



City of Milford

General Administration
831-4192
248-5096 FAX

745 Center Street, Suite 200, Milford, Ohio 45150

www.milfordohio.org

Application for Site Plan Review/Development Plan Review

Name(s) of Applicant: DER Development Co LLC / Hank Roe Little Miami Event Center

Address: 750 US Highway 50
Milford, OH 45150

Telephone Number: 513-967-7779 hroe@derdevelopment.com

Name(s) of Owner: Terra Firma Development LLC / Hank Roe
(if different from applicant)

Owner's Address: 750 US Highway 50
Milford, OH 45150

Property Address: Mill Street - Parcel ID: 210708.117P (2.92 AC)

Zoning District: B-2 Downtown Mixed Use District;
MRD, Milford River District Property Size (sq. ft or acres): 2.92 Acres

Proposed Building Size (sq. ft.): 9,936 Number of Parking Spaces: 74

Check all that are included in site plan package:

Site Layout X
Utilities X
Grading & Drainage X
Lighting
Landscaping
Other X Building Renderings

(Office Use)
Application Checked

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



DER DEVELOPMENT CO. LLC
750 US Hwy 50
Milford, Ohio 45150-9702

PH. 513.831.7766
info@derdevelopment.com
www.derdevelopment.com
FAX 513.831.7968

February 24, 2020

City of Milford
Attn: Ms. Pam Holbrook, Zoning Administrator
745 Center Street
Milford, OH 45150

RE: Written Project Description Report
Little Miami Event Center
Mill Street

Dear Ms. Holbrook:

As per 1167.08 Application Requirements, the following is the Written Project Description Report for the referenced MRD Site Plan application.

SITE NARRATIVE

The proposed 9,936 sf Little Miami Event Center will be located south of the existing Little Miami Brewing Company parking lot, along the water's edge. The facility will be accessed from Mill Street at the existing traffic light, thru the Brewery's front parking area, past the newly construction driveway and landscaped median. The Event Center will feature a surface parking lot accommodating 74 spaces and will be tied into the existing 55 space Brewery lot for improved vehicular flow. A driveway will extend to the main entrance portico as a formal drop off location and covering from inclement weather. A concrete patio on the west side of the Event Center is planned with spectacular views overlooking the river to allow for wedding receptions, corporate events and other private parties to take full advantage of the natural charm the national and state scenic river has to offer. The site landscape will be adorned with various trees and plantings. The current temporary gravel parking lot & perimeter fence will be removed during the construction process and will not be restored. Additionally, a private 21 space gated parking lot will be developed during this project that intends to service offsite parking for the River Roe mixed use building located at 5 Water Street. An existing dumpster enclosure located at the northeast extent of the site will be utilized for trash disposal.

BUILDING NARRATIVE

The proposed 72' wide x 138' long (9,936 SF) Event Center will be framed by a pre-engineered steel building. The eave heights will be 16' tall on both the east and west sides ascending up on a 3:12 roof slope to a center ridge at 25' tall creating gabled end walls on the east and west sides. The publicly viewed exterior facades of the building will fully clad with brick veneer as well as various faux, abandoned brick infill openings being incorporated around the north and west sides to help accentuate the impression of a repurposed structure. The roof system will be standing seam metal panels in a factory painted finish. The shape of this building is a rather simple design, resembling that of an old mill or even a barn which will fit nicely in the historical character of neighboring structures located in the Milford River District historical overlay, most notably the Little Miami Brewery and the adjacent Old Mill Building at 228 Mill Street. The focal point of the main entrance is a steel framed portico with open truss



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framing and columns to again create a historical feel but with a touch of modern detailing to invite event-goers into the facility.

The building's primary exterior openings will consist of dark bronze aluminum framed storefront entrance systems, fixed windows and fully glazed sectional roll-up doors that will open up the two event spaces onto the river-facing patio. A simply framed awning with matching roof panels is proposed above the west entry and windows.

Please do not hesitate to contact me with any questions.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Wm. Hank Roe'.

Wm. Hank Roe
Project Manager



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As per 1167.08 Application Requirements, provided are existing conditions Color Photographs.

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Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Wm. Hank Roe'.

Wm. Hank Roe
Project Manager



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FRONT VIEW AT DUSK



FRONT VIEW



BACK PATIO VIEW



WEST VIEW



REAR VIEW



New Facility for:

LITTLE MIAMI
EVENT CENTER
MILFORD, OHIO

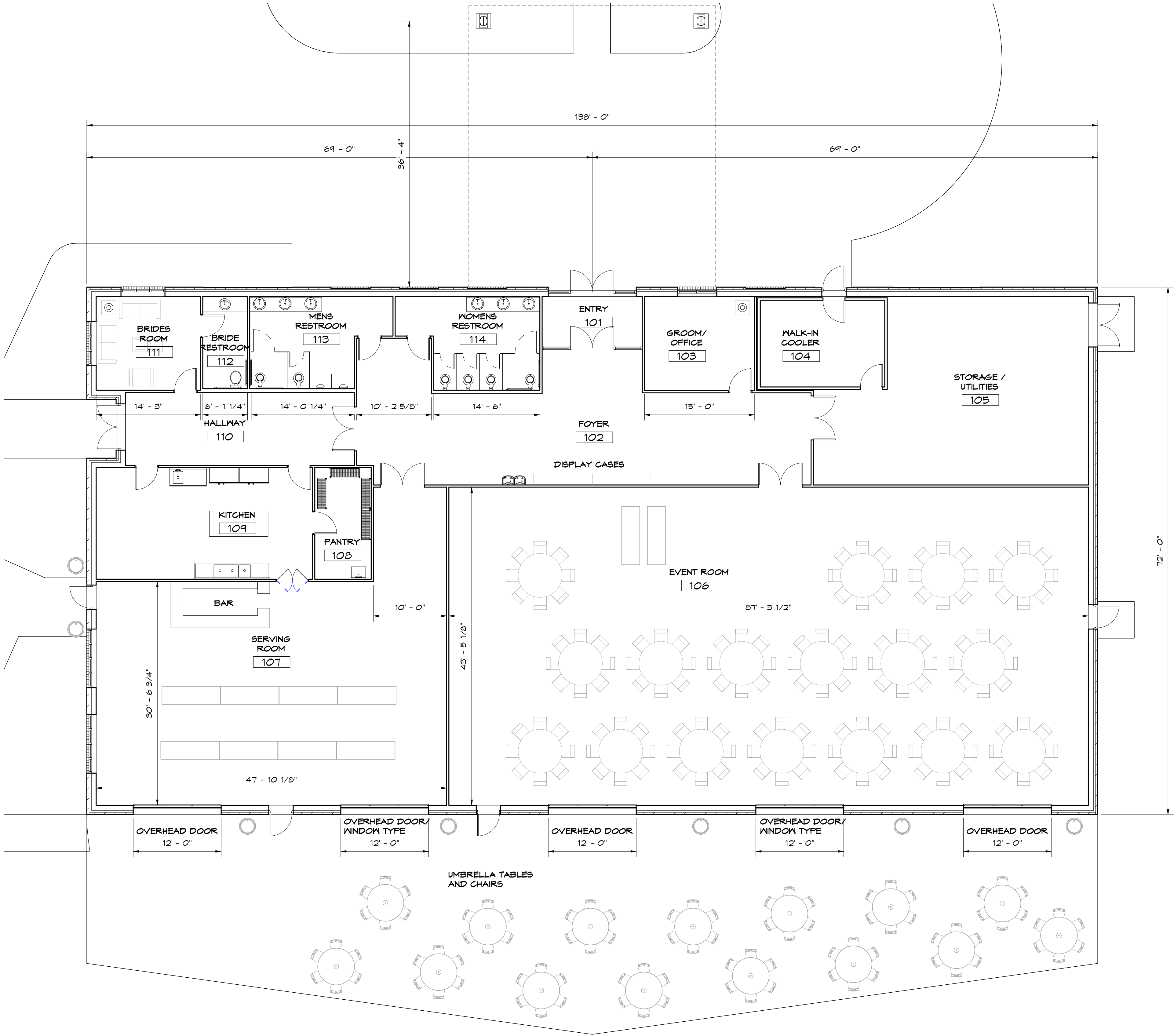
REV. DATECK'D

Drawn By:MJR Checked By:MDB

Preliminary
Not For
Construction

Date:02/24/20 Job No:Project Number

A1.1

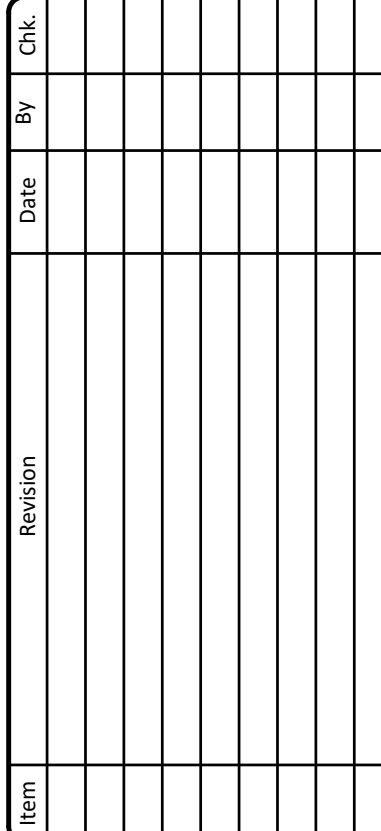


FLOOR PLAN
SCALE: 1/8" = 1'-0"





1. Owner: TERRA FIRMA DEVELOPMENT, LLC
2. TOTAL AREA = 2.9161 ACRES
3. CURRENT ZONING - B-2/MRD
MIN LOT AREA - N/A
MIN LOT FRONTAGE - 50 FT AT R/W
MIN FRONT SETBACK - TO MATCH OTHERS IN THIS VICINITY
MIN REAR SETBACK - TO MATCH OTHERS IN THIS VICINITY
MIN SIDE SETBACK - 0 FT
- 30' UNDISTURBED SETBACK ALONG PL ADJOINING RESIDENTIAL. ANY EXISTING VEGETATION REMOVED NECESSARY FOR CONSTRUCTION IN 30' ZONE TO BE REPLACED WITH PERMANENT LANDSCAPING
- MAX BUILDING HEIGHT - 45 FT
4. WATER - CITY OF MILFORD
5. SANITARY SEWER - CITY OF MILFORD
6. STORM SEWER - PRIVATE
7. GAS - DUKE
8. ELECTRIC - DUKE
9. TELEPHONE - CINCINNATI BELL
10. CABLE - SPECTRUM COMMUNICATIONS



LAYOUT PLAN

Project No:	Checked: MDG
Date: 2/21/2020	Ref: THA
Sheet: 1	

