



**HEARING DATE**

October 7, 2013

**APPLICANT**

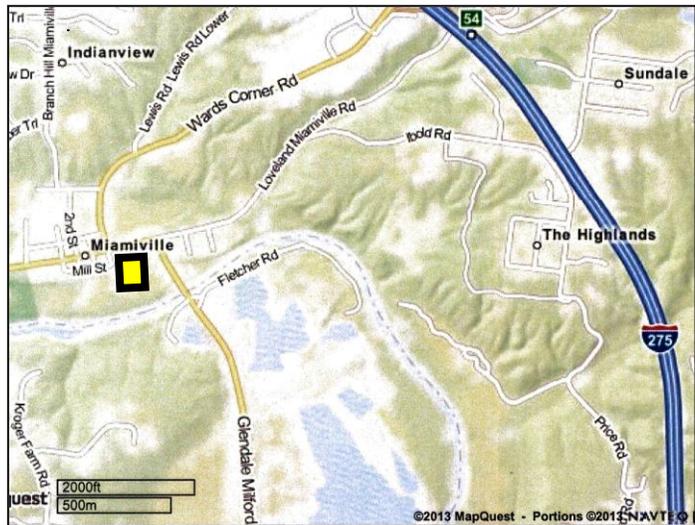
ARC Building Group  
 364 Center Street  
 Miami, Ohio 45147

**OWNER**

S.P. Property Holdings, LLC.  
 8500 Glendale – Milford Road  
 Camp Dennison, OH

**ACTION REQUESTED**

ARC Building Group is requesting a thirty (30) foot front yard setback variance to construct a new 63,000 square foot office, manufacturing and warehouse facility on the southwest corner of Main Street and SR 126 in Miami.

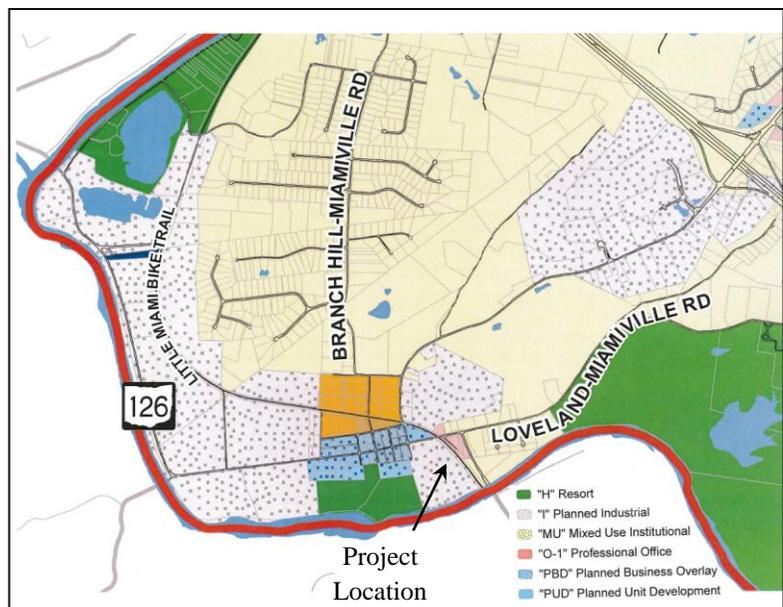


**APPLICABLE ZONING**

Chapter 12: Planned Industrial Park District - Section 12.06 Area Regulations states that: “A front yard having a depth of not less than seventy-five (75) feet from the street right-of-way line when abutting a major arterial and fifty (50) feet from the street right-of-way on internal roads”.

**ZONING PROFILE**

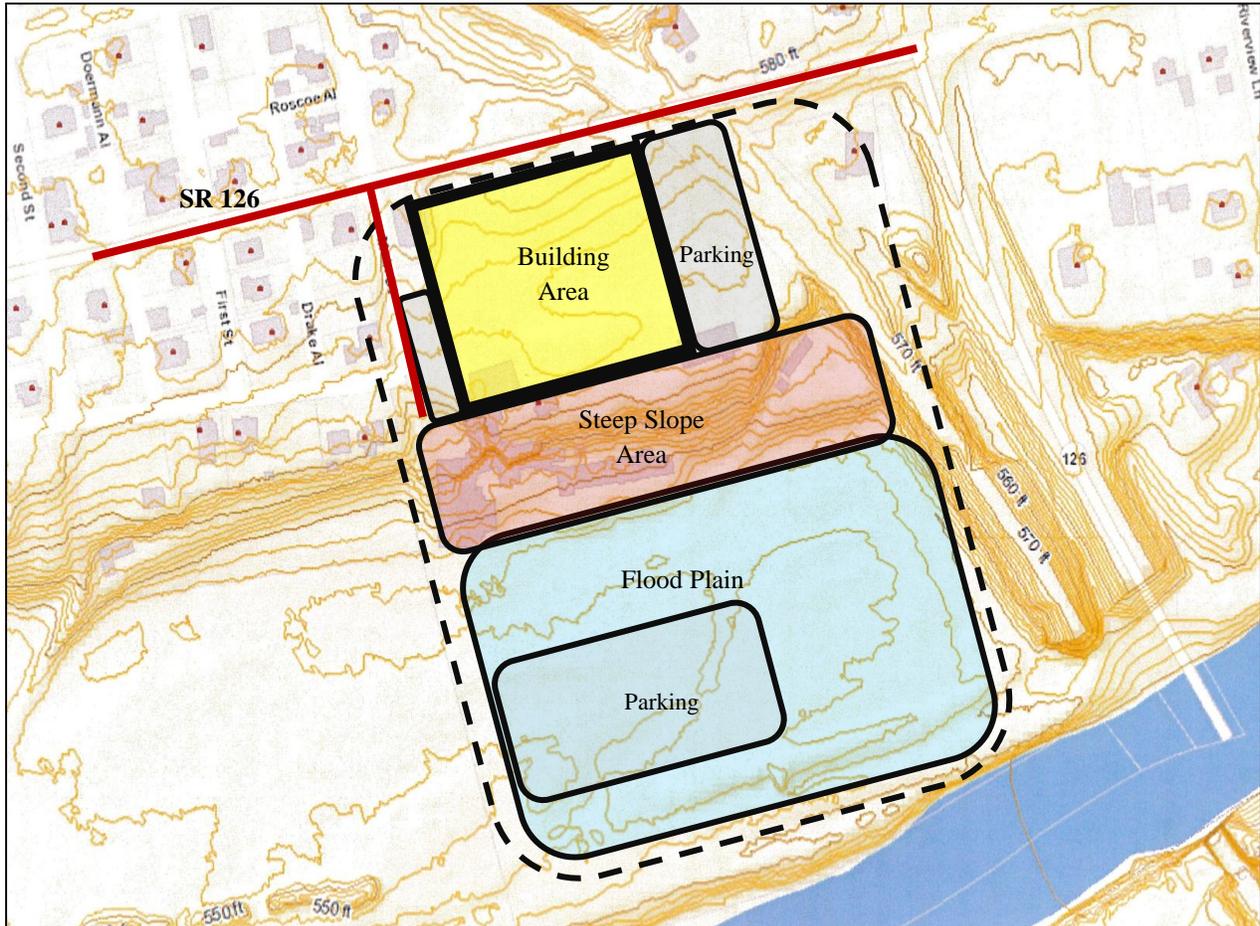
Zoning districts abutting and across from the subject site: **North** – “PBD” Planned Business Development Overlay District and “O-1” Professional Office District; **South** – the Little Miami River; **East** - “O-1” Professional Office District and “R-1” Single Family Residential; and **West** - “PBD” Planned Business Development Overlay District and “H” Resort District.



## **LAND USE PROFILE**

Land uses abutting and across from the subject property include: **North** – single-family homes, the Miamiville Methodist Church, and the Little Miami Bike Trail; **South** – the Little Miami River; **East** - the Little Miami Bike Trail; a convenience store; and **West** – single-family homes.

## **IMPACTS OF SITE TOPOGRAPHY**



(not to scale-for illustration purposes only)

Of the 18.58 total acre subject property, only about 4 acres offer suitable space as a building site. The extensive land area classified as steep slope and floodplain dramatically reduces site development options. This buildable area is an eastern section of the subject property at the intersection of Main Street and SR 126. Since corner lots consist of two front yards, the Miami Township Zoning Resolution requires the proposed 63,000 square foot complex to be set back seventy-five (75) feet from the right-of-way line of both streets. The proposed setback on Main Street complies with Township Zoning. The steep hillside and floodplain to the west prohibits shifting the building footprint in that direction resulting in an SR 126 front yard setback of forty-five (45) feet - thirty (30) feet short of that required in an "I" Planned Industrial Park District.

## **COMPARABLE DECISIONS**

A review of setback variance applications submitted to the Miami Township Board of Zoning Appeals over the past ten (10) years has found no requests for a reduction in a front yard setback comparable to that found in this application.

## SITE PLAN REVIEW

The site plan submitted by the applicant was reviewed by the Director of Community Development with the assistance of the Miami Township Fire Department and the Miami Township Service Department as required by Miami Township's site plan review process for development in "I" Planned Industrial Park Districts. The list below summarizes the findings of that review:

- **Township Plans and Zoning Policies.** The Miami Township VISION 2025 Comprehensive Land Use Plan calls for the "revitalization" of existing land use patterns in several areas including the location of the proposed office, manufacturing and warehousing facility. The extensive property and infrastructure improvements associated with this proposed project including the demolition of aging structures can boost the quality and timing of revitalization investments in Miamiville.
- **Grading and Drainage.** The final approved grading and drainage plan for this facility to be submitted to the Clermont County Building Department will be designed to meet the engineering standards set by the Clermont County Building Department to secure the required storm water control permit and protect the steep hillside.
- **Off Street Parking and Loading.** The site plan submitted includes a total of 130 ninety-degree angle parking spaces, 4 of which are designated "handicapped parking". The number of spaces, their dimensions, and the required aisle widths meet the requirement of the Miami Township Zoning Resolution - Chapter 23: Off Street Parking and Loading. The two loading dock bays with direct access to Main Street and also meet the six and design requirements found in Chapter 23 of the zoning resolution.
- **Lighting.** The application a preliminary lighting plan that includes equipment capable of providing adequate illumination to permit safe nighttime activities. Lighting in parking lots and walkways will be shielded so that substantially all the directly emitted light falls with the property line.
- **Screening and Landscaping.** The application includes a preliminary screening and landscaping plan that meets the perimeter screening and landscaping requirements of the Miami Township Zoning Resolution - Chapter 23: Off Street Parking and Loading.

## STAFF PERSPECTIVES

1. The building footprint of nearly all existing structures one next block west along both sides of SR 126 are less than twenty (20) feet from the SR 126 right-of-way.
2. The extensive steep slope and floodplain present on the subject property



consumes nearly 80% of site's land area. The cost-effective development of a 63,000 square foot complex on the remaining four (4) buildable acres presents a design challenge. This challenge is made more complicated by virtue of its location on a corner lot with not one but two seventy-five (75) foot front yard setback compliance requirements. While one of these setbacks can be achieved, complying with the second presents a legitimate hardship for the property owner.

**STAFF RECOMMENDATION**

The staff recommends this thirty foot (30) front yard variance requested be **approved**.