

# Pierce Township Zoning Commission

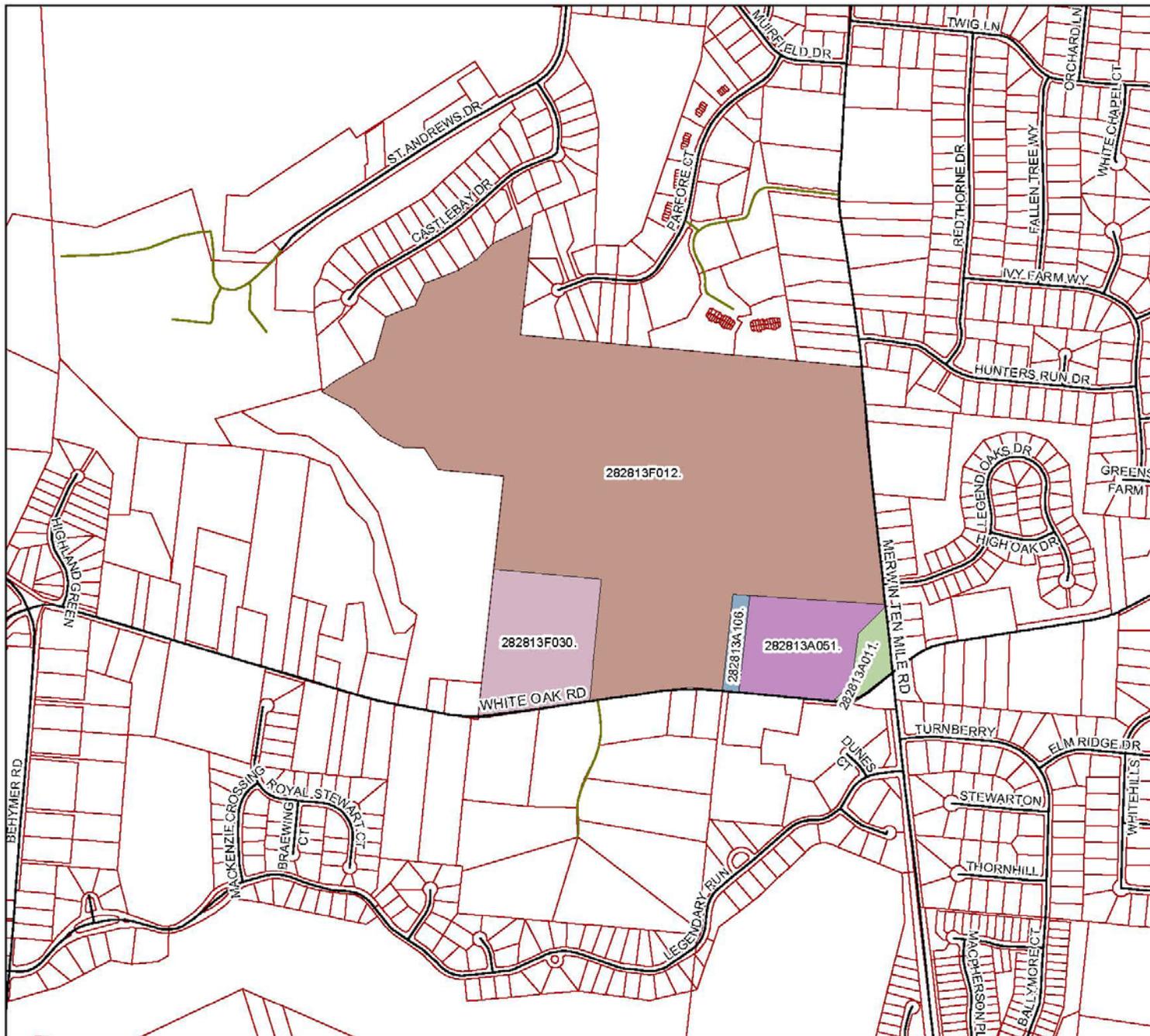
October 6, 2014

## AGENDA

1. Call to Order Regular Meeting
  1. Role Call: Bill Bockenstette, Paul Houston, Karen Rebori, Dick Schuler, Stan Shadwell, Jeff Stitt
2. Pledge of Allegiance
3. Approval of Meeting Minutes
4. Continuation of Z2014-002 Public Hearing (Merwin Ten Mile & White Oak Roads Properties)
5. Adjournment

Z2014-002

Merwin Ten Mile & White  
Oak Roads Properties



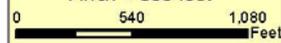
Overview Map

**2014-002 Properties**

- 282813A011.
- 282813A051.
- 282813A106.
- 282813F012.
- 282813F030.
- Interstate Highway
- Ramps
- US Highway
- State Highways
- County Roads
- Township Roads
- Municipal Roads
- Private Drives
- Alleys
- Trails
- Property Lines



1 inch = 800 feet

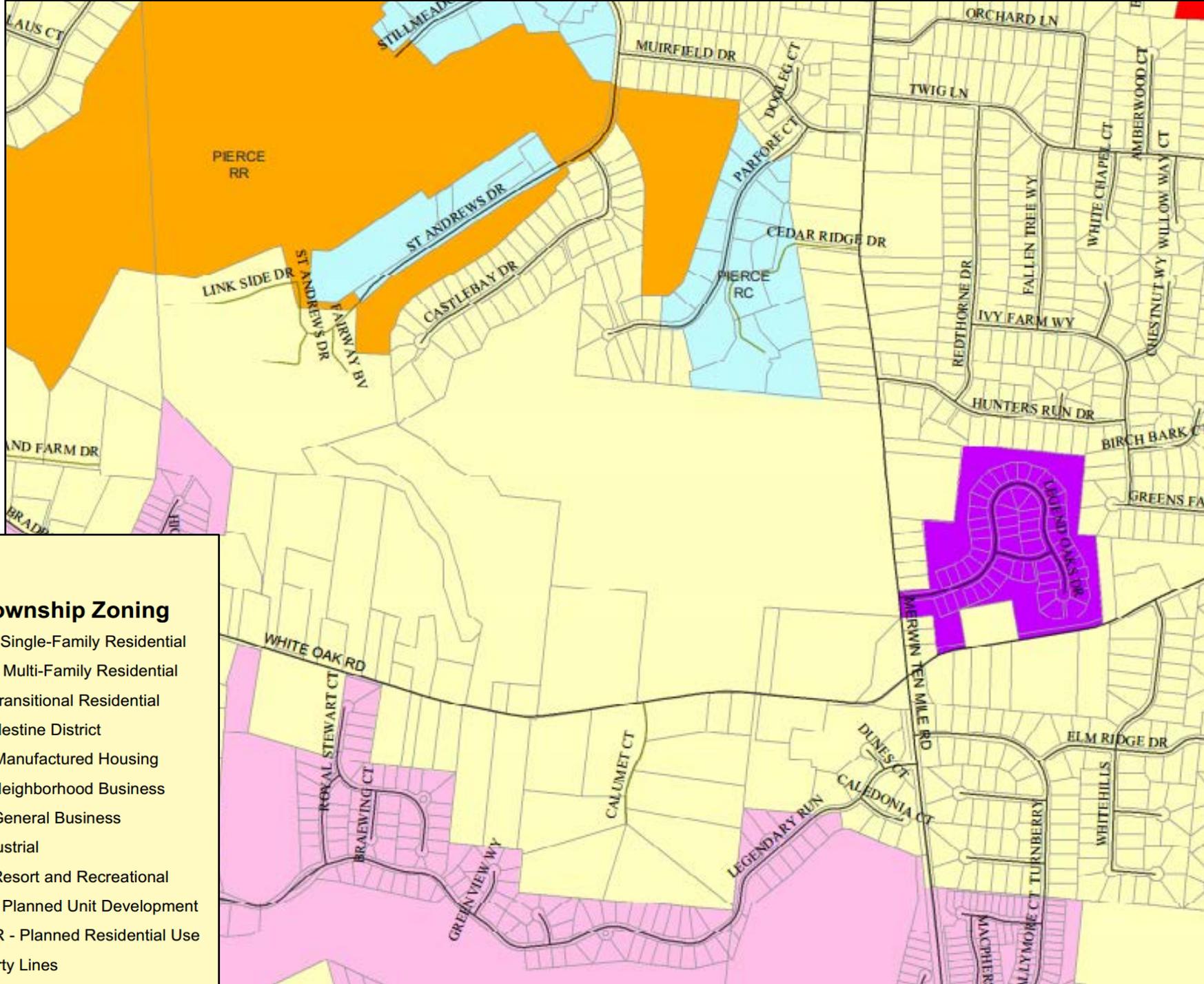


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## Legend

### Pierce Township Zoning

- SFR - Single-Family Residential
- MFR - Multi-Family Residential
- TR - Transitional Residential
- P - Palestine District
- MH - Manufactured Housing
- NB - Neighborhood Business
- GB - General Business
- I - Industrial
- RR - Resort and Recreational
- PUD - Planned Unit Development
- PUD-R - Planned Residential Use
- Property Lines



**Pierce Township  
PUD Zoning Map Amendment - Concept Plan  
Z2014-002**

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

**LEGEND**

-  Detached Patio Homes
-  Attached Housing
-  Mixed-Use/Attached Housing
-  Neighborhood Business
-  Greenspace/Bufferyards
-  Proposed Connections



## Z2014-002 Merwin Ten Mile & White Oak Roads Concerns

- Section 8 Housing
- Bar
- Apartment Buildings
- Land Use Plan – Vision: Where possible the Township’s future development should reflect the existing community character and the physical limitations of the land. The community character that attracted current residents to the area is largely based on the physical characteristics of the Township, consisting of the hillsides and large lot developments that many have characterized as a “countryside” character.
- Strip Center – “NB”
- Traffic Issues
- Safety
- Greenspace
- Will reduce property value
- Number of units to be placed on property
- Square feet requirement
- Zone change only a few properties not all of them
- No nursing homes, skilled nursing, and therapy
- Higher end homes - Why not make it a Homearama?

## Z2014-002 Merwin Ten Mile & White Oak Roads Concerns continued

- Lower Density requirements
- No corner store – no one will walk or ride their bikes on Merwin Ten Mile & White Oak Roads
- Why condos, patio homes, and assistant living onsite?
- Sewer & Water Issues
- Lot Size

## Z2014-002 Merwin Ten Mile & White Oak Roads Crucial Features of the PUD

- 1) A maximum number 270 residential units (as permitted in the PUD-R) located in accordance with the type as specified on the Concept Plan.
- 2) All dwelling units shall meet the following:
  - a) Minimum Floor Area of 1,600 (200 square feet of garage area can be used toward the minimum floor area requirement),
  - b) Minimum of two fully enclosed parking spaces designated to each unit,
  - c) Maximum building height of 35 feet,
  - d) Buildings exceeding 20 feet in height require elevator access,
  - e) Exterior building materials and architectural design shall meet or exceed that required in Legendary Run (PGC), and
  - f) Lot Standards as specified in Table 7.04-2.
- 3) The Neighborhood Business area depicted on the Concept Plan shall be limited to the following uses and any business tenants shall require a Plan Approval by the Zoning Commission:
  - a) Residential as permitted in paragraph 2 above,
  - b) Neighborhood Business uses as outlined in Table 5.04-1 except for the following:

- i) Bars and Taverns (liquor sales permitted in a sit down restaurant where sales do not exceed 35% of gross sales),
  - ii) Funeral Homes, and
  - iii) Telecommunication Towers,
- c) All buildings are limited to a gross floor area of 5,000 square feet, maximum building height of 35 feet, and respect the residential architectural character of surrounding buildings by providing appropriate design and massing of buildings.
- d) No drive through windows except as specifically approved by Board of Trustees with 10 day notice prior to meeting date sent to property owners within 500 feet of subject parcel.
- e) Neighborhood Business land uses shall reduce the number of residential units permitted based on a proportionate scale of land used.
- 4) Traffic generation of the entire PUD shall not exceed that which would be generated by 270 single family residential homes and is subject to the Clermont County Engineer's requirements.
- 5) Any public expenditures, safety or otherwise, beyond that which a 270 single family homes subdivision requires will be levied against the individual property or property association responsible for the additional demand in services.

- 6) A minimum of 20% open space shall be required for the PUD if only Residential uses are developed. A minimum of 30% open space shall be required for the PUD if Neighborhood Business uses, as further restricted herein, are developed in the location as shown on the Concept Plan.
- 7) A 75 foot Bufferyard shall be required along all perimeters of the PUD where Single Family detached homes exist. This bufferyard shall be planted as required in Section 10.05, paragraph 4)a or 4)b.
- 8) A Hike Bike Trail shall be provided along White Oak and Merwin Ten Mile Roads, set back a minimum of 25 feet, integrated into the Landscaped Bufferyard, connecting with a future extension of the (Legendary Run) Hike Bike Trail and connecting to the primary Greenspace as generally located on the Concept Plan.
- 9) Sewer and Water services shall not compromise existing services to surrounding properties and easements of sewer and water services shall be provided for the future extension of same services to adjacent properties, all of which is subject to the requirements and approval of the Clermont County Water Resources Department.
- 10) A minimum of one recreational clubhouse (including a pool, tennis courts, social/meeting room, workout room, etc.) shall be provided for the benefit of the entire PUD, unless multiple recreational clubhouses (services) are

provided. Such services shall be considered accessory to the residential development(s) and may include some business sales (vending, snack bar, physical exercise classes and therapy) as a minor accessory use. Said business sales shall require approval by the Zoning Commission.

## Zoning Commissioner Comments (9/15/14)

- Allow Housing located in the Neighborhood Business in response to market conditions yet sensitive to adjacent properties.
- Need to add more to the elevator feature, exterior building material, drive-thru and public expenditures.
- Traffic Generation – limit to existing zoning generation.
- Units per acre – 260 to 270 (existing), 300 to 400 (incentives).
- Sidewalks and other public improvements required.
- Neighborhood setback and overall buffer requirements.
- Hike Bike Trail – need to add who pays and maintains.
- Recreational Clubhouse – use for the public?
- Greenspace – percentage required and buffer incorporated.

# Density Analysis

- **Single Family Residential**

135.343 acres / 22,500 sq. ft. = 262 lots

- **Conservation Development**

(135.343 acres / 20,000 sq. ft.) x 90% = 265 lots

- **PUD-R**

135.343 x 2 DU/acre = 270 DU Gross

- **PUD-MU**

135.343 acres x 4.5 DU/acre = 609 DU Gross

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