



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JULY 25, 2023

**CASE NO. 589**

**REPORT DATE: 2023-07-21**

**APPLICANT:**

Greg Thurman  
Redwood USA, LLC  
7007 E. Pleasant Valley Rd.  
Independence OH, 44131

**PROPERTY OWNER:**

Daniel R Rolfes Revocable Trust  
1252 Goshen Pike  
Milford OH, 45150

**PARCEL ID:**

18-24-03E-039

**ADDRESS OF REQUEST:**

State Route 28, Miami Township 45140

**REQUEST:**

Requesting to rezone a split-zoned parcel 182403E039 consisting of +/- 36.466 acres from I-Planned Industrial and B-2 General Business to R-3 w/RPUD Overlay.

**HISTORY:**

At the time of this report, no relevant history was found for the subject property involved in this petition for zoning map amendment.

**CONTENTS OF REPORT:**

- Attachment A: Township Application
- Attachment B: Parcel Map
- Attachment C: Zoning Map
- Attachment D: Proposal Map
- Attachment E: Portion of the Miami Township Zoning Resolution R-3 Residence District
- Attachment F: ODOT Communications

**DEVELOPMENT PROPOSAL:**

Per the application, the applicant (Greg Thurman, Redwood USA, LLC), on behalf of the property owner (Daniel R. Rolfes Revocable Trust), requests to rezone a split zoned parcel 18-24-03E-039 consisting of +/- 36.466 acres from I-Planned Industrial and B-2 General Business to R-3 Residence District with a RPUD Overlay. The proposed zoning change is proposed for the purposes of developing a Redwood Apartment neighborhood consisting of single story attached apartment dwellings ranging from three units to eight unit buildings each with bedrooms, two bathrooms, and an attached two car garage. The parcel has road frontage from State Route 28 and would include a private road for internal circulation of vehicles.

The proposed development could be considered a transitional land use which borders single family and multi-family residential uses, as well as commercial uses such as self-storage, religious land uses, auto repair shops, and gas station convenience retail. In general multi-family development is commonly seen as a popular transition from less intense land uses, such as the single family dwellings to the north of the property, and more intensive land uses, similar to what could be located on State Route 28.

The drainage on the site is an important aspect of this parcel and detailed drainage plans were submitted as part of this rezoning application. County Water and Sewer District have reviewed the plans and their comments are below.

The proposed zone change will not adversely impact the surrounding area, as this land use will buffer lower intensity uses to higher intensity uses in the surrounding area. The landscape plan indicates maintaining the wooded area in between the subject property and the northern lot line adjacent to single family uses. The development fronts on State Route 28 and comments from ODOT have been provided as part of the applicant's submittal.

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

The Imagine Miami Vision 2025 Comprehensive Plan and the Miami Township 2023 Land Use Plan both call out the area in which the subject property is located. The location of the subject site is situated near the northeast quadrant of the intersection of SR 28 and Branch Hill Guinea Pike in Miami Township. In the 2025 Comprehensive Plan, the Preferred Land Use Plan designates the area as "Redevelopment Commercial and Mixed Use" in the lower area, and "Maintain Present Character" in the upper area. Due to the northern boundary being a single family subdivision, the application to rezone the property for multi-family dwellings could be an appropriate transition from single family to State Route 28 while it is neither commercial nor mixed use. The Miami Township 2023 Land Use Plan designates this area as Focus Area 2: State Route 28 Corridor (East). This plan states recommendations and action items such as "maintain the present mix of low to medium intensity Commercial / Retail land uses, as well as "New or expanded residential land uses are not anticipated here". Based on the provided information, the request appears to be somewhat consistent with the objectives outlined in Chapters 4 and

5 of the Township Comprehensive Plan, but appears to be inconsistent with the 2023 Land Use Plan.

The subject site is located in a transitional area within the Township and on State Route 28. With an assortment of uses surrounding it including single family residential, religious institutions, self-storage, climate controlled self-storage, commercial, and multi-family residential, a transitional land use such as low density multi-family residences could properly buffer any single family land uses in the area as well as any commercial or light industrial uses that develop in the future.

***FOCUS AREA 2: STATE ROUTE 28 CORRIDOR (EAST)***

*The State Route 28 Corridor (East) Focus Area is less densely developed as compared to the State Route 28 Corridor (West). Redevelopment in this Focus Area has been minimal over recent years, although significant potential exists, especially with residential growth occurring in communities east. Notable developments along the corridor include Tractor Supply, Kiley’s convenience store, O’Reilly’s Auto Parts, and the build out of Athens Apartments. Other visible properties within this Focus Area are underutilized and in varying states of maintenance. These attributes present both challenges and opportunities in better utilizing the Focus Area.*

***Recommendations and Action Items***

- 1. Maintain the present mix of low to medium intensity Commercial / Retail land uses. Support new and redevelopment of similar uses and possibly include Light Industrial as well.*
- 2. Encourage the renovation and Adaptive re-use of existing buildings and redevelopment of underutilized sites consistent with the existing land uses.*
- 3. On underutilized, deteriorated and/ or vacant lots, focus on infill redevelopment opportunities with Commercial / Retail, Light Industrial and Office uses.*
- 4. Require appropriate screening and buffering methods for new Commercial / Retail to protect existing nearby residential properties.*
- 5. New or expanded residential land uses are not anticipated here.*
- 6. Focus resources on promoting the important development sites in this area including the Aldi site, parcels east of Kohls, the Rolfes site, and land area near Tractor Supply.*
- 7. Implement the Land Use & Access Management practices described under the General Themes in this Plan.*

**A SEGMENT OF THE MIAMI TOWNSHIP ZONING RESOLUTION:**

***Miami Township Zoning Resolution  
Chapter 7: “R-3” Residence District***

***7.01 PURPOSE***

*The purpose of the "R-3" Residence District is to provide land for low-density single-family detached housing units and multi-family housing units.*

***14.02 PRINCIPALLY PERMITTED USES***

- A. Any use permitted in Chapter 5.*
- B. Two family dwellings such that there shall be a restriction of one two-family unit per lot, and lot area shall be a minimum of 13,500 square feet per family for a minimum total of 27,000 square feet of lot area per two family unit.*
- C. Multiple family dwellings as regulated herein.*
- D. Public and private forests similar conservation projects, and wildlife reservations and including*

*the usual buildings therefore.*

### 7.03 CONDITIONALLY PERMITTED USES

*The following may be permitted subject to approval of the Board of Zoning Appeals.*

- A. *Community and Recreation Centers; Libraries and Museums; Churches and other Places of Worship, Sunday School Buildings and Parish Houses; Public Offices and*
- B. *Except for recreation and community centers serving a specific neighborhood development and under control of a Homeowner's Association, the following conditions shall apply:*
  - a. *Minimum Lot Area: Five acres*
  - b. *Access: All sites shall have access from an arterial or collector street or shall provide access in a manner that is compatible with the traffic patterns and traffic volumes customarily found in residential neighborhoods.*
  - c. *Setbacks: All structures and active outdoor recreation uses shall be set back a minimum of 50 feet from any residential property; however, any outdoor recreation area with night lighting shall be set back 100 feet from any residential property.*
  - d. *Height: Height shall not exceed 60 feet and churches and towers not to exceed 75 feet, provided that the building is set back from each required yard 7-2 line at least one foot of each additional building height above the height limit otherwise provided in the District in which the building is built.*
  - e. *Limitation on Use: Such uses shall not commercial operation be conducted as a for-profit*
  - f. *Site Plan: A site plan is required in accordance with Chapter 27.*
- C. *Day care centers and Nursery Schools*
- D. *Type A and Type B Family day care homes are permitted subject to these conditions:*
  - a. *Home child care is considered a home occupation.*
  - b. *There shall be a safe and secure outdoor play area.*
  - c. *Required Access and Loading/Unloading: a. An on-site drop-off area shall be provided at the main entrance to the facility sufficient to accommodate four automobiles for facilities with 20 or fewer children plus one additional vehicle for each additional ten children served. b. Access to an arterial or collector street is required or access shall be provided in a manner that is compatible with the traffic patterns and traffic volumes customarily found in residential neighborhoods.*
  - d. *All requirements of Revised Code Section 5104.01 et seq. apply and must be combined with.*
  - e. *Site Plan: A site plan is required in accordance with Chapter 27.*
- E. *Elementary, Junior High and High Schools or Private Schools*
  - a. *With conditions (See Township Zoning Resolution).*
- F. *Membership Sports, Recreation Clubs and Golf Courses (excluding miniature courses and practice driving tees operated for commercial purposes).*
  - a. *With conditions (See Township Zoning Resolution).*
- G. *Public Outdoor Recreation*
  - a. *With conditions (See Township Zoning Resolution).*

### 7.04 ACCESSORY USES

- A. *Accessory uses customarily incidental to a principal permitted use on the same lot therewith and accessory buildings as regulated in Chapter 5.*
- B. *Attached and/or detached private garages or parking areas.*
- C. *Inground or above ground swimming pools which have a depth of over 18 inches, or pools of water intended for swimming or wading by members of the family and their guests if located to the rear of the front line of the house and if located not closer than 15 feet to any lot line, and if closer than 300 feet to any lot line shall be guarded against entry by small children by the following manner:*
  - a. *With conditions (See Township Zoning Resolution).*



**AGENCY REVIEW AND NOTIFICATION:**

<b>AGENCY</b>	<b>REFERRAL SENT</b>	<b>COMMENTS RECEIVED</b>
Township ( <i>Fire/EMS/Service</i> )		
Community and Economic Development (CED)	X	X
Engineer's Office (CCEO)	X	X
Water Resources Department (WRD)		
Water Management & Sediment Control (WMSC)	X	X
Soil and Water Conservation District (SWCD)		
Ohio Department of Transportation (ODOT)	X	X
School District		

**REFERRAL AGENCIES' COMMENTS:**

**Community and Economic Development Comments:**

- The submittal packet does not show any subdivision of the lot. If there is any subdivision of the land, it must be done in accordance with the Clermont County Subdivision Regulations. The site is over five acres in size and can be accessed via State Route 28, any access must be approved by ODOT, and any plat should be recorded at the Tax Map Office.

**Engineer's Office Comments:**

- Our office has no other objections or comments to offer at this time. It's noted that ODOT was consulted regarding access to State Route 28 and requires improvements as stating in their letter on 5/16/2023.

**Water Resources Department Comments:**

- No objections or comments at this time.

**Water Management & Sediment Control Comments:**

- No objections regarding the rezoning application, the storm water and drainage comments will be reviewed if the project proceeds to design and construction phases.

**ODOT Ohio Department of Transportation Comments:**

- There are ODOT comments as part of the application from letters dated 5/16/2023.
- ODOT has not commented any other items at this time.

**STAFF ANALYSIS:**

Following a comprehensive analysis, staff has evaluated Miami Township Zoning Map Amendment Case 589 and its request to rezone a split-zoned parcel 182403E039 consisting of +/- 36.466 acres from I-Planned Industrial and B-2 General Business to R-3 w/RPUD Overlay.

The proposed rezoning and development do not align perfectly with the Township's Comprehensive and Land Use plans and would align with the Miami Township Zoning Resolution. The Land Use Plan calls out this property (Rolfes site) in its recommendations and action items as being an important site in this focus area and to focus resources on promoting them. The proposed development will not adversely impact the surrounding area, so long as the development will be designed in a manner consistent the Clermont County Subdivision Regulations and follow all conditions received by the Ohio Department of Transportation (ODOT).

Additionally, the proposed development will provide additional housing options for the community and serve as a buffer in between differing intensities of land uses. In conclusion, staff recommends approval of the proposed rezoning request as it would create an investment in Miami Township and is in alignment with the Zoning Resolution. Even though it only partially aligns with the Comprehensive and Land Use plans the proposed application will not adversely impact the surrounding area.

**STAFF RECOMMENDATION:**

Based on the staff analysis in the following report, the following motion is recommended, APPROVAL WITH CONDITIONS of Miami Township Zoning Map Amendment Case 589 requesting to rezone a split-zoned parcel 182403E039 consisting of +/- 36.466 acres from I-Planned Industrial and B-2 General Business to R-3 w/RPUD Overlay with the following conditions:

1. Any future development of the site must comply with any and all regulations from Clermont County, Miami Township, the State of Ohio, or any other applicable agency.

# Attachment A



MIAMI TOWNSHIP

**COMMUNITY DEVELOPMENT DEPARTMENT**  
APPLICATION FOR DISTRICT ZONE CHANGE  
6101 MEIJER DRIVE, MILFORD, OHIO 45150  
[www.miamitwpoh.gov](http://www.miamitwpoh.gov) (513)248-3731

Office Use Only

Case # 589  
Fee \_\_\_\_\_  
Check # \_\_\_\_\_  
Receipt # \_\_\_\_\_

Date: 06/12/2023

Please check one of the following:

\_\_\_\_\_ Application for a District Zone Change, Non-PUD (Fee - \$1200.00)

Application for a District Zone Change, PUD (Fee - \$1500.00)

Applicant Name: Redwood USA, LLC (Greg Thurman) Phone: 513.458.9810

Mailing Address: 7007 E. Pleasant Valley Rd, Independence OH 44131

E-mail: gthurman@byredwood.com

Property Owner Name: Daniel R Rolfes Revocable Trust Phone 513.659.1001

Mailing Address: 1252 Goshen Pike, Milford OH 45150

E-mail: danrolfes@holidaygroups.com (Dan Rolfes)

Representative's Name: Same As Applicant Phone: \_\_\_\_\_

Mailing Address \_\_\_\_\_

E-mail: \_\_\_\_\_

If the applicant is not the owner, then state the applicant's interest in the property \_\_\_\_\_

Applicant is in contract with owner to purchase and develop subject property with attached single story residential dwellings

Address of Subject Property: State Route 28, Miami Township 45140

Please provide the Parcel Identification Number for each parcel being considered for this zone change: 182403E039

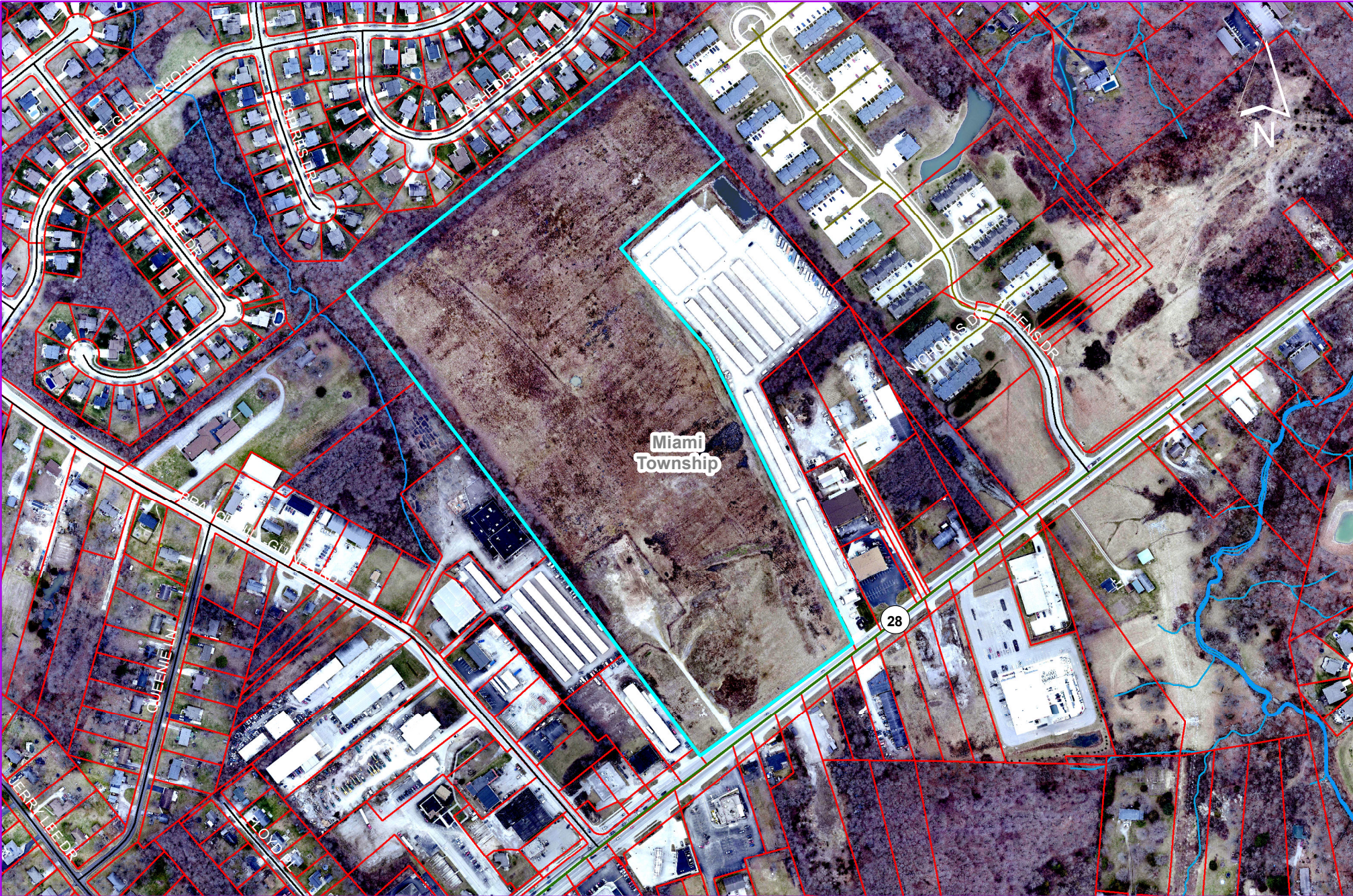
\_\_\_\_\_

Total Acreage for which the Zone Change is requested: 36.466

Current Zoning: I-Planned Industrial & B-2 General Business

Proposed Zoning: R-3 w/RPUD Overlay





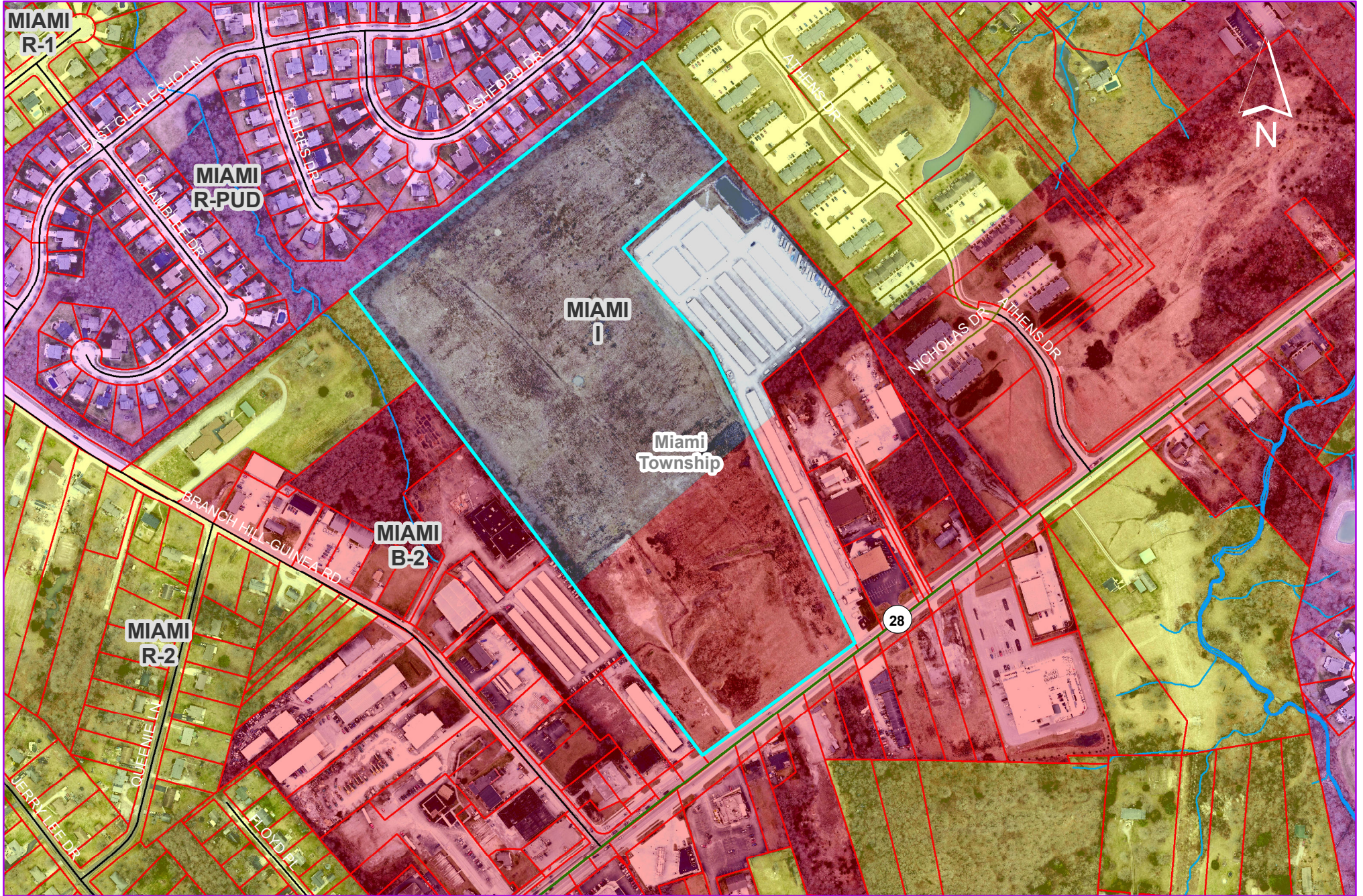
**PROPERTY INFORMATION:**

Parcel Number: 182403E039

Total Site Area: +/- 36.466 ac.



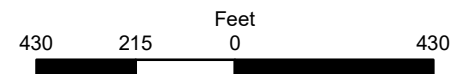




**PROPERTY INFORMATION:**

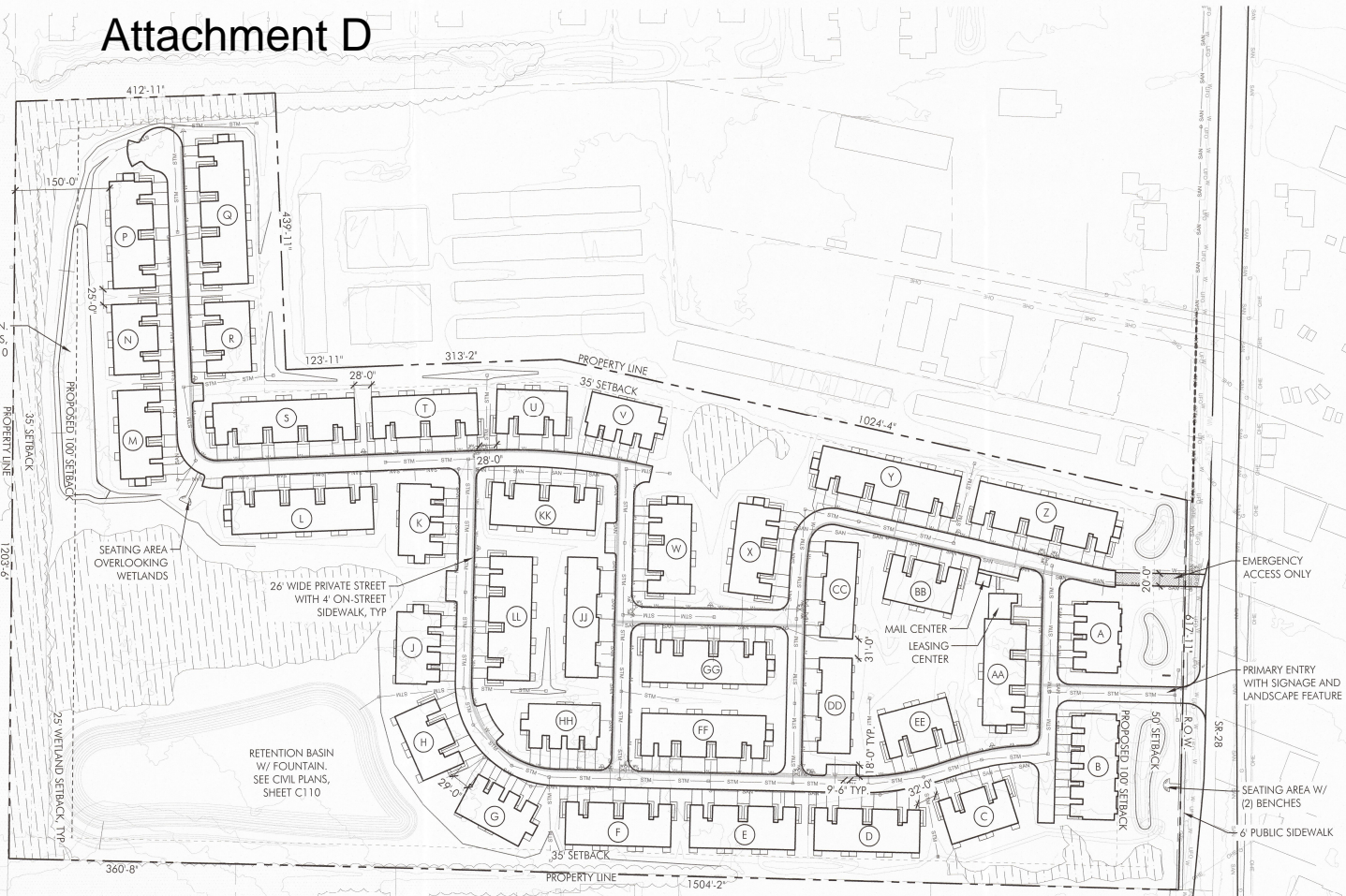
Parcel Number: 182403E039

Total Site Area: +/- 36.466 ac.







# Attachment D



Site Plan  
SCALE: 1" = 100'

TABLE OF DEVELOPMENT INFORMATION		
SITE AREA	±36.466 AC	DEVELOPABLE AREA: ±29.8AC
ZONING	CURRENT: I (INDUSTRIAL) & B-2 GENERAL BUSINESS	PROPOSED: R-3 w/ R-PUD OVERLAY
ADJACENT ZONING	NORTH	R-PUD
ADJACENT ZONING	WEST	R-2, I, & B-2
ADJACENT ZONING	EAST	R-2 & B-2
TOTAL UNITS	189	
DENSITY	±5.2 DU/AC	
	<b>REQUIREMENT</b>	<b>PROVIDED</b>
SETBACKS (PER R-3 AREA REGULATIONS)	FRONT: 50' SIDE: 10' (UNLESS ABUTTING R-1 AND SETBACK WILL BE 35') REAR: 35'	FRONT SETBACK: 100' SIDE SETBACK: 35' REAR SETBACK: 100'
MINIMUM DISTANCE BETWEEN BUILDINGS	15'-0"	25'-0"
MAX UNITS PER BUILDING	8 UNITS	8 UNITS
PARKING	378 (2 SP/UN)	DRIVEWAY: 378 GARAGE: 378 GUEST: 37 TOTAL: 797

### LEGEND

-  EXISTING TREES TO BE PRESERVED
-  EXISTING WETLANDS TO BE PRESERVED

### GENERAL NOTES:

1. REFUSE WILL BE HANDLED BY A PRIVATE THIRD PARTY GROUP. RESIDENTS WILL BE PROVIDED INDIVIDUAL TOTES THAT WILL BE STORED WITHIN THEIR GARAGE
2. THE PROJECT WILL BE CONSTRUCTED IN TWO PHASES. EACH PHASE WILL BE 24-30 MONTHS AND WILL COMMENCE UPON COMPLETION AND APPROVAL OF ALL NECESSARY PERMITS.

BUILDINGS		
BUILDING ID	# OF UNIT	GROSS FLOOR AREA
A	4	6,976 SF
B	6	10,464 SF
C	4	6,922 SF
D	6	10,350 SF
E	6	10,350 SF
F	6	10,350 SF
G	4	7,276 SF
H	4	6,922 SF
J	4	7,276 SF
K	4	7,276 SF
L	8	14,071 SF
M	5	8,929 SF
N	4	6,922 SF
P	6	10,643 SF
Q	8	14,071 SF
R	4	6,922 SF
S	8	14,071 SF
T	6	10,350 SF
U	4	6,922 SF
V	4	7,276 SF
W	5	8,929 SF
X	5	8,929 SF
Y	8	14,071 SF
Z	8	14,071 SF
AA	6	12,193 SF
BB	4	6,922 SF
CC	4	7,136 SF
DD	4	7,136 SF
EE	4	6,922 SF
FF	7	14,071 SF
GG	7	14,071 SF
HH	4	7,276 SF
JJ	5	8,920 SF
KK	6	10,350 SF
LL	7	13,778 SF

# Attachment E

## Chapter 7 "R-3" RESIDENCE DISTRICT

### 7.01 PURPOSE

The purpose of the "R-3" Residence District is to provide land for low-density single-family detached housing units and multi-family housing units.

### 7.02 PRINCIPAL PERMITTED USES

- A. Any use permitted in Chapter 5.
- B. Two family dwellings such that there shall be a restriction of one two-family unit per lot, and lot area shall be a minimum of 13,500 square feet per family for a minimum total of 27,000 square feet of lot area per two family unit.
- C. Multiple family dwellings as regulated herein.
- D. Public and private forests similar conservation projects, and wildlife reservations and including the usual buildings therefore.

### 7.03 CONDITIONALLY PERMITTED USES

The following may be permitted subject to the approval of the Board of Zoning Appeals:

- A. Community and Recreation Centers; Libraries and Museums; Churches and other Places of Worship, Sunday School Buildings and Parish Houses; Public Offices and Buildings.
- B. Except for recreation and community centers serving a specific neighborhood development and under control of a Homeowner's Association, the following conditions shall apply:
  - 1. Minimum Lot Area: Five acres.
  - 2. Access: All sites shall have access from an arterial or collector street or shall provide access in a manner that is compatible with the traffic patterns and traffic volumes customarily found in residential neighborhoods.
  - 3. Setbacks: All structures and active outdoor recreation uses shall be set back a minimum of 50 feet from any residential property; however, any outdoor recreation area with night lighting shall be set back 100 feet from any residential property.
  - 4. Height: Height shall not exceed 60 feet and churches and towers not to exceed 75 feet, provided that the building is set back from each required yard

line at least one foot of each additional building height above the height limit otherwise provided in the District in which the building is built.

5. Limitation on Use: Such uses shall not commercial operation be conducted as a for-profit
6. Site Plan: A site plan is required in accordance with Chapter 27.

C. Day care centers and Nursery Schools

Type A and Type B Family day care homes are permitted subject to these conditions:

1. Home child care is considered a home occupation.
2. There shall be a safe and secure outdoor play area.
3. Required Access and Loading/Unloading:
  - a. An on-site drop-off area shall be provided at the main entrance to the facility sufficient to accommodate four automobiles for facilities with 20 or fewer children plus one additional vehicle for each additional ten children served.
  - b. Access to an arterial or collector street is required or access shall be provided in a manner that is compatible with the traffic patterns and traffic volumes customarily found in residential neighborhoods.
4. All requirements of Revised Code Section 5104.01 et seq. apply and must be combined with.
5. Site Plan: A site plan is required in accordance with Chapter 27.

D. Elementary, Junior High and High Schools or Private Schools.

The following conditions shall apply:

1. Minimum Lot Area: Five acres.
2. Location: No elementary, junior high or high school may be located within 500 feet of an industrial or commercial entertainment use.
3. Access: All schools shall have access to an arterial or collector street or access shall be provided in a manner that is compatible with the traffic patterns and traffic volumes customarily found in a residential neighborhood. Primary access should not be through residential subdivision streets and/or local streets.



4. Site Plan: A site plan is required in accordance with Chapter 27.
- E. Cemeteries Including Mausoleums.
1. Minimum Lot Area: Any new cemetery shall contain an area of 20 acres or more. Extensions to existing cemeteries shall be permitted, providing that they meet the requirements set forth in this section.
  2. Setbacks: Mausoleums shall be located no closer than two hundred (200) feet from a street right-of-way and the adjoining lots in Residence Districts.
  3. Access: Cemeteries shall have access to an arterial or collector street.
  4. Site Plan: A site plan is required in accordance with Chapter 27.
- F. Membership Sports, Recreation Clubs and Golf Courses (excluding miniature courses and practice driving tees operated for commercial purposes).

Except for community and recreation centers serving a specific neighborhood development and under control of a Homeowner's Association, the following conditions shall apply:

1. Minimum Lot Area: Ten acres.
2. Use Limitations: Membership sports and recreation clubs excluding skeet, target, primitive weapons and any other shooting clubs shall be used only for the enjoyment of members and their families and guests of members of the association or club under whose ownership or jurisdiction the facilities is operated. All buildings, structures and uses necessary for their operation shall be permitted, except when the chief activity is a service customarily carried on as a business.
3. Setbacks: All structures and active outdoor recreation areas shall be set back a minimum of 50 feet from any residential property; however, any outdoor recreation use with night lighting shall be set back 100 feet from any adjacent residential property.
4. Accessory Restaurants: Accessory facilities such as snack bars, restaurants and bars may be permitted only if they occupy integral parts of a main structure and there is no display of goods or advertising visible from off the premises.
5. Equipment Performance Standards: Loud speakers, jute boxes, public address systems and electric amplifiers shall be permitted in outdoor pool or recreation areas only if their use is solely for the members of the facility and does not create a public nuisance for nearby persons or properties.

6. Required fencing/Screening: The entire outdoor pool area, including the area used by bathers, shall be walled or fenced with a security fence or wall at least six feet in height and maintained in good condition to prevent uncontrolled access by children.
7. Illumination: Exterior lighting shall be shaded whenever necessary to avoid casting direct light upon any adjacent property or upon any adjacent public street.
8. Access and Traffic Impact: Access to a membership sports or recreation club shall be from an arterial or collector street.
9. Site Plan: A site plan is required in accordance with Chapter 27.

G. Public Outdoor Recreation

The following conditions shall apply:

1. Setbacks: No building, playing field or active outdoor recreation area shall be located closer than 50 feet to any residential property, except that if an outdoor recreation area is lit at night, such area shall be set back at least 100 feet from any residential property.
2. Screening: When any softball, baseball, soccer or football field, tennis court, structured play area or parking area is located less than 150 feet from any residential property, a continuous planting screen not less than six feet in height shall be provided.
3. Access and Traffic Impact: Access to outdoor public recreation areas shall be from an arterial or collector street.

**7.04 ACCESSORY USES**

- A. Accessory uses customarily incidental to a principal permitted use on the same lot therewith and accessory buildings as regulated in Chapter 5.
- B. Attached and/or detached private garages or parking areas.
- C. Inground or above ground swimming pools which have a depth of over 18 inches, or pools of water intended for swimming or wading by members of the family and their guests if located to the rear of the front line of the house and if located not closer than 15 feet to any lot line, and if closer than 300 feet to any lot line shall be guarded against entry by small children by the following manner:
  1. It shall be completely surrounded by a fence having a minimum height of forty-eight inches and maximum interstice cross-section of six inches; and

2. All passages through this fence shall be protected by a gate of equal tightness, which is secured in a closed position by means of a fastener which cannot be released by small children.

#### **7.05 HEIGHT REGULATIONS**

- A. No single family or two family building shall exceed two and one-half (2-1/2) stories or 35 feet in height.
- B. No multi-family building shall exceed three stories or 45 feet in height.

#### **7.06 AREA REGULATIONS**

- A. Front Yard: There shall be a front yard having a depth of not less than 50 feet from the street right-of-way line.
- B. Side Yard: There shall be a side yard on each side of the building having a width of not less than ten feet except for lots abutting "R-1" Residential. For multi-family lots abutting "R-1" Residential, side yards shall be 35 feet.
- C. Rear Yard: There shall be a rear yard having a depth of not less than 35 feet.
- D. Double Frontage: Where lots have a double frontage, the required front yard shall be provided on both streets.
- E. Corner Lots: Where a lot is located at the intersection of two or more streets, there shall be a front yard on each street side of a corner lot.

#### **7.07 INTENSITY OF USE**

- A. Every lot or tract of land which is used for a single family dwelling shall have a minimum lot width of 100 feet at the building line and an area of not less than 20,000 square feet.
- B. Every lot or tract of land which is used for a two family or multiple family dwelling shall have a minimum 100 feet at the building line and an area of not less than 20,000 square feet for the first dwelling unit and an additional 7,000 square feet for each additional family dwelling unit thereafter.
- C. No building shall contain more than 24 dwelling units

#### **7.08 OTHER DEVELOPMENT CONTROLS**

- A. Single family dwellings may be increased in height by not more than ten feet when the side and rear yard are increased over the yard requirements of the District in which they are located by not less than ten feet, but they shall not exceed three stories in height.

- B. Church spires, domes, flagpoles, aerials, chimneys, belfries, monuments, water towers, or necessary mechanical appurtenances may be erected to a lawful and safe height.
- C. Every part of a required yard shall be open to the sky unobstructed, except for accessory building in a rear yard, and except for the ordinary projections of chimneys, skylights, sills, belt courses, cornices and ornamental features projecting not to exceed 30 inches.
- D. Terraces, porches, platforms and ornamental features which do not extend more than three feet above the floor level of the ground (first) story may project into the front required yard no more than five feet, provided these projections be distant at least three feet from the adjacent side lot line.
- E. The parking of one transportable structure or vehicle other than a motor vehicle is permitted which meets the following requirements:
  - 1. For recreation only and not for hire or gain;
  - 2. For use off of the property;
  - 3. Not to be inhabited while on the property;
  - 4. Owned legally by the occupant of the property;
  - 5. Not to be parked forward of the front house line;
  - 6. Not to be parked within 10 feet of a property line; and
  - 7. Must be relicensed within nine days of expiration of previous license.
- F. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
- G. All roadway street, parking lot and walkway lights shall be shielded so that substantially all the directly emitted light falls within the property line.
- H. When 40% or more of the frontage on the same side of the street within the same block, but not exceeding 200 feet in distance, is improved with buildings that have observed a front yard line having a variation in depth of not more than six feet, no building shall project beyond the average front yard so established, but this regulation shall not be interpreted to require a front yard of more than 50 feet nor to permit a front yard of less than ten feet.

**LOT AREA, BULK YARD AND SCREENING REQUIREMENTS IN THE "R-3" DISTRICT**

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REQUIREMENTS "R-3" DISTRICT

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A. LOT REQUIREMENTS:

- |   |  |
|---|--|
| 1. Minimum Lot Area<br>(Single Family Dwelling) | 20,000 square feet   |
| 2. Minimum Lot Width<br>(Two Family Dwelling)   | 27,000 Square Feet   |
| 3. Minimum Lot Area<br>(Multi-Family Dwelling)  | 20,000 Square Feet - for first dwelling unit and 7,000 Square Feet for each additional dwelling unit |
| 4. Minimum Lot Width                            | 100 Feet   |

MAXIMUM HEIGHT:

- |                       |         |
|-----------------------|---------|
| 1. Principal Building |         |
| a. Stories            | 2 1/2   |
| or whichever is less  |         |
| b. Height             | 35 feet |

MINIMUM YARD REQUIREMENTS:

- |          |                  |
|----------|------------------|
| 1. Front | 50 feet (note 1) |
| 2. Side  | 10 feet          |
| 3. Rear  | 35 feet (note 2) |

---

(Note 1) For double frontage lots, the required front yard shall be provided on both streets.

(Note 2) For multi-family lots abutting "R-1" residential side yards shall be 35 feet.

# Attachment F



OHIO DEPARTMENT OF TRANSPORTATION  
Mike DeWine, *Governor* Jack Marchbanks, Ph.D., *Director*

**District 8**  
505 S. State Route 741, Lebanon, OH 45036  
513-933-6568  
transportation.ohio.gov

May 16, 2023

GOODHUE Consulting

RE: Traffic Analysis Study Acceptance Letter.  
CLE-28 4.26 MM

Mrs. Kieres,

The ODOT District 8 Permits Office has reviewed and accepts the conclusion for the proposed Redwood Development in Clermont County along State Route 28. Based on the Analysis completed in this report, the following Roadway construction improvements must be completed by Opening Day. The following required findings include:

- 175-foot westbound right turn lane including a 50-foot Taper.

At this time, you may proceed with the design plan process and review. Please adhere to ODOT design manuals and standard construction drawings for plan development guidance

As the new guidelines have changed the State Highway access management manual (SHAMM) requires consultants and contractors to be **pre-qualified**, any significant work (such as through lane or turn lane additions, pavement markings, signal installation, etc.,) conducted under a permit.

Respectfully,

*Dustin Williams*

ODOT District 8  
Permits Office.



# OHIO DEPARTMENT OF TRANSPORTATION

## District 8 Permit Driveway Variance Review Form

<b>Project Location:</b> Clermont County	<b>SLM:</b> 4.22	<b>Access Category:</b> 2	<b>Speed Limit:</b> 45 mph
<b>Type of Drive:</b> Residential		<b>Drive Spacing Requirement:</b> 360'	
<b>Access Restrictions:</b> Property does not have access to an existing highway			
<b>Review/Variance Requested:</b> Site plan shows 335' spacing (centerline to centerline) from the existing driveway to the northwest and 360' to the existing driveway to the southeast. Variance request is for the spacing of the driveway to the northwest since it is under 360'.			
<b>NOTE:</b>			
<b>Manual Reference:</b>  SHAMM Section 2.4 (Variances) Section 4.2 (Driveway Spacing)			
<b>ADT:</b> 21,760	<b>DHV:</b> 2,079	<b>%Trucks:</b> 4%	<b>Trip Ends</b> Peak Hour: 81 (AM), 102 (PM)  <b>TIS Required?</b> <input checked="" type="radio"/> Y <input type="radio"/> N*
<b>Accident History:</b> 7 crashes (2019 to 2021)			
<b>Project Summary/History:</b>			
<b>Approved:</b> <input checked="" type="checkbox"/> Dustin Williams 5/16/2023		<b>Denied:</b> <input type="checkbox"/>	

Attachments:

Permit File

Plans

TIS/Other Studies

Correspondence/E-Mails

**From:** [Lindsey Kieres](#)  
**To:** [Todd Foley](#)  
**Cc:** [Don Stegman](#); [Boaz Love](#); [Greg Thurman](#); [Sarah Ozminski](#)  
**Subject:** FW: Redwood Development in Miami Township Traffic Analysis  
**Date:** Wednesday, May 17, 2023 1:56:56 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

ODOT has agreed to the sidewalk within the ROW with the conditions below.

**Lindsey S. Kieres, P.E., PTOE**

ENGINEERING DIRECTOR

PHONE (513) 907-0943

[lindsey.kieres@goodhueconsulting.com](mailto:lindsey.kieres@goodhueconsulting.com)



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**From:** Dustin.Williams@dot.ohio.gov <Dustin.Williams@dot.ohio.gov>  
**Sent:** Wednesday, May 17, 2023 7:33 AM  
**To:** Lindsey Kieres <lindsey.kieres@goodhueconsulting.com>  
**Cc:** Paul Goodhue <paul.goodhue@goodhueconsulting.com>; Greg Thurman <gthurman@byredwood.com>; Lucas.Braun@dot.ohio.gov; brianne.hetzel@dot.ohio.gov  
**Subject:** RE: Redwood Development in Miami Township Traffic Analysis

Lindsey,

Yes, ODOT will accept a sidewalk within the right of way. The proposed sidewalk will need to meet ODOT standards and comply with ADA. A maintenance agreement will also be required between ODOT and the Township.

Thanks,

**Dustin Williams**

**Right Of Way Permit Coordinator**

**Development Permit Coordinator**

Ohio Department of Transportation, District-8

505 S. State Route 741, Lebanon, OH 45036

(P) 513-933-6576 (M) 513-615-4033

[transportation.ohio.gov](http://transportation.ohio.gov)



Thanks,

**Dustin Williams**

**Right Of Way Permit Coordinator**

**Development Permit Coordinator**

Ohio Department of Transportation, District-8

505 S. State Route 741, Lebanon, OH 45036

(P) 513-933-6576 (M) 513-615-4033

[transportation.ohio.gov](http://transportation.ohio.gov)



**From:** Lindsey Kieres <[lindsey.kieres@goodhueconsulting.com](mailto:lindsey.kieres@goodhueconsulting.com)>

**Sent:** Wednesday, May 3, 2023 4:58 PM

**To:** Hetzel, Brianne <[brianne.hetzel@dot.ohio.gov](mailto:brianne.hetzel@dot.ohio.gov)>; Williams, Dustin <[Dustin.Williams@dot.ohio.gov](mailto:Dustin.Williams@dot.ohio.gov)>

**Cc:** Paul Goodhue <[paul.goodhue@goodhueconsulting.com](mailto:paul.goodhue@goodhueconsulting.com)>; Greg Thurman <[gthurman@byredwood.com](mailto:gthurman@byredwood.com)>; Braun, Lucas <[Lucas.Braun@dot.ohio.gov](mailto:Lucas.Braun@dot.ohio.gov)>

**Subject:** RE: Redwood Development in Miami Township Traffic Analysis

Bree and Dustin,

I have attached the Variance form and the letter from the fire department showing support of the emergency access point. Please let me know if you need anything else. I saw there are attachments listed but wasn't sure if that is something you need me to pull together or not. Just let me know if I can help any more.

Thanks!!

**Lindsey S. Kieres, P.E., PTOE**

ENGINEERING DIRECTOR

PHONE (513) 907-0943

[lindsey.kieres@goodhueconsulting.com](mailto:lindsey.kieres@goodhueconsulting.com)



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[lindsey.kieres@goodhueconsulting.com](mailto:lindsey.kieres@goodhueconsulting.com)



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---

**From:** [brianne.hetzel@dot.ohio.gov](mailto:brianne.hetzel@dot.ohio.gov) <[brianne.hetzel@dot.ohio.gov](mailto:brianne.hetzel@dot.ohio.gov)>  
**Sent:** Tuesday, April 18, 2023 9:02 AM  
**To:** Lindsey Kieres <[lindsey.kieres@goodhueconsulting.com](mailto:lindsey.kieres@goodhueconsulting.com)>; [Dustin.Williams@dot.ohio.gov](mailto:Dustin.Williams@dot.ohio.gov)  
**Cc:** Paul Goodhue <[paul.goodhue@goodhueconsulting.com](mailto:paul.goodhue@goodhueconsulting.com)>; Greg Thurman <[gthurman@byredwood.com](mailto:gthurman@byredwood.com)>; [Lucas.Braun@dot.ohio.gov](mailto:Lucas.Braun@dot.ohio.gov)  
**Subject:** RE: Redwood Development in Miami Township Traffic Analysis

Good Morning Lindsey,

Sorry for the delay in getting this review completed. ODOT concurs with the findings from the Traffic Analysis for a 175' westbound right turn lane and keeping the existing TWLTL as currently striped. Because there are a few driveways on the south side of SR-28 that utilize the TWLTL, ODOT prefers to keep that rather than striping as an exclusive left turn lane. Once we receive the variance request form for the driveway spacing and the support letter from Fire for the emergency secondary access, Dustin will issue the Traffic Analysis approval letter for you to begin design for the right turn lane. As a reminder, the designer for roadway improvements must be an ODOT pre-qualified designer. I didn't look up to see if Goodhue Consulting has that qualification or not.

**Bree Hetzel, P.E.**

*District Traffic Studies Engineer*

ODOT District 8

505 South State Route 741 Lebanon, OH 45036

513.933.6624

[transportation.ohio.gov](http://transportation.ohio.gov)



---

**From:** Lindsey Kieres <[lindsey.kieres@goodhueconsulting.com](mailto:lindsey.kieres@goodhueconsulting.com)>  
**Sent:** Thursday, March 2, 2023 4:09 PM  
**To:** Williams, Dustin <[Dustin.Williams@dot.ohio.gov](mailto:Dustin.Williams@dot.ohio.gov)>; Hetzel, Brianne <[brianne.hetzel@dot.ohio.gov](mailto:brianne.hetzel@dot.ohio.gov)>  
**Cc:** Paul Goodhue <[paul.goodhue@goodhueconsulting.com](mailto:paul.goodhue@goodhueconsulting.com)>; Greg Thurman

**Development Permit Coordinator**

Ohio Department of Transportation, District-8  
505 S. State Route 741, Lebanon, OH 45036  
(P) 513-933-6576 (M) 513-615-4033  
[transportation.ohio.gov](http://transportation.ohio.gov)



**From:** Lindsey Kieres <[lindsey.kieres@goodhueconsulting.com](mailto:lindsey.kieres@goodhueconsulting.com)>  
**Sent:** Thursday, March 2, 2023 2:37 PM  
**To:** Hetzel, Brianne <[brianne.hetzel@dot.ohio.gov](mailto:brianne.hetzel@dot.ohio.gov)>; Williams, Dustin <[Dustin.Williams@dot.ohio.gov](mailto:Dustin.Williams@dot.ohio.gov)>  
**Cc:** Paul Goodhue <[paul.goodhue@goodhueconsulting.com](mailto:paul.goodhue@goodhueconsulting.com)>; Greg Thurman <[gthurman@byredwood.com](mailto:gthurman@byredwood.com)>  
**Subject:** RE: Redwood Development in Miami Township Traffic Analysis

Dustin and Bree,

I have attached the updated study for the Miami Township Redwood site on SR 28. You will notice that the site has been reconfigured to have one full access driveway only. There is a secondary emergency access, but this will be gated and not for public use. I believe that since there will only be one access then we will no longer need to submit for a variance. Please let me know if that assumption is incorrect.

Let me know if you have any questions during your review! Also just curious how long you expect the review to take so we can prepare moving forward?

Thanks!!

**Lindsey S. Kieres, P.E., PTOE**  
ENGINEERING DIRECTOR  
**PHONE** (513) 907-0943  
[lindsey.kieres@goodhueconsulting.com](mailto:lindsey.kieres@goodhueconsulting.com)



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