



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JANUARY 25, 2022

TATE TOWNSHIP CASE 101RW2021

APPLICANT: Eric White
A-Space Storage Ltd.
8686 State Route 41
West Union, OH 45693

OWNER #1: Thomas Janet Trustee Et. Al.
1821 Antioch Road
Hamersville, OH 45130

REQUEST: Tate Township Zoning Map Amendment Case 102RW2021
requesting to rezone parcel 323021A017 consisting of 14.00
acres from A – Agricultural District to C-3 – Commercial District.

LOCATION: The subject property is located on the northwest corner of SR
125 and South Bantam Road in Tate Township. The south
entrance to East Fork State Park is a half-mile north located off
Bantam Road.

ZONING: **Current Zoning:** A – Agricultural District
Proposed Zoning: C-3 – Commercial District

North: R-1 – Residential District
East: R-1 – Residential District
South: C-3 – Commercial District
West: A – Agricultural District & C-3 – Commercial
District

LAND USE: **Existing Land Use:** Agricultural – Vacant
Proposed Land Use: Self Storage Facility with indoor &
outdoor storage.

HISTORY: At the time of this report, no relevant history was found for the subject property involved in this particular petition for zoning map amendment.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

As submitted it appears this request is compatible with the C-3 – Commercial District regulations within the Township’s Zoning Resolution (Section 7).

Section 6 Commercial “C-3” District

- A. *Permitted Uses*
 - 1. *Any use or structure permitted and as regulated in the “C-2” District except as hereinafter modified.*
 - 2. *Any conditional use as permitted and as regulated in the “C-2” District except as hereinafter modified.*
 - 3. *Building material sales and storage yard, retail lumber and storage yard including millwork and prefabrication.*
 - 4. *Trucking, catering, express, or hauling terminal or transfer establishments including storage of vehicles.*
 - 5. *Wholesale sales and warehouses.*
 - 6. *Bottling of soft drinks, creamery and dairy operations, ice cream and candy manufacturing, ice plants, or distributing stations.*

- B. *Uses Permitted as Conditional Uses*

The following uses shall be considered conditional uses and will require written approval from the Board of Appeals.

 - 1. *Drive-in theaters under the conditions established for such uses in Article VI, Section B.*

- C. *Uses Prohibited*
 - 1. *Storage of flammable liquids, above ground, other than for use on the premises. **

- D. *Dimensions and Area Regulations for Lots and Structures.*

The regulations or dimensions and areas for lots and structures are set forth e in the Schedule in Appendix A.

DEVELOPMENT PROPOSAL:

Per the application, the applicant is requesting to rezone parcel 323021A017 consisting of 14.00 acres from A – Agricultural District to C-3 – Commercial District.

The proposal would be to construct a self-storage facility for inside and outside storage. The site plan has shown a maximum buildout of the property with 25 storage buildings ranging in size from 30’ x 240’ and up to 330’, ranging from 48 units to 66 units per/building.

SITE ACCESS:

Proposed site access has been shown from South Bantam Road. No direct access to SR 125 has been proposed.

STAFF ANALYSIS:

The proposed use for a self-storage facility along SR 125 and South Bantam Road is a commercial use permitted under Section 7 of the Tate Township Zoning Resolution. The property is centrally located between the Old Village of Amelia (Pierce & Batavia Township) and the Village of Bethel. The proposed facility’s location would be beneficial for equipment storage for people coming to enjoy one of our county's greatest amenities East Fork State Park.

Staff finds that this proposed use would not create a spot-zoning issue, as the property is located adjacent to an existing property with a shared “C-3” Commercial Districts along the Tate Township SR 125 development corridor. Additionally, the proposed zoning map amendment would permit the landowner a reasonable use of his lands to develop the property in its entirety.

However, the submitted site plan still requires additional information to be submitted to Tate Township for final site plan approval.

Clermont County Community & Economic Development Comments:

- No storage of flammable liquids, above ground, other than for use on the premises.
- The “Site Plan” submitted is lacking the required information per Appendix B, Section V:
 1. Present zoning of the subject property and all adjacent properties;
 2. Existing topography, and approximate delineation of any topographical changes shown by contour with appropriate intervals to ensure accurate review;
 3. For commercial developments, location and dimensions of all curb cuts, driving aisles, off-street parking, and loading and/or unloading spaces including several spaces and stalls
 4. Identification of the soil types and geologic formations on the subject property, indicating anticipated problems and proposed methods of handling said problems;
 5. Existing and proposed location(s) of outdoor lighting, signs, screen plantings, fences, and landscaping. Any existing woodlands of mature vegetation, and any other significant natural features, such as water bodies, drainage sources, wetlands, and wildlife habitats, must e included, and every good faith effort made to preserve, maintain and enhance same;

Clermont County Community & Economic Development Comments: Cont.

6. For commercial developments, location and screening or other description to indicate control and handling of solid waste. Indicate dumpster pad where dumpster is to be used.
7. A schedule of development;
8. For commercial developments, the elevation of all faces of buildings and structures at an appropriate scale for the graphic representation of the materials employed such elevations must also indicate:
 - a. Elevations of all faces of buildings;
 - b. Heights of buildings and structures
 - c. Roofs and overhangs

Clermont County Engineer's Office Comments:

- ODOT should be consulted regarding potential impacts or access to SR 125.

The Ohio Department of Transportation (ODOT) Comments:

- No comments or conditions have been received at this time.

The Clermont County Water Resources Department Comments:

- No comments or objections at this time.

STAFF RECOMMENDATION:

Based on the Staff Analysis, request a motion to **RECOMMEND APPROVAL** of Tate Township Zoning Map Amendment Case 102RW2021 requesting to rezone parcel 323021A017 consisting of 14.00 acres from A – Agricultural District to C-3 – Commercial District with the following condition:

1. No storage of flammable liquids, above ground, other than for use on the premises.
2. That all site plan requirements in Appendix B, Section V be provided to Tate Township.
3. Consult with The Ohio Department of Transportation (ODOT) regarding access to SR 125.