



HAMILTON COUNTY

# Regional Planning Commission

FOR CONSIDERATION BY THE REGIONAL PLANNING COMM ON DECEMBER 7, 2023

**LAND USE PLAN  
AMENDMENT CASE:**

**L.U.P.A. ANDERSON 2023-02**

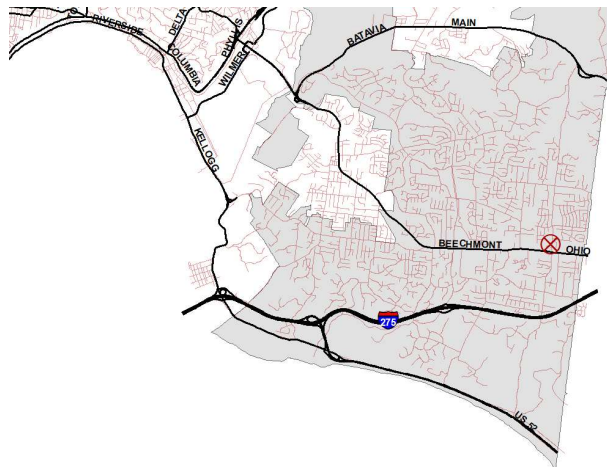
# **EIGHT MILE TRANSITIONAL RESIDENCE**

**REQUEST:** Adoption of a Land Use Plan Amendment from Single-Family Residence to Transitional Residence

**INITIATED BY:** Anderson Township Trustees

<b>TOWNSHIP LAND USE PLAN ABBREVIATED HISTORY:</b>	The Beechmont Plan:	2018
	Cherry Lane Transitional Residence:	2019
	Kellogg Gateway Study:	2021
	Anderson Township Master Art Plan:	2022
	Anderson Township Comprehensive Plan Update	2022
	Anderson Township Trails and Walkways Update:	2023

**LOCATION:** Anderson Township: 1291 and 1303 Eight Mile Road, on the east side of Eight Mile Road north of Cherry Lane (Book 500, Page 41, Parcels 212 & 213)



**SUMMARY OF  
RECOMMENDATIONS:**

**ADOPTION** of the Land Use Plan Amendment

**BACKGROUND:**

In 2019, the Regional Planning Commission recommended approval and Anderson Township approved a future land use map amendment for the two parcels located adjacent and south of the subject site. The approval changed the map from “Single-family Residence” to “Transitional Residence.” A Preliminary Subdivision Plan was approved for this same site in 2021 called Dacey’s Landing. Construction drawings were also approved in 2021 and the subdivision changed name to Hummingbird Court. However, the proposed 17-lot single-family subdivision was never constructed, and the site is still vacant.

The Township would now like to expand this “Transitional Residence” designation for two additional parcels that total approximately one acre in size located to the north (see Exhibit A). These parcels are currently identified as “Single-Family Residence” on the adopted Anderson Township Land Use Plan. According to the Township, the purpose for the amendment to the existing land use plan is to allow a different style of housing in Anderson Township which does not exist along Eight Mile Road. Specifically, a developer is interested in rezoning the property to allow for attached housing (see Exhibits B and C). The proposed amendment would allow for multifamily uses including attached housing. The current land use restricts this development because it only supports detached housing units on the one-acre site.

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**TOWNSHIP FINDINGS  
AND  
RECOMMENDATIONS:**

Anderson Township has initiated this amendment due to new information regarding the parcel assembly that makes the development of desired multifamily uses possible.

On October 23, 2023, the Anderson Township Zoning Commission recommended approval of the request for a future land use map amendment from “Transitional Mixed Use” and “Single-family Residence” to “Transitional Residence,” as:

1. The development of this site for “Transitional Residence” reflects the goals and objectives of the adopted Comprehensive Plan – *“The Township will be comprised of high-quality neighborhoods with diverse, well-maintained housing;” “The Township should provide a variety of businesses and housing options to meet changing demographics and market demands;” “Anderson Township will be a well planned community with a mixture of agricultural uses, residential neighborhoods, commercial centers, and an industrial base balanced with public uses, parks, and recreational uses;” and “Anderson Township will be a community that strives to be sustainable and resilient in its practices by balancing the demand for development and activities with the needs of our environment, recognizing that what we as a community do now will affect future generations of Township residents and businesses.”*

2. Continuing the “Transitional Residence” land use designation to the parcels under consideration, would allow the applicant to apply for a zone change for an attached style of housing. Attached housing would create a variety of housing options in this area of the Township, which does not currently exist along Eight Mile Road.
3. The overall density proposed for the development of 36 units is slightly less than the permitted density of the current and adjacent “C” Residence zoning. The proposed density is 7.09 units/acre and “C” Residence permits 7.26 units/acre.
4. Scale of the building and buffering to adjacent single-family residences will be critical to ensure a transition from Beechmont Avenue.

On November 16, 2023, the Anderson Township Board of Township Trustees unanimously approved the land use change as recommended by the Anderson Township Zoning Commission.

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**RPC STAFF  
FINDINGS:**

Staff agrees with the findings of the Anderson Township Zoning Commission regarding the specific one-acre tract proposed to be changed from “Single-family Residence” to “Transitional Residence.” The proposed use reflects the foundational goals of the Comprehensive Plan. The goals provide broad guidelines for all decisions and are listed below:

- All new development or redevelopment should reflect the foundational goals of this Comprehensive Plan. The goals provide broad guidelines for all decisions.
- Density and development standards should be evaluated in a case-by-case manner in accordance with the character. These areas are defined by the Future Land Use Plan.
- Unless otherwise noted, lot sizes and subdivisions should be compatible with adjacent developments in terms of lot sizes, density, character, and scale. New development or redevelopment should not be detrimental to the general character of the surrounding neighborhoods.
- New development should take into consideration that the development of vacant or agricultural land will result in some level of increased traffic and/or impacts on community services.
- If the overall proposed development is compatible with adjacent developments, flexibility should be given in the actual lot size and site layout when environmental resources (e.g., river conservation area, floodplains, and steep hillsides) are preserved. Flexibility should be given even if the preserved areas would otherwise be considered as “unusable” or “undevelopable” under standard development procedures.

- Sidewalks and walkways should be encouraged within any development and connect to adjacent sidewalks, mass transit stops, shopping, parks, institutional or other nonresidential uses and services.
- Landscaped buffers should be used as a natural separation between developments of different intensities (e.g., between a multifamily apartment building and a single-family subdivision).

Both staff and the Anderson Township Zoning Commission find that the proposed amendment follows the majority of these guidelines. The surrounding land uses are single-family residences to the north, vacant land, and office buildings further to the south along Beechmont Road, and single-family residences both east and west. The addition of transitional residence would be consistent with the surrounding uses. Further, the proposed use will provide higher density housing options for millennials and empty nesters.

The proposed change is to a ‘Transitional Residence’ use, which can be defined as Moderate-density, detached or attached housing and related compatible uses, excluding office, commercial and industrial uses, which provide a transition between single-family residential and other types of development, where such uses will effectively terminate the spread of the higher intensity uses and conserve the adjacent residential neighborhoods. As stated, the main reason for the amendment is to allow attached housing, which would be an acceptable use for this location.

Staff supports the concept of attached residential uses for the subject property. Although a specific multi-family development plan was submitted by the Township, land use considerations are not linked to specific plans. Instead, they are a discussion of appropriate uses and transitions. Staff also recognizes that previous attempts to develop the property to the south for single-family residential have failed and that attached housing may be more marketable. It appears to be feasible to extend this attached housing further north into the parcels in question.

In addition, staff recommends that the Township take a broader look at this area and consider expanding the “Transitional Residence,” designation further north to include land south of the creek near Shenstone Drive. This creek could function as a natural break between single-family to the north and higher density residential to the south.

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**RECOMMENDED  
MOTION:**

To consider adoption of Land Use Plan Amendment case LUPA Anderson 2023-02; Eight Mile Transitional Residence as submitted by the Township Trustees

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NOTE: Recommendations and findings prepared by the staff of the Hamilton County Regional Planning Commission reflect the opinions of the staff but may not necessarily reflect the recommendation of any Commission

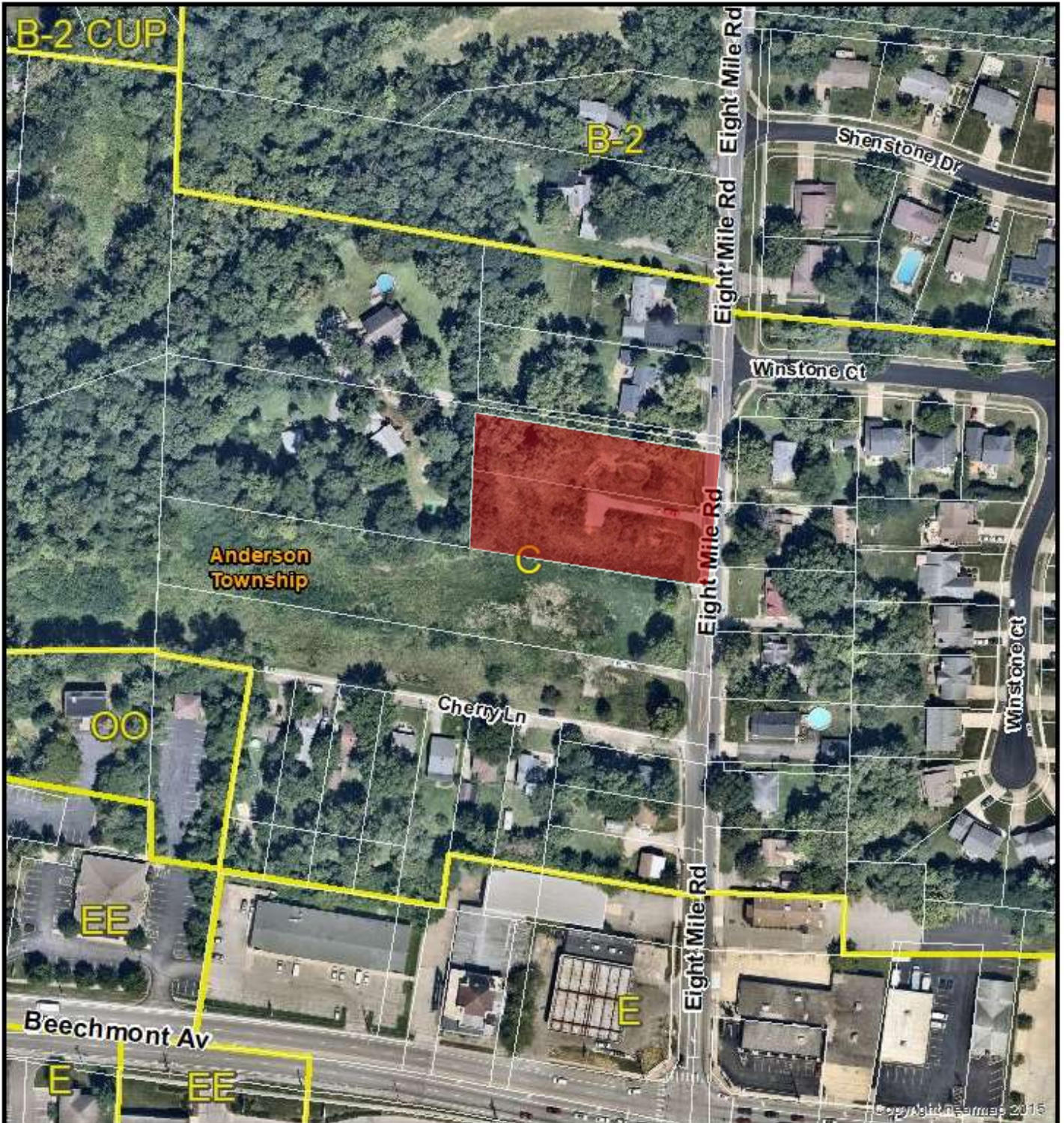
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Prepared By: JOHN HUTH Principal Planner  
John Huth, CNU-A

Reviewed By: Bryan Snyder Development Services Administrator  
Bryan Snyder, AICP

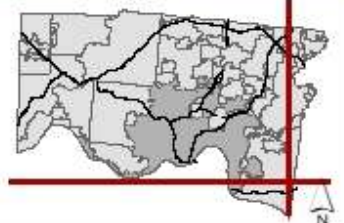
Approved By: Steve Johns Executive Director  
Steve Johns, AICP





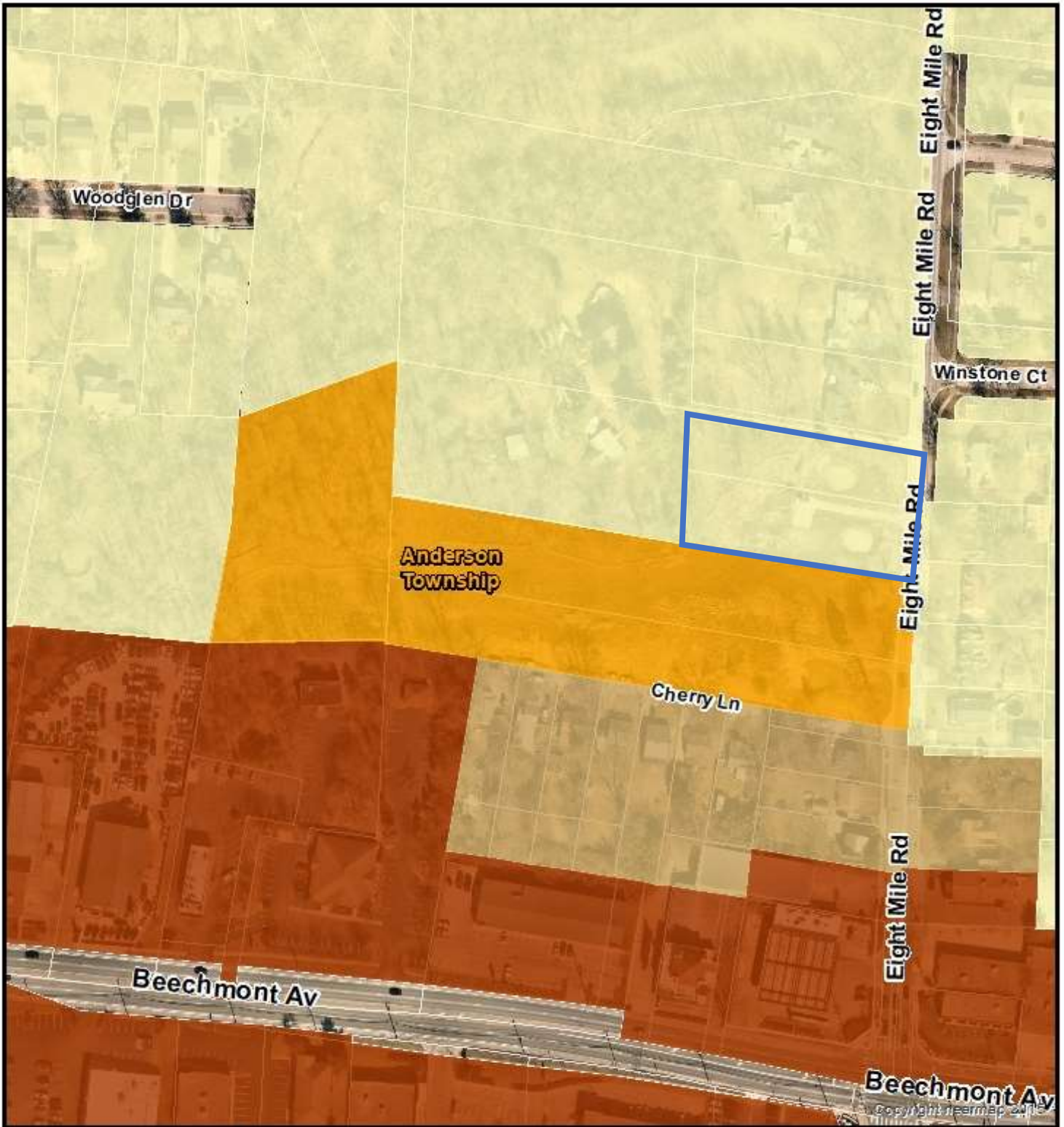
# VICINITY MAP

**Case: L.U.P.A. ANDERSON 2023-02  
EIGHT MILE TOWNHOMES TRANSITIONAL RESIDENCE**



DISCLAIMER:  
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**FUTURE LANDUSE V1**

- Single Family Residence
- Transitional Residence
- Transitional Mixed Use
- General Mixed-Use

**DISCLAIMER:**

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## SITE PHOTOS



View of the site looking southeast (Google Streetview)



View of site looking northeast (Google Streetview)

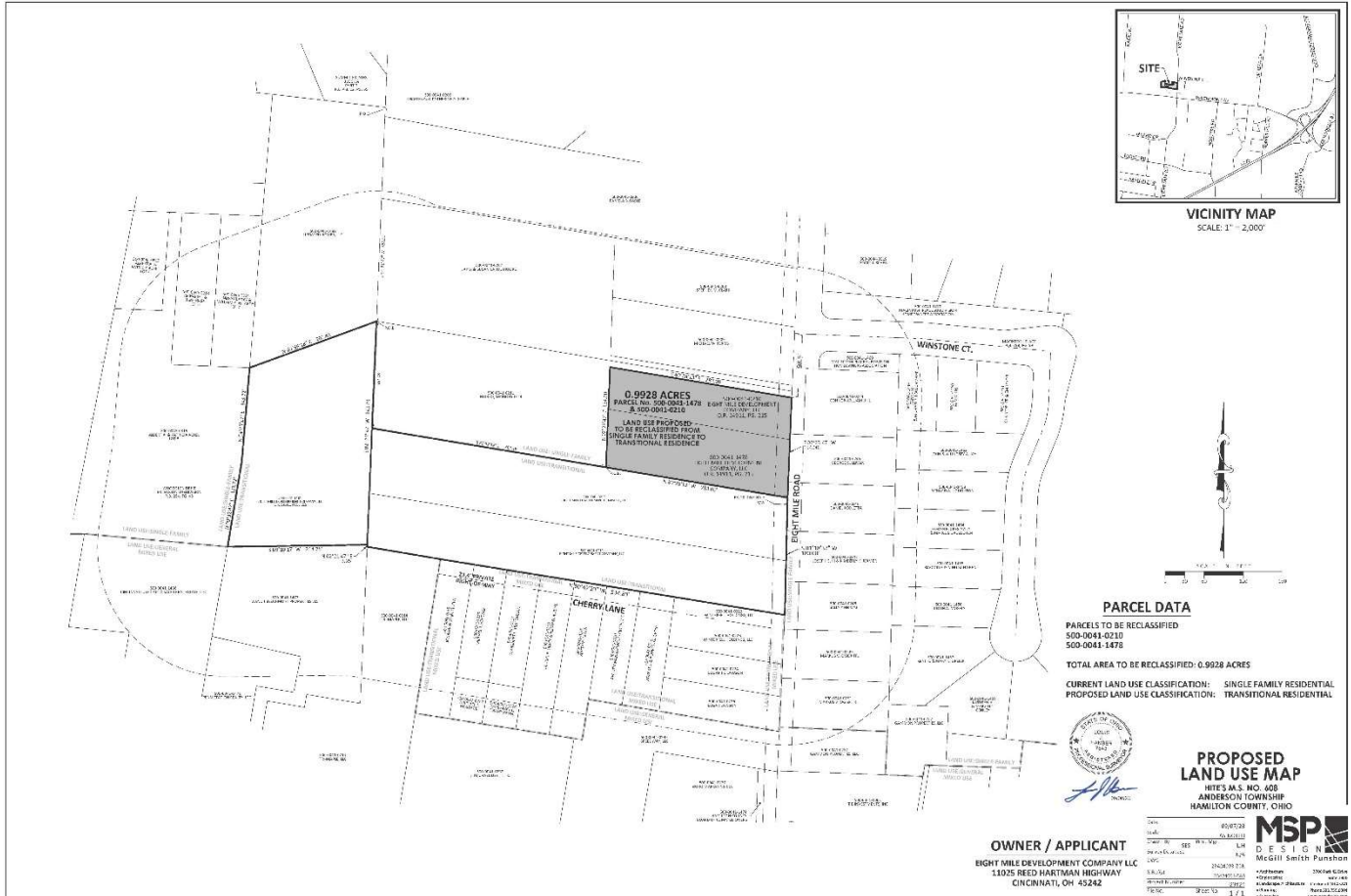


## TABLE OF FINDINGS

Parcel ID (book-page- parcel)	Existing Land Use	Existing Zoning	Land Use Plan <u>Adopted</u>	Land Use Plan <u>Proposed</u>	HCRPC Findings (1) / Rationale (2)
500-0041-0210	Vacant	“C” Residence	Single Family Residence	Transitional Residence	B/5
500-0041-1478	Vacant	“C” Residence	Single Family Residence	Transitional Residence	B/5

- 1) **HCRPC Findings:** Before any land use plan amendment is adopted by the Regional Planning Commission, the Commission must make a specific finding that one or more of the following apply, and such finding shall be recorded in the minutes and records of the Regional Planning Commission:
  - A. That major changes of an economic, physical, or social nature have occurred within the planning area which were not anticipated in the adopted plan which have substantially altered the basic character of the area; or
  - B. That new information not available when the plan was adopted substantially altered the basis or rationale for a portion of the plan; or
  - C. That major changes have occurred outside the planning area which have rendered parts of the plan unrealistic or unattainable; or
  - D. That detailed sub-area plans have revealed the need for a plan amendment; or
  - E. That the plan or part thereof was inappropriate or improper when adopted and that a sufficient basis exists for admission of a mistake or need for change in adopted plans or policies
- 2) **Rationale for Recommendations (R):** One of the following rationales is also used for justification of any recommended changes.
  1. Existing land use or zoning district allows uses and intensity that would be incompatible with limited lot size or other site constraints
  2. Existing land use or zoning district allows uses and intensity that would be incompatible with and detrimental to adjacent and nearby uses.
  3. Existing land use or zoning district allows uses and intensity that, by itself or through cumulative effects, would be inconsistent with or undermine critical elements of the Land Use Plan.
  4. Existing land use or zoning district creates undesirable potential for inappropriate redevelopment (on site) to more intensive uses since the district is more permissive than required for existing other appropriate and reasonable uses.
  5. Existing land use or zoning district creates undesirable land use patterns since the district, being excessively restrictive, would not enable appropriate development alternatives.
  6. Existing land use or zoning district creates undesirable potential for inappropriate zone amendments (off-site) for higher intensity development since the district is excessively permissive compared to adjacent zoning.
  7. Existing land use or zoning district lacks standards or incentive for achieving adequate development coordination with adjacent interrelated sites.
  8. Existing land use or zoning district lacks standards for allowing reasonable alternative land uses and achieving transitional uses that will effectively terminate the spread of higher intensity uses and conserve adjacent desirable land uses.
  9. Existing zoning district is generally appropriate.
  10. Existing land use or intensity is generally appropriate.
  11. Existing land use or intensity is generally inappropriate

# EXHIBIT A







## EXHIBIT C

### **Eight Mile Development Company, LLC**

11025 Reed Hartman Highway, Cincinnati, Ohio 45242  
(513)745-9019

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November 6, 2023

The Trustees of Anderson Township  
7850 Five Mile Road  
Anderson Township, Ohio 45230

RE: Parcels 500-0041-0210, 500-0041-1478

Dear Trustee:

We are submitting a request for a map amendment to Transitional Residence for parcels 500-0041-1478 and 500-0041-0210. We currently own 3 other connected parcels that are already shown as Transitional Residence, 500-0041-1212,0213,1481). If the map amendment is approved, we will be submitting for a zone change for all the parcels from C Residential to DD Planned Multi-Family.

Our plan is to transform this site into an upscale and attractive community featuring 36 luxury townhomes. Once complete, the site will provide a natural transition from the residential communities to the north to the business district to the south. Additionally, our plan will fill a need for high quality rental housing that is pedestrian friendly, centrally located and appealing to empty nesters who want to stay in the township without the burdens of homeownership.

This site is currently an eyesore and has suffered from multiple failed attempts to develop it. A recent concept for 16 single family homes did not attract any interest from homebuilders as the sites were not desirable and it was difficult to overcome the sites sewer and grading challenges. Prior to that concept, a submittal for the site consisted of a 3-story building with 24 condominiums, an underground garage, surface parking, and 13 single family homes. That concept was also unworkable.

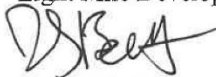
We are confident that our plan is feasible, is a best use for the property, provides a better transition between the districts and meets the housing needs specified in the Township's Land Use Plan

Our proposal consists of six 2-story residential buildings, consisting of six 3 bedroom, 2.5 bath townhomes. Each townhome will have an attached garage and its own entrance. Our proposal is not only for less density (36 units vs 37), but our 2-story townhome design will be similar in height to single family homes and the architecture will have a very residential look. This will blend in much more naturally than a 3-story building with an underground garage. The community entrance will be also be landscaped, like a residential community and will include an entrance monument. We have attached an artistic rendering based on our layout and architectural elevations.

We held a public open house on September 25, 2023 and then presented to the Anderson Township Zoning Commission on October 23, 2023. After hearing testimony and deliberation, the Zoning Commission recommended approval. We did hear some concerns about traffic on Eight Mile from a few residents who spoke. We do have a traffic study that was done for the prior concept on this site. The traffic engineer confirmed with Hamilton County the study was appropriate for this development.

We look forward to working with you on this project. Please let us know if you have any questions, or need any additional information.

Sincerely,  
Eight Mile Development Company, LLC



Joshua Blatt  
Member