



**BOARD of TRUSTEES
MIAMI TOWNSHIP
HAMILTON COUNTY, OHIO**

3780 Shady Lane North Bend, Ohio 45052
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Trustees
Paul E. Beck
Jack E. Rininger
Daniel K. Blanton

Fiscal Officer
Cindy Oser

April 3, 2019

[REDACTED]
7650 Bridgetown Road
Cincinnati, OH 45249

Dear Mrs. [REDACTED]

Attached is the information that you requested concerning the status of your property on Bridgetown Road with respect to the Miami Township Land Use Plan.

It is important to remember that an adopted Township land use plan does not change or alter in any way the current county zoning. Your property remains zoned residential, and will remain so until you, the property owner, a future owner, or your representative makes a formal request to Hamilton County to change it. The purpose of a land use plan is to guide the Board of Trustees, the Hamilton County Regional Planning Commission and the Hamilton County Rural Zoning Commission when reviewing future development and zoning proposals. Its intent is to accommodate future needs, to provide orderly growth, to provide a sound basis for zoning decisions, and to enable consideration of cumulative and secondary off-site effects of development proposals.

In February of 2015, an addendum to the Miami Township Land Use Plan was approved by the Hamilton County Regional Planning Commission as a result of a 5-year plan review. This review was initiated by the Miami Township Board of Trustees and was recommended by the Township Land Use Committee. (Addendum 1 – Bridgetown Road/Shady Lane Area)

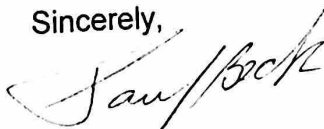
During several public hearings in the Township, the community expressed a strong desire for additional commercial opportunities. The intent of the addendum is to preserve the residential character of the area while providing a defined and limited area for low intensity commercial uses. A mixed use transitional area was created at each end of the area to both clearly define the area and to prevent sprawl up and down the length of Bridgetown Road.

The area between (pink on the Land Use Map) that includes your property is designated "Retail Neighborhood" This requires a much lower intensity use than General Retail. In addition to the County requirements for Neighborhood Retail, the Plan also includes 11 strategies and considerations that must be addressed in development proposals.

The Land Use map and the strategies for the Neighborhood Retail area are included.

If you have any additional questions or concerns, please feel free to contact us.

Sincerely,


Paul Beck
Miami Township Trustee


Bob Polewski
Miami Township Land Use



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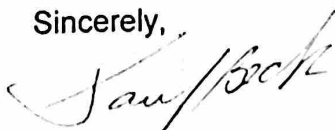
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Sincerely,


Paul Beck
Miami Township Trustee


Bob Polewski
Miami Township Land Use

ADDENDUM 1- BRIDGETOWN ROAD/SHADY LANE CENTER

1.1 CENTER SUMMARY

The Bridgetown Road/Shady Lane Center Area Plan is part of the 2014 Miami Land Use Plan Update which began in September 2014 and was completed in November 2014. The Bridgetown Road/Shady Lane Center is the primary retail center in the unincorporated portion of Miami Township. Retail structures at this center date from the 1950s (existing pharmacy building). Substantial residential growth has fueled increased demand for retail resulting in the construction of a strip center (updated in 2000), bank (1991), convenience store/gas station (1993), automotive uses (1966, 1981) and conversion or residencies to office uses. A school district consolidation project yielded a developable parcel to the north of the existing retail center. The site on Bridgetown Road east of Jandaracres Drive created an opportunity to expand the retail center to meet existing and future demand, diversify Township land uses and enhance the quality of life of Township residents.

1.2 STUDY AREA

The study area includes all property having frontage on Bridgetown Road from Jandaracres Drive, to 7525 Bridgetown Road. The study area also includes property on Shady Lane between Bridgetown Road and Foxtrot Drive.

It is the intent of this plan to create a defined retail center that will not see further expansion in the future. If in the future there is a market for additional commercially zoned property, the Township will consider the creation of a new center rather than the extension of the Bridgetown Road/Shady Lane Center to avoid creating a commercial strip along Bridgetown Road.

1.3 CENTER STRATEGIES



















The overall concept of the Bridgetown Road/Shady Lane Center Area Plan is to preserve the residential character of the area while allowing low intensity commercial uses within the center to enable appropriate development alternatives.

The portion of the Bridgetown Road/Shady Lane Center between Jandaracres Drive and the existing retail uses at the Shady Lane intersection will likely transition from primarily residential uses to retail as they experience development pressure from the existing retail center at Shady Lane and the existing office designated properties at Bridgetown Road and Jandaracres Drive. The strategy to maintain the residential character of the area, mentioned above, does not reflect a desire to encourage single-family home conversion to commercial use. Rather, developments in this portion of the center should include new construction that maintains a residential character. Due to the small size and limited depth of the majority of properties in this section of the center, new developments should also include the consolidation of several parcels to provide enough

space so that they can be adequately buffered from existing residential uses. In addition to these considerations, commercial developments throughout the center should be consistent with the following:

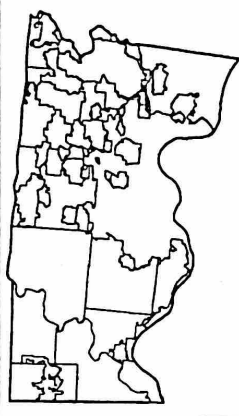
1. Provide streetscape landscaping that meets or exceeds the requirements of the Hamilton County Zoning Resolution along Bridgetown Road and additional landscaping along secondary residential streets to achieve a transition from Bridgetown Road to the front yard setbacks of adjacent residential homes.
2. Provide additional buffering for single-family homes behind development parcels fronting on Bridgetown Road, including consideration of landscaped mounding, privacy fencing, and/or additional landscaping.
3. Building materials, roof styles, and building orientations should be consistent with other existing developments in the Bridgetown Road/Shady Lane Center (i.e. brick facades with stone, stucco or wood/vinyl used for architectural details only, pitched roofs, façade variations and articulations, and entrances oriented towards Bridgetown Road or Shady Lane)
4. Access easements should be provided, where feasible, between compatible developments in the center to enable connection of parking areas and to limit the number of curb-cuts.
5. Sidewalks should be constructed along the west side of Bridgetown Road to connect to the existing sidewalks on Jandaracres and at the Bridgetown Road/Shady Lane intersection.
6. Signage should be limited to one ground-mounted sign per development with a maximum of 50 square feet in area and 12 feet in height and where a landscape area is provided around the base of the sign.
7. Generally, larger, more intense commercial development sites (i.e. sites more than 1 acre, buildings greater than 10,000 square feet, Floor Area Ratio higher than 30%) should be encouraged to provide greater amounts of open space, landscaped drainage areas and landscaped islands within parking lots rather than maximizing the amount of building and parking area on the site.
8. Smaller developments (i.e. sites smaller than 20,000 square feet, lots narrower than 100 feet in width, developments containing fewer than 4,000 square feet of building area) are not encouraged in the center and consideration should be given to consolidating parcels and potential development proposals to encourage larger redevelopment sites.
9. The conversion of single family residences for multi-family or office use should be discouraged.
10. Large expanses of parking area and lots that include more parking spaces than the minimum number required by the Zoning Resolution should be strongly discouraged. Stormwater best management practices such as filter strips, bio infiltration swales, tree infiltration beds, etc. should be used to breakup large expanses of parking spaces.
11. The appropriateness of any use other than single family should be considered only after submittal of a landscape buffer plan that adequately screens the detrimental impacts of commercial uses and related vehicular use areas if the proposed use will abut a single family use or zone district. Such review should occur only through the Planned Unit Development process. The development plan should provide for coordinated development of parcels adjacent to the existing retail center at Bridgetown Road and

SHADY LANE AREA

-  Bridgetown/Shady Lane Area Boundary
- Land Use Designations**
-  Rural Residence
-  Single Family Residence
-  Transitional Residence
-  Single Family Cluster
-  Attached Single Family
-  Multi-Family Residence
-  Special Purpose Residence
-  Transitional Mixed Use
-  General Office
-  Retail - Neighborhood
-  Retail - General
-  Planned Mixed Use Employment
-  Industry - Light
-  Industry - Heavy
-  Public, Semi-Public, Institutional
-  Green Space & Agriculture
-  Utility

This map was created by the Hamilton County Regional Planning Commission to assist in the development of the Hamilton County Comprehensive Zoning Ordinance. Neither Hamilton County nor the Commission are responsible for the information contained in this map. Users making errors or omissions are encouraged to contact the Hamilton County Regional Planning Commission at (513) 764-5500.

MILLIAMOORE TOWNSHIP LAND USE PLAN



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11 HAMILTON COUNTY
Regional Planning Commission
November 2011

