

# Pierce Township Zoning Commission

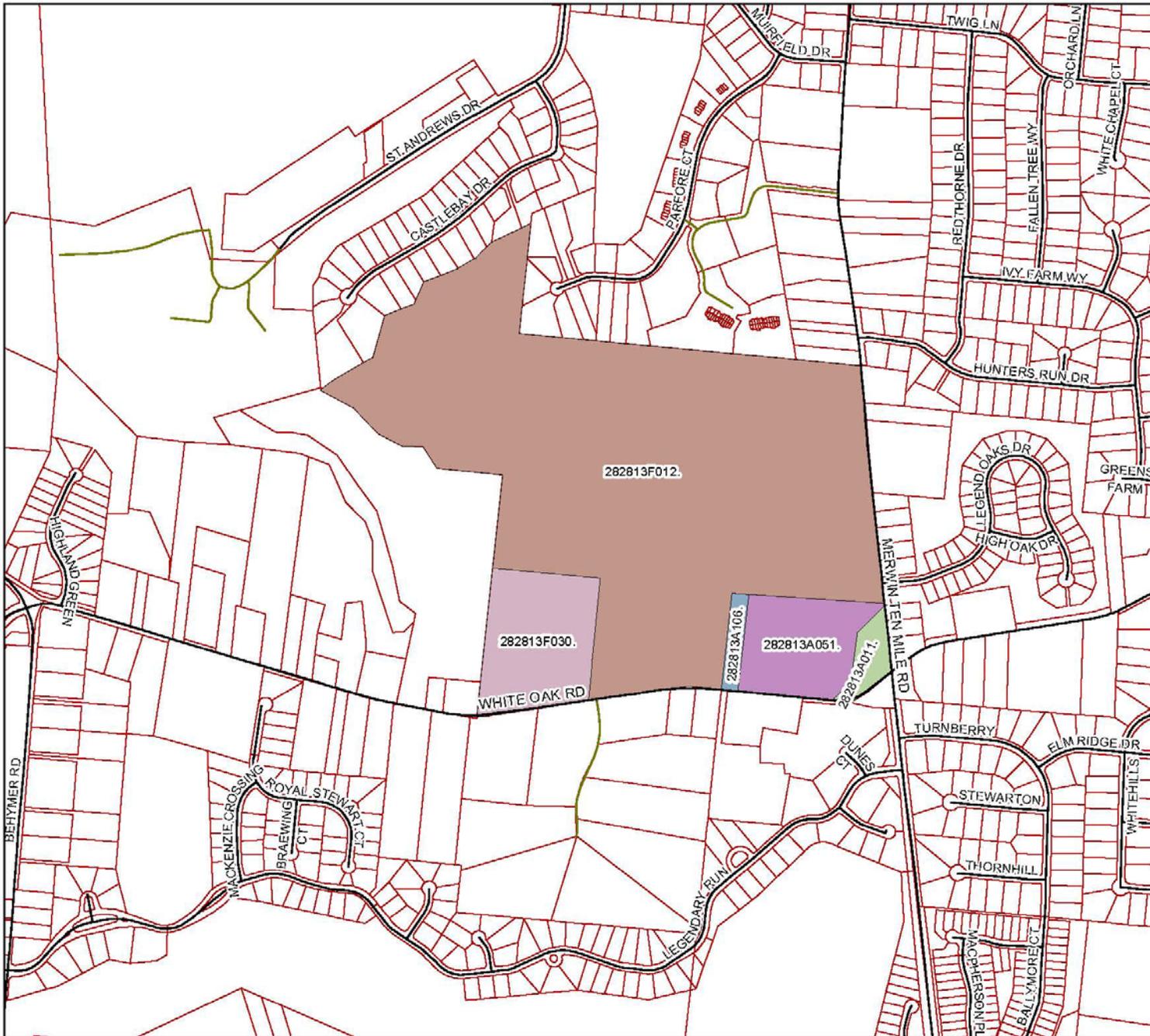
August 5, 2014

## 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. 6:30 p.m. - Z2014-002 Public Hearing (Merwin Ten Mile & White Oak Roads Properties)
5. 7:30 p.m. - Z2014-003 Public Hearing (Bradbury Farms, Hunt & Nobis Properties)
6. 8:30 p.m. - Pommert & Locust Lake Road Properties zone change
7. Next Meeting (September 2, 2014)
8. Adjournment

Z2014-002

Merwin Ten Mile & White  
Oak Roads Properties



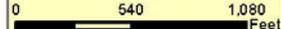
Overview Map

**Z2014-002 Properties**

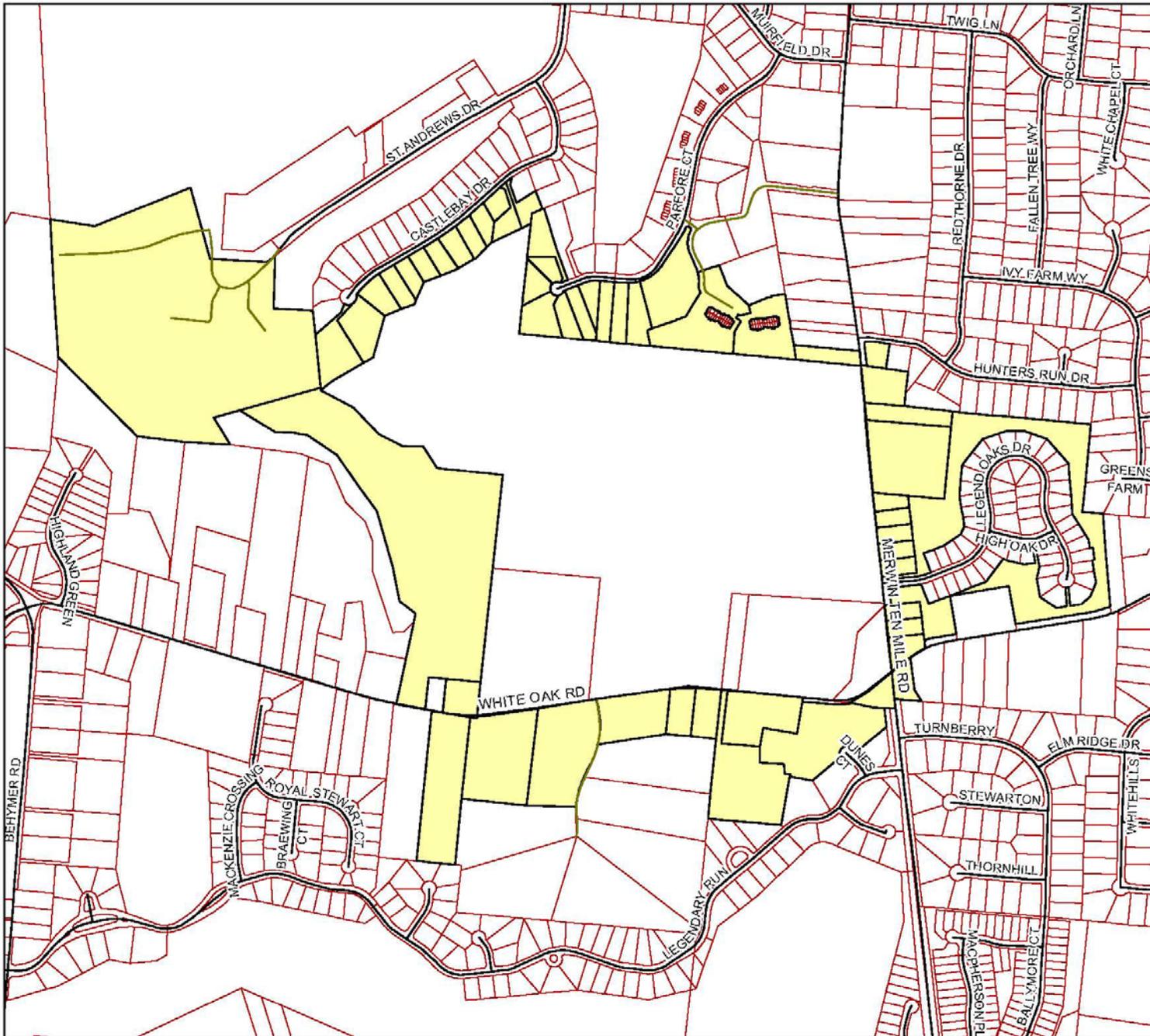
- 282813A011.
- 282813A051.
- 282813A106.
- 282813F012.
- 282813F030.
- Interstate Highway
- Ramps
- US Highway
- State Highways
- County Roads
- Township Roads
- Municipal Roads
- Private Drives
- Alleys
- Trails
- Property Lines



1 inch = 800 feet



The information contained on this map is a public resource for general information and is provided for use only as a graphical representation. Clermont County makes no warranty as to the content, accuracy, or completeness of the information contained herein and assumes no liability for any errors. Any reliance on this information is at the exclusive risk of the user. Aerial photography acquired in January 2014.

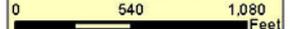


Overview Map

-  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  
Z2014-002**

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





Location Map

282808D015.  
76.8 AC.

ST ANDREWS DR

CASTLEBAY DR

282808D116.  
10.38 AC.

PARFO

CEDAR RIDGE DR

MERWIN TER

REDTHORNE

282813F066B  
17.7 AC.

282813F012.  
109.533 AC.

282813F001.  
23.89 AC.

282819A382.  
10.877 AC.

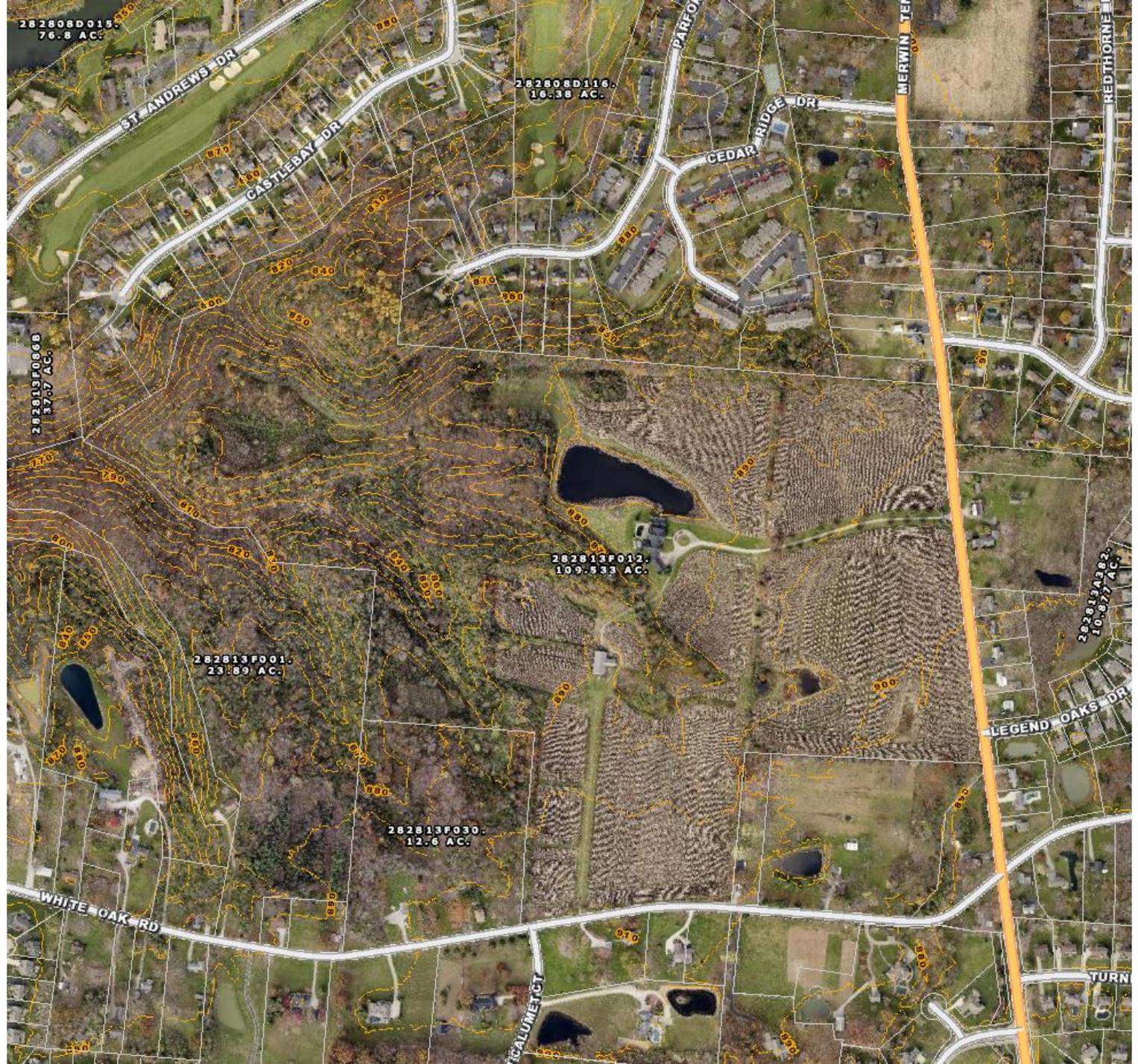
282813F030.  
12.6 AC.

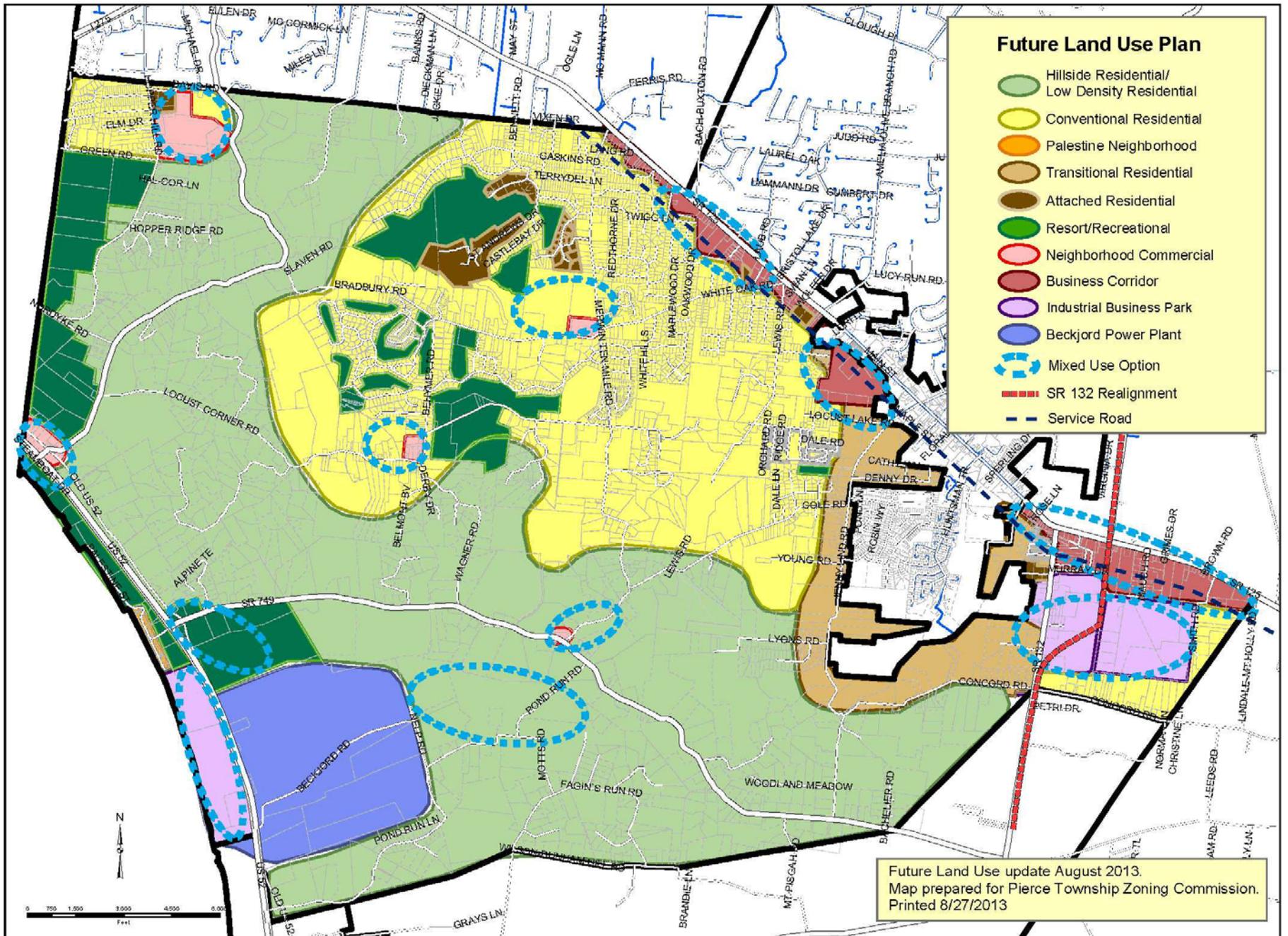
LEGEND OAKS DR

WHITE OAK RD

ICALURETCT

TURN







**STAFF REPORT**

**CLERMONT COUNTY PLANNING COMMISSION**

FOR CONSIDERATION BY PLANNING COMMISSION ON JULY 22, 2014

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**PREPARED BY:**

Ashley N. Combs, Planner  
Clermont County Community & Economic Development

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**PIERCE TOWNSHIP CASE #Z2014-002**

Zoning Map Amendment

**APPLICANT/OWNER:**

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

**REQUEST:**

Zone change request for five properties (total of 135.343 acres) from "SFR" Single-Family Residential District to "PUD-MU" Planned Unit Development Mixed Use.

**LOCATION:**

The subject properties are along Merwin Ten Mile Road and White Oak Road located in Pierce Township. See the attached location map for further clarification.

**PARCEL ID NUMBERS:**

282813A011., 282813F012., 282813A051., 282813A106. and 282813F030.

**ZONING:**

The current zoning for the subject sites is "SFR" Single-Family Residential (totaling 135.343 acres).

**Zoning surrounding the subject property:**

**North:** "SFR" Single-Family Residential District and "MFR" Multi-Family Residential District

**South:** "SFR" Single-Family Residential District

**East:** "PUD-R" Planned Unit Development Residential District and "SFR" Single-Family Residential District

**West:** "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 June 20, 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 goal of the proposed zone change is to create a new neighborhood commercial area that will allow for smaller-scale commercial or office development in a residential setting along with detached and attached housing options. The proposed housing component would be a good transition from the surrounding residential land uses. The plan proposes landscape buffers to be installed along Merwin Ten Mile and White Oak Roads where there is no residential transition.

Additionally staff would recommend adding a landscape buffer along the northern boundary of this area where the concept plan shows proposed attached 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. See attached Future Land Use Plan and excerpt from Pierce Township Land Use Plan.

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 #Z2014-002 to rezone five properties (totaling 135.343 acres) from "SFR" Single-Family Residential District to "PUD-MU" Planned Unit Development Mixed Use with the following condition:

- 1) Add a landscape buffering area to the northern property boundary on the concept plan.