



MIAMI TOWNSHIP  
**2023 LAND USE PLAN**  
CLERMONT COUNTY OHIO

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# INTRODUCTION

## LOOKING TO THE FUTURE

A Land Use Plan (referred to within this document as "Plan" or "Land Use Plan") serves as a guide to the Township Trustees, Zoning Commission, and Staff to help anticipate the most appropriate uses of land within Miami Township. It communicates to residents, citizens, property owners, and developers the improvements envisioned for land area within the Township. The primary goal of the Plan is to promote and support community general welfare and property values through balanced community development.

Multiple factors are examined in establishing the proposed future land use. Among these factors are the surrounding land uses, type of roadway adjoining the tract, character of the property, distance of the property from traffic arteries, and potential impact of various uses. Maximum economic return is not necessarily a factor in the consideration of the future land use.

The Plan provides guidance and direction if there is a proposal to change a property's use. A Land Use Plan is a dynamic document that may change over time as the community develops and conditions change. By design, the Land Use Plan boundaries are approximate, intended to give a general location of various use categories, subject to more precision on a case-by-case basis, as compared to, for example, the specific, legally described and adopted boundaries one would find on a zoning map.

## THE PLANNING PROCESS

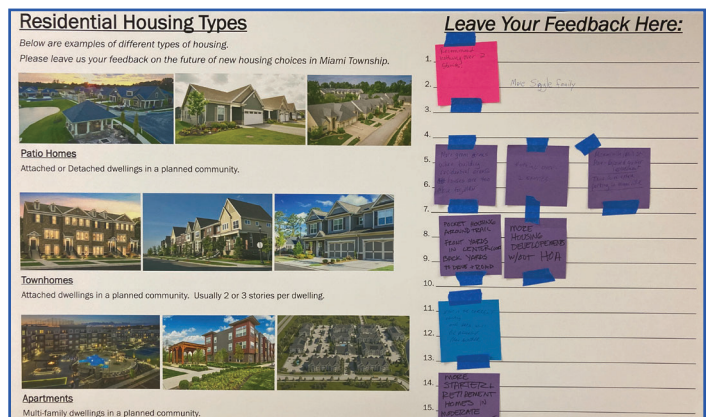
Public engagement for this Plan update involved opportunities to give feedback and ideas on the future growth in Miami Township.

### Land Use Plan Steering Committee

A steering committee was assembled and featured a cross section of the community, offering backgrounds in business and real estate as well as community stakeholders and interested citizens. The steering committee held four public work sessions where various land use topics were discussed and analyzed, and comments and ideas were captured for incorporation into the Plan.

### Public Open House

The planning team invited the public and stakeholders to a public open house at the Township Civic Center. The team introduced the study and Focus Planning Areas to attendees. A collection of informational boards displayed at the open house event were designed to engage attendees and seek their input on land use topics and planning issues. The six boards used for the open house are shown on the following pages.



Social Media Engagement

In addition to the steering committee work sessions and public open house, all the information provided at in person meetings was posted online and available 24/7 during the input period. Interested residents and stakeholders could review the identical information at a convenient time and then provide written comments to Staff via an email. The Township utilized its social media accounts and website to post project updates, copies of work session slideshows, public open house boards, draft copies of the Plan, and other project information as it was made available. The sites also asked for public comment and feedback on the Plan.








Zoning Commission & Board of Trustees

The Plan was considered by the Zoning Commission and Board of Trustees with public comment at both of the sessions.

PUBLIC OPEN HOUSE PRESENTATION BOARDS

### Adaptive Reuse Opportunities

*Adaptive Reuse is the process of renovating an old building, and reusing it for a purpose other than it was designed. Below are some examples:*

<p><b>Current:</b> Park 50 Vacant Buildings</p> <p><b>Potential:</b> Residential Apartments / Condos Flex-Space</p>   <p style="font-size: x-small; margin: 0;">Loft Conversion</p>	<p><b>Before:</b> School Building</p> <p><b>After:</b> Microbrewery</p>   <p style="font-size: x-small; margin: 0;">Microbrewery Conversion</p> <p style="font-size: x-small; margin: 0;">Industrial / Office Flex-Space</p> 
<p><b>Before:</b> Car Repair Shop</p> <p><b>After:</b> All Hall The Biscuit Restaurant</p>   <p style="font-size: x-small; margin: 0;">Restaurant Conversion</p>	








### Leave Your Feedback Here:

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Miami Township Mid-Century Plan

### Focus Area Plans

*The updated Land Use Plan will include analysis and recommendations for the following areas within the Township. Let us know of any thoughts you have on the future of these planning areas.*

<p style="font-size: x-small; margin: 0;"><b>Branch Hill Guinea Pike / Loveland MiamiVile Area</b></p> 	<p style="font-size: x-small; margin: 0;"><b>Wards Corner / I-275 Interchange Area</b></p> 	<p style="font-size: x-small; margin: 0;"><b>Park 50 Business Park Area</b></p> 	
<p style="font-size: x-small; margin: 0;"><b>Miami Riverview Industrial Area</b></p> 	<p style="font-size: x-small; margin: 0;"><b>Boy Scout Camp Property</b></p> 	<p style="font-size: x-small; margin: 0;"><b>Romar Center Parcel</b></p> 	<p style="font-size: x-small; margin: 0;"><b>State Route 131 East Corridor</b></p> 

Miami Township Mid-Century Plan

**Bike Trail Neighborhoods**

The Branch Hill and Miamiville neighborhoods feature access to the Little Miami Bike Trail and Little Miami River. What ideas do you have for the future of these communities?



**Destination Businesses**



**River Based Land Uses**



**New Residential**



**Trailhead Improvements**



**Leave Your Feedback Here:**

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**Residential Housing Types**

Below are examples of different types of housing. Please leave us your feedback on the future of new housing choices in Miami Township.



**Patio Homes**

Attached or Detached dwellings in a planned community.



**Townhomes**

Attached dwellings in a planned community. Usually 2 or 3 stories per dwelling.



**Apartments**

Multi-family dwellings in a planned community.

**Leave Your Feedback Here:**

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**Focus Area Plans**

One of the Focus Area Plans studies the re-development potential for the State Route 28 planning area shown below. Let us know of any comments or ideas you have on the future of these planning areas.

**State Route 28 Corridor Area (West)**



**State Route 28 Corridor Area (East)**



**Mixed-Use Development Potential**



**Residential Component**



**Leave Your Feedback For The Focus Areas:**

Use sticky-notes to leave a comment or ideas about any of the Focus Areas



## EXISTING LAND USE

### OVERVIEW

To lay the foundation for future land use planning, first the team examined a snapshot of existing land use conditions within the Township. This may be seen in the Existing Land Use Map shown in Figure 1. Outside of the Focus Areas discussed later in this Plan, it is anticipated that the balance of the land uses and types throughout the Township will essentially remain the same in the near future. Of course, circumstances may arise on property outside of a Focus Area, where change is requested or occurs. Those circumstances will be evaluated individually, and the existing conditions as reflected in the Existing Land Use Map may have some guiding influence.





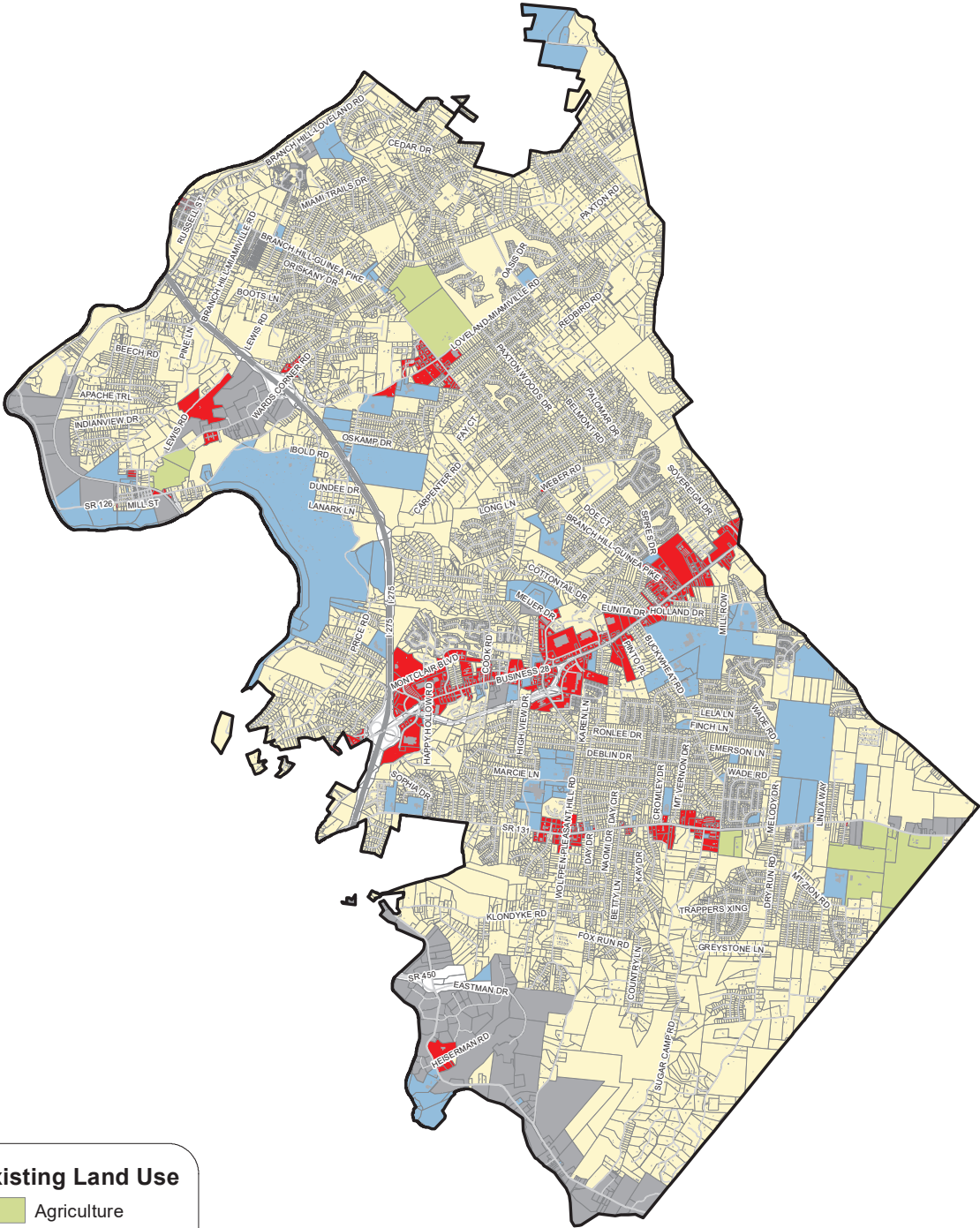
EXISTING LAND USE MAP

Figure 1

# Existing Land Use Map

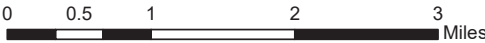


**Miami Township**  
Clermont County OHIO



**Existing Land Use**

- Agriculture
- Commercial
- Industrial
- Institutional
- Residential
- Roads



## FUTURE LAND USE

### OVERVIEW

An important component of this Plan is the Future Land Use Map displayed in Figure 2. Complementing and helping to explain the application of the Future Land Use Map is the supporting text. The Future Land Use Map serves as the vision for Miami Township land planning and is a guide for future development. The Future Land Use Map is also a planning and decision-making tool referenced by Township Staff and policy makers to help determine the appropriateness of future development proposals and make the best decisions in rezoning cases. Importantly, the Plan's recommendations are made in an objective environment, as contrasted to a partisan atmosphere which may surround individual zoning cases.

The Future Land Use Map, and specifically the designated Focus Areas, illustrate preferred land use and development types throughout Miami Township. It is not necessarily intended to designate specific land uses for individual parcels, although it may. The land use categories are intentionally broad with respect to the types of uses that may be appropriate for a given area designated on the Plan. This map serves to guide Miami Township as it implements the Plan through actions such as zoning map amendments, grant applications, and capital improvements. The Plan also serves as a resource for property owners and developers to understand how their properties fit within the larger context of development patterns envisioned for the Township. Since all opportunities cannot be completely anticipated, it is important that the Land Use Plan provides a certain degree of flexibility so that unexpected opportunities can be considered as they arise.

Over time, development proposals may arise in certain areas that do not strictly conform to the recommendations of the Plan. Such proposals should be considered on their own merit with the Plan serving as a guide in the decision-making process. However, proposals that clearly deviate from the goals and intent of the Plan may not be accepted due to their divergence. It should be acknowledged that the future development patterns may transition in terms of the mixture of uses, scale and intensity, and the degree of urban, suburban, or rural character.

The Plan should be updated on a regular basis as conditions may change, accounting for contemporary trends and policy changes. The frequency of revision is dependent upon how quickly the community is changing and growing, but generally a review every five to ten years is standard.

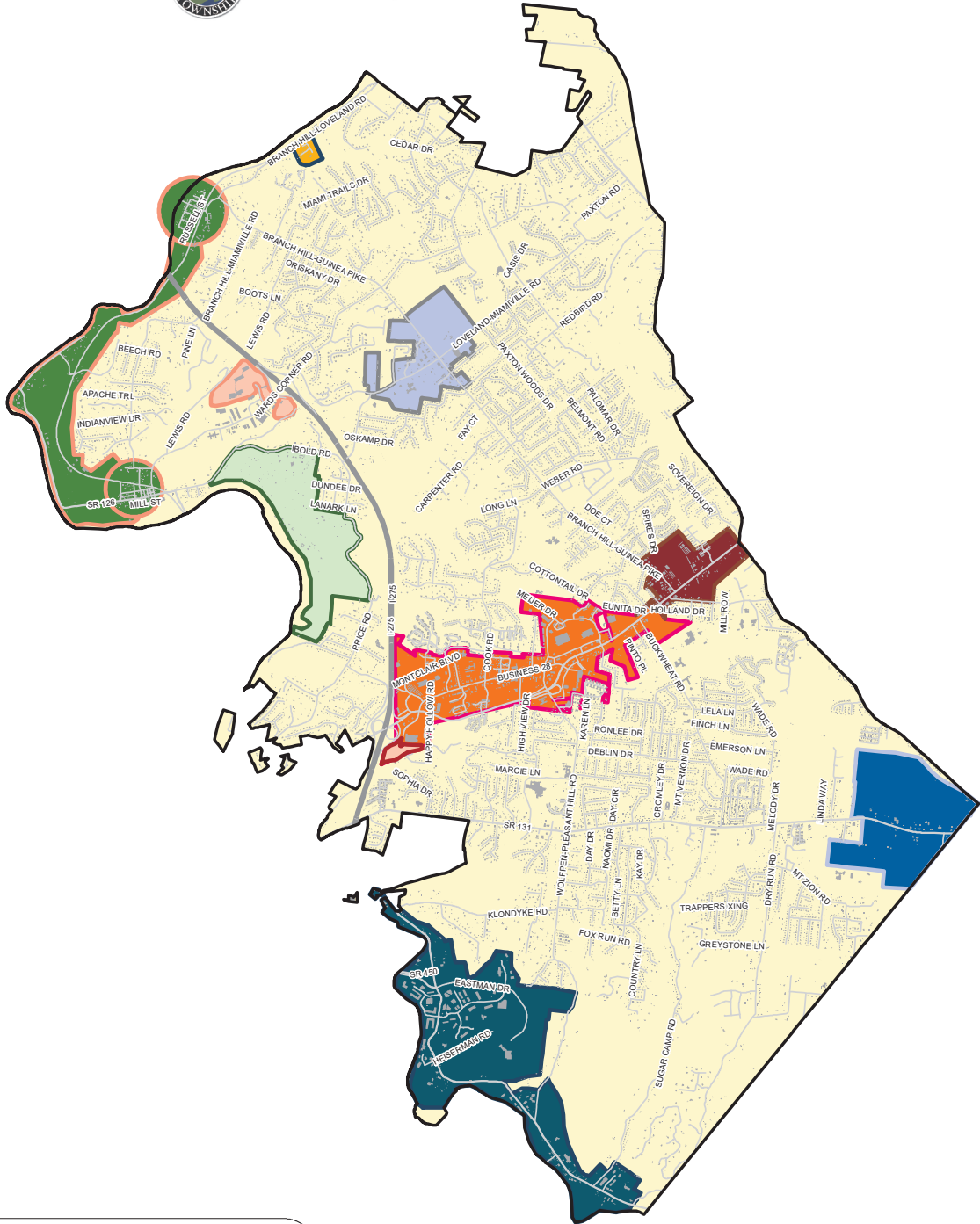
### RELATIONSHIP TO THE ZONING RESOLUTION

The relationship between the Future Land Use Map and the Township Zoning Resolution can be confusing at times. The Future Land Use Map is a guide for land use and is particularly useful in helping to determine if rezoning requests are appropriate in relationship to the Township's goals. The Zoning Resolution regulates the existing land use as determined by the zoning district designation. Although a land use plan is referenced in the Ohio Revised Code (ORC) in association with the creation of zoning, Ohio courts have determined that it is not necessarily binding, although it does obviously provide important policy guidance. By contrast, the Zoning Resolution, by law, is legislation adopted by the Township and must be followed by property owners and anyone intending to reside, develop, or do business within the Township. The future land use recommended for an area may be consistent with the existing zoning for that area, while in some cases the future land use recommended differs from the zoning in place. Regardless, the Future Land Use Map does not change the existing zoning district or allowed uses in an area.

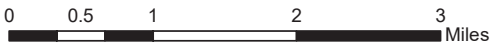
FUTURE LAND USE MAP

Figure 2

# Future Land Use Map



- Legend**
- Branch Hill Guinea Pike / Loveland Miamiville Area
  - Miami Riverview Area
  - Romar Center Property
  - Little Miami Scenic Trail & Neighborhoods
  - Boy Scout Camp Property
  - State Route 131 Corridor (East)
  - State Route 28 Corridor (East)
  - State Route 28 Corridor (West)
  - Park 50 Business Corridor
  - Wards Corner / I-275 Interchange Area



**\*\*EXISTING CONDITIONS AND DEVELOPMENT PATTERNS OUTSIDE OF THE FOCUS AREAS ARE ANTICIPATED TO REMAIN THE SAME\*\***



## FUTURE LAND USE DESCRIPTIONS

### Large Lot Residential

Large Lot Residential anticipates approximately one dwelling unit per five acres. This unusually low density may be appropriate where residential is limited due to topography, or where natural forested and scenic areas are to be preserved.

### Low Density Residential

Low Density Residential development should occur at densities of approximately two dwelling units per acre. Dwelling types typically would be single family residential.

### Medium - High Density Residential

Medium Density Residential development describes areas allowing six or less dwelling units per acre. Dwelling types might consist of carriage units and/or multifamily developments such as duplexes, attached townhouses, and patio homes.

The High Density Residential designated areas would allow development at greater densities. Dwelling types would consist of multi-level, multiple-family structures.

Medium - High Density Residential development should expect to proceed through an elevated review process, for example, via a planned development. In addition, this type of housing should display modern design, amenity features, and high-quality finish materials such as cement board siding and masonry highlights. Medium - High Density Residential could be either rental apartments or condominium units. Adequate buffering may be necessary to minimize impact to existing nearby residents and/or to properly integrate the Medium - High Density Residential with Mixed-Use and Commercial / Retail land uses. Presently, the zoning regulations do not accommodate higher residential density exceeding approximately six units per acre, and modification to the zoning regulations may be needed.

### Mixed-Use

Mixed-Use developments provide a full range of Commercial / Retail, Office, and Residential activity. Mixed-Use areas provide exciting and attractive spaces for residents within the development as well as visitors to interact with the space, normally at a pedestrian level. As with Medium - High Density Residential mentioned above, adequate buffering may be necessary to minimize impact to existing nearby residents and/or to properly integrate the Mixed-Use with other land uses. Likewise, zoning regulations may need to be modified to accommodate more Mixed-Use. It should be noted that Miami Township contains several vibrant Mixed-Use areas today, including the Business 28 Corridor and Branch Hill Guinea Pike / Loveland Miamiville Area.

### Office or Light Industrial

This category includes Offices, Light Industrial, and warehousing uses. These uses are often found in Light Industrial or business park development settings such as the Park 50 Business Corridor located in the southern portion of Miami Township. This type of development requires adequate public utilities such as reliable electric power, gas, water supply, and wastewater disposal. The availability and capacity of such utilities are major factors in the attractiveness to develop properties within this land use category. Sites should be in reasonable proximity to intersections of regional network thoroughfares that in turn access major highways via interchanges. Adequate physical separation between these land uses and residential uses is necessary.

## Agriculture

Other than smaller “farmettes” on five acres or greater, it is anticipated that traditional farming and agricultural uses, to the extent they still exist within Miami Township, will eventually transition to Large Lot Residential, Low Density Residential, or possibly Light Industrial uses.

## Commercial / Retail

Commercial / Retail developments should occur at appropriate locations along existing business corridors in the Township. Potential locations could also include smaller commercial nodes throughout the Township consistent with existing development patterns and providing necessary buffering and setbacks to minimize impact on nearby residential. When developing along existing commercial corridors and/or designing new commercial centers, limited and shared curb cuts are encouraged as well as cross access among business properties.



## GENERAL THEMES

### OVERVIEW

Several key themes emerged through the planning and public engagement process. Some of these recommended strategies apply to multiple Focus Areas in the Township.

### MIXED-USE DEVELOPMENT

The concept of Mixed-Use development was discussed in detail during the engagement phases of this Plan update. The consensus was a recommendation to encourage Mixed-Use development opportunities at strategic locations along the Business Route 28 Corridor and Branch Hill Guinea Pike / Loveland Miamiville Area. Other areas of the Township may be appropriate for Mixed-Use development, but these two Focus Areas are highlighted because they already display Mixed-Use characteristics. Mixed-Use development incorporates two or more types of land uses into the same building or development site. Often, a Mixed-Use development will include a residential component along with either Commercial / Retail and/or Office uses. Mixed-Use developments typically feature Medium - High Density Residential and are pedestrian-friendly.

If areas become available in the future, special Mixed-Use development regulations could be considered to accommodate large scale redevelopment. An example of a possible key area is south of Business 28 between Orchard Lake and Highview Drives.

### ADAPTIVE RE-USE

Adaptive Re-Use is a redevelopment tool that refers to the process of re-purposing an existing building or site and converting it so that it can be used for something else. The goal is to transition underutilized or blighted buildings and sites to a productive and attractive use.

Former Vacant Site



Redevelopment Destination Use



### LAND USE & ACCESS MANAGEMENT

Communities like Miami Township that feature significant commercial corridors often benefit from good access management planning. State Route 28, Business 28, State Route 131, and parts of US 50 and Branch Hill Guinea Pike are examples of commercial corridors that can (and in some examples already have) implement access management strategies to ensure the efficient and safe flow of traffic. An example of planned access management in the Township can be seen today within Business 28 on Cook Road, which has led to better traffic flow and contributed to re-investment in that area. This Plan continues to encourage good access management policy and incorporation into new and redevelopment when practical, which will contribute to the long-term health and sustainability of key commercial areas within the Township.

Development and zoning decisions should consider the existing capacity, level of service, and intended function of a roadway and recognize the impact development will have on the regional

transportation system and local facilities. The Township will continue to encourage agencies with overall traffic planning authority to undertake appropriate traffic measures tied to new development in order to anticipate and provide for necessary roadway improvements to accommodate growth and redevelopment. Among these agencies include the Ohio Department of Transportation, Clermont County Engineer, and Clermont Transportation Improvement District.

A few common methods to consider for addressing existing access problems and planning for future growth include: 1) Parallel frontage roads and cross access easements, 2) Relocate or eliminate access points, 3) Combine access drives, and 4) Encourage cross access between properties.

### RESIDENTIAL DWELLING OPTIONS

A recurring theme during the Plan update process involved the correct placement of different residential housing products within Miami Township. It is important for the community to remain relevant to all demographic groups and their preferred housing choices, and it was recognized that a variety of housing types, including Medium - High Density Residential, can be a benefit to the community.

It was determined that Miami Township has a place for many different types of residential, including single family detached dwellings, "empty nester" style developments, patio homes, attached two-story townhomes, and Medium - High Density Residential units. The correct placement of Medium - High Density Residential development is in areas of the Township that will benefit from increased density, such as being a component of a larger Mixed-Use development, walkable to restaurants, shops, and other places of interest and/or in proximity to recreational facilities like the Little Miami Scenic Trail.

**Townhomes**



**Patio Homes**



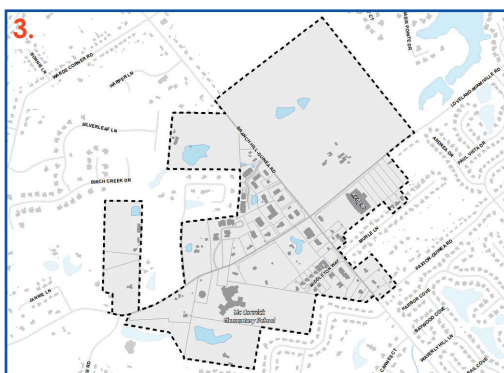
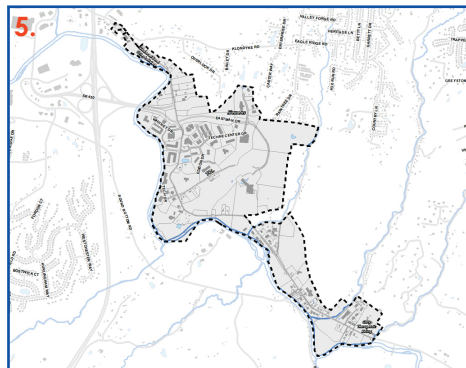
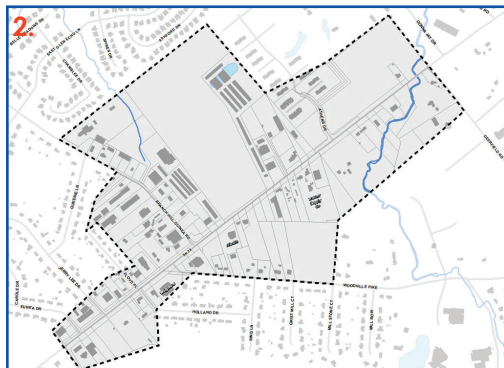
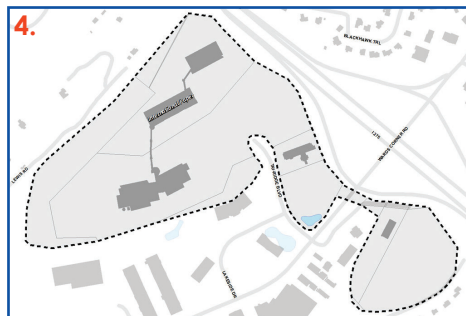
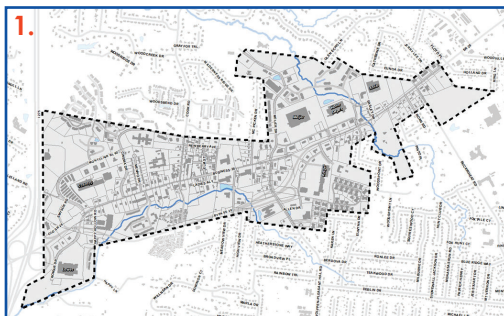
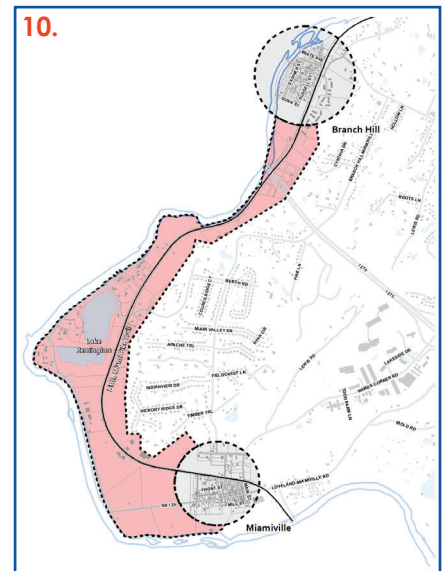
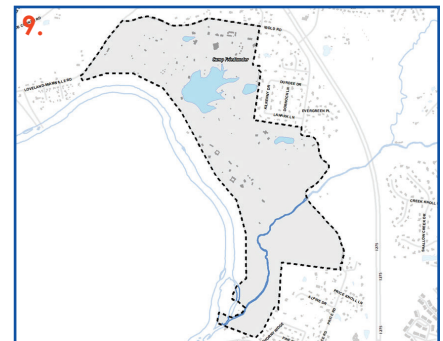
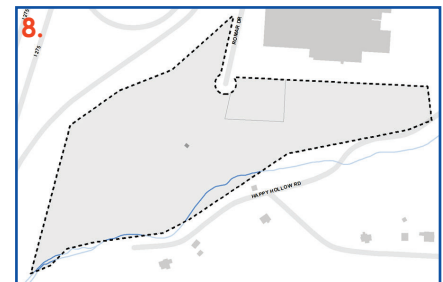
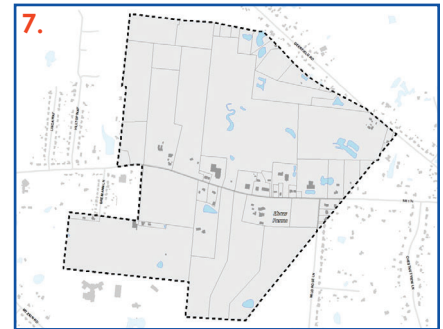
# FOCUS AREA PLANS

## OVERVIEW

This Land Use Plan update utilizes Focus Area planning as an approach to analyze future strategies and establish a vision for specific areas of interest in the Township. This Plan features 10 Focus Areas where detailed discussion and brainstorming was held to recommend growth related policy and action items and to achieve the vision for each Focus Area.

### Focus Areas

1. State Route 28 Corridor (West)
2. State Route 28 Corridor (East)
3. Branch Hill Guinea Pike / Loveland Miamiville Area
4. Wards Corner & I-275 Interchange Area
5. Park 50 Business Corridor
6. Miami Riverview Area
7. State Route 131 Corridor (East)
8. Romar Center Property
9. Boy Scout Camp Property
10. Little Miami Scenic Trail & Neighborhoods



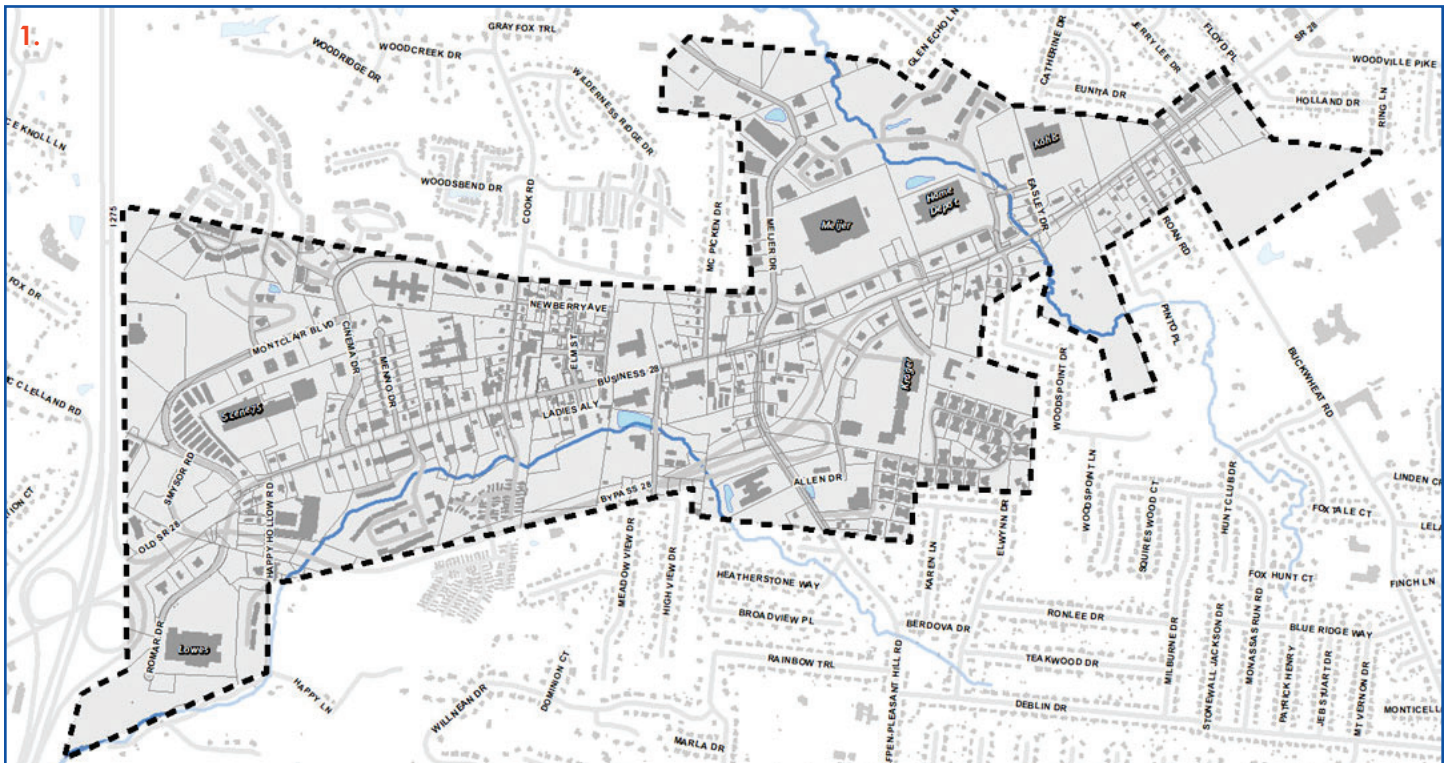


## FOCUS AREA 1: STATE ROUTE 28 CORRIDOR (WEST)

The State Route 28 Corridor was split into two Focus Areas given the substantial length of the corridor. The western portion of the State Route 28 Corridor is more densely developed and features access to Interstate 275 via a full interchange. This Focus Area includes both the original Business 28 roadway and the more recently constructed State Route 28 Bypass.

The State Route 28 Corridor (West) has experienced a variety of development over recent years, including new construction and repurposed use. As vacant sites are built upon, this Focus Area will enter the next evolutionary phase of development which involves increasing levels of redevelopment of older sites such as the Milford pre-school building. The primary land use mix in this Focus Area consists of Commercial / Retail and Office uses.

Figure 3



### Recommendations & Action Items

1. Prioritize new development and redevelopment of the junk yard, school building, vacant out lots near Burger King, remainder of the area near Wings & Rings, and "The Point" located at the split of Business 28 and State Route 28 Bypass. The Milford pre-school building scheduled to be vacated on Business 28 should be targeted as a primary anchor along this portion of the corridor. In particular, destination-based land uses, such as a micro-brewery, should be considered. The redevelopment of the Trester junk yard to a lighter intensity commercial land use should also be prioritized. Alternatively, the junk yard site provides a tremendous Mixed-Use opportunity.
2. Encourage the renovation and Adaptive Re-Use of existing buildings and redevelopment of underutilized sites focusing on Commercial / Retail, Office, and other destination-based land uses.
3. Medium - High Density Residential may be an appropriate use to complement the existing Mixed-Use environment or as a component of a new Mixed-Use development. New residential

development east of the Business 28 and Bypass 28 split at Mulberry Square is not anticipated.

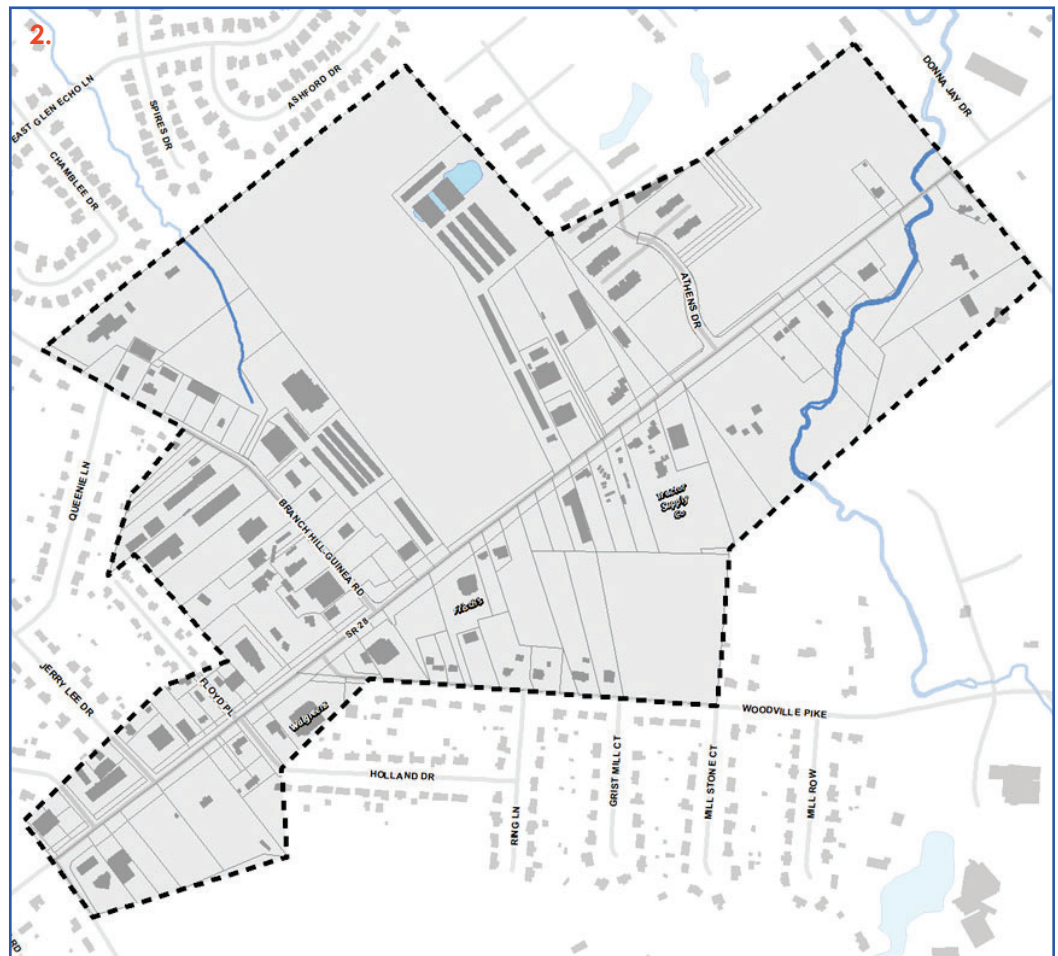
4. Consider adding more flexibility to development approval procedures in the Zoning Resolution to allow for multiple structures on a single parcel and eliminating unnecessary building setbacks.
5. Wolfpen Pleasant Hill Road heading southward should provide a clear transition to residential land uses and an end to commercial uses.
6. Require appropriate screening and buffering methods for new Commercial / Retail to protect existing nearby residential properties.
7. The Happy Hollow area located south of the State Route 28 Bypass should be reserved for future Low Density Residential.
8. Continue to implement the Land Use & Access Management practices described under the General Themes in this Plan.
9. A key part of this Focus Area is the west gateway entry to the Township, where Business 28 splits from Bypass 28. Miami Township has previously made public improvements here, including entryway monumentation, landscaped islands, decorative street lighting, sidewalks, and an electronic interstate pylon sign. Additional walkable development around Wings & Rings and Mike's Carwash should occur. This commercial development may be complemented by new High Density Residential to the north in the vicinity of Eastside Christian Church. Redevelopment of the northeast quadrant of the State Route 28 and I-275 Interchange would be beneficial as well, possibly as a high-quality hotel site. Development in this Focus Area should be well-integrated and walkable.



## 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.

Figure 4



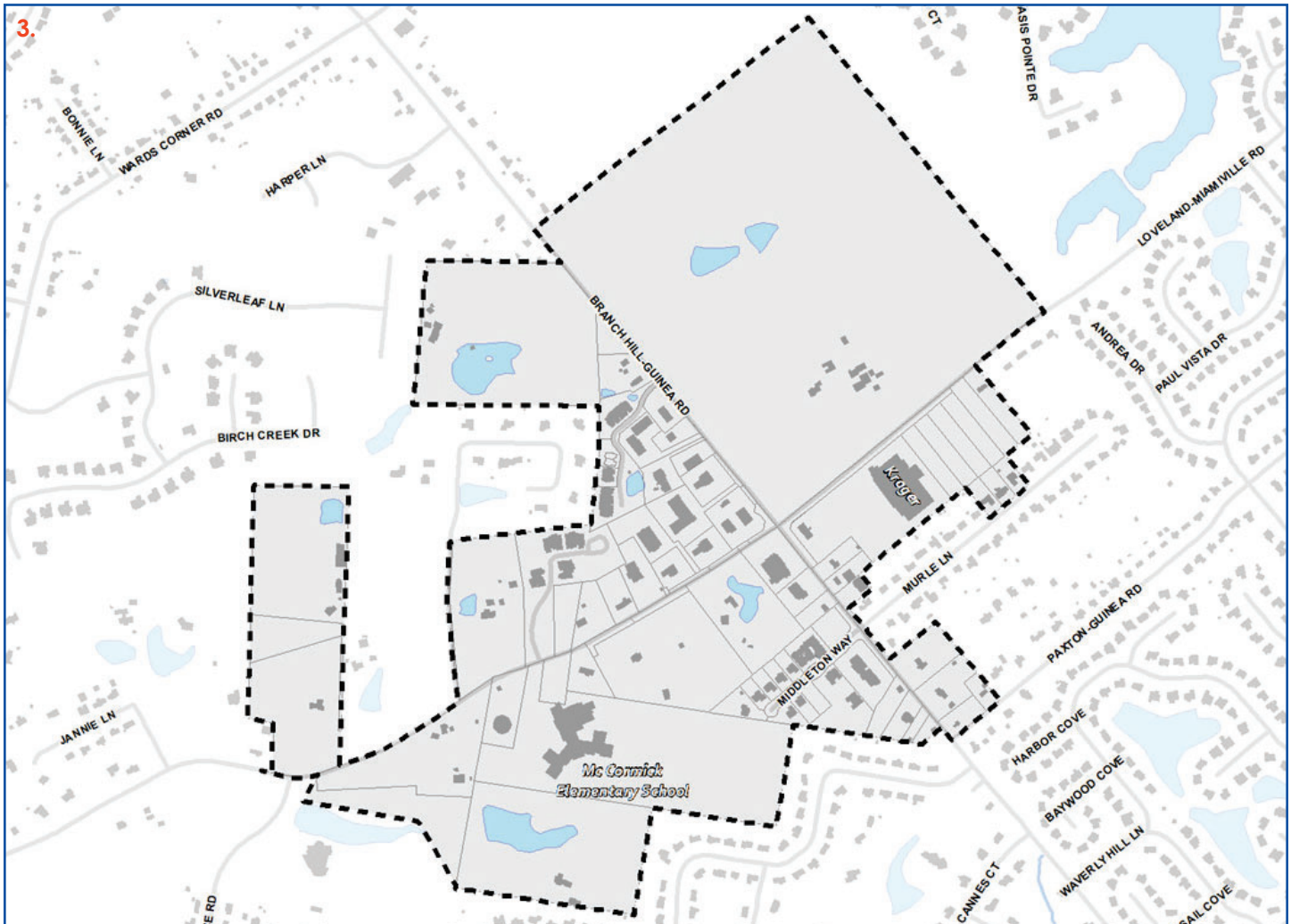
### Recommendations & Action Items

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.

### FOCUS AREA 3: BRANCH HILL GUINEA PIKE / LOVELAND MIAMIVILLE AREA

The Branch Hill Guinea Pike / Loveland Miamiville Focus Area features newer land development and has been established as a very nice Commercial / Retail and Mixed-Use area in the northern part of the Township. This Focus Area will continue to exhibit consistent development growth in both Mixed-Use and Commercial / Retail uses. It is notable that this Focus Area also has convenient access to nearby Interstate 275 via the Wards Corner interchange.

Figure 5



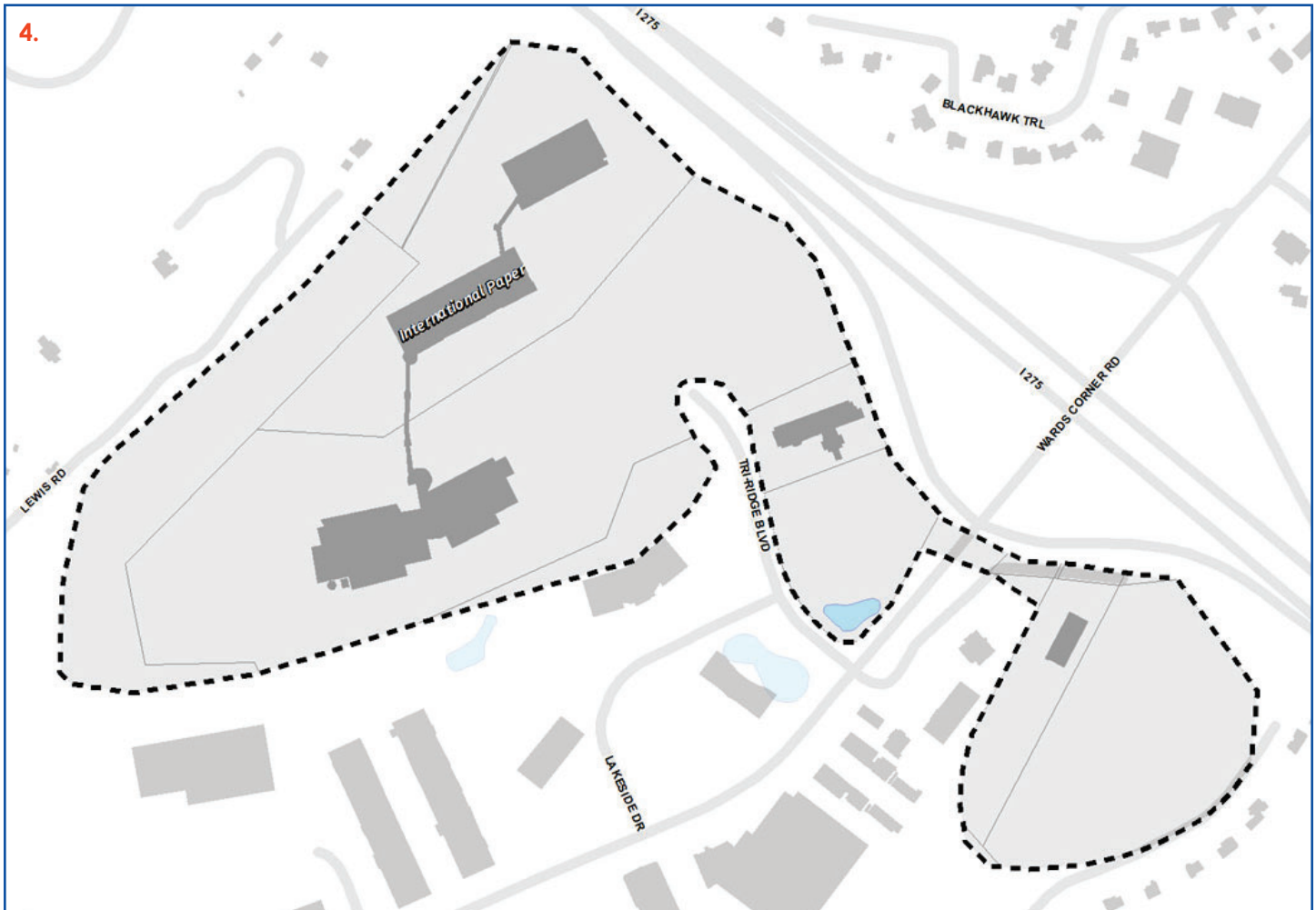
#### Recommendations & Action Items

1. Encourage the existing Commercial / Retail and Mixed-Use development patterns occurring in this Focus Area to continue with safe and convenient pedestrian walkability. Medium - High Density Residential development may be appropriate in this Focus Area to complement the existing Mixed-Use environment or as a component of a new Mixed-Use development.
2. East of Murle Lane could be considered for certain light commercial uses such as Office. Appropriate no-build buffer yards and screening should be required to protect existing nearby residential and signal the end limits of any commercial development.
3. Commercial development eastward should not extend beyond Paxton Guinea Road.
4. Implement the Land Use & Access Management practices described under the General Themes in this Plan.

## FOCUS AREA 4: WARDS CORNER & I-275 INTERCHANGE AREA

The Wards Corner & I-275 Interchange Focus Area studies the western portion of the interchange. There is potential here for new and Adaptive Re-Use projects to improve utilization of these parcels, in particular re-use of the partially vacant former International Paper buildings. Well located, undeveloped land also exists within this Focus Area. The Steering Committee identified this Focus Area as potentially suitable for Medium Density Residential, noting its proximity to the Little Miami Scenic Trail.

Figure 6



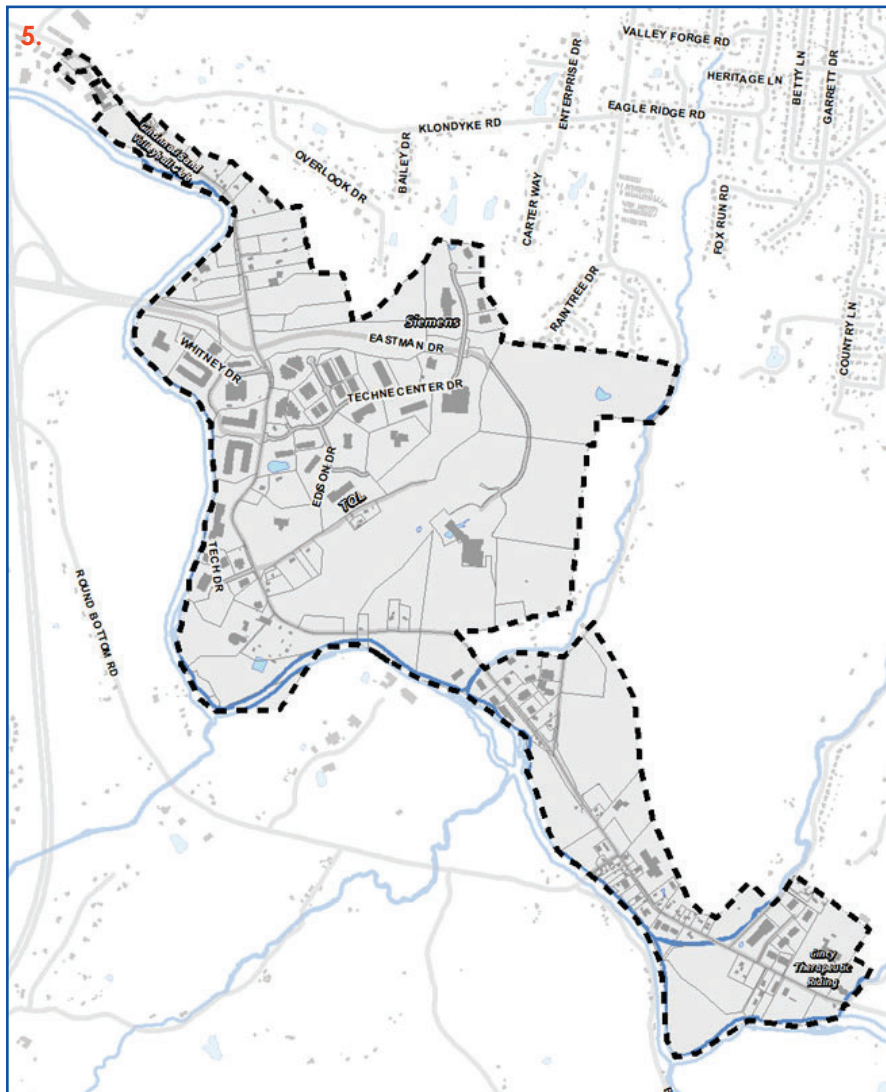
### Recommendations & Action Items

1. Consider Adaptive Re-Use strategies for the vacant International Paper buildings. These strategies may include hybrid land use models such as live/work arrangements or conversion to condo dwellings spaces in the absence of a larger Office user.
2. Explore the possibility of making a connection from the former International Paper buildings to the Little Miami Scenic Trail.
3. Consider attracting another hotel use to take advantage of the Interstate 275 interchange access.
4. Encourage redevelopment of the underutilized area at the end of Justice Court. A new hotel site would be an excellent user here and would go well with the restaurants next door.

## FOCUS AREA 5: PARK 50 BUSINESS CORRIDOR

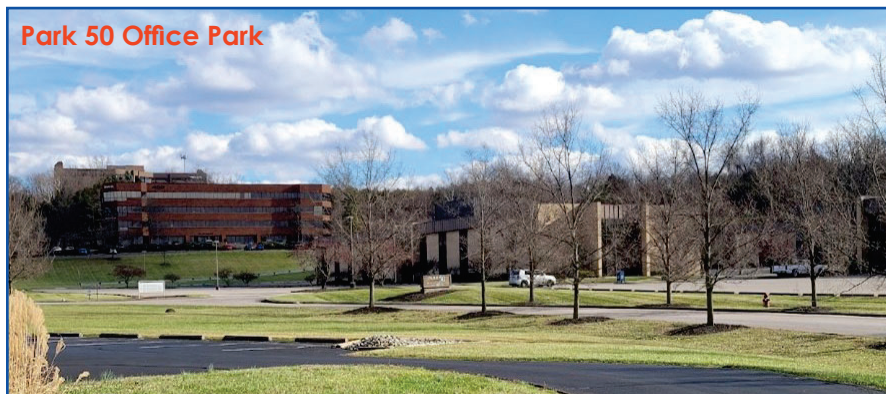
The Park 50 Business Corridor Focus Area contains the well-established Park 50 Office Park. Many of the buildings in Park 50 recently underwent a change in ownership after many years of neglect. New ownership is actively leasing the buildings and are engaged in the Office Park's success. In addition, this Focus Area encompasses US Route 50 located in the southern portion of Miami Township. This corridor contains many Light Industrial uses and attractive vacant parcels well suited for Light Industrial development. The Park 50 Business Corridor is near the Milford Parkway and I-275 interchange.

Figure 7



### Recommendations & Action Items

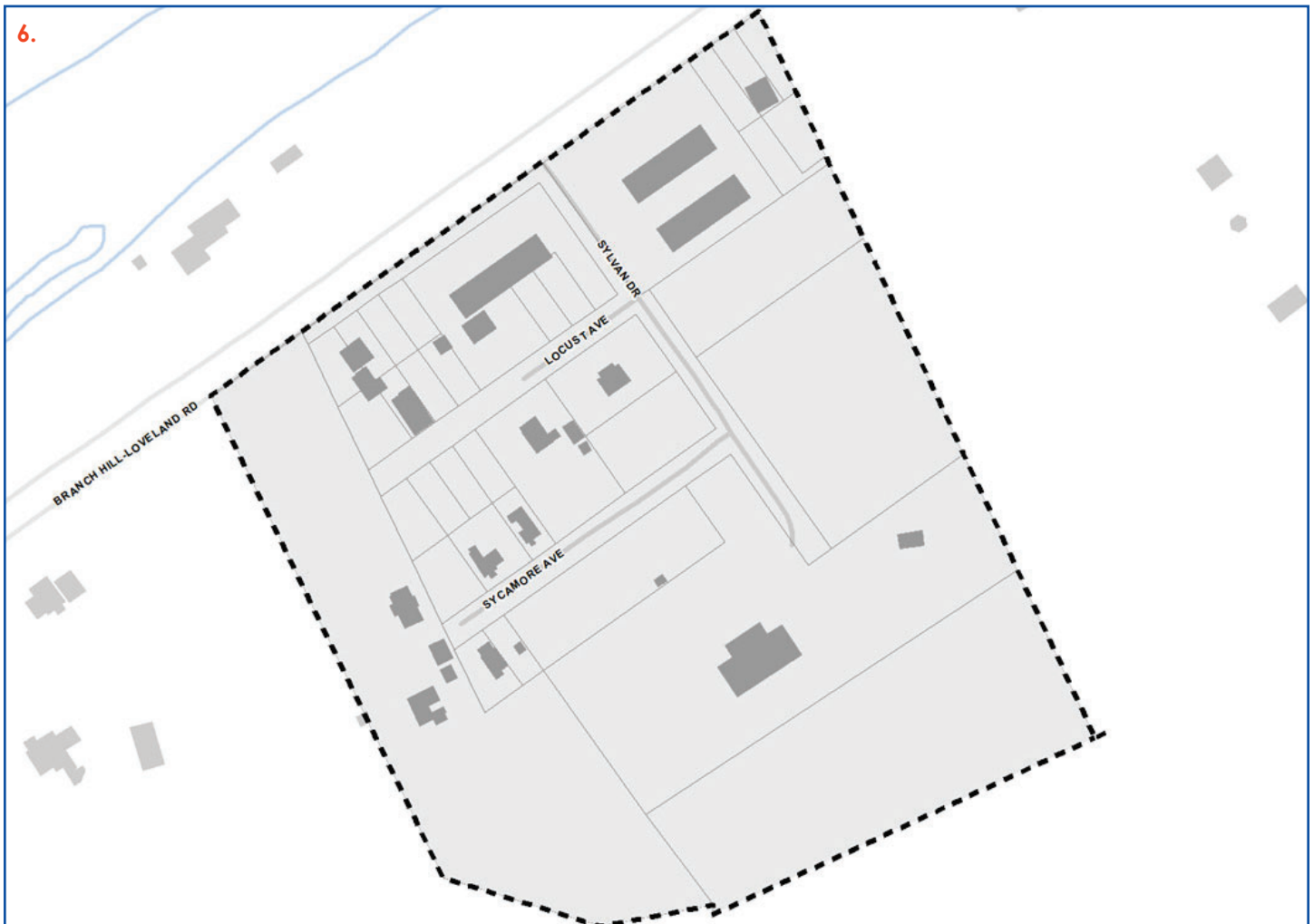
1. Continue to attract Office or Light Industrial uses while seeking potential Adaptive Re-Use that complement the existing businesses.
2. Encourage redevelopment, infill, and new development consistent with the existing land uses.
3. Promote this Focus Area as a business and tech incubator. Encourage development of flex Light Industrial spaces attractive to startups and small businesses.
4. Target land uses that can take advantage of the excellent interstate access while maintaining compatibility with the existing land uses.
5. If the Park 50 Office structures remain underutilized, encourage other appropriate land uses such as flex office, warehouse and/or limited conversions to higher quality residential dwelling units if substantial amenities are included.
6. Implement the Land Use & Access Management practices described under the General Themes in this Plan.



## FOCUS AREA 6: MIAMI RIVERVIEW AREA

The Miami Riverview Focus Area is a small area containing mainly Light Industrial land uses and some single family residences. Like other areas adjacent to the Little Miami River, the lack of sanitary sewer constrains development activity. Access is limited to Branch Hill Loveland Road, a narrow and winding two lane roadway, which also limits commercial development options in this area. The Focus Area is ideally situated from a recreational standpoint, adjoining the Miami Riverview Park to the east and the Little Miami River and Little Miami Scenic Trail directly north on the opposite side of Branch Hill Loveland Road.

Figure 8



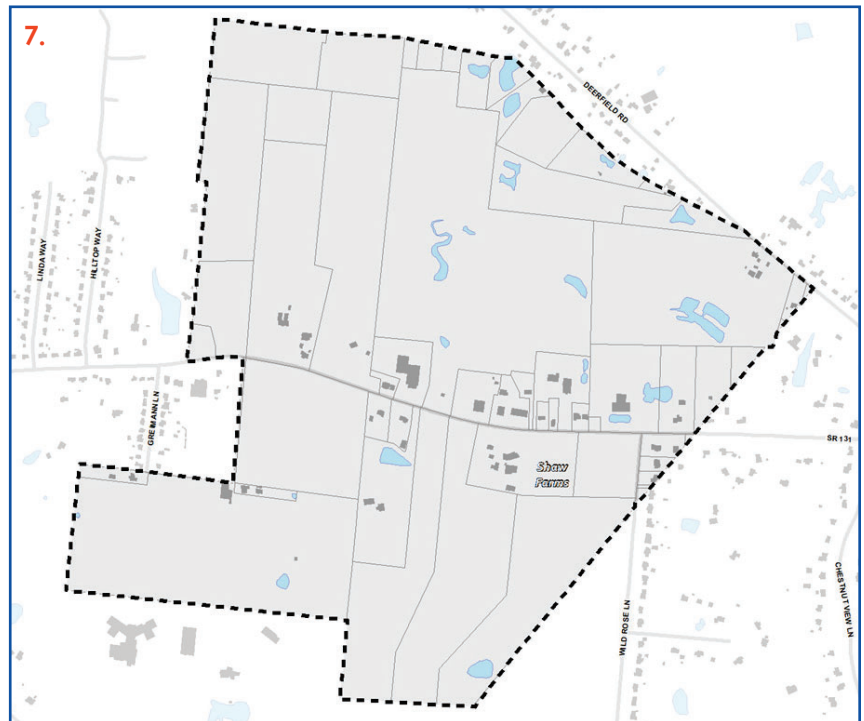
### Recommendations & Action Items

1. In the future, this Focus Area should be developed as residential to take advantage of the direct proximity to the Little Miami Scenic Trail. This may include Medium - High Density Residential developments if utilities can be provided.
2. Explore options for the extension of utilities to support future development efforts.
3. Considering the surroundings, the current Light Industrial land uses found in this Focus Area are not the best use. Since the current land uses are somewhat entrenched, conversion to residential may not happen quickly.
4. Carriage homes could be an appropriate dwelling style in this Focus Area.

## FOCUS AREA 7: STATE ROUTE 131 CORRIDOR (EAST)

The State Route 131 Corridor (East) Focus Area is currently a rural section of the eastern portion of the Township. This Focus Area primarily consists of agricultural enterprises as well as some Light Industrial development fronting on State Route 131. In 2022, 142 acres on the north side of State Route 131 were rezoned from "I" Planned Industrial District to "R-PUD" Residential Planned Unit Development, authorizing a 213-lot single family residential subdivision. The rezoning was approved in part due to there being no market demand for Light Industrial use, despite it being zoned for industry for many decades. To the south is the iconic Shaw Farm, a long standing agritourism business and family farm that has operated for decades within Miami Township. It is anticipated that Shaw Farm will continue to be actively farmed.

Figure 9



### Recommendations & Action Items

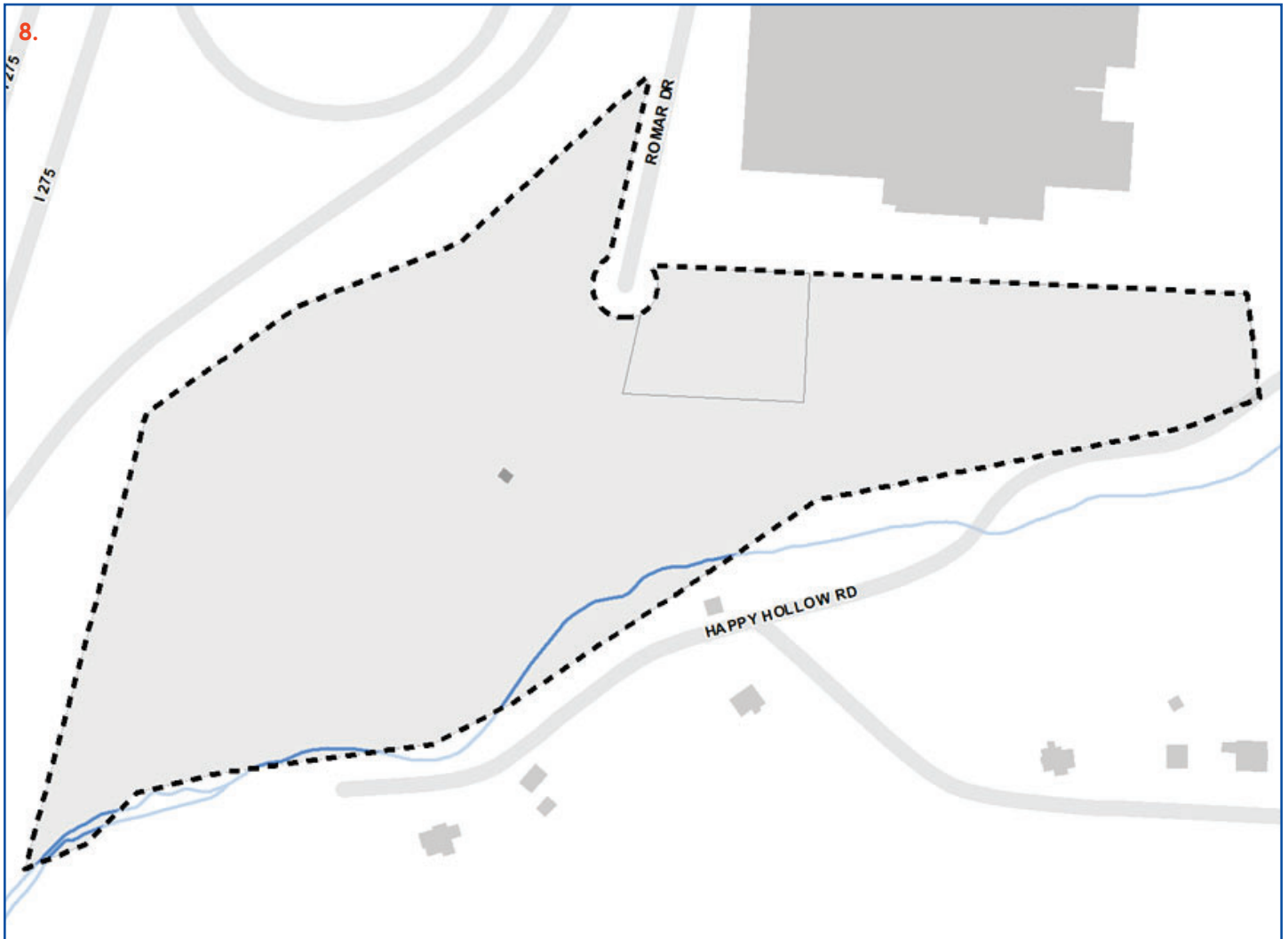
1. Encourage the renovation of existing structures and redevelopment of parcels consistent with the current uses in this Focus Area.
2. Consider new Commercial / Retail, Office and/ or Light Industrial land uses as redevelopment options for underutilized properties in this Focus Area.
3. Beyond the State Route 131 frontage properties, the land in the rear should be considered for Low Density Residential. The Deerfield Road area may be appropriate for future residential development.
4. Encourage the continuation of Agriculture in this area, while also acknowledging there may be interest and market demand to transition to more Low Density Residential.
5. If residential development is pursued, only Low Density Residential should be considered.
6. Commercial / Retail and Office land uses are appropriate in this Focus Area if market demand and utility availability are realized.
7. The "I" Planned Industrial District zoning designation is appropriate to remain near State Route 131.
8. Effective buffering materials and methods will be needed to protect nearby residential from any negative impacts of new Commercial / Retail development.
9. Outside of the Focus Area but also along the State Route 131 Corridor, encourage the remodeling of existing structures and new construction at the highly visible Wolfpen Pleasant Hill Road and State Route 131 intersection. The new UDF development is recognized as a potential catalyst for future redevelopment activity in this area.



## FOCUS AREA 8: ROMAR CENTER PROPERTY

The Romar Center Property Focus Area shows the last undeveloped section of a commercial site with Lowes Home Improvement as the primary anchor. This Focus Area adjoins Interstate 275 and is near the highway interchange area.

Figure 10



### Recommendations & Action Items

1. Encourage a hotel user or other viable Commercial / Retail land use that complements the existing interchange land uses in this Focus Area.

**FOCUS AREA 9: BOY SCOUT CAMP PROPERTY**

The Boy Scout Camp Focus Area is privately owned and mostly in a natural, undeveloped state. Currently, this Focus Area has limited roadway access, a lack of utilities, and challenging topography.

Figure 11



**Recommendations & Action Items**

1. The Township should encourage the continuation of this beautiful natural area and recognize it as a unique and important amenity for the community.
2. In the event the property is sold for development or the Township desires to rezone this Area, Large Lot Residential should be the prioritized land use type.

**FOCUS AREA 10: LITTLE MIAMI SCENIC TRAIL & NEIGHBORHOODS**

The Little Miami Scenic Trail & Neighborhoods Focus Area consists of the Little Miami Scenic Trail, nearby properties, and bookend Branch Hill and Miamiville neighborhoods. Much of the land adjoining the trail within the Focus Area has been impacted by heavy industrial uses and fill. The bookend neighborhoods have similar characteristics, including residential consisting of Low Density Residential, mixed with some Commercial / Retail uses. With the extension of sanitary sewer, Miamiville has recently experienced new development, including the Moeller Athletic Complex and Trilyard restaurant. Branch Hill has had very little development over the last planning period, although there have been some renovations occurring there.

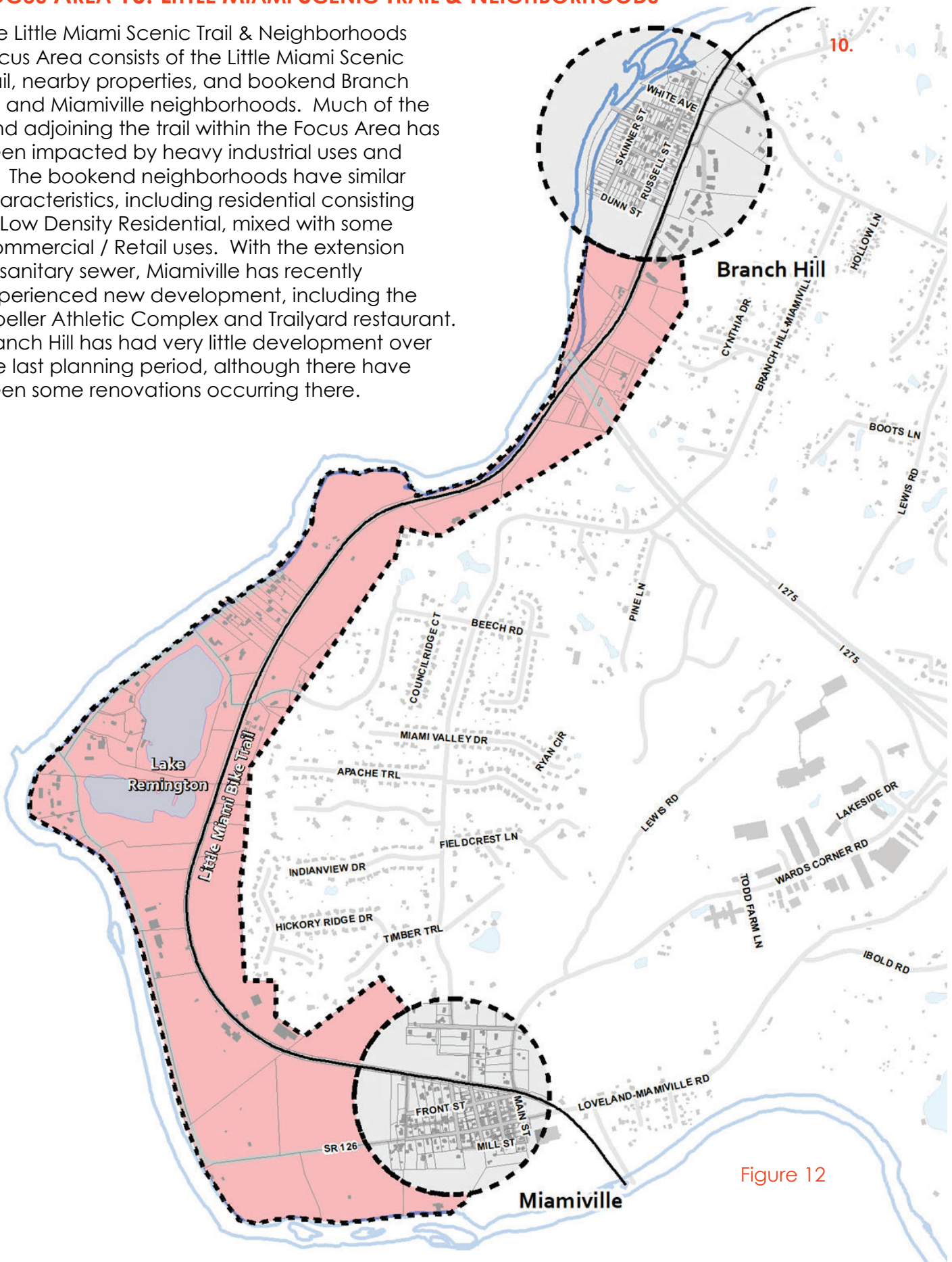


Figure 12

## Recommendations & Action Items

1. Encourage similar land uses, development densities, and building scale for both the Branch Hill and Miamiville neighborhoods. If utilities become available, consider Medium - High Density Residential in Branch Hill to take advantage of the amenities, scenic beauty, and trail access, while protecting existing residential from any negative impact. Maintain the Miamiville residential character.
2. Explore opportunities to publicly and/or privately fund the extension of sanitary sewer to serve existing residents and businesses and make new development practical within proximity to the Focus Area.
3. Due to prior intensive uses of land, poor fill, lack of utilities, and established Light Industrial, this Plan acknowledges that the current conditions along much of the trail will be challenging to overcome. Given this reality, Light Industrial land uses may be acceptable here when located an adequate distance from residential areas and with appropriate screening and buffering to protect existing residential and the trail. Discourage new or expansion of heavy industrial in this Focus Area, which is incompatible with the nearby residential.
4. If the consequences from past higher intensity land uses can be overcome and utilities made available, encourage Medium - High Density Residential to take advantage of the natural beauty of the Little Miami Scenic River, the unique character of the existing neighborhoods, and the amenities provided by the Little Miami Scenic Trail. However, Medium - High Density Residential is discouraged in the Miamiville overlay area.
5. This Focus Area may remain status quo until there are adequate utilities to support new development. For example, new sanitary sewer in the Miamiville neighborhood has led to a new restaurant and school athletic facility.
6. The planned Arrowhead Lift Station may create new redevelopment opportunities for the Branch Hill neighborhood.
7. Future residential development in and around this Focus Area should prioritize connectivity to the trail network. This new development may include High Density Residential when the proper level of amenities and open spaces are provided. Carriage home developments would also be an appropriate residential development type for these areas. Care should be taken to properly integrate with the existing neighborhoods by mimicking their residential design and requiring appropriate separation between uses, particularly in the Miamiville neighborhood.



## PEDESTRIAN CONNECTIVITY

### OVERVIEW

Pedestrian connections, such as multi-use pathways and sidewalks, provide residents and visitors an alternative and safe means of travel. They also enhance quality of life for residents and property values for residents and businesses.

The vision for improvements to the pedestrian network within Miami Township is displayed on the Pedestrian Connectivity Map shown in Figure 13. The Township's pedestrian network is intended to create a comprehensive collection of sidewalks and roadway crossings to link key destination points such as the Little Miami Scenic Trail, parks, schools, and commercial areas.

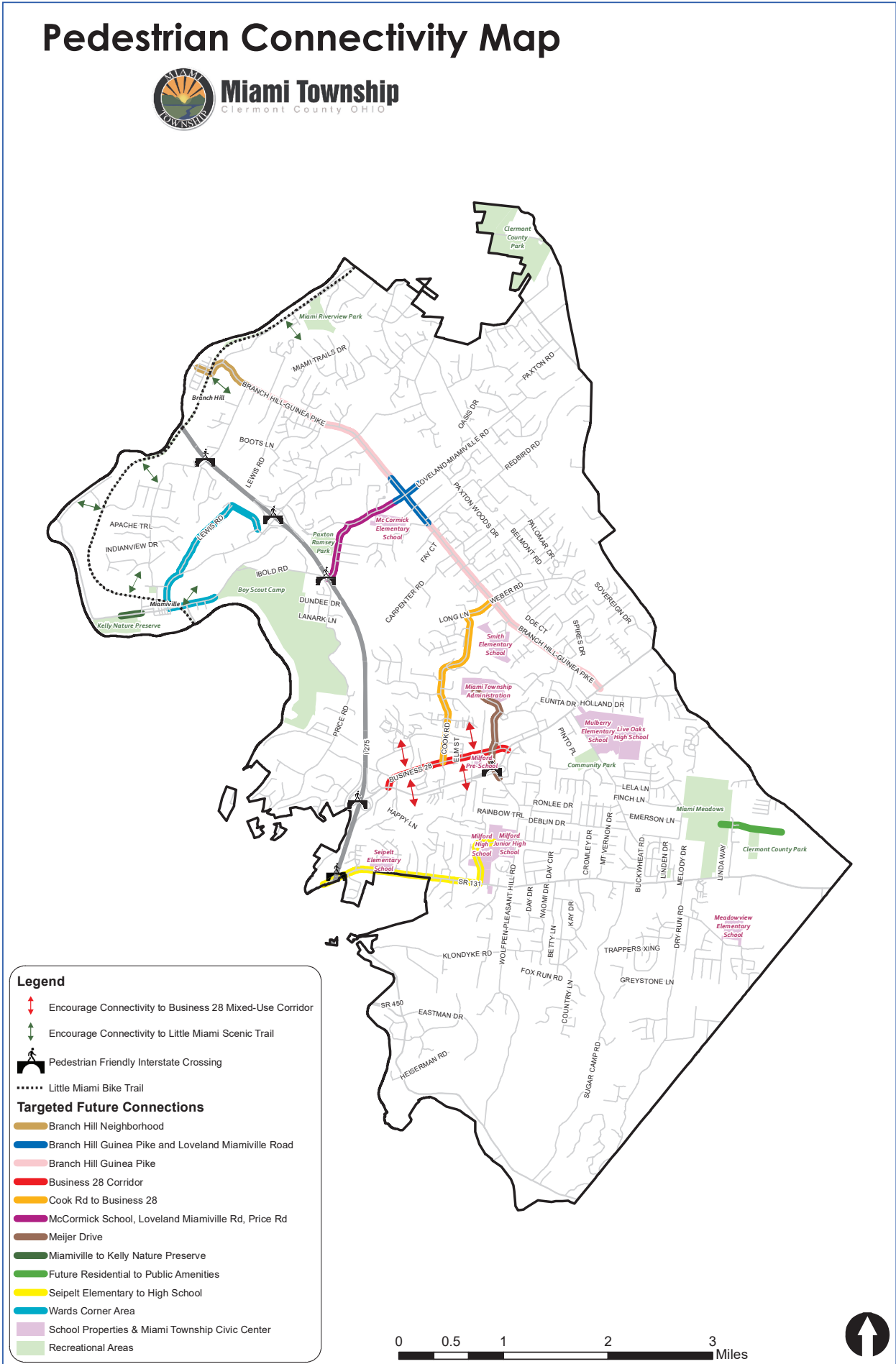
### Recommendations & Action Items

1. Encourage accessible sidewalks and multi-use pathways for areas marked on the Pedestrian Connectivity Map and as identified in this Plan.
2. Seek out cost effective pedestrian connections to school sites and residential areas.
3. Increase neighborhood connections to the Little Miami Scenic Trail where possible.
4. Connect the State Route 28 Corridor (West) to surrounding residential areas with a goal of providing easier access to its destinations areas.
5. Add connections between subdivisions as part of new developments.
6. Include walkways and paths with new developments.
7. Incorporate the construction of sidewalks and/or multi-use pathways as part of future roadway projects.
8. Incorporate new sidewalks as part of the review process for new development along public roadways.
9. Connect neighborhood bicycle and pedestrian pathways to adjoining neighborhoods and other destination land uses.
10. Install connections to the school campuses located along State Route 131. This is a priority goal.



PEDESTRIAN CONNECTIVITY MAP

Figure 13




0 0.5 1 2 3 Miles

