



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON APRIL 26, 2016

PIERCE TOWNSHIP ZONING CASE # Z2016-004

- APPLICANT/
OWNER:** John & Gloria Owens
1123 Ohio Pike
Cincinnati, OH 45245
- REQUEST:** Rezone parcel 284505.019 (SFR – Single Family Residential District & GB – General Business District) consisting of 1.253 acres to GB – General Business District.
- LOCATION:** The subject property is located along the south side of State Route 125, with a physical address of 1123 State Route 125, 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 & GB – General Business District). The surrounding properties are a mixture of (SFR – Single Family Residential District & GB – General Business District), with properties to the north GB – General Business District and properties to the south SFR – Single Family Residential District. See the attached zoning map for further clarification.
- LAND USE:** The existing land use is commercial with a vacant rear yard.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

This request appears to be compatible with Pierce Township's Land Use Plan. The property is currently identified as part of the existing Route 125 commercial corridor, where it is deemed appropriate for Commercial development. (See attached Future Land Use Plan)

STAFF ANALYSIS:

Per the application, the applicant is requesting a zoning change for parcel 284505.019 from (SFR- Single Family Residential District & GB - General Business District) to GB - General Business District. The proposed rezone appears to be compatible with the goals and objectives for Pierce Township as it encourages the redevelopment of underutilized properties through proper and flexible zoning along the Route 125 commercial corridor.

Clermont County Department Community & Economic Development Comments:

1. No additional comments.

Ohio Department of Transportation (ODOT) Comments:

1. No objections to the request for a zone change from SFR - Single Family Residential District & GB - General Business District to GB - General Business District for parcel 284505.019. All access should be off Lang Rd. vs. direct access from SR 125 for safety and access management purposes.

Clermont County Water Resources Department Comments:

1. The proposed development is located within the Clermont County Water Resource 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 Staff Analysis, move to **RECOMMEND APPROVAL** of Pierce Township Zoning Case #Z2016-004 for GB - General Business District with the following conditions:

1. All agency review comments are satisfactorily addressed.