



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.