



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON FEBRUARY 25, 2020

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## MIAMI TOWNSHIP ZONING CASE 571

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- APPLICANT:** Dan Hove  
1525 Kautz Road, Suite 100  
West Chicago, IL 60185
- OWNER:** CS Cooks Crossing LLC  
1030 Cooks Crossing Road  
Milford, OH 45150
- REQUEST:** Miami Township Zoning Map Amendment Case 571 requesting a Major Modification to the existing R-PUD - Residential Planned Unit Development on parcel 182516C198 consisting of 16.37 acres.
- LOCATION:** The subject property is located on the east side of Cook Road, 1,385 feet north of intersection Cook Road and Business 28, in Miami Township. The property has a physical address of 1030 Cooks Crossing Road Milford, OH 45150 *See the attached location map for further clarification.*
- ZONING:** Current Zoning: R-PUD – Residential Planned Unit Development.  
  
North: R-3 – Residence District  
East: R-2 – Residence District  
South: R-2 – Residence District & B-2 – Business District  
West: R-PUD - Residential Planned Unit Development
- LAND USE:** The existing land use is currently Cook’s Crossing Apartments, the surrounding properties are a mix of high density residential apartments to low density single-family residential. The property directly to the north is a high density condominium unit development (*Cook’s Grant Condominiums*)
- HISTORY:** Miami Township Zoning Case 349 was approved in 1987.

**DEVELOPMENT PROPOSAL:**

Per the application, the proposal is to modify the existing R-PUD Residential Planned Unit Development with the addition of the following property amenities:

- Construction of a new community clubhouse, office and garage (all attached as a single building (clubhouse would offer indoor recreation and fitness spaces, along with onsite leasing office, and maintenance facilities);
- Construction of a swimming pool and deck adjacent to the clubhouse;
- Construction of incidental structures associated with the new pool and clubhouse (fencing, signage, pergola, sidewalk, grill area);
- Construction of additional parking to serve the clubhouse and attendant lighting;
- Proposed installation of a future playground area; and
- Installation of new landscaping and privacy fencing.

**RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:**

**15.06-B4e Procedure**

For major modifications which are changes in use or in Section 15.06-B2d (1), (4-8), (10-14) and (18-20), the applicant must submit a new preliminary development plan which will be reviewed in accordance with the procedures in Chapter 15.

- Changes to the number or location of proposed buildings, 15.06B2d(8)
- Changes to the amount of area proposed for common open space, 15.06B2d(10)
- Changes to the location and arrangement of recreational facilities, 15.06B2d(10)
- Changes to the location of off-street parking spaces, 15.06B2d(12)
- Changes to the location of outdoor lighting and signs, 15.06B2d(18)
- Changes to the location or screening of outdoor dumpsters, 15.06B2d(19)

**STAFF ANALYSIS:**

Staff has reviewed the application and plans and it would appear that this request to be compatible with the regulations set forth under Chapter 15, entitled “R-PUD” Residential Planned Unit Development within the Miami Township’s Zoning Resolution.

**Clermont County Community & Economic Development Comments:**

1. No objections or comments at this time.

**The Clermont County Engineer’s Office Comment:**

1. No objections or comments at this time.

**The Clermont County Water Resources Department Comments:**

1. Stormwater detention may be required for the proposed clubhouse location.

**STAFF RECOMMENDATION:**

Based on Staff Analysis, move to **RECOMMEND APPROVAL** of Miami Township Zoning Case 571 requesting a Major Modification to the existing R-PUD Residential Planned Unit Development on parcel 182516C198 consisting of 16.37 acres with the following condition:

1. Contact the Clermont County Water Resources Department regarding onsite stormwater detention.