



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MARCH 23, 2021

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## MIAMI TOWNSHIP CASE 577

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- APPLICANT:** Luke Reineck  
6415 Branch Hill-Guinea Pike #103  
Loveland, OH 45140
- OWNER:** Brittany E. Blankenship Reineck & Lucas Reineck  
6053 Delicious Asha Court  
Loveland, OH 45140
- REQUEST:** Requesting to rezone two parcels 182517C044 & 182517C203 consisting of 1.10 acres from R-1 – Residence District to O-1 – Professional Office District.
- LOCATION:** The subject properties are located on the southwest side of Branch Hill-Guinea Pike 260 ft. northwest of Paxton Guinea Road. The property has a physical address of 6355 Branch Hill-Guinea Pike, Loveland, OH 45140. *See the attached location map for further clarification.*
- ZONING:** Current Zoning: R-1 Residence District  
  
North: R-2 – Residence District  
East: R-2 – Residence District  
South: R-1 – Residence District  
West: O-1 – Professional Office District
- LAND USE:** The existing land use is a single-family residence. The property adjacent to the northwest is a professional office. There are several other local businesses to the northwest along Branch Hill-Guinea Pike as well. The properties to the south and southeast are single-family residential.
- HISTORY:** Currently, no 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 O-1 Professional Office District within the Township’s Zoning Resolution (Chapter 9).

***Purpose:***

*The purpose of the “O-1” Professional Office District is to provide for planned office districts at appropriate locations throughout the Township.*

Miami Township’s Vision 2025 Comprehensive Plan, specifies the future land use as a “Neighborhood Services” area and with development potential for “New Development” area. (see Figure 16 – Preferred Land Use).

***New Development: (Neighborhood Services)***

*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 roadways 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.*

It appears that the proposed zoning request meets the goals of Miami Township’s Vision 2025 Plan by providing redevelopment advantages for the surrounding region.

**STAFF ANALYSIS:**

Per the application, the property owner intends to renovate all existing single-family residential structure and turn it into professional “Chiropractic” office space. Access to the property would be improved from Branch Hill-Guinea Pike. The site plan shows onsite parking and landscaping and connectivity to existing sidewalks along the Branch Hill-Guinea Pike right-of-way.

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

- Recommendation to consolidate parcels 182517C044 & 182517C203.
- All proposed landscaping be planted outside of the proposed right-of-way along Branch Hill-Guinea Pike.

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

1. No comments or objections at this time.

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

1. There are no objections to this zoning request. The proposed development will be served by Clermont County Water Resource Department's water system. Sewer will be provided by an on-site system governed by Ohio EPA.

**STAFF RECOMMENDATION:**

Based on the Staff Analysis, move to **RECOMMEND APPROVAL** of Miami Township Zoning Case 577 to rezone two parcels 182517C044 & 182517C203 consisting of 1.10 acres from R-1 – Residence District to O-1 – Professional Office District with the following conditions:

1. Parcels 182517C044 & 182517C203 be consolidated.
2. All proposed landscaping be planted outside of the proposed right-of-way along Branch Hill-Guinea Pike.