



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MARCH 23, 2021

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## MONROE TOWNSHIP CASE PC-01-2021

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- APPLICANT:** Carl G. Hartman, Agent for Ketan Patel  
3478 Holly Ridge  
Cincinnati, OH 45245
- OWNER:** Sandeep Patel  
1029 Asbury Road  
Cincinnati, OH 45255
- REQUEST:** Requesting to rezone two parcels 235714D020 & 235714D022 consisting of 1.92 acres from I-1 – Industrial District to B-2 – General Business District.
- LOCATION:** The subject properties are located within *East Fork Commercial Park* along the south side of SR 125 approximately 1090 ft. southeast of Foozer Road.  
*See the attached location map for further clarification.*
- ZONING:** Current Zoning: I-1 Industrial District  
  
North: B-2 – General Business District (*Batavia Twp.*)  
East: I-1 – Industrial District  
South: I-1 – Industrial District  
West: I-1 – Industrial District &  
M-1 Manufactured Housing Park District
- LAND USE:** The existing land use of the property is vacant. All other lots within *East Fork Commercial Park* have been developed and have industrial uses. The property directly to the east has a retail component.
- HISTORY:** On October 21, 1988, East Fork Commercial Park was recorded with the Clermont County Recorder.

## **RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:**

It appears this request is compatible with the regulations under B-2 General Business District within the Township's Zoning Resolution (Article 8).

### ***Purpose:***

*The purpose of the "B-2" General Business District is to provide lands for area-wide and highway commercial activities that are high generators of vehicular traffic and offer goods and services that attract clients from a wide service area.*

Monroe Township's Future Land Use Plan 2007, specifies the future land use as "Commercial/Office Mixed-Use Districts" (see Map 6 – Future Land Use).

### ***Commercial/ Office Mixed-Use District:***

*Preferred uses in the Commercial/Office Mixed-Use areas on the Future Land Use Map include retail commercial, private, and professional office uses that support a population that extends beyond the Township's boundaries. These areas would be located along and south of SR 125 and would serve not only travelers on surface roadways but also pass-through traffic. Since these areas are located in close proximity to some existing and proposed residential areas, generous buffering and screening will need to be incorporated into any future development, to protect those residential areas from any potential adverse impacts. Appropriate zoning requirements will need to be drafted to implement this recommendation. Achievement of development densities that are both acceptable to the Township and economically feasible is entirely dependent upon the extension of utilities, including central water and sewer services, to the affected areas.*

*On the Future Land Use Map, approximately 397 acres, or 1.9% of the area of the entire Township is designated for Commercial/Office Mixed uses.*

It appears that the proposed zoning request meets the goals of Monroe Township's Future Land Uses Plan by providing commercial services along the SR 125 corridor.

## **STAFF ANALYSIS:**

Per the application, the property owner intends to develop parcel 235714D020 as a 4,125 sq. ft. Convenience Store & Laundromat. The proposed site plan proposes access from SR 125 with onsite parking and detention basin toward the front of the building. Waste disposal has been proposed toward the back of the site with no detail regarding buffering or landscaping.

Staff spoke with Mr. Hartman and Mr. Patel regarding site access and recommended that both properties should propose a shared access easement through parcel 235714D022 to Marshall Drive. This would eliminate the need for a dangerous left turn scenario onto SR 125. Access to SR 125 will require ODOT Approval.

**Clermont County Community & Economic Development Comments:**

- The owner stated on the application has changed at the time of this review. We recommend an updated application be submitted for Township Records.
- Recommendation to grant a shared access easement to Marshall Drive through parcel 235714D022 for parcel 235714D020.

**The Clermont County Engineer's Office Comment:**

- Access to SR 125 requires ODOT approval.

**The Clermont County Water Resources Department Comments:**

- The proposed development will be served by Clermont County Water Resources Department's Sewer System. There is available capacity in the sewer system to serve the development.
- Water will be provided by Tate-Monroe Water Association.

**STAFF RECOMMENDATION:**

Based on the Staff Analysis, move to **RECOMMEND APPROVAL** of Monroe Township Zoning Case PC-01-21 to rezone two parcels 235714D020 & 235714D022 consisting of 1.92 acres from I-1 – Industrial District to B-2 – General Business District. with the following conditions:

1. Update application with accurate ownership data for Monroe Township Records.
2. Grant a shared access easement to Marshall Drive through parcel 235714D022 for parcel 235714D020.
3. ODOT approval is required for access onto SR 125.