



**UNION TOWNSHIP BOARD OF TRUSTEES
MARCH 11TH, 2025 MEETING**

OVERLAY DISTRICT PLAN

**MIKE'S CARWASH, Applicant
507 STATE ROUTE 125**



Staff Report, Case# 3-25-O:

NATURE OF REQUEST

The Applicant is requesting Overlay District Plan Approval from the Union Township Board of Trustees for Parcel #413216A003. Specifically, the Applicant is seeking front yard setback relief for a new stand-alone / detached canopy for Mike's Carwash. The 1.35-acre site is located within the Ohio Pike Focus Area Overlay – Commercial Corridor (FA-CC).

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

LOCATION

The affected area of the property is located on the south side of State Route 125 at 507 State Route 125—approximately 70 feet southwest of the Hopper Hill Road and State Route 125 intersection.

ZONING

The zoning of the subject property is Business (B-1). All of the adjoining properties within 300 feet of the affected property are also within a Business Zone (B-1).

RELATIONSHIP TO THE UNION TOWNSHIP COMPREHENSIVE PLAN

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the subject property is located within the Ohio Pike (SR 125) Corridor. Currently, the Ohio Pike Corridor is heavily developed and traveled, and experiences delays associated with poor access management. The corridor has been rejuvenated of late through numerous reinvestment projects that have resulted in enhanced commercial activity and increased appeal. Among other things, the Plan calls for land use efficiencies, access control, and aesthetic improvement and reinvestment as priorities in this area of the Township. Additionally, the plan calls for monument style signage, pedestrian network enhancement where possible, adequate vegetative buffering, landscaping enhancements along the corridor frontage, and the use of the Planned Development (PD) District to achieve desired objectives in this corridor.

RELATIONSHIP TO THE FOCUS OVERLAY DISTRICT REGULATIONS

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

1307. Focus Area Overlay—Commercial Corridor Districts

Focus Area Overlay (FA) Commercial Corridor Districts shall be identified as FA-CC Overlay 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. To 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.

3. Designation.

The FA-Commercial Corridor Districts which meet the characteristics are the Ohio Pike Corridor, the Central (S.R. 32) Retail Corridor, the Bach Buxton Road Commercial Corridor, the Ivy Pointe Commercial Corridor, the Olive Branch- Stonelick Corridor, and the Mt. Carmel Business District Corridor.

BACKGROUND

The subject property was developed in 1998 as a carwash facility and appears to have remained in continuous operation. Apart from a Board of Zoning Appeals case (in 1998) to increase the square footage of the pylon signage, there have not been any other zoning cases involving this property.

STAFF REVIEW & ANALYSIS

The outside dimensions of the proposed stand-alone canopy are 22 feet by 29 feet—resulting in a footprint of 638 square feet (although the ground footprint is approximately 500 square feet, as the overhang adds an additional 2.5 feet on the eastern and western sides). The proposed canopy will have a total height of 13 feet, with a total clearance of 10 feet for vehicle passage underneath the canopy structure. *The purpose of the proposed canopy structure, which has become a fixture on each Mike's Carwash site, is to shelter employees from the weather / sun elements during working hours.*

Additionally, as part of this Overlay Plan request, the Applicant is proposing to relocate existing (previously authorized) wall signage to the eastern elevation of the proposed new canopy. *Both the current and proposed signage face toward the Hopper Hill Rd. To be clear, there is no additional / new sign area being requested at this time; however, a new Sign Permit would need to be acquired by the Applicant due to the change in the location of the signage.*

Overall, the current proposal appears to be consistent with 2030 Horizon Comprehensive Land Use Plan for the Ohio Pike Corridor Overlay Area. Additionally, Township staff has acknowledged that the 4 columns which support the proposed canopy will have no façade, which is a preventative measure aimed to limit, if not eliminate, cosmetic damage to vehicles.

**Please refer to the Applicant's statements, plans, and other application enclosures for more information regarding this application / request.*

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 involves front yard setback relief for a new stand-alone / detached canopy for Mike's Carwash—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 will need to address any concerns of the Ohio Dept. of Transportation (ODOT), 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) A sidewalk, consistent with ODOT's specs (if within the road right-of-way) or otherwise ADA specs, shall be required along all of the SR 125 frontage—either in or out of the road right-of-way.
- 3) A signage plan will ultimately need to be submitted for the relocation of existing signage. *This is an item that can be addressed administratively by staff.*
- 4) A Site Plan that meets all of the requirements set forth in Article 11, Section 1131 of the Union Township Zoning Resolution would also ultimately need to be submitted and approved, prior to the issuance of a subsequent (commercial) zoning certificate by Township staff. *This is an item that could be addressed administratively by staff.*
- 5) A landscaping plan indicating the removal and replacement or addition to any existing vegetation. *This is an item that can be addressed administratively by staff.*

APPLICATION FOR APPROVAL OF AN
OVERLAY DISTRICT PLAN
TO THE
UNION TOWNSHIP
BOARD OF TRUSTEES
4350 Aicholtz Road
Cincinnati, OH 45245
(513) 753-2300

Case# _____

Date _____

**APPLICATIONS CONTAINING INCOMPLETE INFORMATION WILL BE RETURNED.
PLEASE SUBMIT TEN COPIES OF APPLICATION & SUPPORTING DOCUMENTS (ORIGINAL SET + 9)**

I. PROPERTY INFORMATION

Property located at* 507 OHIO PIKE, CINCINNATI, OH 45255

*State full address if assigned, otherwise, describe location specifically.

Clermont County Auditor's Tax Parcel Number (PIN#) 41 - 32 - 16A - 003

Additional parcel numbers (if applicable)* _____

*All parcels comprising the development must be consolidated before a zoning certificate will be issued.

II. APPLICANT INFORMATION

A. Name* MIKES CARWASH Phone 513-677-4700

Mailing Address 100 NORTHEAST DRIVE, LOVELAND OH 45140

*Applicant must be the owner or lessee of the property (O.R.C. 519.12(A)). An original affidavit contained in Section V below must be executed and submitted by least one owner or lessee of each parcel contained in this application.

B. Contact Person EDDIE KRIEGER Phone 513-545-4778

Company MIKE'S CARWASH

Relationship to Applicant DIRECTOR OF CONSTRUCTION

Mailing Address 100 NORTHEAST DRIVE, LOVELAND OH 45140

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 CARWASH

Proposed Focus Area District and Classification Category _____

The Ohio Pike Commercial Corridor

Proposed Land Use CARWASH

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

1. The subject property is an existing Carwash. The Owner would like to update the property with a stand alone drive thru canopy to shelter the employees from the weather / sun elements during working hours while servicing customers. The logical location for this canopy is in the required 40' Front Yard building setback from the Property Line / Right of Way. Since this property is also a corner lot, the 40' building setback is also required at the Side Yard. We are requesting a review for a modification to the Overlay District to allow this improvement to the subject property.

2. The Owner is also proposing to relocate an existing wall sign to the proposed new canopy (on Hopper Hill Road side). There will be no additional wall signage. The proposed relocated sign will be within the required 10' from existing ROW (Section 910) and exceed the area of signage permitted on the Canopy Facade (Section 907.1). Canopy width = 22'. Allowable area of signage = 22' x 1.5 area of sign per lineal foot of building width = 33' (relocated sign is 49.78 sf.). We are requesting a review for a modification to the Overlay District to allow this modification to the signage.

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.



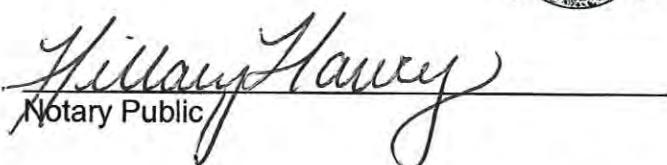
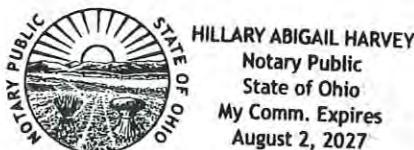
Applicant*

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

STATE OF Ohio

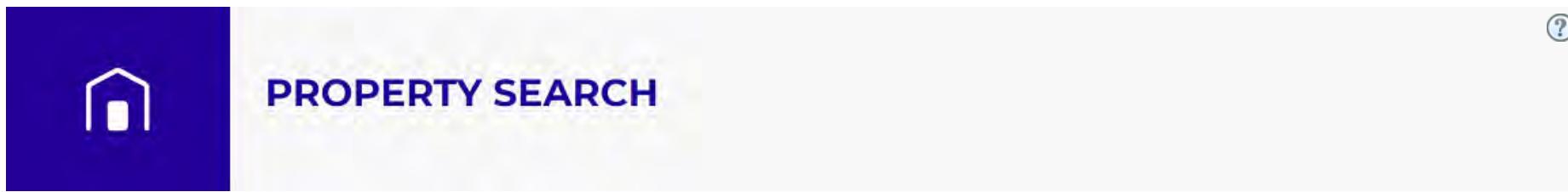
COUNTY OF Hamilton

Subscribed and sworn to before me this 10th day of February, of this year 2025.



Hillary Harvey
Notary Public

My commission expires 8.2.2027



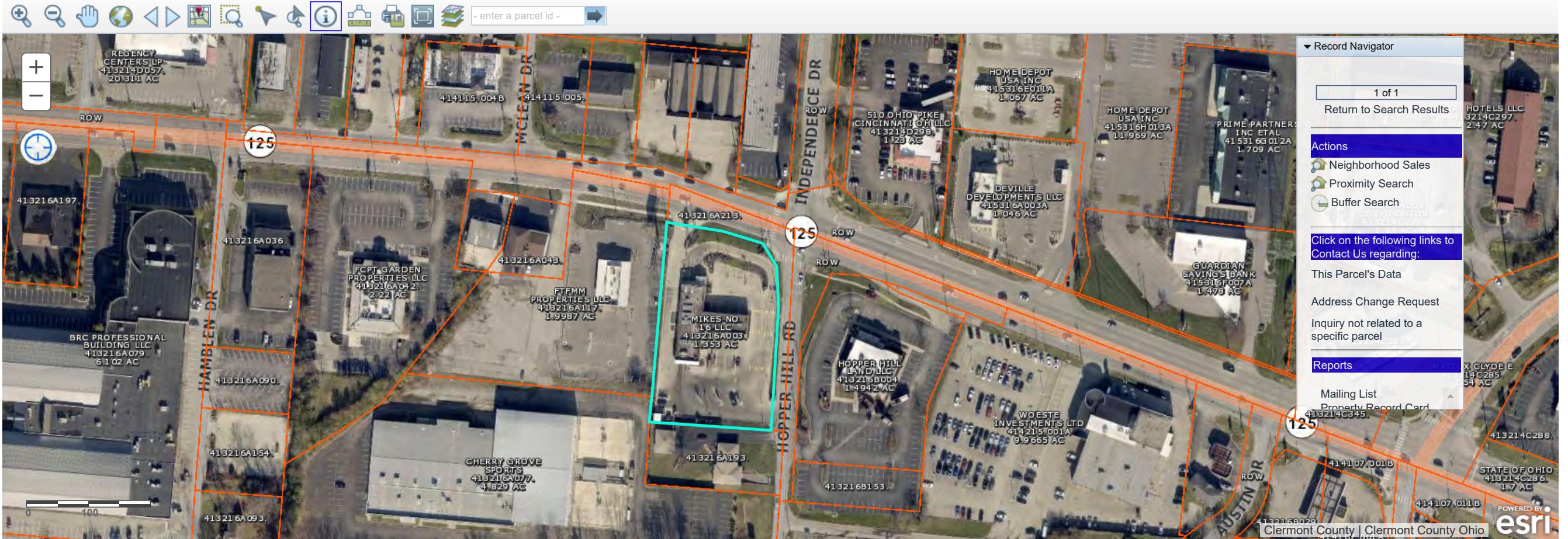
Auditor Home

PROPERTY SEARCH

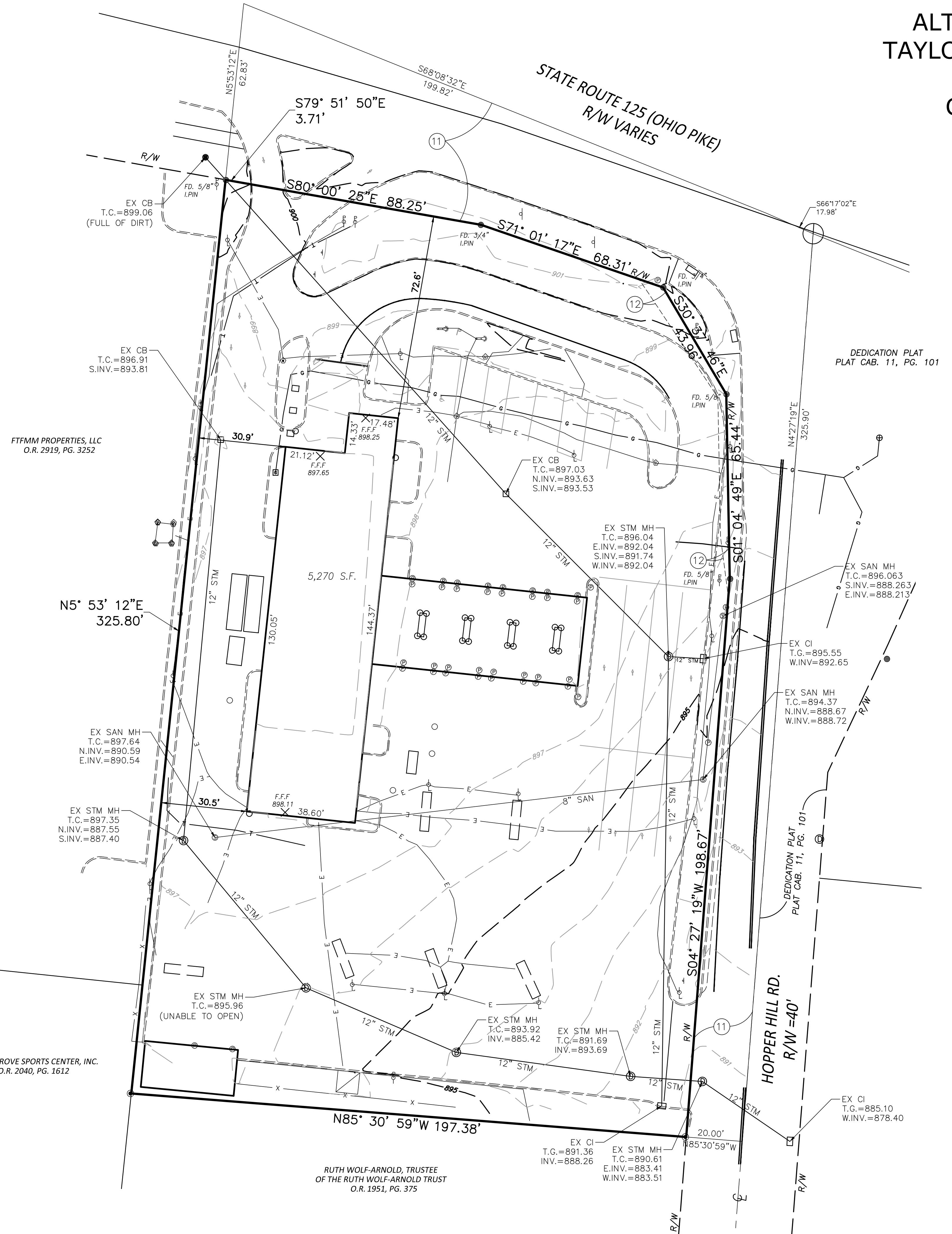
- Profile**
- Sales/Transfers**
- Residential**
- Commercial**
- Outbuildings**
- Permits**
- Values**
- Value History**
- Tax Summary**
- Tax Detail**
- Current Tax**
- Distribution 2024**
- Tax History**
- Payment History**
- Assessment**
- New Levies for 2024**
- Manufactured Home**
- Sketch**
- Photos**
- Tax Map**
- Pictometry**
- Surveys**
- Property Recap Report**
- Plat Viewer**

PARID: 413216A003.
MIKES NO 16 LLC

507 STATE ROUTE 125

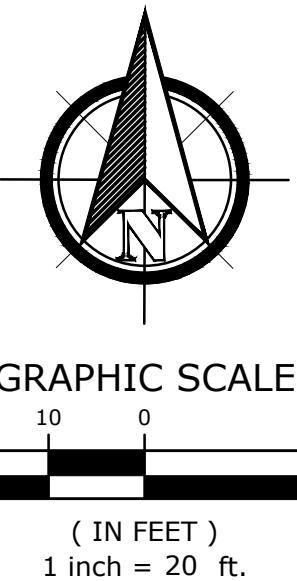
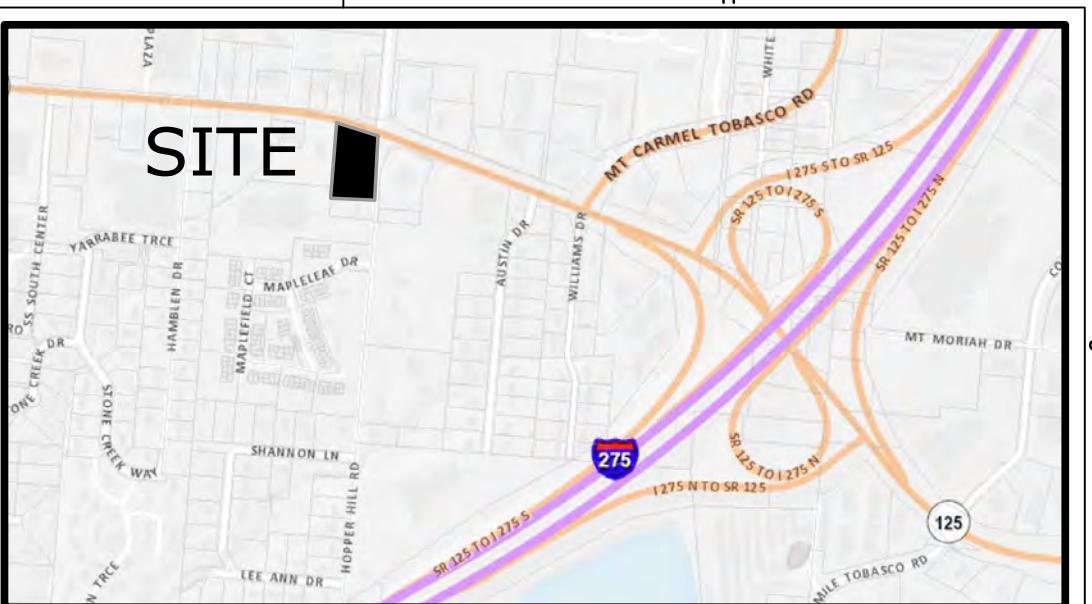


ALTA/NSPS LAND TITLE SURVEY
TAYLOR'S MILITARY SURVEY NO. 637
UNION TOWNSHIP
CLERMONT COUNTY, OHIO



SUBJECT PROPERTY

MIKE'S NO. 16 LLC
FIDUCIARY DEED - OFFICIAL RECORD 1108, PG.183
QUIT CLAIM DEED - OFFICIAL RECORD 1108, PG.185
QUIT CLAIM DEED - OFFICIAL RECORD 1108, PG.187
AUDITOR'S PARCEL NO. 41-32-16A-003
ADDRESS - 507 STATE ROUTE 125



ARCADIS
23 TRIANGLE PARK DR
SUITE 2300
CINCINNATI, OHIO 45246
(513) 942-3141
www.arcadis.com

BEARINGS ARE BASED ON GPS TIES TO THE OHIO VIRTUAL REFERENCE SYSTEM, OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, NAVD 1988.

TITLE COMMITMENT NOTES \otimes = SCHEDULE B-2 ITEM NO.

This title review was prepared with the benefit of Stewart Title Guaranty Company Commitment No. 097010-01926 dated November 27, 2024 at 7:59 AM.

Arcadis relied upon said Title Commitment regarding easements, rights of way, and title of record information. All items shown hereon are to the best of our knowledge and belief.

Schedule B, Part II - Items & Exceptions

1. 2, 3, 6 thru 9, 14 & 15. Not examined or addressed.
4. Public or private easements not shown by Public Records.
 - No apparent visible easements. Surveyor will not certify to any or all unrecorded easements.
5. Encroachments, Encumbrances, Violations, Variations or Adverse Circumstances.
 - None noted. Surveyor can only certify to visible encroachments only.
10. Memorandum of Lease, O.R. 2508, Pg. 737.
 - Affects Subject Property. Description in document describes the Subject Property.
11. Highway Easement, Book 7, Pg. 195.
 - Affects Subject Property as shown herein.
12. Temporary Highway Easement, O.R. 2454, Pg. 1165.
 - Affected Subject Property at time of road construction. Temporary Time duration was 18 months.
13. Temporary Telephone Easement, Misc, Book 16, Pg. 177.
 - Exact location unplottable without knowing the centerline of traveled way in 1956.

SITE NOTE

- THERE ARE NO PROPOSED CHANGES IN STREET RIGHTS OF WAY TO THE SURVEYOR'S BEST KNOWLEDGE.
- NO EVIDENCE RECENT SITE, BUILDING, SIDEWALK, ETC. CONSTRUCTION OR REPAIRS.
- THERE WAS NO WETLAND DELINEATION BY OTHERS OBSERVED ON SITE.

FLOOD NOTE

THE SITE SHOWN HEREON IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO F.E.M.A. MAP PANEL No. 39025C0225G, DATED MARCH 16, 2006.

ZONING

ZONING REPORT OR INFORMATION NOT PROVIDED TO SURVEYOR/ARCADIS FROM CLIENT PER ALTA TABLE A.

AREA

1.7244 ACRES TOTAL (DEED)
1.371 ACRES NET (TOTAL LESS PERPETUAL HWY. EASEMENT)

LEGEND

WATER METER	PROPERTY LINE
IRON PIN FOUND AS NOTED	FENCE LINE
IRON PIPE FOUND AS NOTED	ELECTRIC LINE
MAG NAIL FOUND	GAS LINE
CROSS CUT IN CONCRETE	TELEPHONE LINE
POST	WATER LINE
STORM MANHOLE (DRAINAGE)	STORM LINE
CATCH BASIN	SANITARY LINE
CURB INLET	
CATCH BASIN	
FIRE HYDRANT	
WATER MANHOLE	
WATER VALVE	
WATER TAP/SERVICE VALVE	
MONITORING WELL	

SURVEYOR'S CERTIFICATION

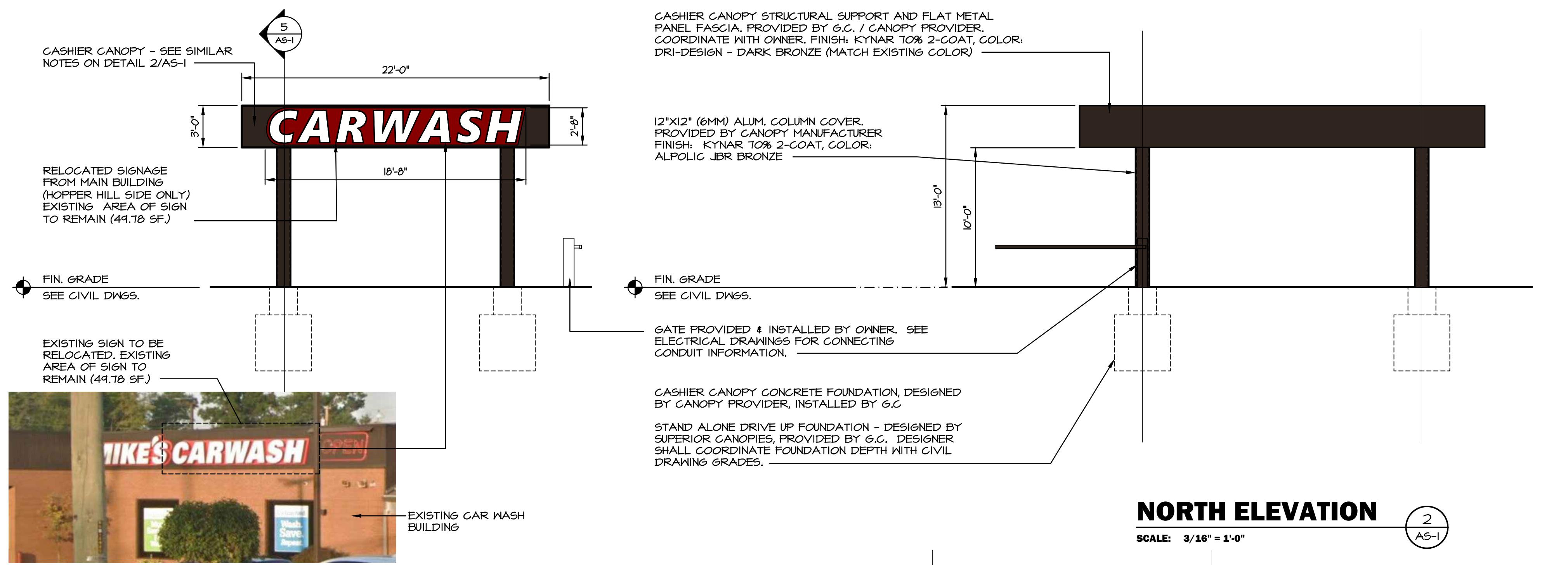
To: Mike's No. 16, LLC; Stewart Title Guaranty Company.

This is to certify that this plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11, 13, 16, 17, 18 & 19 of Table A thereof. The field work was performed November, 2024.

BY: Patrick S. Finn
Ohio Land Surveyor No. 7181
Date: DECEMBER, 2024

ALTA/NSPS LAND TITLE SURVEY
TAYLOR'S MILITARY SURVEY NO. 637
UNION TOWNSHIP, OHIO
CLERMONT COUNTY, OHIO

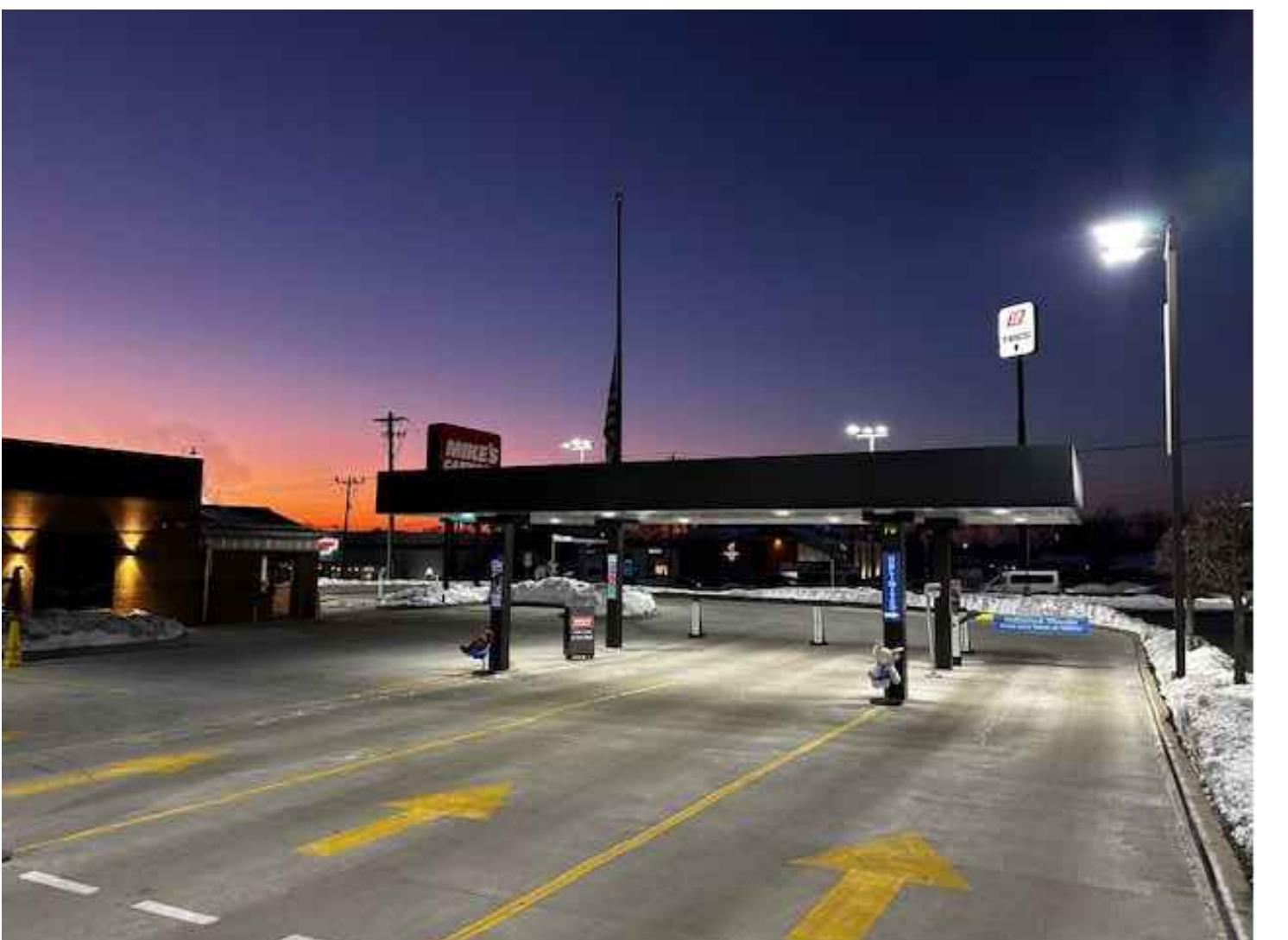
1/1



EAST / WEST ELEVATION

SCALE: 3/16" = 1'-0"

3 AS-1



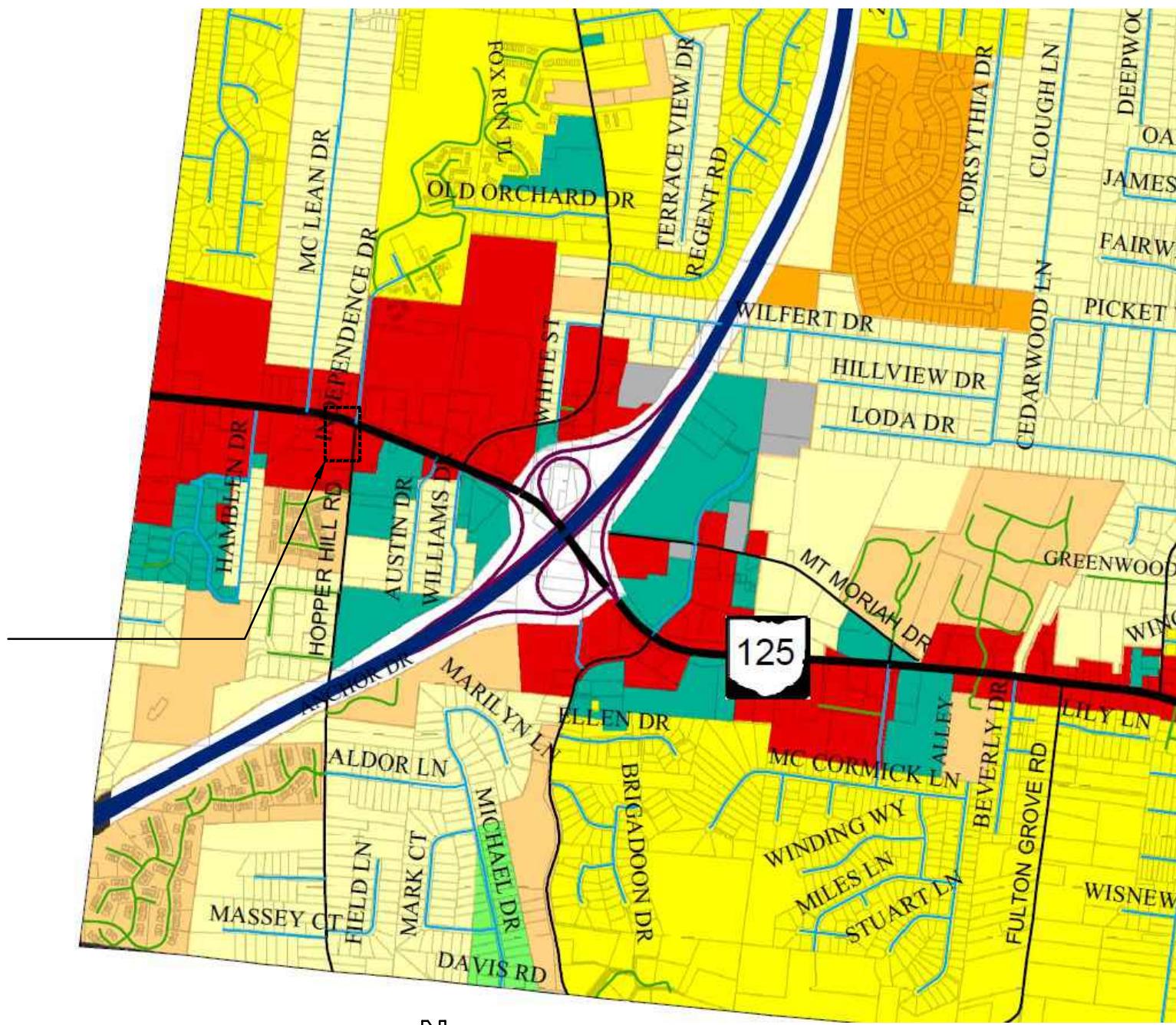
EXAMPLE PHOTOS

SCALE: NOT TO SCALE

6 AS-1

GENERAL NOTES

- ALL NEW CANOPY LIGHTING SHALL BE DOWNWARD DIRECTED AND SHIELDED, FOOT CANDLE LEVEL AT PROPERTY LINE SHALL BE 0.0.
- EXISTING MAIN BUILDING SIGNAGE IS BEING PROPOSED TO BE RELOCATED & INSTALLED ON HOPPER HILL SIDE OF NEW CANOPY. NO NEW SIGNAGE IS PROPOSED.
- EXISTING LANDSCAPING SHALL BE MODIFIED TO WORK WITHIN THE NEW APPROACH ISLAND TO MATCH EXISTING.
- SUBJECT PROPERTY MIKE'S NO. 16 LLC FIDUCIARY DEED - OFFICIAL RECORD 1108, PG.183 QUIT CLAIM DEED - OFFICIAL RECORD 1108, PG.185 QUIT CLAIM DEED - OFFICIAL RECORD 1108, PG.187 AUDITOR'S PARCEL NO. 41-32-16A-003 ADDRESS - 507 STATE ROUTE 5.
- SUBJECT PROPERTY ZONED: B-1 BUSINESS (EXISTING & PROPOSED).
- SUBJECT PROPERTY PROPOSED & EXISTING USE: CARWASH.
- ADJACENT PROPERTIES ZONED B-1 BUSINESS.
- ADJACENT PROPERTY AREA 1.7244 ACRES TOTAL (DEED) 1.371 ACRES NET (TOTAL LESS PERPETUAL H.W.Y.)
- PROPOSED STAND ALONE CANOPY 638 S.F.



29 HIGH STREET 513.752.7800
Milford, OH 45150 www.kbainc.com

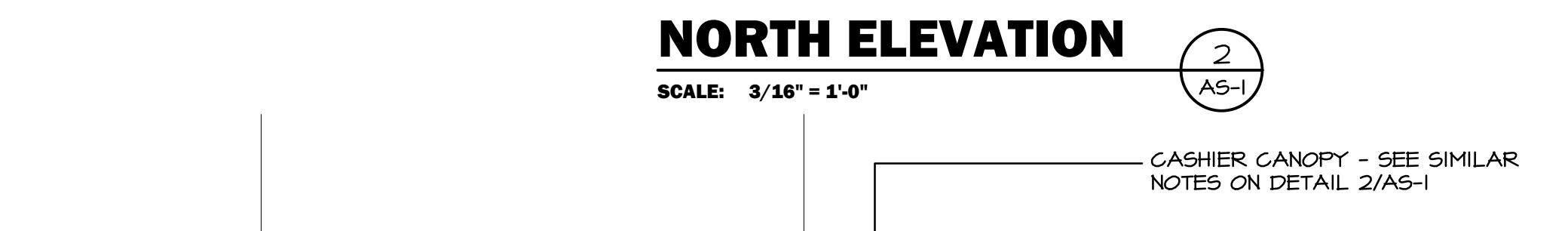
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SHEET CONTENTS:
PRELIMINARY ARCHITECTURAL SITE PLAN



OHIO PIKE (S.R. 125)

VICINITY MAP

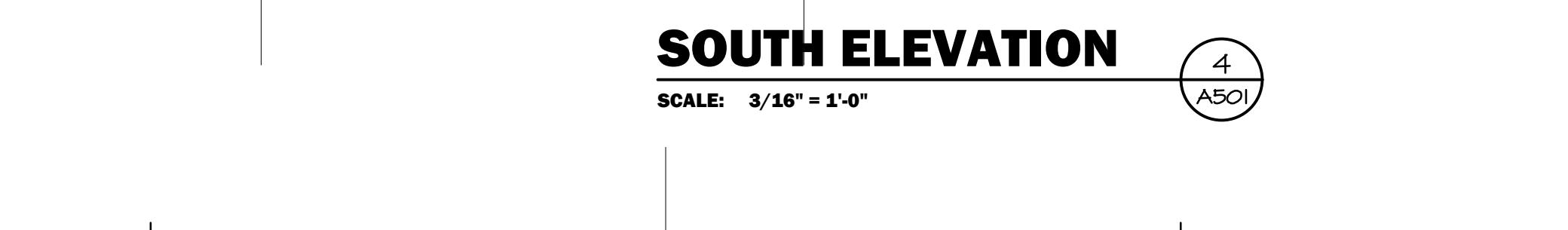
SCALE: NOT TO SCALE



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

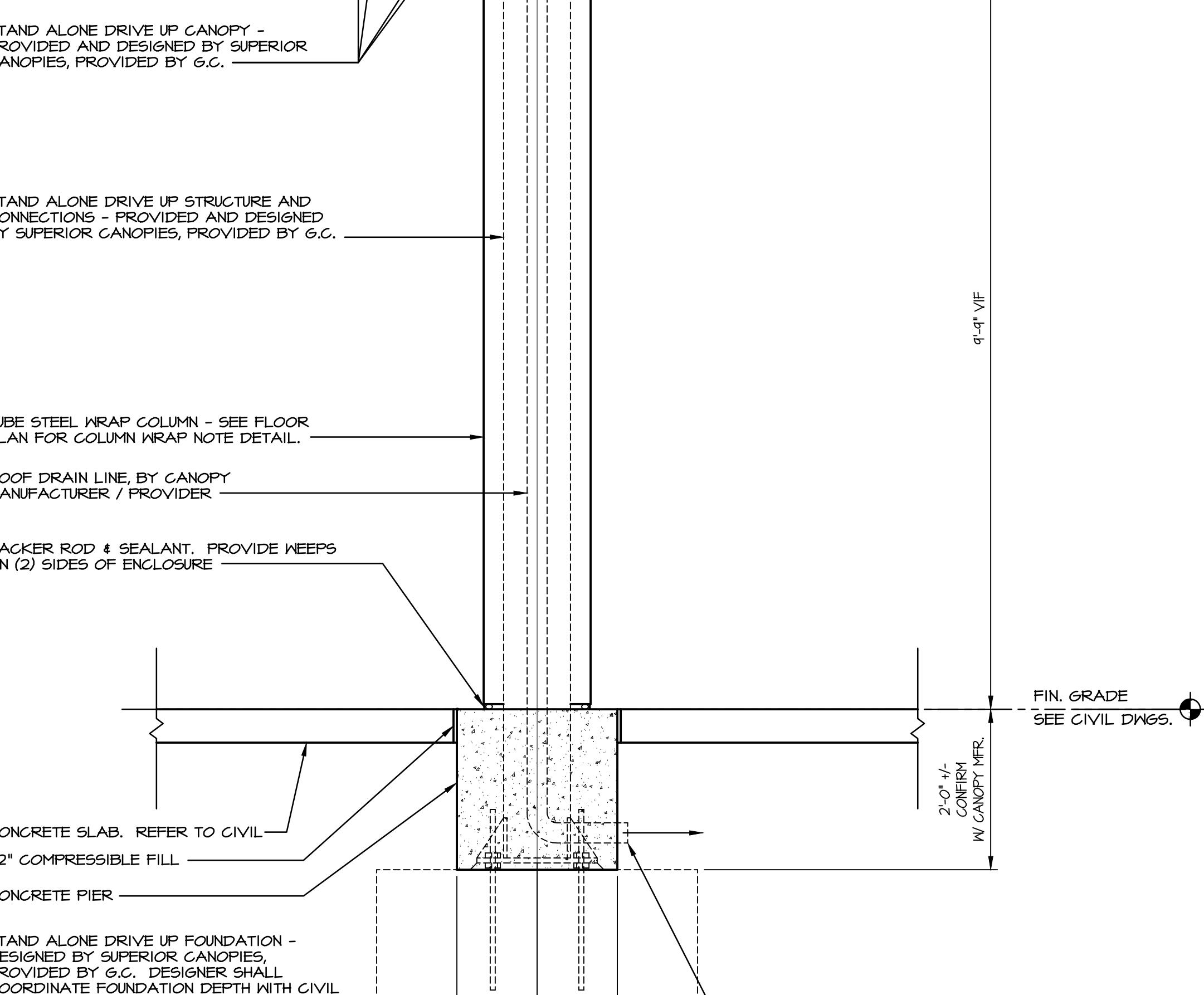
2 AS-1



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

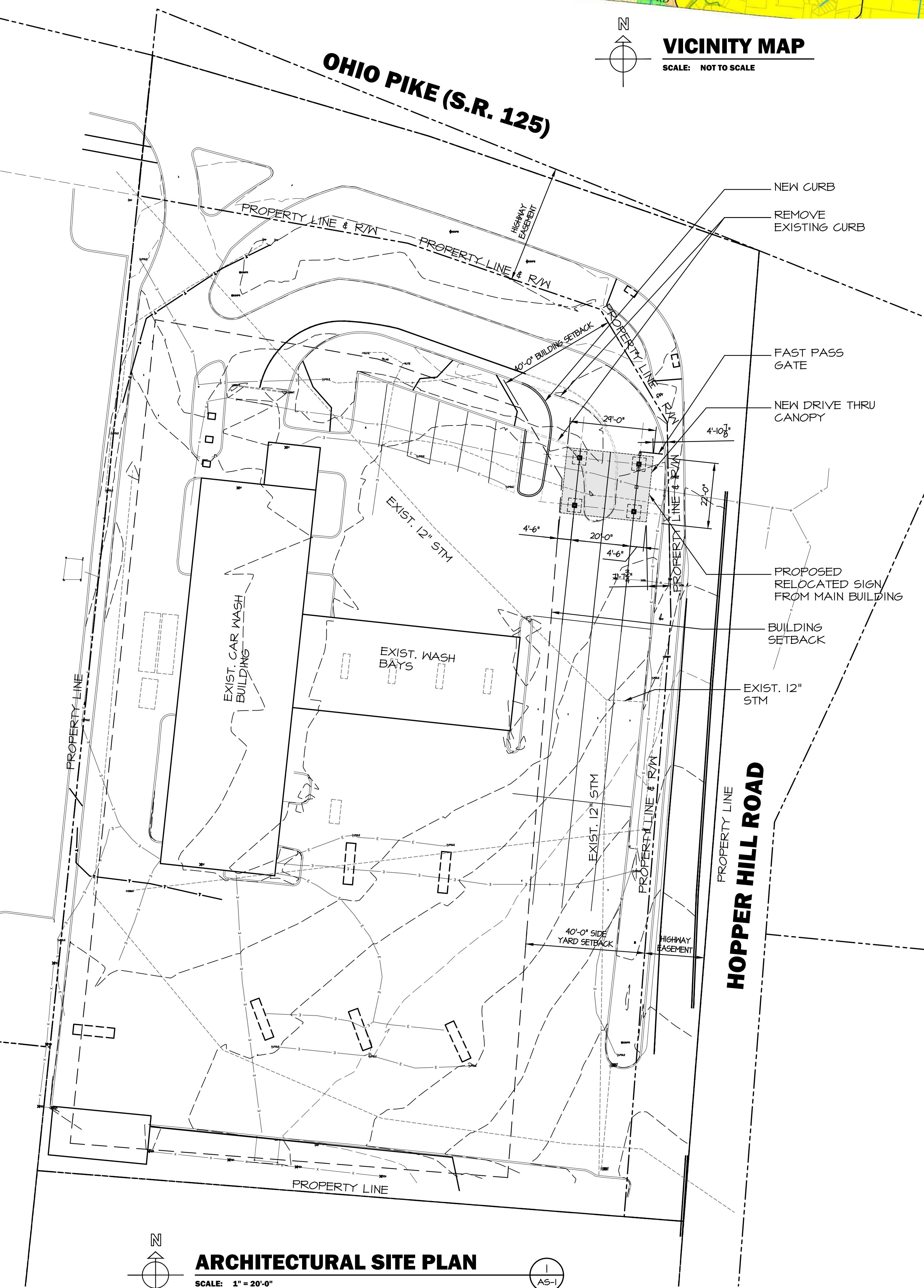
4 AS-1



WALL SECTION

SCALE: 3/4" = 1'-0"

5 AS-1



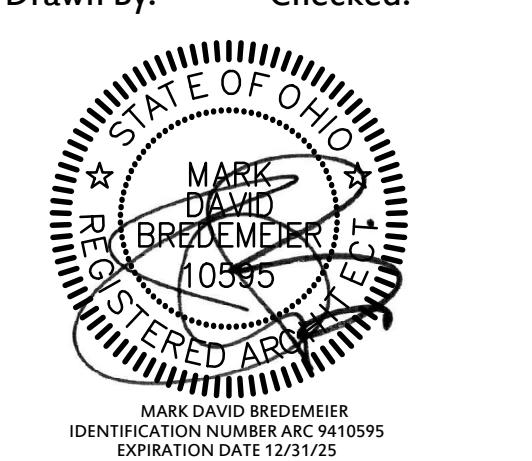
Proposed New Drive Thru Canopy for:



507 Ohio Pike
Cincinnati, OH 45255

REV. DATE CK'D

Drawn By: Checked:



IDENTIFICATION NUMBER: 1055
EXPIRATION DATE: 12/27/2025

Date: 02/10/25 Job No: 25.003

AS-1

of: