



City of Milford

General Administration
831-4192
248-5096 FAX

745 Center Street, Suite 200, Milford, Ohio 45150

www.milfordohio.org

Application for Conditional Use

Name(s) of Applicant: Wood Architects and SP Contracting LLC

Address: 320 Victor Stier Drive

Milford, Ohio 45150

Telephone Number: WA-513-449-4146 SP-513-383-6355

Name(s) of Owner: SP CONTRACTING LLC
(if different from applicant)

Owner's Address: 103 MOUND AVENUE

MILFORD OH 45150

Property Address (if assigned): 320 Victor Stier Drive

Property Parcel ID number: 210711A082

Zoning of Property: MRD

Proposed Use: Multifamily rental apartments

Lot Size: .4151 (Acres combined)

Provide a brief statement explaining how the proposed Conditional Use relates to the health, safety, convenience, comfort, prosperity or general welfare of the people of the City of Milford and how the proposed use is in conformity with good zoning practice (use a separate sheet if necessary):

The proposed multi-family apartment building and off-street parking development is a beneficial development for the Milford River District for several reasons. First, the building will fill most of a roughly 100' stretch of undeveloped land along Main street, filling in the "broken teeth" of the street scape. This property is a difficult build site because of the flood plain, and the developer is willing to take on the challenge.

Second, the development will provide 12 units of desirable housing with outdoor space and off street parking, increasing residency for the district. Third, the off-street parking provided in this development will be accessed from Victor Stier, so no new curb cuts will be needed on Main Street.

This development has the potential to be a beneficial project for the street scape and the economic development of Milford the River District.

Along with this application you must include the following:

1. A site plan of the property for the proposed Conditional Use.
2. A copy of the appropriate map on file with the County Engineer sufficient to show all properties within 200 feet of the exterior boundaries of the property for which the Conditional Use is proposed.
3. A list of names and addresses (obtained from the County Auditor) of all property owners who own property lying within 200 feet of the exterior boundaries of the property for which the Conditional Use is proposed.
4. A check made out to the City of Milford in the amount of \$300.00

(Office Use)
Application checked _____

Fee received _____



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745 Center Street, Suite 200, Milford, Ohio 45150

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Application for Planned Development Overlay

Name(s) of Applicant: Wood Architects and SP Contracting LLC

Address: 320 Victor Stier Drive
Milford, Ohio 45150

Telephone Number: WA-513-449-4146 SP-513-383-6355

Name(s) of Owner: SP CONTRACTING LLC
(if different from applicant)

Owner's Address: 103 MOUND AVENUE
MILFORD OH 45150

Property Description: Rental Housing

Zoning District: MRD

Property Size (sq. ft or acres): .4151 (Acres combined)

Type of Planned Development: Residential ☒ Commercial Mixed-Use
Multi Family Rental

(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:

The proposed development would combine two existing adjacent parcels located between Victor Steir Drive and Main Street. The proposed development would include 12 new apartment units for rent and parking for 17 vehicles, or 1.4 per new unit. The new apartments would face Main Street and the parking area would be accessed from Victor Steir. The existing rental house would remain.

Total Acreage .4151 (combined)

Acreage for Development (including parking) .2560 acres

Acreage for Open Space 0.1591 Acres

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

parid	owner	mailing address1	mailing address2	mailing address3	parcel address
210711A084.	NTN PROPERTIES LLC	429 TRAILVIEW CT		CINNATI OH 45244	435 MAIN ST
210711A541A	HAIGHT MARK D	PO BOX 234		MILFORD OH 45150	412 MAIN ST
210711A514.	VILLAGE LIFE STYLE LLC	PO BOX 214		TERRACE PARK OH 45174	438 MAIN ST
210711B001P	U HAUL REAL ESTATE CO	P O BOX 29046		PHOENIX AZ 85038	439 MAIN ST
210712.002P	VILLAGE OF MILFORD	745 CENTER ST STE 200		MILFORD OH 45150	SYCAMORE ST
210712.001P	VILLAGE OF MILFORD	745 CENTER ST STE 300		MILFORD OH 45150	425 VICTOR STIER DR
210711A077.	VILLAGE OF MILFORD	745 CENTER ST STE 200		MILFORD OH 45150	401 MAIN ST
210711B010P	RAINEY ANDY MATT & BILL RAINEY	440 MAIN ST		MILFORD OH 45150	444 MAIN ST
210712.016P	POST VICTOR STIER 450	450 VICTOR STIER DR		MILFORD OH 45150	450 VICTOR STIER DR
210711A513.	SEITZ JAMES J	424 MAIN STREET		MILFORD OH 45150	424 MAIN ST
210711A079.	MICHAELSON HOMES LLC	411 MAIN ST		MILFORD OH 45150	411 MAIN ST
210711A507B	HAIGHT SPEED GARAGE LLC	P O BOX 234		MILFORD OH 45150	400 MAIN ST
210711A508D	HAIGHT SPEED GARAGE LLC	P O BOX 234		MILFORD OH 45150	404 MAIN ST
210711A511.	MONAHAN MICHAEL P & NANCY E	414 MAIN ST		MILFORD OH 45150	414 MAIN ST
210711A078A	VILLAGE OF MILFORD	745 CENTER ST STE 200		MILFORD OH 45150	MAIN ST
210711A083.	PAJAG LLC	427 MAIN ST		MILFORD OH 45150	427 MAIN ST
210711A509.	HAIGHT MARK & PAMELA	PO BOX 234		MILFORD OH 45150	409 HIGH ST
210711A512.	CONOVER LAURENCE R &	5830 PRICE RD		MILFORD OH 45150	420 MAIN ST
210711B015P	RAINEY ANDY MATT & BILL	440 MAIN STREET		MILFORD OH 45150	440 MAIN ST



Clermont County GIS

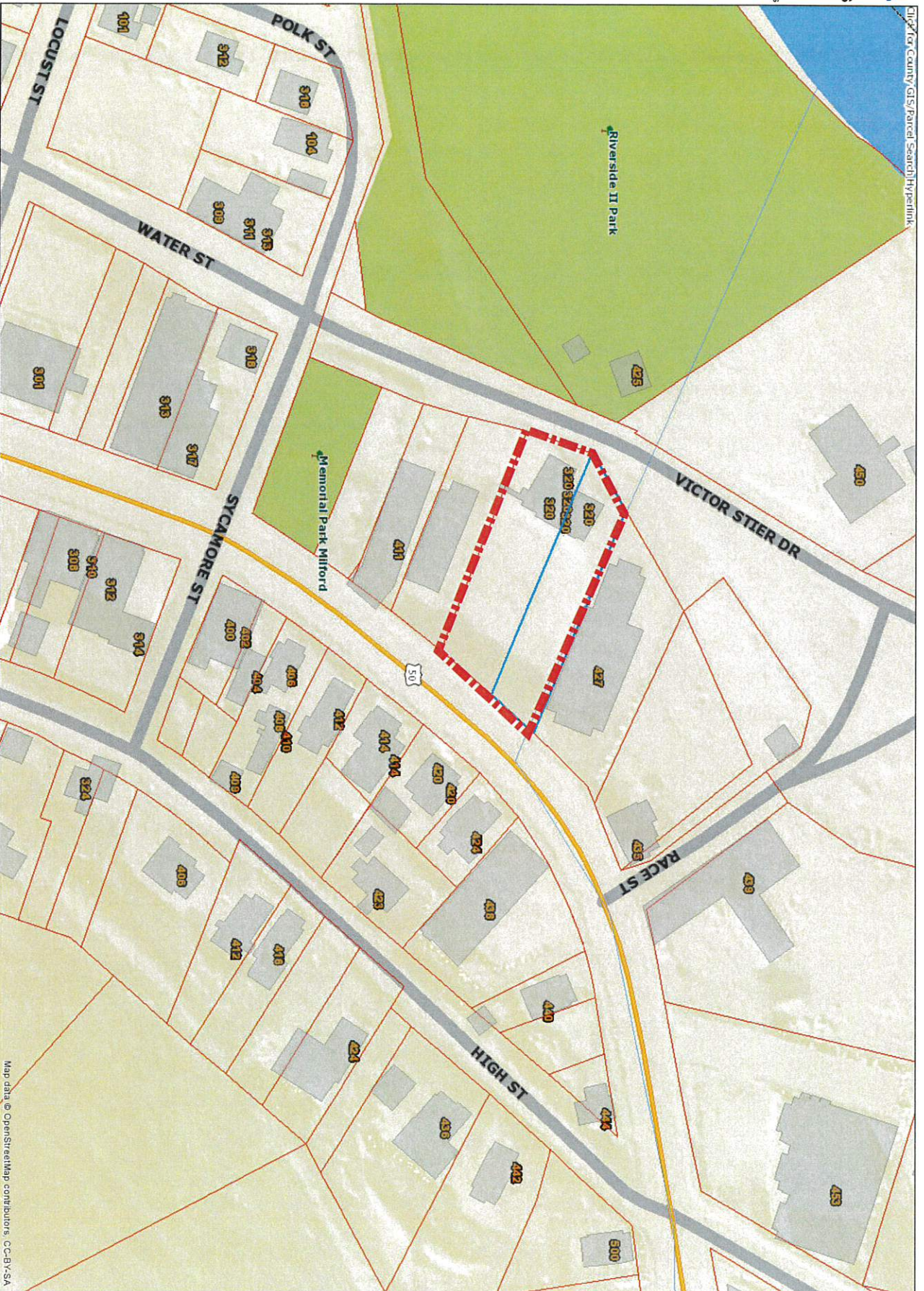
Legend

- Major Streams & Lakes
- Streams
- Parks
- Building Outlines
- 10' Contours
- 2' Contours
- Parcels



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Date: 5/24/2021



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NO.	DESCRIPTION	DATE
1	SP CONTRACTING	01/10/2011
2	MULTI FAMILY	01/10/2011
3	ARCHITECTURAL	01/10/2011
4	SITE PLAN	01/10/2011
5	SP CONTRACTING	01/10/2011
6	MULTI FAMILY	01/10/2011
7	ARCHITECTURAL	01/10/2011
8	SITE PLAN	01/10/2011
9	SP CONTRACTING	01/10/2011
10	MULTI FAMILY	01/10/2011
11	ARCHITECTURAL	01/10/2011
12	SITE PLAN	01/10/2011
13	SP CONTRACTING	01/10/2011
14	MULTI FAMILY	01/10/2011
15	ARCHITECTURAL	01/10/2011
16	SITE PLAN	01/10/2011
17	SP CONTRACTING	01/10/2011
18	MULTI FAMILY	01/10/2011
19	ARCHITECTURAL	01/10/2011
20	SITE PLAN	01/10/2011

SP CONTRACTING
 MULTI FAMILY
 ARCHITECTURAL
 SITE PLAN

A1001

VICTOR STIER DR.

MAIN STREET (RT. 28)

320 VICTOR STIER DR.
 3 LEVEL
 APARTMENT BUILDING
 12 UNITS

Owner/ Project	PR CONTRACTING NATURALLY
Address	101 Merritt Ave Suite 100 Newport News, VA 23606
Phone	(757) 263-8888
Fax	(757) 263-8888
Web	www.prcontracting.com
Available Address	PR Contracting, LLC 2344 Westport Pike Newport News, VA 23606
Phone	(757) 263-8888
Fax	(757) 263-8888
Web	www.prcontracting.com
NEP Bid Address	XXXX
Address	XXXX
Phone	XXXX
Fax	XXXX
Web	XXXX
Shawmut Address	XXXX
Address	XXXX
Phone	XXXX
Fax	XXXX
Web	XXXX

Jonathan Wood, AIA, NCARB
Ohio License # 1216015 expires

12/1/202

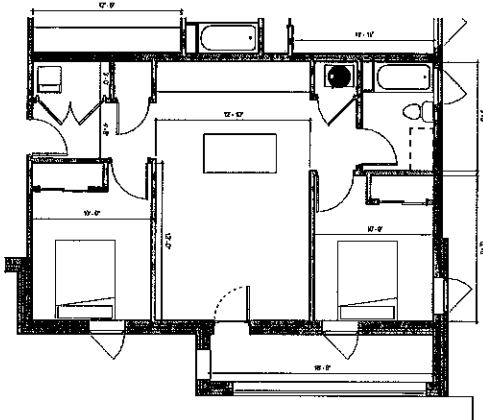
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SP CONTRACTING

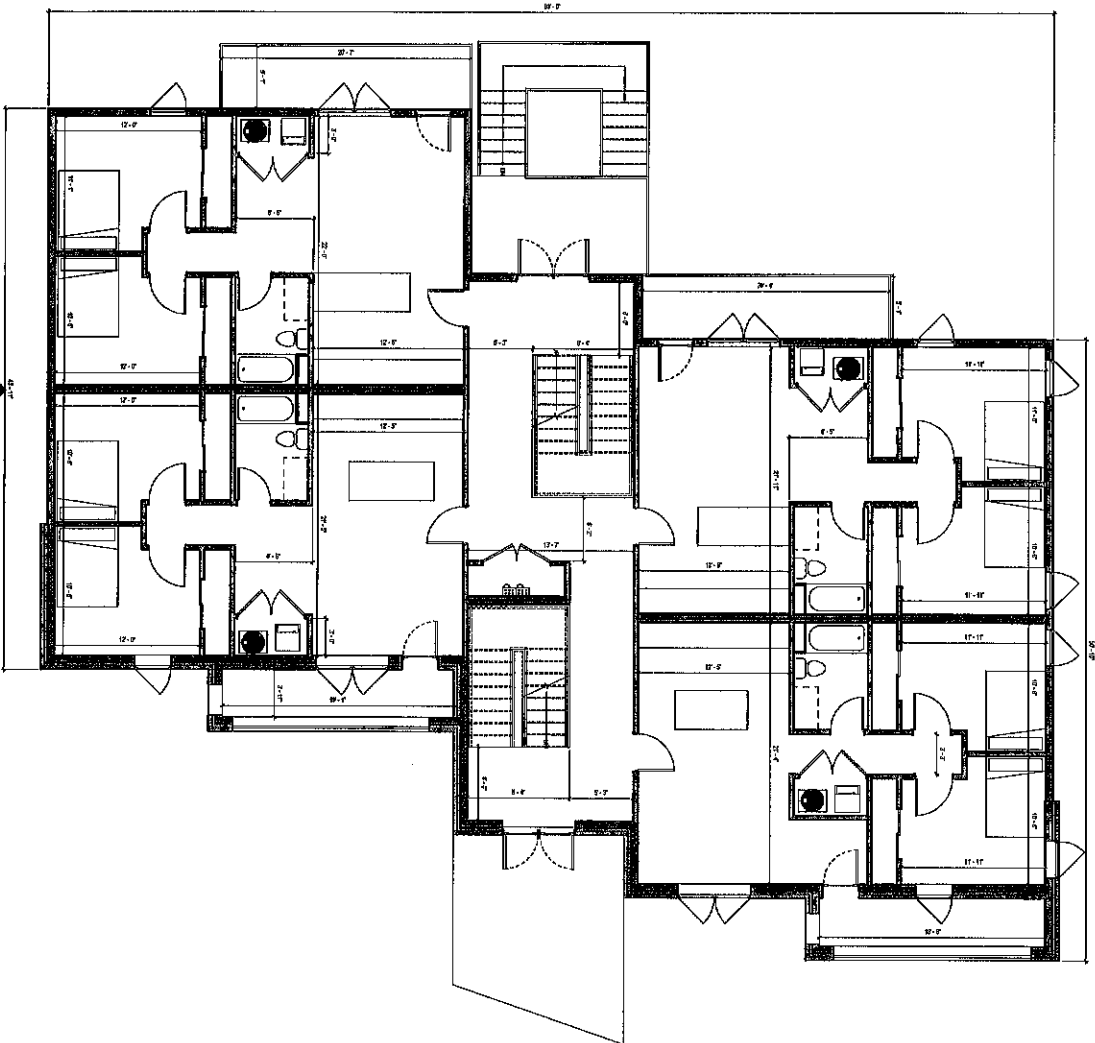
LEVEL 1 FLOOR
PLAN

A1002

Scale	As indicated
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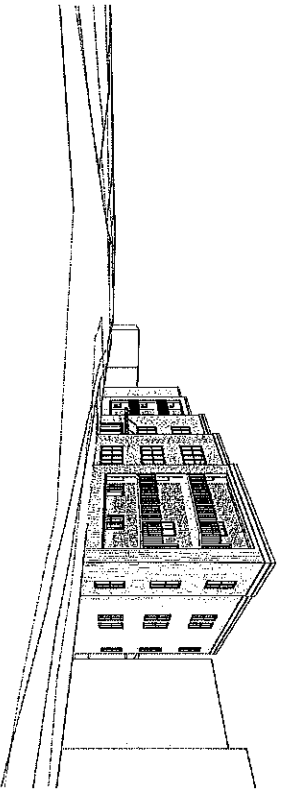
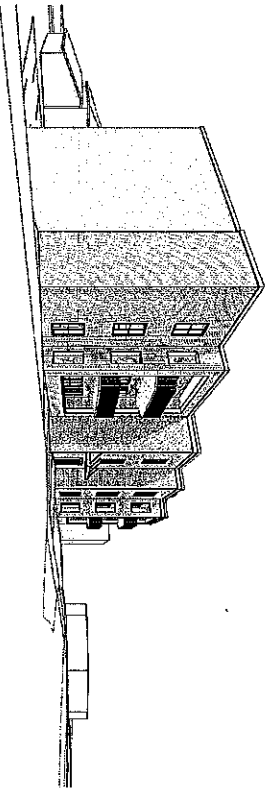
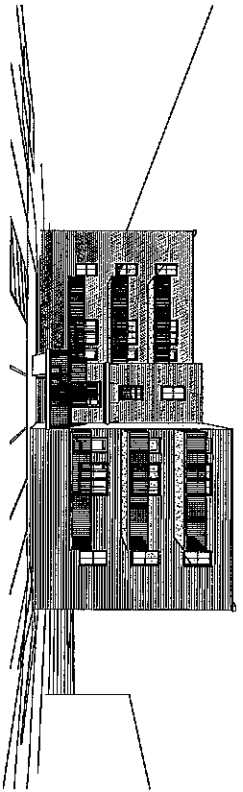
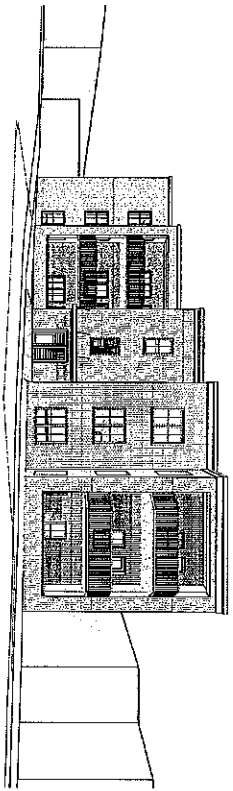
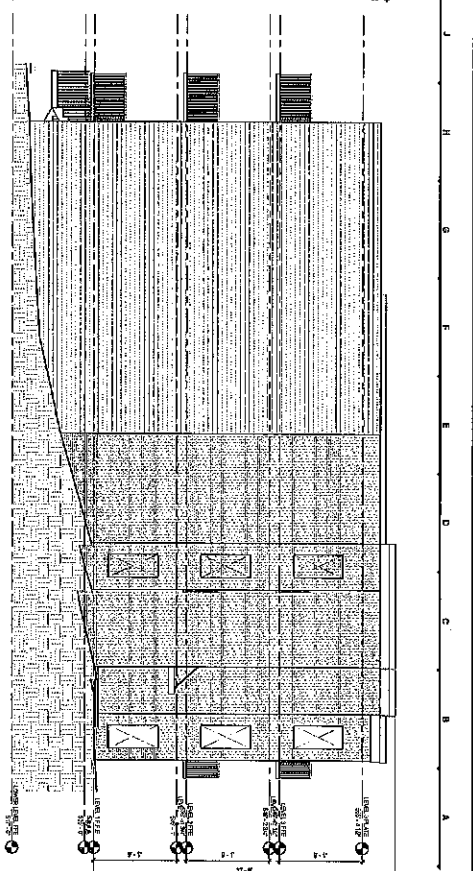
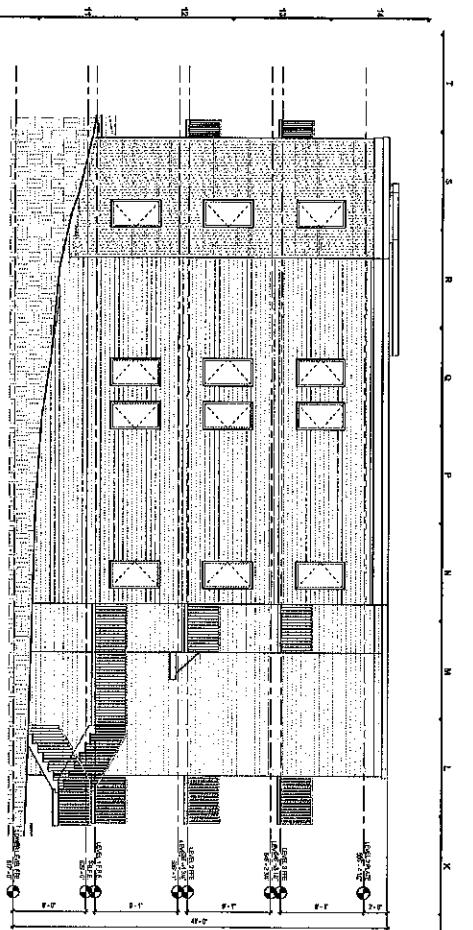


2 Alternate Floor Plan
12' = 1" = 0"



01-LEVEL 1

GRAPHICAL KEY



Owner/	for CONTRACTING
Project	MULTI-MART
Address	191 Market Ave. #2
City	San Francisco, CA
State	CA
Zip	94102
Phone	(415) 398-8552
Fax	(415) 398-8552
Internet	http://www.multimart.com
Architect	Wade Partners LLC
Address	2440 Virginia Road
City	San Francisco, CA
State	CA
Zip	94133
Phone	(415) 774-4245
Fax	(415) 774-4245
Internet	http://www.wadepartners.com
MEP Eng.	XXXX
Address	XXXX
City	XXXX
State	XXXX
Zip	XXXX
Phone	XXXX
Fax	XXXX
Internet	XXXX
Structural	XXXX
Address	XXXX
City	XXXX
State	XXXX
Zip	XXXX
Phone	XXXX
Fax	XXXX
Internet	XXXX

WOOD
— construction & interior design —
ARCHITECTS

www.wood-architect.com

www.wood-on-the-line.com

WOOD ARCHITECTS
consulting & interior design

1

11

Figure 1