proposed buildings consist of any traditional building materials, as required by the Zoning Resolution and Comprehensive Plan for this particular Corridor. There has not been a signage package submitted and although some mention is made of some proposed landscaping along the Old State Route 74 road frontage (bushes and mulch), a detailed landscaping / buffer yard plan has not been submitted. Finally, there has been no lighting plan submitted; however, the Applicant has noted that the proposed facility will feature eco-friendly lighting.

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—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 would need to address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department (including Water Management and Sediment Control), 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 a more robust landscaping plan—particularly for the front and rear of the property—which would need more details regarding the proposed landscaping plan, including the heights / sizes recommended as well as the locations of the proposed plantings. Additionally, all *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.*
- 3) A 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 10' from finished grade, *subject to administrative review and approval.*
- 4) A photometric / site lighting plan would ultimately need to be submitted. All lighting would also need to be noted as being downward directed, and of sufficient intensity to illuminate without projecting onto the adjoining property. *Details / specs of proposed lighting would be necessary. *This is an item that could be addressed administratively by staff.*
- 5) No outdoor short-term, long-term, or overnight storage of any kind should be permitted; all storage would need to occur within permitted principal structures.
- 6) Unless relief is given, at least fifty-percent (50%) of the proposed building materials visible from Old State Route 74 need to be changed to be traditional building materials or high-quality building materials, as defined in the Zoning Resolution, and to demonstrate consistency with the Focus Overlay District Area and the Comprehensive Plan. *This is an item that could be addressed administratively by staff.*
- 7) As of October 3rd, 2023, there are a number of administrative items related to the Site Plan requirements set forth in Article 11, Section 1131 of the Union Township Zoning Resolution that would also ultimately need to be addressed, prior to the issuance of a subsequent (commercial) zoning permit by the staff. *This is an item that could 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 Business 1

Existing Land Use Outdoor storage

Proposed Focus Area District and Classification Category _____

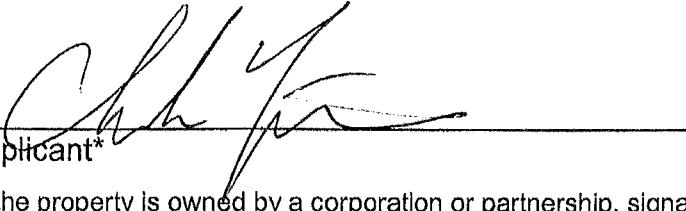
Proposed Land Use Indoor storage

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

An automated self-storage facility consisting of 3, single story drive-up self storage buildings. The area inside of the fencing would consist of gravel, and the entry/driveway access will be paved. Landscaping consisting of mulch and bushes will be added along the road to improve curb appeal. The facility will feature eco-friendly lighting. Buildings will be spaced approximately 25' from the fence on all sides.

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.

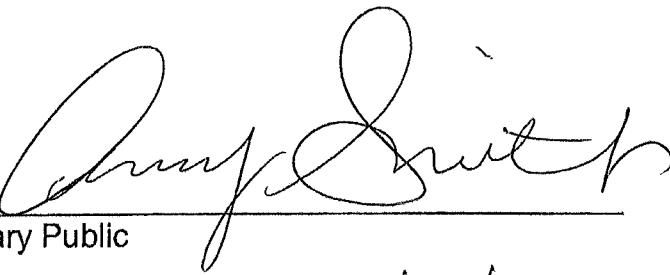
STATE OF

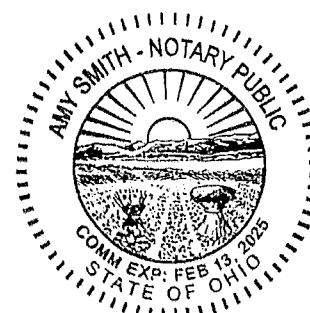
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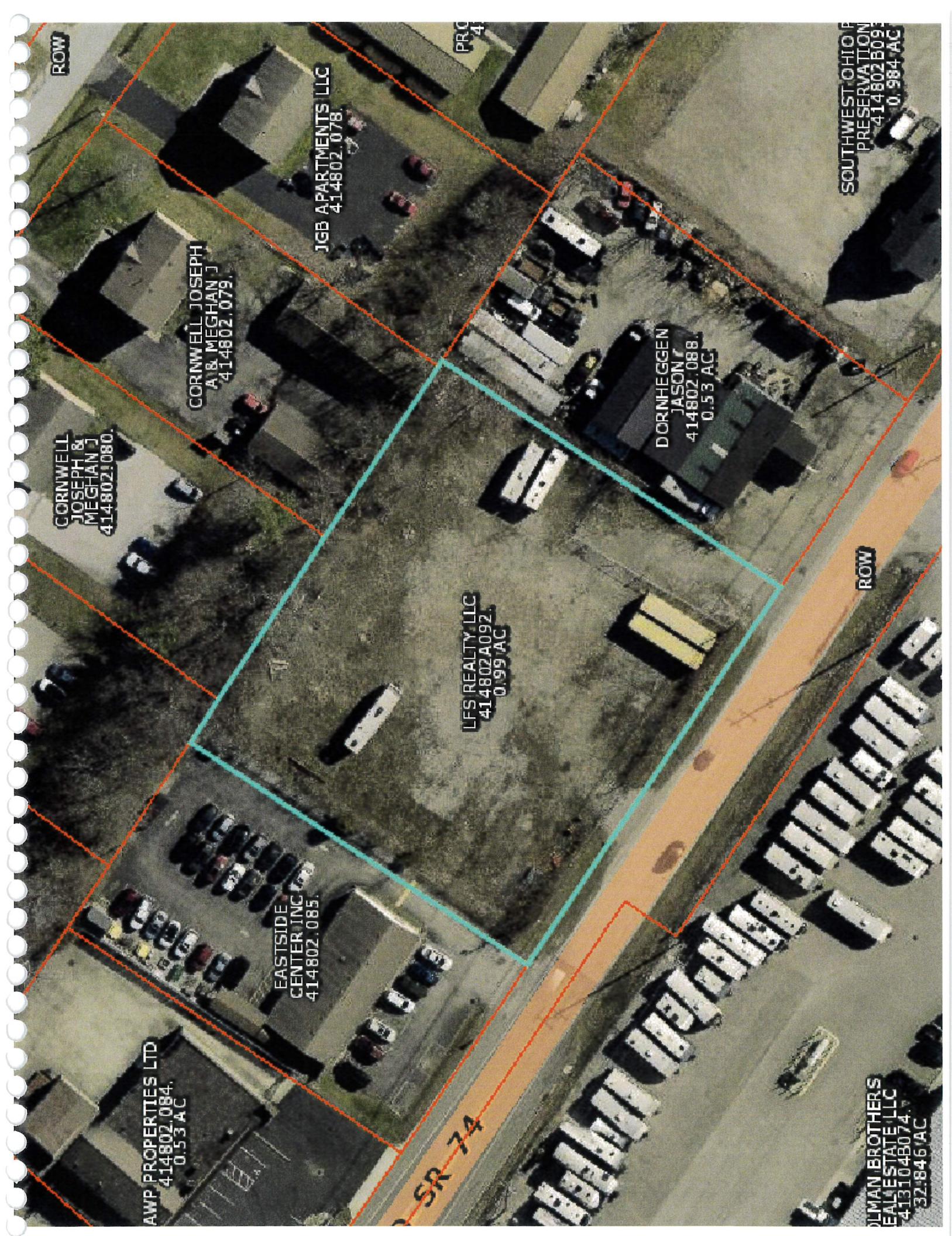
COUNTY OF

Clermont

Subscribed and sworn to before me this 7th day of September, of this year
2023.



Notary PublicMy commission expires 02/13/2025



LEGAL DESCRIPTION

Auditor's Parcel No. 41-31-03-1277

EXHIBITA

Situated in Union Township, Clermont County, State of Ohio, and in Darby's Survey No. 2058 and more particularly described as follows:

Beginning at the intersection of the east line of Elick Lane and the center line of State Route 74; thence with the east line of Elick Lane South 47 deg. 01' West 562.05 feet to a stake; thence North 43 deg. 01' West 100.00 feet to a stake, the beginning corner of the following described property; thence leaving Elick Lane South 47 deg. 33° West 217.81 feet to a stake; thence North 43 deg. 01' West 100.00 feet to a stake; thence North 47 deg. 33 East 217.81 feet to a stake on the south line of Elick Lane; thence with said line South 43 deg. 01' East 100.00 feet to the place of beginning. Containing 0.500 acres, more or less.



current state of property









