



Zoning Commission

March 1, 2016

AGENDA

1. Call to Order Regular Meeting
 - a. Role Call: Paul Houston, Karen Rebori, Dick Schuler, Stan Shadwell, Jeff Stitt and Tom Sill
2. Pledge of Allegiance
3. 6:30 p.m. - Case Z2016-003 Grand Communities/Fischer (Ferguson Farm 109 acres) SFR to PUD-R
4. 7:15 p.m. -Case Z2016-002 Grand Communities/Fischer (Bradbury Farm 43.7 acres) SFR to PUD-R
5. 7:45 p.m. - Case Z2016-001 HSIIG Applicant for Text Amendment to create Ludlow Circle (LC) District
6. Adjournment

Z2016-003

3645 Merwin Ten Mile Road
Property

BOARD OF TRUSTEES
Bonnie J. Batchler
Robert W. Pautke
Allen M. Freeman

Fiscal Officer
Debbie S. Schwey

Administrator
Timothy P. Hershner



RECEIVED
FEB 02 2010

950 Locust Corner Road
Cincinnati, Ohio 45245

BY: K.B.

(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: 109.533 Acres

Addresses of property (if assigned): 3645 Merwin Ten Mile Road

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

1. Owner - Duane Ferguson, Deed Book - 2510, Page - 219, Parcel Number - 282813F012
2. _____
3. _____
4. _____
5. _____

Attach additional listings if needed

Applicant: J.M. Wisniewski JASON M. WISNIEWSKI

Owner: Duane Ferguson
Duane Ferguson

DESCRIPTION FOR: Grand Communities Limited

**LOCATION: 3645 Merwin Ten Mile Road
109.533 Acres**

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

Situate in Eddin's Military Survey No. 1366, Pierce Township, Clermont County, Ohio and being the lands conveyed to Duane Ferguson by deed recorded in O.R. 2510, Page 219, Clermont County, Ohio Recorder's Office and more particularly described as follows:

Beginning a point in the centerline of Merwin Ten Mile Road, said point also being the northeast corner of the lands conveyed to David Orick and lies northerly 422.0 feet from the centerline intersection of said Merwin Ten Mile Road and White Oak Road;

Thence, with the north and west lines of said Orick, North 86°12'21" West, 923.65 feet to a point and South 06°03'16" West, 595.03 feet to a point in the centerline of White Oak Road;

Thence, with said centerline, North 84°09'39" West, 202.73 feet to a point and South 81°50'21" West, 607.91 feet to the southeast corner of the lands conveyed to Peggy Ogg, etal;

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

1. North 05°47'21" East, 157.00 feet to a point;
2. North 02°27'21" East, 96.62 feet to a point;
3. North 05°47'21" East, 499.58 feet to the northeast corner of the lands conveyed to Stephen M. and Jesse Ogg;

Thence, with the north line of said lands, North 84°41'39" West, 653.89 feet to a point in the east line of the lands conveyed to Don and Betty L. Taylor;

Thence, with the lines of said lands the following seven (7) courses and distances;

1. North 06°06'39" East, 575.41 feet to a point;
2. North 84°12'49" West, 398.76 feet to a point;
3. North 32°28'39" West, 156.71 feet to a point;
4. South 88°20'31" West, 124.20 feet to a point;
5. North 63°02'19" West, 160.71 feet to a point;



6. North 43°07'39" West, 223.15 feet to a point;
7. North 62°04'03" West, 225.39 feet to the southwest corner of Lot 23, Castlebay at Royal Oak Subdivision as recorded in Plat Cabinet 5, Page 155, Clermont County, Ohio Recorder's Office;

Thence, with the southeasterly lines of said Subdivision the following nine (9) courses and distances;

1. North 50°17'38" East, 96.33 feet to a point;
2. North 59°47'38" East, 280.00 feet to a point;
3. North 15°11'48" East, 266.19 feet to a point;
4. North 68°14'18" East, 192.11 feet to a point;
5. North 24°09'28" East, 147.50 feet to a point;
6. North 68°01'38" East, 219.68 feet to a point;
7. North 59°35'03" East, 124.87 feet to a point;
8. North 44°31'28" East, 138.44 feet to a point;
9. North 63°56'08" East, 263.24 feet to a point the in the west line of Lot 10, Glen Oaks Subdivision as recorded in Plat Cabinet 4, Page 794, Clermont County, Ohio Recorder's Office;

Thence, with the west line of said subdivision, South 05°55'11" West, 679.29 feet to the southwest corner of Lot 7 of said subdivision;

Thence, with the south line of said subdivision and the south line of The Village of Royal Oak Condominium Phase 4, as recorded in Plat Cabinet 4, Page 469 and the south line of The Village of Royal Oak Condominium Phase 5, as recorded in Plat Cabinet 4, Page 506, Clermont County, Ohio Recorder's Office, South 84°31'54" East, 1446.47 feet to a point;

Thence, continuing with the south line of said Phase 5 and the south line of the lands conveyed to Holly Holbrook and Andrew Farwick, South 84°36'56" East, 629.95 feet to a point in the centerline of aforesaid Merwin Ten Mile Road;

Thence, with said centerline, South 05°07'20" East, 769.24 feet to a point and South 06°01'09" East, 686.10 feet to the point of beginning.

Containing 109.533 acres of land.

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 1/26/2016
Jerry L. Keller P. S. #7584



Prepared by: McGill Smith Punshon, Inc.
Date: January 19, 2016
MSP No.: 00414.02

00414023-ZON-109_533 Acres.docx

3 of 3

McGill Smith Punshon, Inc.
3700 Park 42 Drive ■ Suite 1908 ■ Cincinnati, Ohio ■ 45241-2097
513.759.0004 ■ Fax 513.563.7099 ■ www.mcgillsmithpunshon.com





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
FRECH PAMELA DAVIS	1087 WHITE OAK RD	1087 WHITE OAK RD	CINCINNATI OH 45245
WARD ROBERTA	WHITE OAK RD	1073 WHITE OAK RD	CINCINNATI OH 45245
FERGUSON DUANE	3645 MERWIN TEN MILE RD	4263 IVY POINTE BOULEVARD	CINCINNATI OH 45245
OGG PEGGY ETAL	1044 WHITE OAK RD	4803 FLINTLOCK DR	CINCINNATI OH 45244
HOLBROOK HOLLY &	3673 MERWIN TEN MILE RD	3673 MERWIN TEN MILE RD	CINCINNATI OH 45245
JOHNSTON CHARLES A &	CASTLEBAY DR	994 CASTLEBAY DR	CINCINNATI OH 45245
MOSCHEL SCOTT & KIRSTI	866 CASTLEBAY DR	866 CASTLEBAY DR	CINCINNATI OH 45245
GABBARD ROBERT W & MIKL L	3567 PARFORE CT	3567 PARFORE CT	CINCINNATI OH 45245
DAMERON ROBERT	3632 MERWIN TEN MILE RD	3632 MERWIN TEN MILE RD	CINCINNATI OH 45245
LANG SCOTT A & BRENDA K	MERWIN TEN MILE RD	6600 TIMBER MEADOWS CT	MASON OH 45040
FITE THOMAS A & MARGARET N	3668 MERWIN TEN MILE RD	3668 MERWIN TEN MILE RD	CINCINNATI OH 45245
LEMING JOHN & KAREN	3677 MERWIN TEN MILE RD	5 STURBRIDGE DR	COLD SPRINGS KY 41076
JOHNSTON CHARLES A &	994 CASTLEBAY DR	994 CASTLEBAY DR	CINCINNATI OH 45245
CHADWELL CHRISTOPHER	844 CASTLEBAY DR	844 CASTLEBAY DRIVE	CINCINNATI OH 45245
THIEL RONALD E	3620 MERWIN TEN MILE RD	3620 MERWIN TEN MILE RD	CINCINNATI OH 45245
RENFROE JAMES JR & BRENDA J	3588 PARFORE CT	966 LOST XING	CINCINNATI OH 45231
KONIECZKA BRANDON	3575 PARFORE CT	3575 PARFORE CT	CINCINNATI OH 45245
ORICK DAVID C	1098 WHITE OAK RD	1098 WHITE OAK ROAD	CINCINNATI OH 45245
SCHMIDT JEFFREY C	3634 MERWIN TEN MILE RD	3634 MERWIN TEN MILE RD	CINCINNATI OH 45245
LEGEND OAKS HOA	WHITE OAK RD	11340 MONTGOMERY RD SUITE 202	CINCINNATI OH 45249
HOLCER JANE A	1065 WHITE OAK RD	1065 WHITE OAK RD	CINCINNATI OH 45245
CALLAHAN FRANCES & SHERRILL	1074 CASTLEBAY DR	1074 CASTLEBAY DR	CINCINNATI OH 45245

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
MOLES AARON C &	874 CASTLEBAY DR	874 CASTLEBAY DRIVE	CINCINNATI OH 45245
HUEGEL JAMES E & LINDA J	848 CASTLEBAY DR	848 CASTLEBAY DR	CINCINNATI OH 45245
CORRELL ROBERT B & TAMARA G	3592 PARFORE CT	3592 PARFORE COURT	CINCINNATI OH 45245
GRANT MICHAEL A	3572 PARFORE CT	3572 PARFORE CT	CINCINNATI OH 45245
COBB CHARLES R	3568 PARFORE CT	3568 PARFORE CT	CINCINNATI OH 45245
BUCHANAN HEWITT JUDY K &	3563 PARFORE CT	3563 PARFORE COURT	CINCINNATI OH 45245
VILL AT ROYAL OAK CONDO	CEDAR RIDGE DR	NO ADDRESS	
ORICK DAVID	1076 WHITE OAK RD	1098 WHITE OAK RD	CINCINNATI OH 45245
MILLER PAUL J & LINAFLTER BRUCE W & BONITA R	1061 WHITE OAK RD 3571 PARFORE CT	1061 WHITE OAK ROAD 3571 PARFORE CT	CINCINNATI OH 45245 CINCINNATI OH 45245
VILL AT ROYAL OAK CONDO	CEDAR RIDGE DR	NO ADDRESS	
VILL AT ROYAL OAK CONDO	CEDAR RIDGE DR	NO ADDRESS	
COURY GARY K & BEVERLY S	987 -2 CEDAR RIDGE DR	3744 FALLEN TREE WAY	AMELIA OH 45102
US BANK NATIONAL ASSOCIATION	3626 MERWIN TEN MILE RD	200 SOUTH SIXTH ST	SOUTH MINNEAPOLIS MN 55402
DAVIES EDWIN I & LOIS J	888 CASTLEBAY DR	888 CASTLEBAY DRIVE	CINCINNATI OH 45245
NOMELAND LAVONNE E	882 CASTLEBAY DR	882 CASTLEBAY DR	CINCINNATI OH 45245
JOHNS DONALD D &	870 CASTLEBAY DR	870 CASTLEBAY DRIVE	CINCINNATI OH 45245
THORNTON SAMUEL & ERIN	3604 MERWIN TEN MILE RD	3604 MERWIN TEN MILE RD	CINCINNATI OH 45245
M I HOMES OF CINCINNATI LLC	LEGEND OAKS DR	9349 WATERSTONE BLVD STE 100	CINCINNATI OH 45249-8324
SCOTT SAMUEL A & JEANETTE E	992 CASTLEBAY DR	992 CASTLEBAY DR	CINCINNATI OH 45245
LAWS SARAH MARIE	3610 MERWIN TEN MILE RD	3610 MERWIN TEN MILE RD	CINCINNATI OH 45245
MASSARI DONALD J JR	3584 PARFORE CT	3584 PARFORE CT	CINCINNATI OH 45245

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
GRAVES TODD A & ALICIA M	3576 PARFORE CT	3576 PARFORE CT	CINCINNATI OH 45245
BRESSER GREGORY T	3597 MERWIN TEN MILE RD	3597 MERWIN TEN MILE RD	CINCINNATI OH 45245
LANG MARK & DEBORAH J	3646 MERWIN TEN MILE RD	3646 MERWIN TEN MILE RD	CINCINNATI OH 45245
MULVANEY ALLISON L	3638 MERWIN TEN MILE RD	3638 MERWIN TEN MILE RD	CINCINNATI OH 45245
KUSHNER STEVEN D & LORIE M	WHITE OAK RD	1095 WHITE OAK RD	CINCINNATI OH 45245
TAYLOR DON & BETTY L	WHITE OAK RD	986 WHITE OAK ROAD	CINCINNATI OH 45245
ORP FAIRWAYS LLC	380 ST ANDREWS DR	500 LAKE COOK RD	DEERFIELD IL 60015
LANE CHARLES W	886 CASTLEBAY DR	886 CASTLEBAY DR	CINCINNATI OH 45245
EARL JAMES A & KRISTIE A	878 CASTLEBAY DR	878 CASTLEBAY DR	CINCINNATI OH 45245
DREFAHL STEVEN P & CYNTHIA L	862 CASTLEBAY DR	862 CASTLEBAY DR	CINCINNATI OH 45245
LONGBOTTOM MARY C	852 CASTLEBAY DR	852 CASTLEBAY DR	CINCINNATI OH 45245
APPLEGATE THOMAS & THERESA	1109 HUNTERS RUN DR	1109 HUNTERS RUN DR	AMELIA OH 45102
JALLAQ MUSA & NAVART	1113 HUNTERS RUN DR	1113 HUNTERS RUN DRIVE	AMELIA OH 45102
WARD ROBERTA	1073 WHITE OAK RD	1073 WHITE OAK RD	CINCINNATI OH 45245
SNIDER LISA & JEREMY	3596 PARFORE CT	3596 PARFORE CT	CINCINNATI OH 45245

PARID: 282813F012.
FERGUSON DUANE

3645 MERWIN TEN MILE RD

Parcel

Address 3645 MERWIN TEN MILE RD
 Class AGRICULTURAL
 Land Use Code 101-A - CASH GRAIN OR GENERAL FARM
 Tax Roll RP_OH
 Neighborhood A1834000
 Total Acres 109.533
 Taxing District 28
 District Name PIERCE TWP / WEST CLERMONT LSD
 Gross Tax Rate 94.04
 Effective Tax Rate 66.10806
 Non-Business Credit 9.6823
 Owner Occupancy Credit 2.4205

Owner

Owner 1 FERGUSON DUANE
 Owner 2

Tax Mailing Name and Address

Mailing Name 1 FERGUSON DUANE
 Mailing Name 2
 Address 1 4263 IVY POINTE BOULEVARD
 Address 2
 Address 3 CINCINNATI OH 45245
 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	\$9,719.45	\$9,719.45	\$19,438.90

Taxes Due

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Due
RP_OH	\$0.00	\$9,719.45	\$9,719.45	\$19,438.90

Homestead Credits

Homestead Exemption NO



- Home
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- Real Estate
- Tax
- Sales
- Financial
- Licensing
- Duties
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- Contact

Profile

PARID: 282813F012.
FERGUSON DUANE

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 -



Concept Plan



Homesite Types <small>(See Notes on Page 2)</small>	Units	Setbacks			Legend
		Front	Side	Rear	
Masterpiece (85' x 150')	98	25'	6'/15' *	25'	40%
Patio (55' x 150')	131	25'	5'	25'	60%
Total	229				2.09 units/ac

Land Use	Acres	Percentage
Rights-of-Way	12.62 acres	11.52%
Open Space	31.81 acres	29.04%
Buffers (PUD)	6.45 acres	5.88%
Residential Lots	58.65 acres	53.55%
Total Site Acres	109.53 acres	100.00%

* 15' total distance between buildings with a minimum of 6' on one side, driveways must be setback a minimum of 1' from the property line

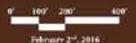
Grand Communities, Ltd.



welcome home.

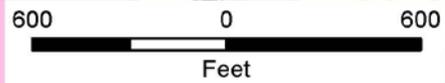
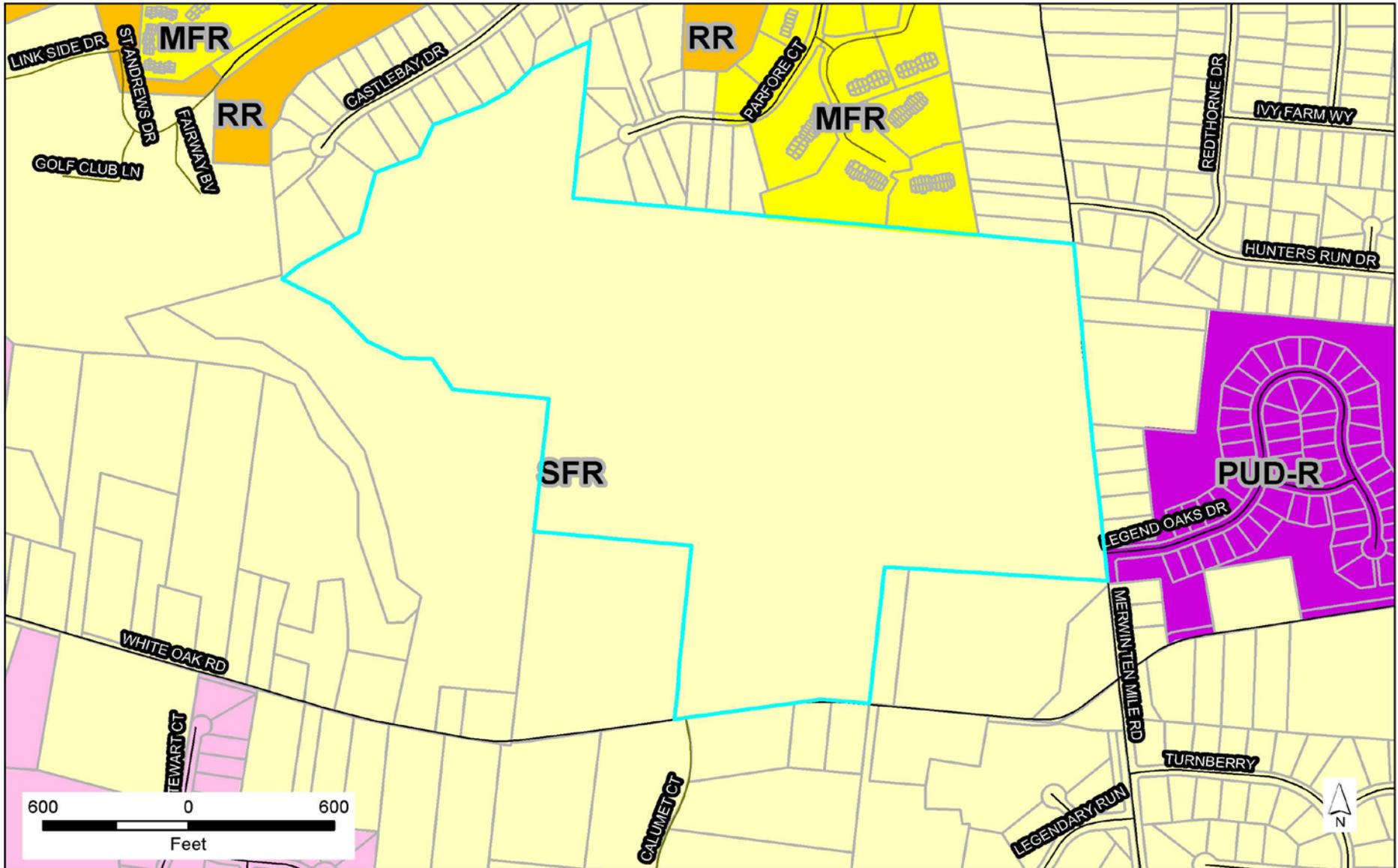
PRESTWICK PLACE

Pierce Township, Clermont County, Ohio
Concept Plan



February 2nd, 2016

ZONING



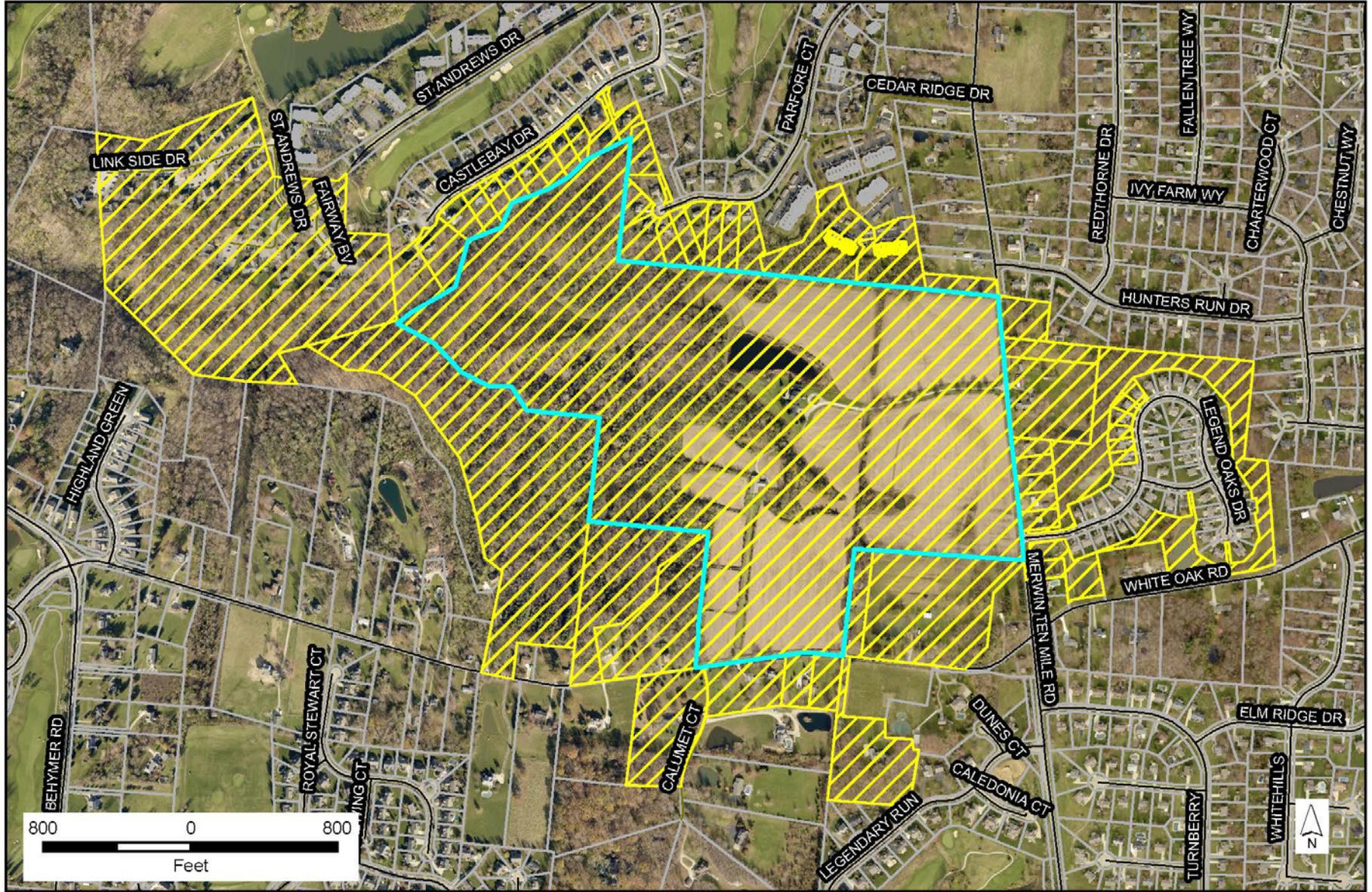
Pierce Township Zoning Case Z2016-003

February, 2016

 Subject Property



ADJACENT PARCELS



-  Adjacent Parcels
-  Subject Property

Pierce Township Zoning Case Z2016-003

February, 2016



Tax Map with Contours





PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON FEBRUARY 23, 2016

PIERCE TOWNSHIP ZONING CASE # Z2016-003

APPLICANT:	Jason Wisniewski Grand Communities, Ltd. 3940 Olympic Blvd., Erlanger, KY 41018
OWNER:	Duane Ferguson 4263 Ivy Point Blvd. Cincinnati, OH 45245
REQUEST:	Rezone parcel 282813F012 "SFR" Single Family Residential District consisting of 109.533 acres to a "PUD-R" Planned Residential Use.
LOCATION:	The subject property is located along the west side of Merwin Ten Mile Road, with a physical address of 3645 Merwin Ten Mile Road, Pierce Township, OH 45245. See the attached location map for further clarification.
ZONING:	The current zoning for the subject property is "SFR" Single Family District. The surrounding properties are mostly "SFR" Single Family Residential with properties to the North "MFR" Multifamily Residential zoning and properties to the East zoned "PUD-R" Planned Residential Use. See the attached zoning map for further clarification.
LAND USE:	The existing land use is Single Family Residential with the property being mostly wooded to the western half and being used for agricultural purposes in the eastern half.

HISTORY: Per Planning Staff's research, this parcel has been the subject of a previous rezoning request in 2014. The Planning Commission recommended approval for the case #Z2014-002, but the request was denied by Pierce Township Trustees.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

This request is compatible with Pierce Township's Land Use Plan. The property is identified as part of the Conventional Residential land use area, where it is deemed appropriate for residential development. (See attached Future Land Use Plan)

STAFF ANALYSIS:

Per the application, the applicant is requesting a zoning change for parcel 282813F012 (109.533 acres) "SFR" Single Family Residential District to a "PUD-R" Planned Residential Use, to allow for 58.65 acres (53.55%) of the property to be developed as residential lots with the other 50.88 acres (46.44%) being designated for use of Right-of-Way, Open Space and Buffers. This proposed project consists of 229 units with a density of 2.09 homes per acre. This density is consistent with the density guidelines in Pierce Township's Zoning Resolution Article 7, Section 7.04.

Clermont County Department Community & Economic Development Comments:

1. No Comment

Clermont County Engineer's Office Comments:

1. This development is expected to generate more than 100 trips in the peak hour and will require a Traffic Impact Study including a full evaluation of the Merwin Ten Mile and White Oak Road intersection in addition to the subdivision entrances.

Clermont County Water Resources Department Comments:

1. The proposed development is located within the Clermont County Water Resources Department's jurisdiction for water and sewer service. The property has access to public sewer and water. Currently capacity is available to service the property.

STAFF RECOMMENDATION:

Based on the aforementioned Staff Analysis, move to **RECOMMEND APPROVAL** of Pierce Township Zoning Case # Z2016-003 to rezone the subject parcel 282813F012 from "SFR" Single Family Residential to "PUD-R" Planned Residential Use, subject to the following condition:

1. All agency review comments are satisfactorily addressed.



February 24, 2016

Grand Communities Limited
3940 Olympic Blvd, Suite 400
Erlanger, KY 41018

RECEIVED
FEB 29 2016
BY: LB

CLERMONT COUNTY PLANNING COMMISSION | TUESDAY, FEBRUARY 23, 2016

Mr. Wisniewski,

REQUEST: Rezone parcels 282813F012 (SRF – Single Family Residential District) consisting of 109.533 acres to a “PUD” Planned Unit Development District.

At its regular meeting held on Tuesday, February 23, 2016, the Clermont County Planning Commission voted to **RECOMMEND APPROVAL** of Pierce Township Zoning Case #Z2016-003 for “PD” Planned Development District with the following conditions:

- 1. All agency review comments are satisfactorily addressed.

A copy of the staff report is attached. Please call me if you have questions or need further information.

Sincerely,

Taylor Corbett
Planner
Clermont County Department of Community and Economic Development
101 East Main Street, Third Floor, Batavia, OH 45103
P. 513-732-7904

CC: File
Pierce Township
Fischer Homes
MSP

Z2016-002
839 Bradbury Road
Properties

BOARD OF TRUSTEES
Bonnie J. Batchler
Robert W. Pautke
Allen M. Freeman

Fiscal Officer
Debbie S. Schwey

Administrator
Timothy P. Hershner



RECEIVED
FEB 02 2016
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;

McGill Smith Punshon, Inc.
3700 Park 42 Drive ■ Suite 1908 ■ Cincinnati, Ohio ■ 45241-2097
513.759.0004 ■ Fax 513.563.7099 ■ www.mcgillsmithpunshon.com



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 01/29/2016
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

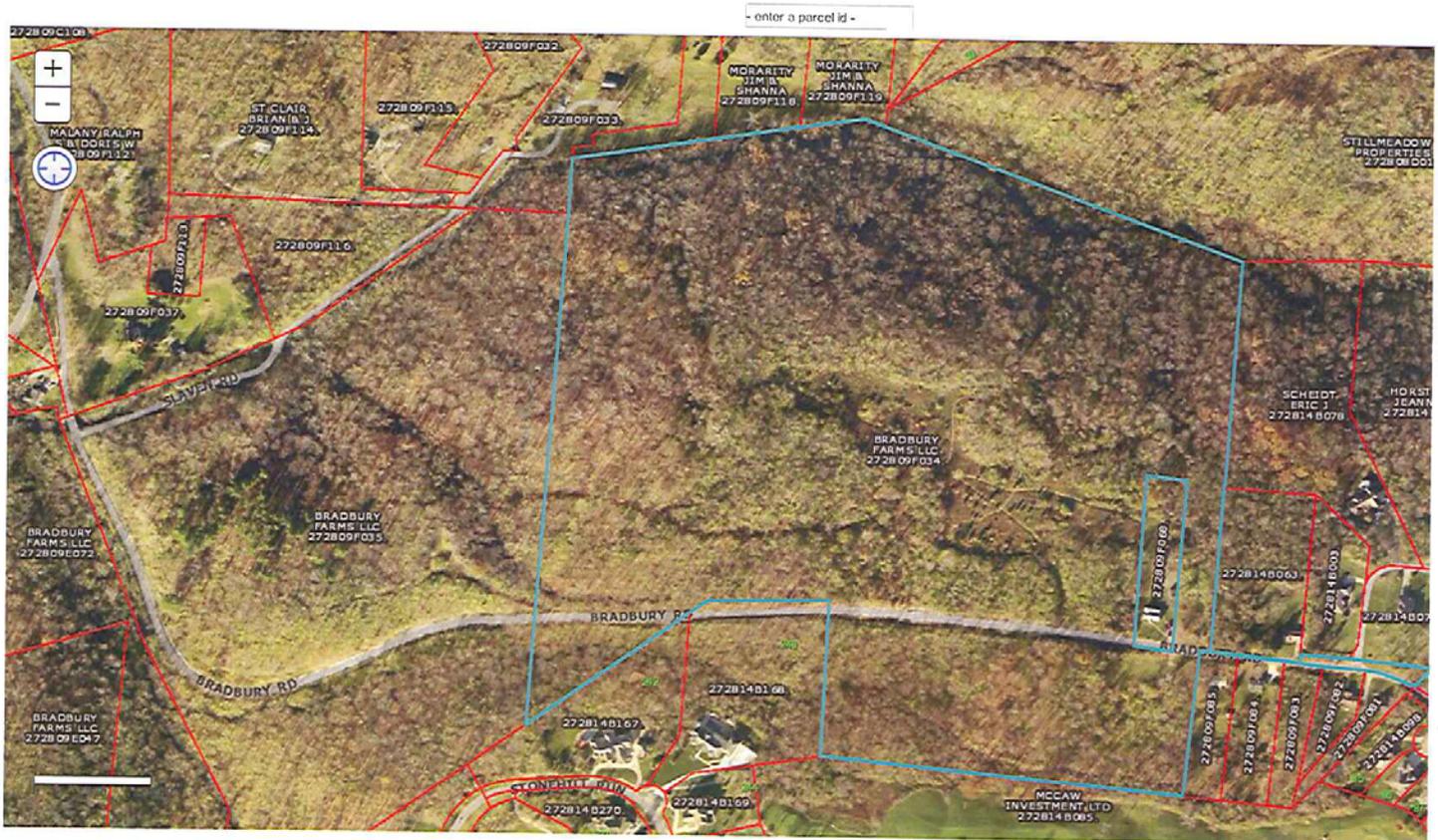
Homestead Exemption	NO
---------------------	----



- Home
- Search
- Real Estate
- Tax
- Sales
- Financial
- Licensing
- Duties
- Downloads
- Forms
- Contact

Profile PARID: 272809F034.
Sales BRADBURY FARMS LLC

- 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



Concept Plan



Homesite Types <small>(60' x 130')</small>	Units	Setbacks			Legend
		Front	Side	Rear	
Designer (60' x 130')	84	25'	5/12*	25'	100%
Total	84				1.89 units/ac

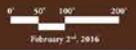
Land Use	Acreage	Percentage
Rights-of-Way – External	0.57 acres	1.28%
Rights-of-Way – Internal	3.19 acres	7.19%
Open Space	22.45 acres	50.57%
Residential Lots	18.18 acres	40.95%
Total Site Acreage	44.39 acres	100.00%

* 12' total distance between buildings with a minimum of 5' on one side



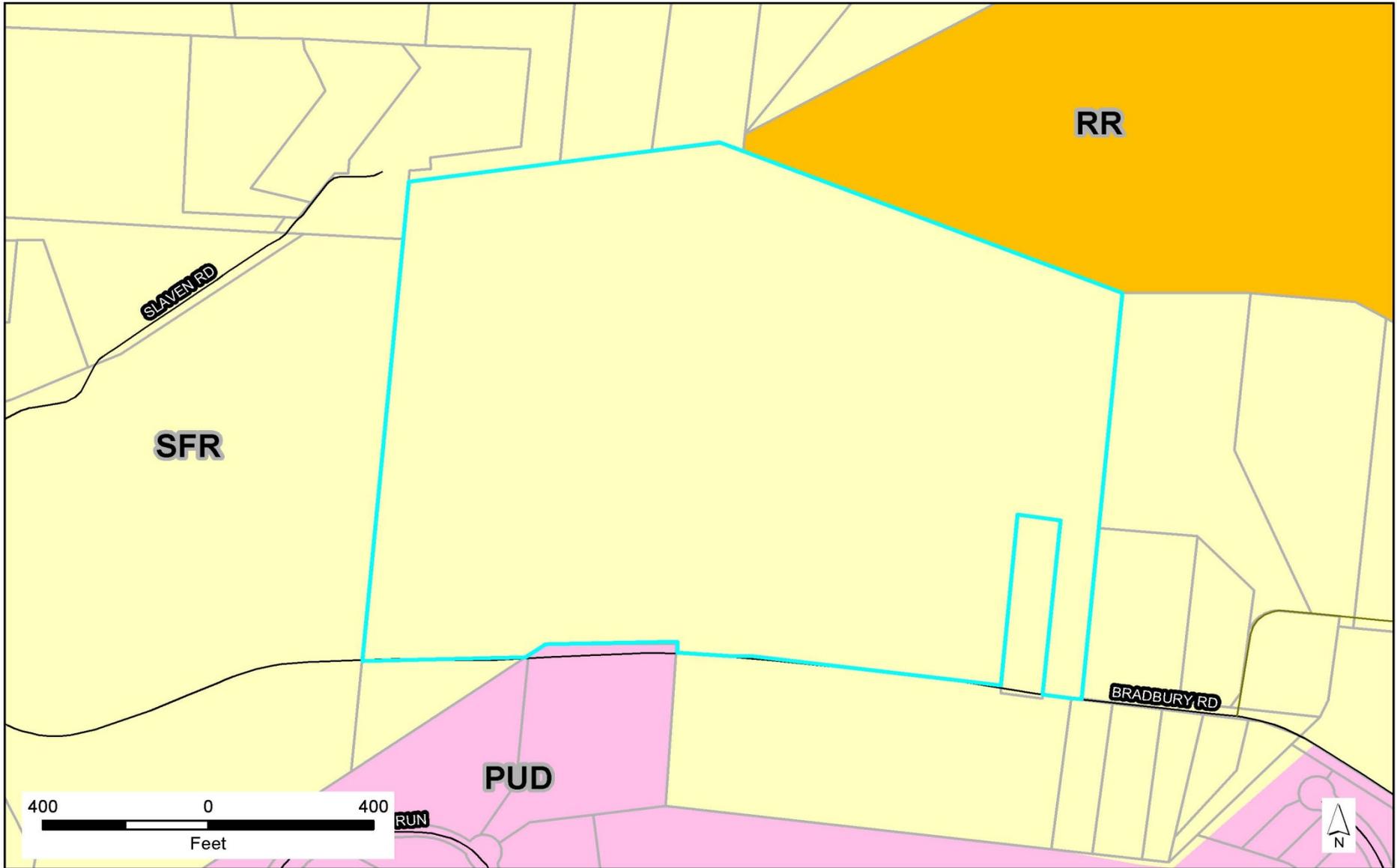
STIRLING RIDGE

Pierce Township, Clermont County, Ohio
Concept Plan



welcome home.

ZONING



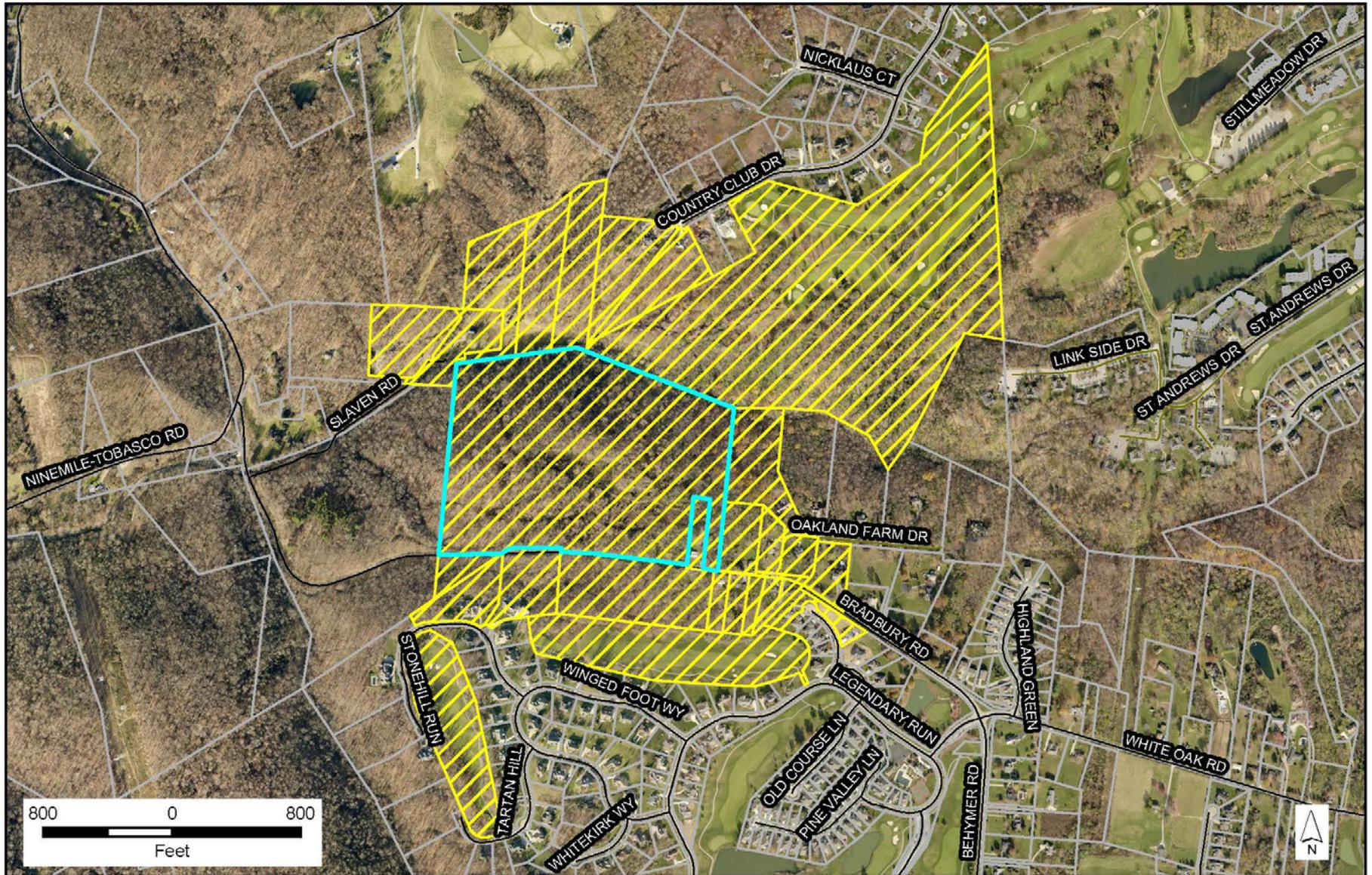
 Subject Property

Pierce Township Zoning Case Z2016-002

February, 2016



ZONING



-  Adjacent Parcels
-  Subject Property

Pierce Township Zoning Case Z2016-002

February, 2016





PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON FEBRUARY 23, 2016

PIERCE TOWNSHIP ZONING CASE # Z2016-002

APPLICANT:	Jason Wisniewski Grand Communities, Ltd. 3940 Olympic Blvd. Erlanger, KY 41018
OWNER:	Bradbury Farms LLC 5435 Kenwood Road, Suite 1205 Cincinnati, OH 45227-1340
REQUEST:	Rezone 43.7 acres of parcel 272809F034 totaling 56.698 acres from "SFR" Single Family Residential District to "PUD-R" Planned Residential Use.
LOCATION:	The subject property is located along the north side of Bradbury Road, with a physical address of 839 Bradbury Road, Pierce Township, OH 45245. See the attached location map for further clarification.
ZONING:	The current zoning for the subject property is "SFR" Single Family Residential District. The surrounding properties are mostly "SFR" Single Family Residential with properties to the northeast "RR" Resort and Recreation District zoning and properties to the south zoned "PUD" Planned Unit Development. See the attached zoning map for further clarification.
LAND USE:	The existing land use is vacant with the property being mostly wooded.

HISTORY: Per Planning Staff's research, this parcel was part of a previous rezoning request in 2014. The Planning Commission recommended approval for the case #Z2014-003, but the request was denied by Pierce Township Trustees.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

This request appears to be compatible with Pierce Township's Land Use Plan. The property is identified as part of the Conventional Residential land use area, where it is deemed appropriate for residential development. (See attached Future Land Use Plan)

STAFF ANALYSIS:

Per the application, the applicant is requesting a zoning change for a portion of parcel 272809F034 from "SFR" Single Family Residential District to "PUD-R" Planned Residential Use. The proposed development, "Stirling Ridge" is proposed on approximately 43.7 acres of the 56.698 acre parcel on the north side of Bradbury Road. The applicant is proposing 84 residential units be situated on 18.18 acres (40.95%) of the 43.7 acre portion of the subject parcel. The remaining 26.21 acres (58.47%) will be designated for the use of Right-of-Way, Open Space and Buffers. This proposed project density would be 1.89 homes per acre. This density is consistent with the density guidelines in Pierce Township's Zoning Resolution Article 7, Section 7.04, which has a maximum allowed density of 4.25 units per acre.

Clermont County Department Community & Economic Development Comments:

1. No Comment

Clermont County Engineer's Office Comments:

1. The development is expected to generate less than 100 trips in the peak hour and therefore will not require a traffic impact study.

Clermont County Water Resources Department Comments:

1. The proposed development is located within the Clermont County Water Resources Department's jurisdiction for water and sewer service. The property has access to public sewer. The public water will need to be extended to the property for service.

STAFF RECOMMENDATION:

Based on the aforementioned Staff Analysis, move to **RECOMMEND APPROVAL** of Pierce Township Zoning Case # Z2016-002 to rezone 43.7 acres of parcel 272809F034 from "SFR" Single Family Residential District to "PUD-R" Planned Residential Use, subject to the following condition:

1. All agency review comments are satisfactorily addressed.



RECEIVED
FEB 29 2016
BY: *kb*

February 24, 2016

Grand Communities Limited
3940 Olympic Blvd, Suite 400
Erlanger, KY 41018

CLERMONT COUNTY PLANNING COMMISSION | TUESDAY, FEBRUARY 23, 2016

Mr. Wisniewski,

REQUEST: Rezone parcels 272809F034 and 272809F035 (SRF – Single Family Residential District) consisting of 43.7 acres to a “PUD” Planned Unit Development District.

At its regular meeting held on Tuesday, February 23, 2016, the Clermont County Planning Commission voted to **RECOMMEND APPROVAL** of Pierce Township Zoning Case #Z2016-002 for “PD” Planned Development District with the following conditions:

1. All agency review comments are satisfactorily addressed.

A copy of the staff report is attached. Please call me if you have questions or need further information.

Sincerely,

Taylor Corbett
Planner
Clermont County Department of Community and Economic Development
101 East Main Street, Third Floor, Batavia, OH 45103
P. 513-732-7904

CC: File
Pierce Township
Fischer Homes
MSP

Z2016-001
Ludlow Circle
Properties

BOARD OF TRUSTEES
Bonnie J. Batchler
Robert W. Pautke
Allen M. Freeman

Fiscal Officer
Debbie S. Schwey

Administrator
Timothy P. Hershner



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: H.S.I.G., LLC

MAILING ADDRESS: 4019 Guilmore Ave, Cincinnati, OH 45209

PHONE: 513.504-3012 FAX NUMBER: _____

EMAIL: HollisharmaInvestments@gmail.com

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

Request zone change from: TEXT Zone Change to District zone Addition For Pierce township Zoning Resolution

Total Area: 2.346 Acres

Addresses of property (if assigned): NOT ASSIGNED

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

1. 282 806 C 234 .671 Acs
2. " " C 235 .622 Acs
3. " " C 236 .558 Acs
4. " " C 237 .445 Acs
5. " "

Attach additional listings if needed

Applicant: [Signature] ASIG, LLC CEO

Owner: _____

Owner: _____

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

HSIG,LLC
4019 Gilmore Ave
Cincinnati, Ohio
45209

Pierce Township Zoning Board

Re: Ludlow Circle Zone revamping

As project manager and CEO of HSIG, a hired on development company for A2 Property Solutions. I am requesting a text amendment to the Pierce Township Zoning Resolution. I am applying for an additional zoning district titled " LC" for Ludlow Circle. This text amendment incorporates zoning requirements from both " TR" and "P" districts. Below I have detailed the text of the proposed LC District.

1. Lot widths of 60 feet wide
2. Lot depths of a minimum 100 feet
3. Front setbacks of 25 feet, rear setbacks of 30 feet and side setbacks of 5 feet
4. Lot sizes would be a minimum of 7,000 square feet.
5. Single family, structure built homes with a minimum of 1600 sq ft homes.
6. Maximum building height of 35 feet.

In addition to the above zoning requirements, we plan to include;

1. Minimum of 4/12 pitch roofs. (standard)
2. Home exterior builds will range from full vinyl siding, to vinyl siding mix with brick and or stone fronts and wraps to full brick build.
3. Driveways will be poured concrete, sidewalks as allowed per set back allows.

This revamping in the zoning will allow for; increase in revenue for the county and township schools and libraries. As more home buyers are able to occupy the land, this will increase property values, increase the look and feel of the area and increase in sales tax that benefit local businesses.

This revamping is very similar to the changes in Amelia and Hickory street project, as well as what is becoming the normal in subdivision building.

I feel project is well suited for the area, as well as fulfill a need for new housing. This will improve the overall look and bring more potential home buyers to the township and county.


1/20/16

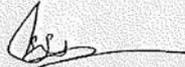
Land Development Agreement

On this 25th day of January, 2016, A2 Property Solutions, LLC entered into a binding contract agreement with HSIG, LLC, a development company in Ohio, for the development, market, build and sell.

This agreement allows HSIG, LLC and CEO, Chris Hollie, to have full and exclusive rights to the land in the county of Clermont, Pierce Township, OH. Parcel numbers being as follows:

282 806 C234,
282 806 C235,
282 806 C236 and
282 806 C237.

HSIG, LLC and its affiliates shall act on the behalf of A2 Property Solutions, LLC for all development and legal matters pertaining to the land parcels listed above. This contract shall remain in effect until written termination notice is given by A2 Property Solutions, LLC to HSIG, LLC



X _____
Surender Sharma, Member – A2 Property Solutions LLC

STATE OF OHIO, COUNTY OF HAMILTON, SS:

BE IT REMEMBERED, that on the 25th day of January, 2016, before me, a Notary Public in and for the said state, personally came Surender Sharma as a member of A2 Property Solutions LLC, and acknowledged the signing thereof to be his/her/their voluntary act and deed. IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

NOTARY PUBLIC

My Commission Expires: _____



Marion Jones
Notary Public, State of Ohio
My Commission Expires 12-15-2020

Buffer search results

Results 1 - 4 of 4

Parcel ID	Owner Name	Parcel Address	Last Sale	Price
282806C234.	A2 PROPERTY SOLUTIONS LLC	LUDLOW CR		N/A
282806C235.	A2 PROPERTY SOLUTIONS LLC	LUDLOW CR		N/A
282806C236.	A2 PROPERTY SOLUTIONS LLC	LUDLOW CR		N/A
282806C237.	A2 PROPERTY SOLUTIONS LLC	LUDLOW CR		N/A

 Print All

PROFILE

Parcel: 282806C234. Land Use Code: 500
 Alternate ID: LUC Description: RESIDENTIAL
 Address: LUDLOW CR District: 28
 Owner: A2 PROPERTY SOLUTIONS LLC NBHD: 01837000
 Tax District: PIERCE TWP / WEST CLERMONT LSD
 Mailing: 9378 MASON MONTGOMERY RD STE 401 Land Acres: 0.671
 MASON OH 45040
 Description: HAMLET ANNEX (REPLAT)
 LOT 128

VALUE SUMMARY

Appraised Land:	7700	Assessed Land:	2700
Appraised Building:	0	Assessed Building:	0
Total:	7700	Assessed Total:	2700

PRIMARY RESIDENTIAL CARD

Card:	Basement:	Fireplace Pref.:
Stories:	Square Feet:	Basement Gar.:
Construction:	HT/AC:	Fireplace OP/ST:
Style:	Fuel:	Grade:
Year Built:	Attic:	Cond (CDU):
Year Remod.:	Fin Basement:	% Complete:
Total Rooms:	Rec Room:	Family Room:
Bedrooms:	Half Bath:	
Full Bath:		

COMMERCIAL CARD

Year Built: Gross Fir.
 Eff. Yr. Built:
 Units:

SALES HISTORY

Date	Book-Page	Seller	Buyer	Amount
Date		Grantor	Desc	Amount

PROFILE

Parcel:	282806C235.	Land Use Code:	500
Alternate ID:		LUC Description:	RESIDENTIAL
Address:	LUDLOW CR	District:	28
Owner:	A2 PROPERTY SOLUTIONS LLC	NBHD:	01837000
		Tax District:	PIERCE TWP / WEST CLERMONT LSD
Mailing:	9378 MASON MONTGOMERY RD STE 401	Land Acres:	0.622
	MASON OH 45040		
Description:	HAMLET ANNEX (REPLAT) LOT 129		

VALUE SUMMARY

Appraised Land:	7200	Assessed Land:	2520
Appraised Building:	0	Assessed Building:	0
Total:	7200	Assessed Total:	2520

PRIMARY RESIDENTIAL CARD

Card:	Basement:	Fireplace Pref.:
Stories:	Square Feet:	Basement Gar.:
Construction:	HT/AC:	Fireplace OP/ST:
Style:	Fuel:	Grade:
Year Built:	Attic:	Cond (CDU):
Year Remod.:	Fin Basement:	% Complete:
Total Rooms:	Rec Room:	Family Room:
Bedrooms:	Half Bath:	
Full Bath:		

COMMERCIAL CARD

Year Built:	Gross Fir.
Eff. Yr. Built:	
Units:	

SALES HISTORY

Date	Book-Page	Seller	Buyer	Amount
Date		Grantor	Desc	Amount

PROFILE

Parcel: 282806C236. Land Use Code: 500
 Alternate ID: LUC Description: RESIDENTIAL
 Address: LUDLOW CR District: 28
 Owner: A2 PROPERTY SOLUTIONS LLC NBHD: 01837000
 Tax District: PIERCE TWP / WEST CLERMONT LSD
 Mailing: 9378 MASON MONTGOMERY RD STE 401 Land Acres: 0.558
 MASON OH 45040
 Description: HAMLET ANNEX (REPLAT)
 LOT 130

VALUE SUMMARY

Appraised Land:	6400	Assessed Land:	2240
Appraised Building:	0	Assessed Building:	0
Total:	6400	Assessed Total:	2240

PRIMARY RESIDENTIAL CARD

Card:	Basement:	Fireplace Pref.:
Stories:	Square Feet:	Basement Gar.:
Construction:	HT/AC:	Fireplace OP/ST:
Style:	Fuel:	Grade:
Year Built:	Attic:	Cond (CDU):
Year Remod.:	Fin Basement:	% Complete:
Total Rooms:	Rec Room:	Family Room:
Bedrooms:	Half Bath:	
Full Bath:		

COMMERCIAL CARD

Year Built: Gross Fir.
 Eff. Yr. Built:
 Units:

SALES HISTORY

Date	Book-Page	Seller	Buyer	Amount
Date		Grantor	Desc	Amount

PROFILE

Parcel:	282806C237.	Land Use Code:	500
Alternate ID:		LUC Description:	RESIDENTIAL
Address:	LUDLOW CR	District:	28
Owner	A2 PROPERTY SOLUTIONS LLC	NBHD:	01837000
		Tax District:	PIERCE TWP / WEST CLERMONT LSD
Mailing	9378 MASON MONTGOMERY RD STE 401	Land Acres:	0.495
	MASON OH 45040		
Description:	HAMLET ANNEX (REPLAT) LOT 131		

VALUE SUMMARY

Appraised Land:	5700	Assessed Land:	2000
Appraised Building:	0	Assessed Building:	0
Total:	5700	Assessed Total:	2000

PRIMARY RESIDENTIAL CARD

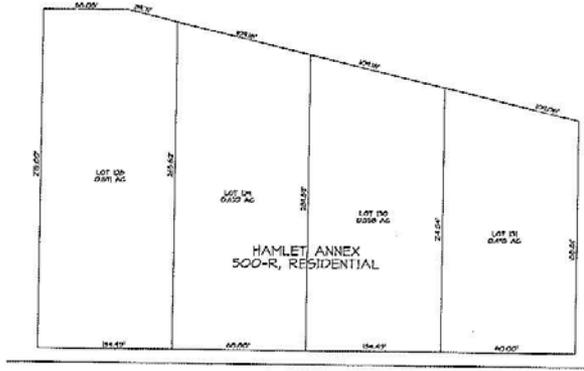
Card:	Basement:	Fireplace Pref.:
Stories:	Square Feet:	Basement Gar.:
Construction:	HT/AC:	Fireplace OP/ST:
Style:	Fuel:	Grade:
Year Built:	Attic:	Cond (CDU):
Year Remod.:	Fin Basement:	% Complete:
Total Rooms:	Rec Room:	Family Room:
Bedrooms:	Half Bath:	
Full Bath:		

COMMERCIAL CARD

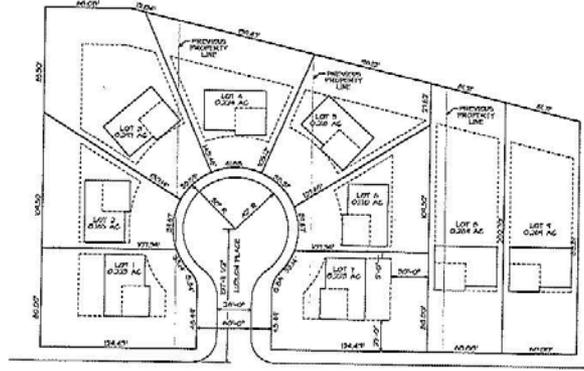
Year Built: Gross Flr.
 Eff. Yr. Built:
 Units:

SALES HISTORY

Date	Book-Page	Seller	Buyer	Amount
Date		Grantor	Desc	Amount



EXISTING LOT LAYOUT
1" = 40'-0"



DEVELOPMENT PLAN
1" = 40'-0"

SETBACK REQUIREMENTS, LOTS 1-4
10' FRONT YARD
5' SIDE YARD
30' REAR YARD

SETBACK REQUIREMENTS, LOTS 5-10
10' FRONT YARD
5' SIDE YARD
30' REAR YARD

DATE PLOTTED: 11/11/2010 10:58 AM. PROJECT: 120-131 HAMLET ANNEX, LUDLOW COVE. DRAWN BY: J. H. HARRIS. CHECKED BY: J. H. HARRIS. SCALE: 1" = 40'-0".

THIS PLAN IS THE PROPERTY OF REM DESIGN, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF REM DESIGN, LLC.

DATE	BY
11/11/2010	J. H. HARRIS

HAMLET ANNEX, LOTS 120-131
LUDLOW COVE
FRSCE TOWNSHIP, COLUMBIAN COUNTY, OHIO

REM Design, LLC
12539 RED HAWK DRIVE, SUITE 200, OHIO 45120
Office (513) 312-3511 Mobile (513) 312-3713
Fax (513) 312-3511 www.remdesignllc.com



RICHARD E. HARKIN
LICENSE #11403
EXPIRES ON 12/31/11

DATE: 11-11-10
PROJECT NUMBER: 120-131
SHEET NUMBER: 1-0

Vicinity Map



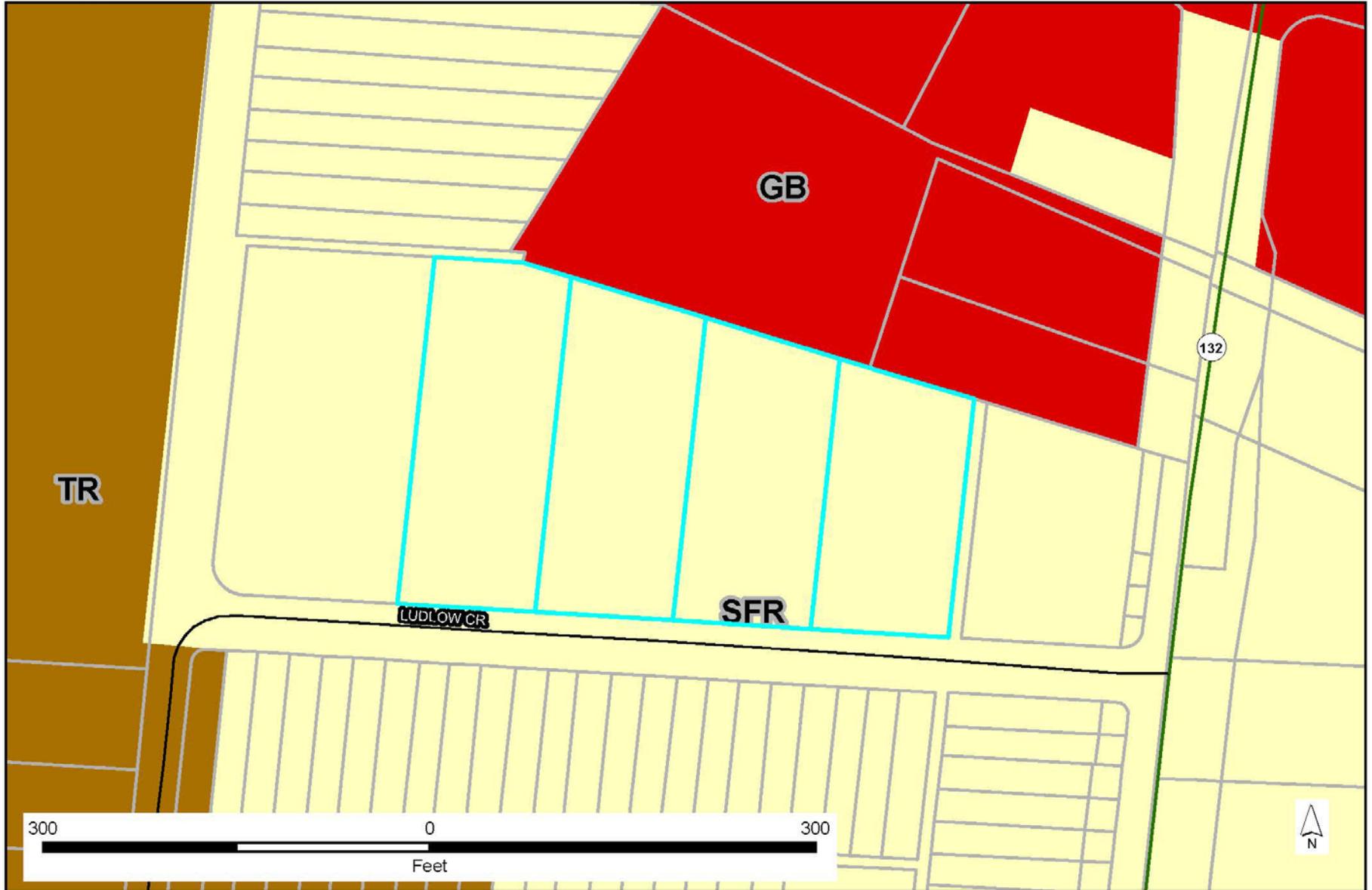
Location Map



Location Map



ZONING



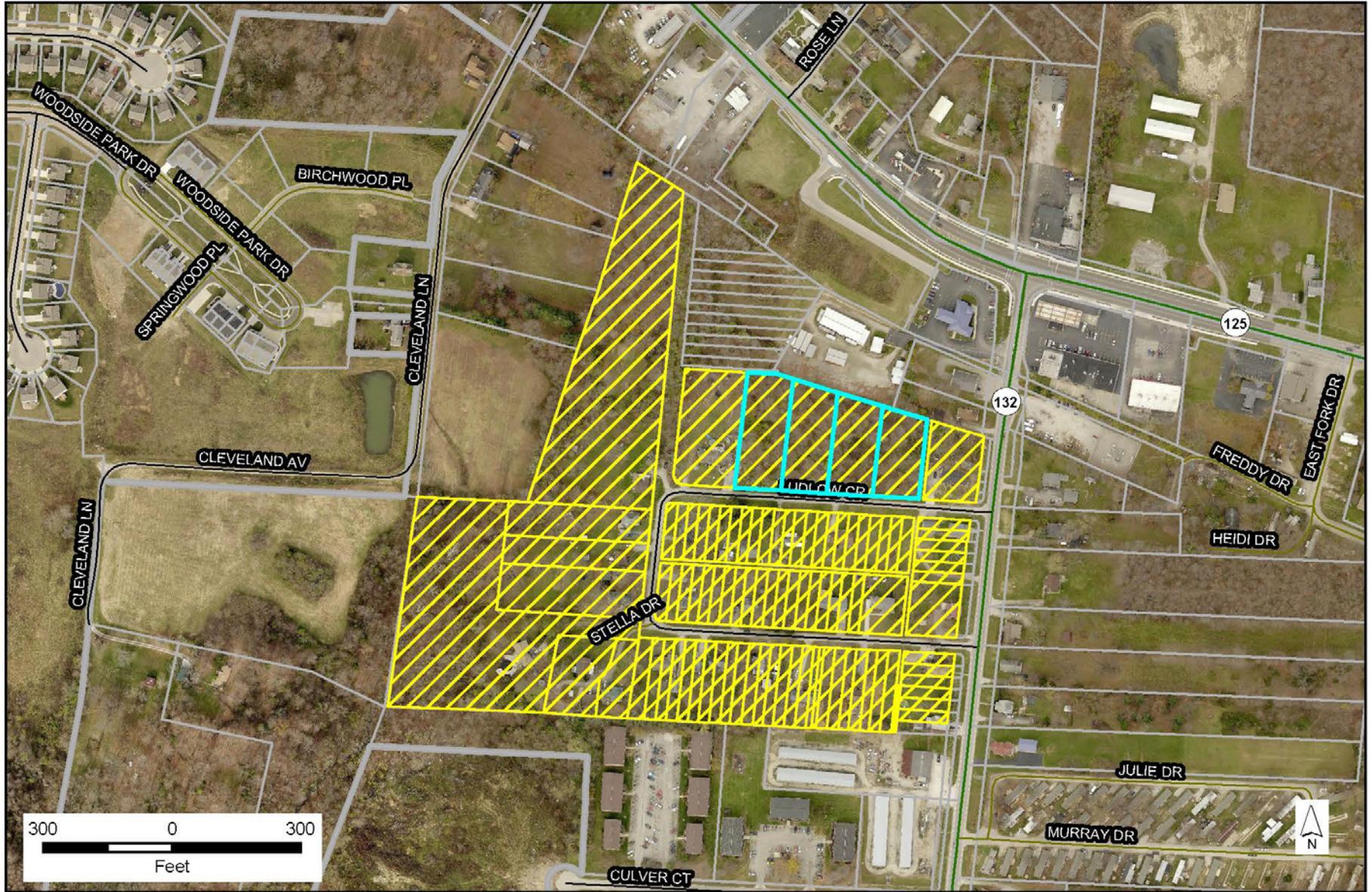
 Subject Property

Pierce Township Zoning Case Z2016-003

February, 2016



ADJACENT PARCELS



-  Adjacent Parcels
-  Subject Property

Pierce Township Zoning Case Z2016-003

February, 2016



Survey

72.

HAMLET-ANNEX

See Misc. Vol. 045
Pages 503-504.
for location of
North Alley.

Be it remembered that we Kenneth Washington as grantor and Alice R. Washington as wife have caused this deed to be recorded in the records of this county to be in full and final settlement of all claims of Hamlet Annex to Hamlet Township Ohio, and that the grant of Hamlet Annex to Hamlet Township is hereby declared to be the use of the Public Spirit and vested in possession of

No 106 628 A

No 1 210 A

1/2 Section



State of Ohio, County of Hamilton, S.E. on this 10 day
April A.D. 1914, being a holiday public notice for the day
thereof, pursuant to the above entitled Statute of this State
and County of Hamilton, do hereby certify to the persons who
appeared in the above captioned case and acknowledge the same to be
their free act and deed.

John W. Brown May 10th 1914 C. C. C.



I hereby certify that this plat has been
examined and is correct and that the
expressions thereon are true and correct
and that the same are in full and final
settlement of all claims of Hamlet Annex to
Hamlet Township Ohio, and that the grant of
Hamlet Annex to Hamlet Township is hereby
declared to be the use of the Public Spirit
and vested in possession of

W. C. Brown



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON FEBRUARY 23, 2016

Pierce Township Text Amendment Case Z2016-001

APPLICANT: HSIG, LLC
4019 Gilmore Avenue
Cincinnati, Ohio 45209

REQUEST: Zoning resolution text amendment to create new zoning district titled "LC" Ludlow Circle.

PROPOSED TEXT AMENDMENT: See attached exhibit.

STAFF ANALYSIS:

The proposed text amendment would add an additional zoning district to the Pierce Township Zoning Resolution that appears to be a mix of the "TR" Transitional Residential and "P" Palestine districts.

The supporting documentation submitted with the application does not provide enough information in context of where the proposed amendment would be inserted into the existing regulations.

Additionally, a Specific Purpose Statement (Section 4.02) for the proposed district was not provided in the documentation. Permitted Uses and Permitted with Conditions (Table 4.04-1) were also not provided.

It is not a "best practice" to create a zoning district specifically for one development project, which is what this application appears to do with the development plan included.

Finally, staff suggests that a better option than creating a new district is to provide additional flexibility in the "TR" district to allow for parcels to be included that are further than 500 feet away from a municipal corporation boundary. The proposed amendment as submitted fits all the regulations currently included in the "TR" district, except for the proximity to a municipal boundary (Section 4.03).

STAFF RECOMMENDATION:

Based on the aforementioned Staff Analysis, move to **RECOMMEND DENIAL** of Text Amendment Case #Z2016-001 to amend the Pierce Township Zoning Resolution, as initiated by HSIG, LLC.



February 24, 2016

HSIG, LLC
4019 Gilmore Avenue
Cincinnati, OH 45209

RECEIVED
FEB 29 2016
BY: *hb*

CLERMONT COUNTY PLANNING COMMISSION | TUESDAY, FEBRUARY 23, 2016

REQUEST: Zoning Resolution Text Amendment for additional zoning district titled "LC" for Ludlow Circle.

At its regular meeting held on Tuesday, February 23, 2015, the Clermont County Planning Commission voted to **RECOMMEND DENIAL** of the zoning resolution text amendment with the following comments:

While not opposed to the specific proposed development plan of the four lots, the staff explained that it is not a "best practice" to create a zoning district specifically for one development project, which is what this application appears to do. Planning Commission Members agreed.

It is suggested that the applicant and Pierce Township collaborate on updating the "TR" zoning district to allow for parcels that are further than 500 feet away from a municipal corporation boundary. The proposed amendment as submitted fits all the regulations currently included in the "TR" district, except for the proximity to a municipal boundary (Section 4.03).

Another option would be to revise the minimum acreage requirement in the Planned Development District.

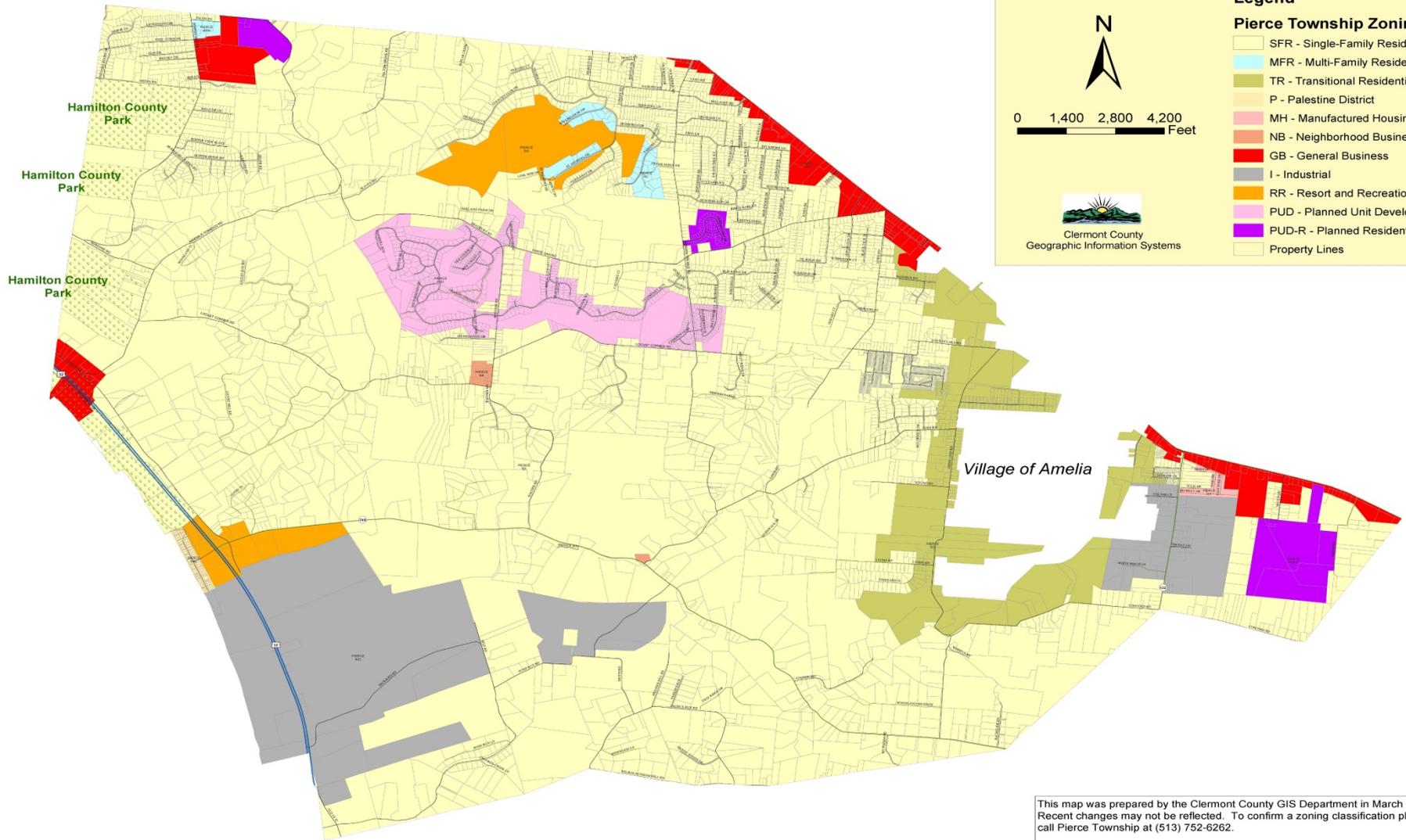
A copy of the staff report is attached. If you have questions or comments, please feel free to contact me.

Sincerely,

Taylor Corbett
Planner
Clermont County Department of Community and Economic Development
101 East Main Street, Third Floor, Batavia, OH 45103
P. 513-732-7904

CC: File
Pierce Township

PIERCE TOWNSHIP ZONING



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



0 1,400 2,800 4,200 Feet

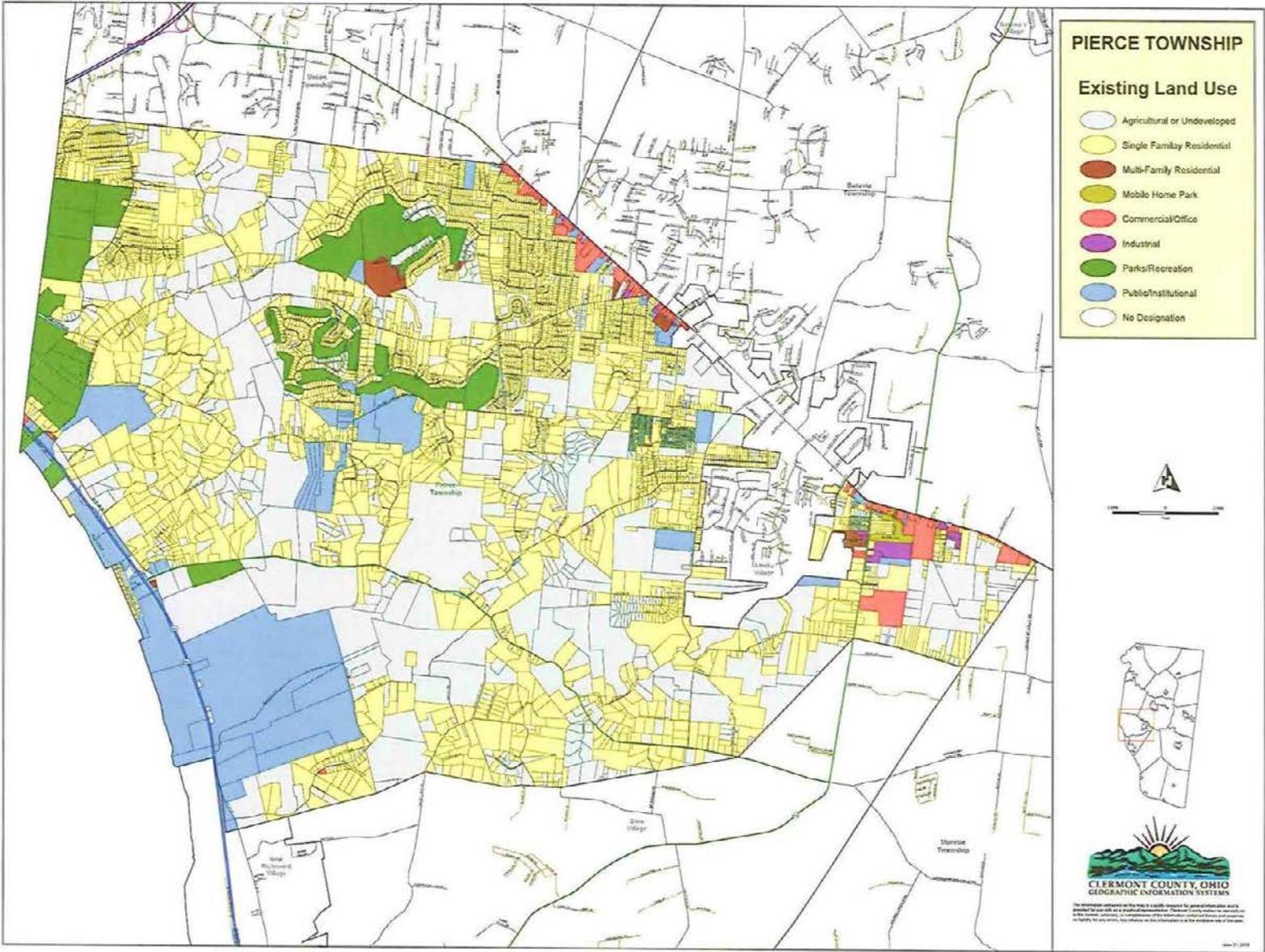


Clermont County
Geographic Information Systems

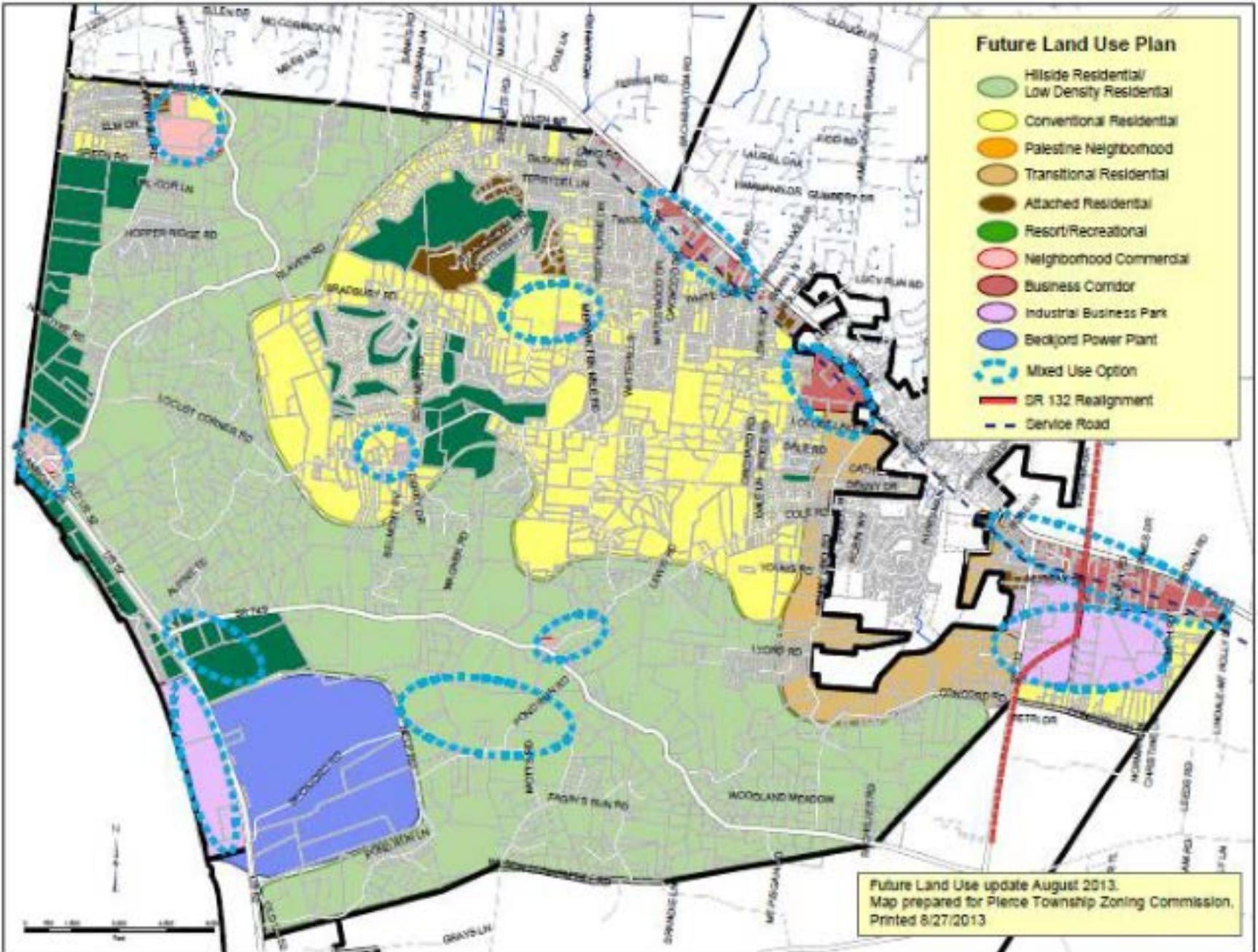
Village of Amelia

This map was prepared by the Clermont County GIS Department in March 2014. Recent changes may not be reflected. To confirm a zoning classification please call Pierce Township at (513) 752-6262.

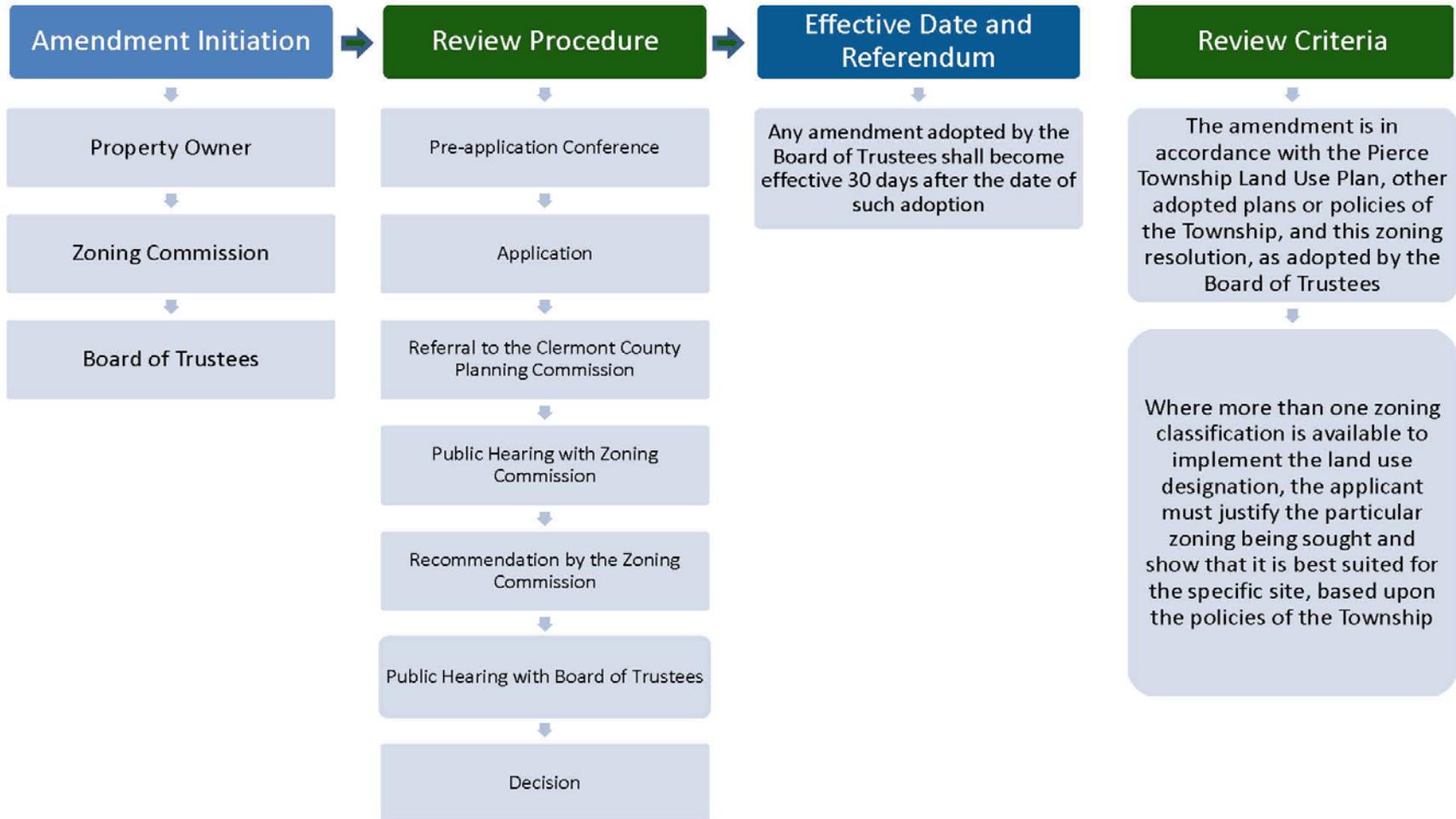
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Zone Change Process



For illustrative purposes only. Refer to the Pierce Township Zoning Resolution for detailed information.



Zoning Commission

March 1, 2016

AGENDA

1. Call to Order Regular Meeting
 - a. Role Call: Paul Houston, Karen Rebori, Dick Schuler, Stan Shadwell, Jeff Stitt and Tom Sill
2. Pledge of Allegiance
3. 6:30 p.m. - Case Z2016-003 Grand Communities/Fischer (Ferguson Farm 109 acres) SFR to PUD-R
4. 7:15 p.m. -Case Z2016-002 Grand Communities/Fischer (Bradbury Farm 43.7 acres) SFR to PUD-R
5. 7:45 p.m. - Case Z2016-001 HSIIG Applicant for Text Amendment to create Ludlow Circle (LC) District
6. Adjournment