



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.