



Millikin Innovation District (MID) Public Presentation

October 9, 2024



Topics to be Addressed

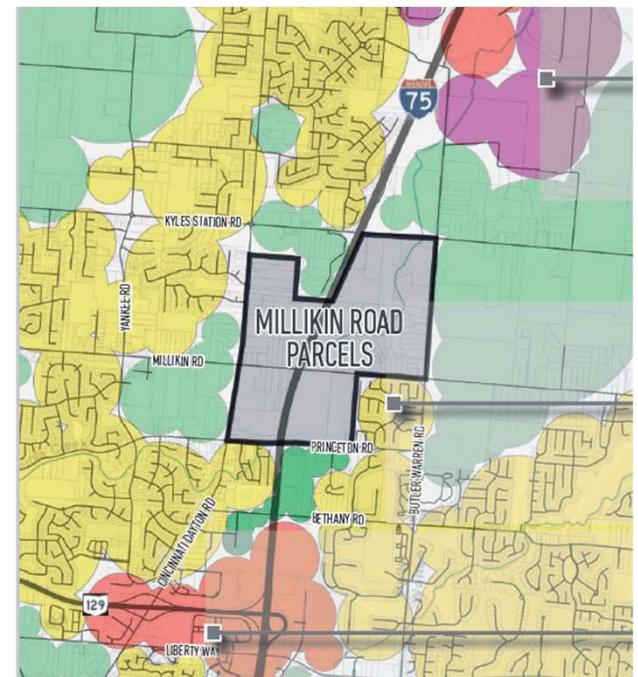
- Millikin Interchange Background
- Location of the Millikin Innovation District
- Millikin Innovation District Regulations
- Impact on Existing Properties
- Anticipated Next Steps
- Questions

Millikin Interchange Background

- Since 2006: The Comprehensive Plan has recommended commercial land uses
- 2017: ODOT's Project Development Process started
- 2018: Butler County TID designated as a project (interchange development)
- 2020: Comprehensive Plan Update reaffirms commercial land uses
- 2022:
 - FHWA (Federal Highway/ODOT) approves interchange
 - Engaged with McBride Dale Clarion for future Millikin zoning

Millikin Interchange Background

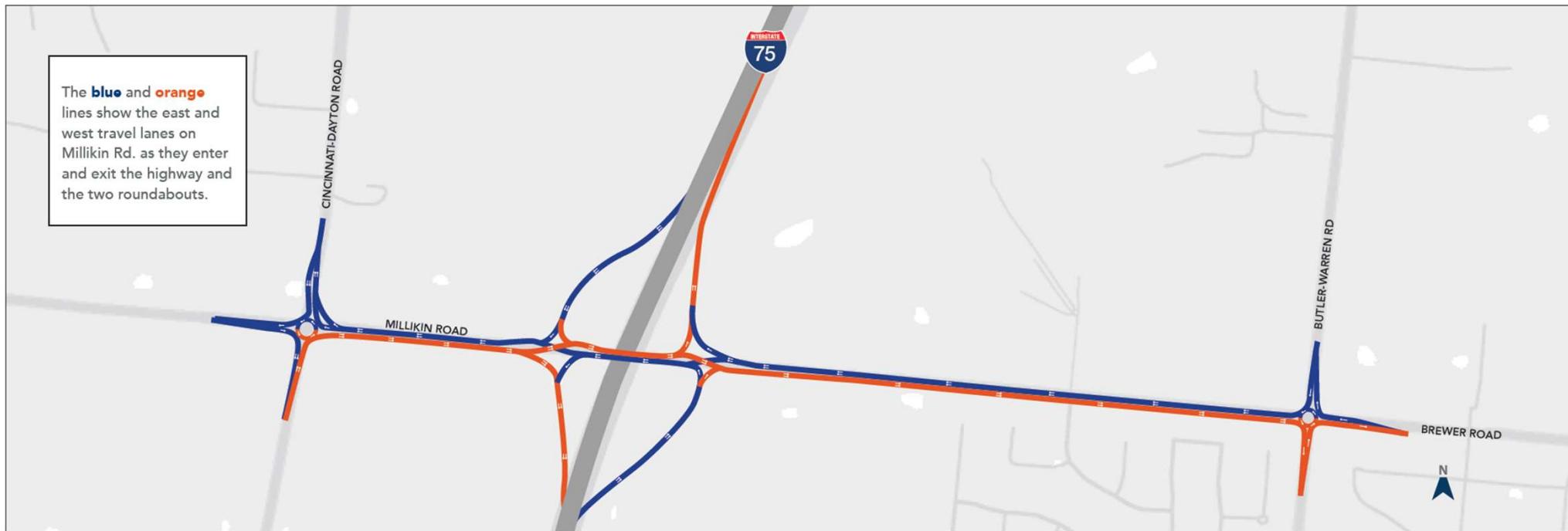
- 2023:
 - MKSK Conceptual Land Use Study
 - Township commits to Jobs & Commerce Land Uses
- 2024:
 - Millikin Funding Strategies ongoing
 - Millikin zoning implementation



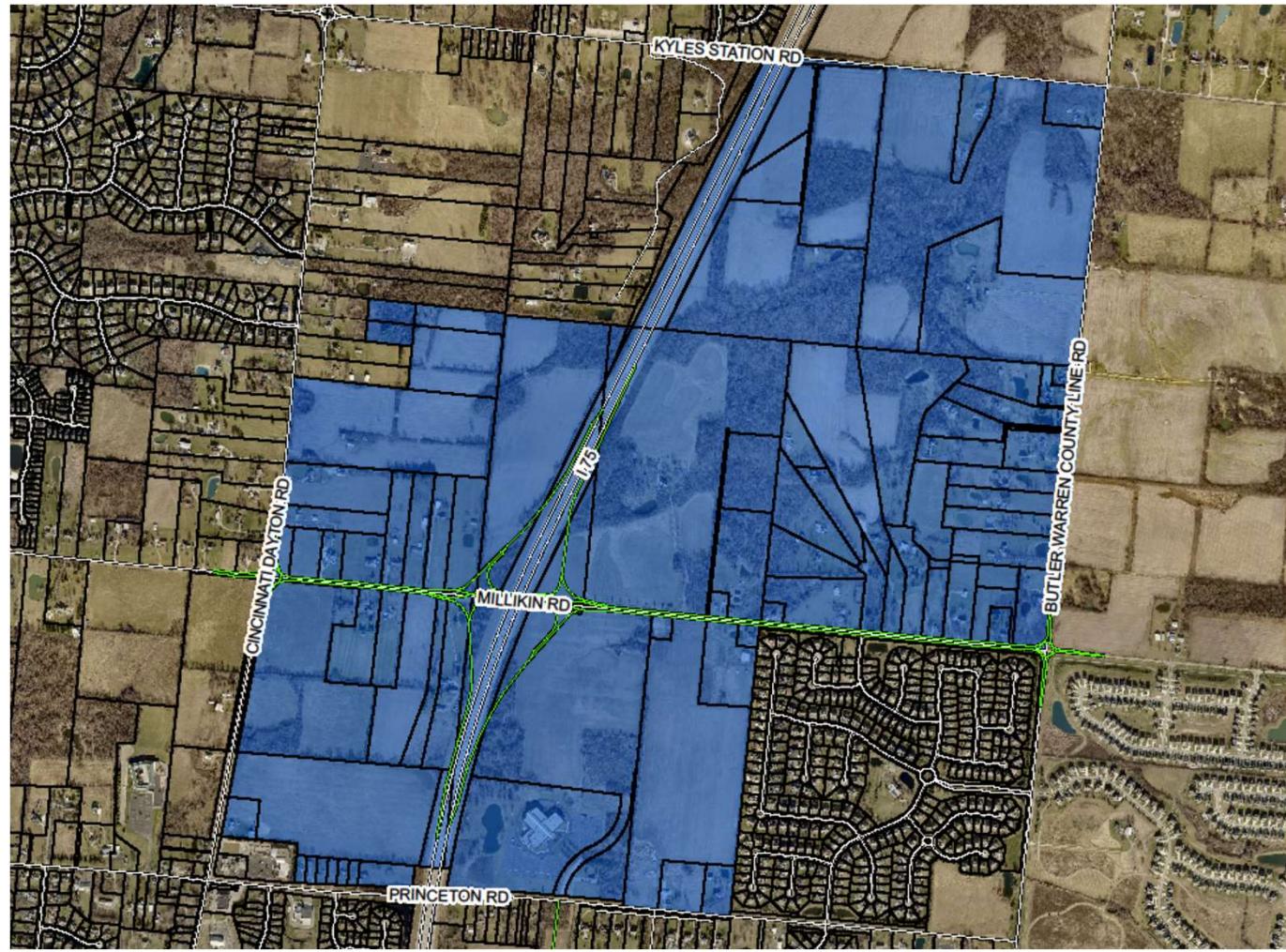
Millikin Interchange Background

- Anticipated Next Steps:
 - Right-of-way phase (2025-2026)
 - Utility relocation (2027)
 - Interchange construction (2028-2029)
- Butler County TID Project Manager for interchange/roadway improvements

Millikin Interchange Design



Millikin Innovation District Zoning Map



Millikin Innovation District Regulations

- The Millikin Innovation District (MID) is a new zoning district
 - Promotes jobs and commerce uses
 - Allows limited retail and restaurant support uses
 - Includes increased design and buffering standards
 - Will be evaluated annually by the Township

Millikin Innovation District Purpose Statement

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 through the creation of the **Millikin Innovation District Transitional Subdistrict MID(T)**. As a subdistrict, any regulations applicable to the MID also apply to the MID(T).

Millikin Innovation District

Uses Permitted or Permitted with Conditions

- Advanced Manufacturing (new)
- Data Center (new)
- Hotel
- Medical Equipment/Supplies
- Office
- Office Park or Campus
- Pharmaceutical Use
- Restaurant, Sit Down or Fast Casual (new)
- Distribution Center and Warehousing, Small (new)
- Flex Space (Office Warehouse)
- Laboratory
- Light Industrial Use (new definition)
- Research and Development
- Technology
- Telecommunications Tower
- Hospital, Medical Center, or Outpatient Clinic

Millikin Innovation District

Conditional Uses

- Banquet Facility
- Brewpub
- Day Care Center
- Entertainment Venue (new)
- Financial Institutions
- Extended Stay Hotel
- Restaurant, Drive-In or Quick Service (new)
- Retail and Service Commercial Sales (25k SF or less)
- Taproom/Wine Bar
- Microbrewery
- Pharmacies
- Distribution Center and Warehousing, Large (new)
- Higher Educational Facility
- Governmental and Public Use

Millikin Innovation District Use Notes

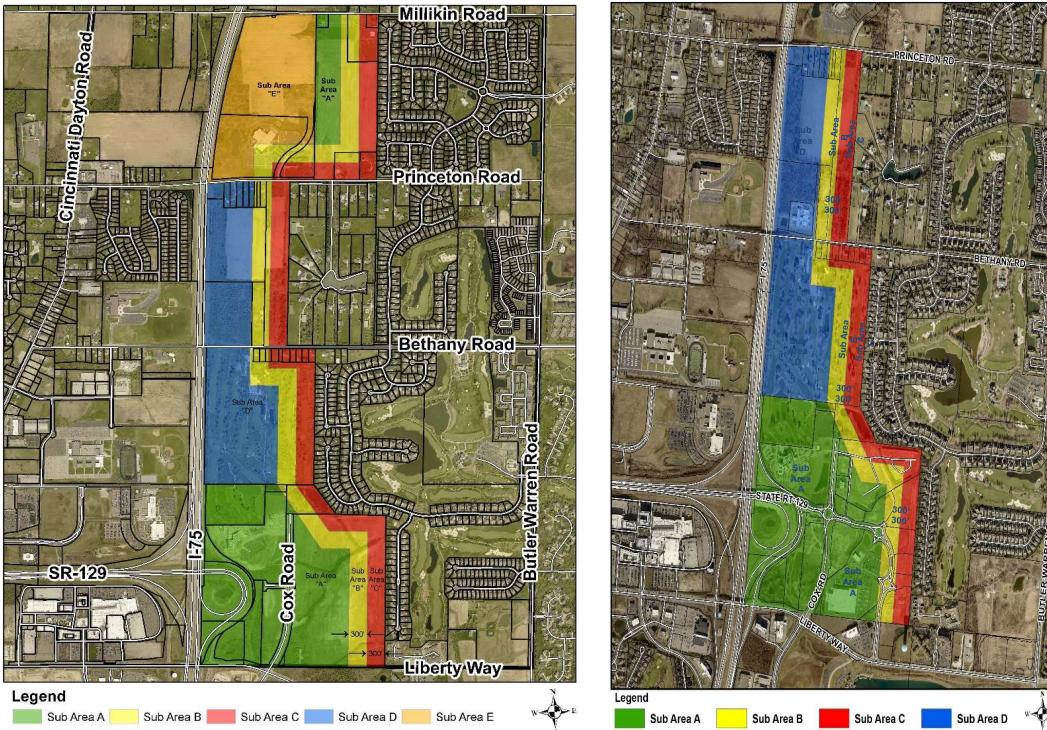
- Many of the conditional uses listed, may serve as support uses to the employees and residents in the area, but since the MID is intended for jobs and commerce uses, requiring BZA approval is intended to limit the amount of these uses.
- The 'Retail and Service Commercial Sales' use is limited to a 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.
- 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.

CRC-OD Amendment

It is anticipated that the new Millikin Innovation District will replace a portion of the Cox Road Corridor Overlay District which would result in the elimination of Sub-Area E (area north of Princeton Road). While the overlay is being removed, many of the overlay requirements are still proposed to apply to the MID including:

- Permitted uses in MID(T) mirror the CRC-OD
- Height and setback limitations
- Lot coverage limitations
- Buffering requirements

CRC-OD Amendment

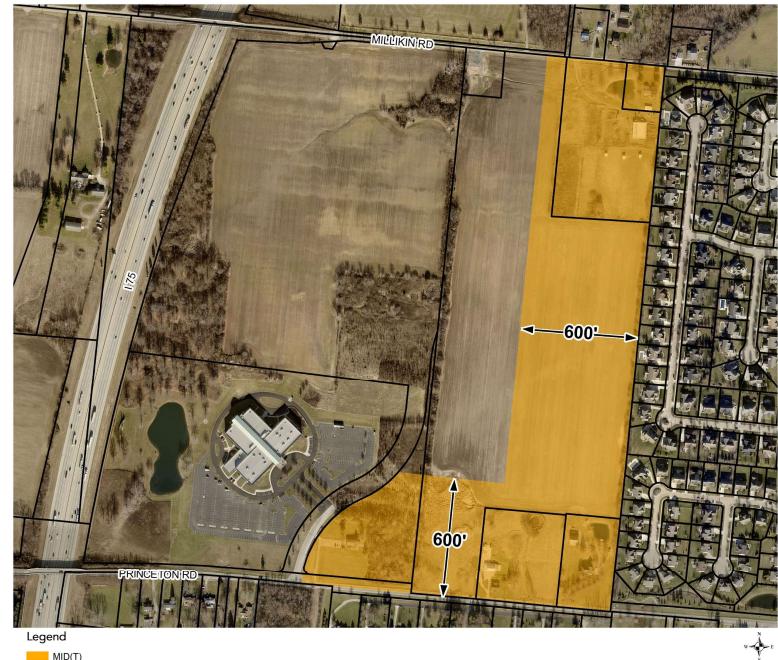


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Millikin Innovation District Transitional - MID(T)

Permitted and Conditional Uses

- Agricultural Uses
- 24 Hour a Day Business
- Educational Facility, Higher
- Financial Institution
- Governmental and Public Use
- Microbrewery
- Office
- Office Park or Campus
- Parks or Open Space
- Telecommunications Tower
- Technology



Specific Use Restrictions

- ***Light Industrial Use:***

- 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.
- Buildings that are 500,000 square feet or larger shall require Conditional Use approval and 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.

- ***Distribution Center and Warehousing, Large & Small:*** 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.

- ***Brewpubs/Taproom/Wine Bar:*** Shall be set back a minimum of 600 feet from any abutting residential lot line, residential district, or recorded subdivision.

Site Development Standards

Front Yard Setbacks

- Proposing variable front yard setbacks in the MID depending on building size:
 - Buildings over 50,000 SF: 100-foot setback
 - Buildings between 20,000 SF and 50,000 SF: 50-foot setback
 - Buildings under 20,000 SF: 30-foot setback

Site Development Standards

Building Height

- Proposing variable height requirements for buildings in the MID depending on location:
 - Buildings within 1,000 feet of I-75: 90 foot maximum
 - Buildings within 600 feet of a residential subdivision: 35 foot maximum
 - All other buildings: 60 foot maximum

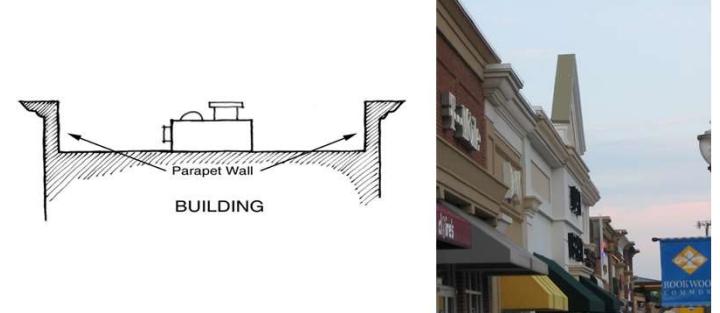
Industrial Development Standards

Section 6.2 was added that includes Industrial Development Standards. 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 and include the following:

- Industrial uses shall have a clearly identified building entrance;
- 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 feet.



Example entrance design for a larger building



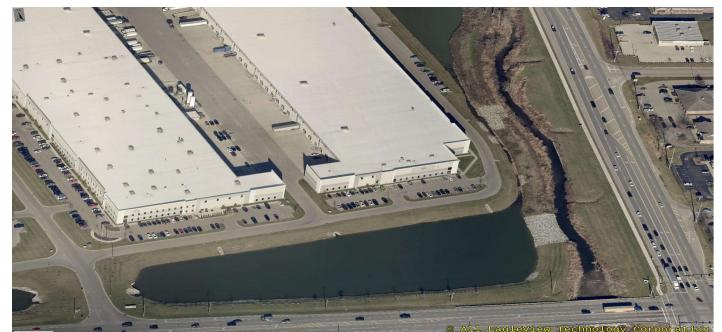
Example of the use of parapet walls to screen mechanical equipment

Industrial Development Standards Cont.

- 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;
- Service/Overhead Doors, Truck Docks and Off-Street Loading areas shall not 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.



Example of how the façade requirement may be applied to industrial buildings



Example of building design (wing walls) being used to screen truck docks

Industrial Development Standards Cont.

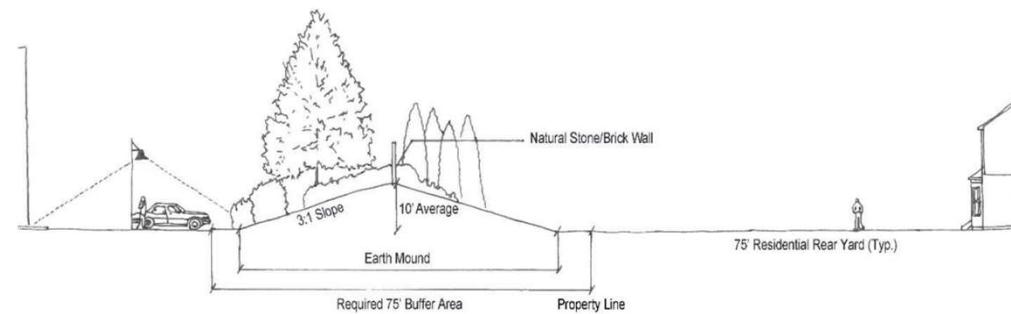
- Building Foundation Landscaping is required for all buildings over 20,000 SF with a façade that faces a public road, which should be within 10' of the building and includes one shrub every 5 feet and one tree every 20'.
- Outdoor lighting for industrial uses would be designed to a 'High' intensity 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.



Example of building foundation planting for industrial buildings

Landscaping and Buffering

- The same buffer that is required in the Cox Road Corridor Overlay District would be required in the MID(T), which includes a 75' wide area, a mound that is a minimum of 8' tall with an average of 10' tall, fence and landscaping.
- 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.



The existing buffer requirement from the Cox Road Overlay will still be applicable in the MID(T)

Impact on Existing Properties

- Any existing residential use will be considered a legal nonconforming use which may continue to be utilized as a residential use as presently developed.
- A zone change does not affect property taxes per the Butler County Auditor's Office.
- A zone change does not impact CAUV per the Butler County Auditor's Office.
- Taxes are calculated based on how the property is being used, not zoned (copies of the letter from the Butler County Auditor are available).



Nancy NIX
Butler County Auditor CPA

Butler County Auditor's Office
130 High Street / 3rd-4th Floors
Hamilton, Ohio 45011
Phone: 513-887-3154

June 18, 2024

To Whom It May Concern:

Recently, the Butler County Auditor's Office was approached by officials from Liberty Township in Butler County to discuss the differences between Liberty Township's zoning system and the methods by which the Auditor's Office values and taxes parcels within the township. There was a misconception that the township's zoning determines the Auditor's valuation of residential, commercial, or agricultural parcels in the county. To clarify, the Auditor's Office determines the use of the property and applies a "land use code," which defines that use, and therefore, determines the way that parcel is taxed. The land use codes are altogether separate from current township zoning overlays and won't be impacted by future township zoning changes.

One example would be a property that the Auditor's Office has determined is an agricultural property and is currently receiving the benefit of the CAUV program, though the township may have re-zoned that area as "commercial/industrial." In this case, the property would remain as an agricultural property and would continue to receive the benefit of the CAUV program in which it is enrolled. Should the property sell to an investor or other interested party and the parcel no longer be farmed, the Auditor's Office would then review the land use code and determine if a change is necessary.

A second example would be a residential property located in a commercial/industrial zoned area. In this case, if there is a residential structure on the property and the use of the property does not change, the land use code for the property would remain residential.

Hopefully this explains the differences between Liberty Township zoning vs. the Butler County Auditor's Office land use codes when determining how a property is valued for tax assessment purposes. If there are any further questions regarding this matter, please don't hesitate to contact the Butler County Auditor's Office at 513-887-3154.

Sincerely,

Nancy Nix, CPA
Butler County Auditor

Visit our website at ButlerCountyAuditor.org

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Example of the use of parapet walls to screen mechanical equipment



Anticipated Next Steps

- October 15, 2024: Board of Trustees to consider initiation of amendments
- If amendments are initiated, the following is the anticipated 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)



Questions or Comments?

- Zoning information is available on the Township website.
- For follow up questions related to zoning, please reach out to Bryan Behrmann, Director of Planning & Zoning. (bbehrmann@liberty-township.com)
- For questions related to the roadway project, please reach out to Dan Corey, Butler County TID. Handout available in the back.
- Comment cards are available in the back as well as a form on the website which will be provided to the Board of Trustees.