

Pierce Township Zoning Commission

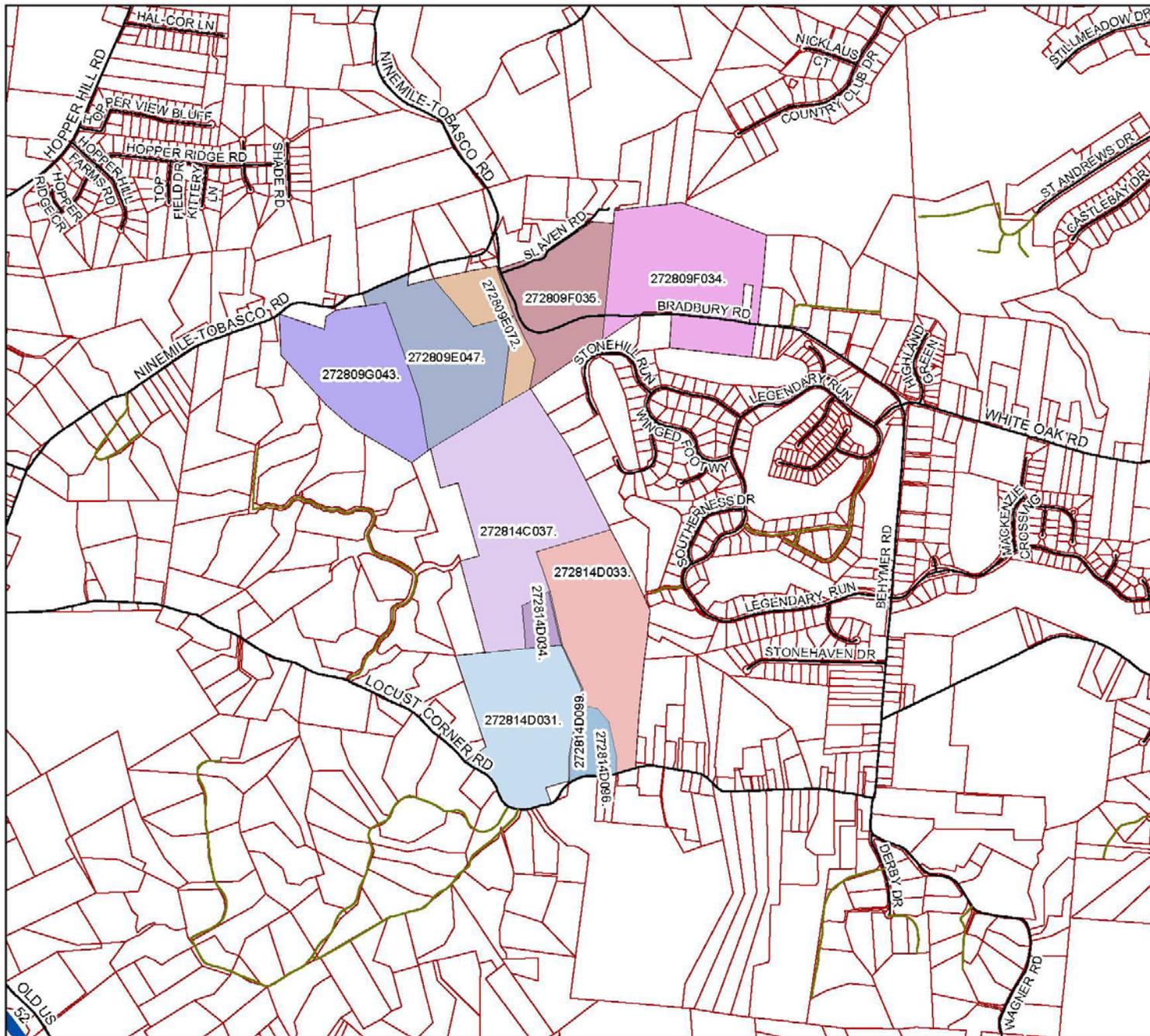
January 6, 2015

AGENDA

1. Call to Order Regular Meeting
 - a. Role Call: Paul Houston, Karen Rebori, Dick Schuler, Stan Shadwell, Jeff Stitt, and Tom Sill
2. Pledge of Allegiance
3. Approval of Minutes
4. Continuation of Z2014-003 Public Hearing (Bradbury Farms, Hunt & Nobis Properties)
5. Next Meeting
6. Adjournment

Z2014-003

Bradbury Farm, Hunt & Nobis
Properties



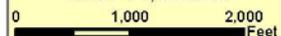
Overview Map

Z2014-003 Properties

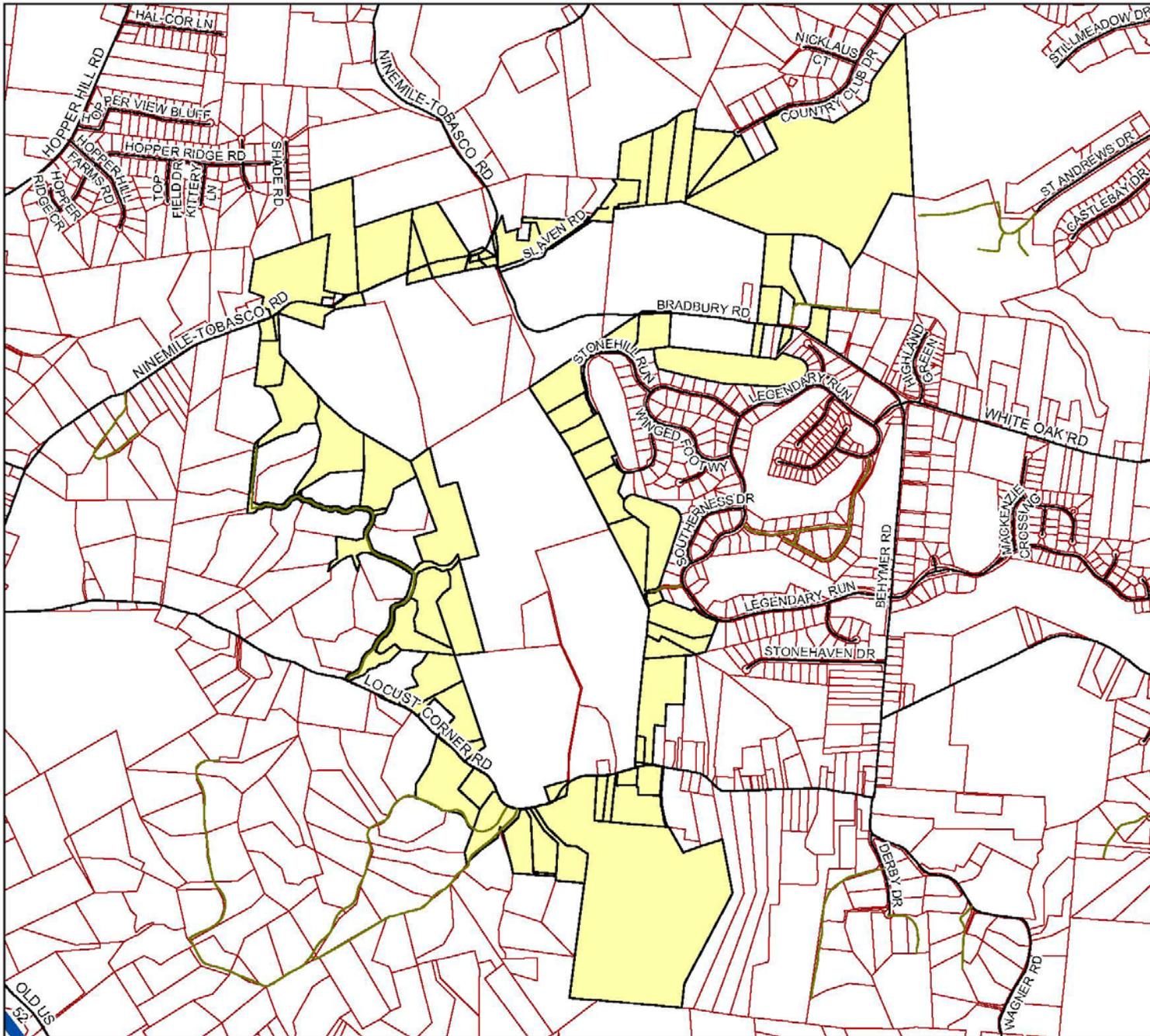
- 272809E047.
- 272809E072.
- 272809F034.
- 272809F035.
- 272809G043.
- 272814C037.
- 272814D031.
- 272814D033.
- 272814D034.
- 272814D096.
- 272814D099.
- Interstate Highway
- Ramps
- US Highway
- State Highways
- County Roads
- Township Roads
- Municipal Roads
- Private Drives
- Alleys
- Trails
- Property Lines



1 inch = 1,500 feet

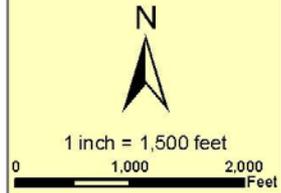


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Overview Map

-  Adjacent Properties
-  Interstate Highway
-  Ramps
-  US Highway
-  State Highways
-  County Roads
-  Township Roads
-  Municipal Roads
-  Private Drives
-  Alleys
-  Trails
-  Property Lines



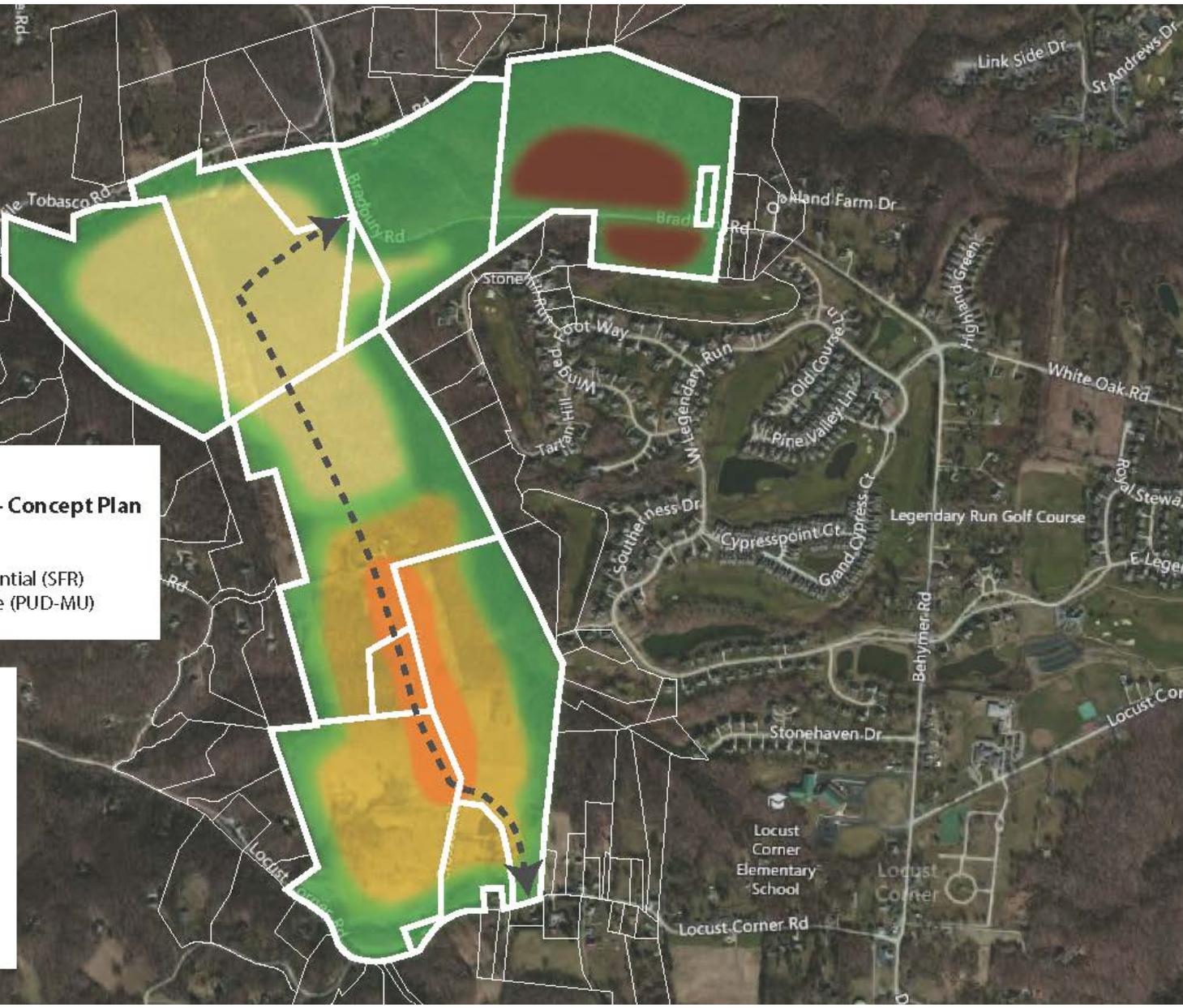
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**Pierce Township
PUD Zoning Map Amendment - Concept Plan
Z2014-003**

Current Zoning: Single-Family Residential (SFR)
Proposed Zoning: Planned Mixed-Use (PUD-MU)

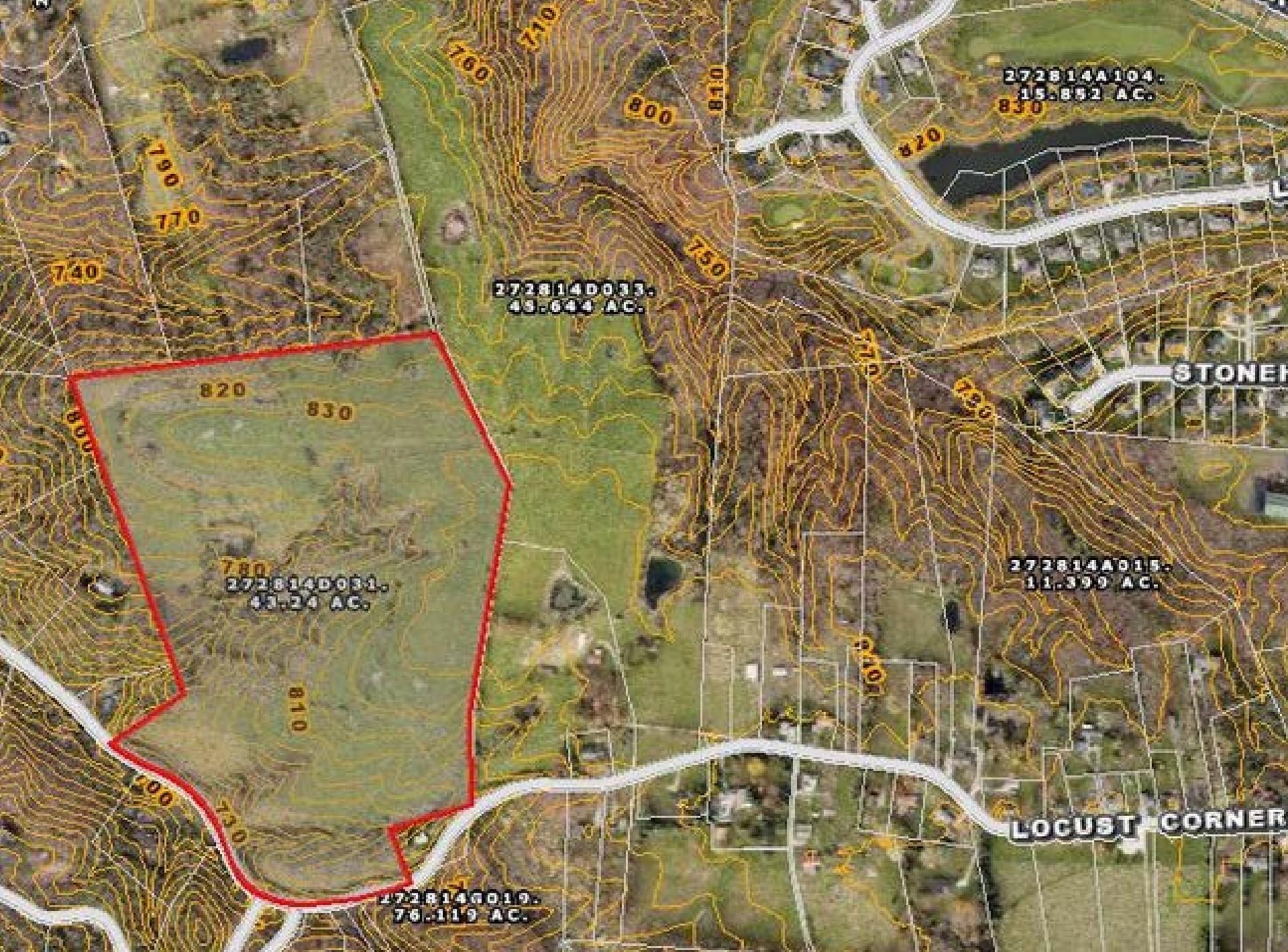
LEGEND

- Estate Single-Family
- Village Residential
- Village Mixed-Use
- Patio Homes/Condominiums
- Greenspace/Bufferyards
- Proposed Connections





Location Map



272814A104.
15.852 AC.

272814D033.
48.644 AC.

272814D031.
43.24 AC.

272814A015.
11.399 AC.

272814G019.
76.119 AC.

STONEH...

LOCUST CORNER



17.67 AC.

272809E105.
12 AC.

272809E104.
10.236 AC.

272809E040.
14.73 AC.

272809E072.
12.476 AC.

272809F035.
33.474 AC.

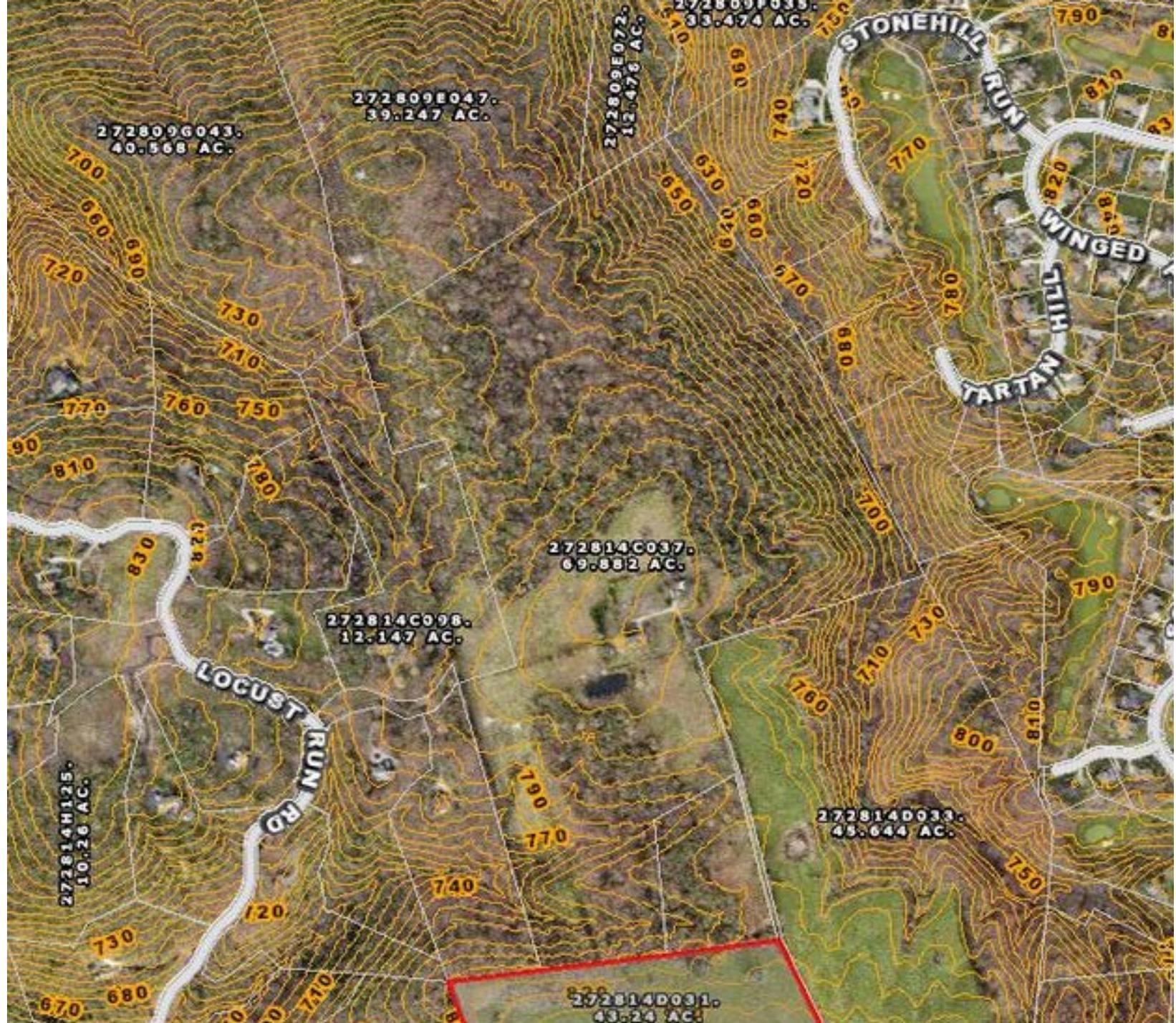
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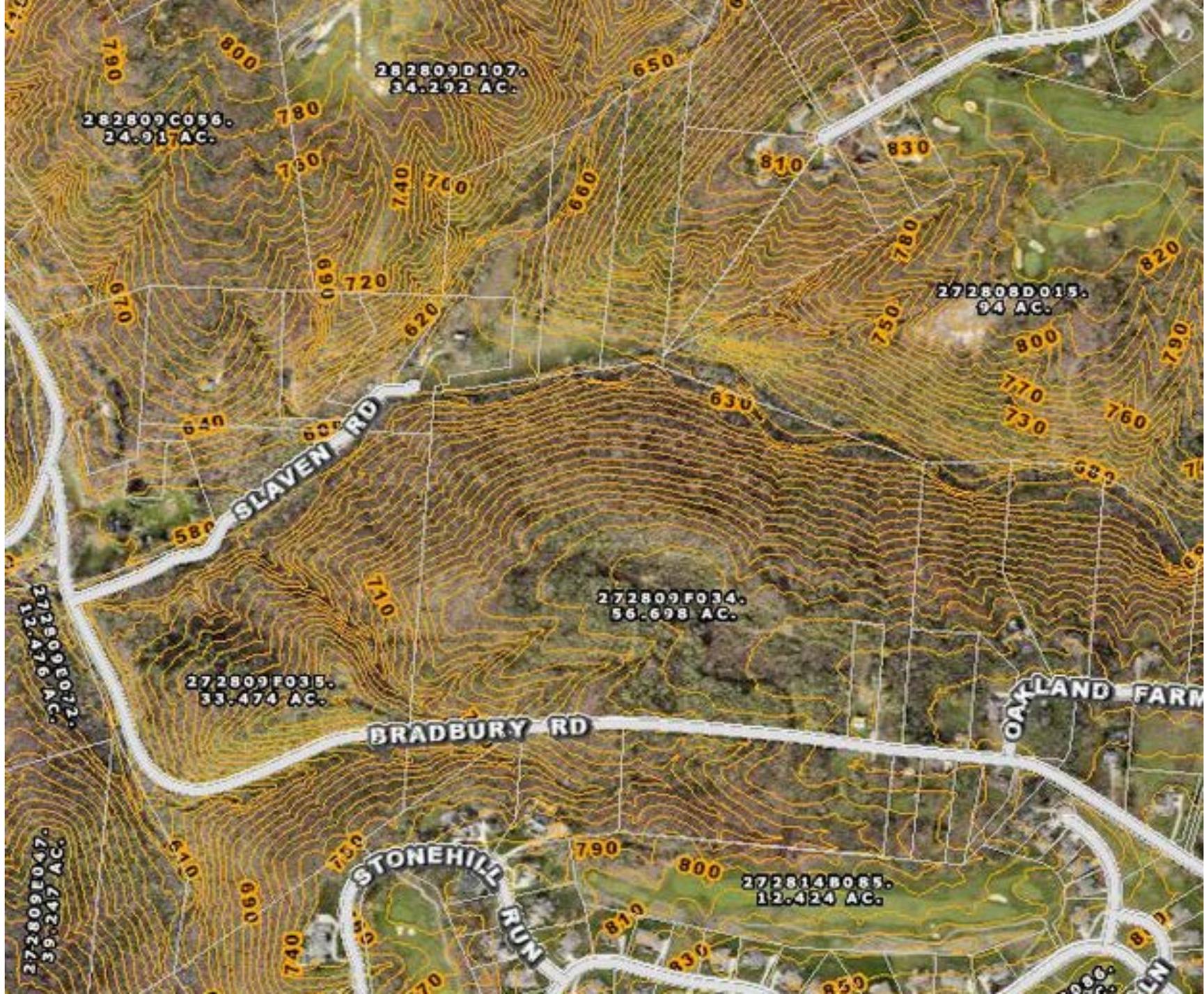
272809E047.
39.247 AC.

272809G043.
40.568 AC.

272814C037.
69.882 AC.

272814C099.
12.147 AC.





282809D107.
34.292 AC.

282809C056.
24.91 AC.

272808D015.
94 AC.

272809F034.
56.698 AC.

272809F035.
33.474 AC.

272814B085.
12.424 AC.

272809E047.
39.247 AC.

272809E072.
12.476 AC.

SLAVEN RD

BRADBURY RD

OAKLAND FARM

STONEHILL RUN

Z2014-003 Bradbury Farms, Hunt & Nobis Properties Concerns

- Conservation Development
- Power Lines
- Traffic Issues
- Water Issues
- No Apartment Buildings
- Fix road issues on Bennett Road
- Slope requirement
- Why not have Estate Single Family Homes with 5 acre lots
- The Locust Corner Road downhill road design has a poor line-of-sight and drainage making turn into Locust Hill Road and Old Locust Hill Road a safety problem.

Resident Questions/Concerns from the September 2, 2014

Meeting:

- Restrictions on the property as currently zoned
- Incentives to existing residents to accept the zone change
- Do not agree with PUD-MU with businesses closing along SR125
- Have an infrastructure plan in place to support it when approving the zone change
- Not wanting to look out their bedroom and front door to the MU portion of the development
- Cost to put up privacy fence, higher fencing, or possibly get rid of animals to adjacent llama farm
- Creek issues
- Floodplain
- Stripping of the land
- Property value
- Road
- EPA issues
- No concrete slab homes
- Density
- Total units
- Create concept plan first prior to rezoning
- Greenspace - preserve the trees
- Height of building
- Neighborhood business
- Noise
- Power lines



L E N O X V I L L A G E

URBAN DESIGN OVERLAY
(AMENDMENTS 1 & 2)

NASHVILLE/DAVIDSON COUNTY, TENNESSEE

REGENT DEVELOPMENT, LLC

AS ADOPTED WITH AMENDMENTS



Existing signal at Bradford Hills Drive and Nolensville Pike



View from interior of site West towards Nolensville Pike



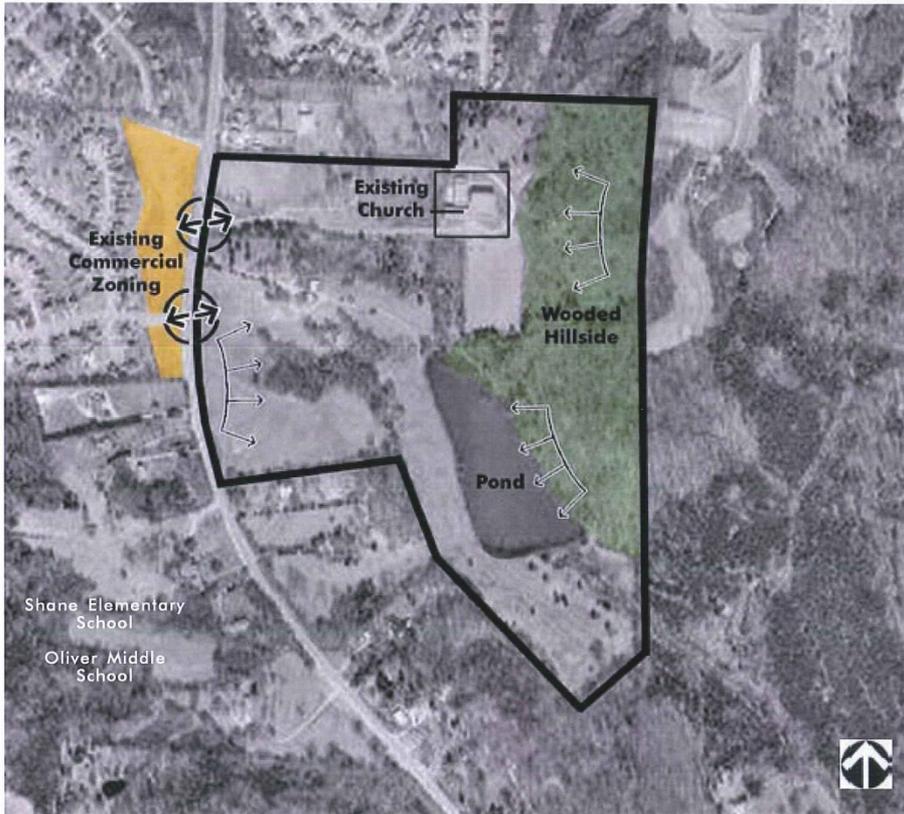
Existing Northern connection to Nolensville Pike



Opportunity to enhance existing natural streamway



Existing man made pond to be restored to natural streamway



Opportunities & Constraints

The entire site has been carefully researched, mapped, walked and analyzed in the planning of the Lenox Village Urban Design Overlay. This analysis not only took into account the natural and man-made features of the site itself, but its relationship to the surrounding properties and neighborhoods, rights-of-way, views and the area as a whole.

The two major form-givers to the site are the wooded hillsides and the stream that feeds the pond. The wooded hillsides create a backdrop for the village to the east, form a buffer between the village and future development to the east, and provide habitat for wildlife. Existing rock outcroppings and large boulders provide opportunities for discovery within this natural sanctuary.

The stream bed acts as a natural focal point from all sides of the site. A tributary to Mill Creek, the stream provides a continuous public amenity with the potential to connect to the planned Mill Creek Greenway. Access and views down to this green spine become a major determinate of the street, lot, and block orientation.

Other key opportunities include:

- sloping topography from Nolensville Pike allows for view corridors across the site to the open spaces and the hillside beyond;
- sloping topography from all directions toward the central stream spine provides a sense of containment within the village;
- tree-lines along fences, property lines, and the stream, along with the wooded hillsides, provide several natural enclosures within the site;
- the existing church is perfectly situated to become a major focal point, a community amenity and a terminus along the stream greenway;
- approximately 1/4 mile of frontage on Nolensville Pike allows for multiple access points to the village;
- existing Commercial properties on the West side of Nolensville Pike provide potential for expansion of the UDO and of the village core.

Constraints:

- the existing pond impedes the natural flow downstream and prevents the Nashville Crayfish, an endangered species, from expanding its habitat;
- severe slopes along the hillsides limit development potential;
- Nolensville Pike is currently designed to allow fast moving traffic, not sympathetic to the village concept;
- grade changes along Nolensville Pike will require significant regrading for access to the site.

LENOX VILLAGE

NASHVILLE, TENNESSEE

REGENT DEVELOPMENT, LLC

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Village Concepts

Lenox Village is designed with the following time-tested, traditional planning principles to provide a safe, integrated street network, neighborhood amenities and a sense of community.

- The interconnected street grid provides for dispersion of automobile traffic and multiple access points for emergency vehicles. To the greatest extent possible, blocks have a maximum length of 600 feet.
- Multiple entrances and future street extensions allow for dispersion of automobile traffic and potential connections for future development.
- Alleys provide a place for trash pickup, utilities and parking.
- The Village streets encourage residents to walk by providing sidewalks, street trees and traffic calming techniques such as narrow lanes and parallel parking.
- Both formal and informal open spaces provide a variety of active and passive recreation opportunities for the public and focal points for the community.
- The mixed-use Village Core provides residents with access to neighborhood services without getting on Nolensville Pike.
- The Village Core is situated in such a way that creates convenient automobile access for the entire community while allowing residents from the village and other adjacent neighborhoods to walk to neighborhood retail and services.
- Parking lots within the Village Core occur behind the buildings, allowing for a pedestrian oriented streetscape.
- Diverse residential building types provide housing options with a range of affordability.
- Integrating housing typologies with compatible architectural design gives a sense of community to all residents.

LENOX VILLAGE

NASHVILLE, TENNESSEE

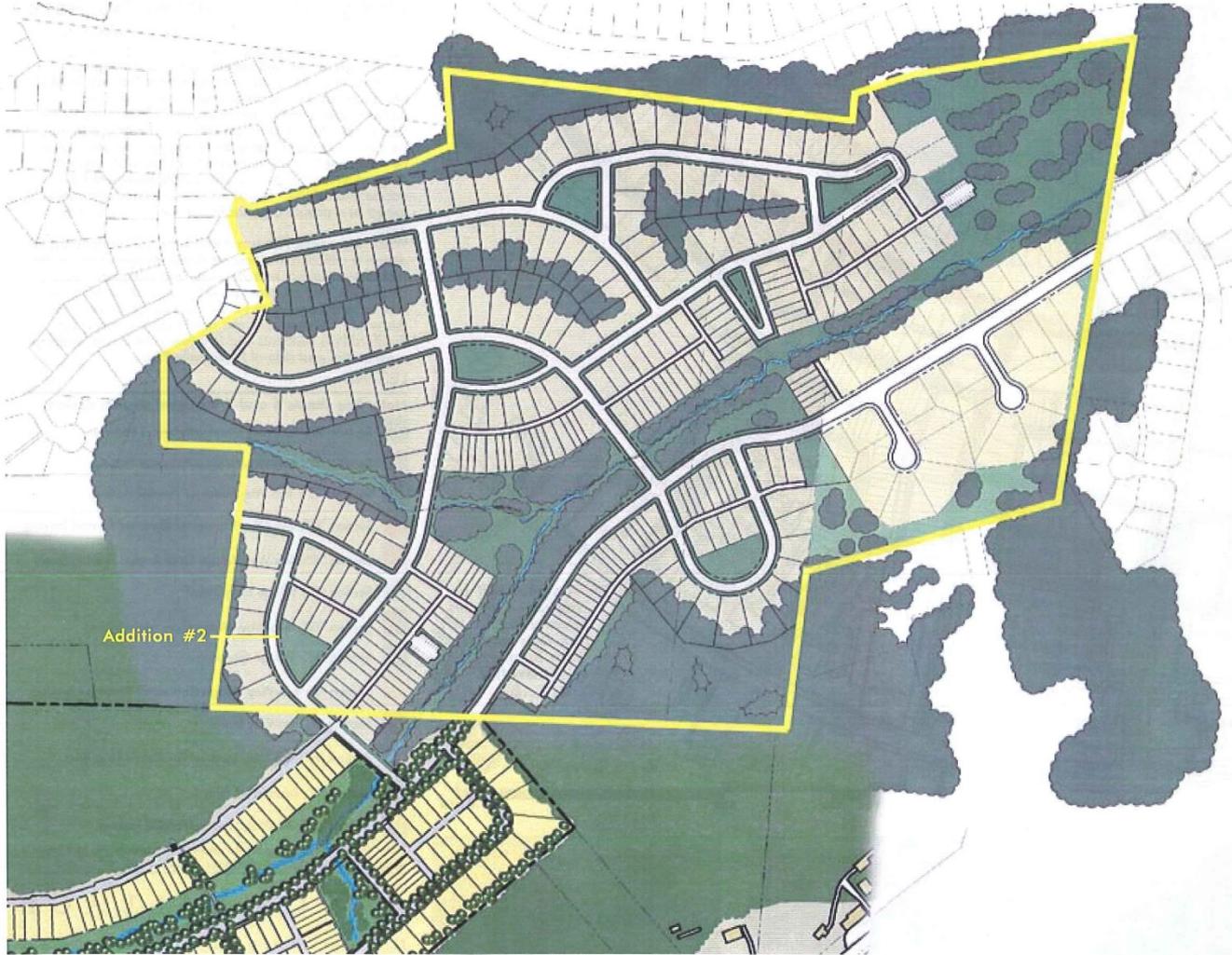
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Design Plan - Overview Addition #2



Addition #2



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NASHVILLE, TENNESSEE

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Design Plan- Open Space and Landscape Buffering Addition #2



LEGEND	
	Preserved Natural Areas
	Potential New Plantings
	Stream
	Potential Trails, Paths and Passages



LENOX VILLAGE

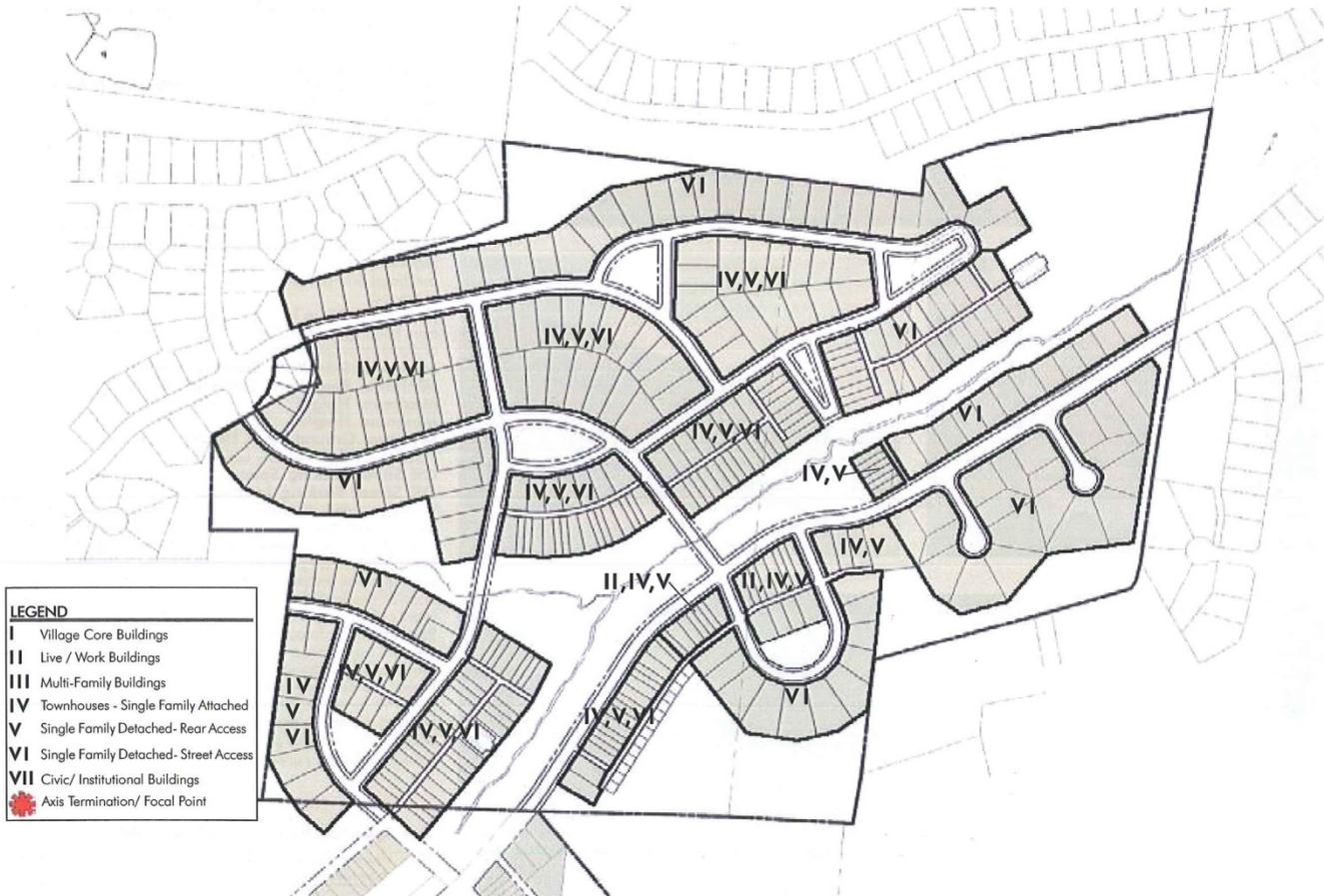
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Design Plan- Building Typology Addition #2



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Single Family Detached - Street Access

Building Type VI

Minimum Lot Area: 4,000 sq. ft. (Lot area is independent of min. lot dimensions due to irregular lot shapes.)

Minimum Lot Width at Front Setback: 50 ft.
Minimum Lot Depth: 100 ft.

Front Yard Build-to Line: 5-25 ft.

Minimum Side Yard Setback: 3 ft.

Minimum Rear Yard Setback: 10 ft.

Maximum Height: 35 ft. to mean height of roof
Minimum Raised Foundation: 18 in. except where front building wall is 10 ft. or less from the property line it shall be 24 in.

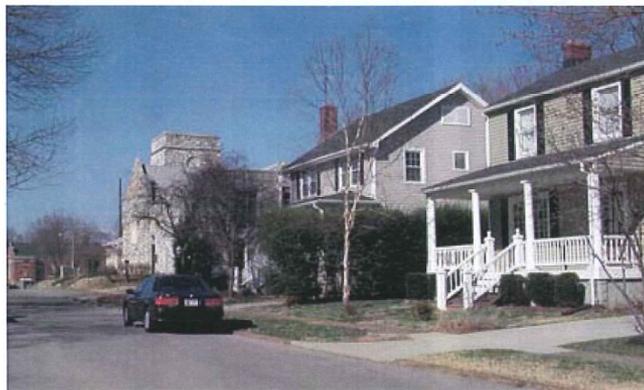
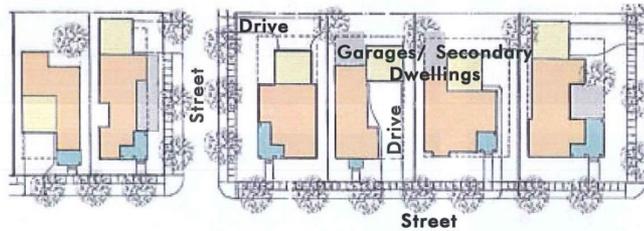
Porches: Where houses have a covered front porch, they shall be a minimum of 6 ft. in depth excluding porches where the width is approximately the same as the steps as illustrated in top left image.

Off Street Parking Spaces: Two parking spaces per unit plus one parking space per Secondary Dwelling shall be provided.

Off Street Parking Location: Garages must be recessed a minimum of 15 ft. from the front facade or porch. The back of parking pads must be recessed a minimum of 15 ft. from the front facade or porch. Driveways shall be limited to 12 ft. wide where they cross the front property line. Driveways may be from the side street.

Secondary Dwellings: A maximum of 25% of all Single Family Dwellings may have one Secondary Dwelling on the same lot.

Maximum Height: The maximum height of a secondary dwelling shall be equal to the height of the primary dwelling.



Note: The developer shall form a Design Review Committee. This committee will be charged with design review of all building designs to ensure compatibility and conformance with architectural design guidelines and covenants that do not fall under the purview of Metropolitan Government.

See Appendix for additional regulations.

Note: Images on this page are for visual reference only. No architectural designs have been finalized.

LENOX VILLAGE

NASHVILLE, TENNESSEE

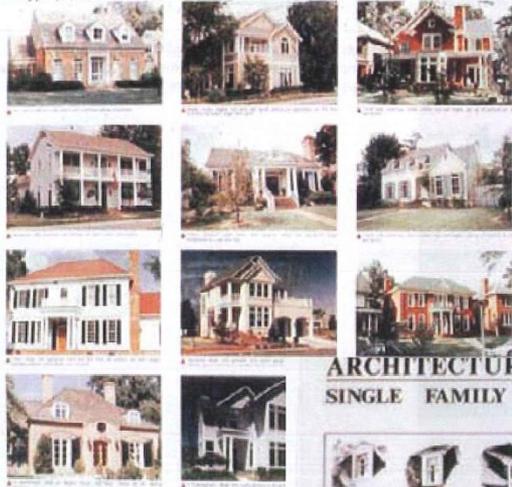
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Garden Homes

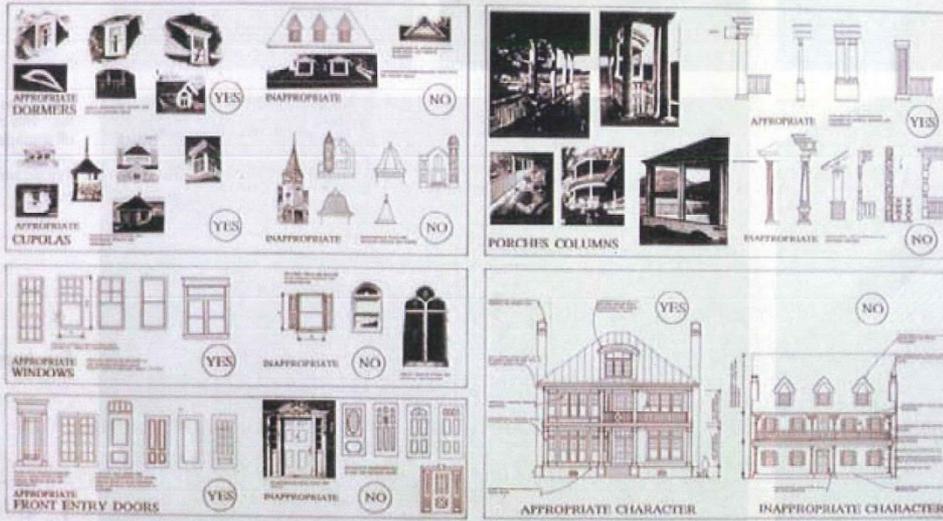
Appropriate Character



Inappropriate Character



**ARCHITECTURAL VOCABULARY
SINGLE FAMILY HOMES**



Design Guidelines and Design Review will help insure high-quality architecture, materials, details, and landscaping.

Design Review

Final site plan review shall be in accordance with Article V of the zoning regulations.

In addition, the developer shall form a Design Review Committee. This committee will be charged with design review of all building designs to ensure compatibility and conformance with architectural design guidelines and covenants that do not fall under the purview of Metropolitan Government.

Design Guidelines will help insure successful integration of mixed-use buildings with ground level commercial and upper floor office and/or residential.

Attention will be paid to signage, awnings, seating and other details that are critical in making a place pedestrian friendly.

Decorative street lamps, shade trees and benches will help make streets and public open spaces feel enjoyable.

A design review process will ensure the use of proper proportions and details- key ingredients for timeless quality.

LENOX VILLAGE

NASHVILLE, TENNESSEE

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September 30, 2014

Mr Tim Hershner
Administrator, Pierce Township
950 Locust Corner Road
Cincinnati, OH 45245

Cc: Pierce Township Zoning Committee, Pierce Township Trustees

Mr. Hershner,

This letter is presented in regard to Zoning Case #Z2014-003, and the proposed zoning overlay to convert the included area (Bradbury Farms, Hunt & Nobis properties) from Single Family Residential to Planned Unit Development, Mixed Use. It is written on behalf of adjacent property owners to the Zoning area, and other Pierce Township residents, whose signatures you will find in the attachment.

To note, we appreciate and support the efforts that Pierce Township has undertaken to move our community forward in the face of the Beckjord Plant closing, and related loss of tax revenue from that site. In reviewing the Pierce Township Land Use Plan, dated November 13, 2013, we understand a number of zoning changes are underway to first, develop the Township and expand the tax base through optimized use of nonresidential land, and second, improve and protect the natural environment.

However, we are concerned that the mixed-use and commercial elements of the proposed zoning change are too open-ended, enabling improper development of this property, which can substantially devalue our adjacent properties.

The proposed zoning overlay, Planned Unit Development – Mixed Use (PUD-MU), is defined, per the Pierce Township Zoning Resolution 2010, as able to include a mixture of residential, commercial, and office uses, as well as public, institutional, and recreational uses as approved by the Township.

Under current SFR zoning, the theoretical number of dwelling units that could be constructed within this property is approximately 775 units, based on 355 acres and 20,000 square foot minimum lot sizes (gross density).

However, the practical (real) number that could be built, considering the difficult topography and challenging access to sanitary sewers, is estimated by our experts at just 300 – 350 dwelling units. Further, if the property is not sold as a contiguous parcel, then the Hunt & Nobis properties, which possess more desirable topography than the Bradbury Farms parcel but no sanitary sewer, could perhaps support only 50 – 100 dwelling units, and the Bradbury Farms parcel perhaps only another 50 – 100 units, based on the available sewer.

The proposed PUD-MU zoning change opens the possibility to a developer building two-family or multi-unit housing in order to secure the maximum density that is most profitable. Statistically, multi-unit housing results in undesirable implications, including but not limited to: increased crime, increased noise and sound pollution, increased pollution, and overall negative impact on indigenous wildlife and habitats. This in turn, as you know, leads to decreases in property values, especially for immediately surrounding areas.

To note, we have no objection to the sale or development of this property under the current SFR zoning classification.

Further, we could support the proposed PUD-MU zoning change to the Bradbury Farms, Hunt & Nobis properties, if and only if the below described Crucial Features of the PUD were included in the formal written proposal; approved by the Zoning Committee, Pierce Township Trustees; and agreed to by any partner developer. We believe that these Crucial Features are necessary to protect our property values while maintaining Pierce Township as a desirable area to live.

CRUCIAL Features of the PUD (Critical Elements)

1. The Bradbury Farms, Hunt & Nobis properties shall be sold to & developed by 1 developer as a contiguous property.
2. Density and Intensity Standards shall comply with Pierce Township Zoning Table 7.04-1 for PUD-MU.
 - a. The Minimum Open Space Requirement is 30%. For the full 355 acre property, this is equivalent to 106 acres.
 - b. Eighty acres of the minimum open space requirement shall be located in the buffer zones (green space) between this PUD-MH and the adjacent SFR properties.
 - c. A Conservation Easement shall be prepared for the green space.

3. Only detached single family homes will be permitted:
 - a. Lot sizes shall be per Pierce Township Zoning Table 7.04-2.
 - b. Accessory uses and structures related to single-family dwellings shall be subject to the standards applied to accessory uses in the SFR District.
 - c. The number of single family homes constructed on the entire 355 acre property shall not exceed 500 homes.
 - d. Two-Family and Multi-Family housing shall not be permitted.
 - e. Attached 'row-house', 'town-house' type condominiums, and apartments shall not be permitted.
4. Resource Protection Standards specified in Pierce Township Zoning Table 7.04-3 shall apply, & should also include:
 - a. Ensure no streets or roadways run parallel to current property lines
 - b. Preserve current creek & water-ways that run from the Hunt property to Locust Corner Road.
 - c. Establish down-lighting requirements to protect against light pollution to surrounding areas.
5. A Home Owners Association must be established for the PUD and each home owner shall be required to be a member of the Home Owners Association.
6. Nonresidential uses shall be limited to those allowed by Pierce Township Zoning Resolution Article 5 under the heading of Neighborhood Business District (NB):
 - a. Banquet Halls, Bars and Taverns, and Restaurants shall be located only within the Private Club that is owned by the Home Owners Association.
 - b. Day Care Centers shall be limited to provide day care only for the residents of the Home Owners Association.
 - c. Financial Institutions, Funeral Homes and Government Buildings shall not be permitted. Personal Services Establishments (Barber Shops, Beauty Salons, Dry Cleaners, and Laundromats) shall not be permitted.
 - d. Retail Establishments and Service Commercial Establishments shall not be permitted.
 - e. Outdoor advertising in the form of stand-alone billboards or street signs shall not be permitted.

The signatures below represent residents who have reviewed the above crucial elements and agree that they are essential to preserving the quality of Pierce Township. As such, we collectively ask for a formal response to this written request, including agreements on proposed zoning overlay classification, and if to be zoned as PUD-MU, specific agreements to each crucial element noted above.

Print Name	Street Address	Signature	Date
JAY R. CHAMBERLAIN	537 LOCUST RUN RD		9/20/2014
JENNIFER CHAMBERLAIN	537 LOCUST RUN RD		9/20/2014
LARRY FAIRBANKS	561 LOCUST RUN RD		9/20/2014
Terri Fairbanks	536 Locust Run Rd		9/20/2014
OFFICER Todd Fairbanks	536 Locust Run Rd		9/20/2014
THOMAS ANDREWS	546 LOCUST RUN RD		9/20/2014
RICHARD WAYMAN	538 LOCUST RUN RD		9-20-2014
Kathleen Wayman	538 Locust Run Rd		9-20-2014
JERRY MALSH	564 LOCUST RUN RD		9/20/2014
William Schwab	512 LOCUST RUN RD		9/20/2014

EXISTING CONDITIONS -



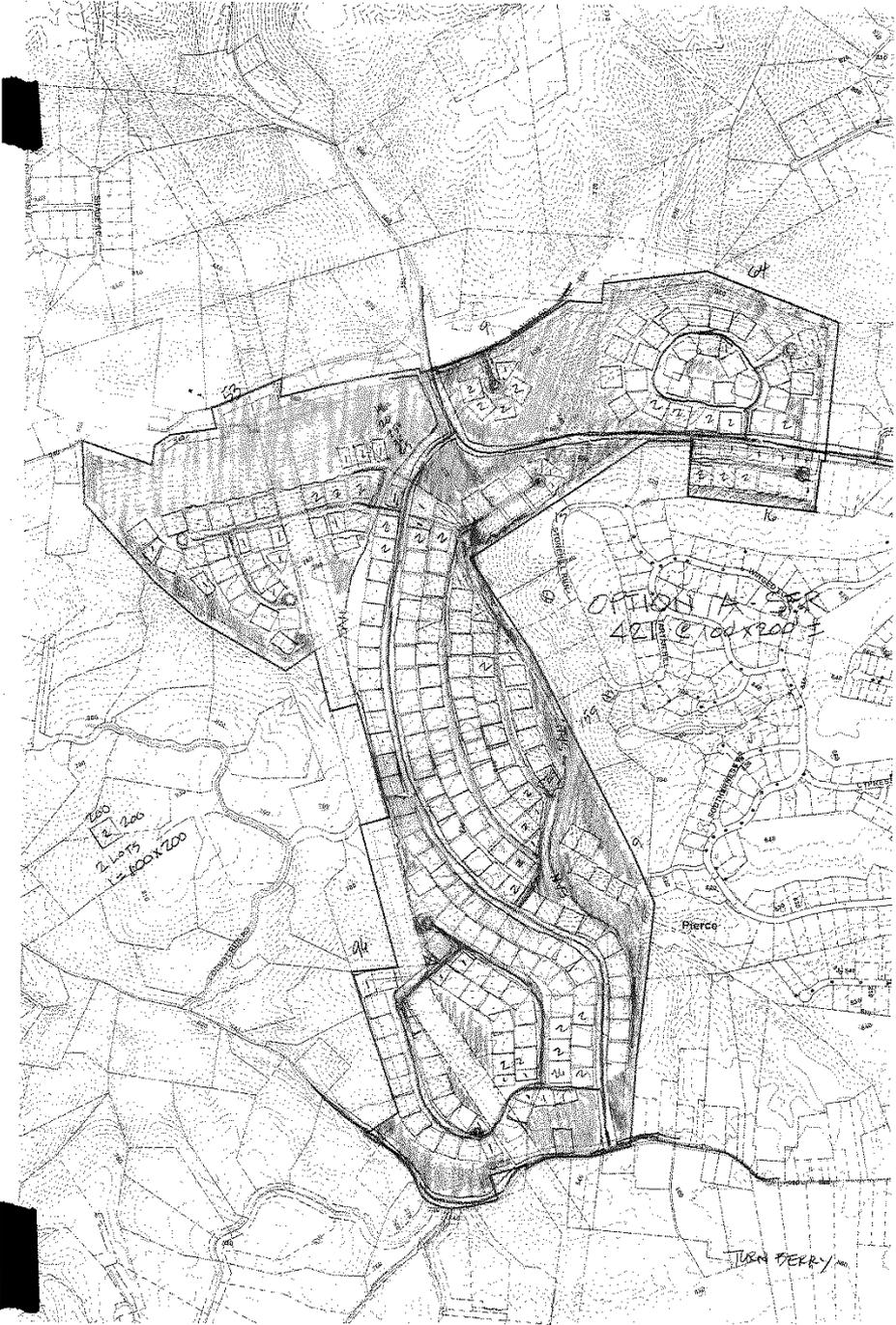
Bradbury Road Pierce Township, Clermont County, Ohio
Base Map

EXISTING CONDITIONS

WB
12/14
2014 08/14
NOV
2014 08/14

OPTION A – Existing SFR zoning

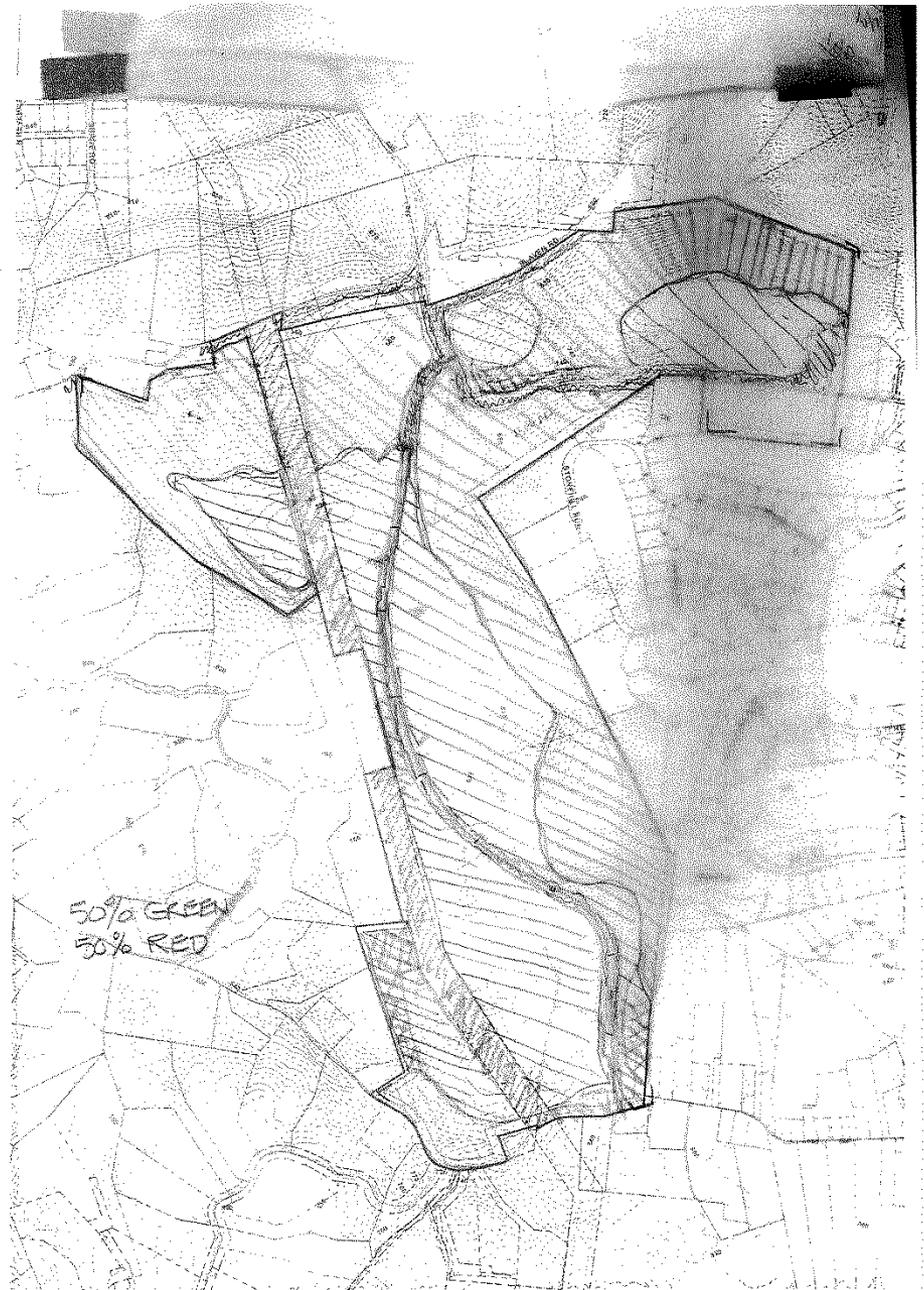
421 Lots @ 100' x 200'



CONSERVATION SUBDIVISION –

50% Greenspace

50% Buildable



Grand Communities, Ltd.

Bradbury Road Pierce Township, Clermont County, Ohio

Base Map

North

CONSERVATION SUBDIVISION –

Option B-1

North – 158 Lots Shown

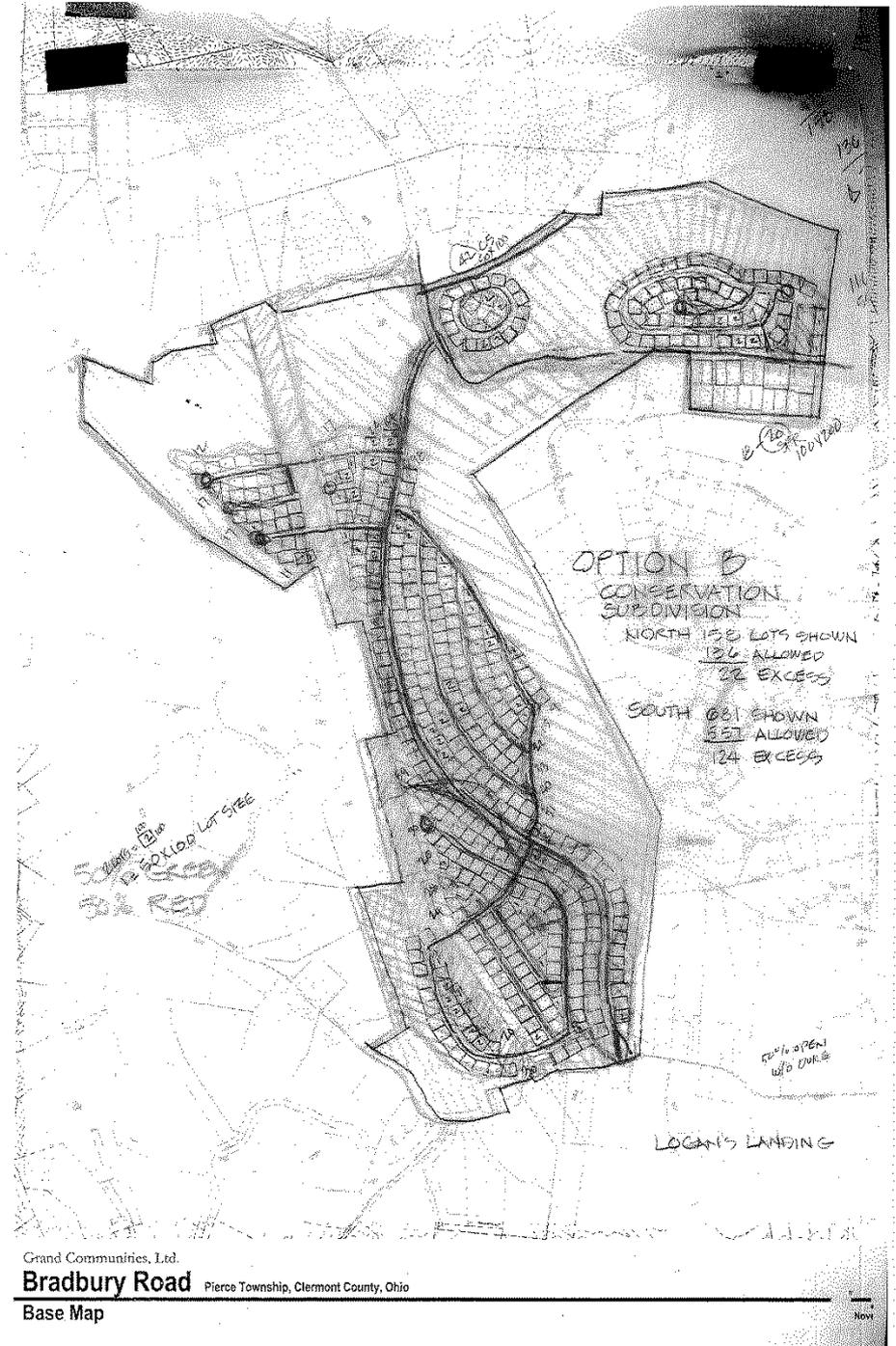
136 Allowed

22 Excess

South – 681 Lots Shown

557 Allowed

124 Excess



PLANNED UNIT DEVELOPMENT –

Option C

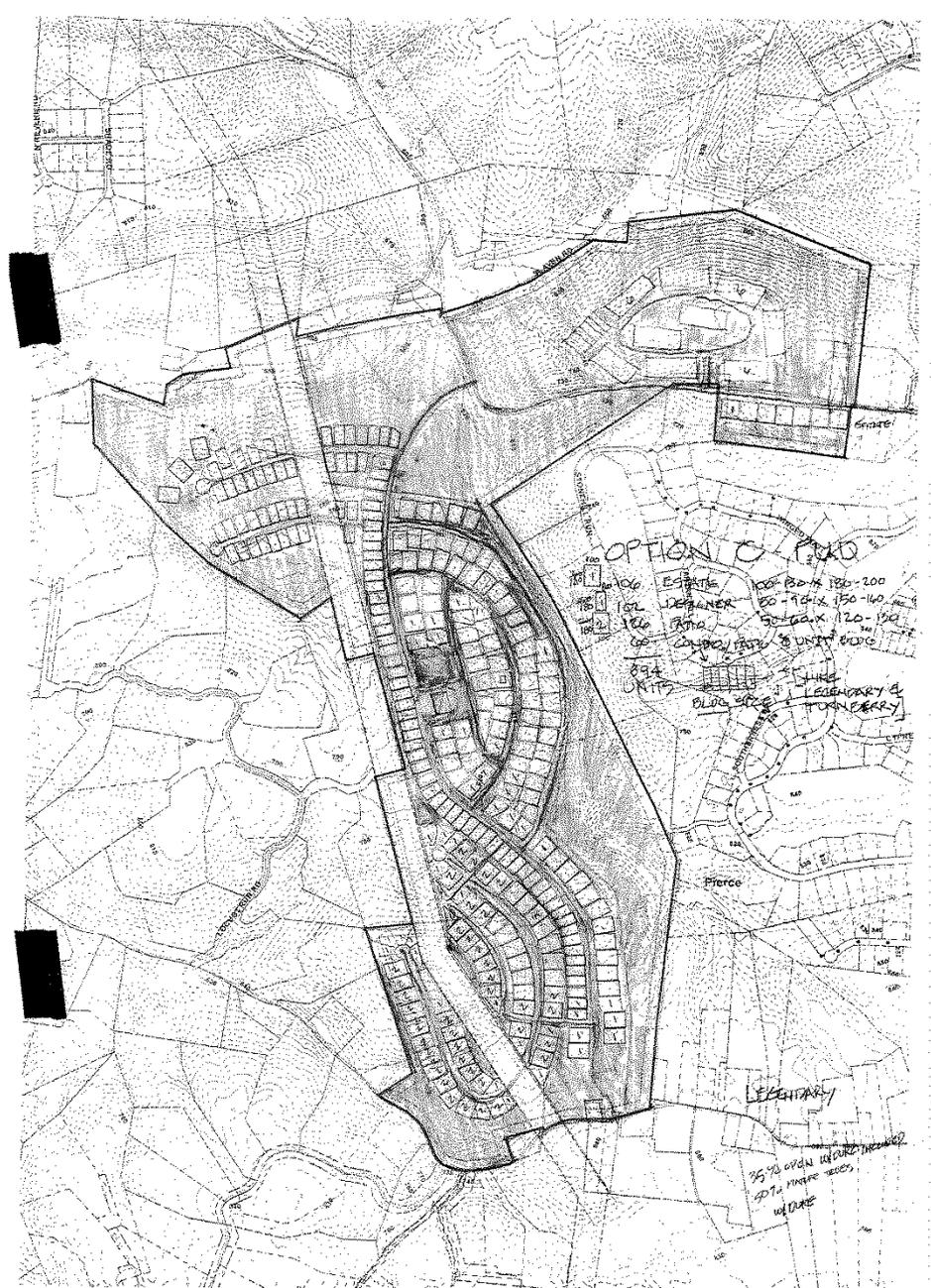
106 Estate

102 Designer

126 Patio

60 Condo/Patio

394 Total



Grand Communities, Ltd.

Bradbury Road Pierce Township, Clermont County, Ohio

Base Map

1" = 100'

North

Pierce Township Zoning Commission

January 6, 2015

AGENDA

1. Call to Order Regular Meeting
 - a. Role Call: Paul Houston, Karen Rebori, Dick Schuler, Stan Shadwell, Jeff Stitt, and Tom Sill
2. Pledge of Allegiance
3. Approval of Meeting Minutes
4. Z2014-003 Public Hearing (Bradbury Farms, Hunt & Nobis Properties)
5. Next Meeting
6. Adjournment