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STAFF REPORT FOR PUBLIC HEARING
RED HAWK LUXURY APARTMENTS
DAVIS AND NINE MILE ROAD
JUNE 5, 2018
CASE # Z2018-003

GENERAL INFORMATION:

OWNER: C. Ray Clary, et.al
599 Davis Road
Cincinnati, Ohio 45255

APPLICANT: Burns Builders
6170 1st Financial Drive, Suite 301
Burlington, Kentucky 41005

REQUEST: To build 216 units (2 or 3 bedroom) apartments on 30.231 acres

EXISTING ZONING: PUD-R (PLANNED UNIT DEVELOPMENT-RESIDENTIAL)

PUD Density and Intensity Standards –Per Table 7.04-1
Maximum gross density is 2.00 dwelling units per acre

SURROUNDING PROPERTIES: General Business District to the west and southwest. Across Nine Mile Tobasco Road, east and southeast, is Single Family Residential District (SFR). Located to the north is Union Township.

LOCATION: Property is located along Davis and Nine Mile Tobasco Roads. The site has approximately 800 feet of frontage along Davis Road and approximately 1,400 feet of frontage along Nine Mile Tobasco Road.

EXISTING LAND USE: The current land use is residential (on a large lot) with a 1,200 square foot dwelling and a 1,400 square foot pole barn. The site also has two, 100 foot wide parallel high tension line easements that are located approximately 450 feet apart.

PROPOSED LAND USE: To build 216 Apartments units within 9 buildings. Six of the buildings will be 2 bedroom apartments for a total of 144 units. Three of the buildings will be a combination of 2 or 3 bedroom apartments for a total of 72 units. The Developer has also proposed to build 68 Garages, a Pool and Clubhouse, a Community Garden, Playground and Basketball Courts to be included in the development. The development site would be on 14 acres of the property leaving 16.23 acres as open space, which is 56.23% open space. Pierce Township PUD-R requires 35% open space per Table 7.04-1

FUTURE LAND USE & ZONING: The 2013 Pierce Township Land Use Plan states this area is best for Conventional Residential area with a Mixed Use Option Overlay. The Conventional Residential area is “designated for those areas with minimal slope constraints, accessible to centralized sewer, are serviced by roadways with available capacity, and where a number of existing large-scale developments already exist in the Township. These areas may continue to develop at a density of one half acre per dwelling unit. However, the density may be increased under a Planned Development (PD) or conservation design procedure if an applicant provides open space and/or active recreational areas and parks. The maximum density should be four units per acre based on a sliding scale.” The Mixed Use Option provides for Planned Units Developments as mixed use and business to promote future commercial activity. In the Pierce Township Zoning Resolution Table 7.04-1 PUD DENSITY AND INTENSITY STANDARDS requires that a PUD-R

with sewer have a maximum gross density of 2.00 dwellings units per acre. The proposed development has a gross density of 7.1 units per acre.

PIERCE TOWNSHIP COMMENTS: The proposed density is a significant waiver from 2 units per acre to 7.1 units per acre. The geometry of Davis/Nine Mile Tobasco Road intersection is a consideration to be addressed. During the development, the movement of earth and construction is a concern regarding flooding in the Nine Mile area, then final pavement and detention what is plan? If retaining walls extend beyond grade level then waivers will be required. A site map showing open space to include detail of acreage to be disturbed and preserved in accordance with Table 7.04-3 Resource Protection Standards note. Stage two of the PUD requires a final landscaping plan to include a variety of species. Township needs clarification of external lighting plan in the development. Pierce Township Fire Chief has given his comments which are attached.

CLERMONT COUNTY PLANNING COMMISSION: The Clermont County Planning Commission met on May 22, 2018. The Clermont County Planning Commission voted to DENY the proposed development based on the Staff recommendation.