



2015 DEVELOPMENT DEPARTMENT ANNUAL REPORT

The City of Monroe's Development Department strives to enhance the livability of the Monroe community through:

1. Actively fostering relationships and marketing the City to encourage sustainable revenues and employment opportunities;
2. Upholding standards to preserve property values, encourage desirable amenities, and promote balanced growth.

OVERVIEW

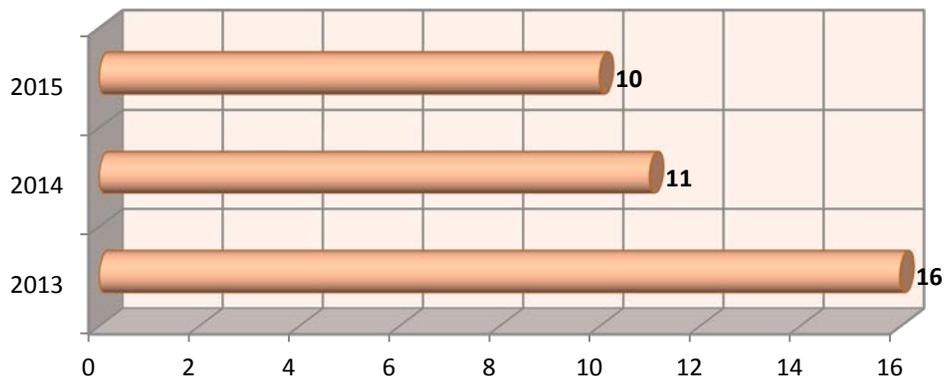
The Department of Development's 2015 major highlights include:

- Assisted with the approval process and planning of a 984,000 square foot industrial building within the Park North subdivision
- Facilitated the rezoning of parcels for future industrial developments
- Continued improvements and updates to the Planning and Zoning Code including adding Micro-Breweries, Brew Pubs, and Large Brewery uses.

PLANNING COMMISSION & BOARD OF ZONING APPEALS

The Planning Commission is charged with ensuring that building design, site design, parking and landscaping meet the expectations of the Comprehensive Plan and the City of Monroe Planning & Zoning Code. Staff supports the Planning Commission through working with engineers, architects, applicants and prospective businesses. The ten Planning Commission cases for 2015 was approximately the same as 2014. Planning Commission approvals did result in the platting of new residential and industrial land that will open up opportunities for future growth.

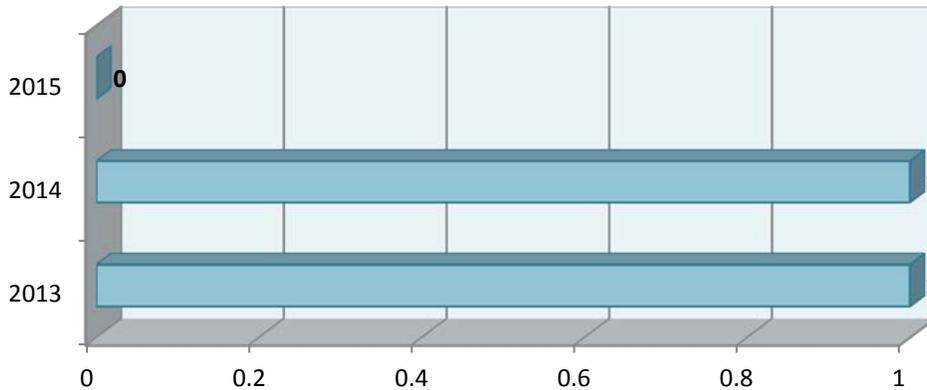
Planning Commission Cases



2015 Planning Commission Applications	
Applicant/ Address	Project
City of Monroe	Consideration of minor changes to the Monroe Planning and Zoning Code & Map
Wyandot Woods	Consideration of approval for the Final Record Plat for Section 5 of Wyandot Woods
IDI	Consideration of a site plan for Park North Building #8
Dr. Kahn	Consideration of a site plan for Dr. Kahn Dental Office
Alpha Dawg	Consideration of a site plan for Alpha Dawg
IDI	Consideration of Final Plat for Park North Phase One
MidPointe Library	Consideration of a Conditional Use for construction of a public library within Mt. Pleasant Retirement Village
Superior Casters	Consideration of a site plan for Durable Superior Casters
Equipment Depot Ohio, Inc.	Consideration from Equipment Depot Ohio, Inc. for a zoning map amendment for 3 parcels associated with 101 Lawton Avenue to be rezoned from C-2 Gen. Comm. To L-1 Light Industrial

Staff also supports the Board of Zoning Appeals which meets throughout the year on an as needed basis to hear appeals from applicants or variance requests. Since the rewrite of the Planning and Zoning Code in 2013, the need for variances at the Board of Zoning Appeals has lessened, evidenced by the lack of cases in 2015.

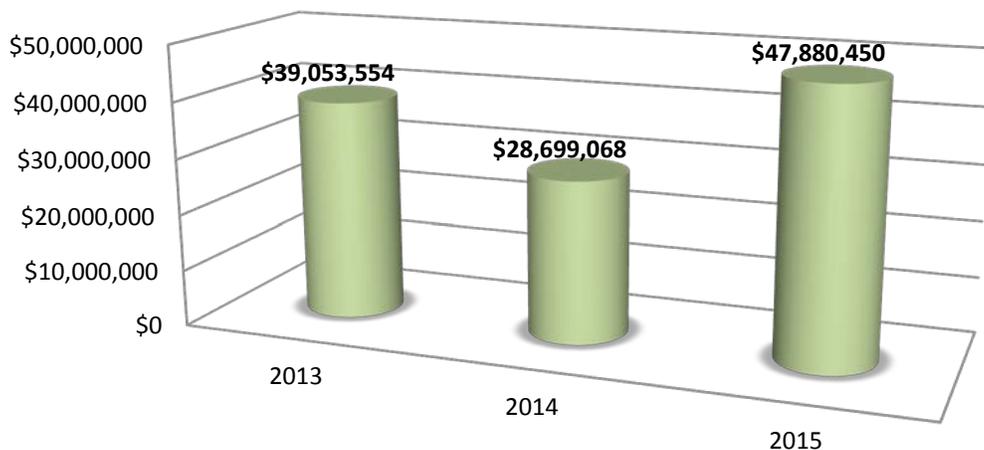
Board of Zoning Appeals Cases



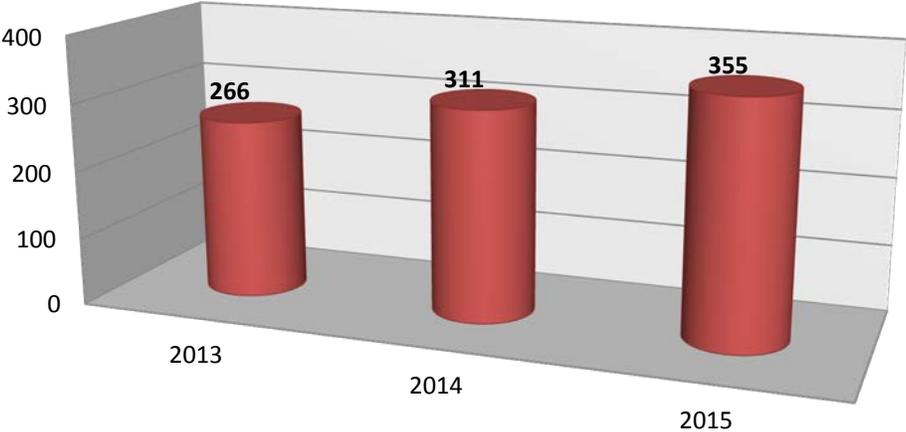
BUILDING AND ZONING PERMITS

In 2015 the City of Monroe issued **355** building permit applications valued at almost \$48,000,000. These numbers reflect all investments from new buildings, tenant finishes, alterations and upgrades to residential and commercial structures. We experienced an approximate 14% increase in the number of permits issued in 2015, and an private investment increase of almost 67% with \$16,181,382 in increased construction. The majority of growth is due to the permitting of Park North's Building 8 (984,000 square foot industrial building) and the addition of Serta Simmons Bedding in 430,000 square feet at 673 Gateway Boulevard.

Total City Investment Amount (All Commercial & Residential)

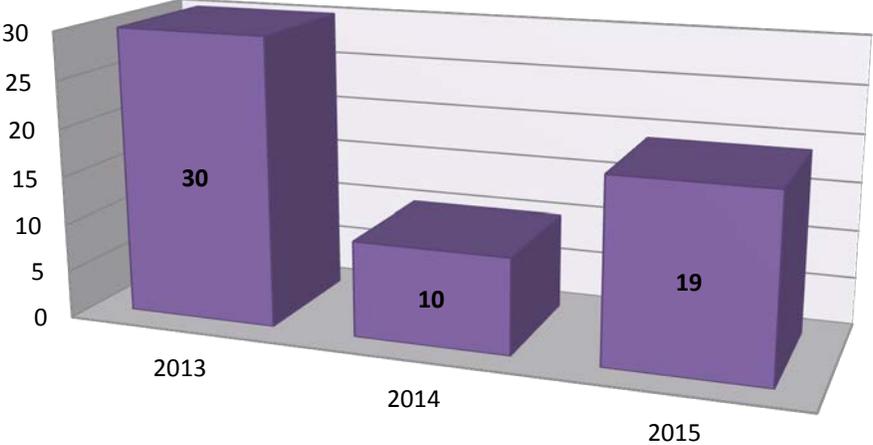


Building Permits Issued



Approximately 19 new or relocated businesses opened in Monroe resulting in around 300 new employees to the City (not including expansions). The list of new business zoning certificates/permits can be found on the next page.

Zoning Certificates



City of Monroe Zoning Certificates- 2015

Name of Business	Address	Use	Date Issued	Employees
Motherhood Maternity	400 Premium Outlet Drive	Retail	1/24/2015	5
Smallwood Septic Solutions	75 S American Way	Retail	1/9/2015	5
Frank's Heavy Truck Collision Repair	200 American Way	Truck Repair	1/12/2015	6
Serta	673 American Way	Distribution/ Manufacturing	2/12/2015	150
Landmark Kitchen & Bath Shoppe	5 American Way	Retail	2/10/2015	2
Nova Care Rehabilitation	286 N Main Street	Rehabilitation Facility	3/26/2015	2
Hanes	701 Premium Outlet Drive	Retail	4/3/2015	*
Romanoff Electric	201 American Way	Electrical contractor	4/2/2015	1
Culvers	1301 State Route 63	Restaurant	4/1/2015	20
Ann Taylor	885 Premium Outlet Drive	Retail	4/9/2015	10
Valicor Environmental Services	1045 Reed Road	Retail	5/20/2015	31
Appalachian Insulation and Supply	1025 Reed Road	Building Material Distribution	6/4/2105	*
Advance Ground Systems Engineering, LLC	441 Breden Dr	Tools Distribution	7/21/2015	20
Hyland Family Chiropractic	240 South Main Street	Chiropractic office	8/14/2015	*
Jimmy Johns Sandwich Shop	19 S. American Way	Restaurant	8/20/2015	20
Tres Amigos Mexican Restaurant	1012 Lebanon Road	Restaurant	9/22/2015	5
Asics	826 Premium Outlets	Retail	12/8/2015	10
Christopher and Banks	968 Premium Outlets	Retail	12/8/2015	10
75 South Diner	11 S American Way	Restaurant	12/14/2015	4

**Denotes Internal City Relocation*

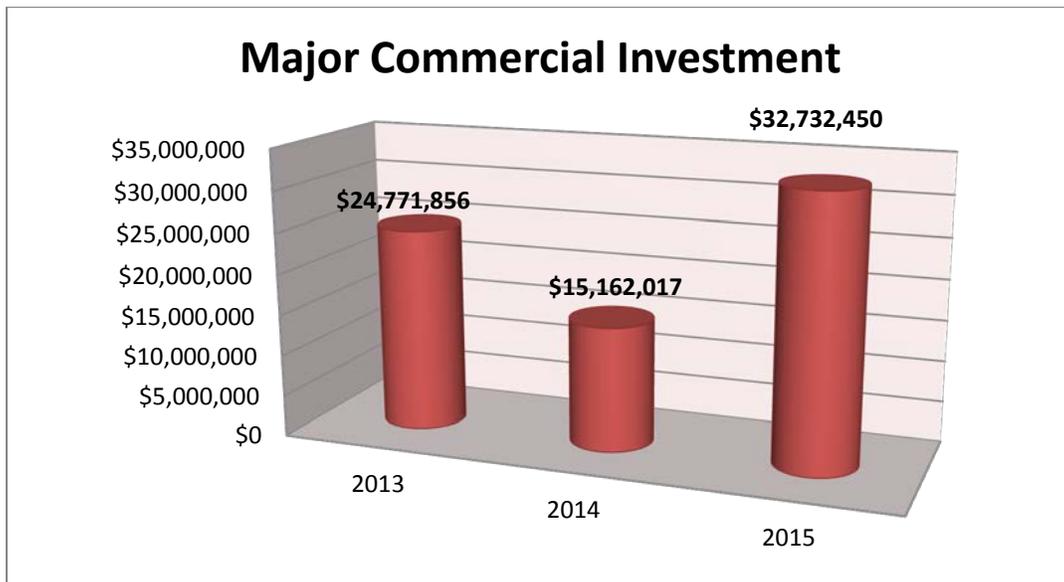
Major Commercial Investment

Larger projects amounting to 1,488,767* square feet of new construction or improvements with a total value of construction of almost \$32,000,000 occurred in 2015. The largest new project is a speculative 984,000 square foot industrial building in Park North. Other new amenities, such as Culver's Restaurant added a new 4,000 square foot restaurant at the State Route 63 interchange. The majority of the investment in commercial/industrial

development that the City has experienced the few years is a result of the development within the Park North subdivision.

**Total square footage includes racking and tenant finish improvements for Serta Simmons Bedding (space was previously constructed) and was included as it entails a major investment.*

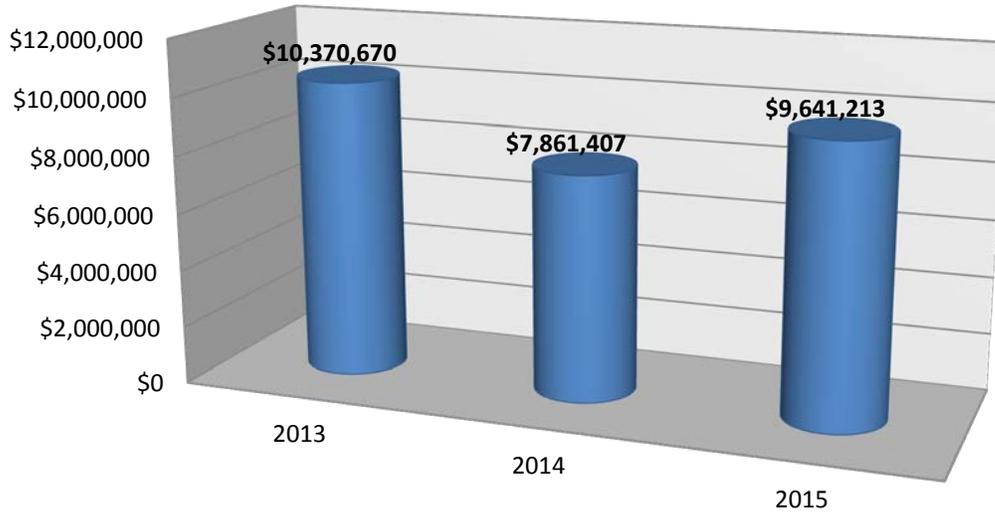
Major Project	Size (Square Footage)	Project Cost*
100 Exploration Drive (Park North Bldg 8)	992,524	\$25,042,450
601 Gateway Boulevard (Serta)	430,608	\$3,040,000
450 Wright Drive (Superior Casters)	50,000	\$2,500,000
150 N Garver Road (Dr. Kahn)	11,400	\$1,100,000
1301 State Route 63 (Culver's)	4,235	\$1,050,000
TOTAL	1,488,767	\$32,732,450



Residential Development

In 2015, the City of Monroe approved **54** new single family dwellings with a total value of construction of **\$9,641,213**. This is a slight increase from the 50 dwellings approved in 2014 but is most likely the new normal for residential growth in Monroe. Most of the residential development continues to be located in Monroe Crossings and Wyandot Woods; however some development has occurred in Gil Mar Meadows and Todd Glen subdivision. We have seen a slight increase in development within the Tall Oaks Subdivision.

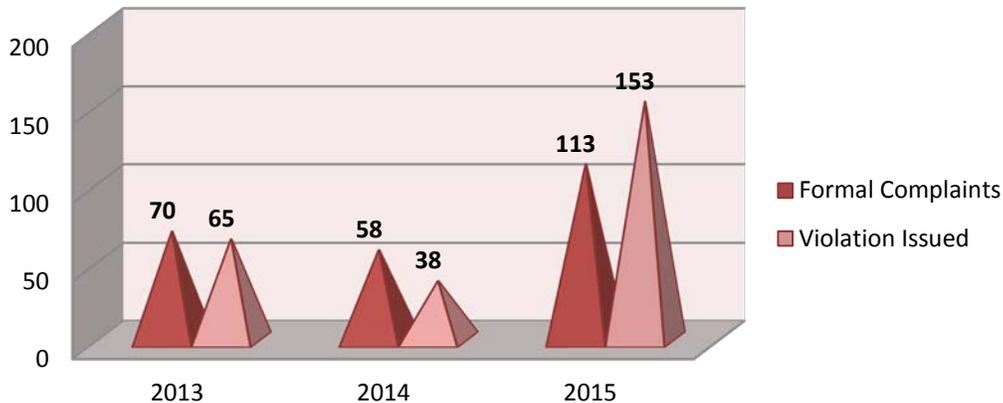
New Residential Investment



ZONING CODE AND PROPERTY MAINTENANCE ENFORCEMENT

The Development Department received 113 formal complaints and issued 153 certified violation or courtesy notices in 2015. Each complaint requires investigation of the possible violation(s), notification of the violation(s) to the property owner and current occupant (if the property is being rented), and follow-up with all parties involved. The total number of complaints is reflective of property maintenance issues; however this number does not reflect high grass which typically is handled by the Public Works department. Staff has continued to provide a friendlier approach to code enforcement in many instances by sending "courtesy notices" in lieu of violations. Some residents may not know the rules and do not realize that they are in violation of a City ordinance. This approach seems to be more conducive to positive public relations with staff.

Property Maintenance Complaints



PLANNING PROJECTS

Planning & Zoning Code Updates

The code was updated to reflect current technologies, emerging trends, and the goals of the comprehensive plan. In August and November 2015 Staff did make minor corrections, update additional definitions, and provide further clarification regarding language.

Lebanon Turtlecreek Trails Initiative

The Warren County Regional Planning Commission (RPC) sponsored a study to identify bike and trail connection on the east side of Warren County. From the City perspective, we participated in the process in order to ensure compatibility with proposed trails and connectivity to an eventual city-based trail plan.

GEOGRAPHIC INFORMATION SYSTEMS

Mapping Projects

Staff support and implementation of the GIS system continued throughout 2015. Various mapping projects have resulted in new or updated information that can be utilized by City Staff or the general public for analysis. Staff continues to create site specific maps for residents as well as community maps such as the City Wide Garage Sale, Police beats and Zoning Maps.