



Village of Mariemont

BUILDING DEPARTMENT

6907 WOOSTER PIKE

NOTICE OF PUBLIC HEARING MARIEMONT PLANNING COMMISSION

VILLAGE OF MARIEMONT, OHIO

October 13, 2022

The Mariemont Planning Commission will have a Public Hearing in the Village Council Chambers of the Village Administration Building, 6907 Wooster Pike, Mariemont, Ohio 45227 on **Thursday October 20, 2022 at 6:00 PM** for the purpose of reviewing and discussing the following item, and to approve the minutes from the previous meeting of October 4, 2022. The developer has responded to the action plan items that were requested during the previous meeting.

1. Request from Miami Run JV LLC for the property located at 3801 Miami Run to authorize the establishment of a planned unit development PUD, subdivision of land, approve associated variances related to building at this site, and approve the preliminary development plan.

1. Planned Unit Development (PUD) Request: Section 151.077 of our village code provides both the authority of the Planning Commission to approve PUD applications as well as a framework of the “PUD process” from preliminary development plan through final execution. This section of code is below in its entirety for understanding.

Findings of the Building Department:

- Discussions concerning the development of the steam plant area can be found dating back to 2005 between multiple developers and the Village Council, the Planning Commission, the ARB, and the Planning & Zoning Committee. Village Council authorized execution of a Development Agreement with Genesis Management (May 12, 2008).
- Council voted to change the zoning of this site to Residence C (May 12, 2008) and to include in the area eligible for CRA tax abatements (March 13, 2017, R-07-17).
- JAE Capital LLC acquired the site on September 22, 2014, later transferred to Miami Run JV on July 9, 2020.
- Other recent (condominium) developments (Nolen Park, Livingood Park, Hampstead Park) have “Development Agreements” signed by developers and the Village.
- The only other PUD approval in the Village was done for Spring Hill in 1984.
- While the framework for a preliminary and final development plan are called out in 151.077, the specific documents or requirements for each milestone are vague. Based on this department’s recommendation, the developer has submitted for consideration a preliminary Development Plan which has been distributed to the members of the Planning Commission and is available for public review.
- 151.077 (D)(8) states that a PUD area should not be less than five contiguous acres, but the Planning Commission has the latitude to consider when it is demonstrated that the smaller area has a unique feature of

geography, topography, or other development aspect (i.e. hillside) which is determined by the Planning Commission to be appropriate.

- 151.077 (C)(1)(b) states the maximum building height requirements are the same as those set forth by the district in which the development is located
- The building department is working to accelerate the timelines mentioned in the ordinance to get the development properly designated as a PUD.

Mariemont residents may contact Rod Holloway to have receive an electronic copy of the Preliminary Development Plan or can view a hard copy at the village offices.

Rod Holloway
Building Department

cc: Adjacent Property Owners
Posting Boards
Members of the Planning Commission
Members of Council
Rod Holloway Building Department
Village Web Site
E-Mail Distribution List

