

**STAFF REPORT  
CLERMONT COUNTY PLANNING COMMISSION  
FOR CONSIDERATION BY PLANNING COMMISSION ON AUGUST 26, 2014**

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**PREPARED BY:**

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Clermont County Community & Economic Development

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**PIERCE TOWNSHIP CASE #Z2014-004**

Zoning Map Amendment

**APPLICANT/OWNER:**

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

**REQUEST:**

Zone change request for nine properties (total of 75.708 acres) from "TR" Transitional Residential and "SFR" Single Family Residential District to "PUD-MU" Planned Unit Development Mixed Use.

**LOCATION:**

The subject properties are located between State Route 125 (West Main Street) and Locust Lake Road in Pierce Township. See the attached location map for further clarification.

**PARCEL ID NUMBERS:**

282807B030., 282807B040., 282807B138., 282807B053., 282807B150., 282807B140., 282807B144., 282807B151., and 282807B054.

**ZONING:**

The current zoning for the subject sites is "TR" Transitional Residential and "SFR" Single-Family Residential (totaling 75.708 acres).

**Zoning surrounding the subject property:**

**North:** Village of Amelia

**South:** "TR" Transitional Residential & "SFR" Single Family Residential District

**East:** Village of Amelia

**West:** "TR" Transitional Residential & "SFR" Single Family Residential District

See attached zoning map for further clarification.

**LAND USE:**

The existing land uses for the subject properties is currently single-family homes and agricultural land.

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

### **Article 7: Planned Unit Development (PUD)**

"PUD-MU" – Planned Mixed-Use – A planned unit development that includes a mixture of residential, commercial, and office uses as specified in this article with the ability to also include public, institutional, and recreational uses as approved by the township.

#### **Planned Mix-Use (PUD-MU)**

For mixed-use developments and business uses within a PUD, the objective is to create streetscapes that emphasize landscaping, coordinated sign control, and uniform architectural character. Proposed buildings should have rooflines and architectural features that provide a sense of identity and emphasize the most important use with visual elements.

The Township's character is related to the physical attributes of the Township, including its land use patterns and natural resources. The PUD district is intended to achieve the following land use objectives:

- 1)** Provide a variety of housing and lot sizes to promote the planning of a development that is more sensitive to the protection of natural resources on sites by clustering the housing in areas physically suited to accommodating development and preserving the resources in open space.
- 2)** Encourage the protection of open space by permitting developments with a range of densities that also provide open space, consistent with the open space character of the surrounding area.
- 3)** Preserve open spaces to reduce erosion, improve water quality, provide wildlife habitats, retain scenic views, and reduce storm water runoff.
- 4)** Preserve areas with steep terrain by respecting topography and other natural features in the development plan and maintaining significant percentages of land in open space in wooded and sloped areas.
- 5)** Provide for a variety of housing types in a single unified development that is integrated into the community.
- 6)** Provide a transition between higher densities in the area around the Village of Amelia as a transition between the Village and existing neighborhoods in the Township.
- 7)** Respect the character of surrounding developments by providing appropriate buffers as a transition to higher density uses. Article 7: Planned Unit Development (PUD)
- 8)** Provide a higher level of design review to ensure attractive, well-planned communities and eliminate the barriers to creative and sensitive design that may exist when attempting to comply with conventional district standards and subdivision rules.
- 9)** Respect the balance between building mass or volume and vegetation mass or volume by considering scale relationships between the new development and existing buildings and the landscape.

**STAFF ANALYSIS:**

Based on the application and concept development plans submitted, it appears the applicant has fulfilled the requirements outlined by Pierce Township to rezone to a Planned Unit Development Mixed Use “PUD-MU” zoning district.

This zone change was initiated by the Pierce Township Zoning Commission on August 5, 2014 as a “PUD-MU” Planned Unit Development Mixed Use overlay zoning district through the Pierce Township Zoning Commission.

Per the application submitted and discussion with Pierce Township, the township has been meeting with the Glen Mary Partners and James Grimes families along with the Village of Amelia over the past 18 months in anticipation of a zone change in support of an overall coordinated development for the properties bounded by State Route 125 to the north, Oak Street to the east, Locust Lake to the south and Windsor Place Subdivision to the west.

Additionally staff would recommend adding a landscape buffer along boundaries where existing housing is located and where the concept plan shows proposed housing.

Pierce Township’s Land Use Plan has designated the subject properties as primary areas for potential mixed use development to promote future commercial activity. The Pierce Township Zoning Resolution provides for Planned Unit Developments designated as MU (Mixed Use) and B (Business) and they plan to utilize this type of regulation to promote future commercial activity in these corridors.

Per the application, the Land Use Plan objective supporting this zone change is to encourage the redevelopment of underutilized properties through proper and flexible zoning. With this proposed zone change, the PUD regulations will provide for the possibility of mixed use development along State Route 125 that incorporates retail, office and high-density housing.

Based on the plans submitted it appears this zone change would conform to the Pierce Township Growth Management Plan and Zoning Resolution and would not be considered spot zoning.

The Clermont County Engineer’s Office and Clermont County Water Resources Department had no comments regarding the proposed zone change at this time.

**STAFF RECOMMENDATION:**

Based on the Staff Analysis, move to **RECOMMEND APPROVAL** of the Pierce Township Zoning Case #Z2014-004 to rezone nine properties (totaling 75.708 acres) from “TR” Transitional Residential and “SFR” Single-Family Residential District to “PUD-MU” Planned Unit Development Mixed Use with the following condition:

- 1) Add a landscape buffer along boundaries where existing housing is located and where the concept plan shows proposed housing.