

Proudly serving residents since 1893



6:30 p.m. Call to Order Meeting	Chairman Pautke
Pledge of Allegiance	Trustee Batchler
3685 Lewis Road Lease Agreement	Administrator Hershner
ODNR Public Recreation Grant Application	Trustee Freeman
Public Hearing Zoning Case Z2016-003	Administrator Hershner
Set Public Hearings, Case Z2016-002	Administrator Hershner
Adjournment	Chairman Pautke

Department Reports are available on the Township website 24 hours before the second Wednesday of each month.

Board of Trustees

Public Hearing

April 12, 2016

Pierce Priorities:

- ***Culture***
- ***Quality of Life***
- ***Pierce 2035***



Z2016-003 Grand Communities



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 Acreage	109.53 acres	100.00%

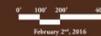
* 15' total distance between buildings with a minimum of 6' on one side, driveways must be setback a minimum of 1' from the property line

Grand Communities, Ltd.



PRESTWICK PLACE

Pierce Township, Clermont County, Ohio
Concept Plan



Public Hearing



Density Calculations:

Existing SFR Zoning

$$109.533 \text{ acres} / (20,000 \text{ sq. ft. lot min.} + 2,750 \text{ sq. ft. r.o.w.}) = 209 \text{ lots net (unrestricted)}$$

Proposed PUD

$$109.533 \times 2 = 219 \text{ lots (max. gross density)}$$

$$58.65 \text{ acres} \times 4.25 = 249 \text{ lots (max. net dens.)}$$

Z2016-003 Grand Communities Proposal

TABLE 7.04-1: PUD DENSITY AND INTENSITY STANDARDS

Zoning District	Minimum Open Space Required	Maximum Gross Density	Maximum Net Density
PUD-R without sewer	40%	0.50 dwelling units per acre	0.80 dwelling units per acre
PUD-R with sewer	35%	2.00 dwelling units per acre	4.25 dwelling units per acre
PUD-R within 500 feet of a municipal boundary	20%	8.00 dwelling units per acre	16 dwelling units per acre
PUD-B	20%	0.30 FAR	0.38 FAR
PUD-MU	30%	4.50 dwelling units per acre	7.50 dwelling units per acre

FAR = Floor Area Ratio – FAR is calculated as a ratio of the total gross floor area of the building(s) divided by the total square footage of the lot area.

TABLE 7.04-2: LOT STANDARDS

Unit Type	Minimum Area (Sq. Ft.)	Minimum Lot Width (Feet)	Minimum Front Yard [1] (Feet)	Minimum Side Yard [1] (Feet)	Minimum Rear Yard [1] (Feet)
Single-family detached [2][3]	10,500	60	25	8	30

Homesite Types <small>(Min. Width x Min. Depth)</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	Acreage	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 Acreage	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

Public Hearing



Summary:

Request: Zone Change from SFR to PUD-R, 229 single family detached homes

County Planning Commission: Recommend Approval, subject to agency approvals

Zoning Commission: Recommend Approval, 219 single family detached homes

Existing SFR Zoning: 109.533 acres or 4771257.48 total square feet
20,000 sq. ft. lot min. + 2,750 sq. ft. r.o.w. =
209 lots net (unrestricted)

Proposed PUD Zoning: 109.533 x 2 = 219 lots (max. gross density)
71.27 acres x 4.25 = 249 lots (max. net dens.)



Z2016-002 Grand Communities



Homesite Types <small>(Min. Width = 60', Min. Depth)</small>	Units	Setbacks			Legend
		Front	Side	Rear	
Designer (60' x 130')	84	25'	57'2"	25'	100%
Total	84				1.89 units/ac

Land Use	Acres	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

Grand Communities, Ltd.



STIRLING RIDGE

Pierce Township, Clermont County, Ohio
Concept Plan



February 2nd, 2016

Public Hearing



Density Calculations:

Existing SFR Zoning

43.7 acres / (20,000 sq. ft. lot min. + 2,750 sq. ft. r.o.w.) =
83 lots net (unrestricted)

Proposed PUD

43.7 acres x 2 = 87 lots (max. gross density)
18.18 acres x 4.25 = 77 lots (max. net dens.)

Z2016-003 Grand Communities Proposal

Zoning District	Minimum Open Space Required	Maximum Gross Density	Maximum Net Density
PUD-R without sewer	40%	0.50 dwelling units per acre	0.80 dwelling units per acre
PUD-R with sewer	35%	2.00 dwelling units per acre	4.25 dwelling units per acre
PUD-R within 500 feet of a municipal boundary	20%	8.00 dwelling units per acre	16 dwelling units per acre
PUD-B	20%	0.30 FAR	0.38 FAR
PUD-MU	30%	4.50 dwelling units per acre	7.50 dwelling units per acre

FAR = Floor Area Ratio – FAR is calculated as a ratio of the total gross floor area of the building(s) divided by the total square footage of the lot area.

Homesite Types <small>(Min. Width x Min. Depth)</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

Unit Type	Minimum Area (Sq. Ft.)	Minimum Lot Width (Feet)	Minimum Front Yard [1] (Feet)	Minimum Side Yard [1] (Feet)	Minimum Rear Yard [1] (Feet)
Single-family detached [2][3]	10,500	60	25	8	30

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Board of Trustees

Public Hearing

March 29, 2016

Pierce Priorities:

- ***Culture***
- ***Quality of Life***
- ***Pierce 2035***