



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.