



**UNION TOWNSHIP BOARD OF TRUSTEES
JANUARY 9TH, 2024 MEETING**

MAJOR AMENDMENT, PD

**MOUNTAIN AGENCY EASTGATE LLC, Applicant
1117 STATE ROUTE 32**



Staff Report: CASE # 12-93-Z

NATURE OF REQUEST

*The Applicant is requesting the approval of a Major Amendment to a Planned Development District from the Union Township Board of Trustees for an 11.365-acre property (PIN # 413103I349) in order expand a recently-approved Hyundai sales and service center. *Please refer to the Applicant's statements, plans, and other application enclosures.*

LOCATION

The subject property, owned by Mountain Agency Eastgate LLC, is located on the southwestern corner of State Route 32 and Glen Willow Lake Lane.

ZONING

The subject property is zoned Planned Development (PD), with Planned Development (PD) zoning also adjacent to the north and northwest. To the south and east, the adjacent properties are zoned Industrial (M-1). To the southwest, the property is zoned Planned Multi-Family Residential (R-3).

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 Central (SR 32) Retail Corridor. The plan identifies this area as the primary retail and commercial corridor within the Township, and therefore, the area is ripe for infill development that maximizes intensity and efficiency of land use. Among other things, the Plan calls for architectural standards that promote cohesive and attractive design and an enhanced quality of life (and additional investment), sidewalks, shared driveway and parking configurations whenever practical, and site development to be conducted in a manner that focuses on maximizing land use efficiency with infill development.

For commercial development, the use of traditional building materials, adequate vegetative buffering, landscaping strategies along shared property lines, and landscaping enhancements along the corridor frontage is also required, in accordance with the Plan.

BACKGROUND

The Jeff Wyler Auto Mall Planned Development (PD) has been in existence for more than three (3) decades, with the bulk of activity consisting of the used car dealership, an automobile inventory area, and an overflow inventory storage area adjacent to Clepper Lane. As time has passed, several properties have been added to the PD as a result of property acquisition and consolidation by Mountain Agency Eastgate LLC. The owner received approval to construct a new 11,715 square-foot Mazda dealership and a new 12,220 square-foot used car dealership in 2014 (with the latter being located to the east of the Mazda dealership). *The owner received approval in October of 2023 to modify the existing used car facility so that a new Hyundai dealership could be established on the site (in place of the used car sales dealership).* The Applicant now seeks to add approximately 12,133 square feet for vehicle maintenance space, including service bays.

STAFF REVIEW & ANALYSIS

Overall, the proposed Major Amendment to this particular Planned Development appears to be consistent with the prior approvals for the Jeff Wyler site, as well as previous approvals for the SR 32 Central Retail Corridor. While some architectural elements still need to be confirmed, the project will enhance the investment associated with the site, promote cohesive and attractive design, and the use is compatible with current onsite and surrounding uses. Access to the site is adequate given the current configurations (including via Clepper Lane, a Minor Collector with an ADT of 4,306) and recent road improvements. There is a new sidewalk located along the southern portion of Clepper Lane, which was part of the aforementioned road improvements. Although there is not a landscaping plan for additional landscaping proposed for this particular project, this is in-line with previous Township approvals for the car dealership uses associated with this PD and the property. There has not been any proposed signage included with this application. In conversations with staff, the Applicant's representative has expressed that some small new signage is possible (to acknowledge the new service area of the Hyundai dealership).

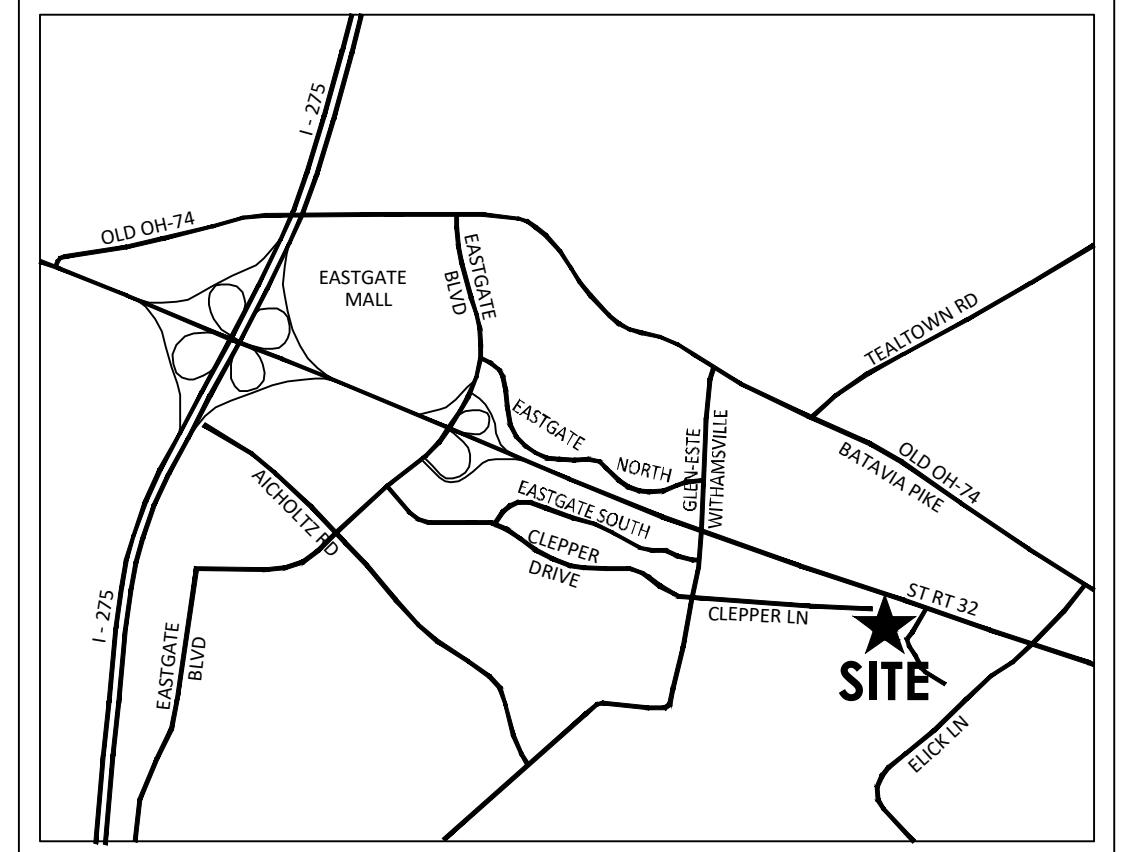
ACTION REQUIRED

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 approve, approve with some modification, or deny the Applicant's request 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 PD Major Amendment application, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

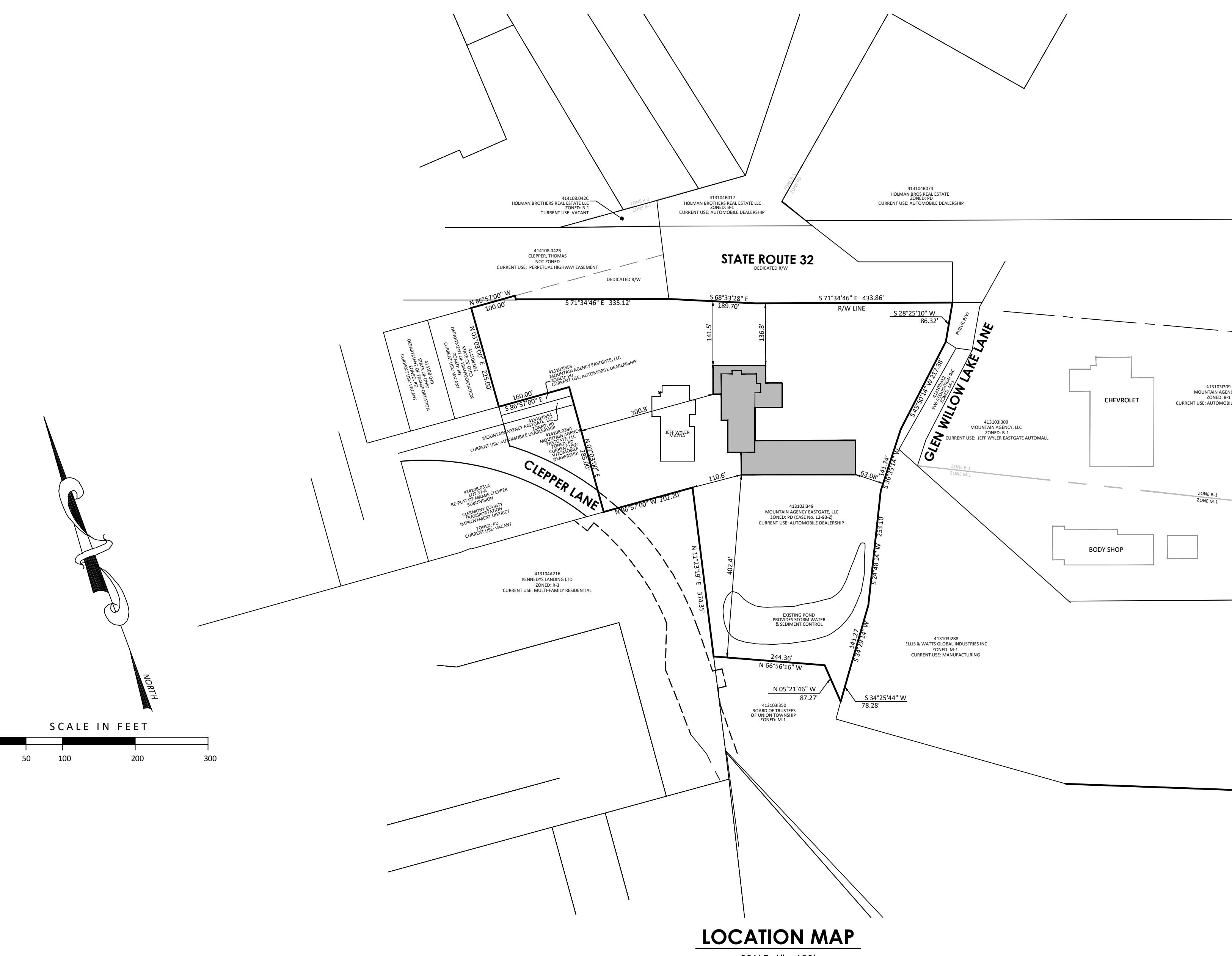
- 1) The Applicant would need to address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department, the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) The Applicant would need to provide additional information with respect to the proposed primary structure improvements—to ensure that the architectural standards and proposed building materials meet the requirements and standards set forth in the Township's Comprehensive Plan and Zoning Resolution. *This is an item that can be addressed administratively by staff.*
- 3) An updated photometric / site lighting plan would ultimately need to be submitted. The final photometric plan needs to be revised to acknowledge that the proposed light being emitted from this site is equal to, or less than, one-foot candle along the east, west and south property lines (unless there is a pre-existing, non-conforming condition that exists).
- 4) A final, revised signage plan will ultimately need to be submitted for the Applicant to obtain the necessary commercial zoning permit. *This item will be subject to administrative review and approval.*
- 5) As of January 3rd, 2024, there are a couple 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.*



VICINITY MAP

NTS

1. PARCEL DATA:
SITE ADDRESS: 1117 STATE ROUTE 32
PARCEL NO. 4131031349, 11.3652 Ac.
2. OWNER
THE MOUNTAIN AGENCY EASTGATE, LLC.
401 MILFORD PARKWAY, SUITE A
MILFORD, OH 45150
3. ZONING CLASSIFICATION: "PD"
4. EXISTING HYUNDAI BUILDING AREA: 12,142 S.F.
PROPOSED HYUNDAI BUILDING ADDITION: 24,353 S.F.
TOTAL HYUNDAI BUILDING AREA: 36,495 S.F.
TOTAL EXISTING MAZDA BUILDING AREA: 12,618 S.F.
5. BUILDING HEIGHT: 26 FT, ONE STORY
6. UPON COMPLETION OF THIS PROJECT, THE SUBJECT PARCEL WILL CONTAIN 719 PARKING SPACES.
7. ALL UNPAVED AREAS WILL BE LANDSCAPED AS LAWN.
8. NO PART OF THIS SITE IS LOCATED WITHIN A 100-YR FLOODPLAIN.
9. EXTERIOR POLE LIGHT, CANOPY LIGHTING, OR SIMILAR LIGHTING SHALL BE FLAT LENS DESIGN AND SHIELDED SO THAT ALL LIGHT IS DOWN DIRECTED. SAG LENS LIGHTING IS PROHIBITED.
10. CONSTRUCTION IS ANTICIPATED TO BE COMPLETED DECEMBER 2024.
11. LOCATION OF EXISTING UTILITIES SHOWN HEREON IS APPROXIMATE AND IS FOR THE CONTRACTOR'S CONVENIENCE ONLY. OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. THE OWNER AND ENGINEER ASSUMES NO LIABILITY FOR THE LOCATION OF ANY AND ALL UTILITIES WITHIN THE LIMITS OF WORK. ANY DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. EXISTING FACILITIES PROVIDE ADEQUATE STORM WATER DETENTION FOR THE PROJECT AREA.
13. EROSION AND SEDIMENTATION CONTROL MEASURES AND SEDIMENTATION BASINS ARE TO BE IN PLACE BEFORE BEGINNING SITE WORK.
14. LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY GROUND CONDITIONS AND EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
15. UNLESS OTHERWISE NOTED, MATERIALS AND SPECIFICATIONS SHALL CONFORM TO THE CONSTRUCTION AND MATERIALS SPECIFICATIONS OF ODOT.
16. ALL CONSTRUCTION AND PERMANENT STRUCTURES WHICH ARE CONSIDERED PART OF THE STORMWATER MANAGEMENT AND SEDIMENT CONTROL SYSTEM SHALL ADHERE TO THE LATEST ISSUE OF THE "CLERMONT COUNTY WATER MANAGEMENT AND SEDIMENT CONTROL REGULATIONS" AND SHALL BE SUBJECT TO FIELD INSPECTION BY THE CLERMONT COUNTY ENGINEERING DEPARTMENT TO VERIFY COMPLIANCE. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY CLERMONT COUNTY DEPENDENT ON SITE CONDITIONS.
17. IT SHALL BE THE CONTRACTOR'S OBLIGATION TO INSTALL, MAINTAIN, AND/OR REMOVE AS REQUIRED, ALL BARRIERS, INLET FILTERS, SEDIMENT BASINS, AND OTHER EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS OR AS NECESSARY TO PREVENT STORM WATER POLLUTION. ALSO INCLUDED IS THE PERFORMANCE AND MAINTENANCE OF A LOG OF INSPECTIONS AS REQUIRED BY THE N.P.D.E.S. PERMIT. THE INSPECTIONS AND LOG MAINTENANCE SHALL START WITH THE COMMENCEMENT OF THE JOB AND SHALL CONTINUE UNTIL 30 DAYS AFTER INSTALLATION OF THE BASE COURSES OF PAVING. THE LOG SHALL THEN BE TURNED OVER TO THE OWNER OR HIS REPRESENTATIVE.



INDEX OF SHEETS

SHEET #	DESCRIPTION
C1	COVER SHEET
C2	DEMOLITION PLAN
C3	LAYOUT PLAN
C4	UTILITY & GRADING PLAN
C5	DETAILS
C6	LIGHTING PLAN

BUILDING ADDITION & RENOVATIONS
FOR
JEFF WYLER HYUNDAI

UNION TOWNSHIP
CLERMONT COUNTY, OHIO
COVER SHEET

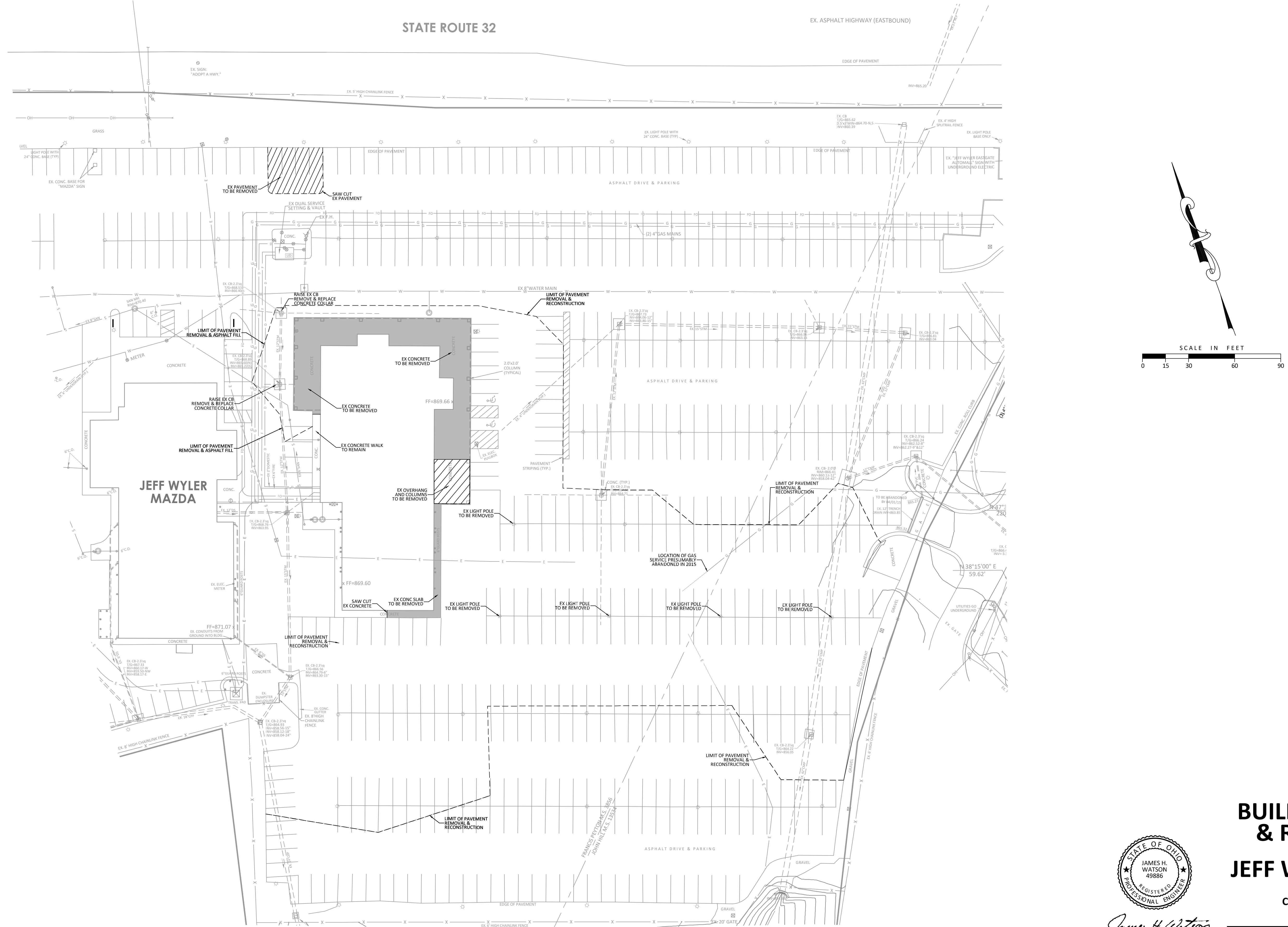


James H. Watson

Date	04/27/23
Scale	AS NOTED
Drawn By	BC
Proj. Mgr.	JW
Survey Database	08417013
TWP COMMENTS	10/25/23
ROOF DRAIN COLLECTORS	JW
11/07/23	DWG 08417014-IMP-Hyundai & Used Cars Service
SERVICE DEPT EXPANDED	JW
11/27/23	X-Ref(s) 08417013-BAS-05
Project Number	08417.01
File No.	Sheet No.



STATE ROUTE 32

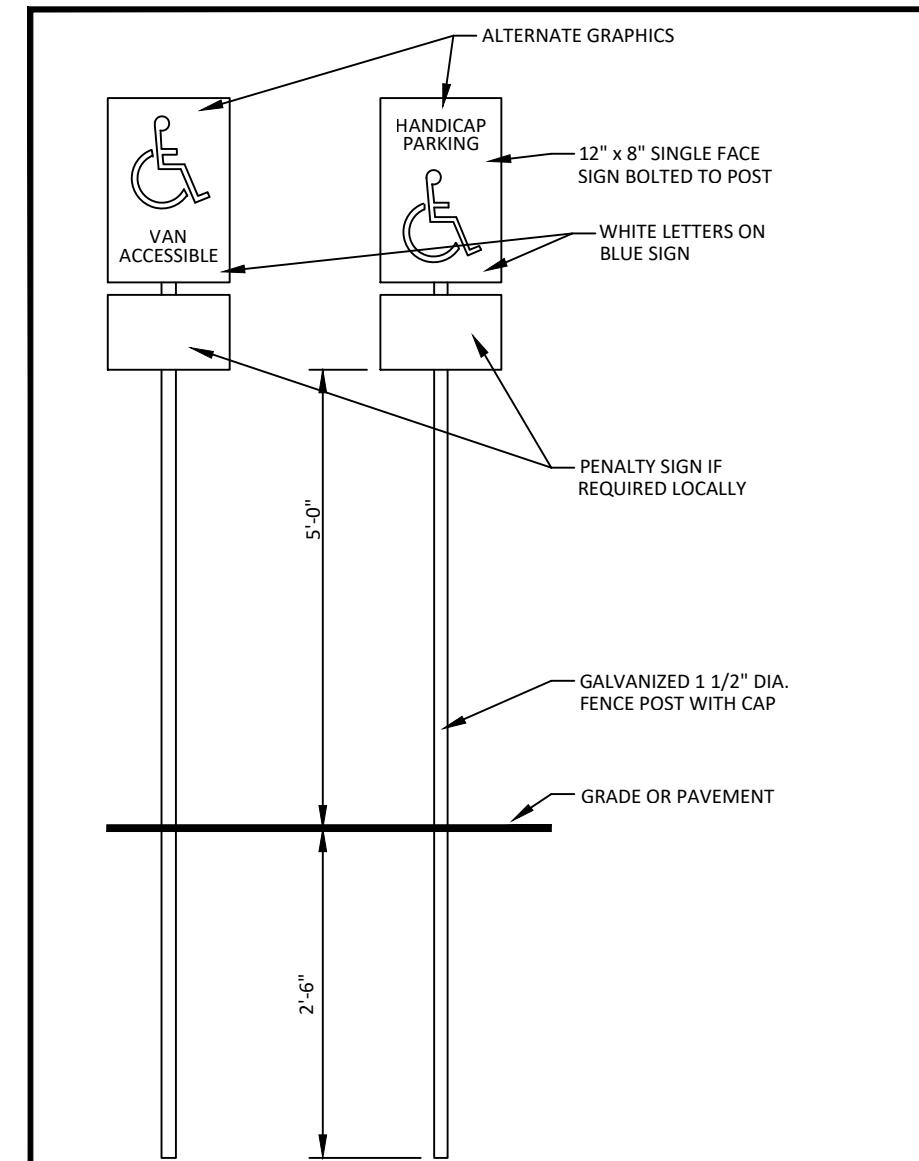


BUILDING ADDITION & RENOVATIONS FOR JEFF WYLER HYUNDAI



James H. Watson





HANDICAP PARKING SIGN

N.T.S.

BLUE REFLECTIVE PAINT

6'-8"

2'-0"

1'-0"

8"

1'-8"R

2'-0"

3"

8"

OF PARKING SPACE

1'-0"

4"

1'-0"

5"

1'-0"

2'-6"

5'-9"

GRADE OR PAVEMENT

12" x 8" SINGLE FACE

SIGN BOLTED TO POST

WHITE LETTERS ON BLUE SIGN

PENALTY SIGN IF REQUIRED LOCALLY

GALVANIZED 1 1/2" DIA. FENCE POST WITH CAP

EDGE OF PAVEMENT

EX. 10' HIGH CONCRETE

EX. 12' STONE WALL

EDGE OF PAVEMENT

EX. 10' CONCRETE

EX. 12' CONCRETE

EDGE OF PAVEMENT

EX. 10' CONCRETE

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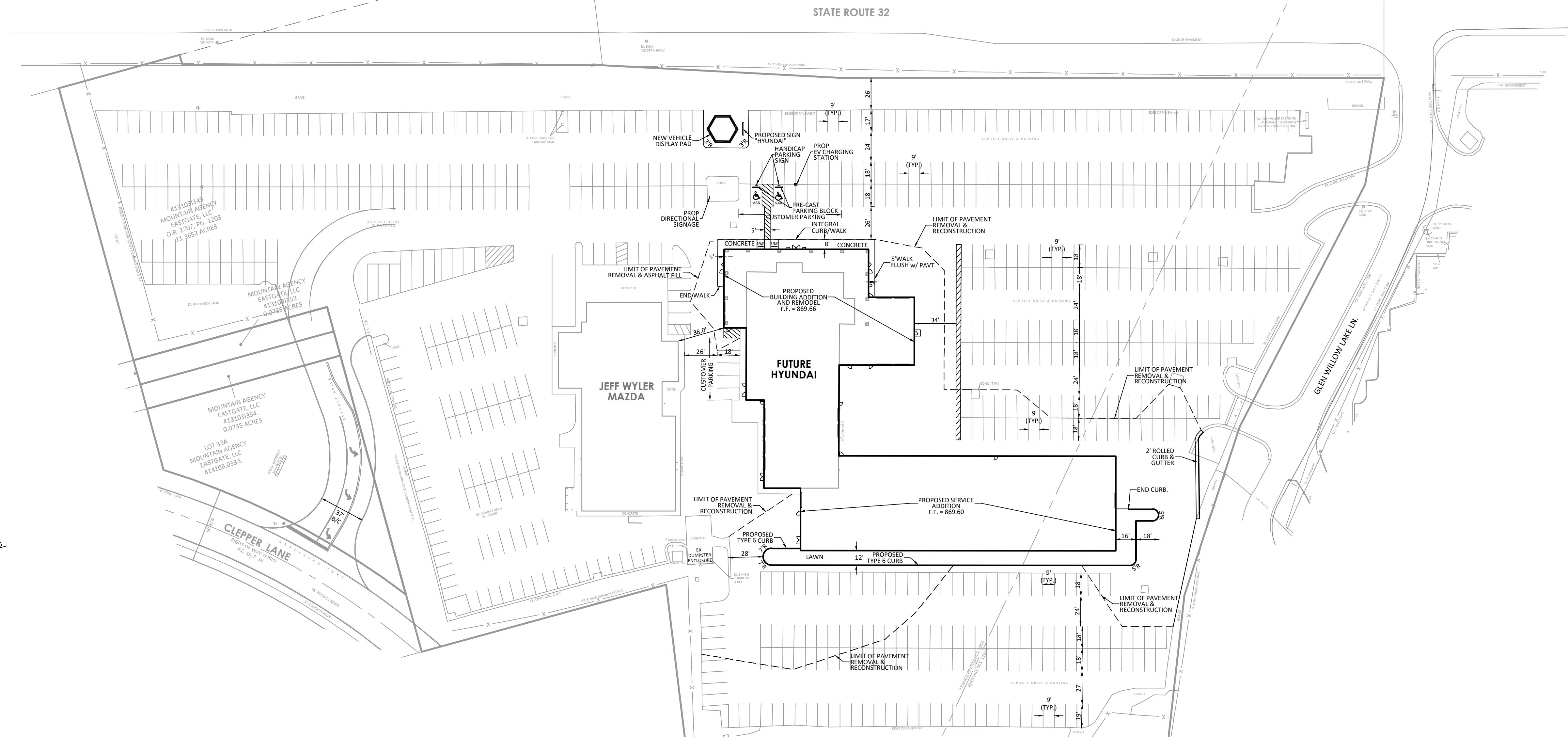
EDGE OF PAVEMENT

EX. 10' CONCRETE

EX. 12' CONCRETE

EDGE OF PAVEMENT

EX. 10' CONCRETE



SCALE IN FEET

0 25 50 100 150

BUILDING ADDITION & RENOVATIONS FOR JEFF WYLER HYUNDAI

UNION TOWNSHIP CLERMONT COUNTY, OHIO LAYOUT PLAN



James H. Watson

Date 04/27/23

Scale AS NOTED

Drawn By BC Proj. Mgr. JW

Survey Database 0841701

DWG 08417014-IMP-Hyundai & Used Cars Service

X-Ref(s) 08417013-BAS-05

Project Number 08417.01

File No. Sheet No. C3



811 OR 1-800-362-2764

CALL TWO WORKING DAYS BEFORE YOU DIG

(NON MEMBERS MUST BE CALLED DIRECTLY)

MSP
DESIGN

McGill Smith Punson

Architecture

Engineering

Landscape Architecture

Planning

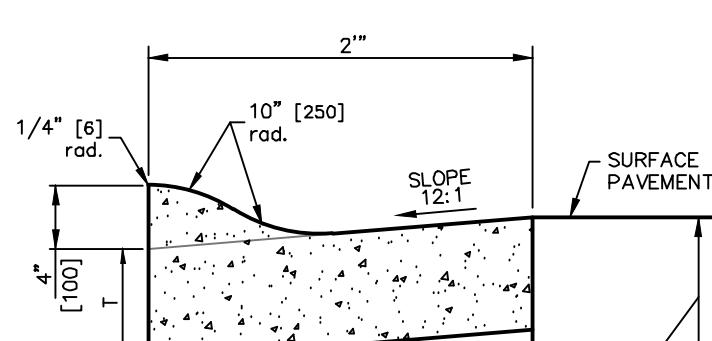
Surveying

Suite 190B

Cincinnati OH 45241

Phone 513.759.0004

www.mspdesign.com



ROLL CURB & GUTTER

N.T.S.

AS SHOWN ON TYPICAL SECTIONS IN PLANS

N.T.S.

ODOT ITEM 499 CLASS QC1 OR QC MISC

VARIES 1/4" / FT MAX

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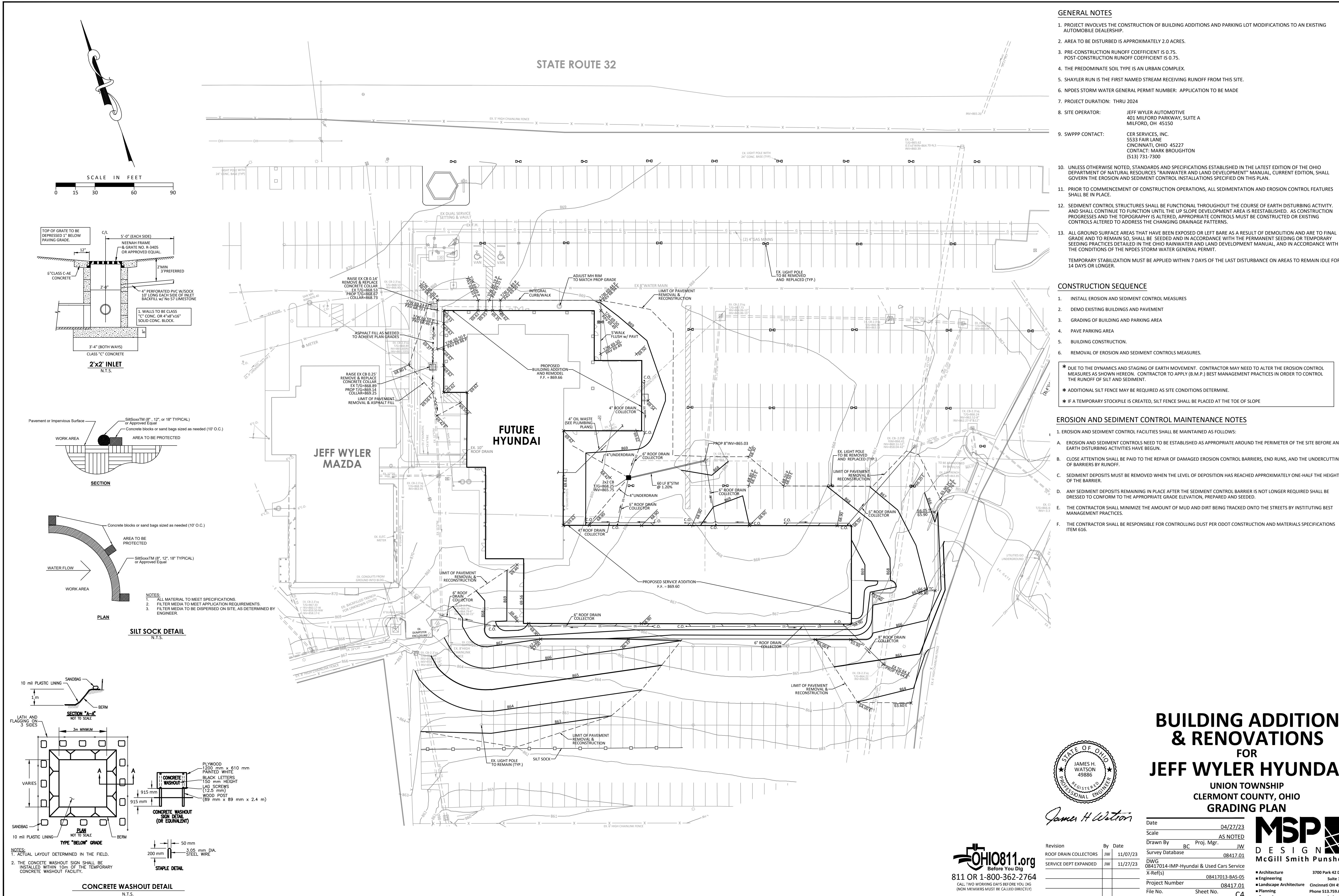
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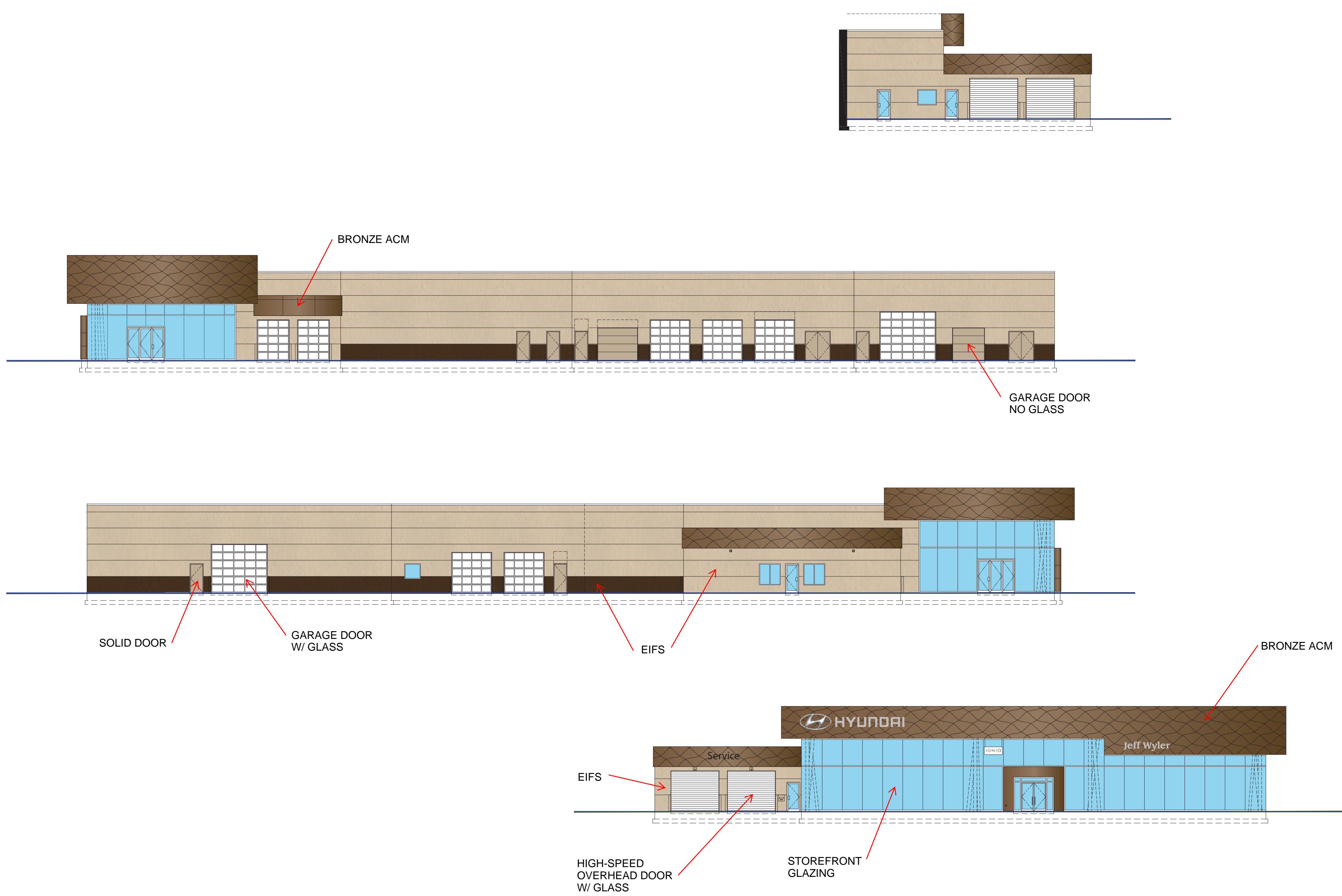
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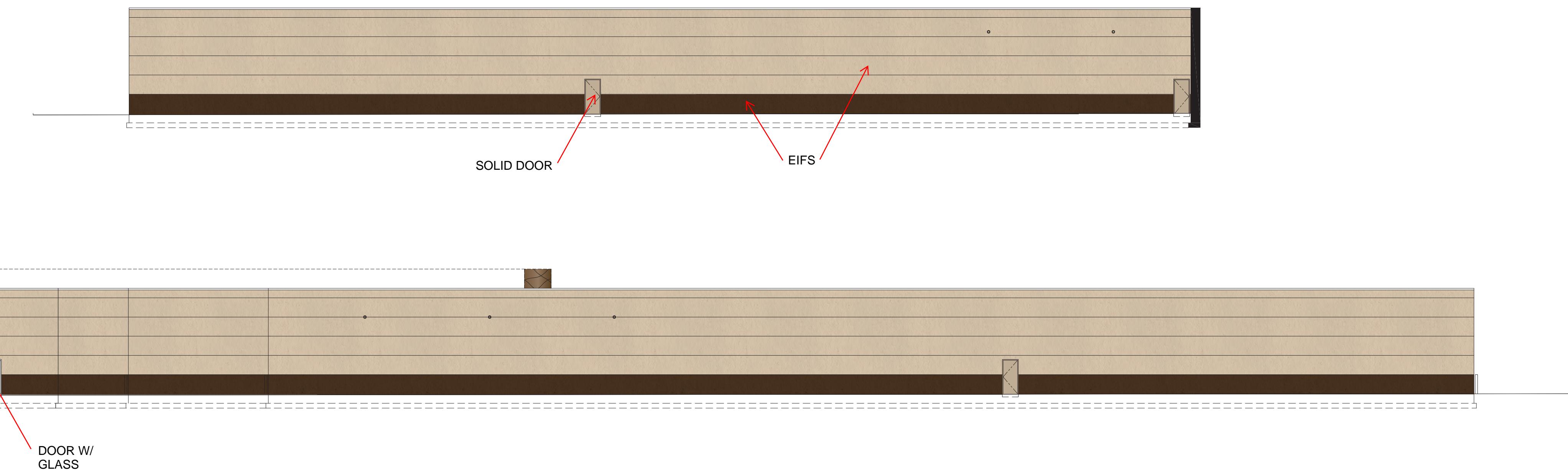
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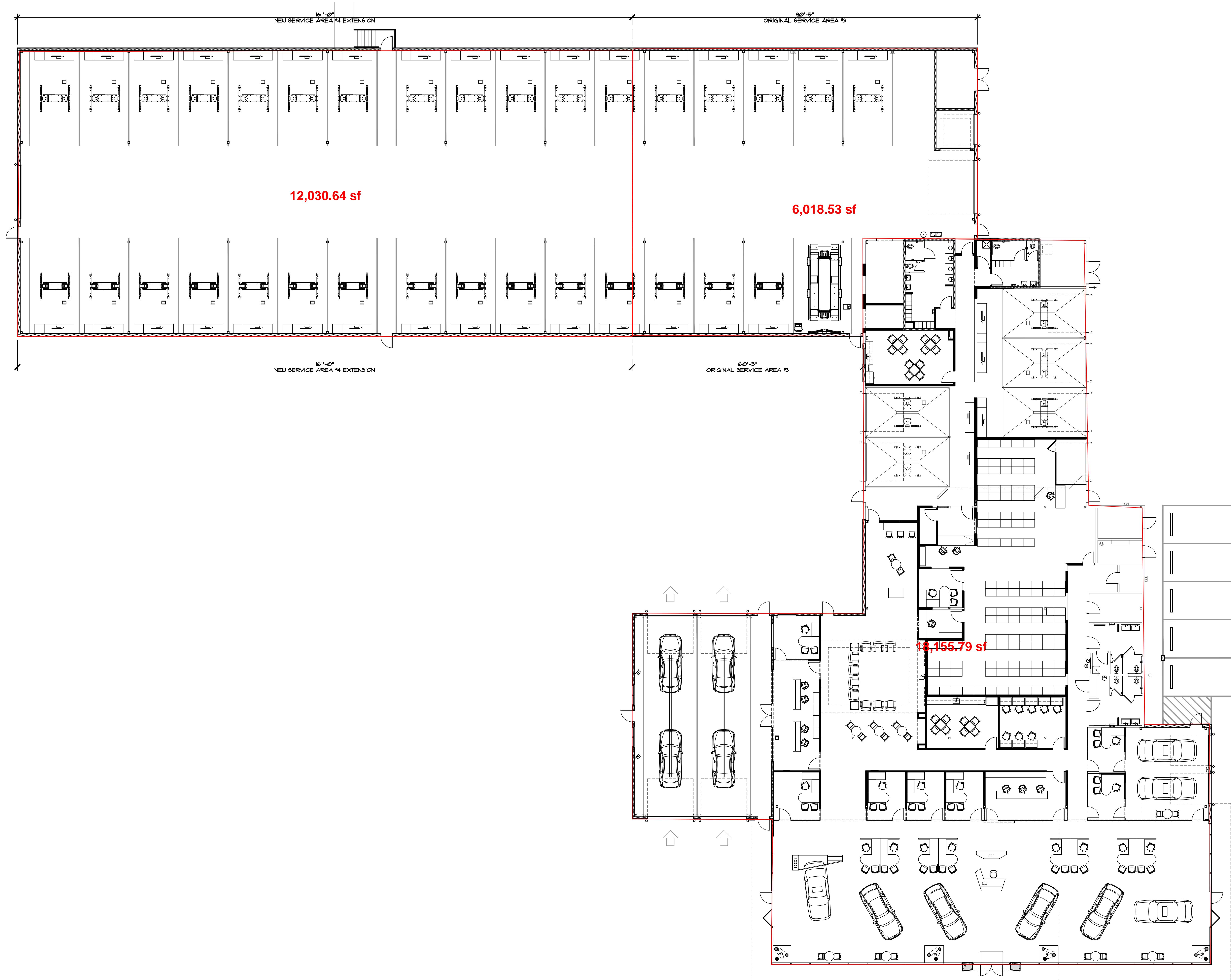
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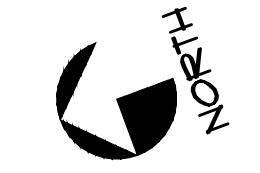






NEW FIRST FLOOR PLAN

SCALE: 1" = 10'-0"



AREA KEY PLAN

SCALE: NOT TO SCALE

