



# Zoning Commission

March 10, 2016

## AGENDA

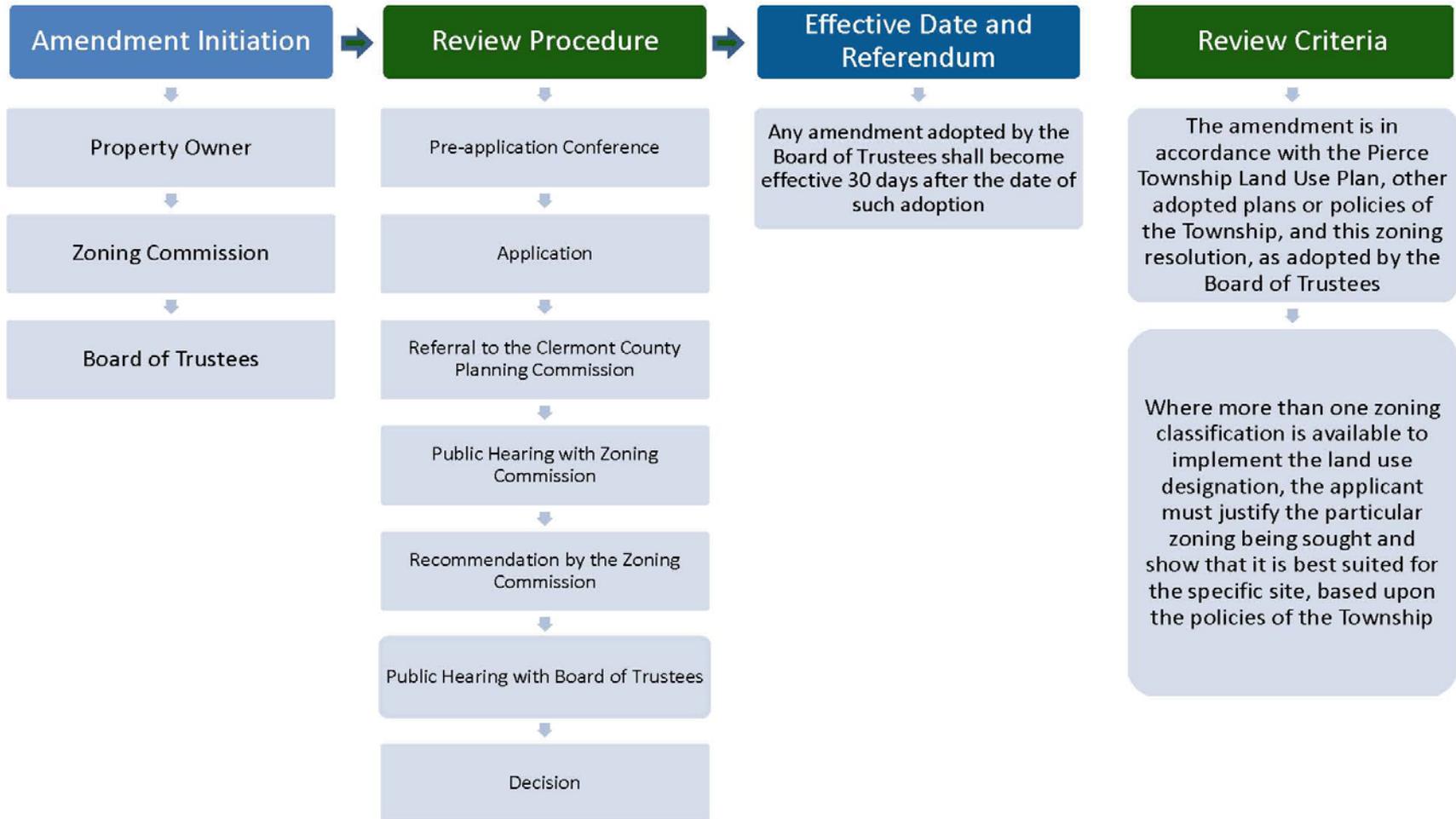
1. Call to Order Continued Public Hearing
  - a. Role Call: Paul Houston, Karen Rebori, Dick Schuler, Stan Shadwell, Jeff Stitt and Tom Sill
2. Pledge of Allegiance
3. Case Z2016-002 Grand Communities/Fischer (Bradbury Farm 43.7 acres) SFR to PUD-R
4. Adjournment

**Z2016-002**

**849 Bradbury Road**

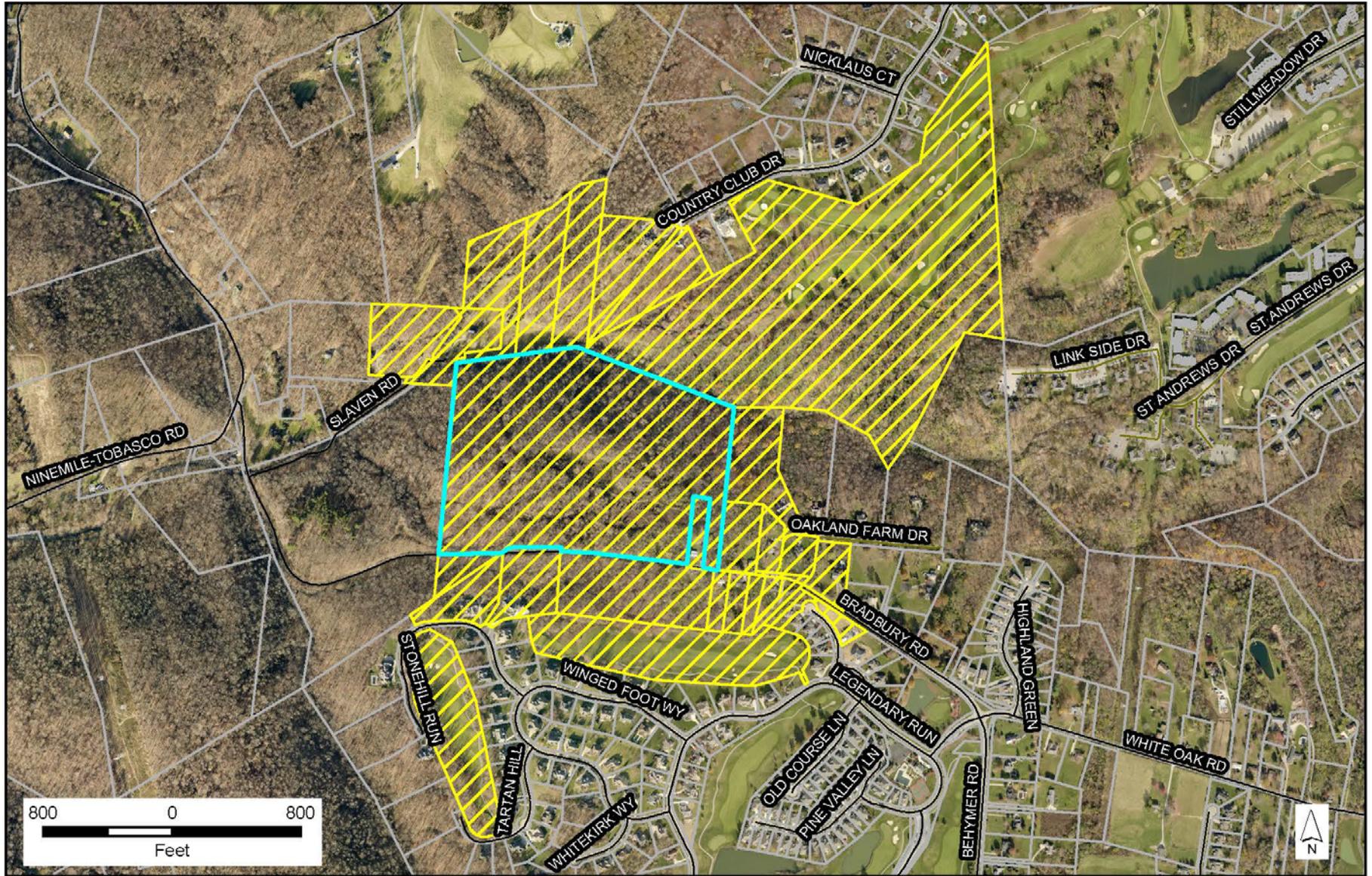
**Property**

# Zone Change Process



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

# ZONING



-  Adjacent Parcels
-  Subject Property

Pierce Township Zoning Case Z2016-002

February, 2016

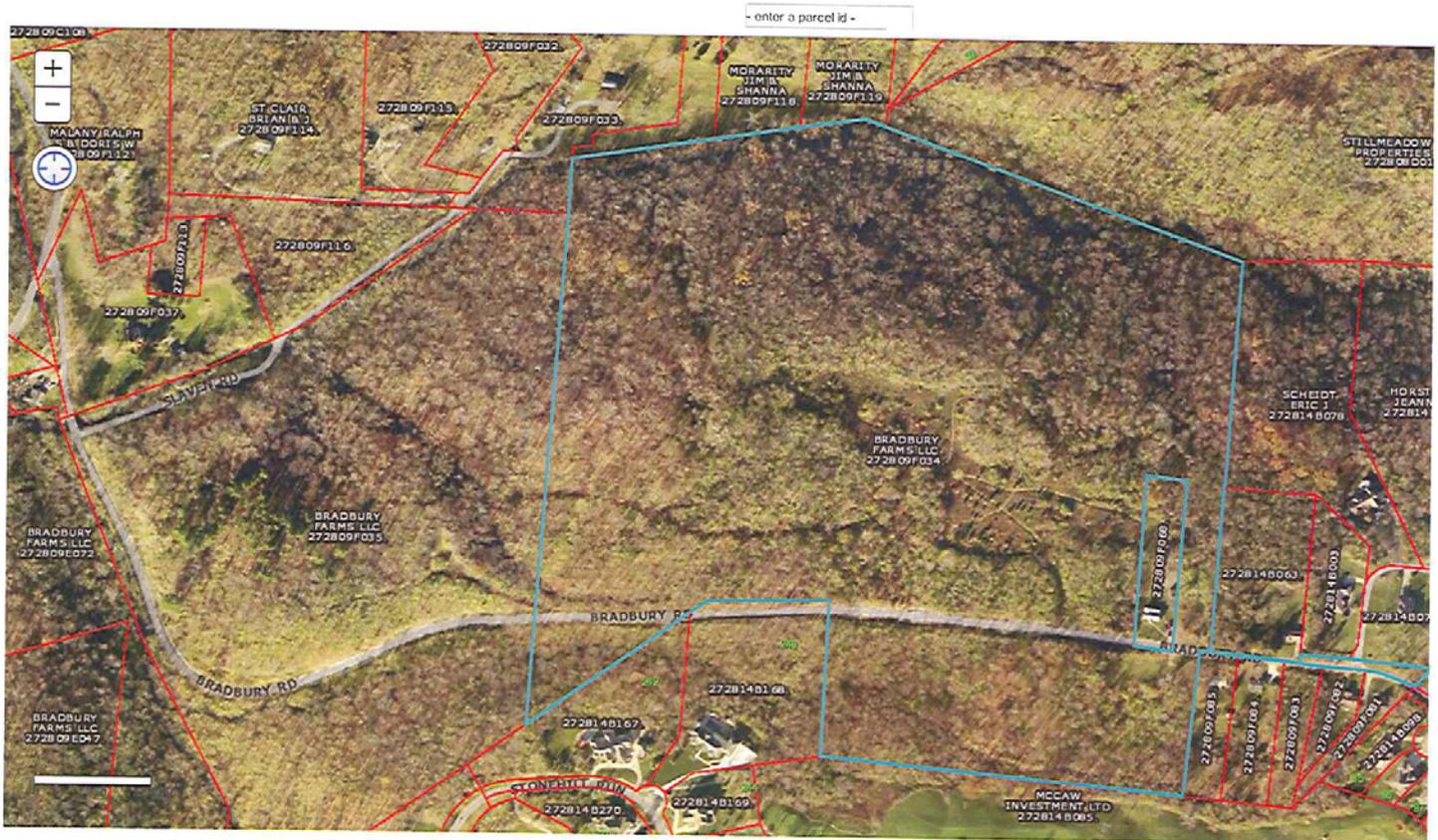




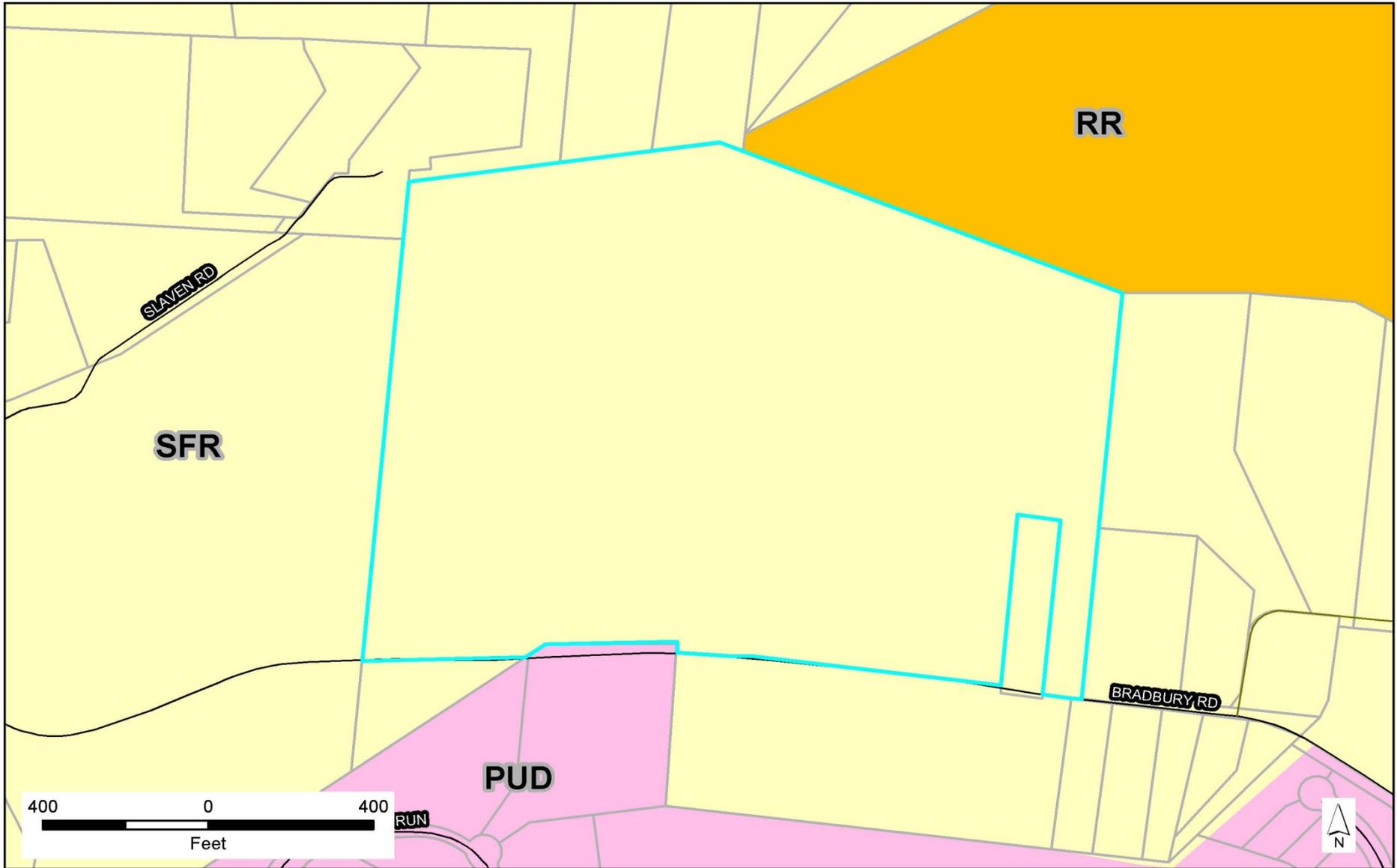
- Home
- Search
- Real Estate
- Tax
- Sales
- Financial
- Licensing
- Duties
- Downloads
- Forms
- Contact

**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



# ZONING



 Subject Property

Pierce Township Zoning Case Z2016-002

February, 2016



# Concept Plan



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

Land Use	Acreege	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%
<b>Total Site Acreege</b>	<b>44.39 acres</b>	<b>100.00%</b>

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



## STIRLING RIDGE

Pierce Township, Clermont County, Ohio  
Concept Plan







# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON FEBRUARY 23, 2016

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## PIERCE TOWNSHIP ZONING CASE # Z2016-002

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**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.



## 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,

A handwritten signature in blue ink, appearing to read "Jeremy Evans".

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

cc: File



RECEIVED  
FEB 29 2016  
BY: *LB*

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

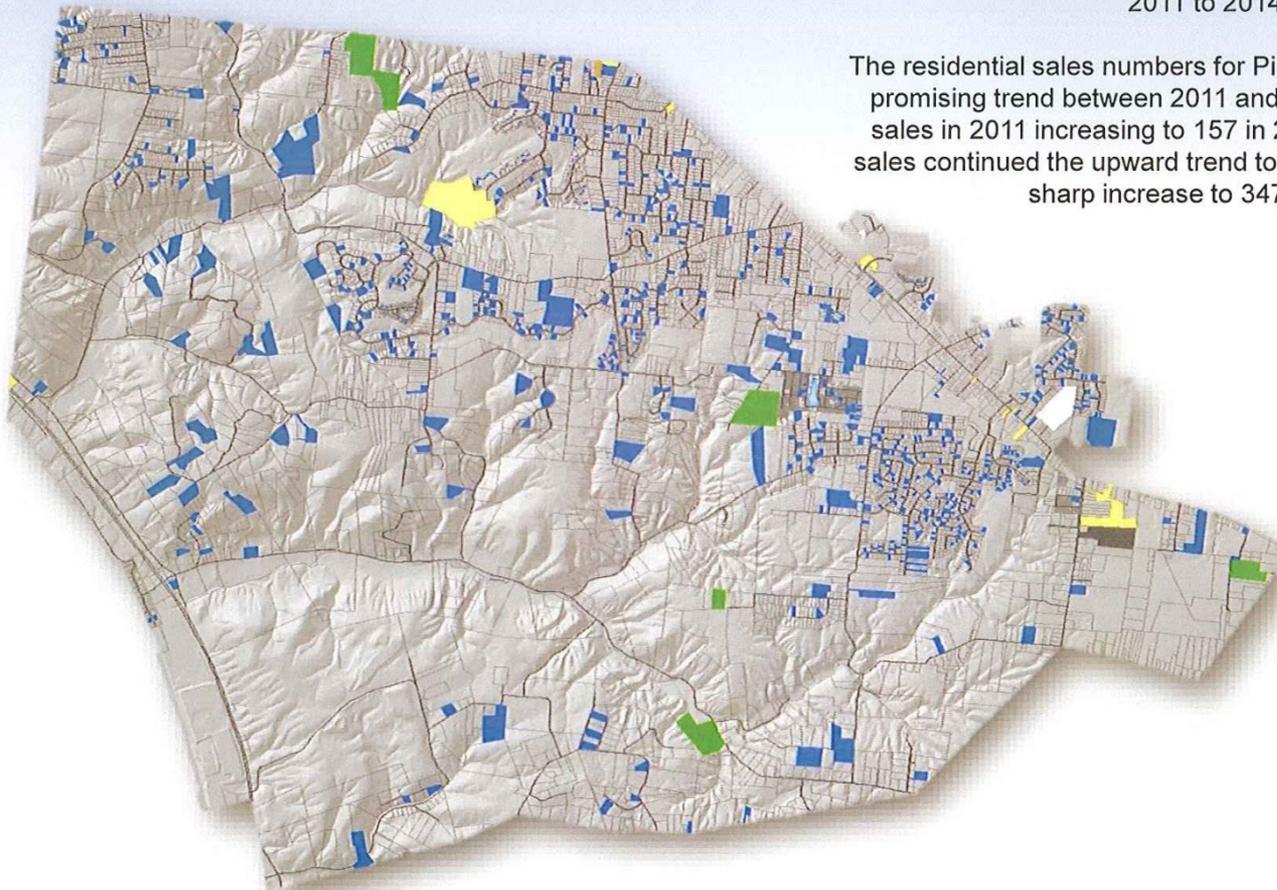
CC: File  
Pierce Township  
Fischer Homes  
MSP

# Real Estate Industry Rebound?

## Pierce Township Sales 2011 - 2014

Valid sales are used as indicator of the health of the market, it is defined as an arms length transaction where the buyer and seller are both acting prudently, knowledgeably, and neither is acting under duress. This map shows the location of sales for residential, agricultural, and commercial properties from 2011 to 2014.

The residential sales numbers for Pierce Township showed a promising trend between 2011 and 2014. There were 114 sales in 2011 increasing to 157 in 2012. During 2013 the sales continued the upward trend to 169 sales followed by a sharp increase to 347 in 2014.



Sales 2011 - 2014

Sales Category

-  Agriculture Sales
-  Industrial Sales
-  Commercial Sales
-  Residential Sales
-  Exempt Sales

# Pierce Township Residential Real Estate Market Indicators



→ Foreclosures    → New Construction    → Residential Sales

## Revenue from Property Taxes?

- Clermont Auditor's Office Estimates, March 7, 2016

### Pierce Township

#### Revenue Projections

Levy	Valuation	Effective Rate	Projected Revenue
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### Stirling Ridge

<b>Designer Series Homes</b>	27,720,000		
General	0	0.8	22,176
Road & Bridge		1.8	49,896
Police		5.954	165,045
Fire & EMS		8.0769	223,892
Waste		2.3	<u>63,756</u>
			524,765

# Concept Plan



Homesite Types <small>(See Notes on Page 2)</small>	Units	Setbacks			Legend
		Front	Side	Rear	
Designer (60' x 130')	84	25'	5/12*	25'	100%
<b>Total</b>	<b>84</b>				<b>1.89 units/ac</b>

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%
<b>Total Site Acreage</b>	<b>44.39 acres</b>	<b>100.00%</b>

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



## STIRLING RIDGE

Pierce Township, Clermont County, Ohio  
Concept Plan



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](http://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](mailto: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: Jason 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

3 of 3

McGill Smith Punshon, Inc.  
3700 Park 42 Drive ■ Suite 190B ■ Cincinnati, Ohio ■ 45241-2097  
513.759.0004 ■ Fax 513.563.7099 ■ www.mcgillsmithpunshon.com



## 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

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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

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Owner 1 BRADBURY FARMS LLC  
 Owner 2

Tax Mailing Name and Address

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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

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Legal Desc 1  
 Legal Desc 2  
 Legal Desc 3

Taxes Charged

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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

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

Homestead Credits

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Homestead Exemption NO



# Zoning Commission

March 10, 2016

## AGENDA

1. Call to Order Continued Public Hearing
  - a. Role Call: Paul Houston, Karen Rebori, Dick Schuler, Stan Shadwell, Jeff Stitt and Tom Sill
2. Pledge of Allegiance
3. Case Z2016-002 Grand Communities/Fischer (Bradbury Farm 43.7 acres) SFR to PUD-R
4. Adjournment