

**THE HAMILTON COUNTY RURAL ZONING COMMISSION  
REGULAR MEETING**

**Room 805-B, Administration Building**

**April 18, 2024  
1:00 P.M.**

**Craig Abercrombie, Chairman/Presiding Officer**

**1. MEETING CALLED TO ORDER**

**2. ROLL CALL OF COMMISSIONERS**

**3. PLEDGE OF ALLEGIANCE**

**4. APPROVAL OF MINUTES:** Regular Meeting March 21, 2024

**5. ADMINISTRATIVE ITEM:**

**6. PUBLIC HEARINGS:**

**PLANNED UNIT DEVELOPMENT:**

A. CASE: Miami 2024-01; Aston Bluffs PUD  
REQUEST: Approval of a Planned Unit Development in an "A" Residence District  
PURPOSE: To extend the Durango Ridge Drive stub street to construct a 50-lot single-family development that would connect to Bridgetown Road with 54% of the land being preserved as open space  
APPLICANT: Craig Rassi, Maronda Homes (applicant); MCDJ Properties LLC & 8047 Bridgetown LLC (owners)  
LOCATION: Miami Township: 8047 Bridgetown Road; at the terminus of Durango Ridge Drive and south of Bridgetown Road (Book 570, Page 102 Parcel 17 AND Page 110, Parcel 35)

**7. OLD BUSINESS:**

**8. NEW BUSINESS:**

**9. SCHEDULED PUBLIC HEARINGS:**

A. CASE: Green 2024-01; Harrison & Race C-Store  
REQUEST: Planned Unit Development  
B. CASE: Green 2010-04; Westbourne Medical Expansion  
REQUEST: Major Adjustment  
C. CASE: Green 2022-01; Dent School Maze  
REQUEST: Major Adjustment

**10. DATE OF NEXT MEETING:** May 16, 2024

**11. ADJOURNMENT**

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**NOTE:** Individuals requiring special accommodations to participate in or attend any meeting or hearings should call the Planning and Zoning Office at (513) 946-4550 seven days prior to the meeting







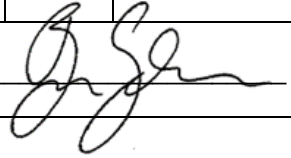
**HAMILTON COUNTY  
RURAL ZONING COMMISSION**

**RECORD OF PROCEEDINGS – MARCH 21, 2024 REGULAR MEETING**

**PAGE 1**

**SUMMARY OF ACTIONS**

**PRESIDING OFFICER:** Abercrombie  
**MEMBERS PRESENT:** Abercrombie, Linnemann, James (alternate)  
**ABSENT:** Steinriede, Schlafman  
**STAFF PRESENT:** B. Snyder, J. Huth  
**LOCATION:** Room 710, Todd B. Portune Center for County Government (County Administration Bldg.)  
**TIME:** 1:00 PM – 2:01 PM

	<b>AGENDA ITEM</b>	<b>REQUEST</b>	<b>RZC ACTION</b>	<b>VOTE</b>	<b>Conditions &amp; Codes</b>
<b>DISPOSITION OF MINUTES:</b>	Disposition of the minutes of the February 15, 2024 Rural Zoning Commission regular meeting.		Approved	3-0-0	
<b>ADMINISTRATIVE ITEMS:</b>	None				
<b>MAJOR ADJUSTMENT:</b>	Harrison 2023-01; 10115 Harrison Avenue – Kettering Corvettes	Approval of a Major Adjustment to an “E SPI-SC PUD” Retail –Plan Unit Development district	Approved	3-0-0	1,2,5
<b>PLANNED UNIT DEVELOPMENT:</b>	Harrison 2024-01; Kilby Road Solid Waste PUD	Approval of a Planned Unit Development in a “G SPI-SC” Heavy Industrial – Special Public Interest district	Approved	3-0-0	1,2,5
<b>ATTEST:</b>	Chairman _____		Secretary 		
<b>CONDITIONS AND CODES:</b>	<ol style="list-style-type: none"> <li>1. Approval subject to standard covenants.</li> <li>2. Approval subject to conditions recommended in the staff report.</li> <li>3. Approval subject to conditions recommended by the RPC.</li> <li>4. Approval pending receipt of favorable reports or required revisions.</li> <li>5. Approval subject to conditions recommended by RZC.</li> </ol>				
<b>ABBREVIATIONS IN MINUTES:</b>	MSD - Metropolitan Sewer District ODOT - Ohio Department of Transportation SCS - U.S. Soil Conservation Service, Hamilton County Soil and Water Conservation District DPW - Hamilton County Department of Public Works ENG - Hamilton County Engineer ZNG - Hamilton County Zoning Administrator FPO - Township Fire Prevention Officer TPZ - Township Planning/Zoning Committee TT - Township Trustees				

HAMILTON COUNTY  
RURAL ZONING COMMISSION

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ADMINISTRATIVE ITEMS

DISPOSITION OF MINUTES

**MOTION:** To approve the minutes from the Regular Meeting of the Rural Zoning Commission on February 15, 2024.

Moved: Linnemann Second: James

**VOTE:** AYE: 3 Abercrombie, James, Linnemann  
NAY: 0  
ABSTAIN: 0

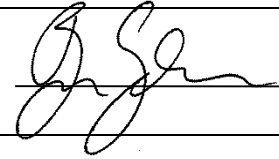
**ACTION:** APPROVED

**ADJOURNMENT:** Meeting was adjourned at 2:01 PM

**ATTEST:**

Chairman: \_\_\_\_\_

Secretary: \_\_\_\_\_



HAMILTON COUNTY  
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RECORD OF PROCEEDINGS MARCH 21, 2024

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MAJOR ADJUSTMENT: HARRISON 2023-01; 10115 HARRISON AVENUE – KETTERING CORVETTES

**REQUEST:** Approval of a Major Adjustment in an “E SPI-SC PUD” Retail – Planned Unit Development district

**PURPOSE:** To reduce the structure size, relocate the loading dock, eliminate the masonry materials and transparency area for the Phase 1 building, relocate the future Phase 2 warehouse building, and modify the screening requirement for the proposed dumpster

**APPLICANT:** Matthew Kettering, Kettering Corvettes (applicant and owner), Neena Jud, Harmony Architecture (architect)

**LOCATION:** Harrison Township: 10115 Harrison Avenue, on the south side of Harrison Avenue east of Kilby Road (Book 560, Page 50, Parcel 36)

**REPORTS:** RECEIVED: HCE, HCSW  
PENDING: DPW, CWW, CHS, TT, FPO

**SPEAKERS:** J. Huth, B. Snyder, T. Losekamp, N. Jud, M. Kettering

**DISCUSSION:** (Summary of Topics)

Staff Comments:

1. **J. Huth** – Review of staff report.
2. Currently they have a six-tree buffer, and the staff is requesting four more white pines. In addition, we are asking for eighteen evergreens and some more shrubs as well.
3. **B. Snyder** – We did not receive correspondence from Harrison Township, but Mr. Losekamp, Harrison Township Trustee, is in attendance.

Public Official Comments:

1. **T. Losekamp** –The applicant attended our board meeting last night and we went over the plan. We support what the applicant presented and what the staff recommended.

Applicant Comments:

1. **N. Jud** – We had to reduce the scope of this project to make it affordable. We have reduced the size of the phase one building and removed the showroom aspect of the project. We are keeping the same color scheme we had before and at the new office location we have the warehouse upfront to reduce the amount of pavement.
2. The Township desires masonry materials and extra glazing but there is nothing to see inside this building. My client does not want people looking in at his belongings, so we are offering a fairly dense white pine buffer. The buffer will grow for a hundred years.
3. We don't disagree with extending it further to the west, but we want to be cautious on how far we go because of utility lines. We are proposing shrubbery in addition to the fencing because certain elements don't allow the shrubbery and fencing to be combined as a barrier for visibility.
4. The water lines are on the other side of the road.
5. **M. Kettering** – I'm fine with the bigger tree buffer for now but I'm not sure how necessary it is for the front of the building since we have a big buffer already.

Commissioner Comments:

1. **Commissioner Abercrombie** - Where are the water lines?

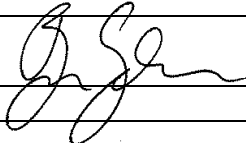
**MOTION:** To consider approval of case Harrison 2023-01; 10115 Harrison Avenue - Kettering Corvettes, a request for a Major Adjustment to an approved Planned Unit Development in an existing "E SPI-SC PUD" Retail – Planned Unit Development district subject to the following conditions per Attachment A.

Moved: James Second: Linnemann

**VOTE:** AYE: 3 Abercrombie, Linnemann, James  
NAY: 0  
ABSTAIN: 0

**RZC ACTION:** **APPROVAL with Conditions**

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**ATTEST:** Chairman \_\_\_\_\_ Secretary 

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Note: This Record of Proceedings is not an exact transcription, but a condensed version representing the ideas expressed at the Rural Zoning Commission meeting



## Attachment A

The Rural Zoning Commission approves case Harrison 2023-01; 10115 Harrison Avenue - Kettering Corvettes, a request for a Major Adjustment to an approved Planned Unit Development in an existing "E SPI-SC PUD" Retail – Planned Unit Development district subject to the following conditions, variances, and modifications:

### Conditions:

1. That a landscape plan in compliance with the requirements of Sections 12-6, 14-7, and 14-8 of the Zoning Resolution and with Conditions #8-9 below shall be submitted as part of the Zoning Compliance Plan.
2. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan.
3. That the site plan shall be modified in compliance with Section 8-4.5 (g) – Vehicular Connections Required – to include an access easement and pavement to extend to the adjacent outlot property to the southeast.
4. That the Phase 2 warehouse building shall be limited to a maximum of 13,240 square feet in size.
5. That the Zoning Compliance Plan for the future outlot along Harrison Avenue shall be reviewed and approved as part of a public hearing by the Rural Zoning Commission.
6. That the existing accessory structure located to the southwest and behind the existing home shall be located no closer than three feet to any proposed property line.
7. That the site shall contain a maximum of two single-family homes to be located on individual lots separate from the commercial lot.
8. That the landscape buffer located between the proposed Phase 1 building and Harrison Avenue shall be extended an additional 50 feet west and shall include a total of ten (10) white pines and twenty-one (21) evergreen shrubs.
- ~~9. That the landscape buffer located adjacent to the Phase 1 building northern façade shall be extended sixty (60) feet east along the entire northern façade of the proposed building and shall include a minimum of eighteen (18) evergreen shrubs.~~

### Variances:

1. Section 10-3.3 – Accessory Structure Location– That the existing accessory structure located northwest of the existing home shall be permitted to remain in its current location in the front yard where accessory structures are not permitted to be located in the front yard.
2. Section 10-5.3 – Dumpster Screening – That the proposed dumpster screening shall be permitted to be 90% open surface where dumpster screening is required to be no more than 25% open surface area.

### Modifications:

1. Section 8-4.5(g) – To waive the required access easement and pavement extension to the northeast property line where an access easement and pavement extending to the property line is required.
2. Section 8-4.5(h)(1) – That the northern façade of the Phase 1 building that faces Harrison Avenue shall be permitted to contain 0% masonry materials where a minimum of 80% masonry materials is required.
3. Section 8-4.5(h)(2) – That the first-floor elevation of the Phase 1 building shall be permitted to contain 0% transparency on the northern façade of the building which faces Harrison Avenue where a minimum of 51% transparency is required.
4. Section 8-4.5(i) - That Phase 1 building shall be permitted to have a pitched metal roof where a pitched shingled roof is required.
5. Section 14-5 - That the existing vegetation along the southern and eastern property lines shall remain undisturbed in the areas where boundary buffers are required and shall suffice for the number of planting materials required in the boundary buffer areas because removing the existing vegetation and planting new materials would serve no meaningful purpose.

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Note: Revisions of the Staff recommendations as approved by the Rural Zoning Commission are crossed out if deleted (i.e. ~~deleted by RZC~~) and capitalized and underlined if added (i.e. ADDED BY RZC).

HAMILTON COUNTY  
RURAL ZONING COMMISSION

RECORD OF PROCEEDINGS – MARCH 21, 2024

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PLANNED UNIT  
DEVELOPMENT:

HARRISON 2024-01; KILBY ROAD SOLID WASTE PUD

**REQUEST:** Approval of a Planned Unit Development in a “G SPI-SC” Heavy Industrial – Special Public Interest district

**PURPOSE:** To construct a 75,000 square-foot food waste recycling facility with associated parking, two 60-foot-high outdoor tanks, fencing, an outdoor equipment area, storm water detention and landscaping

**APPLICANT:** Chris Marlette, Divert, Inc. (applicant); Odette LLC (owner)

**LOCATION:** Harrison Township: on the east side of Kilby Road, south of Campbell Road (Book 560, Page 60, Parcel 60)

**TRACT SIZE:** 45.7 acres

**REPORTS:** RECEIVED: HCE, HCSW  
PENDING: TT, FPO, DPW, MSD

**SPEAKERS:** J. Huth, B. Snyder, T. Losekamp, Q. Marker, C. Davis, D. Shaw, A. Coren, M. Roudebush, J. Eichorn

**DISCUSSION:** (Summary of topics)

Staff Comments:

1. **J. Huth** – Review of staff report.
2. The applicant submitted a lighting plan that is compliant with our zoning resolution.
3. The applicant can explain the use but it’s a solid waste recycling facility that requires PUD approval.
4. We had a public and staff review conference on March 5th and there were concerns about extending utilities to the property.
5. **B. Snyder** – We did not receive correspondence from Harrison Township but Mr. Losekamp, Harrison Township Trustee, is in attendance.
6. I believe the use is regulated by the state.

Public Official Comments:

1. **T. Losekamp** – We like the idea, but we had concerns about the smells. They stated that it will be contained inside. It seems to be a clean facility and we have no objections.

Applicant Comments:

1. **Q. Marker** – I am the attorney for the applicant, and he is here as well. I appreciate the opportunity to work with staff and we plan to answer all questions you may have.
2. **C. Davis** – with Divert. I am a resident of Harrison Township.
3. There will be fifteen trucks per day, we coordinate routes and collections to reduce truck trips.
4. We are using existing gas lines through an agreement with Duke and we will have no gas stored onsite.
5. There will be no smells or odors outside of the building, we do not need to have a scrubber installed. We operate other facilities in neighborhoods that have odor sensors and we never get complaints about the smell.
6. In one of the tanks is a mixer, which looks like a thick milkshake.
7. We are subject to a solid waste permit and will work with the Ohio EPA for the permit and all future reviews and inspections.
8. **A. Coren** - We sized the detention basins based on the Hamilton County requirements. We are also using the dirt from the basins to raise the floor level of the building to create a positive grade for water from the building.

9. The existing gas lines run along the north property line. There is an existing Cincinnati Water Works water line so there will be a public water line extension. Sewer lines will be installed with a force main and a lift station.

Public Comments:

1. **D. Shaw** – with Cincinnati Inc. Is it possible to make the tanks vertical instead of horizontal? What is the water source? I also have environmental concerns, odor concerns, gas line locations and on-site gas storage concerns.
2. **M. Roudebush** – representing Rolling Acres Mobile Home Park. I don't have any comments. We have been pleased working with them.
3. **J. Eichorn** – with Hinkle Schuler. As an adjacent property owner, we are supportive of development. We are willing to swap or sell the land so that they have a straight shot to their facility if they would like to reach out to us to discuss. We are happy to have utilities being extended to the property.

Commissioner Comments:

2. **Commissioner Linnemann** – Why is this request here?
3. What's in the tank?

**MOTION:**

To consider approval of case Harrison 2024-01; Kilby Solid Waste PUD, a request for approval of a Planned Unit Development in an existing "G SPI-SC" Heavy Industrial – Special Public Interest district with the following conditions per Attachment A.

Moved: Linnemann Second: James

**VOTE:**

AYE: 3 James, Linnemann, Abercrombie  
NAY: 0  
ABSTAIN: 0

**RZC ACTION:**

**APPROVAL** with Conditions

**ATTEST:**

Chairman: \_\_\_\_\_

Secretary:  \_\_\_\_\_

Note: This Record of Proceedings is not an exact transcription, but a condensed version representing the ideas expressed at the Rural Zoning Commission meeting.

**Attachment A**

The Rural Zoning Commission approves case Harrison 2024-01; Kilby Solid Waste PUD, a request for approval of a Planned Unit Development in a "G SPI-SC" Heavy Industrial – Special Public Interest district with the standard covenants for planned districts and the following conditions and variances.

Conditions:

1. That a landscape plan in compliance with the requirements of Sections 12-6, 14-7, and 14-8 of the Zoning Resolution and with Condition #3 below shall be submitted as part of the Zoning Compliance Plan
2. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan.
3. That the existing vegetation located along the northern, eastern, and southern property lines shall remain an undisturbed boundary buffer and shall be indicated as outside of the limits of construction and protected with temporary fencing during all phases of construction in accordance with Section 15-6.3.
4. That the 37-acre open space portion of the site shall remain as an undeveloped area unless modified by the Rural Zoning Commission as part of a public hearing.

Variances:

1. Table 6-5 – That the main building shall be permitted to have a maximum height of 45 ~~50~~ feet where a maximum building height of 35 feet is permitted.
2. Section 13-11.3 – Building Signs – That signage shall be permitted on the northern façade of the building where no building signage is permitted provided that the total square footage of all building signs on the northern and western facades shall not exceed 300 square feet in area.

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Note: Revisions of the Staff recommendations as approved by the Rural Zoning Commission are crossed out if deleted (i.e. ~~deleted by RZC~~) and shown in CAPS and underlined if added (i.e. ADDED BY RZC).







HAMILTON COUNTY

Regional Planning Commission

## STAFF REPORT

FOR CONSIDERATION BY THE RURAL ZONING COMM. ON APRIL 18, 2024

**PLANNED UNIT DEVELOPMENT:**

**MIAMI 2024-01**

# ASTON BLUFFS PUD

<b>REQUEST:</b>	Approval of a Planned Unit Development in an “A” Residence District	
<b>PURPOSE:</b>	To extend the Durango Ridge Drive stub street to construct a 50-lot single-family development that would connect to Bridgetown Road with 54% of the land being preserved as open space	
<b>APPLICANT:</b>	Craig Rassi, Maronda Homes (applicant); MCDJ Properties LLC & 8047 Bridgetown LLC (owners)	
<b>LOCATION:</b>	Miami Township: 8047 Bridgetown Road; at the terminus of Durango Ridge Drive and south of Bridgetown Road (Book 570, Page 102 Parcel 17 AND Page 110, Parcel 35)	
<b>SITE DESCRIPTION:</b>	Tract Size:	Approximately 23.95 acres (gross); 22.02 acres (net)
	Frontage:	Approximately 285 feet on Bridgetown Road and 50 feet on stub of Durango Ridge Drive
	Topography:	A ridge top with slopes leading to a creek in the southern portion of the site
	Existing Dvlpmt.:	Single-family home, vacant and woods
<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
	North: “A” Residence	Single-family homes
	South: “A CUP” Residence	Single-family homes
	East: “A” and “A PUD” Residence	Single-family homes
	West: “A” Residence	Single-family homes, vacant and horse stables
<b>SUMMARY OF RECOMMENDATIONS:</b>	<b>APPROVAL with Conditions</b>	

**PROPOSED USE:**

The applicant is proposing to construct a 50-lot single-family subdivision on 22.02 net acres (2.27 units/acre). Typically, on topographically constrained sites, a Planned Unit Development is requested to enable the developer to cluster the proposed homes on the ridge-tops and to reduce the lot dimensions and building setbacks to preserve open spaces and to minimize hill and stream disturbance. The developer is requesting the use of the Clustered Dwellings standards of the Zoning Resolution for the development. The applicant is proposing 61-foot-wide minimum lots and is requesting minimum lot sizes of 7,320 square feet in size. Approximately 11.9 acres of land (54%) is proposed to be preserved as open space. Since the plan identifies the preservation of more than 40% of land as green space, the developer is proposing to utilize the 5% density bonus as permitted in the Zoning Resolution. Without the density bonus, the development would be permitted 47 total lots. Two small greenspace areas have been identified at the northeast and northwest corners of the entrance into the development along with a narrow strip of land along the eastern border of the site south of Durango Ridge Drive connecting to the larger open space tract which wraps around the eastern, southern and western portions of the site. Storm water detention is proposed in the western and southern portions of the site within this proposed greenspace area.

Access to the development would be provided from a new public street that would extend south from Bridgetown Road and end in a cul-de-sac. The Durango Ridge Drive public street stub located to the east would be extended west and connected to the proposed new street. The applicant is proposing a PUD public street with 25 feet of pavement width within 40 feet of right-of-way. Four-foot sidewalks are proposed along both sides of the new public streets but not along the section of Bridgetown Road. The applicant has not proposed any lighting, signage, or entry walls into the site.

**ZONING PETITION HISTORY:**

There is no known zoning history on the site.

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**STAFF REVIEW CONFERENCE:**

A Public/Staff Review Conference was held at 6:00 p.m. on April 3, 2024, via Zoom. The meeting was attended by the applicant and the applicant's engineer, Jim Brett with Miami Township and approximately 16 citizens who live in the area. Topics of discussion included traffic on Bridgetown Road and Durango Green Drive and the potential for turn lanes on Bridgetown Road, additional green space buffer for the homes on Durango Ridge Drive, wildlife, clearing and water runoff. Several residents expressed concern with the density, lot width and setbacks proposed for the project. Staff has received two letters regarding the project. One letter is in opposition to the project and the other contains recommendations on buffering and density.



## ANALYSIS:

### Thoroughfare Plan Consistency

Applicable Policies and Recommendations: The proposed development contains frontage on Bridgetown Road (SR 264). The Hamilton County Thoroughfare Plan designates Bridgetown Road (SR 264) Minor Arterial with a required right-of-way of 100 feet (50 feet from centerline).

#### **Findings:**

- *Right-of-way dedication is not required as part of a PUD request but would be required at the subdivision phase of the development. Bridgetown Road (SR 264) is identified as a Minor Arterial on the Hamilton County Thoroughfare Plan requiring a total of 100 feet of right-of-way (50 feet from the centerline). The applicant has only identified 30 feet from the centerline of Bridgetown Road (SR 264). To avoid an issue at the subdivision phase, staff finds that the PUD plan should be revised to comply with the Thoroughfare Plan. Based on preliminary calculations by staff, the additional right-of-way dedication would still permit a maximum of 50 lots within the development.*

### Compliance with General Standards for PUD Plan Approval

The PUD District is an overlay of alternative regulations, which enables the use of the property in a manner or intensity not permitted as-of-right by the underlying district regulations. The owner, after being granted the PUD, may only develop the parcel in accordance with the PUD Plan. The Rural Zoning Commission shall consider the following general standards when considering a PUD request.

- (a) Compliance with the Zoning Resolution and with the purposes of the Zone District in which the proposed use and development is to be located:

**Findings:** *The proposed development complies with the purposes of the Zoning Resolution in that the single-family detached use is permitted in the "A" Residence district. As stated previously, the developer is requesting the use of the Clustered Dwellings standards of the Zoning Resolution with larger lot sizes, lot widths and front yard setbacks than what is permitted under these standards (see Zoning Compliance section below). The applicant is proposing 25-foot rear yard and 5-foot side yards setbacks which is the minimum permitted under the cluster standards.*

- (b) Applicability of and consistency with adopted objectives and policies of the County related to land use and township plans duly adopted by the Regional Planning Commission.

**Findings:** *The Miami Township Land Use Plan Map designates the site for "Single Family Residential." The proposed PUD complies with this designation.*

- (c) Compatibility with surrounding land uses:

**Findings:** *The site is surrounded by single-family uses to the north, east and*

south with a significant amount of vacant land located to the west. Staff finds that the surrounding densities including the Durango Ridge PUD approved at 1.9 units per acre, Durango Green PUD approved at 1.6 units per acre, and Nottingham PUD (Aston Woods Phase 3) approved at 2.4 units per acre and the proposed density, 2.27 units per acre, are similar and therefore, the proposed single-family development would be a compatible use. The applicant is proposing 25-foot rear yard setbacks where the minimum rear yard setback in the "A" Residence district is 35 feet. However, an as-of-right subdivision could be constructed on the property where the homes could face north or south and where the minimum side yard setback is 15 feet. In other words, as proposed, the homes on the proposed lots would be situated further away from the perimeter of the site than what is permitted in the underlying zone district.

- (d) Whether the size and physical features of the project enable adequate protection of surrounding properties and orderly and coordinated improvement of property in the vicinity of the site:

**Findings:** When considering subdivisions, staff looks at connectivity and development access to adjoining parcels. The only parcel adjacent to the site with development potential exists to the west. However, steep slopes appear to limit this property and it appears that the property may be better suited for development in the northern flatter section of the parcel closer to and with access from Bridgetown Road.

- (e) Whether the proposed phasing of the development is appropriate, and the development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant:

**Findings:** The applicant has not identified a phasing plan for the project.

- (f) Whether the proposed development is served adequately and efficiently by essential public facilities and services which are in existence or are planned:

**Findings:** It appears that the property would be serviced by public sewer in the southern portion of the site. According to the Metropolitan Sewer District, "MSD sanitary sewer service is available via connection to the existing sewer with a mainline extension." Conditional sewer availability along with other concept approvals from various agencies typically takes place as part of the subdivision approval process. Mainline extensions for sanitary sewer, water and all other needed utilities would be extended to the site and all utilities would have to meet the minimum requirements of the appropriate utility agency.

- (g) Whether significant scenic or historic features, as identified in plans duly adopted by the Regional Planning Commission, are adequately conserved:

**Findings:** There are no known features of significance on the site.

- (h) Whether modifications of the zoning or other regulations are warranted by the innovative design of the development plan.

**Findings:** The plan as proposed does not require any variances to the Zoning Resolution or any modifications to the Hamilton County Subdivision Regulations.

- (i) The adequacy of proposed pedestrian circulation system to insulate pedestrian

circulation from vehicular movement:

**Findings:** *The proposed development would be served by a PUD public street. Sidewalks are required on both sides of the public street and along the frontage of Bridgetown Road. Sidewalks are being proposed on both sides of the new public street. However, it does not appear that sidewalks are being proposed along Bridgetown Road. Even though there are no sidewalks along Bridgetown Road in this area, staff finds that sidewalks should be provided on both sides of the new street and along Bridgetown Road in accordance with the Subdivision Regulations.*

(j) The adequacy of the provisions for visual and acoustical privacy:

**Findings:** *The development would include single-family homes surrounded by single-family homes. Buffering is not required, and the development complies with this standard. As stated previously, on most of the lots the homes would front or back up to the perimeter of the site creating larger setbacks than the minimum 15-foot side yard setbacks of the underlying zone district. In addition, the applicant is proposing green space along most of the perimeter of the site which would help buffer the proposed development from a portion of the surrounding residences along Durango Green Drive and Nottingham Court.*

(k) Whether the development includes an appropriate amount of, and appropriate access to, dedicated open space:

**Findings:** *The applicant is proposing 54% of the total land to be open space. Typically, PUDs have been approved with open space areas closer to 20% of the total project area. Typically, staff would recommend that the site be redesigned to include recreational amenities meaningful to the proposed development. However, during the staff review conference, buffering the existing homes that surround the site with the new development was a major concern of the residents. With the amount of greenspace that would be preserved, which is over double the amount of the most residential PUDs, staff supports the green space as proposed.*

## Zoning Compliance

### Section 4-2.5 (c) – Clustered Dwellings

The applicant is proposing to develop the project under the single-family cluster standards of the “A” Residence district. Below is a comparison of the as-of-right, cluster dwelling, and proposed standards:

	“A” Residence	Cluster	Proposed Lots
Min. Lot Size	20,000 sf.	6,000 sf	7,320 + sf.
Min. Lot Width	100 ft.	50 ft.	61
Front yard Setback	50 ft.	20 ft.	25 ft.
Rear yard Setback	35 ft.	25 ft.	25 ft.
Side yard Setback	15 ft.	5 ft.	5 ft.

**Findings:** *Staff finds that the proposed development exceeds the intent of the clustered dwellings regulations with larger lot sizes, lot widths and front yard*

*setbacks than the minimum standards.*

### **Subdivision Compliance**

If PUD approval is granted, the proposed subdivision must also be approved by the Regional Planning Commission (RPC) to enable platting of the development. Section 6.1.2 of the Subdivision Regulations allows the subdivision rules and regulations to be modified to the degree necessary to accomplish the objectives and standards set forth in approved planned unit developments (PUD) provided, however, that such variations shall not exempt the applicant from the requirements of subdivision plat approval nor have the effect of nullifying the intent and purpose of the rules and regulations. The applicant is proposing a PUD public street which provides more buffering and greenspace which staff supports for this development.

### **Other Issues**

Signage, Entry Features, Landscaping and Lighting: The proposed plan does not include specific details regarding signage or plans for entry walls/features and lighting. Staff finds that information should be submitted as part of the Zoning Compliance Plan.

Additional Standard Conditions for PUD Approval: Staff recommends that several typical conditions related to development of PUD plans be included in the approval of the proposed plan. These include restriction on open space areas and prohibitions on further subdividing, requirements for homeowner's association ownership of open space areas, compliance with Subdivision Rules and Regulations, and access to open space areas. These conditions ensure continued consistency with the intent of PUD plans to provide preservation of green space.

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### **CONCLUSION:**

Based on the above findings, staff supports the proposed plan. The proposed single-family use is consistent with the adopted Miami Township Land Use Plan. The site is unique topographically containing steep slopes and a creek meant to be protected under the PUD standards. With the addition of sidewalks and additional right-of-way along Bridgetown Road in compliance with the Thoroughfare Plan, staff finds that the development would be appropriate in this location.

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### **RECOMMENDED MOTION:**

To consider approval of case Miami 2024-01; Aston Bluffs PUD, a request for approval of a Planned Unit Development in an existing "A" Residence district with the standard covenants for planned districts and the following conditions:

Conditions:

1. That the development shall contain a maximum of 50 single family lots.


2. That the plan shall be revised to indicate the 50 feet of right-of-way from the centerline of Bridgetown Road in compliance with the Hamilton County Thoroughfare Plan.
3. That sidewalks shall be constructed on both sides of the new PUD public street and along Bridgetown Road.
4. That detailed signage and lighting plans in compliance with the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan.
5. That further subdividing of the development shall be prohibited to assure conservation of all open space tracts.
6. That prohibitions/restrictions for the open space tracts shall be submitted as part of the Zoning Compliance Plan.
7. That the dedicated open space tracts shall be owned and maintained by a Homeowner's Association.
8. That the development shall comply with the Subdivision Rules and Regulations unless modified by the Regional Planning Commission.

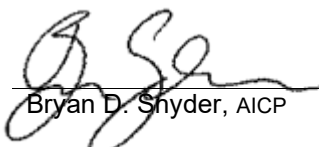
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<b>AGENCY REPORTS:</b>	Metro. Sewer Dept. (MSD):	Report received; standard comments
	Twp. Trustees (TT):	Report not yet received
	Ham. Co. Soil & Water (HCSW):	Report not yet received
	Dept. Public Works (DPW):	Report received; standard comments
	Fire Prevention Officer (FPO):	Report not yet received
	Hamilton County Engineer (ENG):	Report received; standard comments

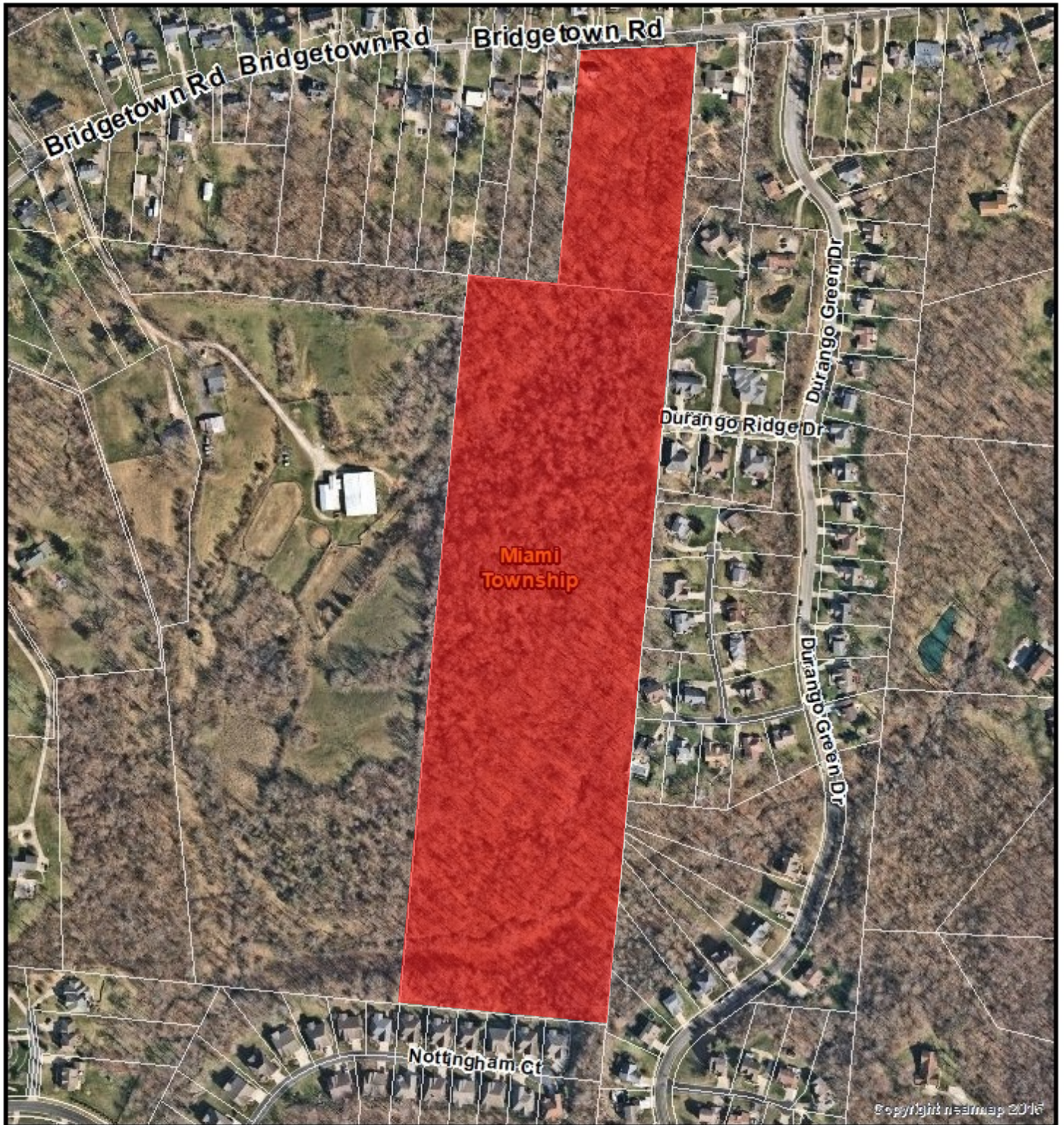
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NOTE: Recommendations and findings in this staff report reflect the opinions of the staff of the Hamilton County Planning and Zoning Department, but may not necessarily reflect the recommendation of any Commission. This staff report is primarily a technical report on the level of compliance with adopted land use regulations and plans. The report is prepared in advance of public hearings and often in advance of other agency reviews. Additional information from other agency reviews and public review is considered by appointed commissions and elected boards. Therefore, the advisory and final decisions of such commissions and boards may result in findings and conclusions that differ from the staff report

Prepared by:  Principle Planner  
John S. Huth, CNU-A

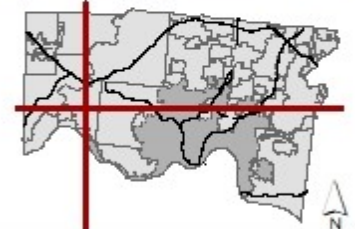
Reviewed by:  Development Services Administrator  
Bryan D. Snyder, AICP

Approved by:  Executive Director  
Steve Johns, AICP



# VICINITY MAP

**Case: MIAMI 2024-01 - ASTON BLUFFS PUD**  
**Request: PUD**



**DISCLAIMER**

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## SITE PHOTOS



View of site looking west from Durango Ridge stub (google streetview)

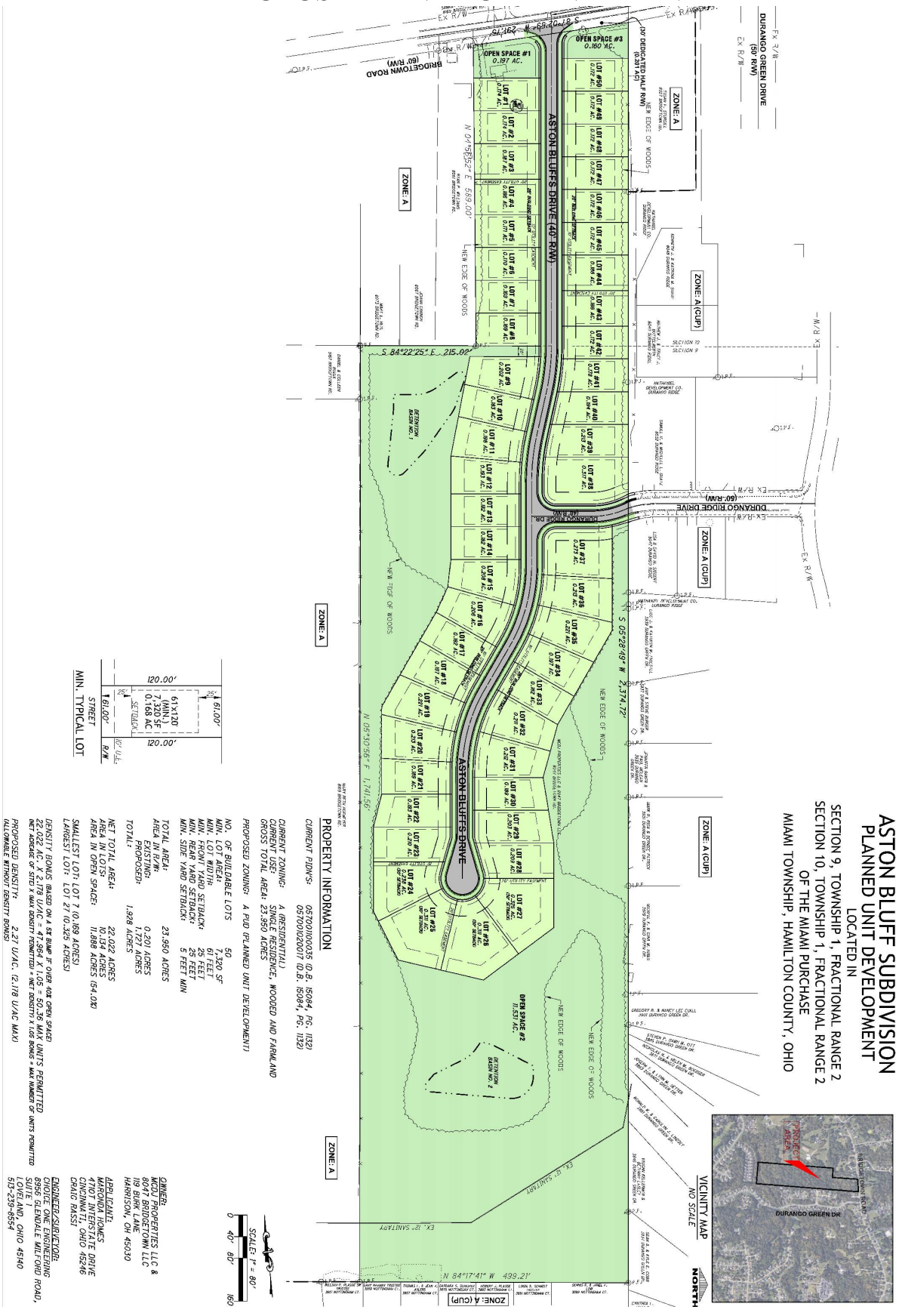


View of site looking southwest Bridgetown Road (google streetview)



View of site looking southwest Bridgetown Road (google streetview)

# PROPOSED DEVELOPMENT PLAN





## **APPLICANT LETTER**

### **Aston Bluffs Proposed Residential Development Project Narrative**

The proposed site is 23.95 acres in Miami Township, parcel IDs 057001100035 and 057001020017, address 8047 Bridgetown Rd. The location is Sections 9 and 10, Township 1, Fractional Range 2 of the Miami Purchase. The site will have connection points at both Bridgetown Rd and Durango Green Dr and will consist of exclusively single family detached housing.

#### **Proposed Development**

The development will consist of a projected 50 single family home sites with a minimum width of 61'. The minimum home site will be 7320 square feet, with minimum front and rear setbacks of 25' and minimum side setbacks of 5' each. The proposed product will be a mix of ranch and 2 story homes, with a square footage range of 1400 square feet to over 3000 square feet. All homes will have a full basement, minimum 2 car attached garage, and minimum 3 bedrooms and 2 full baths. We currently project the average starting price to be in the \$400s.

These home sites will only cover 46% of the land, with 54% of the land remaining open space. As shown in the attached concept plan, the existing trees on the site will be preserved as much as possible. This will create a natural buffer between the new homes and the existing homes. In addition to new residences, the development will include new roads, sidewalks, dedicated open space and landscape buffers, utilities, stormwater conveyance facilities, grading, erosion control facilities, and all necessary appurtenances.