

NARRATIVE STATEMENT

Describe any feedback on this proposal and modifications prior to this application being made:

The text amendment application is being filed to allow for the construction of a new Dollar General Retail store. To provide some background information, on January 22nd, an application was submitted to the Township to rezone the property from AR-1 to C-1. The rezone application proceeded through the required review procedures and was approved by the Township Trustees on March 23rd. The next step was to apply for three (3) variances needed to construct the project. The three (3) variances included:

1. Section 504(A) – variance to exceed the 5,000 sf of floor space. A typical Dollar General has 9,100 sf of floor space.
2. Section 504(E) – variance to encroach into the 150' front setback. The proposed setback for the building is 115'.
3. Section 504 (F) – variance to encroach into the 50' side yard setback. The proposed building encroached 25' into the setback.

At the Township Board of Zoning Appeals (BZA) meeting on July 7th, the variance requests for items 2 and 3 were granted. Variance request #1 was denied by the BZA.

After some discussions with the Township, in order for the project to proceed, it was determined that a text amendment to the zoning code was next step. We request amending Section 504 (A) to state the following:

Section 504 (A) BUILDING SIZE – No structure in this Zoning District shall contain more than ten thousand (10,000) square feet of floor space per floor devoted to any permitted use.

Describe how this application advances the public health, safety and welfare of the Township:

The proposed development can provide convenient access to everyday household goods to the residents of the Village of Sparta and South Bloomfield Township. Currently, the closest store is 6 miles to the west in Marengo.