



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON APRIL 27, 2021

MIAMI TOWNSHIP CASE 578

- APPLICANT:** Bradford Austing
M/I Homes of Cincinnati, LLC
9349 Waterstone Blvd, Suite 100
Cincinnati, OH 45249
- OWNER:** Glenn E. Bischof & Bonnie S. Cox
6103 Deerfield Road,
Loveland, OH 45140
- REQUEST:** Requesting to rezone parcel 182403G005 consisting of 25.64 acres from R-2 – Residence District to “R-PUD” Residential Planned Unit Development.
- LOCATION:** The subject property is located on the west side of Deerfield Road 845 ft. southeast of SR 28. Valencia Drive stubs into the property from the west.
- ZONING:** Current Zoning: R-2 Residence District
- North: R-2 – Residence District
B-2 – General Business District
- East: M-1 – Light Manufacturing District (*Goshen Twp.*)
B-2 – General Business District (*Goshen Twp.*)
R-T – Mobile Home Park District (*Goshen Twp.*)
- South: R-1 – Residence District
- West: R-PUD – Residential Planned Unit Development

LAND USE: The existing land use is agricultural farmland. The surrounding properties vary with two properties with commercial uses along SR 28 located to the northwest. Business/Manufacturing uses and a Mobile Home Park are located to the east along Deerfield Road (Goshen Twp.) Lamorna Cove (PUD) and Carl E Bach 1st Subdivision are located to the west and south.

HISTORY: On November 28, 2017, the Clermont County Planning Commission approved Lamorna Cove – Design Plan.

Currently, no other project history exists for the property involved in this particular petition for zoning map amendment.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

It appears this request is compatible with the regulations under “R-PUD” Residential Planned Unit Development within the Township’s Zoning Resolution (Chapter 15).

A. *General – It is the purpose of the Residential Planned Unit Development Overlay District (“R-PUD”) to provide a flexible alternative to strict application of certain dwelling unit type, lot area, density and other requirements in Residential and Agricultural Zoning Districts, in order to encourage coherent planned residential development that are in keeping with modern site planning standards, so as to promote the general public health, safety, and welfare, and other general purposes of the Miami Township Zoning Resolution.*

B. *Objectives – The “R-PUD” is specifically designed to:*

1. *Encourage residential land development in consideration of topography, vegetation, community character, and compatibility with surrounding land uses;*
2. *Encourage creative design in the arrangement of buildings, open space circulation, and all related factors by permitting maximum flexibility in design;*
3. *Achieve the most efficient land use by utilizing the special advantages of planned development and coordinated planning and design, and facilitating the economic arrangement of buildings, circulation systems and utilities; and*
4. *Create high quality living environments that balance certain permitted density increases with preservation of green space and/or provision of recreational amenities.*

Procedures – To achieve these purposes and objectives, special supplemental procedures to those applicable in the conventional Residence Districts are established in this Chapter, under which development plans specifically designed to meet these objectives may be submitted for review and/or approval. These special provision allow for the planned reduction or averaging of individual lot area requirements or other modification to further the purposes of the “R-PUD”.

In Miami Township’s Vision 2025 Plan, it specifies this area of the Township as “Maintain Present Character” (see Figure 16 – Preferred Land Use).

Maintain Present Character:

The majority of the Township’s lands fall under this category. These areas are dominated by existing development that may be reasonably expected to continue for the 20–year window of this Plan, such as newer residential subdivisions. In Maintain Present Character areas, the existing land use patterns should be perpetuated in order to protect the value, stability and quality of life of the surrounding areas.

Maintain Present Character areas do contain undeveloped parcels and parcels that may become available for redevelopment during the 20-year period, but these are not the predominant existing land use and they tend to be interspersed among existing developments. As these properties are developed or redeveloped, it will be vital to ensure that they support the continued viability of the surrounding areas. In general, land uses and gross densities of new development in these locations should be compatible with surrounding properties. The use of clustering strategies will often be appropriate in order to preserve open space, foster walkable neighborhoods and promote efficient infrastructure, but total densities of such developments should be comparable to that of surrounding properties. Whenever possible, open space that is preserved in a clustered development should be placed between the developed area and surrounding developments, particularly if the net density of the developed area is significantly greater than the surrounding properties.

Maintain Present Character areas are also high priorities for the acquisition and development of park and community recreation facilities, as land suitable for these uses becomes available. These areas will continue to house the majority of the Township’s residents over the 20 year period, and are likely to produce the most demand for recreational amenities.

The Sugar Camp Road area in the southernmost section of the Township is included in this strategy despite the fact that it is relatively undeveloped. Although it is likely that additional homes will be built in this area over the 20 year period, significantly changing the land use or increasing the density of development in this area would require substantial and potentially costly infrastructure investments, including extensive road reconstructions and sewer and water extension through difficult terrain. Since the costs of these investments will be substantial and the resulting impact on the Township’s residential offerings and fiscal capacity will be minimal, the funds that would be necessary would be more prudently expended in areas that can accommodate more intensive land uses.

The proposed zoning request meets the goals of Miami Township’s Vision 2025 Plan by providing new single-family residential development opportunities that mirror the surrounding land uses.

DEVELOPMENT PROPOSAL:

Per the application, the proposed property consists of 25.64 acres to be subdivided into 54 single-family residential lots, 4 open space lots consisting of 6.08 acres (23.7%), and an overall project density of 2.11 units per acre. The proposed residential lots would have a minimum lot width of 70 feet with a minimum lot size of 10,000 square feet. Water and sewer service will be extended from the existing lines stubbed at Valencia Drive (Lamorna Cove).

SITE ACCESS:

The proposed site access would from Deerfield Road onto a 50-foot public right-of-way (*Palma Drive*). The entrance would be landscaped and have a monument sign placed onto the dedication open space to be maintained by the homeowner’s association. Sidewalks have been proposed along both sides of the subdivision streets and along the Deerfield road frontage. As part of proposed phase 1, the connection to Valencia Drive (Lamorna Cove) has been proposed furthering the connectivity of the two developments.

STAFF ANALYSIS:

Per the review of the application, the proposed development meets all *Clermont County Subdivision Regulations* pertaining to Article V. The proposed project also conforms with the regulations under “R-PUD” Residential Planned Unit Development within the Township’s Zoning Resolution. The proposed project compliments the existing development by providing a consistent single-family housing product with pedestrian and vehicular connectivity. The proposed open space provides adequate storm water retention along with continued preservation of the existing woodlands via proposed dedicated open space to the northwest of the property. When the proposed open space is combined with Lamorna Cove’s dedicated open space the total overall open space for the community would be 14.92 gross acres (35%).

Clermont County Community & Economic Development Comments:

- No comments or objections at this time.

The Clermont County Engineer’s Office Comment:

- A Traffic Impact Study is not required as less than 100 trips are expected to be generated by the proposed development during peak hour.

The Clermont County Water Resources Department Comments:

- There are no objections to this zoning request.

STAFF RECOMMENDATION:

Based on the Staff Analysis, move to **RECOMMEND APPROVAL** of Miami Township Zoning Case 578 to rezone parcel 182403G005 consisting of 25.64 acres from R-2 – Residence District to “R-PUD” Residential Planned Unit Development.