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BY: LB

950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262
Fax # (513) 752.8418
www.piercetownship.org

APPLICATION FOR ZONING AMENDMENT

APPLICATION NUMBER: _____

NAME OF APPLICANT: Grand Communities, Ltd. c/o Jason Wisniewski

MAILING ADDRESS: 3940 Olympic Blvd, Erlanger, KY 41018

PHONE: 859-344-3136 FAX NUMBER: N/A

EMAIL: jwisniewski@fischerhomes.com

If agent, please explain relationship (architect, lawyer): Developer

Request zone change from: SFR to PUD

Total Area: ±43.7 Acres

Addresses of property (if assigned): 839 & 732 Bradbury Road

List current owner of record, deed book and page and Auditor's parcel number of each parcel:

1. Owner - Bradbury Farms LLC, Deed Book - 2460, Page - 1811, Parcel Number - 272809F034
2. Owner - Bradbury Farms LLC, Deed Book - 2460, Page - 1811, Parcel Number - 272809F035
3. _____
4. _____
5. _____

Attach additional listings if needed

Applicant: J. M. Wisniewski JASON M. WISNIEWSKI

Owner: Shirley Hoodin
Shirley Hoodin, Manager of Bradbury Farms LLC

Note: Application is not complete until all information is received as required by the Zoning Resolution and Ohio Revised Code

DESCRIPTION FOR: Grand Communities Limited

**LOCATION: 839 Bradbury Road
43.7 Acres +/-**

**AREA TO BE RECLASSIFIED "PUD-R"
(Planned Residential Use)**

Situate in Knox Military Survey No. 4795 and Lucas Military Survey No. 1753, Pierce Township, Clermont County, Ohio and being part of the lands conveyed to Bradbury Farms, LLC by deed recorded in O.R. 2460, Page 1811, Clermont County, Ohio Recorder's Office and more particularly described as follows:

Beginning a point in the north right-of-way line of Bradbury Road (a 40' right-of-way), said point being North 00°28'50" East, 411.34 feet from the southeast corner of Lot 243, Legendary Run Subdivision, Section Three-B/Three-C as recorded in P.C. 8, Page 87, Clermont County, Ohio Recorder's Office;

Thence, South 86°25'10" West, 316.73 feet to a point in the line of aforesaid Knox and Lucas Military Surveys;

Thence, with said Military Survey line, South 52°07'50" West, 63.59 feet to a point in the centerline of said Bradbury Road;

Thence, with said centerline the following three (3) courses and distances;

1. Along and arc deflecting to the right, having a radius of 1491.75 feet, a central angle of 08°04'03", a length of 210.04 feet, the chord of said arc bears South 85°44'27" West, 209.87 feet to a point;
2. Along and arc deflecting to the left, having a radius of 1640.37 feet, a central angle of 05°14'57", a length of 150.29 feet, the chord of said arc bears South 87°09'00" West, 150.23 feet to a point;
3. South 84°31'31" West, 30.94 feet to a point in the east line of a 33.474 acre tract conveyed to Bradbury Farms, LLC;

Thence, with said east line, North 02°04'33" East, 777.68 feet to a point;

Thence, with division lines, South 87°55'27" East, 231.40 feet to a point and North 02°04'33" East, 487.71 feet to a point in the south line of the lands conveyed to Jim and Shanna Morarity;



Thence, with the south lines of said lands, North 79°31'36" East, 523.70 feet to a point;

Thence, continuing with said south line and the south line of the lands conveyed to Stillmeadow Golf Properties, LLC, South 71°52'50" East, 1039.38 feet to the northwest corner of the lands conveyed to Eric J. Scheidt;

Thence, with the east line of said lands, South 02°00'36" West, 580.02 feet to the northwest corner of the lands conveyed to Jared J. and Mandy Solomon;

Thence, with the east line of said lands, South 02°25'20" West, 435.00 feet to a point on the north side of aforesaid Bradbury Road;

Thence, North 84°02'00" West, 99.03 feet to the southeast corner of the lands conveyed to Dorothy Abbott;

Thence, with the lines of said lands, the following three (3) courses and distances;

1. North 02°17'20" East, 436.49 feet to a point;
2. North 84°02'00" West, 100.00 feet to a point;
3. South 02°17'20" West, 434.07 feet to a point in the north right-of-way line of aforesaid Bradbury Road;

Thence, along said north right-of-way line the following three (3) courses and distances;

1. North 84°24'30" West, 297.47 feet to a point;
2. North 87°00'59" West, 310.07 feet to a point;
3. Along and arc deflecting to the left, having a radius of 2447.85 feet, a central angle of 04°14'31", a length of 181.23 feet, the chord of said arc bears North 89°08'14" West, 181.18 feet to the point of beginning.

Containing 43.7 acres of land more or less.

Subject to all legal highways, easements and restrictions of record.



I hereby certify that the above description is a complete, proper and legal description of the property to be re-classified herein. The above description is based on existing deeds and plats of record and is not based on an actual field survey. Said description is to be used for the purpose of re-classification only, and is not to be used for the transfer of property.


Jerry L. Keller P. S. #7584



Prepared by: McGill Smith Punshon, Inc.
Date: January 22, 2016
MSP No.: 15508.00

15508003-ZON-43_7 Acres.docx





CLERMONT COUNTY ENGINEER'S OFFICE

Patrick J. Manger, P.E.-P.S.
Clermont County Engineer

"Improving your commute"

January 29, 2016

Grand Communities, Ltd./Fischer Development Company
3940 Olympic Boulevard, Suite 100
Erlanger, Kentucky 41018
Attn: Jason M. Wisniewski, VP of Planning + Zoning

RE: Traffic Impacts of Proposed Pierce Twp Developments

Dear Mr. Wisniewski:

Based upon review of the two developments as currently proposed, we offer the following comments:

Bradbury Road Property:

- Because this development, as proposed, will generate less than 100 trips in the peak hour we will not require a traffic impact study to be submitted. As you probably know, these studies weigh the impact that the additional proposed traffic will have to the existing traffic utilizing the roadway. Historically, we have found that developments generating less than 100 trips in the peak hour do not have a significant enough impact to warrant improvements, which is why the threshold of 100 trips was established with the creation of the Clermont County Access Management Regulations in 2010.
- A sight distance study will be required for the access locations on Bradbury Road.

Ferguson Property:

- Because this development, as proposed, will generate more than 100 trips in the peak hour, a traffic impact study will be required to be submitted to our office for review. The study should include a full evaluation of the Merwin Ten Mile and White Oak Road intersection, turn lane evaluations at the proposed access locations on each Merwin Ten Mile and White Oak Roads, and a sight distance study for each of the proposed access locations.

Please let us know if you have any questions or need additional information.

Sincerely,

Jeremy Evans, P.E., P.S.
Traffic Engineer

cc: File

NEIGHBORING PROPERTY OWNERS

List all property owners within two-hundred (200) feet of the subject property:

Property Owner	Property Address	Mailing Address if Different	City, State, Zip Code
BROUGHTON PROPERTIES LLC	849 BRADBURY RD	3745 WHITE CHAPEL CT	AMELIA OH 45102
MORARITY JIM & SHANNA	SLAVEN RD	3600 SLAVEN ROAD	CINCINNATI OH 45245
MORARITY JIM & SHANNA	SLAVEN RD	3600 SLAVEN ROAD	CINCINNATI OH 45245
SHANNON JANET M & WILLIAM R	860 BRADBURY RD	860 BRADBURY RD	CINCINNATI OH 45245
SCHEIDT ERIC J	3622 OAKLAND FARM DR	3622 OAKLAND FARM DR	CINCINNATI OH 45245
STILLMEADOW GOLF PROPERTIES LLC	1 STILLMEADOW DR	1 STILLMEADOW DR	CINCINNATI OH 45245
SOLOMON JARED J &	850 BRADBURY RD	3618 OAKLAND FARM DR	CINCINNATI OH 45244
HOLTE RYAN J & HOLLY S	746 STONEHILL RN	746 STONEHILL RUN	CINCINNATI OH 45245
MCCAW INVESTMENT LTD	BRADBURY RD	915 E LEGENDARY RUN DR	CINCINNATI OH 45245
MAJESKI RONALD L & JUDITH A	905 OLD COURSE LN	905 OLD COURSE LN	CINCINNATI OH 45245
ABBOTT DOROTHY	834 BRADBURY RD	834 BRADBURY ROAD	CINCINNATI OH 45245
BRADBURY FARMS LLC	859 BRADBURY RD	5435 KENWOOD RD UNIT 1205	CINCINNATI OH 45227-1340
ROGERS LEE ANN	857 BRADBURY RD	857 BRADBURY RD	CINCINNATI OH 45245
TAYLOR SCOTT S & KIMBERLY A	3618 OAKLAND FARM DR	3618 OAKLAND FARM DR	CINCINNATI OH 45245
LAUBISCH JOHN G II	3617 OAKLAND FARM DR	3617 OAKLAND FARM DR	CINCINNATI OH 45245
MORARITY JAMES & SHANNA	SLAVEN RD	3600 SLAVEN ROAD	CINCINNATI OH 45245
MORARITY JIM & SHANNA	3661 SLAVEN RD	3600 SLAVEN ROAD	CINCINNATI OH 45245
BRADBURY FARMS LLC	839 BRADBURY RD	5435 KENWOOD RD UNIT 1205	CINCINNATI OH 45227-1340
BRADBURY FARMS LLC	BRADBURY RD	5435 KENWOOD RD UNIT 1205	CINCINNATI OH 45227-1340
RINEAIR RONALD W & SYLVIA A	904 OLD COURSE LN	904 OLD COURSE LANE	CINCINNATI OH 45245
MORARITY JIM & SHANNA	SLAVEN RD	3600 SLAVEN ROAD	CINCINNATI OH 45245
GILLIGAN JAMES A & ELLEN K	837 COUNTRY CLUB DR	837 COUNTRY CLUB DR	CINCINNATI OH 45245
BRADBURY FARMS LLC	732 BRADBURY RD	5435 KENWOOD RD UNIT 1205	CINCINNATI OH 45227-1340
APPLEGATE LARRY E & BARBARA J	843 BRADBURY RD	843 BRADBURY RD	CINCINNATI OH 45245
DEIMLING WILLIAM & MARY A	744 STONEHILL RN	744 STONEHILL RUN	CINCINNATI OH 45245
LIPPMEIER SUAREZ GINGER	839 COUNTRY CLUB DR	839 COUNTRY CLUB DR	CINCINNATI OH 45245

PARID: 272809F034.
BRADBURY FARMS LLC

839 BRADBURY RD

Parcel

Address 839 BRADBURY RD
 Class AGRICULTURAL
 Land Use Code 100-A - AGRICULTURAL VACANT LAND
 Tax Roll RP_OH
 Neighborhood A1845000
 Total Acres 56.698
 Taxing District 27
 District Name PIERCE TWP / NEW RICHMOND EVSD
 Gross Tax Rate 71.6
 Effective Tax Rate 52.786267
 Non-Business Credit 9.6021
 Owner Occupancy Credit 2.4005

Owner

Owner 1 BRADBURY FARMS LLC
 Owner 2

Tax Mailing Name and Address

Mailing Name 1 BRADBURY FARMS LLC
 Mailing Name 2 C/O SHIRLEY ANN HOODIN
 Address 1 5435 KENWOOD RD UNIT 1205
 Address 2
 Address 3 CINCINNATI OH 45227-1340
 Mortgage Company
 Mortgage Company Name

Legal

Legal Desc 1
 Legal Desc 2
 Legal Desc 3

Taxes Charged

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Charged
RP_OH	\$0.00	\$2,202.89	\$2,202.89	\$4,405.78

Taxes Due

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Due
RP_OH	\$0.00	\$0.00	\$2,202.89	\$2,202.89

Homestead Credits

Homestead Exemption NO



- Home
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PARID: 272809F034.
BRADBURY FARMS LLC

- Profile
- Sales
- Residential
- Commercial
- Outbuildings
- Permits
- Values
- Value History
- Tax Summary
- Tax Detail
- Tax History
- Payment History
- Assessment
- Manufactured Home
- Proposed Levies for March 15, 2016
- Election
- Levies Passed in 2015
- Sketch
- Photos
- Tax Map
- Pictometry
- Surveys
- Property Recap Report
- Historical Plat Viewer

- enter a parcel id -

