

MILLIKIN INNOVATION DISTRICT (MID) SUMMARY

Proposed Text Amendments to the Liberty Township Zoning Resolution

MILLIKIN INNOVATION DISTRICT (MID):

The Millikin Innovation District (MID) is a new zoning district that is proposed to be added to the Liberty Township Zoning Resolution that would regulate the future development in the Millikin Interchange area, which is proposed for Jobs and Commerce Uses. The following is a summary of the proposed regulations. A redline version of the entire text can be found at www.liberty-township.com.

PROPOSED REGULATIONS:

1. The following is the MID purpose statement (Pg 29): *“The purpose of the Millikin Innovation District (MID) is to provide space in the township for high quality office, medical, research, technology, advanced manufacturing, light industrial and other similar uses along the I-75 corridor with a focus on jobs and commerce. Additional commercial uses may be considered as employment amenities, but should be restricted to those that will provide support to the employees of the targeted industries in the same district on a limited basis. It is intended that this district will provide space for larger scale uses closer to I-75 while also providing uses of a lesser scale and intensity as a transition to adjacent residential subdivisions.”*
2. The following uses are a ‘Permitted By-Right’ or “Permitted with Conditions” use in the MID (Pgs 38-39), which is a staff level review to ensure that all development requirements are being met:
 - a. Hotel
 - b. Medical Equipment/Supplies
 - c. Office
 - d. Office Park or Campus
 - e. Pharmaceutical Use
 - f. Restaurant (Sit Down or **Fast Casual**) (*new use*)
 - g. Telecommunication Tower
 - h. **Advanced Manufacturing** (*new use*)
 - i. **Data Center** (*new use*)
 - j. Distribution Center and Warehousing (**Small**) (*new use*)
 - k. Flex Space (Office Warehouse)
 - l. Laboratory
 - m. **Light Industrial Use** (*new definition*)
 - n. Research and Development
 - o. Technology
 - p. Hospital, Medical Center, or Outpatient Clinic

3. The following uses are a 'Conditional Use' in the MID (Pgs 38-39), which require a public hearing before the Board of Zoning Appeals:
 - a. Banquet Facility
 - b. Brewpub
 - c. Day Care Center
 - d. Entertainment Venue (new use)
 - e. Financial Institutions
 - f. Extended Stay Hotel
 - g. Microbrewery
 - h. Pharmacies
 - i. Restaurant (Drive-In or Quick Service) (new use)
 - j. Retail and Service Commercial Sales (25k SF and less)
 - k. Taproom/Wine Bar
 - l. Distribution Center and Warehousing (Large) (new use)
 - m. Higher Educational Facility
 - n. Government and Public Use

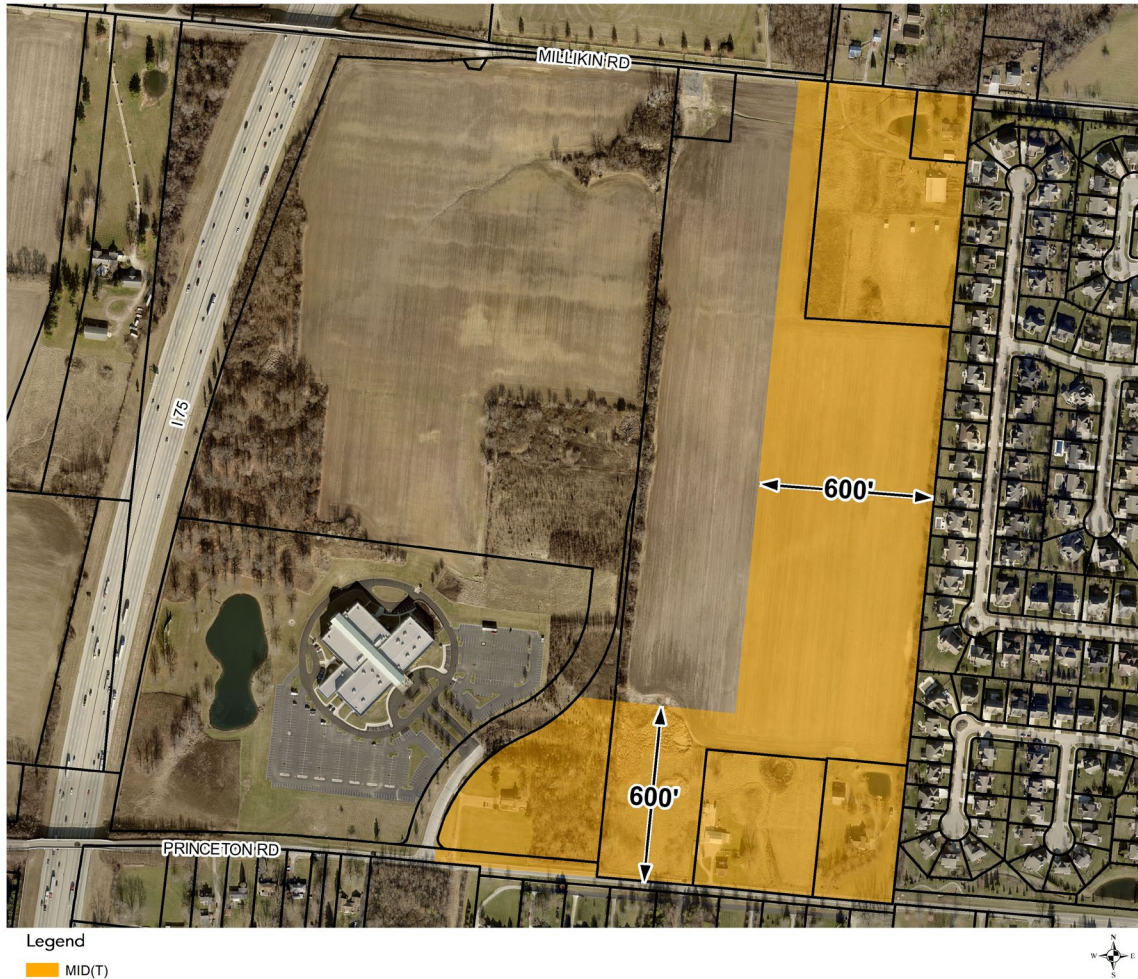
Note 1: Many of these Conditional Uses may serve as support uses to the employees and residents in the area, but since the MID is intended for jobs and commerce uses, requiring BZA approval is intended to limit the amount of these uses.

Note 2: The 'Retail and Service Commercial Sales' use is limited to a maximum building area of 25,000 square feet to limit this use to smaller support uses and not destination retail uses that are more appropriate in other commercial districts.

Note 3: The 'Fuel/Convenience Store' use is currently prohibited in the MID, which was done intentionally to ensure this use doesn't occupy priority sites. This use could be permitted in the future.

4. The new MID zoning district would replace the Cox Road Corridor Overlay District (CRC-OD) in the southeast quadrant of the future interchange. Therefore, Sub-Area E in the CRC-OD is proposed to be eliminated from the zoning resolution since it only is applied to this area (Pgs 31, 38-39, 91, 92, 99). While the overlay is being removed, many overlay requirements are still proposed to apply to the MID, including buffering requirements, height limitations, size limitations, etc., which will be highlighted in this staff report.
5. A transitional area that is called the "MID(T)" is being included in the proposed changes, which mimics the current overlay district Sub-Areas B and C. The existing Sub-Areas B and C are each 300' wide, and the MID(T) is 600' wide.

Within the MID(T), the allowable uses are identical to the uses that are currently allowed within Sub-Areas B and C. (Pg 29)



6. The following are specific conditions of certain uses to limit the size and proximity to certain residential uses:
 - a. Distribution Center and Warehousing, Large & Small (Pg 43): Shall be set back a minimum of 1,000 feet from platted residential subdivisions that are recommended to remain residential pursuant to the adopted Comprehensive Land Use Plan.
 - b. Light Industrial Use (Pg 44):
 - i. Buildings that are 50,000 square feet or larger shall be set back a minimum of 1,000 feet from platted residential subdivisions that are recommended to remain residential pursuant to the adopted Comprehensive Land Use Plan.
 - ii. Buildings that are 500,000 square feet or larger shall require Conditional Use approval, which shall also be setback a minimum of

1,000 feet from platted residential subdivisions that are recommended to remain residential pursuant to the adopted Comprehensive Land Use Plan.

- c. Brewpubs (Pg 42): Shall be set back a minimum of 600 feet from any abutting residential lot line, residential district, or recorded subdivision.
 - d. Taproom/Wine Bar (Pg 47): Shall be set back a minimum of 600 feet from any abutting residential lot line, residential district, or recorded subdivision.
7. The building front yard setbacks in the MID vary depending on the building size, as follows (Pgs 61-62):
- a. Buildings over 50,000 SF: 150' setback
 - b. Buildings between 20,000 SF and 50,000 SF: 100' setback
 - c. Buildings under 20,000 SF: 50' setback
8. The building height in the MID varies depending on the location, as follows (Pgs 61-62):
- a. Buildings within 1,000' of I-75: 90' tall
 - b. Buildings within 600' of a residential subdivision: 35' tall
 - c. All other buildings: 60' tall
9. There is a new Section 6.2 that includes Industrial Development Standards, which include the following (Pgs 109-112):
- a. These standards apply to any use that is listed under the "Industrial Use" section of Table 4.7-A (Use Table), including any substantial expansion (50% of floor area or 10k SF, whichever is greater).
 - i. Note that several uses were moved from the "Commercial Uses" section of Table 4.7-A to the "Industrial Uses" section of the same table to clarify when these standards would apply.
 - b. Shall have a clearly identified building entrance.
 - c. Roofs with parapets to screen rooftop units and mechanical equipment from public/private roads and residential properties, which shall also include rooflines that vary every 40'.
 - d. Building facades that are visible from the public right-of-way shall have building offset every 40'; changes in materials, color, texture or pattern every 40'; or columns or pilasters.
 - e. Service/Overhead Doors, Truck Docks and Off-Street Loading areas shall not be visible from public right-of-way or residential property planned to

remain residential property. May utilize building design and/or landscaping to screen these areas.

- f. Building Foundation Landscaping is required for all buildings over 20,000 SF with a façade that faces a public road, which should be within 10' of the building and includes one shrub every 5' and one tree every 20'.
10. Outdoor lighting for industrial uses would be designed to a 'High' intensity standard, which allows lights up to 24' tall, or 'Medium' intensity (18' tall) for other specified commercial uses; however, if within 100' to a residential property it would allow lights up to 15' tall (Pgs 115-116).
 11. The same buffer that is required in the Cox Road Corridor Overlay District would be required in the MID, which includes a 75' wide area, a mound that is a minimum of 8' tall with an average of 10' tall, fence and landscaping. This buffer would be required for any property that is adjacent to a residential subdivision that is planned to remain residential by the Comprehensive Plan (Pgs 147).
 - a. All other existing residential uses that are planned for future commercial development, would require a Buffer "C", which is a 30' wide area with one tree every 20', in addition to a 6' tall wooden fence or brick wall.
 12. Several new definitions were added or modified:
 - a. Advanced Manufacturing
 - b. Auto Sales and Rental (rental use was added to this definition)
 - c. Data Center
 - d. Distribution Center (divided into 'Large' and 'Small' categories)
 - e. Entertainment Venue (indoor entertainment)
 - f. Heavy Industrial Use (eliminate the examples only)
 - g. Light Industrial Use
 - h. Restaurant, Fast Casual
 - i. Restaurant, Quick Service (replaced Restaurant, Drive-Thru)
 - j. Warehousing (divided into 'Large' and 'Small' categories)

NEXT STEPS:

- October 15, 2024: Board of Trustees to decide on initiation of amendments
 - If amendments are initiated, the following is the projected public hearing schedule:
 - November 12, 2024: Butler County Planning Commission (recommendation)
 - November 18, 2024: Liberty Township Zoning Commission (recommendation)
 - December 3 or 17, 2024: Board of Trustees (Final Decision)