



UNION TOWNSHIP BOARD OF TRUSTEES
JANUARY 9TH, 2024 MEETING

OVERLAY DISTRICT PLAN

CHARLES FRANCUS, Applicant
1136 OLD STATE ROUTE 74



Staff Report: CASE # 13-23-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 a 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 single storage container on the site. Analysis of previous aerials indicate that the property has been primarily used for limited 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 ‘preferred’ 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 three (3) proposed structures being: 30 feet x 160 feet (rear), 30 feet x 180 feet (middle), and 20 feet x 140 feet (front). In total, the Applicant is requesting ~~13,000~~ **12,800** square feet of storage building space on the lot—*with the buildings reconfigured in consideration of the Township Fire Department’s review / comments. The proposed access and interior driveway areas would be paved.* As the current plan shows, front yard setback relief would be needed, with the proposed front structure being located approximately 27 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 35 feet away from the rear property line—*instead of the required 100-foot front yard setback. The majority of the proposed visible building faces, as seen from Old State Route 74, would be red brick—as shown in the Applicant’s renderings—which would meet or exceed the Township’s requirements regarding the use of high-quality, traditional building materials* (as set forth in the Zoning Resolution and Comprehensive Plan for this particular Corridor). *Proposed signage information has been submitted (as far as the proposed location, look and materials of the signage) and a landscaping / buffer yard plan has been submitted—with the number of burning bushes in the front yard to be determined based on the spacing of the proposed plantings.* Finally, there has been no lighting plan submitted; however, the Applicant has noted that the proposed facility will feature solar lighting.

Additionally, the Applicant has withdrawn an ‘alternative’ conceptual site plan to request an increased intensity to the pre-existing, non-conforming outside storage use on the property.

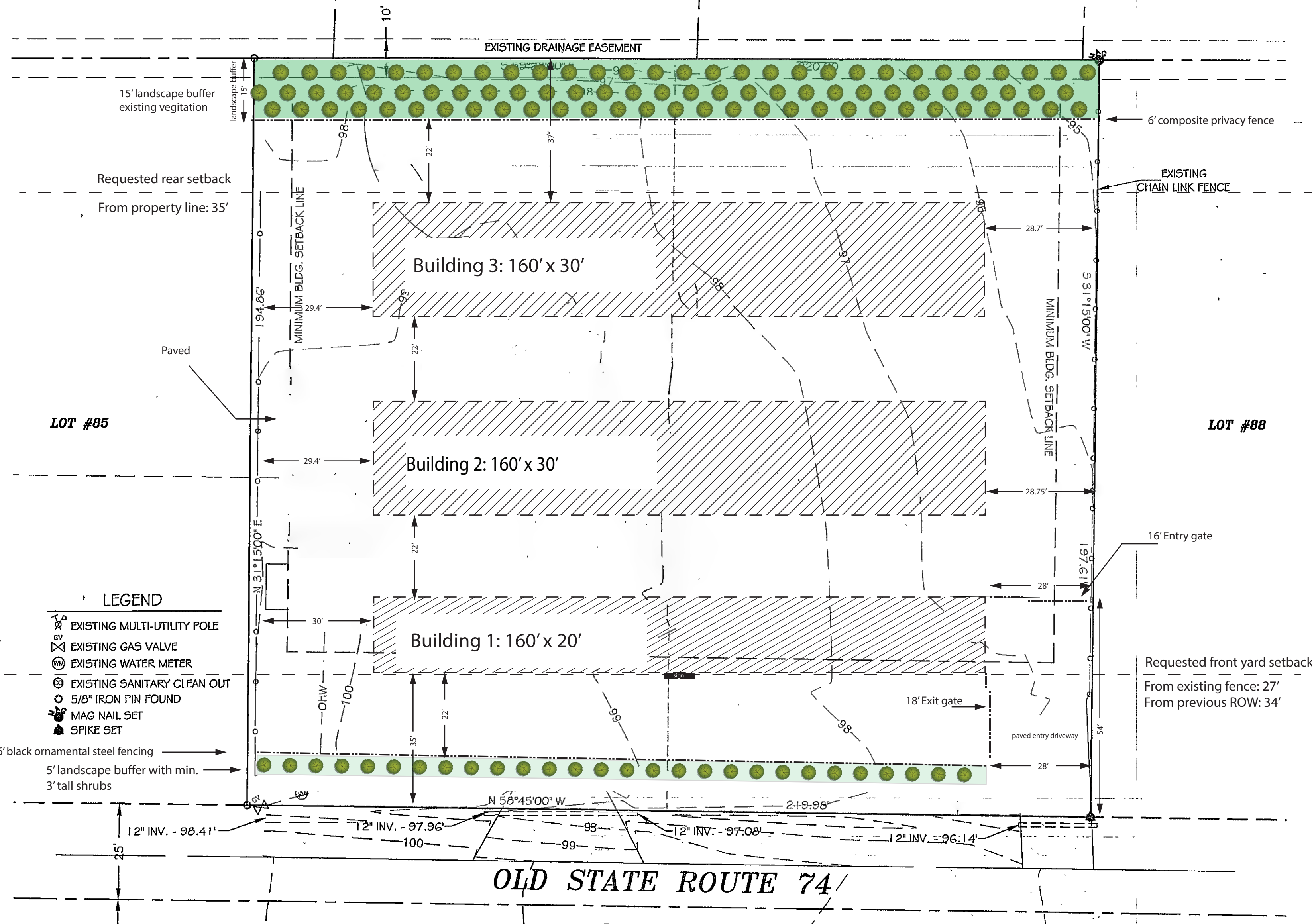
ACTION REQUIRED

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 detailed landscaping plan—including the final number of proposed plantings in the front yard. 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) 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) As of **December 27th, 2023**, there are a few 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.*





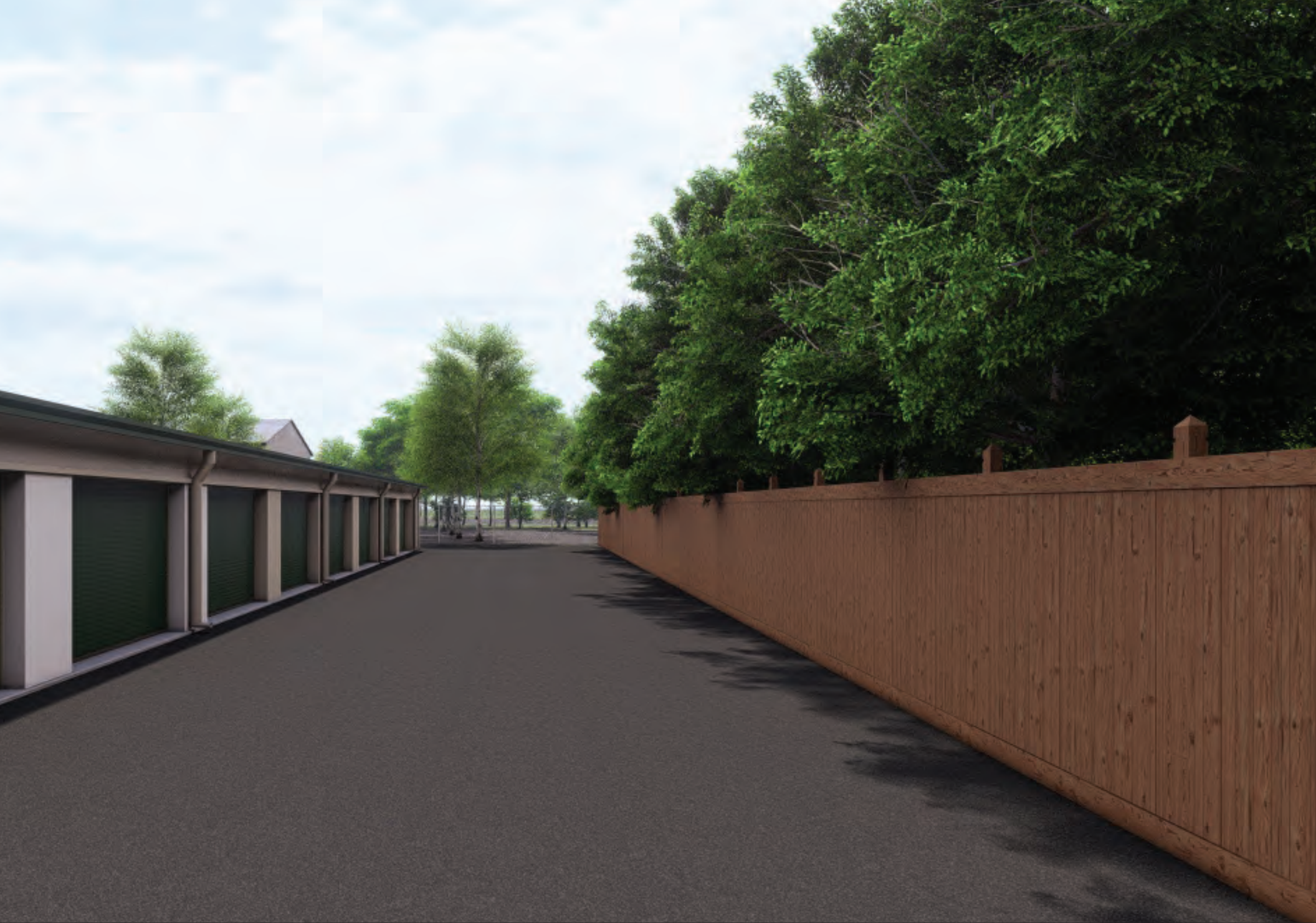
View from St Rt 74. Entry and exit gates. Landscaping.



Detail of fence and brick at main entry



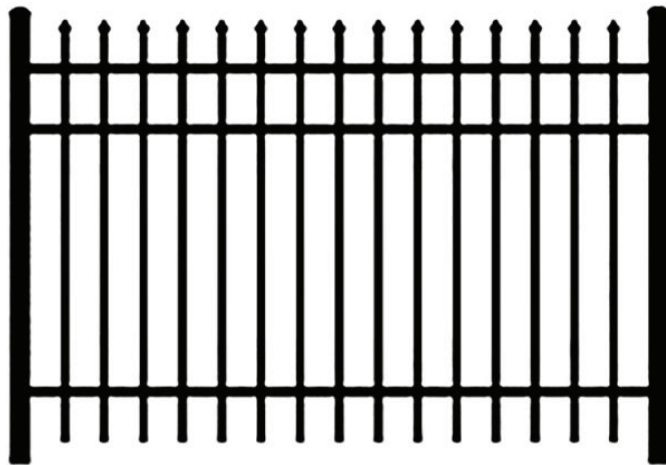
Inside fence detail view of south face of building 1 featuring backlit channel letter sign affixed to brick face



North drive of property featuring composite privacy fence in front of landscape buffer yard

6' black aluminum ornamental fencing

Used along St Rt 74 and all gates



Red brick building materials

Red brick will be used on walls of buildings visible/facing St Rt 74

The images below represent the style of brick and color of trim (beige) intended



6' composite privacy fence

Used along the north side of the property, to the south of the 15' landscape buffer consisting of existing natural vegetation



Signage

Backlit channel letter sign mounted to brick building face

