



CLERMONT COUNTY OHIO

PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MAY 25, 2021

MIAMI TOWNSHIP CASE 580

- APPLICANT:** Maronda Homes
4710 Interstate Drive
Cincinnati, OH 45246
- OWNER:** David H. Todd Trustee
537 E. Pete Rose Way
Cincinnati, OH 45202
- REQUEST:** Requesting to rezone a portion of two parcels 182518C231 & 182518C104 consisting of 34.58 acres from an existing R-3 – Residence District with “R-PUD” Residential Planned Unit Development Overlay to a new R-3 – Residence District with “R-PUD” Residential Planned Unit Development
- LOCATION:** The main subject property is located on the south side of Wards Corner Road at the end of Todd Farm Lane. With parcel 182518C104 located along the north side of Loveland Miamiville Road 635 feet east of SR 126. Both properties are located between Todd Farm Lane and Loveland Miamiville Road in Miami Township.
- ZONING:** Current Zoning: “R-PUD” Residential Planned Unit Development
- North: I – Planned Industrial Park District &
B-1 – Neighborhood Business District &
R-1 – Residence District
- East: I – Planned Industrial Park District &
R-1 – Residence District
- South: R-1 – Residence District &
H – Resort District (Camp Frelander)
- West: I – Planned Industrial Park District &
R-1 – Residence District

LAND USE: The existing land is vacant and mostly wooded. The majority of surrounding properties to the northeast are commercial with single-family residential properties to the southwest. There is a county water treatment plant located on the adjacent property and Camp Freeland located just south across Loveland-Miamiville Road.

Per Miami Township Case 576 13.57 acres will be developed into a 128,342 square foot 3 story senior living facility to be built on the east side of Todd Farm Lane.

HISTORY: On December 27, 2005, the Clermont County Planning Commission recommended approval of Miami Township Case 510 for R-3 Residence District with R-PUD Overlay.

On November 25, 2014, the Clermont County Planning Commission recommended approval of Miami Township Case 536 for a Revised R-3 Residence District with R-PUD Overlay.

On January 26, 2021, the Clermont County Planning Commission recommended approval of Miami Township Case 576 for R-3 Residence District with R-PUD Overlay.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

It appears this request for a Map Amendment is compatible with the purpose of the R-PUD – Residential Planned Unit Development Overlay District in 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 a strict application of certain dwelling unit type, lot area, density, and other requirements in Residential and Agricultural Zoning Districts, to encourage coherent planned residential development that is in keeping with modern site planning standards, 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 certainly 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 provisions allow for the planned reduction or averaging of individual lot area requirements or other modifications to further the purposes of the “R-PUD”.

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

New Development:

New Development areas are those remaining portions of the Township that are largely undeveloped. Although some of these areas have few development constraints, others may be characterized by relatively steep slopes, minimal existing roadway systems, and other limitations that have prevented development to this point. However, these constraints are likely to become less of a barrier to development over the course of the 20 year period, as the remaining undeveloped parcels in the Township become more valuable due to their scarcity and the local market’s increasing potential.

New Development areas will generally develop in a more intensive manner than the Maintain Present Character areas, both because of the prices they will demand and because they will be designed to differentiate themselves from their surroundings. Many New Development areas will provide opportunities for types of land uses that are new to the Miami Township market, such as mixed-use developments that combine housing with office or commercial space. Evaluating and accounting for potential traffic impacts will be particularly vital to the success of many of the New Development locations, as they may generate a higher number of vehicle trips than many types of conventional development.

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

DEVELOPMENT PROPOSAL:

Per the application, the proposed property to be rezoned consists of 34.58 acres to be subdivided into 60 single-family residential lots, 3 open space lots consisting of 16.48 acres (47.65%), and an overall project density of 1.73 units per acre. The proposed

single-family residential lots would have a minimum lot width of 70 feet with a minimum lot size of 8,400 square feet. Water and sewer service will be extended from the existing lines stubbed at Todd Farm Lane.

SITE ACCESS:

The proposed site entrance from Wards Corner Road for fifty-four lots would be located on three new public streets; the extension of Todd Farm Lane, Hunters Close, and Todds Ridge. The entrance at the knuckle of Todd Farm Lane would be landscaped and have a monument sign placed onto the open space lot and would be maintained by the proposed homeowner’s association. Sidewalks have been proposed along both sides of the proposed streets. Six additional single-family lots (Lots 55-60) are located on Loveland Miamiville Road. These lots would have individual direct access onto Loveland Miamiville Road. No proposed sidewalk has been shown along Loveland Miamiville Road.

STAFF ANALYSIS:

Per the review of the application, the proposed development appears to follow all *Clermont County Subdivision Regulations* pertaining to Article V. The proposed project also appears to conform with the regulations under “R-PUD” Residential Planned Unit Development within the Township’s Zoning Resolution.

The previously proposed development under Miami Township Case 576 requested to rezone roughly 34.58 acres of property along Todd Farms Lane. The proposed development is to construct a 128,342 square foot 3 story senior living facility on 13.57 acres to be split off from parcel 182518C231. The remaining 35.53 acres were to be developed as a large lot “Hybrid Subdivision” consisting of 15 single-family lots range in size from 1.01 acres – 8.23 acres.

Due to difficulties with the feasibility and/or current market conditions the proposed request for a large lot “Hybrid Subdivision” has not come to completion.

The current request, however, may make the site more feasible as the project is proposing a higher lot yield. The site development plan proposes roadways that are aligned along the top of the existing ridgelines. The goal is to minimize the grading and tree removal that is necessary to accommodate the roadway and building lots.

Additionally, the proposed site design attempts to respects steep slopes found on the project site. The street layout is fairly efficient in accomplishing internal circulation but does extend into many sensitive terrains. John McManus, Soil and Water Conservation District reviewed the proposed site plan and does have concerns regarding the lands and soils that are found throughout most of the site and possess significant attributes regarding “Sensitive Development Areas” specifically lots 1-2, 11, 13-14, 32-33, 39, and 45-48 along with the required Geotechnical studies that are needed for the project site as some building locations appear to substantially impact both wooded areas and steep slopes/soils that are prone to

slip (soil type: CkD3, CnC2, EaF2, and EbG2). Also, the detention/retention location may need to be shifted to avoid impacting additional slopes in excess of the 30% found on the site which can easily be accomplished by shifting the location closer to the top of the ridges. A further review will need to be conducted once a Design Plan has been submitted to the County for review.

The natural topography creates its own set of challenges that can be mitigated, but undesirable adjacent land uses, like that of the existing sewer treatment facility cannot. We recommend a significant buffer or a “no clear limit” be established for lots that may be affected by the existing facility. Prospective homebuyers will need to be made aware of the existing facility so that they can make an informed decision before investing in the development.

Overall, the development plan appears to conform to the R-PUD regulations contained in the Miami Township Zoning Resolution, with regards to density, open space requirements, and resource protection standards.

Clermont County Community & Economic Development Comments:

- The proposed development needs to conform to all standards and regulations found under Article V, of the *Clermont County Subdivision Regulations*.
- All proposed public streets need to be designed with the minimum rights-of-way width for residential local streets per the recommendation of the Clermont County Engineer’s Office, and further shall conform to the requirements of the *Subdivision Street Design and Construction Standards for Clermont County*.
- Geotechnical studies are needed for the project site as some building locations appear to substantially impact both wooded areas and steep slopes/soils that are prone to slip (soil type: CkD3, CnC2, EaF2, and EbG2).
- Significant buffering or a “no clear limit” be established along the rear lot line of lots backing the existing sewage treatment plant.
- Staff recommends that a different approach to developing Lots 55-60 could be beneficial to the applicant as these could be subdivided and developed individually through the minor subdivision process with the remaining acreage being developed as a though submittal of a Design Plan under the *Clermont County Subdivision Regulations*.

The Clermont County Engineer’s Office Comment:

- A traffic impact analysis was completed for this site in June 2012 and roadway improvements completed as a result. According to the application, the proposed development still falls within the parameters of the previous study. Based on that, our office has no objections or comments to offer at this time.

The Clermont County Water Resources Department Comments:

- The proposed development will be served by Clermont County Water Resources Department’s water and sewer systems. Capacity is available to serve the development. Based on that, our office has no objections or comments to offer at this time.

STAFF RECOMMENDATION:

Based on the Staff Analysis, move to **RECOMMEND APPROVAL** of Miami Township Zoning Case 580 to rezone a portion of two parcels 182518C231 & 182518C104 consisting of 34.58 acres from an existing R-3 – Residence District with “R-PUD” Residential Planned Unit Development Overlay to a new R-3 – Residence District with “R-PUD” Residential Planned Unit Development with the following conditions:

1. The proposed development needs to conform to all standards and regulations found under Article V, of the *Clermont County Subdivision Regulations*.
2. All proposed public streets need to be designed with the minimum rights-of-way width for residential local streets per the recommendation of the Clermont County Engineer’s Office, and further shall conform to the requirements of the *Subdivision Street Design and Construction Standards for Clermont County*.
3. Geotechnical studies will be required on lots that fall onto “sensitive development areas” (soil type: CkD3, CnC2, EaF2, and EbG2).
4. Significant buffering or a “no clear limit” be established along the rear lot line of lots backing the existing sewage treatment plant.