



**UNION TOWNSHIP BOARD OF TRUSTEES  
OCTOBER 10<sup>TH</sup>, 2023 MEETING**

**ZONE MAP AMENDMENT**

**FIRST BAPTIST CHURCH OF GLEN ESTE, Applicant  
1030 Old SR 74, 1018 Old SR 74, Old SR 74,  
1028 Old SR 74, 1024 Old SR 74**



***Staff Report, Case# 5-23-Z:***

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**NATURE OF REQUEST**

*The Applicant has applied for a Zoning Map Amendment, requesting that five (5) parcels (PIN #s referenced below) totaling 3.327 acres be rezoned from Single-Family Detached Structure Residential (R-2) and Business (B-1) to Planned Development (PD) to establish various recreational uses and facilities.*

**LOCATION**

The subject property, owned by the First Baptist Church of Glen Este, is located on the northeast side of the Old State Route 74 intersection with Tealtown Rd. PIN #s 413220.005., 413220.006., 413220.007., 413220.008., 413220.010.

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 17,017 average daily trips (ADT) in the area of the proposed project. Tealtown Road is Major Collector 2-lane roadway with a traffic volume of approximately 8,170 average daily trips (ADT) in the area of the proposed project.

**ZONING**

As referenced earlier in this report, the property involved with this request is currently zoned Single-Family Detached Structure Residential (R-2) and Business (B-1). The affected property is bordered primarily to the northwest and to the south by Single-Family Detached Structure Residential (R-2) zoning. The property to the west is primarily zoned Business (B-1). To the northeast, east, and southwest the adjoining property is primarily zoned Planned Development (PD)—with the property to the northeast and east owned by the First Baptist Church of Glen Este.

## **RELATIONSHIP TO THE UNION TOWNSHIP COMPREHENSIVE 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 specifies that the Planned Development (PD) District is the precise mechanism to achieve planning goals—and to convert residential properties to commercial—in this area of the Township. *Additionally, the Plan indicates that the northern portion of the corridor is most appropriate for neighborhood-oriented uses, similar in nature to those proposed with the Applicant's request.*

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 UNION TOWNSHIP ZONING RESOLUTION**

**Please refer to Article 6, Sections 680-684 and Section 687 of the Union Township Zoning Resolution with respect to “PD” Planned Development District regulations:**

**680. “PD” Planned Development District.**

The “PD” District’s purpose is to provide sites for business or mixed business/residential developments at appropriate locations in relation to existing and potential land uses; to afford an attractive setting for developments; and to harmonize proposed developments with surrounding land uses. These regulations are established pursuant to authorization under Ohio Revised Code Chapter 519 (2001), as amended, for townships to adopt Planned-unit Development zoning.

**681. Regulation Conflict.**

If a conflict arises between these “PD” regulations or an approved “PD” plan and other sections of this resolution, the “PD” regulations and approved plan shall prevail for land zoned Planned Development District.

**682. Approved Plan Governs Use.**

Land use for any property in the “PD” District shall be consistent with the use, design, and details contained in the approved “PD” plan for that property and any conditions of approval. Other applicable regulations from this resolution, such as nuisance regulations, also apply to “PD” property. Pursuant to an approved plan, allowed uses in the “PD” District may include those stated in the “B-1” and “M-1” Districts, or substantially similar uses as determined by the Zoning Commission and Board of Trustees. Integrated residential use with commercial development may be considered for approval in the “PD” District, with residential density not to exceed that of the “R-1” District.

**683. Procedure to Rezone Property to “PD.”**

1. The property owner may submit an application for a zone change to “PD” Planned Development District to the Union Township Planning & Zoning Department. The application shall contain fifteen (15) copies of the completed form, attachments, a site plan conforming to the “site plan requirements” below, and the required fee.
2. The application shall be processed in accordance with Ohio Revised Code Chapter 519 (2001), as amended.

**684. “PD” Plan Requirements.**

1. All site plans shall contain the elements stated in [Section 1131](#). In addition, the following shall be included on the plan:
  - a. Building lot area coverage percentage.
  - b. Residential density, if applicable.
  - c. Detailed description of façade materials for all proposed structures.
2. The site plan shall contain on the cover the following signature lines to be signed by the property owner and Planning & Zoning Director before a zoning certificate is issued...
3. A separate landscaping page shall be included in the plan, illustrating the following:
  - a. Landscaping over ten percent of the lot area. Detention/retention areas are not considered part of the ten percent requirement.
  - b. Location and description of landscape plantings, groundcover, and specific treatment of any other open spaces
  - c. A ten-foot landscaped buffer yard along any public right-of-way or private street easement. A continuous three-foot grass (or other plant covered) berm or continuous row of three-foot-tall (at planting) shrubs, setback at least three feet from the right-of-way or easement line, shall be provided within the buffer yard.
  - d. A twenty-foot landscaped buffer yard along any adjoining residential zone. The buffer yard must also contain one of the following screening mechanisms:
    - (1) A continuous wood privacy fence at least six feet high and at least one tree four feet tall (at planting) spaced every ten feet on the neighbor’s side of the fence; or
    - (2) A continuous row of evergreens at least six feet tall (at planting), spaced no more than five feet; or
    - (3) A continuous grass (or other plant covered) berm at least five feet tall and at least one tree four feet tall (at planting) spaced every ten feet along the berm crest.
    - (4) If existing natural vegetation is proposed as screening, the landscape plan must provide detail of existing conditions sufficient to show screening equivalent to the above exists, and with sufficient detail for future zoning enforcement purposes.
  - e. Buffer yards must be landscaped and may not contain any other uses. Landscaped detention/retention may be placed in the buffer yard provided it does not interfere with the adjoining property.
  - f. In addition to the ten percent general landscaping requirement, internal planting islands equal to five percent of the entire parking lot area shall be placed within parking lots. The islands shall be dispersed so to break up the pavement expanse. Internal planting islands shall be curbed, and contain a minimum area of one hundred twenty square feet and eight feet of width. At least one shade-type tree a minimum of eight feet tall at installation shall be included for each two hundred square feet of internal planting area. Developments with twenty or fewer total parking spaces are exempt from this requirement.

## **BACKGROUND**

The Township rezoned four (4) of the parcels to the east of the proposed project site to a Planned Development District in 2004—which ultimately established the governing site development plan for the First Baptist Church of Glen Este. Minor amendments were authorized in 2006 (for wall signage) and 2010 (to reduce and / or eliminate the previously approved landscape buffer). In 2012, a major amendment was approved for a new sanctuary and the adaptive reuse of some of the existing structures.

Since September of 2017, the First Baptist Church of Glen Este has acquired four (4) of the five (5) parcels involved with this particular request. The Applicant's current, proposed plan is to expand upon and complement the Church's existing uses on the adjoining property.

\*Please refer to the Applicants' statements, plans, and other application enclosures.

## **STAFF REVIEW & ANALYSIS**

The Applicants' proposal appears to meet the objectives of the Horizon 2030: Union Township Comprehensive Land Use Plan's Future Land Use Policies and Recommendations for the Old SR 74 (Summerside/Willowville) Corridor. The proposed plan would result in the consolidation of fragmented and underutilized parcels, while establishing neighborhood-oriented uses. The one (1) proposed structure, a bathroom facility, is proposed to consist of brick, a high-quality / traditional building material. Although vegetative buffering is not proposed as a part of this plan, the majority of the site is intended to be utilized as green space—and the proposed vegetation is in line with the landscaping and buffer amendments that the Township permitted on the adjacent Church property in 2010. Recent stormwater improvements have been made, with potentially more improvements being considered (and made as needed) and compliance would be addressed through the County's review process. Additionally, the Applicant would meet or exceed all of the minimum setbacks for the proposed use(s), and the uses are consistent with the existing First Baptist Church of Glen Este PD located to the east of the subject properties.

At present, the current remaining technical questions and issues are set forth in the "Recommended Modifications" section of this report.

## **ZONING COMMISSION RECOMMENDATION:**

The Union Township Zoning Commission met on September 27<sup>th</sup>, 2023 to review this request for a zoning map amendment. At that time, the Zoning Commission voted (unanimously) to approve the Applicants' request to the Board of Trustees, with respect to a rezone of the subject property from *Single-Family Detached Structure Residential (R-2) and Business (B-1)* to *Planned Development (PD)*. The Zoning Commission's recommended modifications to this proposal are as noted on the next page, consistent with staff's recommended modifications in its report (including one additional item, number 8).

## **RECOMMENDED MODIFICATIONS**

If the Board should choose to forward a favorable recommendation to this PD Zone Map Amendment request, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

- 1) The Applicants would need to 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) There is no signing proposed at this time. However, for future reference, any / 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.
- 3) 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.
- 4) 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.*
- 5) 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 zoning permit by the staff. *This is an item that can be addressed administratively by staff.*
- 6) Staff recommends the consideration and use of vegetative buffering and landscaping strategies in the southwestern and northwestern portions of the site, particularly along the shared property lines with adjacent residential uses.
- 7) Staff recommends a 10-foot high fence to be established around the perimeter of the proposed pickleball courts—which is considered the standard height of pickleball enclosures.
- 8) The Applicant must move the proposed improvements on the Church's property approximately 20 feet more east, away from Tealtown Road, to alleviate safety concerns.

## **ACTION REQUIRED**

In accordance with Sections 680-687 of the Zoning Resolution, the Board of Trustees' role in this process is to either enter a motion to recommend approval, approval with some modification(s), or denial of the Applicants' request to rezone the subject property, as submitted—and / or with any further modifications as deemed appropriate.

D. How is the proposed zoning district appropriate considering surrounding zoning and land use?

Our project is to build recreational facilities for the church's use.

The two football fields will be smaller than regulation football fields to be used for a youth Upward flag football league. We will also add two pickleball courts, two restrooms, a small playground, and asphalt walking track around the recreational area.

The impact on traffic will be negligible as practices and games would only take place during off-peak hours.

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.

*Jeffrey T. Moss*  
Jeffrey T. Moss  
Applicant\*

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

STATE OF OHIO  
COUNTY OF

*Clermont*

Subscribed and sworn to before me this 24<sup>th</sup> day of August, of this year  
2023.

*Tyler Batt*  
Notary Public

My commission expires 8/6/2028



