

Pierce Township Zoning Commission

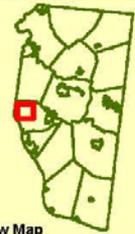
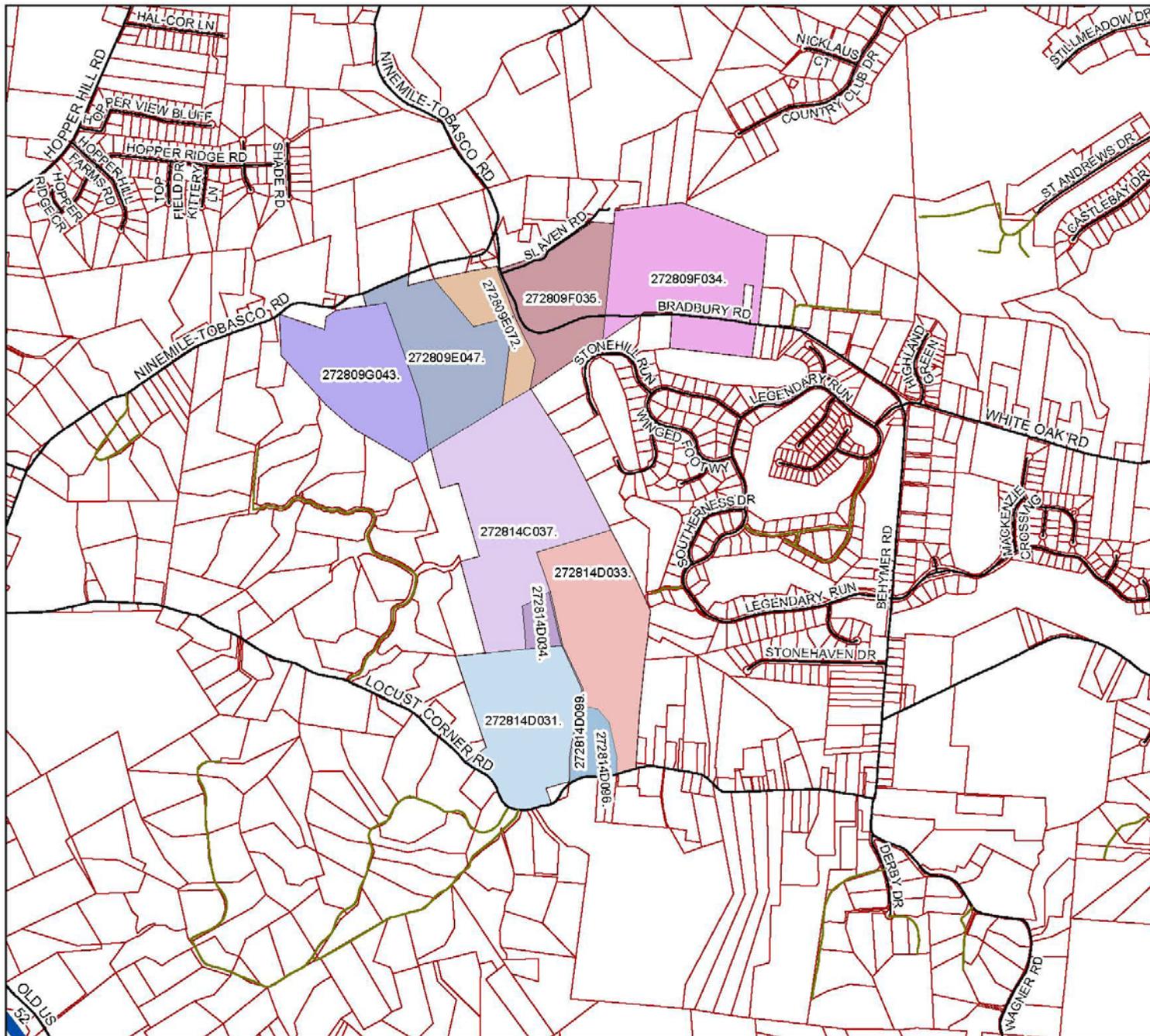
October 7, 2014

AGENDA

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

Z2014-003

Bradbury Farm, Hunt & Nobis
Properties



Overview Map

Z2014-003 Properties

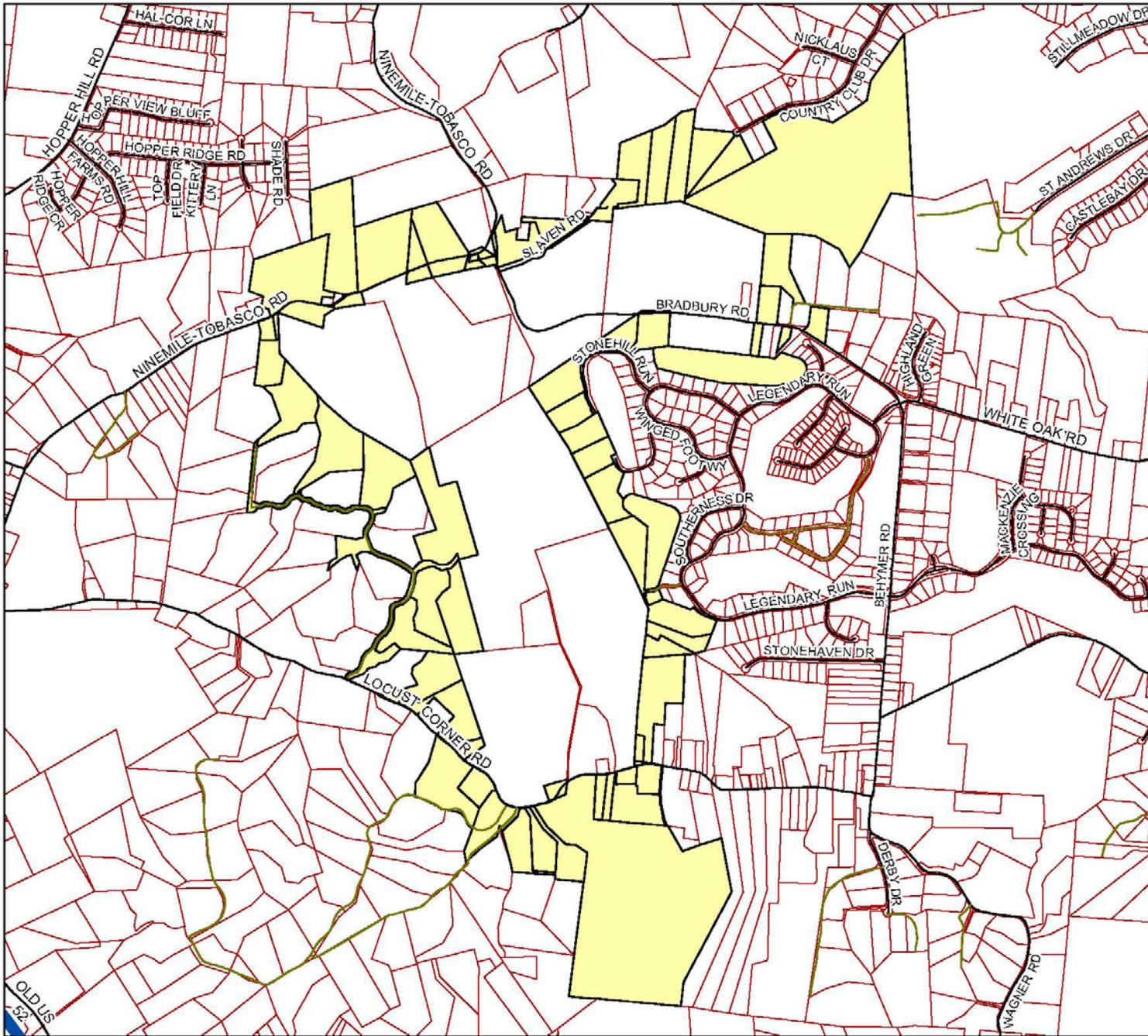
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- 272809E072.
- 272809F034.
- 272809F035.
- 272809G043.
- 272814C037.
- 272814D031.
- 272814D033.
- 272814D034.
- 272814D096.
- 272814D099.
- Interstate Highway
- Ramps
- US Highway
- State Highways
- County Roads
- Township Roads
- Municipal Roads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



1 inch = 1,500 feet



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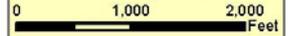


Overview Map

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



1 inch = 1,500 feet



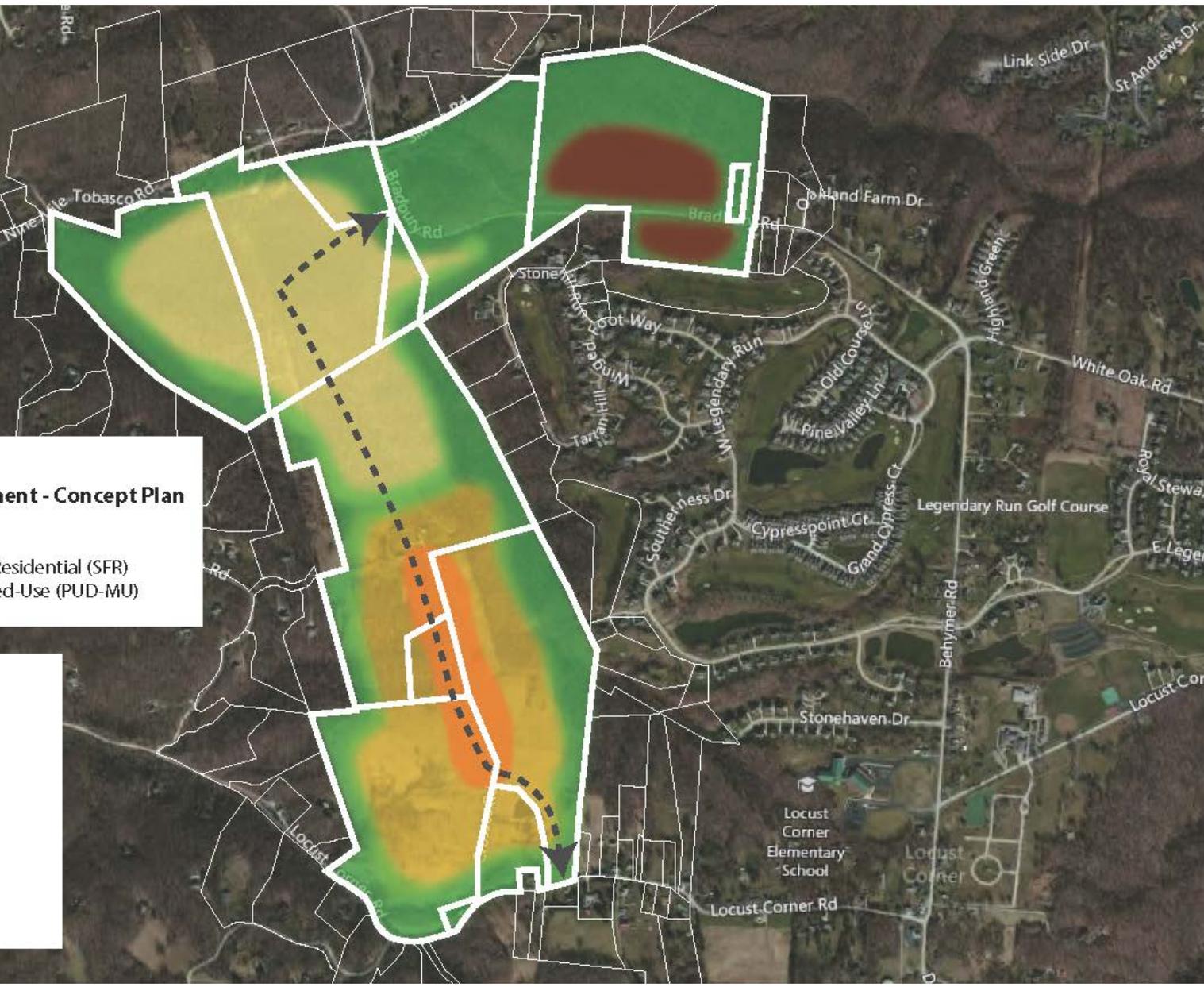
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**Pierce Township
PUD Zoning Map Amendment - Concept Plan
Z2014-003**

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

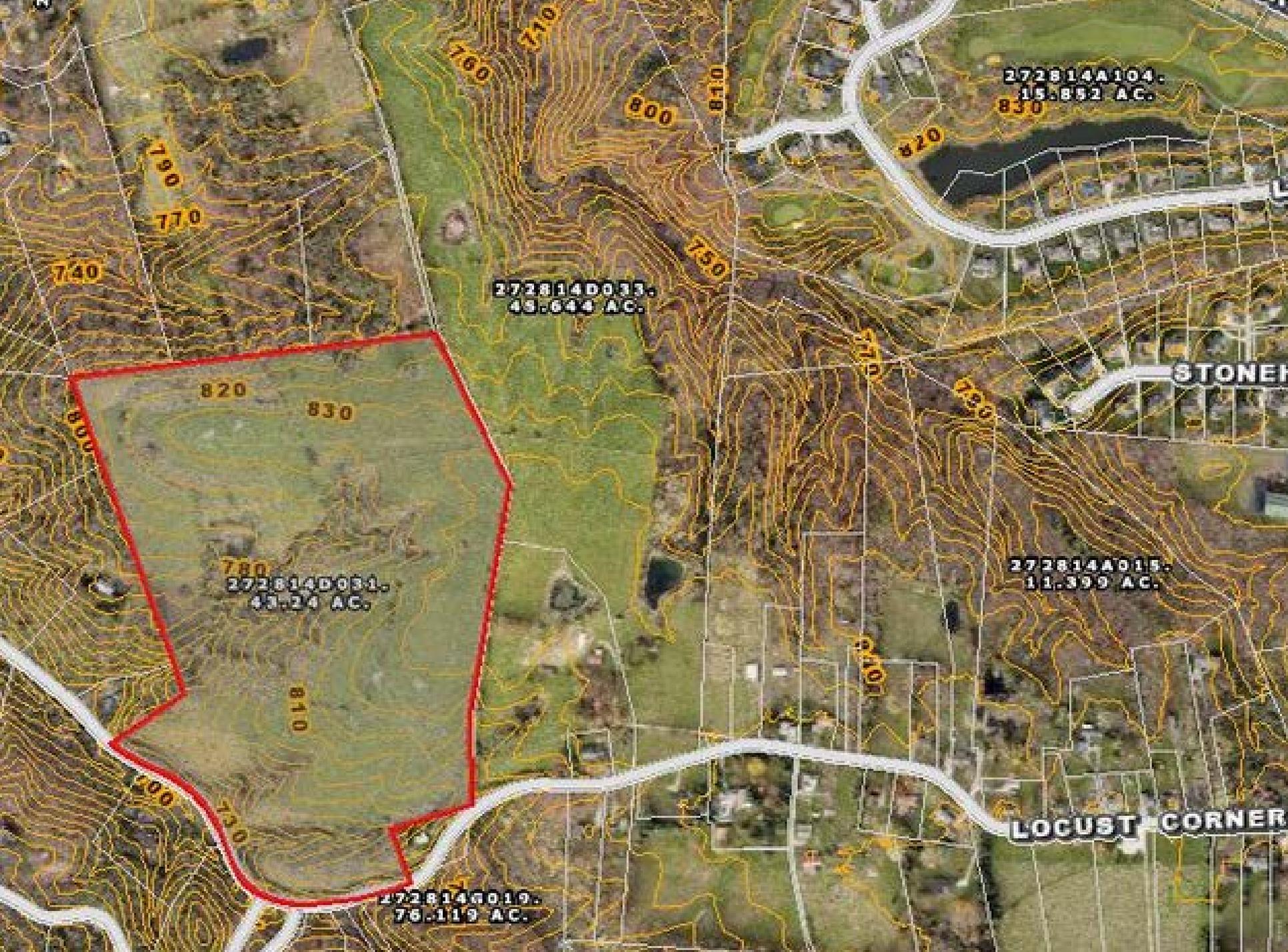
LEGEND

- 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.



17.67 AC.

272809E105.
12 AC.

272809E104.
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272809E040.
14.73 AC.

272809E072.
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272809G043.
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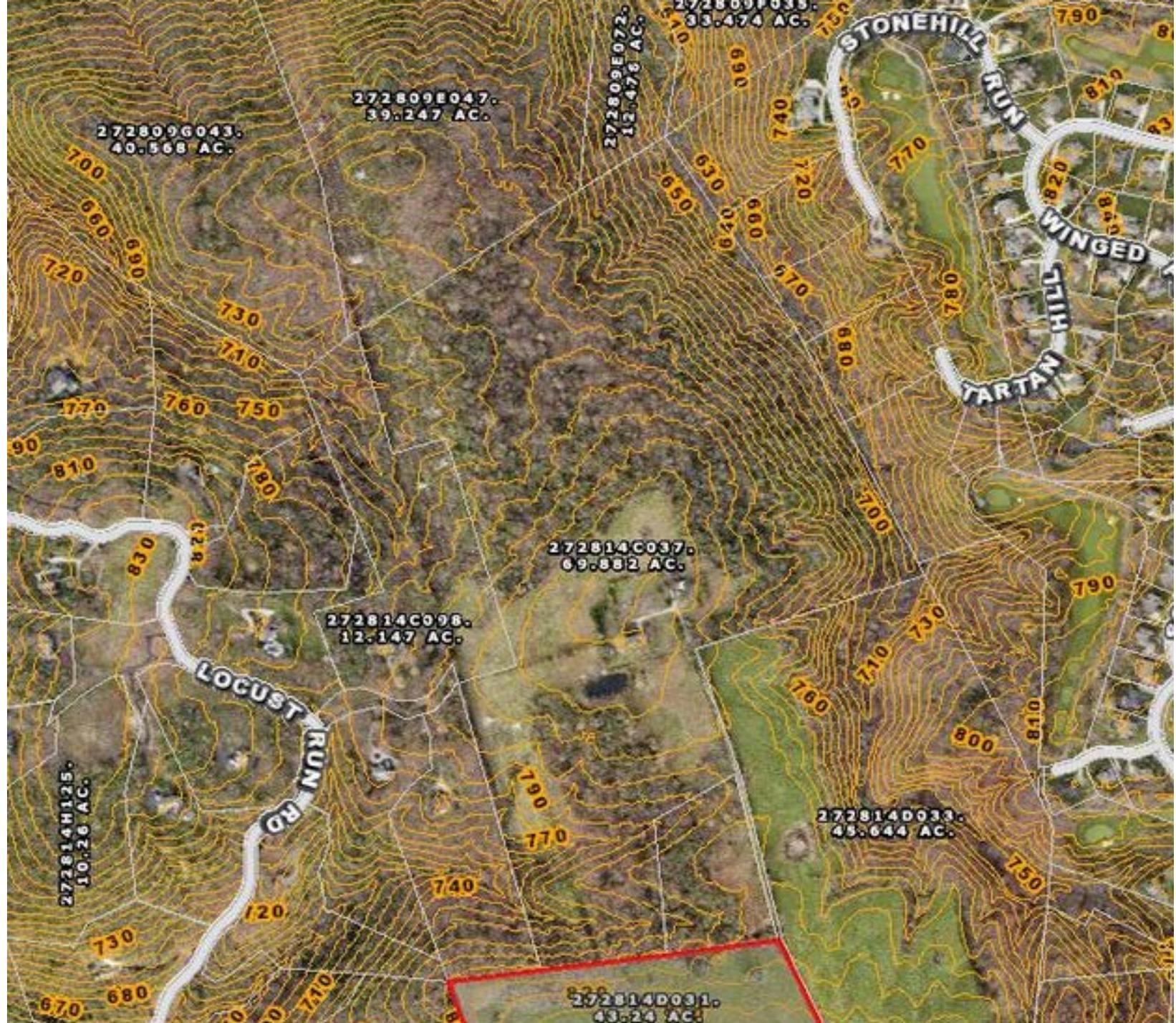
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SLAVEN RD

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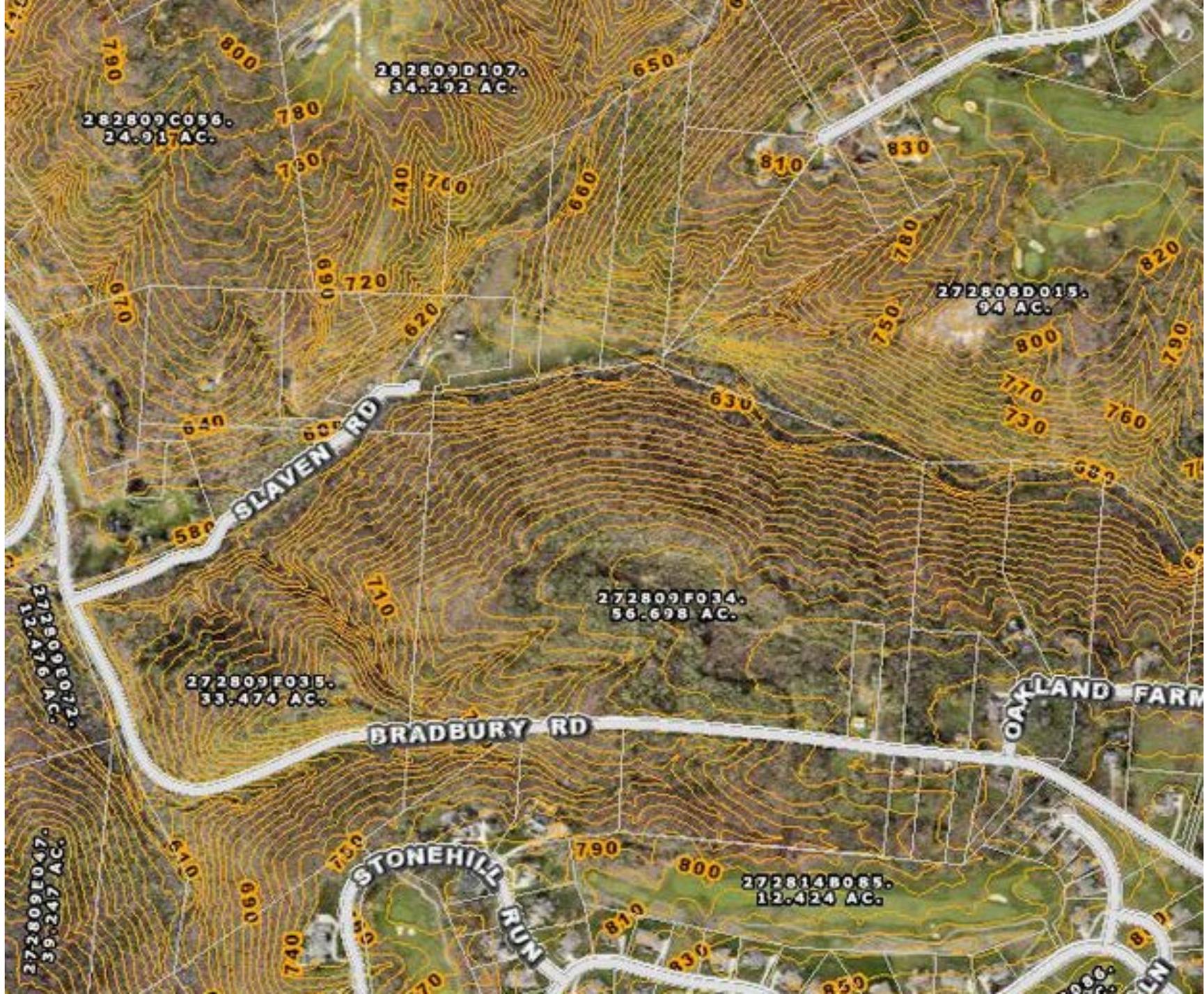
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272809E072.
12.476 AC.

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



Existing Northern connection to Nolensville Pike



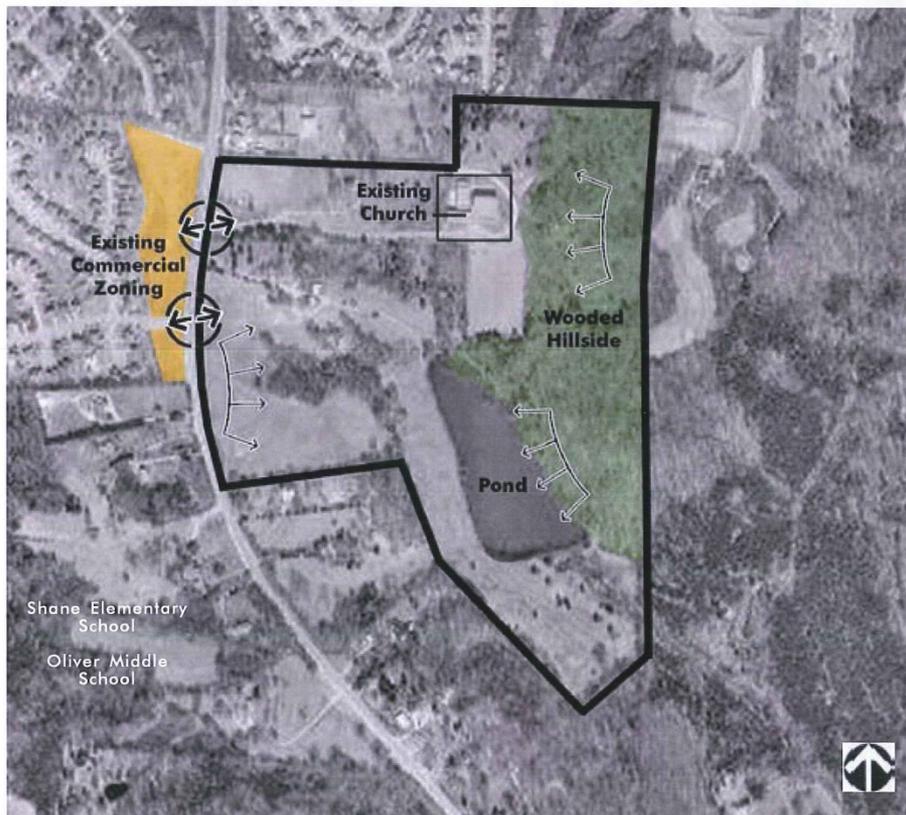
Opportunity to enhance existing natural streamway



Existing man made pond to be restored to natural streamway



View from interior of site West towards Nolensville Pike



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

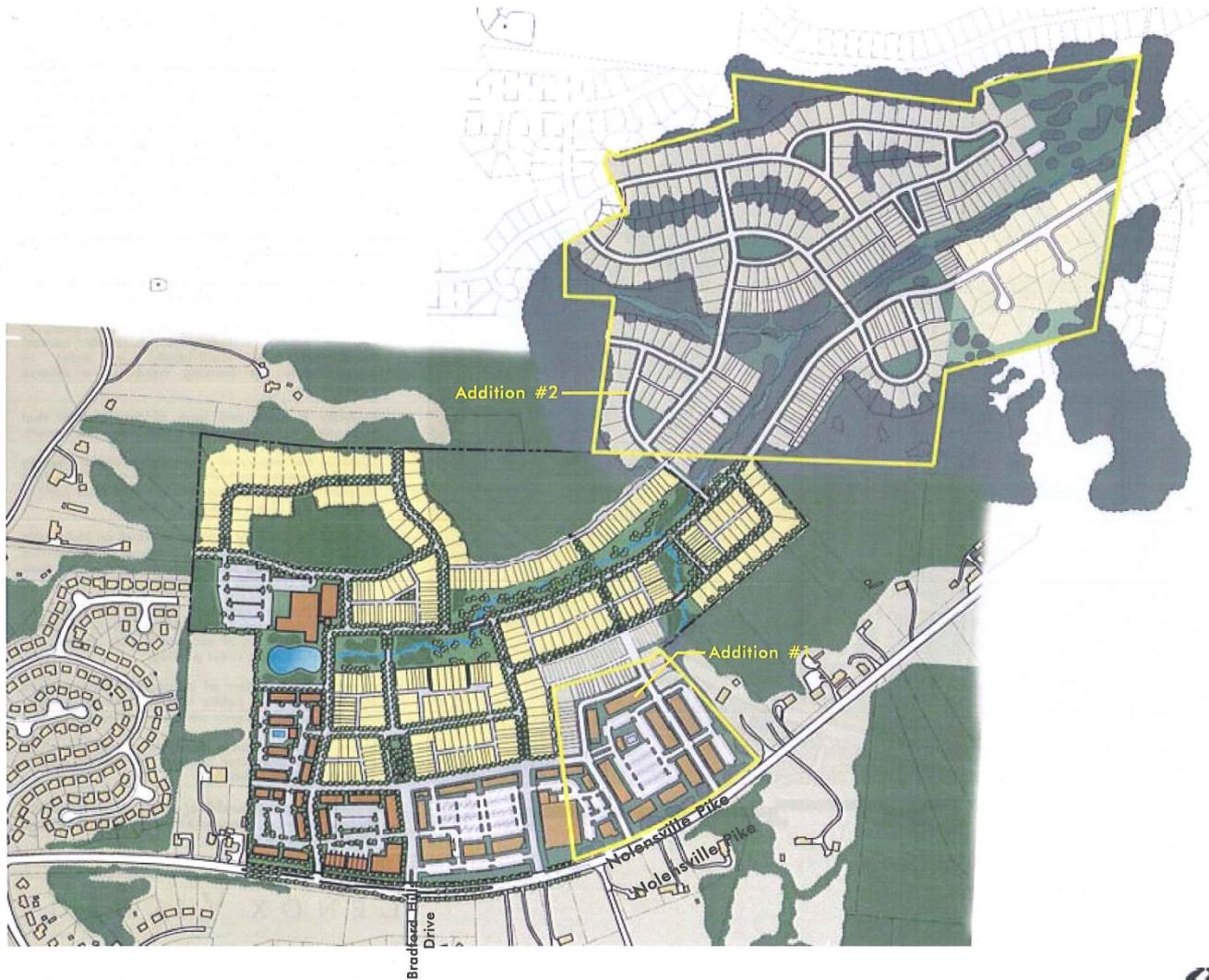
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Village Concepts

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

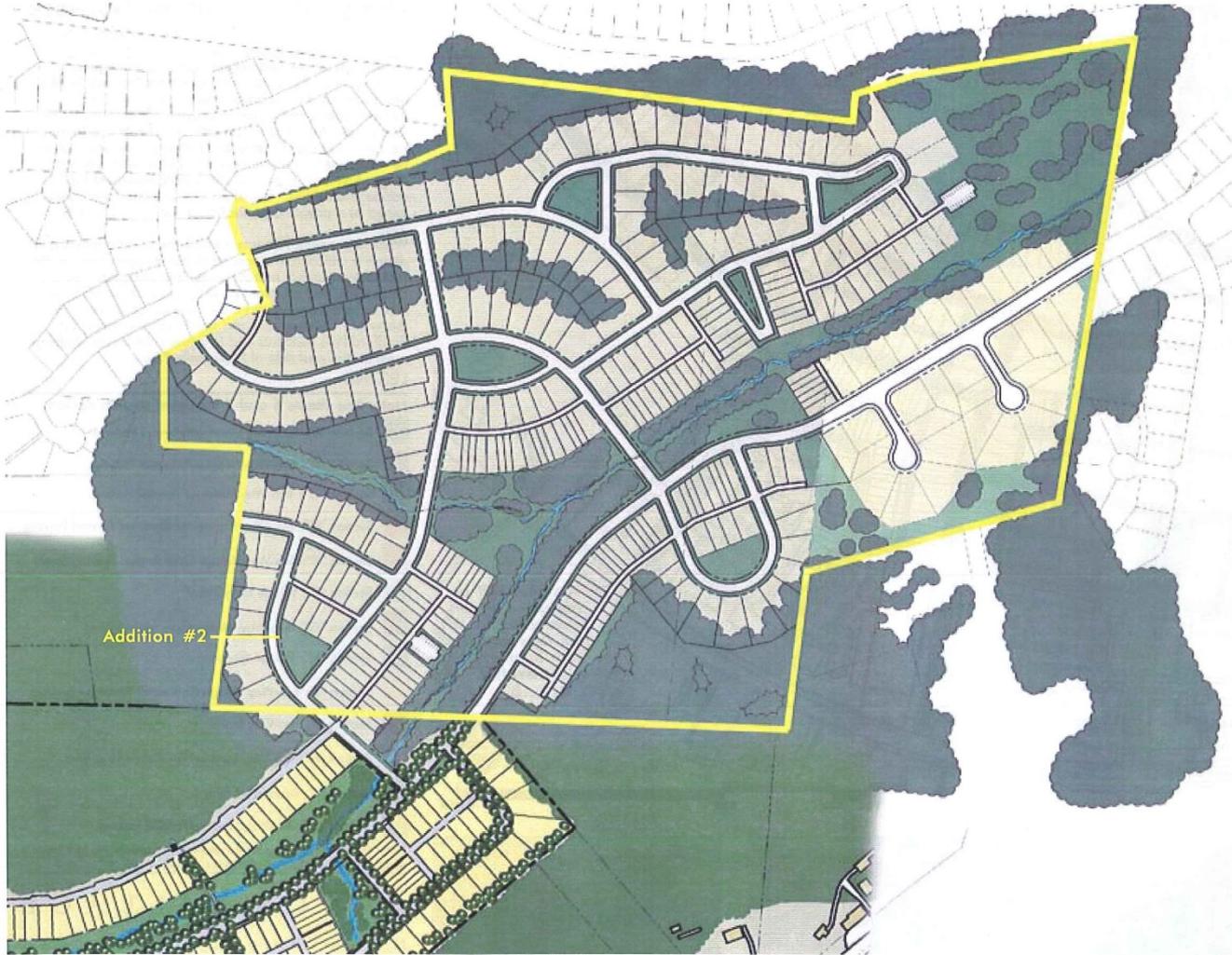
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Design Plan - Overview Addition #2



Addition #2



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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

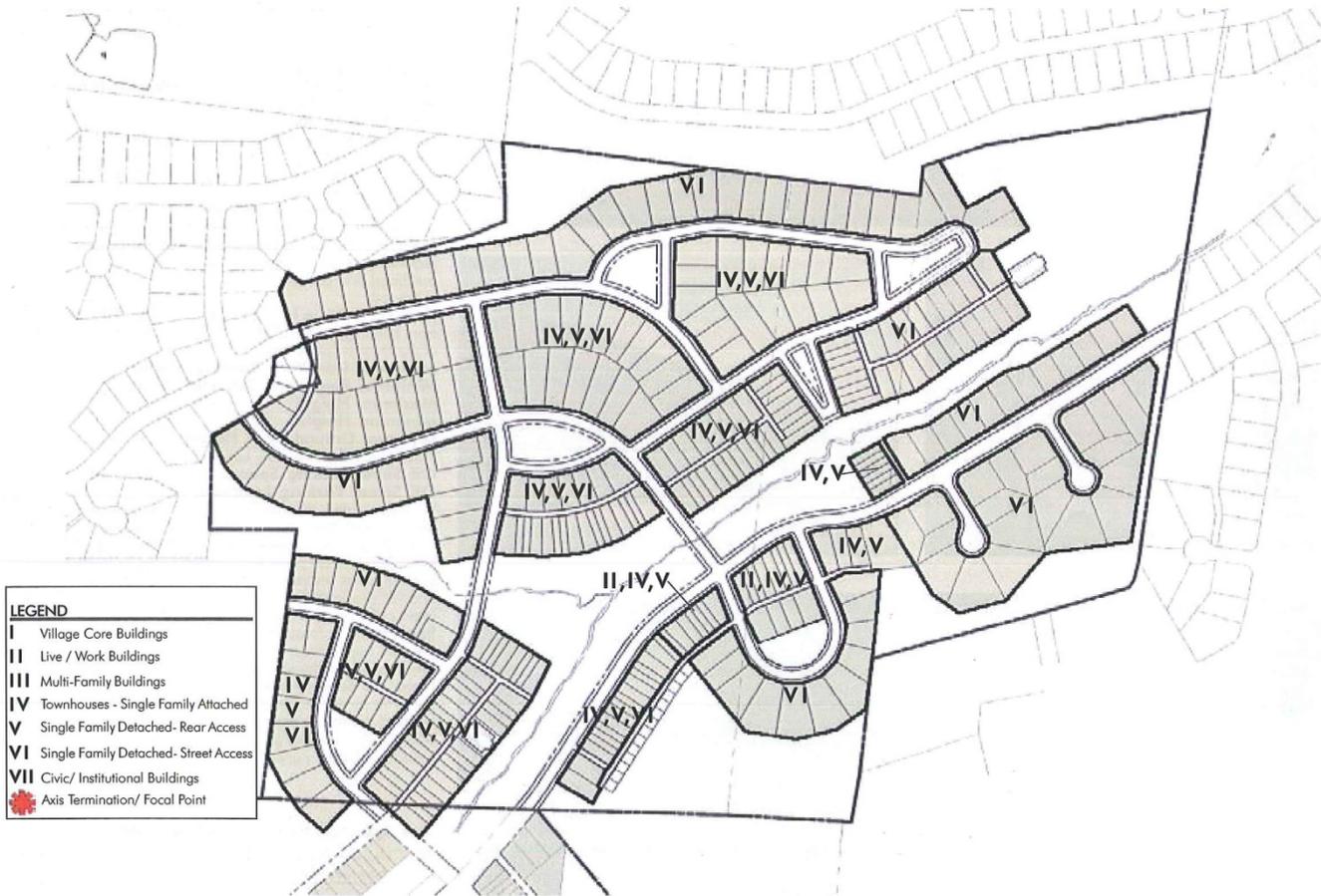
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Design Plan- Building Typology Addition #2



LEGEND	
I	Village Core Buildings
II	Live / Work Buildings
III	Multi-Family Buildings
IV	Townhouses - Single Family Attached
V	Single Family Detached - Rear Access
VI	Single Family Detached - Street Access
VII	Civic/ Institutional Buildings
	Axis Termination/ Focal Point

LENOX VILLAGE

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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.

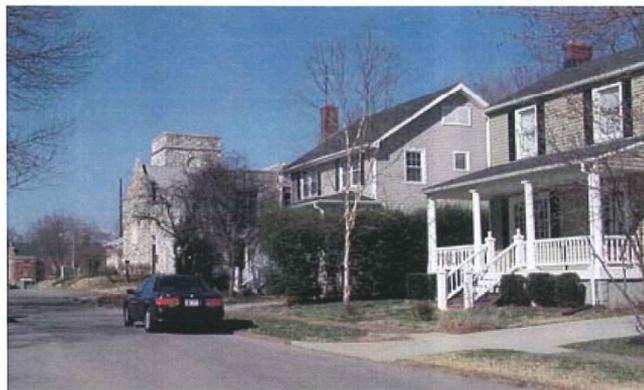
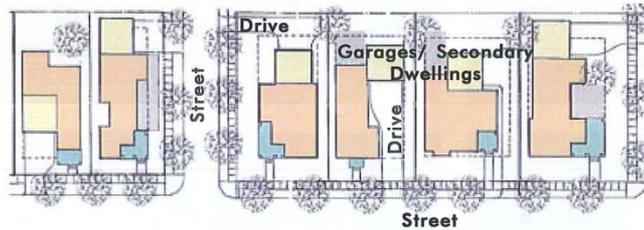
Porches: Where houses have a covered front porch, they shall be a minimum of 6 ft. in depth excluding porches where the width is approximately the same as the steps as illustrated in top left image.

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

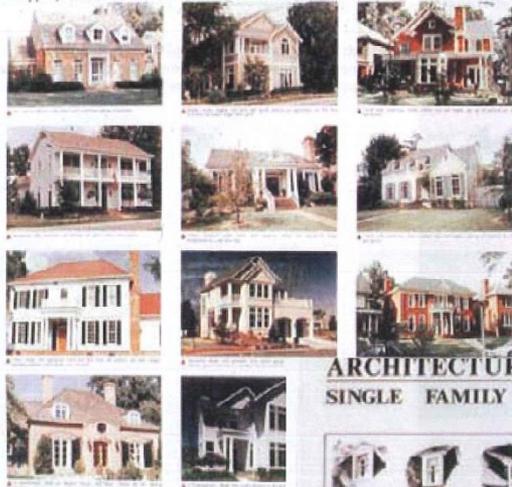
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Garden Homes

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

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Pierce Township Zoning Commission

October 7, 2014

AGENDA

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