



PLANNING COMMISSION STAFF REPORT

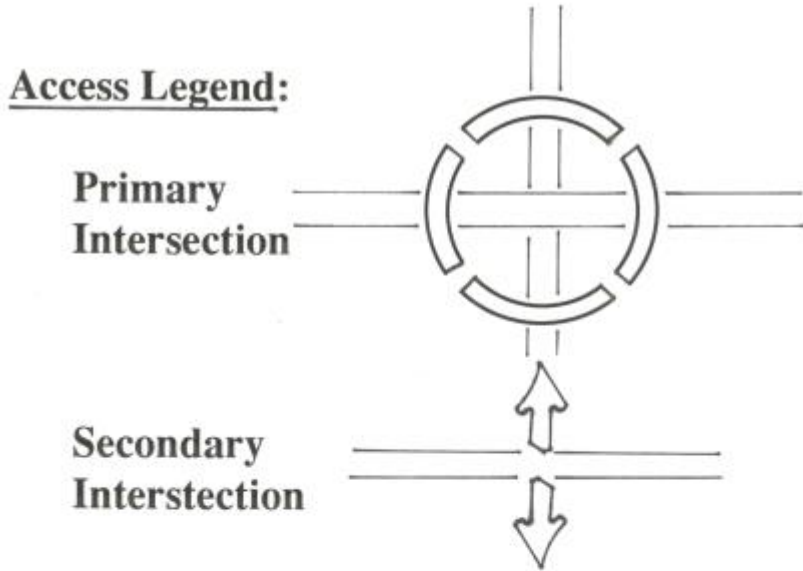
FOR CONSIDERATION BY PLANNING COMMISSION ON May 23, 2023

Tate Township Case: 104RW2023

- APPLICANT:** Brandon Smith
Green Images Lawn & Landscape
2707 Sugartree Road
Bethel OH 45106
- OWNER:** Kathy J. Berry
3439 SR 125
Bethel OH 45106
- REQUEST:** Rezone parcel 323023E055 consisting of 1.119 acres from Residential R-3 to Commercial C-3
- LOCATION:** The subject property is located at 3439 State Route 125 adjacent to Bethel-Tate High School.
- ZONING:** Existing Zoning: R-2 – Residential
- North: C-1 – Commercial (Bethel Tate High School)
East: C-1 – Commercial (Dollar General)
South / West: R-2 – Residential (Former Commercial Building)
- LAND USE:** The current use is one single family dwelling. A retail store is located to the east, Bethel Tate High School is located across the street. To the west is a former commercial use and to the south is vacant / agricultural land.
- HISTORY:** The Tate Township Zoning Commission approved the acceptance of the application at its April 18, 2023 meeting.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

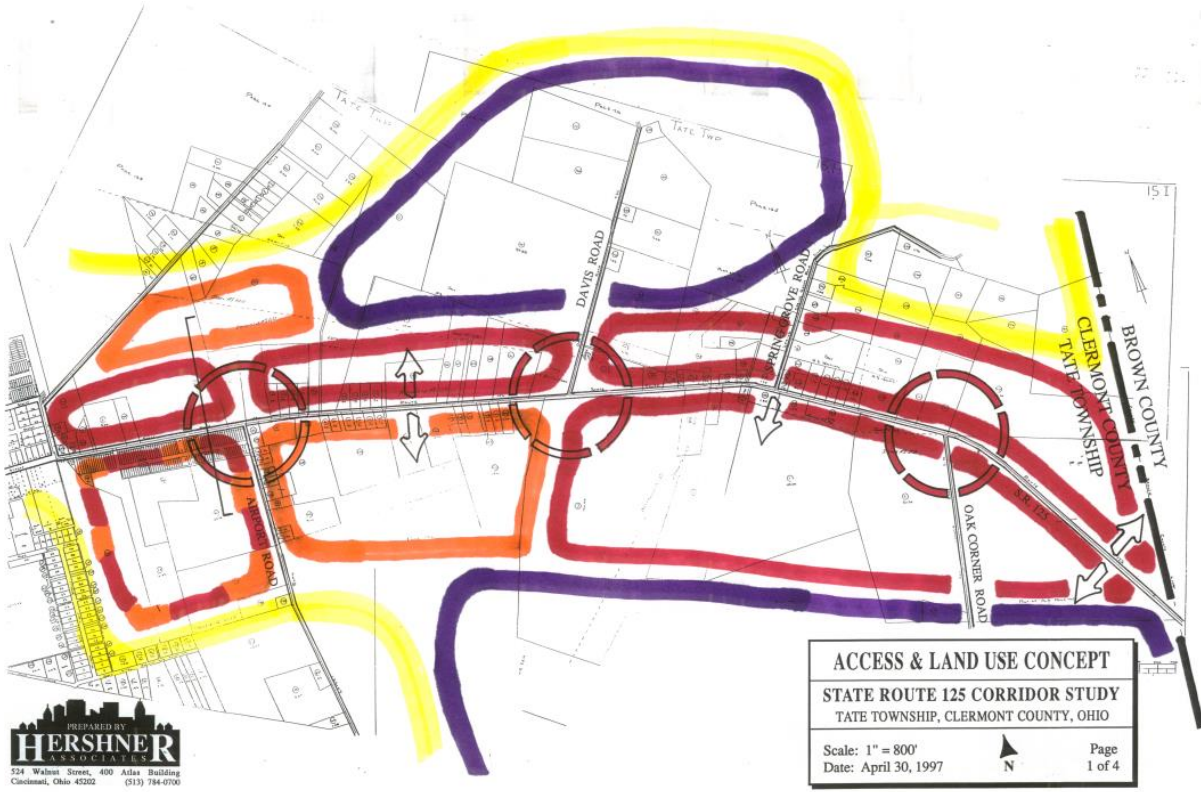
Based on the 1997 SR 125 Corridor study, the future land use of this area in general was shown to be commercial. Based on the map and text in the plan, this request for a map amendment to commercial was considered appropriate for future land use.



Land Use Legend:



ACCESS & LAND USE CONCEPT
STATE ROUTE 125 CORRIDOR STUDY
TATE TOWNSHIP, CLERMONT COUNTY, OHIO



SITE ACCESS:

The site will have access from State Route 125.

DEVELOPMENT PROPOSAL:

The applicant is proposing a landscape business that will consist of an office building, storage barns and a fenced in outdoor storage area. The existing home will be used as the office with the rest of the lot proposed to be a fenced in outdoor storage area consisting of three buildings. A new 2,400 sq ft barn will be constructed on the eastern side of the site with the exiting 240 and 1,500 sq ft buildings remaining.

DEVELOPMENT DATA:

Current Zoning: R-3 Residential

Proposed Zoning: C-3 Commercial

Total Lot Area: 1.119 acres

Impervious Surface: 79% (Proposed) / 15% (Existing)

Current Front Yard Setback: 20 Feet (Existing single family home)

Side Yard Setback: 42' / 80' (Existing single family home)

Rear Yard Setback: 20' (Existing barn)

STAFF ANALYSIS:

The Commercial C-3 Zone has the following requirements per Appendix 1 of the Zoning Resolution:

Minimal Lot Size:

When served by sewer: None

Required Setbacks:

Front: 60' when located on a State or Federal Roadway

Side: 75' when adjacent to a Residentially Zoned parcel, otherwise 0'. The parcel to the west is zoned "R-3" Residential

Rear: 10'

Accessory Uses: Same a principle building

The comments below are based on the conceptual site plan submitted as part of the application.

Clermont County Community & Economic Development Comments:

- The existing 1997 Corridor study supports a zone change to commercial and the requested Zoning supports the proposed use.
- The office building shown on the site is the existing single family home. No changes to the location have been shown. All new construction would be required to meet the current area and location requirements of the Zoning code.
- A new barn with a side yard setback of 10' is proposed along the eastern edge. Per the Zoning Resolution, all accessory uses are to maintain the same setback as a principle building which per the zoning resolution is 75 feet because of the zoning of the parcel to the West.
- Approval for the use and structures would be a requirement of Tate Township Zoning and they have the discretion to grant variances per their Zoning process.

The Clermont County Engineer's Office Comment:

- No comments received / State controlled right-of-way

Ohio Department of Transportation

- No Comments Received from ODOT
 - Typically, a driveway permit is be required for any modified access point.

The Clermont County Water Resources Department Comments:

- The existing home is currently connected to sanitary sewer. Future use and connection needs are to be coordinated with the Clermont County Water Resources Department.

Tate-Monroe Water Association

- No comments received

STAFF RECOMMENDATION:

Based on the Staff Analysis, move to **RECOMMEND APPROVAL** of Tate Township Zoning Case 104RW2023585, requesting to rezone parcel 323023E055. of +/- 1.119 acres from R-1 – Residence to C-3 Commercial with the following condition:

1. Final Development of the site is subject to the approval of Tate Township for any variances requested.
 - As submitted, the following variances will be required:
 - Approval of the side yard setback for the proposed pole barn located on the west side of the property.
 - Approval of the front yard setback for the existing building.