



Milford Planning Department
Staff Analysis

June 13, 2018
SITE 18-06

Project: L1 Lofts and Townhomes (former Millcroft) Planned Development

Location: 203 Mill Street

Property Owner: LS Reddy Properties LLC
6253 Allison Ct.
Milford, OH 45150

Applicant: Rodney J. Sabo
c/o PLK Acquisitions
550 Wards Corner Rd., Ste 201
Loveland, OH 45140

Acreage: .449 Acres

Tax Parcel Id: 210709.001; 210709.002B; 210709.005A; 210709.006B (See ATTACH 1)

Existing Zoning: B-2, OMO - Downtown Mixed Use, Old Mill Overlay

Proposed Zoning: B-2, OMO, PD Planned Development

Existing Use: Vacant Building

Proposed Use: 12 Owner occupied residential units: 6 Townhomes and 6 Flats

EXISTING CONDITIONS

Adjacent Land Use and Zoning

All adjacent property is zoned B-2, OMO (See ATTACH 2)
North: Park National Bank (1) and Masonic Lodge (4);
East: One Main Gallery (3) and May Café (2);
West: Milford Library (5), Dr. Guju (6) and Parker Building (7)
South: Little Miami Brewery (8)

Existing Utilities

City sewer and water. Duke electric and gas.

Flood Plain

The property is not located in a Special Flood Hazard Area.

INTRODUCTION

Rodney Sabo on behalf of PLK Acquisitions, is requesting to add a Planned Development Overlay to the site identified above. According to Chapter 1169 in the Milford Zoning Ordinance (See ATTACH 3) the purpose of a Planned Development District is to allow flexibility in the zoning requirements in order to achieve a higher quality and more creative development.

The establishment of a Planned Development Overlay is a three-step process. First, Planning Commission holds a public hearing to review the Planned Development Overlay Request and preliminary development plan and make a recommendation. Second, City Council holds a public hearing, and will vote to approve or deny the establishment of the Overlay District. If Council approves the Preliminary Development Plan then the, third, and final step, is a review of the Final Development Plan by Planning Commission. The Planning Commission action on the Final Development Plan is final.

Consideration Dates:	Planning Commission Public Hearing	June 13, 2018
	City Council Public Hearing	July 17, 2018
	City Council Final Vote	TBD
	Planning Commission, Final Development Plan	TBD

PROPOSAL

The applicant is proposing to demolish the existing 12,449 square foot structures on the four parcels and construct six (6) three-story townhomes and a four-story building that would contain six (6) flats. All units would be owner occupied.

The townhomes would be 27' 5 1/8" in height from sidewalk to parapet. The rooftop would be accessible by the residents via a stairwell which increases the total building height by approximately 9 ½ feet. The buildings containing the flats would be 47' 8" from sidewalk to parapet. The rooftop would be accessible by the residents via an elevator which increases the total building height from the parapet by approximately 7 feet.

The buildings would be clad in brick, siding, and stone. The individual flats would have balconies while the townhomes would have stoops leading into each unit.

Vehicle access to the site would be handled via Water Street. The applicant is providing 26 parking spaces on site and show two shared spaces on Water Street in the right of way. A gated 5-foot sidewalk separates the two buildings fronting Mill Street. Trash would be handled by an on-site dumpster.

Catch basins would be used to manage the stormwater; the applicant indicates on the plan that the impervious surface area is 89% which is less than the existing impervious area. The applicant states on the plan that the open space area is 42%.

ANALYSIS

The Millcroft

As a part of this report, I have attached a copy of the history of Lot 1 as outlined in the book, *Bridge to the Past, A History of Milford, Ohio* (See ATTACH 4) written by the Greater Milford Area Historical Society. The Kugler Mansion was built in 1830 by John Kugler to be used as a store and living quarters for John Kugler and his wife. Miss Lilly Stimpson opened the Gilcroft Inn in 1939 at this location. In 1942 the restaurant came under new management and was renamed the Millcroft. Through the years

ownership changed several times. In 1995 under new ownership the restaurant's name was changed to the Mill Street Manor.

The Sonrise Church purchased the property in 2001 and operated a Café & Bookstore for several years until closing their doors around 2008. Sonrise used the building for storage briefly and a small business opened in the rear portion of the building for several months. Unfortunately, the building has been vacant for a number of years now.

The property has not been able to qualify for registry on the Ohio or national historic building register due to the many building additions and work that have been completed over the years. In order to qualify the building would need to be brought back to its original state.

The City's Codified Ordinances include Chapter 1317 Historical and Architectural Protection and Preservation Commission which was adopted in 1974 (See ATTACH 5) for the purpose of preserving sites and structures which reflect elements of the City's history; however, the Ordinance is not binding without the written consent of the property owner. Staff is not aware of any property owner that has requested to have their property designated as a landmark.

Demolition

The applicant is requesting to demolish the existing 12,449 square foot structures located on Lot 1 in Milford. Properties located in the Old Mill Overlay District are required to receive a Certificate of Appropriateness from Planning Commission before demolition can be completed. Section 1167.11.K. states that "Demolition of any structure shall not be permitted unless the applicant can demonstrate that one of the following conditions exist:

1. Demolition has been ordered by the Building Official for reasons of public health and safety;
2. The owner can demonstrate that the structure cannot be reused nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition;
3. The demolition of the building will not adversely affect the streetscape as determined by Planning Commission."

Staff would ask that the applicant provide data supporting the need for demolition of the structures.

Permitted Uses

Section 1169.03.A. states that permitted uses in the "PD" Planned Development District shall be those uses permitted in the district in which the PD district is to be located. The OMO District Use Regulations specify that a building or premises may be used for residential dwellings not exceeding a gross density of 12 units per acre. Staff believes the proposed condominium use would be a permitted use. (Density will be addressed in a future section)

Project Area

Section 1169.03.B. states that the project area that will be used to determine the permitted number of units shall be limited to all the area within the Planned Development area that is devoted to the residential use excluding floodway and public right of way. In this case, the project area amounts to 0.449 acres or approximately ½ acre.

Density

Section 1169.03.C. provides guidelines to determine allowable density. The applicant is requesting a total density of 12 units per ½ acre which exceeds the allowable 12 units per acre as specified in the Zoning Ordinance. In this case the applicant is permitted up to 6 units. Planning Commission may

authorize an increase in the density in accordance with Section 1169.03.H. This is a residential infill development which allows for an increase in up to 3 dwelling units/acres. The site design and residential building facades oriented to the street allow for an increase of up to 5 dwelling units/acre.

The applicants request to increase their density from 6 units per ½ acre to 12 units per ½ acre seems reasonable and warranted and fits in with the character of a downtown Milford that has multiple story buildings, a mix of land uses, walkable neighborhoods, a variety of housing opportunities, and a compact building design.

General Planned Development Guidelines

In accordance with Section 1169.03.G. of Milford's Zoning Ordinance when evaluating a proposed Development Plan, the Planning Commission shall use the following guidelines:

1. **The residential "PD" district is consistent with the goals and objectives of the Milford Land Use Plan.** The Land Use Plan adopted in 2017 identifies the Project area as Downtown Mixed Use. The ideal vision for this area "could be a combination of planned residential, commercial or office developments that would provide activity in this area day and night." The proposed development appears to be consistent with the Land Use Plan.
2. **The residential "PD" district is an effective and unified treatment of the development possibilities on the project site, and the development plan makes appropriate provision of the preservation of streams and stream banks, wooded cover, rough terrain and similar area.**
The project site is a small infill development with existing building and parking.
3. **The residential "PD" district is planned and developed to harmonize with any existing or proposed development in the area surrounding the project site.**
Staff is concerned with the building height and the building mass on this prominent corner. This would be the tallest building in Milford. It is difficult to determine how this development would fit in with the surrounding area based on the information submitted. Staff recommends that the applicant prepare an architectural perspective showing the relationship of this building to its surroundings.
4. **Off-street parking and loading areas are provided in accordance with Chapter 1187, Off-Street Parking and Loading requirements.**
The applicant is required to provide an adequate number of parking spaces for the proposed use. The applicant is providing eight (8) two car garages, four (4) single car garages, and six (6) on-site parking spaces. Two shared spaces would be located in the right of way. However, these public spaces would not be reserved for the development. Guests could be expected to utilize any of the on-street parking that exists throughout downtown Milford. The residential use proposed would be less intense from a parking perspective than a potential restaurant/ retail type of use. The proposed parking would seem to be sufficient for the proposed use.

It is expected that all parking spaces would comply with the stall and aisle dimension outlined in the ordinance, and interior landscaping and outdoor lighting would be provided as specified in Section 1187.09 and .10. A landscaping and lighting plan would be required as part of the Final Development Plan submittal.

George Pattison, Attorney for the Masonic Lodge, provided the attached Sewer Easement information. (See ATTACH 6) Subsequently, I found a plat recorded in 2006 (ATTACH 7) which provides a better visual of the actual Sewer Easement and the Ingress & Egress Easement. It appears

that the parking referred to in this agreement relates to the parking area owned by Park National Bank.

5. There is a beneficial relationship between the proposed residential “PD” district and the neighborhood in which it is to be established.

The former Millcroft has been vacant for a number of years and staff is concerned that if the vacancy continues the building may eventually have a blighting influence. Over the years the City has spoken with a number of different people interested in opening a restaurant in this building; however, no one has been able to put together a viable project. Besides financing one of the major concerns with this property as a commercial use is customer parking.

6. Evidence of sufficient or proposed off-site and on-site services and infrastructure is presented. If the services or infrastructure are not in place, assurances that the improvements will be in place at completion of construction of the project shall be required.

The City’s current infrastructure is more than adequate to meet the needs of this development according to the Public Works Department.

Our current level of Police and Fire services should be more than adequate to meet the needs of the additional residents.

7. The proposal meets the purpose set for the “PD” Planned Development District as set forth in Section 1169.01, Purpose.

Given the challenging nature of this site and the small lot size, the applicant has made an effort to maximize density and model some of architectural elements after the 20 Brix building in order to create a project that would fit into the character of this area.

8. The proposal meets all the regulations for “PD” Planned Development Districts as set forth in this Chapter.

Spacing and Building Height: As presented Staff feels the four-story building may be too tall and present too much mass for its location. A three-story building may be more appropriate on this corner unless the architect can provide a design which will break up the building mass.

Setbacks: The B-2 district specifies that setbacks shall conform to the established average of the existing buildings within the block. In the OMO district many of the buildings are set to the property line; this proposal is in keeping with the existing buildings.

Common Open Space Requirements: The applicant indicates on the site plan that open space comprises 42% of the site. Staff is unsure how this number was calculated since the majority of the site is paved. Staff would ask that the applicant recheck this number. The Ordinance requires that common open space comprise 20% of the project area

Traffic Impacts: Staff believes the traffic impact from this small infill development would be minimal and much less than a commercial use. A traffic study is not required.

9. Common open spaces and recreational areas should be linked together by walkways or planting areas.

The development is surrounded by public sidewalks.

10. Where commercial uses are proposed within the residential planned development, buffering and landscaping should be used to create a natural separation between the uses.

Not applicable.

11. Commercial uses shall be designed to resemble the character of the surrounding residential buildings.

Not applicable.

12. Buildings should be sited in an orderly, non-random fashion. Long unbroken building facades should be avoided.

The applicant is proposing three separate buildings.

13. Short loop streets, cul-de-sacs and residential streets shall be used for access to residential areas in order to provide a safer living environment and a stronger sense of neighborhood identity.

The applicant will not be creating any new public right of way.

14. Street location and design shall conform to the existing topographic characteristics. Cutting and filling shall be minimized in the construction of streets.

Not applicable.

15. Adequate landscaping shall be provided throughout the site to create an attractive development, to reduce the amount of impervious surface created and to prevent large expanses of uninterrupted pavement areas.

The applicant will be required to provide a more detailed landscaping plan during submittal of the Final Development plan.

16. Consideration should be given to the provision of bus shelters.

Currently, there is a bus stop at Main Street and Garfield Avenue. A bus shelter would not be practical at this location.

STAFF RECOMMENDATION

Milford is a landlocked city and will need to look for smart ways to grow its tax base and increase its vitality. Lot 1 is an important property and gateway into Downtown Milford. Thoughtful and careful consideration will need to be given to any project proposed for this site.

Staff recommends that the project be deferred until the July 11th Planning Commission meeting so that the Commission may review all public comments. Initial Staff comments are found below:

Comments

1. Applicant to demonstrate that the structure cannot be reused nor can a reasonable economic return be gained from the structure as is.
2. Applicant to provide an architectural perspective showing the proposed development and its relationship to the surrounding area.
3. This project will have a major impact on the May Café patio, Staff recommends working with the Mikesells to come up with a solution. For example, could the stone from the building be used to create a decorative wall?)
4. Review and revise amount of open space provided.
5. All units to be owner occupied. Developer to add language to this affect in the covenants and restrictions.



City of Milford

General Administration
831-4192
248-5096 FAX

745 Center Street, Suite 200, Milford, Ohio 45150 www.milfordohio.org

Application for Planned Development Overlay

Name(s) of Applicant: ROSEY J. SABO / PLK ACQUISITIONS LLC

Address: 550 WARD'S CORNER RD STE 201
LOVELAND, OHIO 45140

Telephone Number: 513-503-2649

Name(s) of Owner: LS REDDY PROPERTIES, LLC
(if different from applicant)

Owner's Address: 6253 ALLISON COURT
MASON, OHIO 45040

Property Description: EXISTING .449 AC. FORMERLY THE
MILCRAFT RESTAURANT AND
SURPRISE YOUTH MINISTRIES

Zoning District: OMD

Property Size (sq. ft or acres): .449 ac / 19540.5 SF

Type of Planned Development: Residential Commercial Mixed-Use

(Office Use)
Application Checked

< 1 acre = \$300
1-10 acres = \$500
> 10 acres = \$700
Fee Received

Non-Residential Planned Development

Describe Proposed Land Uses in detail:

RESIDENTIAL - 6 TOWNHOMES & 6 FLATS

Total Acreage .449

Acreage for Development (including parking) _____

Acreage for Open Space _____

Open Space Conveyance (check one)

Governmental Agency Private Non-Profit Organization

Private ownership with covenants & restrictions

Preliminary Development Plan (Check all that are submitted):

Layout Plan

Community Facilities

Utility Information

Development Schedule

Internal Street System

Traffic Impact Study