



How the Plan Works

Executive Summary

Existing Conditions

The existing conditions were developed by evaluating existing plans and data sources, such as the US Census and broken down into the following topic areas:

Population, Housing and Economics

Land Use and Design

Natural Environment

Public Services

Transportation

Concerns/Opportunities

The Committee then formulated draft Concerns/Opportunities by topic area

Drafting and Public Input

The Land Use Committee then developed a District Map and a Draft Future Land Use Map, Public Input Online Survey and two (2) Open House meetings to further engage the public, solicit more information and test the validity of initial draft findings

Implementation

The Land Use Committee refined the data and began to finalize the Implementation components:

Implementation Topic Areas:

Population and Housing

Land Use, Design and Economic Development

Public Services

Transportation

Natural Resources, Environment and Preservation

Implementation Tools:

District Map (Neighborhoods)

Future Land Use Map

Vision

Guiding Principles

Goals

Policies/Action

Key Strategies, Key Concepts & Key Sites

Planning Process

- **The Land Use Committee began the year + long planning process in February of 2022 by evaluating Township plans already in effect as well as other regional plans and identified key themes:**
 - 2001 Amelia Comprehensive Plan
 - 2013 Land Use Use Plan
 - 2016 Parks Master Plan
 - 2019 Covid Impact Study
 - 2019 Great Parks Master Plan
 - 2020 Clermont County All-Hazards Mitigation Plan
 - OKI 2050 Metropolitan Transportation Plan
- Focus commercial development in nodes
- The importance of preserving rural spaces, hillsides and natural areas within the Township
- Considering larger minimum lot sizes where possible
- Work to encourage revitalization and use of underutilized commercial areas
- Safety and small town rural feel are important
- Need for a town center/community center gathering areas
- Traffic and road width along SR 125 is a concern
- Post Office and Library are critical Township assets
- Desire to improve the visual character of commercial areas (Street tree planting, building rehab and sign control)
- Connect parks and greenway assets
- Increase events and activities for all age groups including the elderly and youth
- Review development with consideration of natural hazards such as flooding and emergency response
- Consider efforts to manage and mitigate stormwater runoff issues
- Maintain a small amount of Rural Commercial style zoning in the Hopper Hill Neighborhood
- The Open Houses also included a number of vision boards that enabled residents to choose their preferred designs - the photos were then utilized in the document

Planning Process

- **The Land Use Committee then reviewed and synthesized Census, OKI and other data to establish Existing Conditions, evaluate trends and formulate initial concerns/opportunities and findings**
- **Public input was then solicited to test the initial findings**
- **This information was then synthesized with Existing Conditions and anticipated conditions to build a framework for Goals, Policies and Actions to begin building a bright future**



The Land Use Committee held a total of (14) in person committee meetings over the course of a year



The Land Use Committee launched a public input survey that ran from September 30th - October 14th, 2022 that received **over 500 responses**. See the Executive Summary (Appendix) for more information



Outreach with the public via the Township website, Facebook, CERKL and an article written by the Clermont Sun

Planning Process



Two Open Houses with over **(40) Attendees**: Open House 1) Clermont County
Library February 7 & Open House 2) Pierce Township Administration
Building February 9

- The Open Houses included a number of vision boards that enabled residents to choose their preferred designs - the photos were then utilized in the document
- Key themes identified and confirmed included:
 - Promote commercial development in key (walkable) node areas
 - Improve the blend of businesses
 - Promote high quality landscaping and buffering to create shaded pedestrian ways and buffers in commercial areas
 - Emphasize the Township as a blended suburban-rural community of predominantly single family homes
 - Rural areas should promote even greater land, tree and hillside preservation in conjunction with riparian buffers
 - Preserve rural areas
 - Utilize cluster style designs to build neighborhoods
 - Continue to honor farms and agriculture
 - Reduce signage clutter, outdoor storage, junk vehicles - Emphasize beautification
 - Reduce blight and maintain a safe community
 - Improve commercial design
 - Address stormwater impacts, erosion, traffic and similar impacts of development
 - Analyze the financial impacts of new development
 - A greater focus should be placed on indoor/outdoor recreation, seating and entertainment, as well as places for the community to gather
 - Proactively study hike/bike and sidewalk linkages

How To Use The Plan

- Step 1:** Determine the future land use designation of the property in question using the Future Land Use Map
- Step 2:** Review the Key Sites Section to determine if the site is listed as a Key Site
- Step 3:** Determine the applicable development types envisioned in the designation
- Step 4:** Consider the context of the vicinity and adjoining existing uses and future land use designations, including the underlying district/neighborhood
- Step 5:** Review the Vision, Guiding Principles and Implementation sections, with emphasis placed on Key Strategies and Key Concepts
- Step 6:** Consider if the proposal exemplifies the intent of the Land Use Plan



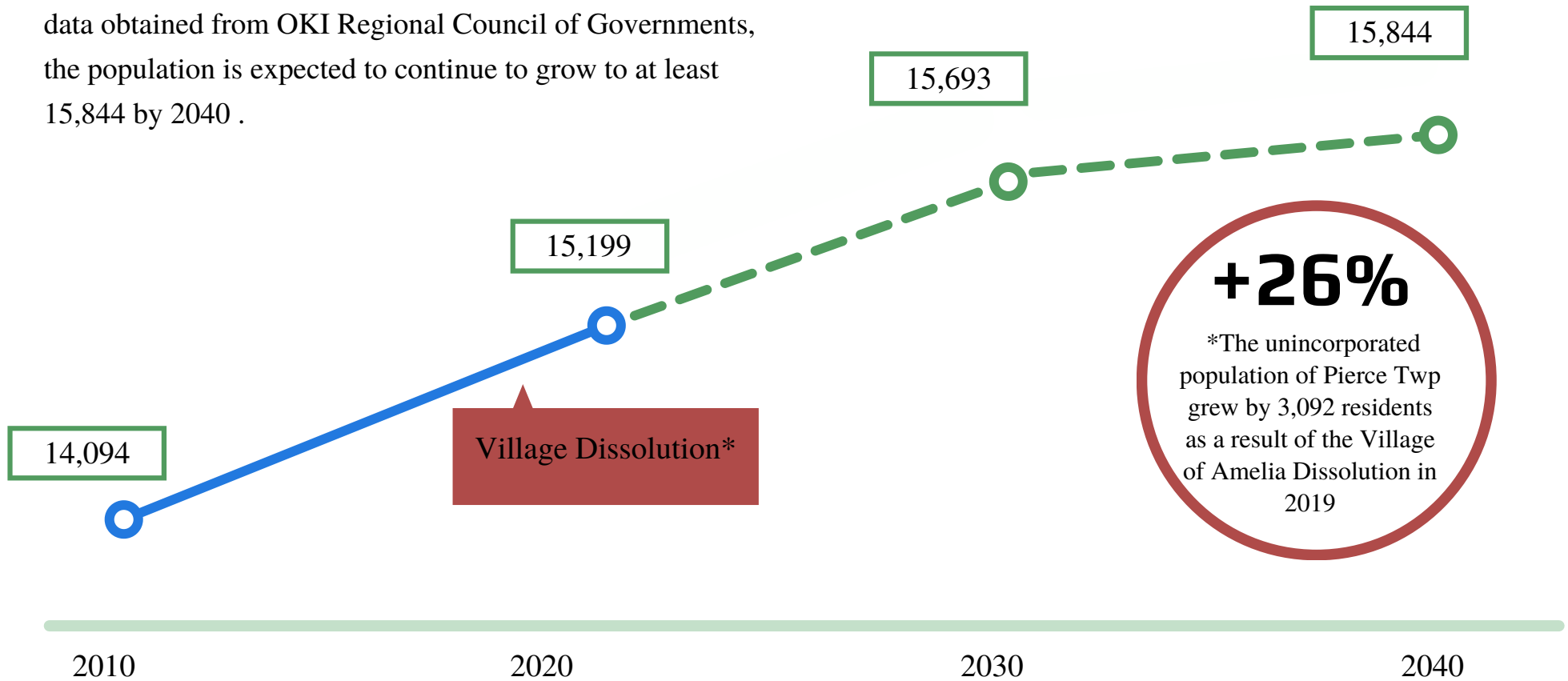


**Existing Conditions,
Concerns and
Opportunities**



Population Growth 2010-2040

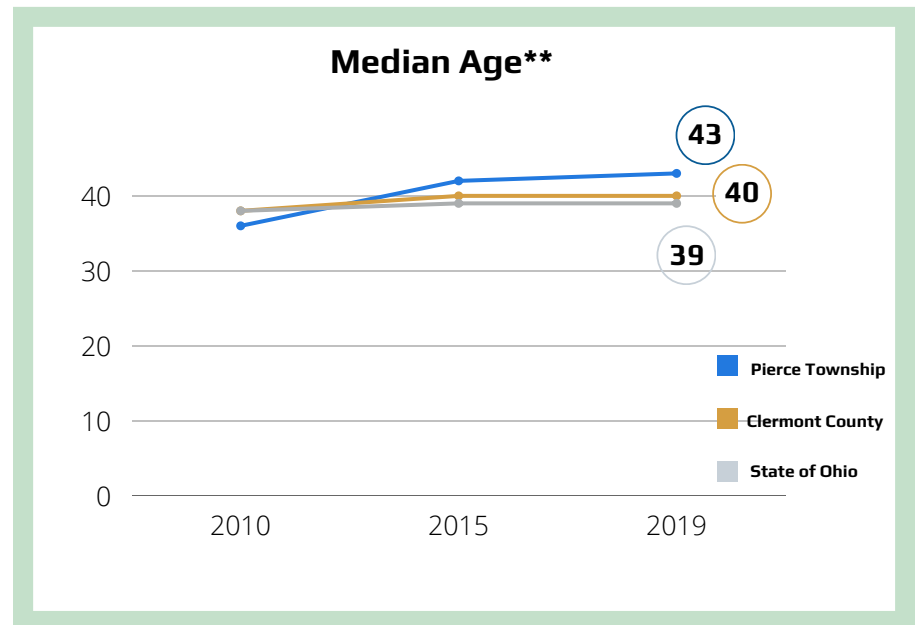
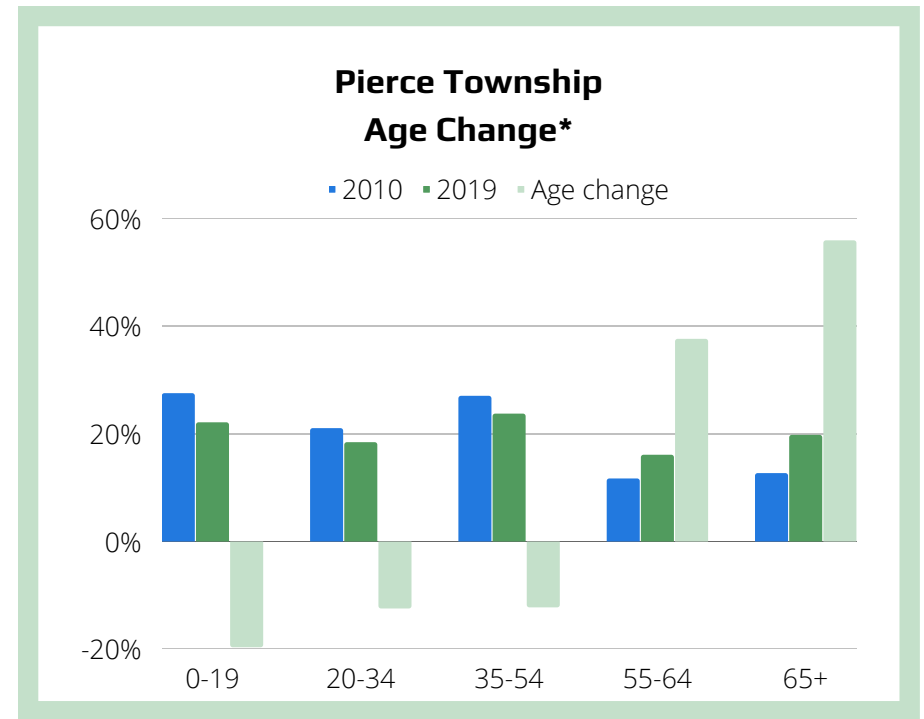
As of 2021, Pierce Township's population stands at 15,199 residents, having grown by 7.8% since 2010. According to data obtained from OKI Regional Council of Governments, the population is expected to continue to grow to at least 15,844 by 2040 .



Population, Housing and Economics

Age

While the Township's population has grown steadily since 2010, the greatest increases have been in all age groups 55 and older; all age brackets under the age of 55 saw a decrease in their proportion of the population. This trend is further illustrated by the fact that the median age of residents remains higher than that of both Clermont County and the State of Ohio. Based upon Census data, the median age of the population in Pierce Twp. eclipsed that of the State of Ohio and Clermont County around 2015.

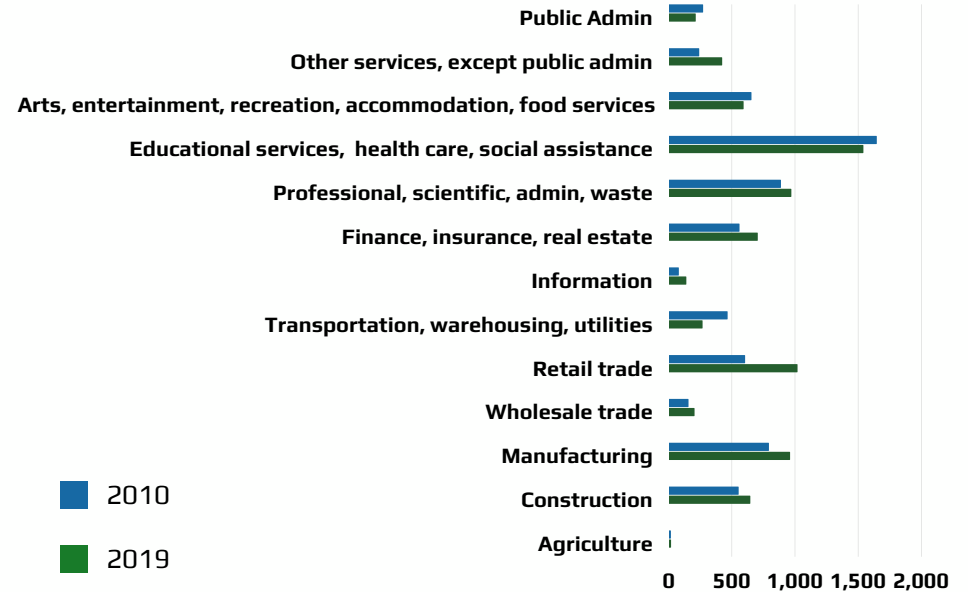


Population, Housing and Economics

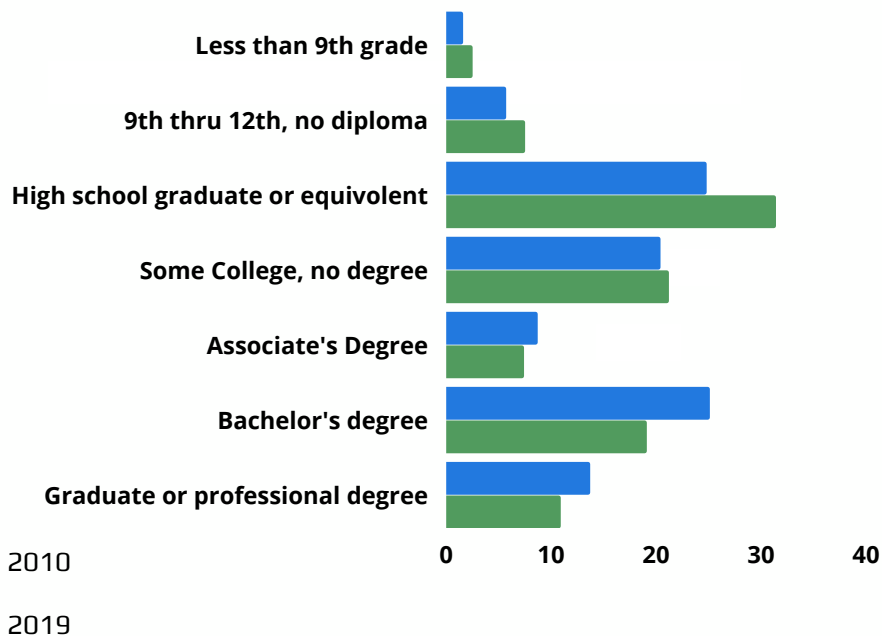
Employment and Education

As of 2019, retail and educational services, including health care, remain the largest employment fields for residents in the Township. Growth in retail has outpaced all other fields since 2010.

Pierce Twp Resident Employment Fields*



Educational Attainment*



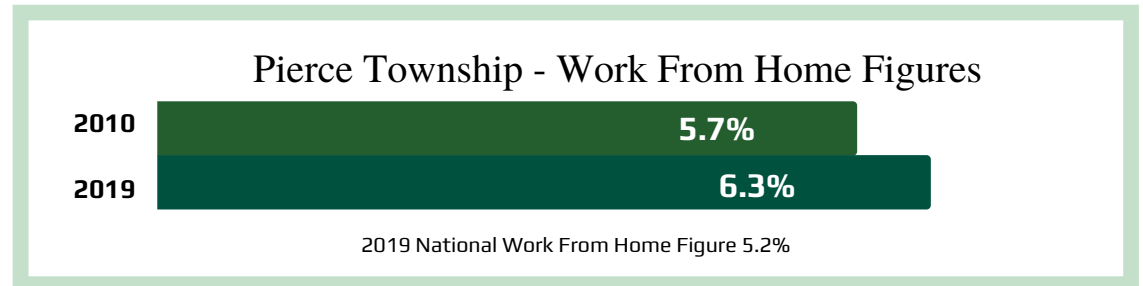
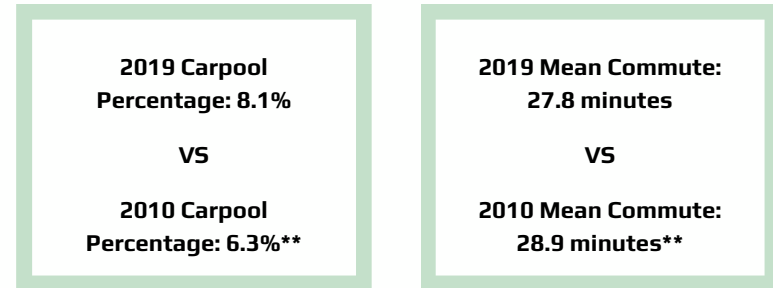
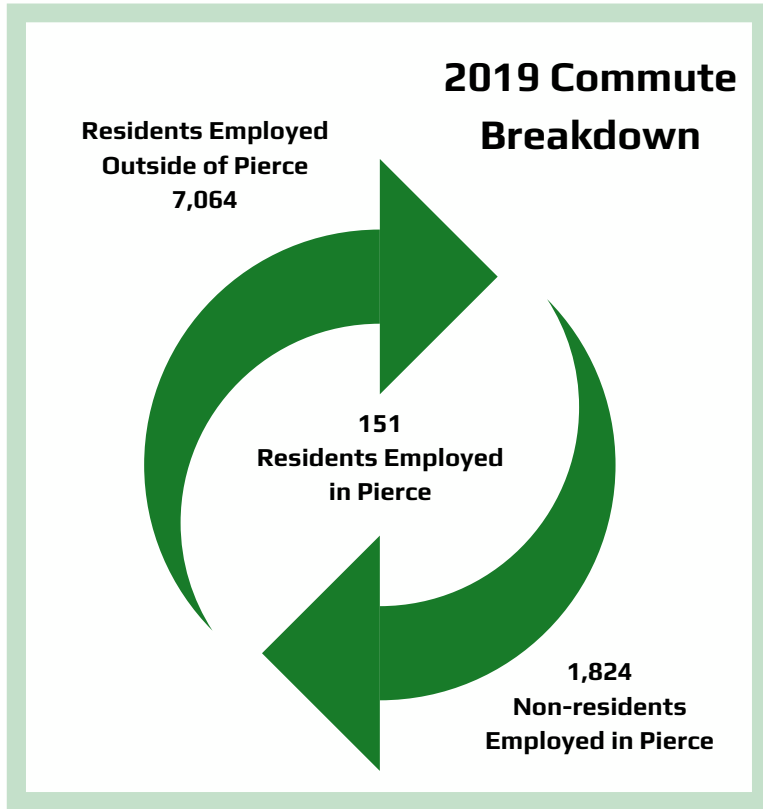
Between 2010 and 2019, the 3 lowest levels of educational attainment increased in size, while the proportion of individuals with Associates Degrees or higher all declined. While those with Associate's Degrees and higher level degrees comprise 37.4% of the population, this number has declined from around 47.5% in 2010.

Population, Housing and Economics

Commuting

The overwhelming majority of Pierce Township's workforce commutes out of the community for work. Despite this, the number of residents working from home has increased.

Favorably, carpooling has seen an increase, with two carpool lots in Pierce Township serving commuters, while the mean commute for those residing in the Township has seen a decrease since 2010.

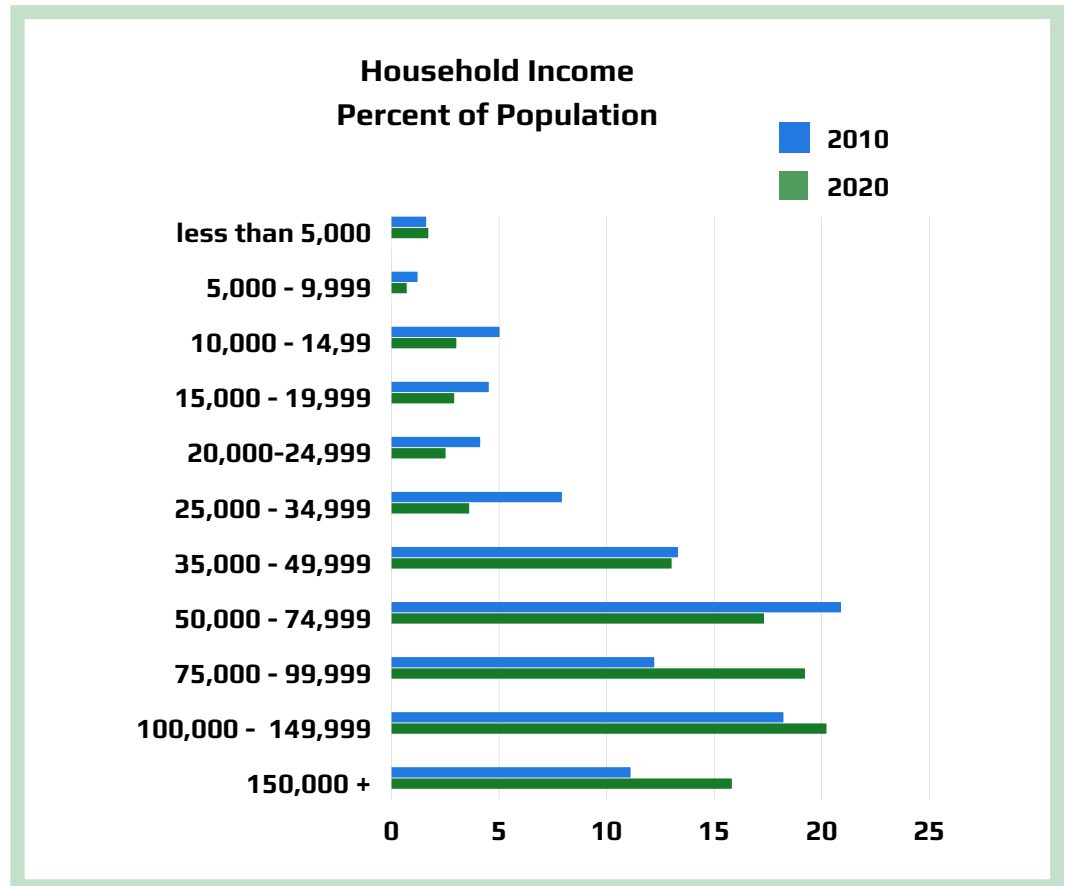
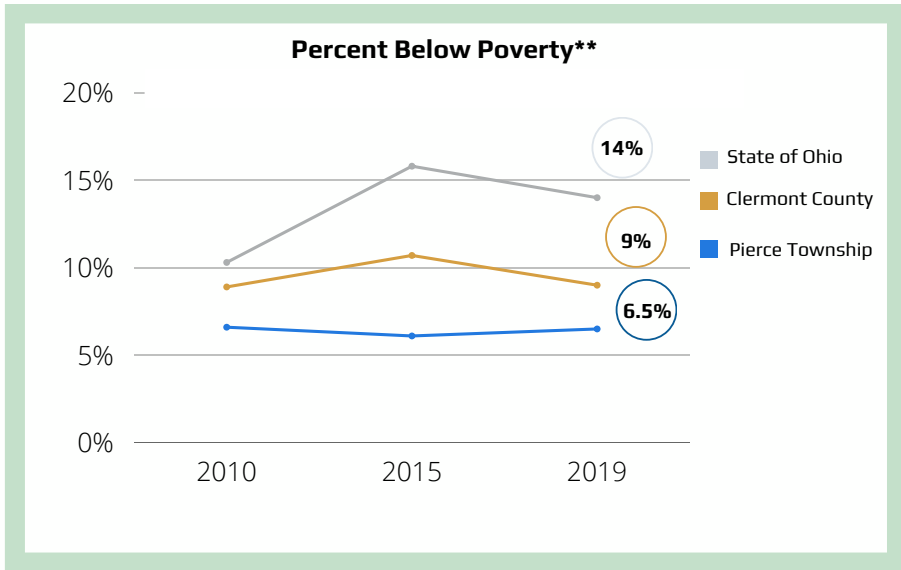


Population, Housing and Economics

Poverty and Income

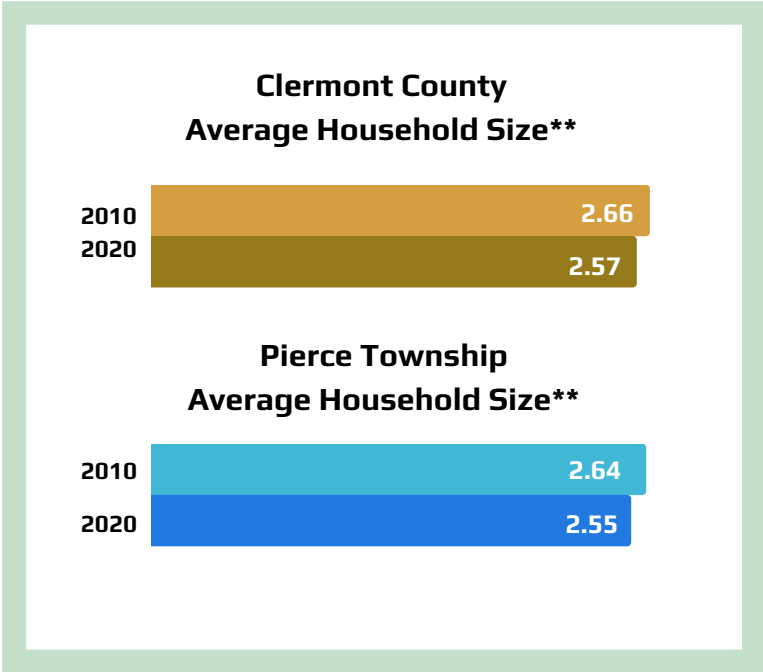
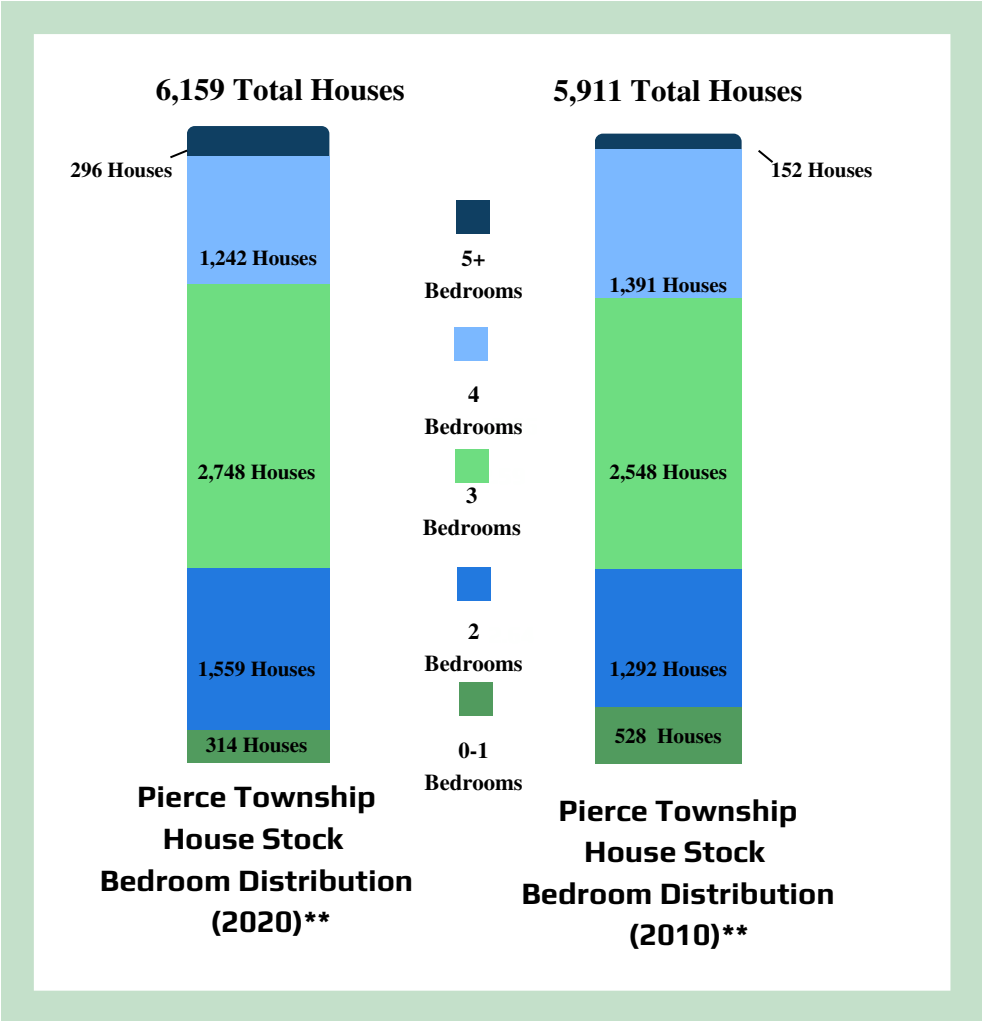
According to the US Census Bureau, poverty levels in the Township continue to remain below both the County and State of Ohio but have begun to trend higher. Further, Pierce Township's median household income as of 2020 sits at \$79,386, compared to the USA in general (\$64,994). (Inflation adjusted 2020 dollars)

The median income in the Township has risen since 2010 and it should be noted that the two lowest brackets have grown slightly as a proportion of the community, since 2010. However, households earning \$75k + have grown from 41.5% in 2010 to 55.2% in 2020 over the period as a proportion of the community.



Household Size and Housing Stock

The Township continues to offer high quality housing options in line with demand. Over 63% of homes in Pierce are 2-3 bedroom, which accommodates the median Township household size of 2.5. Demand for smaller dwelling units (or those with fewer bedrooms) could increase, if household sizes in Pierce and/or the region continue to decline and the Township continues to see a rise in the median age of the population.



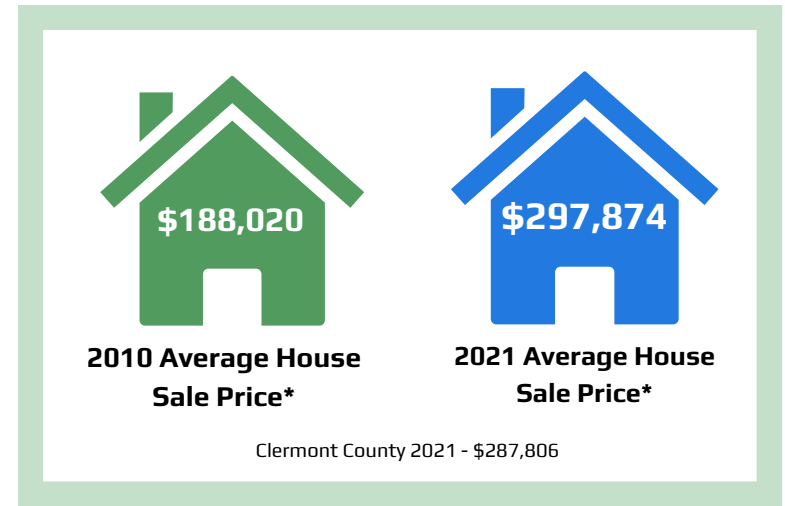
Population, Housing and Economics

Housing Sales and Ownership

The average sale price of homes in the Township have continued to rise significantly since 2010 and remain approximately \$10k higher on average than the County, generally.

However, according to Clermont County Auditor data, the value of residentially assessed property in the Township accounts for an outsized 87% (76% in 2010) of taxable property in the Township (County 80%).

The vast majority of dwelling units in the Township are owner occupied single family structures. The renter/owner ratio in the Township has remained steady and the proportion of renter occupied units in the Township remain below that of the County in general.



Legendary Run, a premier neighborhood in the Township exemplifies and serves as a model for high quality residential development, natural space cohesion and amenities



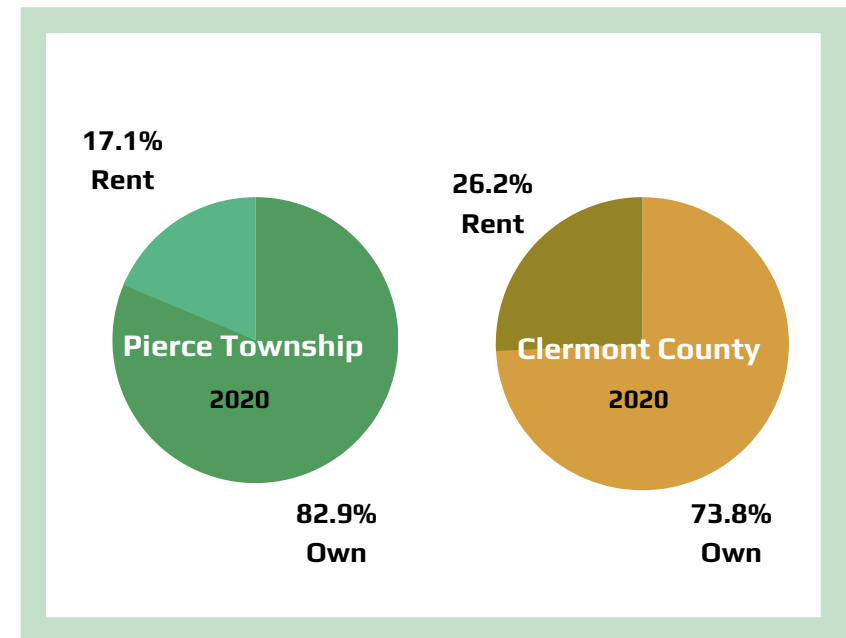
Population, Housing and Economics

Housing Sales and Ownership

According to the US Census Bureau data, Pierce Twp's ownership vacancy rate was estimated between 0%(2019) -.6% (2010), with rates <2% considered healthy. Similarly, rental vacancy rates appear healthy at 2.9% with 7-8% considered acceptable. (Bloomberg). Pierce Township maintains a robust homeownership rate due in large part to the high quality of the housing stock.



Property Ownership Comparison *



The Township is home to numerous neighborhoods offering high quality housing, as exemplified by this home in located in the Locust Hill neighborhood (pictured)

Population, Housing and Economics

Concerns

- Residential valuations account for a disproportionate amount of the tax base (87% vs. 13% Com/Ind)
- Population declines in age groups 0-54 coupled with increases in the 55+ groups
- Declining educational attainment
- Housing for all age groups needs to be accommodated
- Rental companies purchasing single family homes and renting en masse
- Poor quality building in some areas (Multi Family on 1st floor, neighborhoods with boilerplate architecture)
- Shrinking household sizes

Population, Housing and Economics

Residential Development Concern Focus

New Development in the Township should maintain a high standard of quality and de-emphasize the following

- Potential for neighborhoods being constructed without due regard for trees and natural areas
- Potential for cookie cutter subdivision development with boilerplate architecture
- Prominent garages/short driveways
- Poor or dysfunctional open space
- Development lacking interconnectivity which can increase traffic issues elsewhere
- Dwellings from being located too "close together"



Population, Housing and

Economics

Opportunities

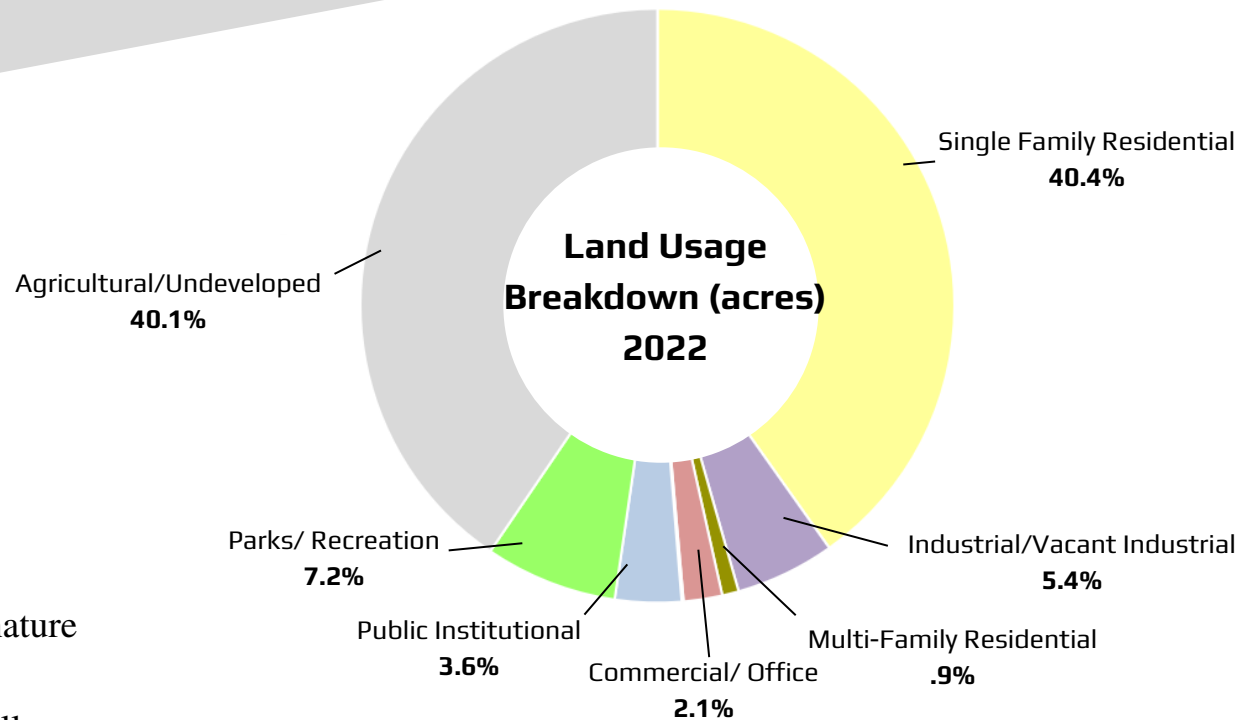
- Population growth in conjunction with smaller household sizes suggests potential option for multi-family mixed use density in SR 125 corridor vicinity (Adjacent to and connected to services/amenities) if in balance with owner/rental ratio
- Larger minimum lot size option(s) in select areas
- Potential demand for empty nester style housing
- Proximity to Cincinnati
- Branding and promotion of Pierce Township as a vibrant community
- Golf courses, parks and natural areas (Incl. Ohio River and Woodland Mound) are valuable assets in promoting the Township
- Proximity to carpooling and bus stops are an asset for new
- and existing housing
- Tax base diversification residential vs. commercial/industrial
- Build on existing high quality development

Land Use and Design

Existing Land Use

Pierce Township is predominantly residential in nature and serves as a bedroom community within the Cincinnati Metro Area. As a result of the 2019 Village of Amelia dissolution, the Township saw significant increases in the Agricultural/Undeveloped and Parks/Recreation property, which includes the addition of two (2) parks (Groh and Spencer Shank Park).

Commercial/Office uses predominate the nearly 5 mile stretch of SR 125 and have been developed in a linear, auto dependent fashion.



Property Usage	2013	2022	Change
Agriculture/ Undeveloped	37.3%	40.1%	+7.5%
* Industrial/ Vacant Industrial	0.2%	5.4%	+2600%
Multi-Family Residential	0.8%	0.9%	+12.5%
Commerical/Office	4.6%	2.1%	-54.4%
Mobile Home Park	0.1%	0.1%	0%
** Public Institutuional	5.7%	3.6%	-36.8%
Single Family Residential	47.7%	40.4%	-15.3%
Parks/Recreation	3.4%	7.2%	+111.8%

* Industrial/Vacant Industrial property increased in proportion due to the reclassification of property

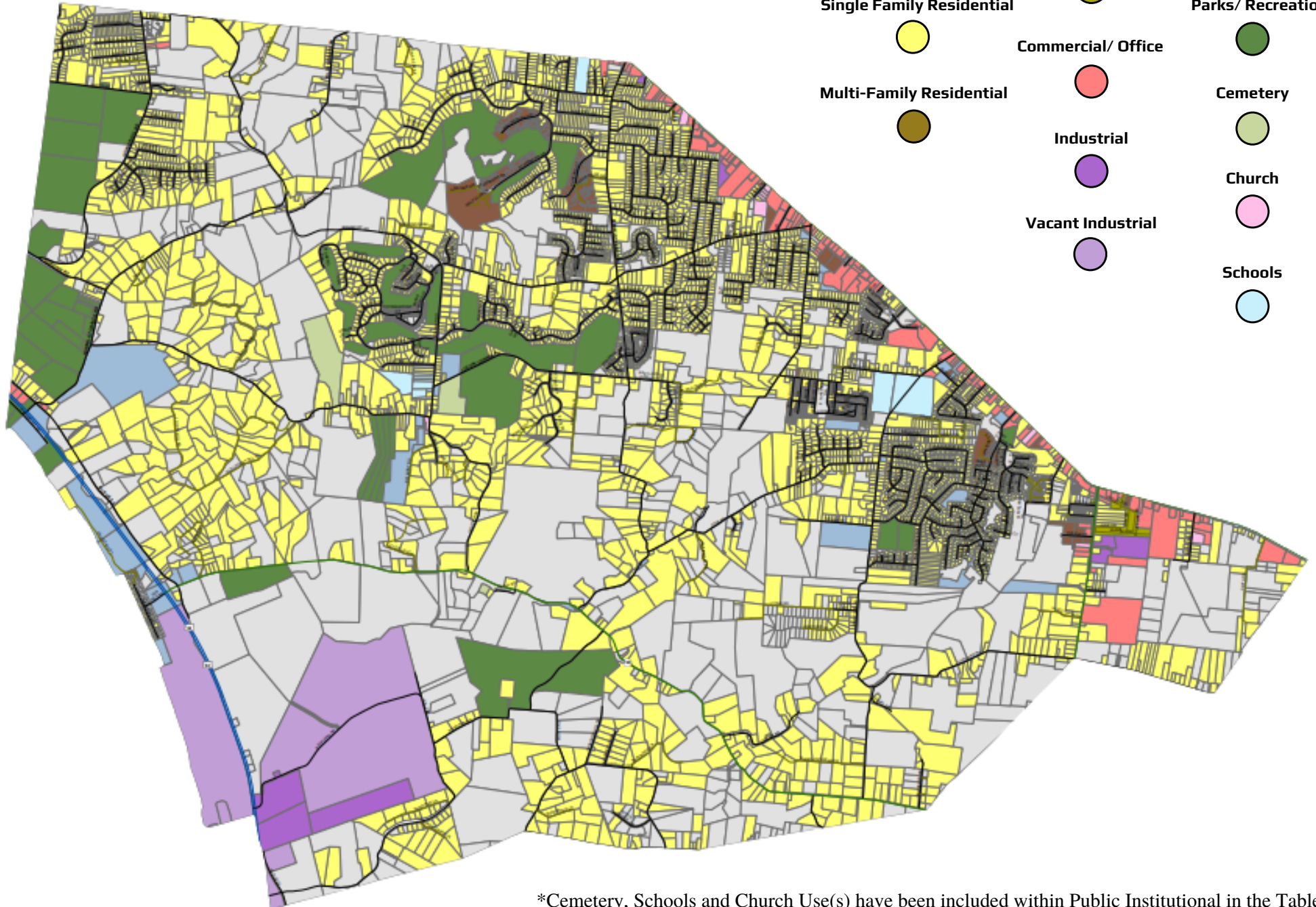
**Cemetery, Schools and Church Use(s) have been included within Public Institutional in the Table

Existing Land Use Classifications

- **Agriculture/Undeveloped:** Land utilized primarily in the production of crops or other agricultural commodities, as well large undeveloped tracts (generally 5+ acres) of land that remain outside of a development.
- **Single Family Residential:** Parcels utilized by single family and duplex uses.
- **Multi-Family Residential:** Land uses consisting of structures occupied by three (3) dwelling units or more.
- **Commercial/Office:** Land uses dedicated to commerce, including restaurants, retail, daycares and similar uses that serve the community.
- **Industrial:** Land uses involved in the assembly, manufacture and processing of raw materials, chemicals and equipment.
- **Mobile Home Park:** Site(s) occupied by dwelling structures produced off-site; these site(s) are developed in a unified manner.
- **Public Institutional:** Land uses of a public nature including government facilities, schools, churches and cemeteries, and similar uses that are generally exempt from taxation.
- **Parks/Recreation:** Land designated as public parks, including preserves and outdoor recreational facilities.

Land Use and Design

Existing Land Use Map



*Cemetery, Schools and Church Use(s) have been included within Public Institutional in the Table

Concerns

- Commercial areas lack a sense of place and focal area(s)
- Congestion and excessive curb cuts along SR 125
- Commercial/public service areas are almost exclusively accessible by vehicle only
- Most uses along SR 125 are single use only; resulting in reduced potential tax revenues and limited service offerings
- Existing zoning needs to be reviewed in select areas(SR 132 Industrial, Davis/Hopper Hill General Business)
- Dilapidated and underutilized buildings
- Lack of a business group organization
- Township lacks adequate branding
- Lack of entertainment options for children/families

Land Use and Design

Commercial Development Concerns Focus

New Development/Redevelopment in the Township should de-emphasize the following

- Dilapidated and underutilized buildings
- Low levels of trees/landscaping
- Visual clutter along the commercial corridor
- Excessive prioritization on parking lots over pedestrian function
- Commercial vacancies
- Poor or nonexistent branding
- Designs lacking sense of place/community gathering areas
- Proliferation of auto oriented uses

Dilapidated and underutilized buildings



General clutter, and signage/lighting scaling issues



Excessive car lots and similar uses



Land Use and Design

Opportunities

- Population growth allows option for some density and mixed use in the SR 125 corridor vicinity
- Updated design standards for car lots
- Incentives for desired uses
- Steamboat Dr/Ohio River are potential amenities (Water Access, bike trail (US-52), river overlook)
- Updated design standards for commercial areas
- Economic Development Plan to redevelop/develop key sites such as Beckjord
- Identify catalyst commercial sites in SR 125 corridor
- SR 125 maintains heavy traffic volume
- Community branding
- Shared outcomes with Ohio Valley Regional Development Commission (OVRDC) and similar organizations
- Farmer's Market

Leverage scenic rural areas and midwestern styles to promote development/redevelopment and branding historic Spann Convenience Store (Pictured)





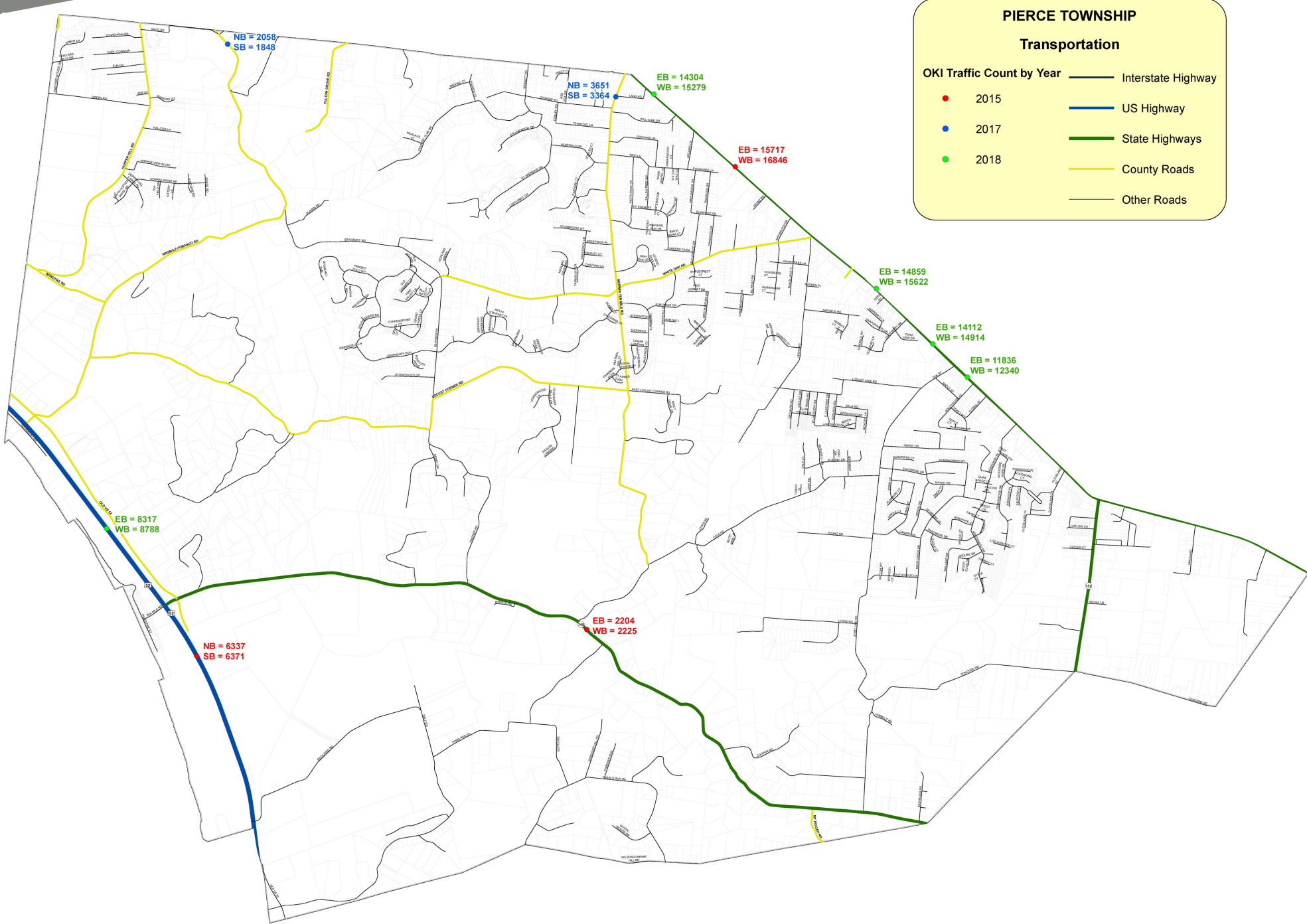
Pierce Township is bounded by two main thoroughfares along its northern (SR-125) and southern quadrants (US-52). While the Township is not home to either railway service or a highway interchange, SR-125 carries Average Annual Daily Traffic (AADT) volumes of around 30,000 trips per day.

As a result of the Township's proximity to large employers in the Cincinnati metro (within 20-25 minute commute in many areas), the Township has functioned as a bedroom community for many; the Township similarly functions as a centralized hub for through traffic from central and eastern Clermont County residents who commute through the Township into Hamilton County and elsewhere on a daily basis.

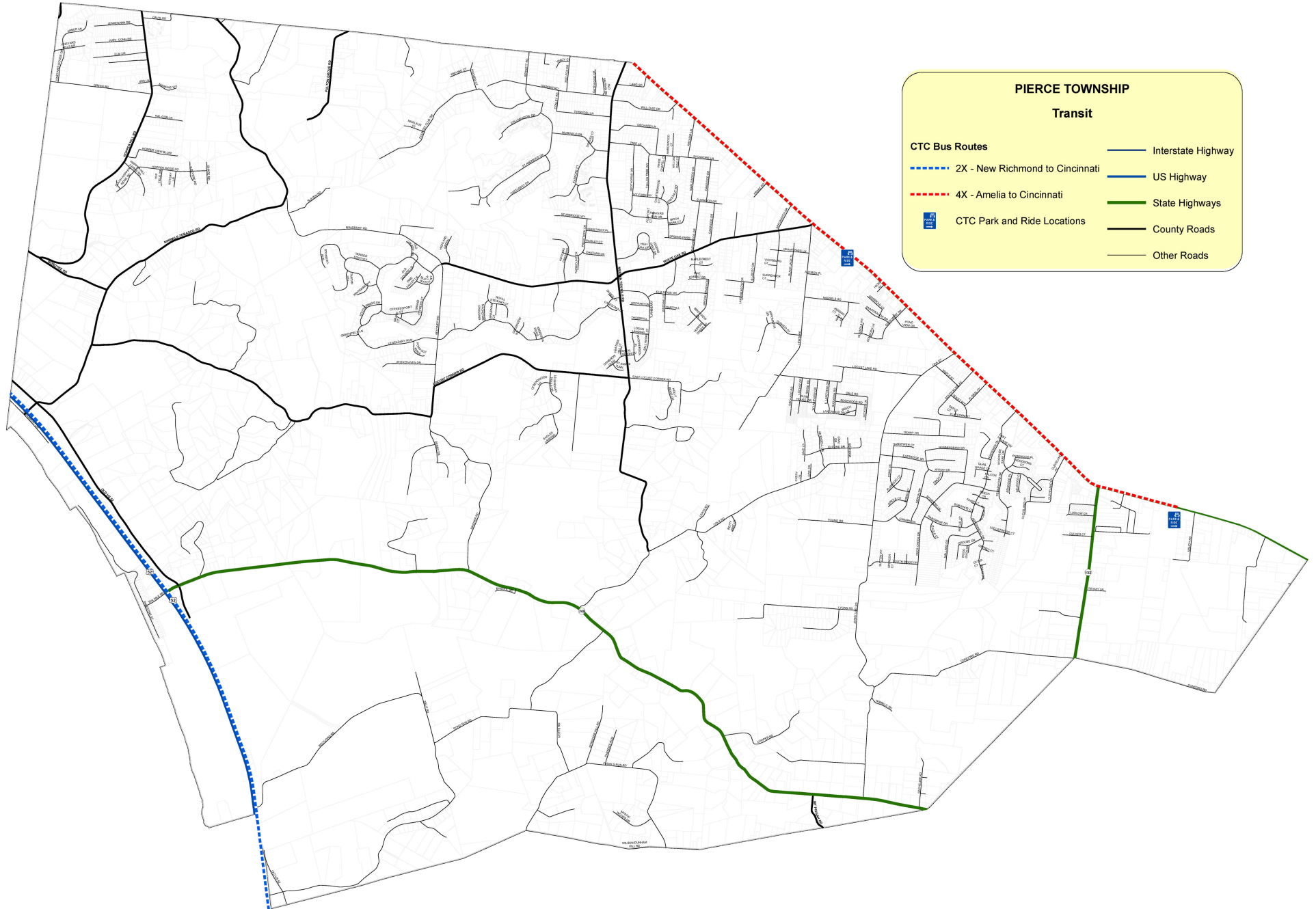
Two carpool lots along SR 125 (CTC Park and Ride) are served by 4 Amelia to Cincinnati bus routes. Further, the New Richmond to Cincinnati bus route runs twice a day along US-52.

As a result of the lower density suburban style development typical of much of the Township, there are few trails and/or bike routes connecting commercial areas, or connections between residential areas and commercial services. However, the Township is home to approximately 4.5 miles of frontage along the Ohio River and two access points (Steamboat Dr and Beckjord) which presents both economic and recreational opportunity.

Road Classification Map



Transit Map



Concerns

- Congestion and excessive curb cuts on SR 125
- Deficient connectivity between neighborhoods and commercial areas, as well as recreational amenities
- Trails, Paths and Bike systems need to be inventoried
- Bike trail along US-52 lacks physical separation from high speed traffic
- Lack of sidewalk infrastructure along SR 125 results in pedestrians walking on the shoulder
- Intersections such as White Oak/Lewis and Davis/Ninemile are poorly configured
- Traffic lights can be expensive to maintain and less efficient than other designs
- Numerous north/south routes within the Township remain rural in design and are a limiting factor for growth and economic development (Ninemile Rd, Cole Rd, White Oak et.al).
- SR 125, Merwin Tenmile and Ninemile Rd have sub optimal(Tier 4) crash profiles (See Appendix A)
- The Township does not have authority over County and State maintained roadways in the community



Pedestrian walking along the shoulder of SR 125

Transportation

Opportunities

- Improving connectivity between neighborhoods and commercial areas, as well as recreational amenities can improve other portions of the transportation network by creating options for mobility
- US-52 is underutilized and provides access to Downtown Cincinnati and Interstate
- Gateway enhancement and branding
- High tension power line ROWs can become a recreational/community connectivity asset
- Roundabouts in suitable areas can be a low maintenance, safe and more convenient alternative to 4-way stops and traffic lights
- Safe routes to school and similar funding can aid in improving student and overall resident mobility
- Study roadways to determine if improvements to safety, traffic and capacity are feasible
- Greenspace trails and systems can be investigated to enhance connectivity
- Regional, national and interdepartmental collaboration regarding roadway, sidewalk and trail systems
- Demand for enhanced sidewalk and greenway trail systems

River Access at both the Steamboat Dr boat ramp and the port at the former Beckjord facility present both recreational and economic opportunities, in addition to serving Emergency Response teams for gaining access to the river



Transportation

Transportation Concern Focus

- Addressing rural roads, roads with geometric issues and traffic congestion
- Specific areas of concerns include: SR 125, Ninemile Road, White Oak/Lewis Intersection, Merwin Tenmile

Traffic along SR 125, exhibiting perceived narrow lane widths and shoulders



Ninemile Road is an example of a rural route with some geometric constraints



Natural Environment

Pierce Township is typified by many rolling hills, waterways and scenic areas. While the Township's natural areas serve as a major driver of the high quality of life in the community, residents demand that special care be taken to limit impacts to steep areas, preserve vegetation and maintain the park system.

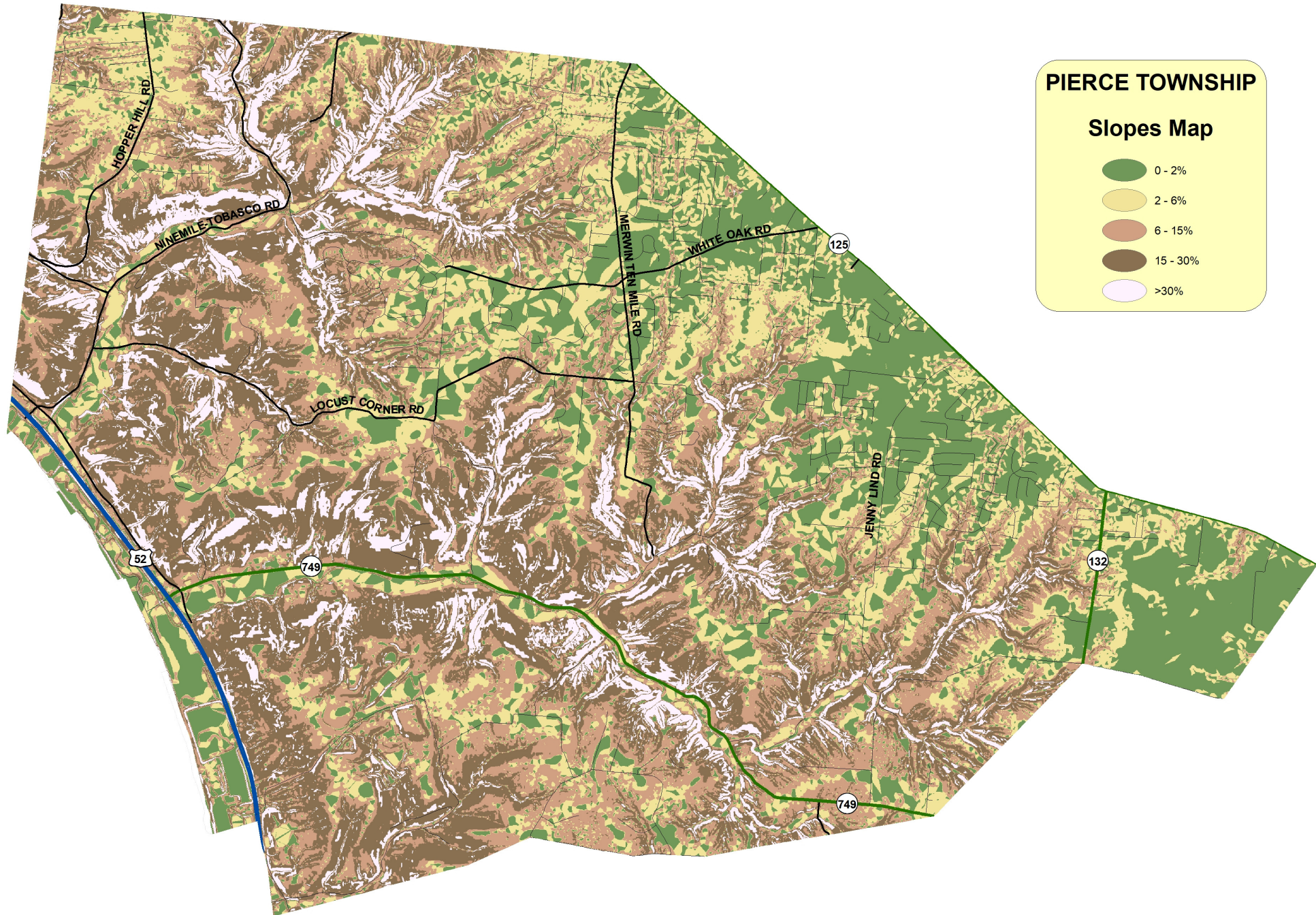
The Township is home to over 4 miles of frontage along the Ohio River, numerous acres of Woodland Mound and a diverse selection of golf courses that take advantage of the township's diverse topography and natural spaces.

While the Township's topography, river and waterways provide benefit to the community and region, the steep contours of the hills and flooding can cause hazards and limit development in select areas.

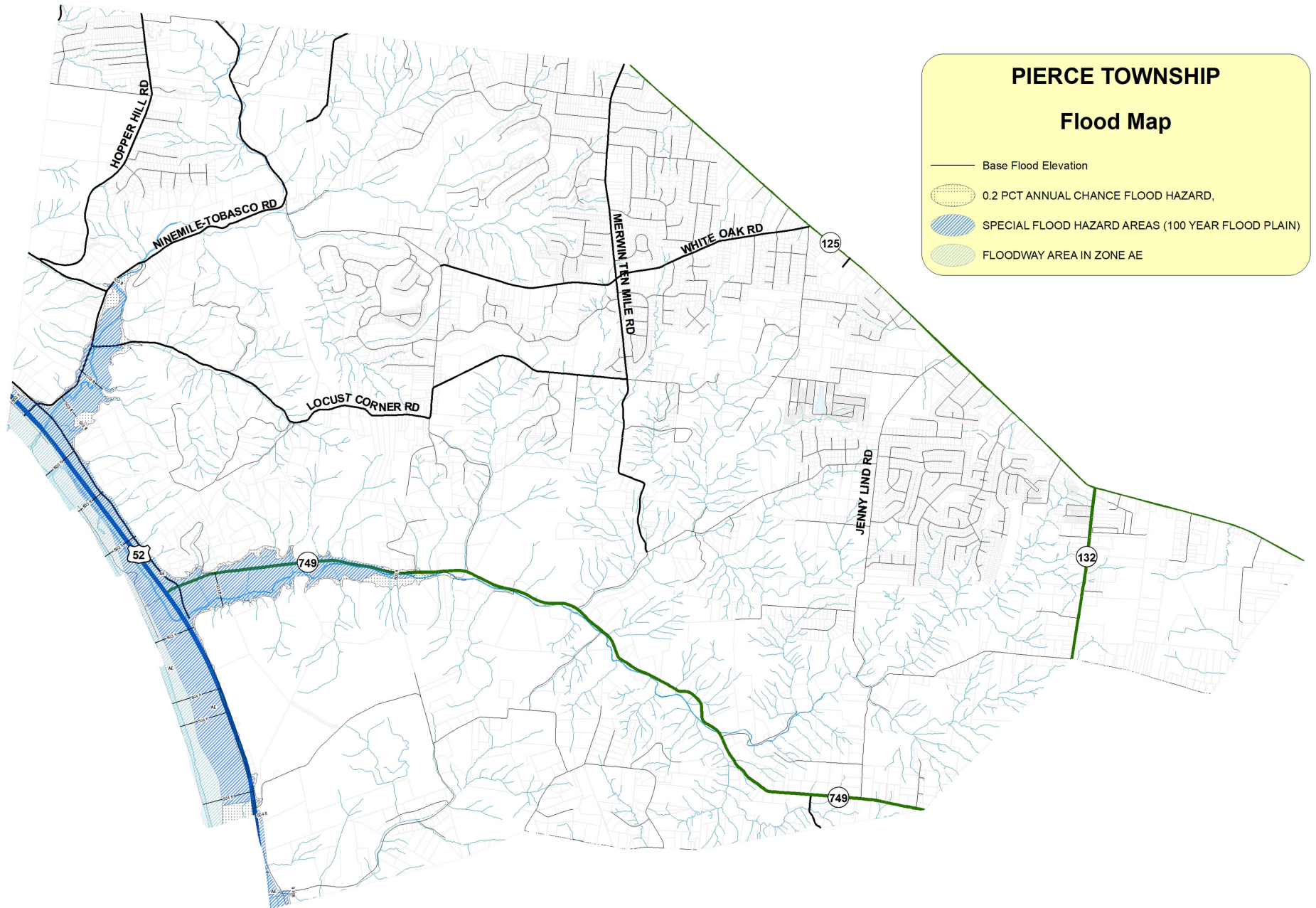
The Township has scenic and varied terrain offering numerous overlooks of the Ohio River



Natural Environment



Natural Environment



Concerns

- Special Flood Hazard Areas (SFHA) can cause road closures and prevent development near river
- Flooding can also impact existing developed areas
- Topography in the southern portion of the Township limits the total developable areas
- Balancing limited development areas with protection of prime farmland and steep slopes
- Tree covered hillsides in close proximity to power lines and roadways can present a hazard (Nordyke, Ninemile)
- Valleys within the Township can experience excess erosion and flooding as areas upstream develop

Opportunities

- Steamboat Dr/Ohio River and areas near Ninemile Creek are potential amenities (Water Access, bike trail, river overlook)
- Improving access along the Ohio River/feeder waterways for recreation, as well as connecting recreational assets via trail linkages
- Branding premium natural spaces and amenities such as the river, golf courses and parks
- Protection of wetlands and natural areas with strategies such as riparian buffers enhances the habitat and community from a wildlife and resident perspective
- Juxtaposition of rural with more densely populated areas positions the Township well to facilitate agritourism and markets
- Topography may be an opportunity for mountain biking (High Tension Power Line Areas provide potential ROW)
- Enhanced stormwater best management practices (BMPs) can provide density incentive and improve downstream hydrology



Public Services

Pierce Township Police Department

The Police Department (PTPD) has 18 sworn members and 2 civilian employees that provide the following services:

- Responds to calls for service
- Provides protection to Pierce Township's 15,096 residents
- Investigates criminal activity
- Embraces community-oriented policing, e.g. vacation checks, Citizens Police Academy, Junior Police Academy, daily school checks, senior wellness checks, annual Shop with an Officer program (Pictured below), a gift card for the needy program



Public Services

Pierce Township Fire Department

The Pierce Township Fire Department has 21 full-time Firefighter/ EMTs and Firefighter / Paramedics and 26 part-time Firefighter /EMTS and Firefighter/Paramedics.

- The Department provides fire and emergency medical services to both Pierce and Ohio Townships encompassing approximately 37 square miles and serving a population of 20,629 residents.
- The Pierce Township Fire Department responds to all types of fires, medical emergencies and injuries, auto accidents, hazardous materials details, flood responses, and other calls for service.
- Members are trained in various rescue skills including rope rescue, ice rescue, and water rescue. The Department provide services to approximately 5 miles of the Ohio river operating various boat equipment while collaborating with neighboring communities.
- The fire service has evolved into an all hazards type response service, bringing staff to the front line of any issue or problem our residents may encounter.



Public Services

Pierce Township Service Department

The Service Department has 12 employees that provide the following services:

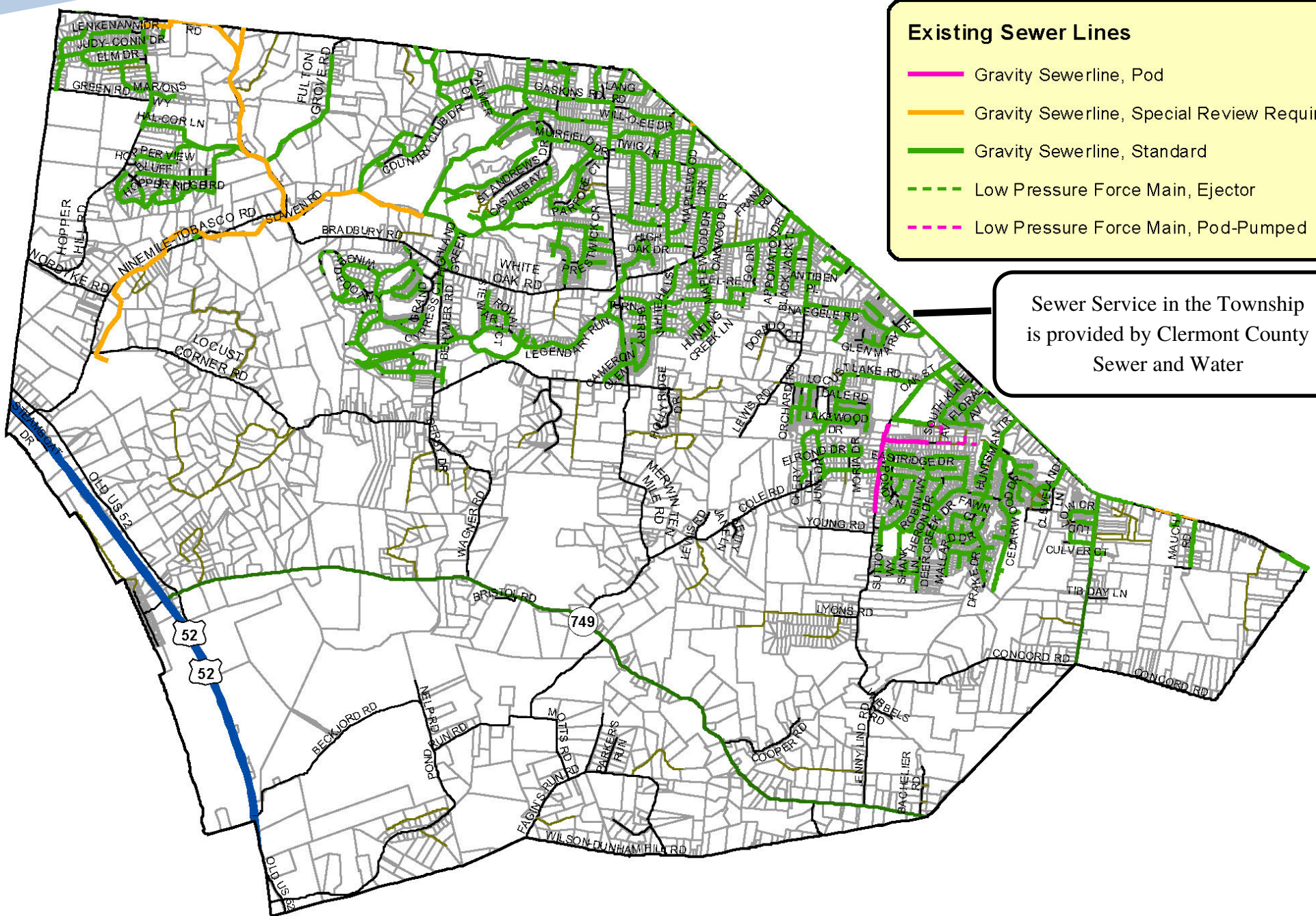
- Maintenance of 67.39 miles of road
- ROW maintenance including tree cutting, mowing, snow and ice removal, stormwater maintenance
- Maintenance and repair of Township buildings
- Cemetery maintenance
- Management of approximately 310 acres of Township Parks which is approximately 20.3 acres per 1,000 Pierce Township residents. (The National Recreation and Park Association recommends a minimum of 9.9 ac./1,000)

Pierce Township Park features a playground, trails and learning center



Public Services

Sewer Lines



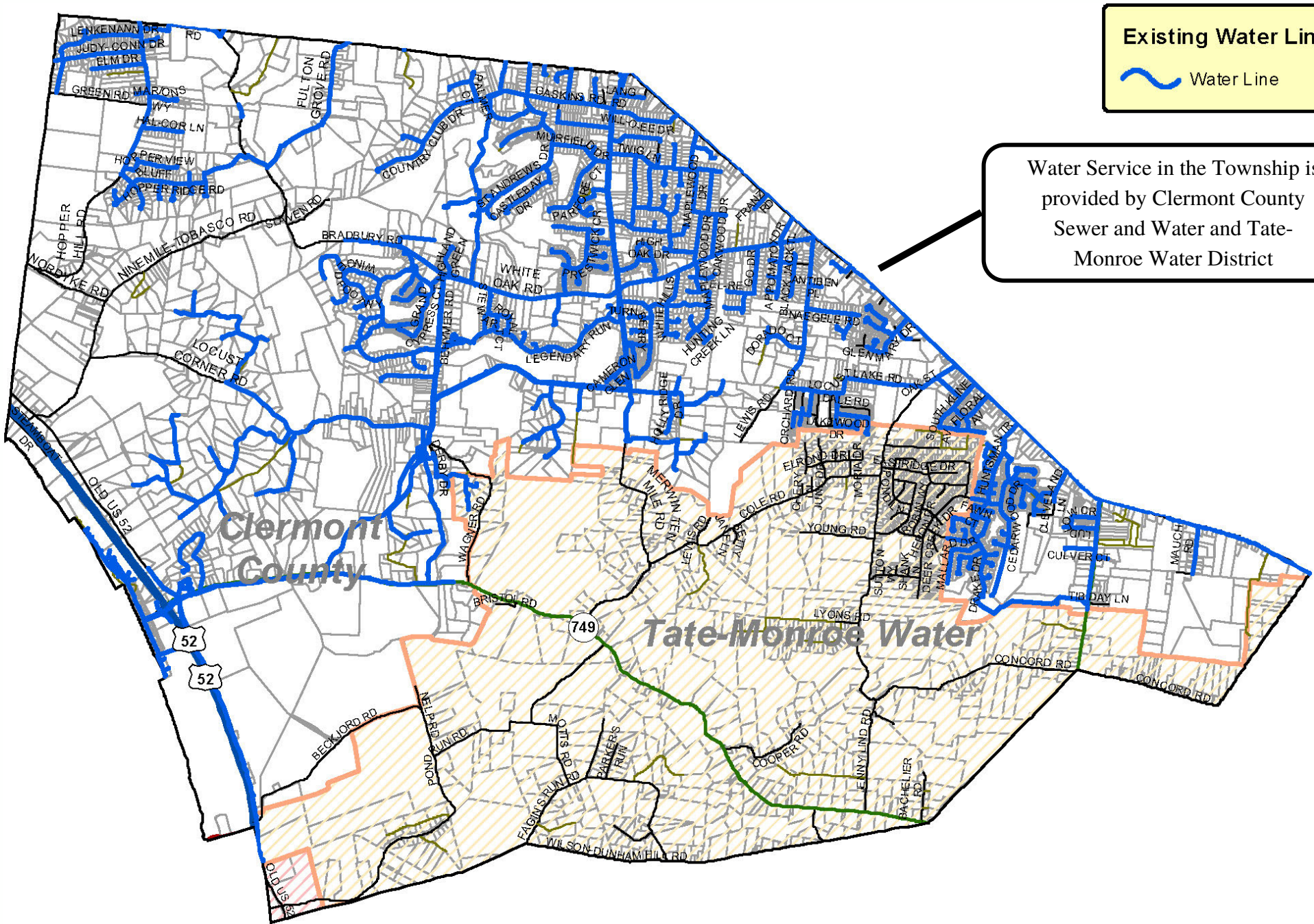
Existing Sewer Lines

- Gravity Sewerline, Pod
- Gravity Sewerline, Special Review Required
- Gravity Sewerline, Standard
- Low Pressure Force Main, Ejector
- Low Pressure Force Main, Pod-Pumped

Sewer Service in the Township is provided by Clermont County Sewer and Water

Public Services

Water Lines

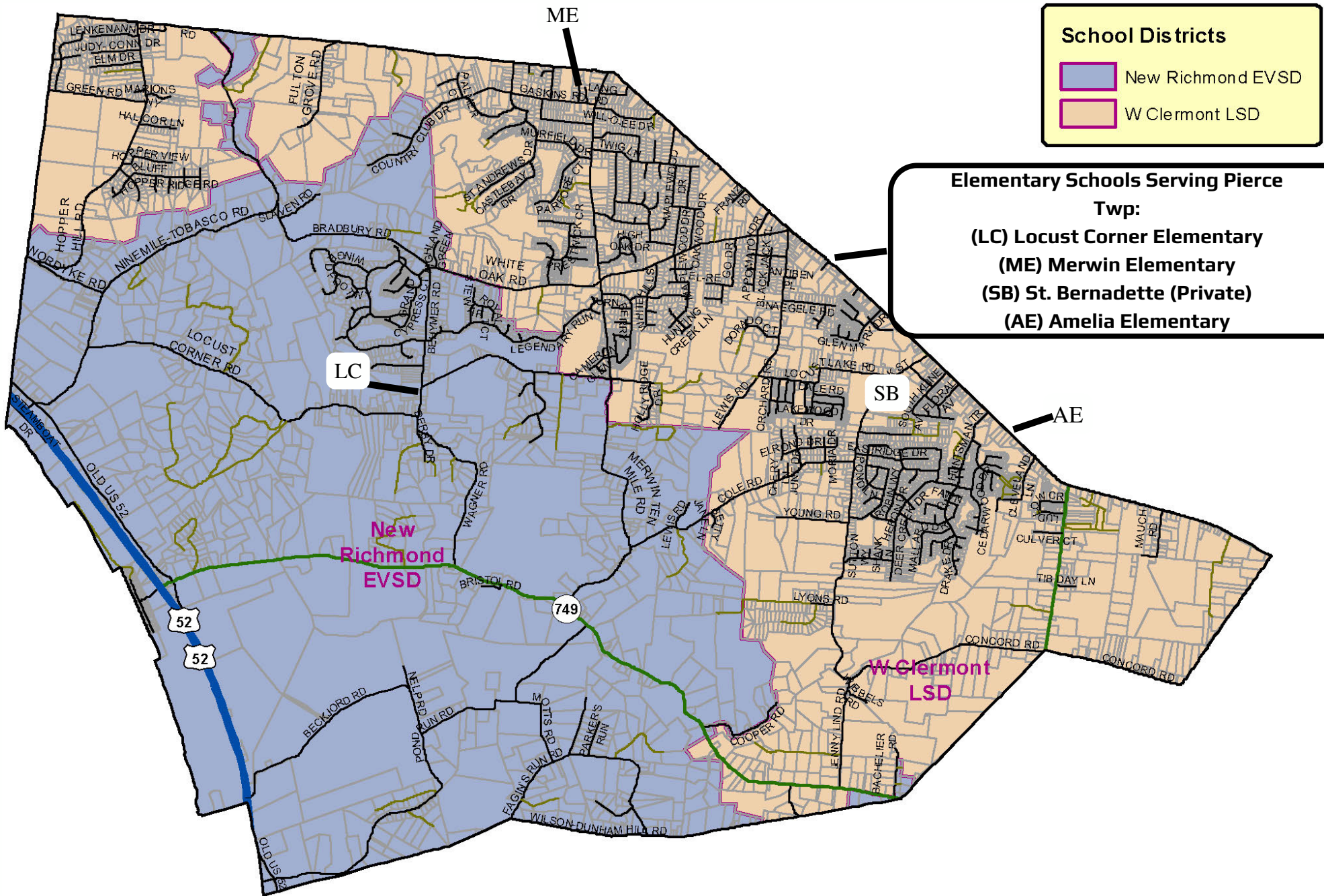


Existing Water Lines
Water Line


Water Service in the Township is provided by Clermont County Sewer and Water and Tate-Monroe Water District

Public Services

Schools



School Districts

-  New Richmond EVSD
-  W Clermont LSD

Elementary Schools Serving Pierce Twp:

- (LC) Locust Corner Elementary**
- (ME) Merwin Elementary**
- (SB) St. Bernadette (Private)**
- (AE) Amelia Elementary**

Concerns and Opportunities

Concerns

- Dissolution of the Amelia Village has reconfigured the allocation and flow of Township services/resources
- Existing Township facilities' geographic location may limit the ability of the Township to respond to expanded resident demand (Fulton Grove ex.)
- Existing Township facilities have limited storage and office space
- Need additional recreational opportunities for youth and senior residents
- The Township does not have authority over County and State maintained roadways, nor water or sewer
- Flooding can inhibit emergency response access to specific Township locations; due to a limited number of access routes
- Vacant and/or derelict properties
- Sprawling/linear style commercial development stretches infrastructure and service delivery
- Water recreation increases the need for emergency response in waterways

Opportunities

- Tornado/storm shelters can be considered in new/existing public facilities (See coordination with County Hazard Mitigation Plan 2020)
- Interdepartmental cooperation on development reviews and future service delivery improvement
- Safe routes to school and similar funding can aid in improving student and overall resident mobility, while reducing demands on public services (school buses etc)
- Work with adjoining jurisdictions and other distinct regional and national organizations
- Improved emergency access routes and/or future roadway extensions to support connectivity and response time
- Pursuit of funds and planning for demolition and blight removal
- Former Amelia Village area's central location may be suitable for a new fire station/public service facility

Township Districts

The Township is home to many unique areas, each with their own set of strengths and needs. As a result, staff and the Land Use Committee have crafted a breakdown of the various districts to help understand and further analyze the Township in order to continue building a stronger future. Each area was generally delineated based off of factors such as geography, terrain, development pattern and general character.

- **Western Gateway:** Situated along the northwestern corner of the Township, the district is home to a number of scenic Appalachian gateways such as Nordyke, Ninemile and Hopper Hill, as the district sits above Ninemile Creek and a number of valleys. The district is primarily suburban residential in nature and is home to the Vineyard Woods Golf Course which sits in both Pierce and Anderson Township.
- **Hills and Farms:** The largest district (in area) in Pierce Township extends from Union and Anderson Township in the West to Ohio Township in the East. This district is characterized by rolling hills, valleys, creeks agricultural/rural development and larger lots (2 acres+) surrounded by natural spaces. The district is also home to the Pierce Preserve and Pierce Dog Park, which exemplify the unique terrain and topography which draws many to the Township. The district is primarily agricultural/rural residential in nature.

Township Districts

- **Suburban Pierce:** Typified by its varied suburban neighborhoods mainly of .25 -.50 acre lots and above, this district is also home to two golf course communities (Stillmeadow Country club and Legendary Run Golf Course), over two miles of commercial frontage along SR 125, two elementary schools and the Pierce Township Government Offices. The district has 3 critical commercial node areas along SR 125 (Merwin, Pierce Point and Lewis/White Oak).

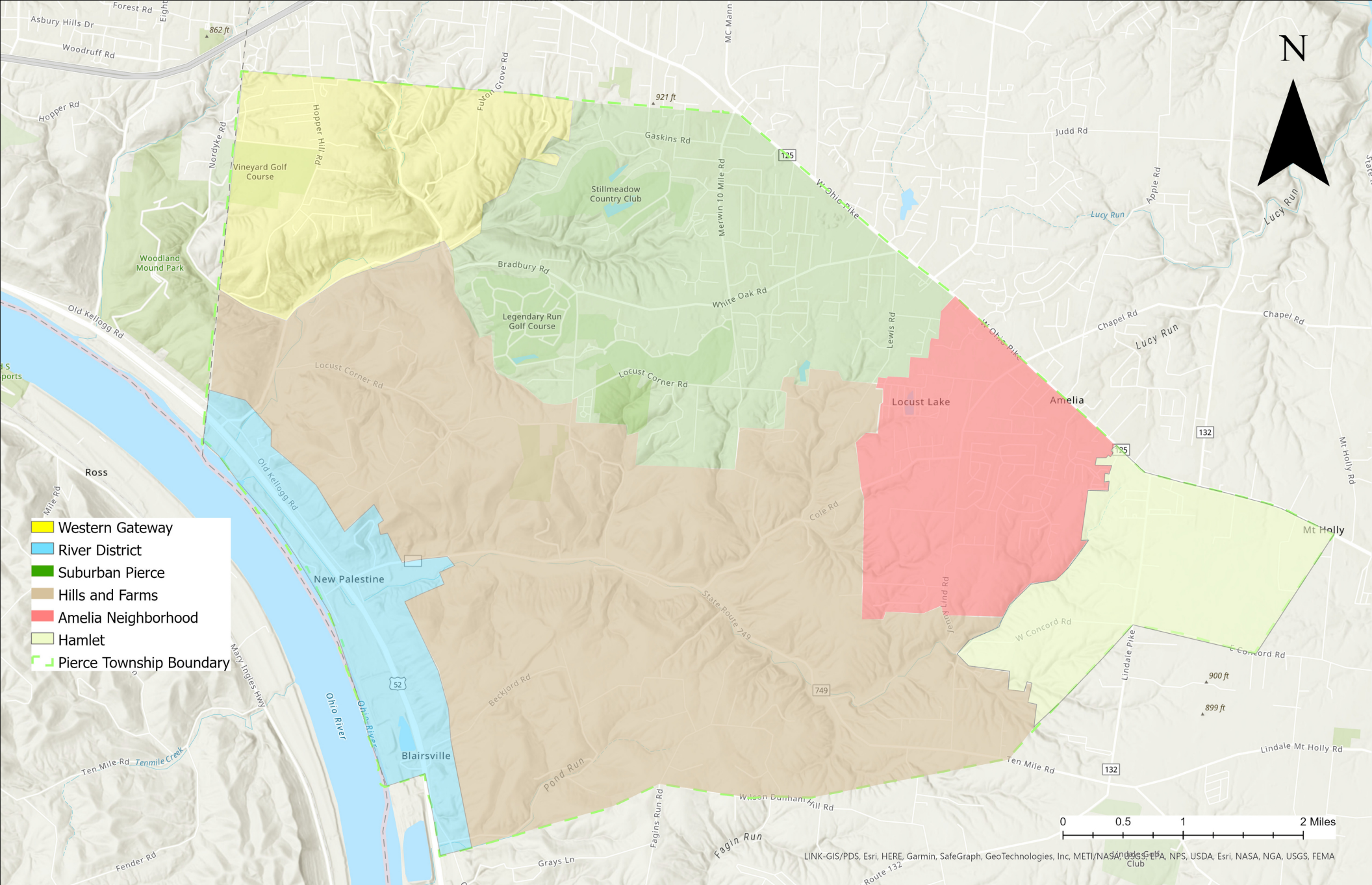
- **Amelia Neighborhood:** This neighborhood consists of a blend of the former Amelia Village and historic unincorporated Pierce Township. The district sits at the intersection of Oak St/SR 125 and includes numerous community anchors including the Post Office and Library. While the district is primarily suburban in nature, many neighborhoods were built in a slightly more dense fashion of .25 acres and below.

Township Districts

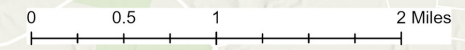
- **Hamlet:** Serves as the eastern gateway and a major transition area before leaving the Township traveling eastward. This district is characterized by a variety of housing including multi-family, a mobile home park and a number of single family homes of varying lot sizes. Hamlet sits at an important junction within the Township as it is situated along SR 132 and SR 125. Given this neighborhoods geographic location, it is home to a number of commercial operations serving the region but has also seen the effects of economic distress.

- **River District:** Situated along the Ohio River, the River District is home to the former Beckjord Power Plant and a small amount of single family residential developments. US 52 bisects the district and provides through access along the river to Hamilton County, I-275 and Cincinnati. The district also houses a port, recreation/emergency boat access area and a bike trail which is a critical link in the Ohio River Way Trail.

Township District Map



- Western Gateway
- River District
- Suburban Pierce
- Hills and Farms
- Amelia Neighborhood
- Hamlet
- Pierce Township Boundary





**Vision, Principles
and Implementation**

Vision



The Township will continue to be a naturally picturesque community of high quality neighborhoods that offers a seamless blend of Town and Country, with a greater emphasis on localism, pedestrian activity and recreation

Guiding Principles

The guiding principles are the generally accepted framework guidelines illustrating how development and activity in the Township should be accommodated and facilitated. The following principles provide a general basis of the community's expectations regarding future development and illustrate where strong emphasis is placed. Gradually more intensive development must demonstrate and exemplify the guiding principles.

Guiding Principles

Community Focused Commercial Development

Each **node** should have a theme and be focus areas for future investments

- Emphasize pedestrian oriented commercial development in key nodes (Future Land Use Map), where each node is an independent and functional quarter of residential/commercial/public gathering spaces
- Commercial buildings are oriented closer to the sidewalk and parking placed to the rear of buildings.
- Commercial structures are constructed to be used for varied uses, rather than single use format and architecture
- Local, walkable businesses and amenities that serve Township residents are emphasized, while vehicle oriented sprawl and big box development are de-emphasized.
- Strive for shared drive access, reduction in curb cuts and shared parking
- Some increased density may be deemed appropriate when mixed with commercial areas and blends seamlessly with the Township's focus as a predominately suburban-rural single family home community
- Commercial and community areas are to be well lit, with natural surveillance encouraged along parking areas, walkways and similar to enhance safety
- High quality landscaping should be emphasized and utilized to create shaded pedestrian areas, street frontages and buffers where necessary

Guiding Principles

Residential and Natural Space Cohesion

- Emphasize the Township's place as a blended suburban-rural community of predominantly single family homes
- Residential areas should be designed in balance with natural space
- Housing design variety should be emphasized in both architecture and supply for varied ages groups
- Promote homeownership and sustain the owner/rental ratio balance
- Rural areas should promote even greater land, tree and hillside preservation in conjunction with riparian buffers
- Promote centralized community focused greens/commons that can serve varied age groups
- Homes should be oriented toward commons/greenspaces where appropriate
- De-emphasize long stretches of roadways without curves, trees and other natural calming features
- Cluster developments are emphasized
- Pocket neighborhoods are emphasized and offer an alternative to conventional patio home designs

See Key
Strategy P&H 1

A popular feature of many Pierce Twp neighborhoods is how well they integrate with nature, a feature of cluster style development. Deer are commonplace in many neighborhoods, including along Locust Hill Dr (pictured)



Guiding Principles



Recreation, Entertainment and Community Gathering

- Public spaces should be emphasized as locations of area pride where possible
- Emphasis should be placed on indoor and outdoor activities and amenities that serve community members of various ages
- Greater focus should be placed on facilitating commercial uses and areas that offer a variety of services/entertainment including restaurants, entertainment (indoor/outdoor) and space for the community to gather and linger

Protect and Enhance Rural Character and Hillside

- Sensitive soils, hillsides and mature vegetation should be protected and enhanced
- Designated rural and natural areas should be preserved and enhanced.
- Agricultural use, larger lot sizes and rural lifestyles are supported.
- Some small scale commercial development can be permitted but must be contextually appropriate
- Neighborhood clusters emphasizing land preservation can be promoted in areas with sufficient infrastructure

Guiding Principles

Manage Growth and Minimize Impacts

- Development should be facilitated in areas where infrastructure and services are available (or contiguous) and/or may be reasonably established and where the Township can afford to manage/maintain without adversely impacting service quality.
- Stormwater (quality and quantity), erosion, traffic, emergency response and similar impacts must be addressed on a context specific level, as well as on a communitywide basis.
- Special focus is placed on promoting commercial/mixed use growth in delineated node areas.
- Roadways should be studied proactively where possible and be constructed in a context appropriate manner, where traffic is calmed through design, rather than invasive measures.
- Transportation networks are functional and promote redundancy for better convenience and connectivity, while de-emphasizing drive thru style development and curb cuts
- Proactive measures to mitigate stormwater impacts shall be encouraged
- Promote enhanced landscaping and greenspaces along Right of Ways and within developments to protect residential areas and enhance the quality of life of residents

Guiding Principles

Clean, Orderly and Charming

- Emphasis is to be placed on reducing clutter along the SR 125 corridor and other areas
- Reducing signage clutter, outdoor storage, junk vehicles
- Improving the quality of uses in the Township
- Enhanced landscaping to both improve commercial areas and emphasize the Township's naturally picturesque qualities
- Encouraging investment and reinvestment in structures and facilities within the Township
- Emphasis to be placed on promoting quietness in rural and residential areas to the greatest extent feasible.
- Promote beautification of the SR 125 corridor

Economic Resiliency

- Emphasis is to be placed on facilitating a diverse array of commercial and industrial uses
- Where possible, analyze the fiscal impacts of potential development on the delivery and maintenance of services
- Support complementary uses and discourage incompatible uses to create robust clusters and networks

Guiding Principles

Context Sensitivity

- Special care should be taken to enhance existing areas with improved designs
- To the extent possible, projects and development should be reviewed on a contextual basis, rather than a one size fits all approach and blend seamlessly with existing areas that exemplify the positive qualities of the Township
- More specific plans for unique topics and special areas (Districts) should be developed to provide more context appropriate regulation and design.

Regional Cooperation

- Maintain and enhance relationships with neighboring communities, businesses and organizations such as Clermont County, Ohio Kentucky Indiana (OKI) and Ohio Valley Regional Development commission (OVDRC); build on shared common vision
- Coordinate regulation where appropriate to ensure cohesion (SR 125 Corridor Batavia/Pierce for example)

Future Land Use Classifications

How to interpret and apply the Future Land Use (FLU) Classifications

The following classifications are general guides that delineate the generally desired growth patterns. Context, development/redevelopment, Guiding Principles and similar circumstances can have an effect on a properties FLU. The classifications are not an entirely rigid policy but rather a blend of circumstances on the ground and the community's intended vision. When there appears to be a conflict, priority should be placed on minimizing impacts to less intense areas.

The Future Land Use Map reflects the community's desire to remain predominantly Agricultural Rural/Suburban in nature, with key emphasis on preservation and efficient maximization of existing commercial/industrial cluster areas. Commercial development is to be guided into key node areas along the SR 125 corridor where infrastructure and services are available, in order to better achieve an orderly and high quality development pattern, rather than inefficiently allocating resources via the sprawl pattern.

- **Rural Cluster:** These areas are to be primarily preserved spaces (Over 50%) or remain natural space. Residential development is generally permitted at a density of 1 Unit/5 Acres. Conservation subdivisions which may permit density bonuses (up to 1 Unit/Acre max) and smaller minimum lots et.al but remain less dense than suburban development may be developed in these areas where infrastructure is deemed sufficient to handle the intended density and is balanced with a strong emphasis on preservation.

Future Land Use Classifications

- **Agricultural/Rural Residential:** These areas are to be primarily agricultural and or rural residential, with major emphasis on hillside, tree and waterway protection. Some low intensity commercial uses may be permitted on a very limited basis at major intersections, that are rural in nature, enhance rural character in the area and infrastructure permits. Residential densities of 2-5 acres or more per dwelling unit are envisioned. Cluster/Conservation development can be appropriate in these areas when strong emphasis is placed on preservation, natural space enhancement, stormwater management and conscientiousness of infrastructure adequacy.
- **Rural Commercial:** These areas are to be primarily rural in nature but due to their location near intersections in rural areas, may be suitable for light commercial (retail, restaurants, low impact recreation) uses.
- **Suburban Residential:** Areas predominantly single family residential in character, including appurtenant amenities and open space. Development should generally occur around 2 units/acre. Higher density development (up to 4 units/acre) may be permitted when creative design is promoted to produce additional amenities, additional natural space preservation and infrastructure permits.

Future Land Use Classifications

- **Neighborhood Residential Transition:** Areas predominantly residential in character, but which are located in close proximity to commercial areas. Development should generally occur around 4 units/acre. Higher density development (5 to 7 units/acre) may be permitted when creative design is promoted to produce additional natural space preservation and infrastructure permits. Single Family Homes, Patio Homes and some Townhomes are generally conducive to these areas. Pedestrian connectivity to commercial areas is highly emphasized in these areas.

- **Suburban Commercial:** Land uses dedicated to commerce, including restaurants, retail, daycares, entertainment and similar uses that serve the community. These areas are intended to be walkable and prioritize serving pedestrians over vehicles. Some mixed use, including residential mixed use (6 Units/Acre) may be permitted in designated node areas, when built in conjunction with commercial uses and integrated seamlessly.

Future Land Use Classifications

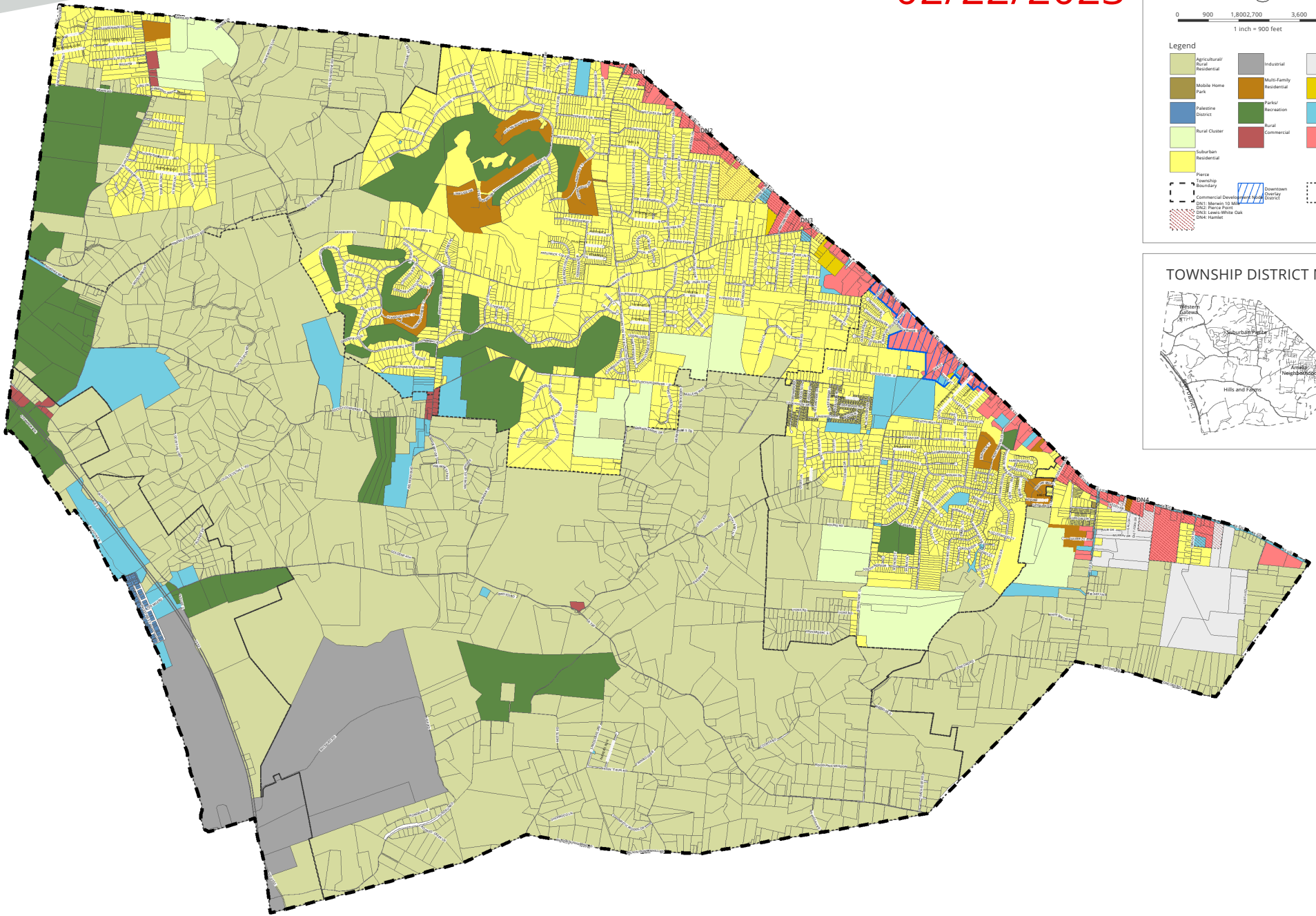
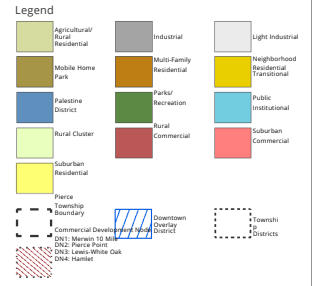
- **Light Industrial:** Land uses involved in the assembly, manufacture and processing of raw materials, chemicals and equipment, construction contracting, storage and similar in a completely enclosed area that does not produce dust, smoke, noise or other disturbances.
- **Mobile Home Park:** Site(s) occupied by dwelling structures produced off-site; these site(s) are developed in a unified manner.
- **Parks/Recreation:** Land designated as public parks, including preserves and outdoor recreational facilities.
- **Node Commercial:** Specially designated areas with an emphasis on context specific designs, where a range of compatible uses are promoted.

Future Land Use Classifications

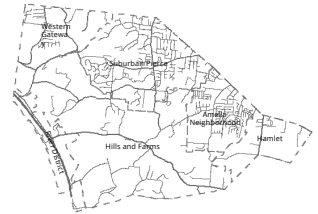
- **Palestine District:** A river district of residential nature, conducive to water based recreation and living.
- **Public Institutional:** Land uses of a public nature including government facilities, schools, churches and cemeteries, and similar uses that are generally exempt from taxation.
- **Multi-Family Residential:** Land uses consisting of structures occupied by three (3) dwelling units or more.
- **Industrial:** Land uses involved in the assembly, manufacture and processing of raw materials, chemicals and equipment, construction contracting, storage and similar.

FINAL DRAFT
02/22/2023

PIERCE TOWNSHIP OHIO
FUTURE LAND USE MAP




TOWNSHIP DISTRICT MAP



Implementation

This section delineates each topic area and outlines the recommended Goals/Policies and actions to follow in order to best achieve the vision of Township residents and address the concerns and opportunities identified. Each strategy is developed to reflect the intent of the Guiding Principles.

Key Strategies  are specific Goals determined to be of critical importance. These strategies have a more in depth explanation.

Follow the symbols to learn more about Key Concepts



**Population and
Housing**



**Land Use, Design
and Economic
Development**



Transportation



**Natural Resources
and Environment**



Public Services

Key Sites are areas identified by the Township as crucial areas for development, redevelopment or sites that are located in a unique geographical area that can have a profound impact on the community.

Population and Housing

Themes: The community has signaled a desire for balance between suburban and rural, enhanced focus on larger lots in rural areas, neighborhoods integrating natural spaces and an enhancement of suburban neighborhoods in connecting to commercial services and amenities.

Goals

1. Promote walkable neighborhoods that blend with nature +
2. Promote development that will incorporate diverse styles and site designs +
3. Maintain the current ownership/rental ratio

Outcome: The current ownership/rental ratio will remain intact or favor increased ownership

Policies/Actions:

- 1.1 Encourage the Township as a predominantly owner-occupied (82.9% +/-) single family community
- 1.2 The character of the Township will remain predominately single family and blended suburban/rural in nature with low emphasis on multi-family development
- 1.3 Multi-Family residential may be permitted only in some mixed use contexts and adjacent to SR 125 with very low emphasis on first story residential
- 1.4 Work with the legal team to craft approaches to regulate large scale corporate "home rental companies"

Population and Housing

Goals

4. Increase Indoor/Outdoor recreational options

Outcome: The community will begin to implement actions to attain additional recreation options

Policies/Actions:

- 1.1 Work with the business community, Parks Committee, County Parks District and organizations such as Tri-State Trails to identify potential recreational options including Transportation Goal 4, pickleball, swimming pool, incl. options for seniors
- 1.2 New development will consider diverse and creative amenities in line with the community's vision

5. Enhance Township Branding

Outcome: The Township's identity will begin to coalesce around the community's vision

Policies/Actions:

- 1.1 Craft a strategy to improve upon the Township's listing(s) on area ranking systems such as Cincy Magazine (Burbs)
- 1.2 Explore participation in the Sister Cities Program
- 1.3 New development will exemplify the Township's historic character
- 1.4 Consider developing a strategy to improve the Township's gateways





Key Strategy

Promote walkable neighborhoods that blend with nature

Outcome: New neighborhoods will integrate with the natural environment

Policies

- Development themes relating to the Township's history and creativity in general are encouraged
- Development should begin by identifying natural assets, resources and amenities that can be preserved to the greatest extent possible
- Winding streets, that avoid and preserve mature trees and calm traffic are emphasized
- Residential Clustering 
- Pocket Neighborhoods 
- Encourage contiguous and functional open spaces and hedgerows/robust buffering (to provide amenity and utility (Stormwater et.al))
- Promote larger minimum lot sizes (2 ac.+) in agricultural rural areas (Agricultural/Rural Residential District)
- Architecture and designs that are creative and relate to the history of the Township are encouraged
- Properly regulate commercial and land intensive uses such as cemeteries in Ag/Res areas
- Prioritize sidewalks and trails that enable residents to enjoy nature

Action

1. Refer to the Key Site Section and Update Land Use Plan as appropriate
2. Update the Zoning Resolution to establish updated residential zoning districts reflecting the Future Land Use Classifications and uses, including an evaluation of commercial and land intensive uses in Ag/Res areas
3. Review the Conservation Subdivision and PUD regulations and explore regulations for the promotion of high quality Cluster Development and Pocket Neighborhoods

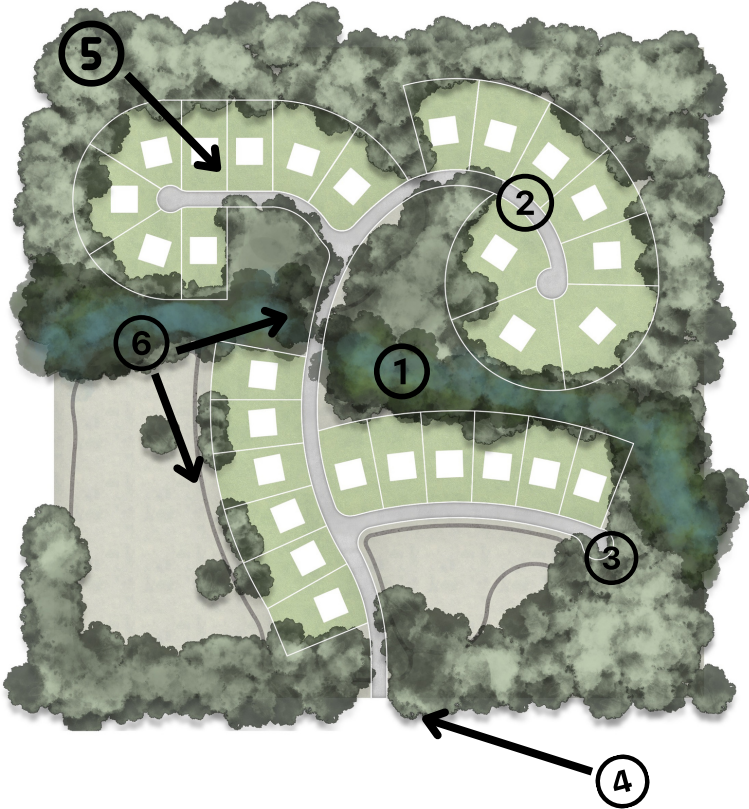
Residential Clustering

Cluster development is a residential development design that enables the creation of neighborhoods while promoting continued preservation, agriculture and/or recreation. The diagram below and numerical guides **①** help illustrate desired design outcomes and approaches for future development.

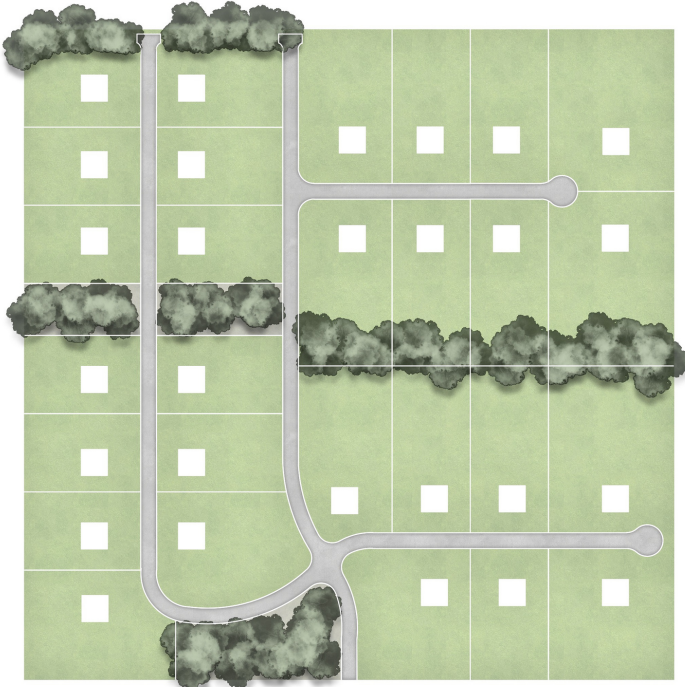
Applicability:

Agricultural/Rural Residential Areas

Cluster Residential (28 Lots)



Conventional Subdivision Design (28 Lots)



Promote:

- Clustering of homes in pods, separated by open spaces
- Contiguous open space
- Stormwater management via Low Impact Development
- Curvilinear streets
- Woodland, stream and natural resource preservation
- Single loaded streets
- Homes that abut open space; homes should not abut neighboring backyards

Residential Clustering

1



Open space should be contiguous to allow for continued agricultural use, resource preservation (woodlands, wetlands et.al) or future development

2



Utilize curvilinear streets to preserve trees, work with the land, calm traffic and increase side yard setbacks and variation in housing layouts. This helps prevent long expanses of repetitive facades

3



The center islands can be landscaped heavily and built as soft infrastructure to capture runoff and create shade/calm traffic



Islands and open spaces can be used for active recreation and preservation (Willows of Crofton, MD)

Residential Clustering

4



Use stone walls, hedges and fencing to delineate property boundaries and open space areas

5



Buffering between homes is a critical component of promoting privacy and managing stormwater

6



Active open spaces should be accessible and designed to connect to other open spaces and trails; back yards abut open space, rather than neighboring back yards



Backyards should abut open spaces, which should be utilized to preserve natural resources and be accessible by residents

Pocket Neighborhoods 🏠

Pocket neighborhoods are generally smaller residential developments (11-14 Dwellings but can be larger) with homes clustered around a common green or open space. The neighborhoods can serve empty nesters, families or anyone looking to live in a close knit community.

Applicability: Agricultural/Rural, Suburban Residential.

- Can serve families, empty nesters and is an alternative to conventional patio homes to serve an ageing population
- Front porches facing the common greens
- Architecture should relate to the community - Midwestern craftsman, cottages, bungalows or other designs exemplifying the region
- Building materials should be predominantly natural and local
- Vehicular access is frequently to the rear of the structure via alley or similar, so as to allow pedestrian ways to be unimpeded
- Vegetation along the sides and rear of the development is critical to ensure privacy

A craftsman style home in Ostrander, OH with a functional front porch and lush vegetation



Black Apple in Bentonville, AR is an example of a pocket neighborhood layout



Pinehills in Plymouth, MA demonstrates a good example of homes arranged around a common green with vegetation and community gathering space



Hedgerows are an excellent buffering technique that can provide privacy and enhanced habitat for wildlife
Photo: Janet Donnelly, © Oregon State University




Key Strategy

Promote development that will incorporate diverse styles and site designs

Outcome: New development will be of high quality, contextually sensitive and exemplify the Township's guiding principles

Policies

- Prioritize pedestrians, earthen berms, community greens, gathering space and community cohesion
- Accommodate the needs of varied age groups, families and the character of the Township
- Promote high quality architecture, materials, varied designs/massing and increased side yards, longer driveways, wider side yard setbacks, side entry and rear-entry garages, appropriately scaled structures and thematic approaches
- Continue to promote empty nester style housing for ageing population designed to potentially accommodate future generations as well
- Support development that is creative, thematic and context sensitive 

Action

1. Refer to the Key Site Section and Update Land Use Plan as appropriate
2. Update the Zoning Resolution to enable creativity in design and adherence to Township guiding principles

Support development that is creative, thematic and context sensitive

The community has signaled a desire for high quality neighborhoods that reflect the history of the Township, Region, it's natural areas and it's residents.

Applicability: Suburban and other residential areas.

- Neighborhoods feature a blend of community, residential and active spaces, with commercial when context appropriate
- Walkability and active lifestyles will be prioritized
- Variety in architecture and massing to avoid "box" designs
- Buildings should have large and varied side yard setbacks or be adjacent to open space
- Longer driveways and side entry garages
- Vehicular access is frequently to the rear of the structure via alley or similar, so as to allow pedestrian ways to be unimpeded
- Mature trees and landscaping should be preserved and enhanced
- Streets should be designed for natural calming with curves and medians
- Fences and accessory structures should be coordinated
- Architecture should incorporate materials such as brick, stone, masonry and cement siding while de-emphasizing vinyl and similar



Union Village, Ohio layout offers an example a thematic midwestern development

Support development that is creative, thematic  and context sensitive

Architecture



An American Foursquare home with a wraparound porch, mature landscaping; Cameron Glen, Raleigh, NC



A cottage style home with a covered porch in Union Village, Ohio



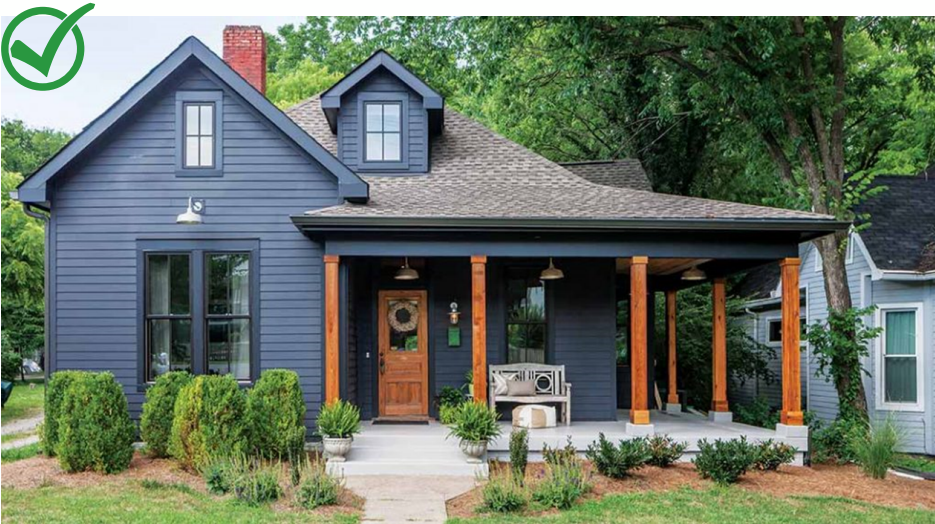
Tudor style residential architecture with lush vegetation Cincinnati, OH



Modern home designed by NVR

Support development that is creative, thematic and context sensitive 🏠

Architecture



Support development that is creative, thematic and context sensitive



Distinctive entry monuments



Trail systems should be shaded and functional; should connect amenities and destinations

Mature trees and buffer from roadway creates a safe and comfortable pedestrian environment



Grafton End neighborhood in Dublin, OH features side entry garages with 50' (+/-) long driveways and generous landscaping



Ensure sidewalks are wide, shaded and buffered from the ROW

Support development that is creative, thematic and context sensitive



Landscaped medians provide traffic calming, enable tree preservation and can help build canopy coverage



Bioretention areas can be used to reduce stormwater runoff, reduce the need for large stormwater ponds and provide an amenity



Active open space for children and families that integrates into the natural environment



Berms, walls and evergreen buffers should be deployed along roadways and edges of sites to decrease noise and enhances natural spaces

Support development that is creative, thematic and context sensitive



Where possible, place driveways side by side to create greater setbacks between homes



Common greens are an effective method of preserving open space and providing community gathering areas

Utilize eyebrow style medians to calm traffic, create greater spacing for homes off of the main roadway and preserve greenspaces



Land Use, Design and Economic Development

Themes: Commercial and Industrial development is to occur in a clean, orderly fashion and aesthetically pleasing manner, with primary focus on more pedestrian oriented designs focused in key node areas along SR 125.

Goals

1. **Promote commercial development in key nodes areas +**
2. **Improve design/aesthetics and remove blight +**
3. **Diversify and improve the tax base +**
4. **Build strategic relationships with the business community**

Outcome: The Township will begin working closely with the business community

Policies/Actions:

- 1.1 Craft and maintain an up to date database of business/property owners along the SR 125 Corridor
- 1.2 Involve the business community in strategic planning (small area plans/design plans et.al); consider key sites
- 1.3 Explore the creation and alignment of Special Improvement Districts (SIDs) in line with Township planning

5. **Promote agritourism and rural business**

Outcome: Rural business and agritourism will be supported in key areas and regulated effectively

Policies/Actions:

- 1.1 Develop regulations for rural and agritourism uses incl. non-asphalt parking where appropriate and (Rural Commercial Zoning District)
- 1.2 Support the formation of a Farmer's Market

Land Use, Design and Economic Development

Goal

6. Properly regulate and enable development of Industrial uses/sites to minimize impact

Outcome: The Township will foster a supportive environment for industrial development while protecting residents and sensitive areas

Policies/Actions:

- 1.1 Explore and craft light industrial and heavy industrial zoning categories
- 1.2 Craft regulations for the proper siting of solar uses such as unusable areas, rooftops, brownfield sites and areas with minimal impact on residents, nature and natural spaces. See Key Site 7
- 1.3 Priority will be placed on promoting industrial developments that are low impact and do not pose a high risk of contamination or disturbance to residents
- 1.4 Light industrial uses with low impacts and sufficient infrastructure will be supported within industrial areas in the Hamlet District
- 1.5 Consider and craft a site master plan for the Beckjord site redevelopment (Goal 3)
- 1.6 Explore key site inclusion in the Duke Site Readiness Program

Land Use, Design and Economic Development

Goal

7. Promote high quality development

Outcome: The Township will be promoted as a community of high quality development

Policies/Actions:

- 1.1 Update the Township Zoning Regulations and Zoning Maps to promote development and zoning districts that reflect recommendations in the Land Use Plan and Land Use Map for new zoning districts/zone changes and text to align with the Vision/Principles; including updated commercial districts to introduce Suburban Commercial with reduced front yard setbacks, Node Standards, Rural Commercial District and enhanced landscaping/buffering, context sensitive architectural standards, promotion of monument signage and storage standards. Remove inappropriate zoning incl. Industrial along SR 132 in accordance with the LUP, address the General Business in Hopper Hill with Rural Commercial, replace defunct PUDs
- 1.2 Craft text amendments requiring that new commercial site plans should be reviewed by the Zoning Commission, update commercial architectural and landscaping standards, formulate big box retail regulations and craft more stringent standards for auto uses and outdoor storage, including proper siting and update non-conforming standards
- 1.3 Craft and enforce design guideline guidance packets
- 1.4 New development will respect and enhance the positive character of existing established areas and integrate seamlessly with pedestrian scale
- 1.5 Encourage compatible use clusters and discourage incompatible uses
- 1.6 Site development should focus on land use efficiency
- 1.7 Monument signage and external illumination are preferred signage styles




Key Strategy

Promote commercial development in key nodes areas

Outcome: The nodes will begin to exhibit greater economic vibrancy

Policies

- Key commercial node areas (Future Land Use Map) will be focal points to live, work and play with greater emphasis on pedestrian functionality; blend of compatible uses
- Block lengths should be designed to 300-400' in length and include mid-block crossing where feasible
- Node areas to have themes and are expected to develop to a higher standard
- Architecture should be multi-use where appropriate, scaled and massed appropriately
- Corporate template and single use structures should be de-emphasized and facades should emphasize transparency and pedestrian interaction
- Signage should be the minimum necessary and scaled appropriately, so as to avoid visual clutter
- Enhanced landscaping, buffering and lighting
- Sprawling/linear auto-oriented commercial development will be de-emphasized along the SR 125 Corridor and node areas
- Parking and drive aisles are to be to the rear of sites, while pedestrian connections are emphasized
- Community gathering areas and entertainment 
- Limited multi-family can be promoted when located on the second story or above and when mixed with high priority commercial use(s)
- High Priority Uses: Casual Restaurants, Farmer's Market, Brew Pub/Wine Bar, Upscale Restaurants, Coffee Shops/Cafes, Outdoor Recreation, Ice Cream/Candy Shop, Deli Style Sandwich Shop and Entertainment (Bowling, Mini Golf, Movies) -Survey 2022



Action

1. Craft Small Area Plans/(Design Plans) that engage property owners and stakeholders in each node area
2. Expand the Downtown Amelia Node to include 290108.012., (Emvasom Key Site 15) and 290109.132. (Premier Key Site 2) - including rezoning to follow the Future Land Use Map
3. Craft text amendments as necessary to enforce the vision of the community and coalesce regulations and themes including deployment of overlays
4. Work with community stakeholders to formulate tool deployment plans and deploy economic development incentives to support catalysts, infrastructure, architectural designs and uses (incl. enhanced entertainment options), desired by the community, while considering the Key Sites. Specifically explore the deployment of Tax Increment Financing (TIFs), Community Reinvestments Areas (CRAs), Special Improvement Districts (SIDs) and Joint Economic Development Districts (JEDDs) as appropriate. (See LD&E 3)
5. Perform a Retail Void analysis (ArcGis) to better understand and promote the mix of potential uses in each node and deficiencies
6. Identify community gathering areas and entertainment

Identifying and enhancing community gathering areas and entertainment

The community has signaled a desire for community gathering areas and spaces for events generally, also known as third places. Areas to linger and socialize are a priority

Applicability: Commercial areas with a focus on Nodes.

- Third places are areas outside of the home and the workplace such as bookstores, coffee shops, and other public spaces that enhance civic engagement and socialization
- The Township should work with local businesses to identify public, semi public-private spaces and/or traditionally private third places (coffee shops, gyms, bookstores etc) in key node areas, with consideration of Key Sites
- The space(s) should have seating, space for activity or programmed events
- Spaces adjacent to or a part of commercial use(s) are desired
- The spaces should be designed to serve varied age groups and enable residents to linger





Key Strategy

Improve design/aesthetics and remove blight

Outcome: The Township will explore ways improve aesthetics of commercials areas

Policies

- Key Sites: (Premier and environs, 1331 and 1333 SR 125 (Towing, Auto Body Repair and Storage), 1265 & 1775 SR 125 (Excavation/Storage), Eastgate Village, 1783 SR 125 (Muenchens Site)), 19 Oak Street, 16 W Main, 14 W Main (DGRE sites)
- Improve the aesthetics of the SR 125 Corridor including facades, landscaping, signage and streetscaping (signs, widened/improved sidewalks, curbs, lighting and utility lines)
- Improve storage and use regulations to reduce outdoor storage and clutter, including adding performance standard(s) such as buffer/enhanced setbacks from ROW for storage use(s)
- Decrease Right of way clutter such as undergrounding utilities and removing non-conformities
- Improve landscaping and lighting
- Improve site layouts and prioritize pedestrian design over vehicular design 
- Promote high quality building architecture 

Action

1. Explore and craft a Property Maintenance Code
2. Create and maintain a database of properties in disrepair and or with Tax Delinquency (See LD&E 3)
3. New development should provide landscaping, particularly along sidewalks and ROW
4. Craft text amendments as necessary to implement design standards and reclassify uses appropriately (See Survey Results)
5. Explore funding and incentive programs, including voluntary program with recognition for high quality development
6. Explore and craft a Corridor Design Plan and consider community branding and coordination with bordering Townships
7. Leverage funding sources such as Tax Increment Financing (TIFs) for matching, Community Development Block (CDBG) and Special improvement Districts (SIDs) for improvements, land banking, demolition and infrastructure
8. Consider creation of an Architectural Review Board

Improve site layouts and prioritize pedestrian design over vehicular design



The Township has signaled a desire for high quality designs including site layouts, architecture and overall aesthetics. In particular, creating walkable node areas. The diagram below and numerical guides ① help illustrate desired design outcomes and approaches for future development.

Applicability:

- Commercial and mixed use areas



Promote:

- High quality building Material (Brick, Masonry, Stone etc)
- Use complementary materials
- Architecture that relates to the area, not standardized corporate templates
- Storefronts are at least 50% transparent (Glass etc)
- Storefronts are broken up with vertical and horizontal articulation, walkways every bay windows or similar 30'(+/-)
- Front lit signage
- Monument signage
- Parking is buffered and placed to the side/rear of the buildings
- Parking lots are interconnected
- Consolidated drive access (Single Point)
- Complementary pedestrian oriented uses (Restaurant - Retail - Barber - Salon - Entertainment)
- Drive aisles placed to the side and rear of the site and do not interrupt pedestrian pathways
- Landscaping along the road frontage

Improve site layouts and prioritize pedestrian design over vehicular design



1



Buildings should be adjacent to the sidewalks, not interrupted by drive aisles/parking, which are located to the side or rear of buildings. Design walkways that connect sidewalks to parking areas and entrances. Well lit and landscaped

2



Provide outdoor seating that is well lit, adjacent to the sidewalk and is covered and/or heated



Landscape pedestrian areas and neighboring lots to buffer from vehicles and parking lots. Trees and physical separation 5-6' minimum provided between the sidewalk and ROW

3



Landscape islands are a mix of trees and shrubs; pedestrian walkways are prioritized

Improve site layouts and prioritize pedestrian design over vehicular design



4



Shops centered on pedestrian areas/open space, rather than parking



Shops fronting on a wide sidewalk and parallel parking, rather than a parking lot

Alternatives to conventional strip center layouts

5



Heavily landscaped areas buffer pedestrian spaces from vehicular areas. Landscaping in front of commercial spaces should include a blend of shrubs, grasses and trees

Improve site layouts and prioritize pedestrian design over vehicular design



5



- Streetscapes that utilize wide sidewalks, bollards and landscaping.
- Sidewalks should include wide buffer zones (6'+) between edge of pavement and pedestrian paths
- Adjacent parking should be angled parallel to the roadway.
- Sites should not front directly on parking lots.
- Pedestrian areas should be community gathering spaces

Improve site layouts and prioritize pedestrian design over vehicular design



Auto Uses



Kroger Gas Station Carmel, IN



Service Station Haymarket, VA

Promote:

- Convenience shop/customer entrance situated along the ROW
- Gas Pumps and service bays placed to the rear and set back from ROWs in general
- Architecture designed to fit or enhance the community aesthetic
- Paint patterns are muted
- Gasoline canopy has a pitched roof form and matches the convenience shop
- Bays and service areas are not visible from the ROW
- Priority is placed on the primary entrance creating an active storefront
- Use of landscape walls/landscaping to buffer pumps and service bays



Promote high quality building architecture



Promote:

- Natural and varied materials (Brick, Stone, Masonry)
- Front lit signage/exterior lights
- Active and transparent facades
- Use of bulkheads, transom windows, frieze, horizontal courses, display windows and similar traditional storefront design
- Traditional architecture rather than excessively modern
- Limit the use of non-neutral paint tones
- Landscaping for shade, along pedestrian pathways and parking areas
- Varied roof forms (Gabled, Hip etc)
- Facades varied via architecture and pedestrian ways etc at least every 40-50'
- Drive-thrus are buffered and do not disrupt pedestrian paths

Avoid:

- EIFS
- Internally lit signage
- Lack of buffering/landscaping
- Excess signage (incl.window)
- Prominent drive-thru(facing ROWs) that obstruct pedestrians
- Template corporate architecture
- Single use facility design
- Paint schemes that are ostentatious and out of character for the area

Applicability:

Architecture should be reviewed on a context sensitive basis, with care taken to respect and enhance existing areas

Small Scale Commercial



Promote high quality building architecture



Small Scale Commercial



Retail/Restaurant



Bank/Office



Promote high quality building architecture



Multi-Tenant Commercial and Mixed Use



bright MLS

Varied traditional facades, awning use, mixed building material, recessed storefront(s), pedestrian scaled, offers an alternative to template multi-tenant design. Avoidance of long expanses of unvaried facades



Shopping center with landscaping and varied storefronts fronting on wide pedestrian pathways



Vertically integrated mixed use with traditional storefront architecture



Avoid long expanses of uninterrupted and unvaried facades fronting on parking lots/drive aisles

Promote high quality building architecture



Large Retail & Mixed Use



Small Office



Promote high quality building architecture



Medium-Large Office



Office sites provide shade walking trail systems that link to the Township pedestrian network and serve as an amenity

Auto Uses



Auto Service Station



Gasoline Station

Promote high quality building architecture



Rural Commercial



- Suitable for Rural Commercial areas of the Township
- Outdoor seating
- Varied pitch roof forms and dormers
- Natural material (wood siding, cedar shake, stone) relates to rural aesthetic
- Paint blends with natural environment
- Priority on outdoor pedestrian leisure and mobility

Promote high quality building architecture



Signage



Monument Signage



Multi Tenant Signage



A-Frame Temporary Signage



Externally Illuminated Wall Sign



Key Strategy

Diversify and improve the tax base

Outcome: The Township will explore ways to begin reducing the proportion of revenues generated by residential taxes

Policies

- Key sites identified include: Beckjord, and Hamlet Industrials (SR 132 ,the Mauch property, Eastgate Mobile Home Park and the former Muenchens site)
- Encourage light industrial uses that have low impacts on noise, pollution and emissions within the Hamlet District industrial areas
- Storage and warehousing should be regulated to reduce structure visibility and increase setbacks from roadways and viewsheds
- Explore coordinating funding resources regarding infrastructure improvements, site clearance, studies and general incentives
- Ensure coordination with REDI Cincinnati and Clermont County Economic Development on listing and marketing

Action

1. Explore and craft an Economic Development Plan to further study sites, determine target uses and/or remove barriers to investment, including master planning the Beckjord site. Consideration should be given to potential key site acquisition, promoting infill and potential design build
2. Explore the formation of a Community Improvement Corporation (CIC)
3. Craft text amendments that enable greater productive use of commercial lots (smaller lot minimums, reduced setbacks, and support uses desired by the community etc (See Public Input)
4. Utilize Joint Economic Development Districts (JEDDs), potential creation of a revolving loan funds and deployment of TIFs in strategic areas and similar tools to support catalyst development, targeted redevelopment and land banking
5. Explore the creation of a retail use incentive program to promote community desired uses
6. Work with local businesses to facilitate retention, expansion and siting, including home businesses looking to re-locate along the SR 125 Corridor focusing on nodes
7. Consider crafting a strategy regarding retail incentive programming

Transportation

Themes: The transportation network will better serve the community through enhanced interconnectivity, improved hike/bike system and improvement of rural routes.

Goals

1. **Proactively study roadways to determine necessary improvements +**
2. **Ensure new development does not adversely impact the transportation system and community**

Outcome: New development will prioritize safety and calm traffic through design to minimize impacts on existing systems

Policies/Actions:

- 1.1 Enforce Traffic Impact Studies on new development
- 1.2 New development shall be designed to ensure levels of service, capacity and safety impacts are mitigated
- 1.3 Promote creative street designs incorporating eyebrow islands, curvilinear streets, landscaped medians to calm traffic in residential areas
- 1.4 Develop guidelines for managing drive throughs
- 1.5 De-emphasize drive throughs in strategic node areas
- 1.6 Promote use of shared access/cross access drives to minimize curb cuts and access points

3. **Prioritize interconnectivity and functionality (Pedestrian and Vehicular)**

Outcome: New development will prioritize functionality and interconnectedness to minimize bottlenecks and promote a functional transportation system

Policies/Action:

- 1.1 Promote pedestrian functionality and interconnectivity as well as roadways, particularly in suburban areas
- 1.2 Improve pedestrian and vehicular functionality along the SR 125 Corridor including widened sidewalks where appropriate
- 1.3 Study and craft a strategy to properly regulate and manage sidewalk infrastructure, particularly between node areas
- 1.4 Promote coordination with the School District(s), US Postal Service, waste management companies and emergency responders to ensure development coordinate design for school students, waste collection, mail collection and emergency response etc
- 1.5 Promote wide sidewalks in node areas

Transportation

Goals

4. Proactively study critical Hike/Bike and sidewalk linkages +

Outcome: The Township will begin exploring the improvements to the hike/bike network in the Township

Policies/Actions:

- 1.1 Explore and pursue Safe Routes, Hike/Bike opportunities and coordinate with branding
- 1.2 Craft a plan for US 52 Trail corridor improvements
- 1.3 Explore partnerships and connecting 10 Mile Creek Park (Clermont County to Townships trail systems), considering Duke easements

5. Coordinate with local and regional partners as well as businesses and developers on transportation improvements

Outcome: The Township will explore opportunities to promote commonly shared goals with partners

Policies/Actions:

- 1.1 Promote the consolidation of drive access points into single points and support the reduction of curb cuts, particularly along SR 125
- 1.2 Ensure driveways and entrances are aligned with drives and access areas directly opposite the property
- 1.3 Coordinate commercial parking areas to reduce parking lot coverages and improve the system
- 1.4 Support the synchronization of improvements with partner organizations
- 1.5 Promote right of way (ROW) expansion in critical areas




Key Strategy

Proactively study roadways to determine necessary improvements

Outcome: The Township will begin to proactively review and address potentially insufficient roadways

Policies

- Key roadways include: SR 125, Ninemile Road, White Oak/Lewis Intersection, Merwin Tenmile, Opportunities for North/South connections/improvements, US 52 as a critical asset for the redevelopment of Beckjord- Maple St, Kline Station - Huntsman Trace)
- Identify key issues with roadways (speeding, safety, functionality, geometry, access management etc)
- Strategy should include actions to reduce curb cuts, enhance cross-access corridors and efficiently utilize parking lots
- Ensure new developments in key locations provide easements and or linkages
- Development of Pond View Drive 

Action

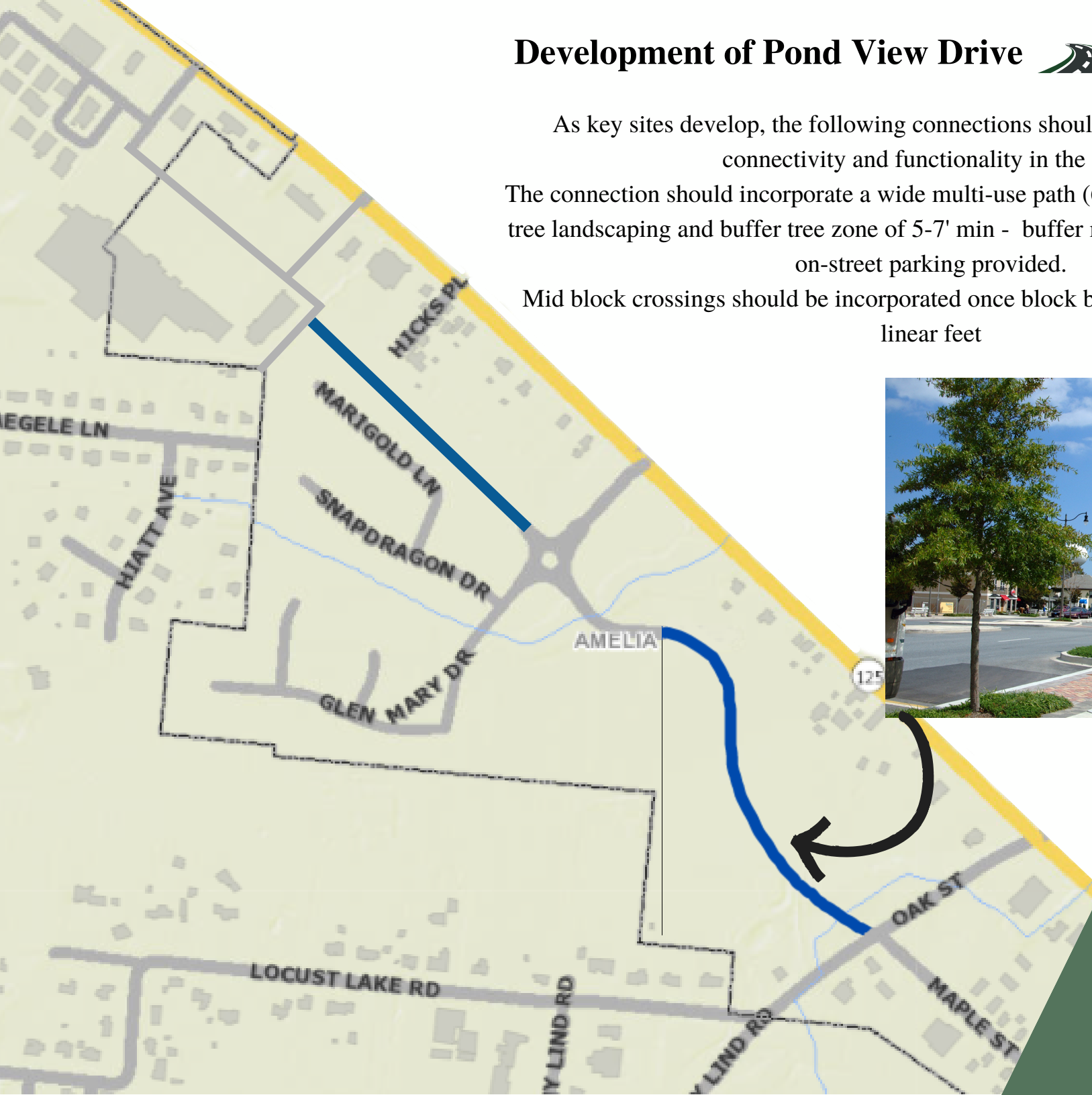
1. Coordinate with partner agencies and property owners to craft appropriate remedies and prioritize projects
2. Craft text amendments as necessary
3. Explore funding and incentive programs to further study sites and/or improve key roadways
4. Explore and craft a Thoroughfare and Access Management Plan

Development of Pond View Drive

As key sites develop, the following connections should be made to enhance connectivity and functionality in the area.

The connection should incorporate a wide multi-use path (6-10') with generous street tree landscaping and buffer tree zone of 5-7' min - buffer may be on narrower end if on-street parking provided.

Mid block crossings should be incorporated once block begins to exceed 300-400 linear feet






Key Strategy

Proactively study and implement critical hike/bike and sidewalk linkages

Outcome: The Township will begin to study and connect assets and improve pedestrian assets in the community

Policies

- US 52 Bike Trail corridor improvements
- Explore partnerships for improving and connecting 10 Mile Creek Park (Clermont County to Townships trail systems) to the Pierce Township Dog Park and Pierce Township Hall Trails, considering Duke easements
- Jenny Lind Trail Connector 
- Key connections to further study: Behymer - Locust Corner connecting Legendary Run to Township Hall Trails, Prestwick Place - Legendary Run via White Oak and Merwin Tenmile
- Ensure new developments in key locations provide easements and or linkages

Action

1. Ensure coordination with partner agencies and property owners
2. Craft text amendments as necessary
3. Explore funding and incentive programs to further study sites and/or improve key connections
4. Explore and craft a strategy to coordinate with other agencies and organizations and Parks as necessary

Jenny Lind Trail Connector

The connector trail is an approximately 2,300 linear foot segment of trail that can connect existing sidewalks along Jenny Lind Road to Oak St and the Clermont County Library.

Funding through the Recreational Trails Program and Clean Ohio are potential funding sources. Other considerations include trail width of 10' (ideal) crosswalk marking/signage/lighting and fencing



202 Parkway Trail provides a sample illustration of trail, fencing and distance from the roadway

Public Services

Goals

1. **Reduce blight and maintain a safe community +**
2. **Encourage development in areas with proper infrastructure and services**

Outcome: Development will be reviewed to ensure sufficient infrastructure and services are available

Policies/Actions:

- 1.1 Encourage development in areas with proper infrastructure, so as to not adversely impact service(s), service delivery and/or residents
- 1.2 Discourage development in areas that are contextually inappropriate or have infrastructural/service deficiencies
- 1.3 Ensure new development is reviewed to ensure adequate sewer, water, stormwater, erosion, transportation, electric facilities as well as provision for mail delivery, schools (incl bus stops/shelters) and garbage refuse retrieval et.al
- 1.4 Ensure Police, Fire and EMS have capacity to meet expectations for proper deliver of service(s)
- 1.5 Maintain up to date regulation for ensuring development impacts are minimized and proper provision for stormwater and erosion are provided
- 1.6 Guide development through infill and around key node(s) and contiguous suburbanized areas
- 1.7 Consider the formation of a Technical Review Committee (TRC)
- 1.8 Explore strategies for managing sewer line extensions

3. **Consider the cost of infrastructure and services on new developments**

Outcome: Development costs to the public will be considered when reviewing new development

Policies/Actions:

- 1.1 Develop a strategy for evaluating the public costs associated with new development should be considered to ensure adequate funding will be available for infrastructure and service(s) maintenance and expansion (OKI Fiscal impacts)
- 1.2 Promote balanced development that supports the Township's efficient and economical delivery of services

4. **Mitigate the risk of natural and other hazards**

Outcome: The Township will ensure natural hazards are considered during development

Policies/Actions:

- 1.1 Work with Emergency Response and the Service Department to address potential hazards arising from natural and other catastrophic events, including snow events, fire, flooding
- 1.2 Discourage development near or within areas with natural hazards (Erosion, flooding et.al)




Key Strategy

Reduce blight and maintain a safe community

Outcome: The Township will progress efforts to reduce blight and maintain a safe community

Policies

- Reduce clutter, outdoor storage, illegal signage, debris and disrepair along the SR 125 Corridor and elsewhere 
- Mitigate chipping paint, broken windows, deteriorating sites, roofing in disrepair et.al
- Reduce Non-conformities along the SR 125 Corridor and commercial areas
- Promote natural surveillance through lighting, facade designs and similar Crime Prevention through Environmental Design (CPTED) techniques

Action

1. Craft text amendments as necessary addressing (CPTED, Landscaping, Outdoor Storage, Non-conformities etc)
2. Craft a strategy to address general disrepair, excess signage, utility lines and clutter along the SR 125 Corridor and explore additional enforcement tools such as Property Maintenance Codes and continue enforcement of existing regulations
3. Monitor tax delinquent and vacant sites
4. Craft an approach to incentivize reductions in non-conformities
5. Consider partnerships with the Land Bank and other partners to aid in the reutilization of underutilized property and/or tax delinquent sites
6. Pursue Community Development Block Grant Funding (CDBG) funding to improve infrastructure in Low/Moderate income (LMI), blighted and adjacent areas.

Reduce clutter, outdoor storage of debris and disrepair along the SR 125 Corridor and elsewhere



Vehicles parked on grass within the front yard along with illegal ribbon signage

Recommendations:

- Enact stringent regulation of outdoor storage and illegal signage
- Work with property owners to promote education regarding acceptable signage and storage
- Enactment of a Property Maintenance Code
- Continue enforcement of temporary ROW Signage
- Swift Zoning Enforcement Action supported by funding to remedy violations and take legal action



Refuse



Illegal signage



Damaged structure

Natural Resources, Environment and Preservation

Goals

1. **Protect hillsides and natural areas and discourage development that adversely impacts natural assets** +
2. **Promote resiliency of natural areas and resources**

Outcome: The Township will promote and protect natural areas

Policies/Actions:

- 1.1 Development will be reviewed to ensure it is contextually appropriate and integrates well with existing natural spaces
- 1.2 Discourage higher intensity, non agricultural/rural residential development in rural areas of the Township
- 1.3 Encourage contiguous and connected open spaces and natural space buffers/stream protection, particularly near creeks and waterways
- 1.4 Encourage development outside of sensitive areas prone to erosion and/or flooding
- 1.5 Align with Goal 4 (PS) to help educate the public, developers and stakeholders on best practices
- 1.6 Properly regulate the use of solar, wind and recycling/waste practices (screening as necessary) in the Township to ensure designs also mitigate impacts on the community regarding pollution, aesthetics or otherwise

3. **Promote creative, effective and proactive measures to mitigate stormwater development impacts**

Outcome: The Township will support development that creatively and proactively mitigates development impacts

Policies/Actions:

- 1.1 Encourage enhanced stormwater capture and treatment (Rainbarrels, swales, riparian buffers etc)
- 1.2 Enhance stormwater regulations (Rainbarrels, swales etc)
- 1.3 Explore stormwater demonstration projects
- 1.4 Promote the use of riparian buffers and stream protection
- 1.5 Consider partnerships and efforts to improve erosion mitigation with particular consideration of Ninemile Creek
- 1.6 Discourage the proliferation of stormwater ponds

Natural Resources, Environment and Preservation

Goals

4. Promote and enhance the Township's natural amenities

Outcome: The Township will support development that creatively and proactively enhances the outdoors as a Township amenity

Policies/Actions:

- 1.1 Promote creative amenities high demand amenities (see Land Use Survey), hike/bike and other outdoor recreational activities
- 1.2 Coordinate with the Parks Committee on shared goals
- 1.3 Explore partnerships and resources to improve boat access, fishing and similar outdoor amenities in the community including coordination with organizations such as such as the Ohio River Way

5. Preserve and enhance the historic character of the Township

Outcome: The Township will explore efforts and policies to promote the protection and enhancement of the Township's history and site(s)

Policies/Actions:

- 1.1 The Township will work with property owners and historical preservation organizations to identify properties, structures and areas of historical significance; initial sites may include the Spann General Store/Post Office, Upper Nine Mile School House the Gaskins-Malany House, the Townsley House, 30 E Main St (SOHIO), the Morse House, the Locust Corner district and other areas with potential historic value
- 1.2 Work with stakeholders to formulate policy to preserve and enhance significant structures and areas of the Township
- 1.3 Craft a policy and text amendments as necessary to protect areas deemed to be historically significant




Key Strategy

Protect hillsides and natural areas and discourage development that adversely impacts natural assets

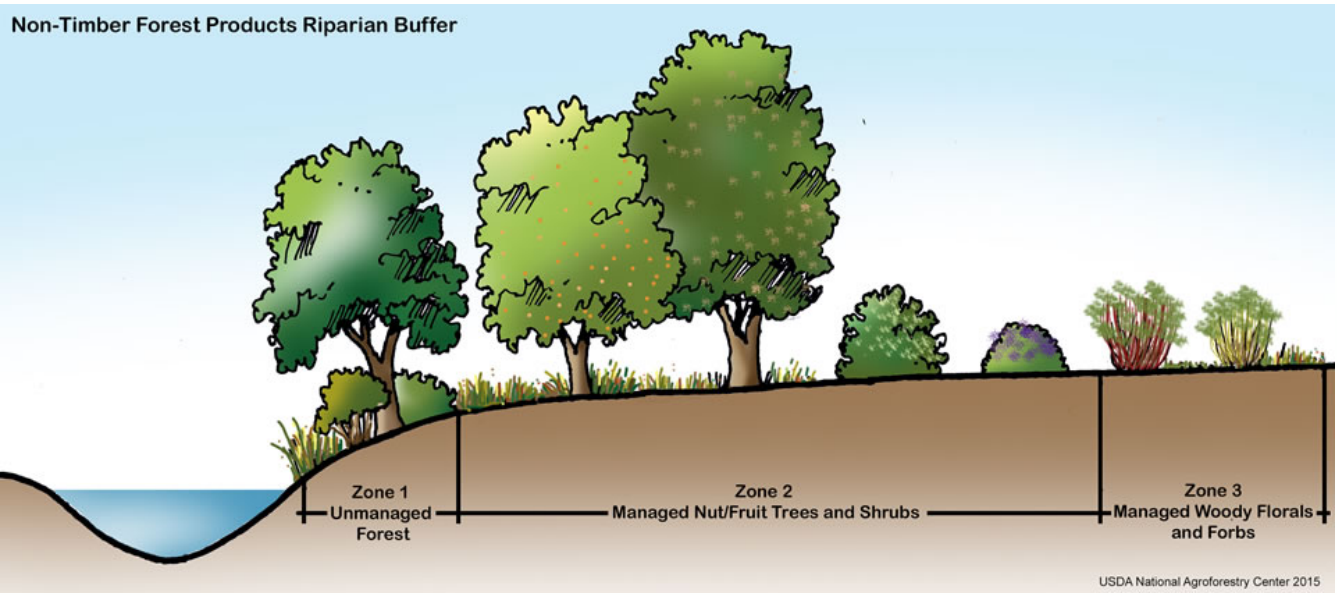
Outcome: The Township will begin to proactively review and prevent impacts to natural areas

Policies

- Development should begin by identifying natural assets, resources and amenities that can and should be preserved
- Limit impacts to steep hillsides (slopes of 15%+), critical soils and Special Flood Hazard Areas and similar critical spaces
- Encourage the preservation of high quality soils, trees and vegetation
- Limit removal of Trees and critical non invasive vegetation
- Avoid creeks, floodplains and waterways; promote use of riparian buffers 
- Winding streets, that avoid and preserve mature trees and calm traffic are emphasized
- Discourage the excessive proliferation of storm ponds and promote common areas, greens, islands and similar areas to function as storm management where appropriate
- Encourage participation in the Clermont County Stormwater District

Action

1. Craft text amendments as necessary
2. Consider the creation of resource protection overlays for critical natural assets corridors and viewsheds
3. Develop a strategy for protecting hillsides, and mitigating stormwater and impervious surfaces on "by-right" residential developments; special emphasis on Agricultural/Rural Residential areas
4. The Township will take efforts to target sites for preservation with National Resource Assistance Council (NRAC) funds. See Key Site 3



USDA National Agroforestry Center for Reference regarding proper riparian buffering

Avoid creeks, floodplains and waterways; promote use of riparian buffers

Benefits of riparian buffers include:

- Protecting waterways
- Reducing the velocity of stormwater runoff and flooding
- Improving water quality
- Preventing and repairing erosion
- Hillside protection
- Protecting wildlife habitats

Riparian Buffer Recommendations:

- Zone 1: Generally planted with native trees - 15' in width
- Zone 2: Native, but smaller and faster growing trees - 20'-60' recommended width
- Zone 3: Native grasses, shrubs and similar - 15'-60' recommended width

Applicability:

- New development should employ stream buffering, setbacks and enhancement
- Where possible, the Township should partner with existing property owners and Clermont County Soil and Water to evaluate and convene resources to repair existing areas suffering from erosion

Key Sites

Key sites are areas identified by the Township as crucial areas for development, redevelopment or sites that are located in a unique geographical area that can have a profound impact on the community.

Working with existing property owners and businesses is a key component of fostering high quality development in the community.

It is critical that the Township work to build robust bonds with owners and tenants of Key Sites to ensure progress can be made that benefits the community as a whole.

The commentary provided is an initial evaluation of the referenced areas in relation to the Vision, Goals and Principles of the Land Use Plan and is formulated as a starting point for more formalized partnership.

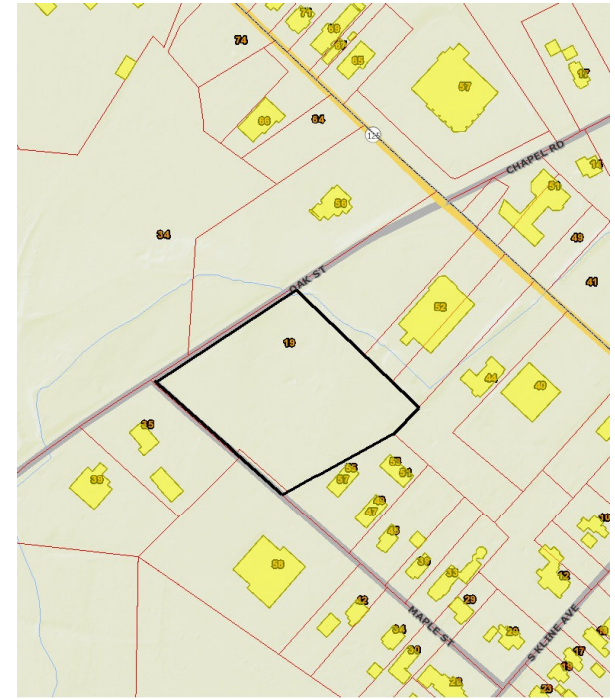
Key Sites Map



Key Sites

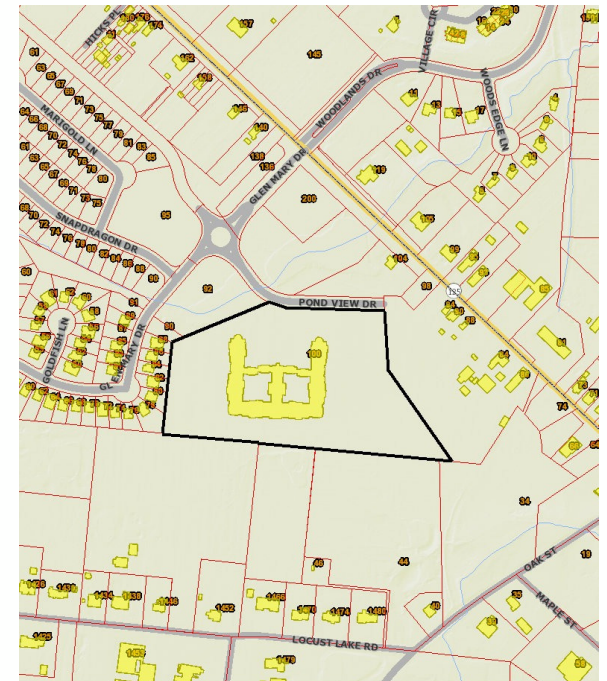
1) 19 Oak St (290108.029.)

The 2.5 ac (+/-) site would make a good candidate for a new multi purpose Fire House or retail/restaurant but other considerations include the area(s) need for a public gathering space/pavilion, including potential space/use for a Farmer's Market or performance venue. Discussion with the USPS as a potential tenant at a multi-use site should be considered. Further, given the proximity to the library, pharmacy and bank, a bus stop and coordination with Clermont Connection Transportation (CTC) is necessary, particularly in consideration of seniors. Parking should be placed to the rear of the site with pedestrian ways connecting to the entrances.



2) Premier and Environs (290109.132.)

The site is approximately 11.90 ac. in area and is a major priority for redevelopment, after the proposed facility went defunct. Key consideration should be given to Key Initiative T1 for future connection to Maple St. At present, site clearance should be a major priority to mitigate potential blight impacts and support new investments including the Stone House and Glen Mary subdivision. The community (2022 Land Use Survey) emphasized that apartments are generally not desirable, particularly in this location but if mixed use/commercial use is a component of general redevelopment, it could be appropriate. Heavily buffered single family residential or medical type offices may also be appropriate. In this general vicinity and around Glen Mary Dr, ensuring buildings have minimal front yard setbacks, are pedestrian oriented and designed to avoid drive-thru/parking and drive aisle designs that interrupt pedestrian walkways are high priorities. Sites should have robust landscaping and parking should be shared/buried on site. Victorian/Tudor Midwestern style architecture and accents as illustrated in the vicinity (Stonehouse and former Amelia Village Hall) can be used as thematic references for future development.



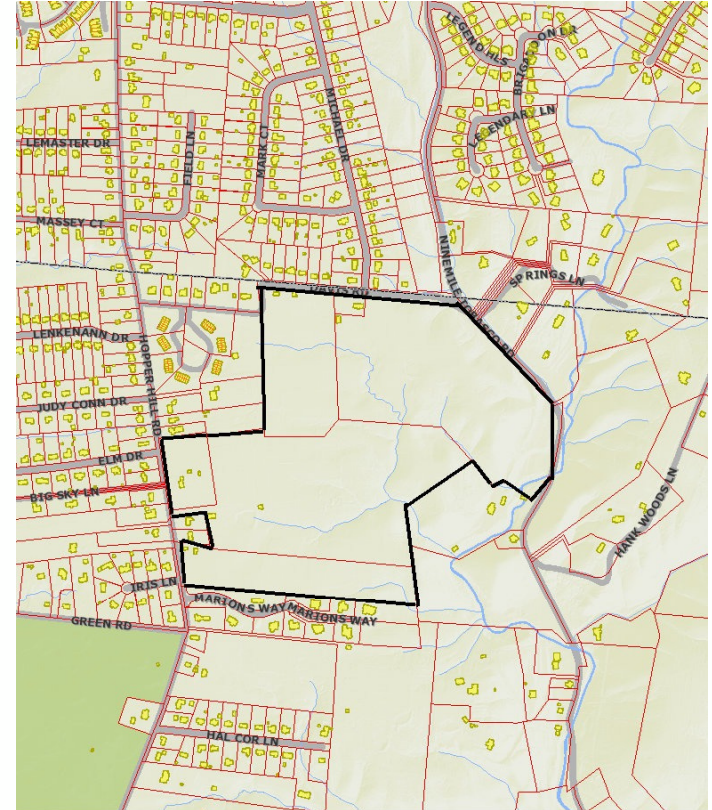
Key Sites

3) Hopper/Davis/Ninemile (282809A001.)

The site(s) are a combined 90 ac. (+/-) and are predominantly known as the "Maddux Farm". Rural Cluster residential, housing for empty nesters and a small amount of Rural Commercial business would be appropriate in this area. Special care needs to be taken to protect the hillsides, manage stormwater runoff through over detention, protect trees and work with the numerous site constraints (incl. overhead utility lines). Other issues on site include the Davis/Ninemile intersection and some potential site distance issue(s) along the Hopper/Davis intersection, stormwater runoff and existing General Business (GB) zoning which appears too intense for these sites.

The steep hillsides and areas with prime soils and overhead utility easements may be candidates for preservation (NRAC or similar), and may be leveraged for rural amenities as appropriate (trails, common greens, rain gardens etc).

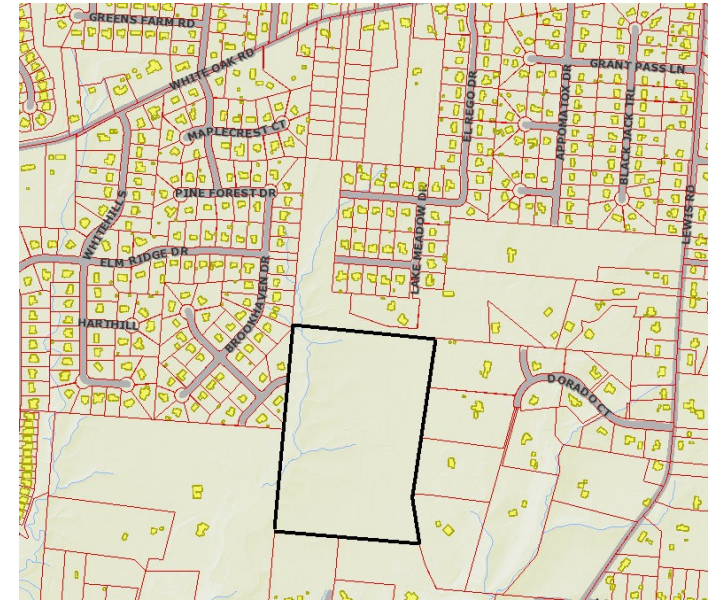
General vehicular interconnectivity between the sites to enable access from Hopper to Davis or Hopper/Ninemile should be explored. These site(s) may be a TIF candidate, in order to help offset costs for road improvements. Appropriate designs with emphasis on walkability and high quality architectural design are critical.



Key Sites

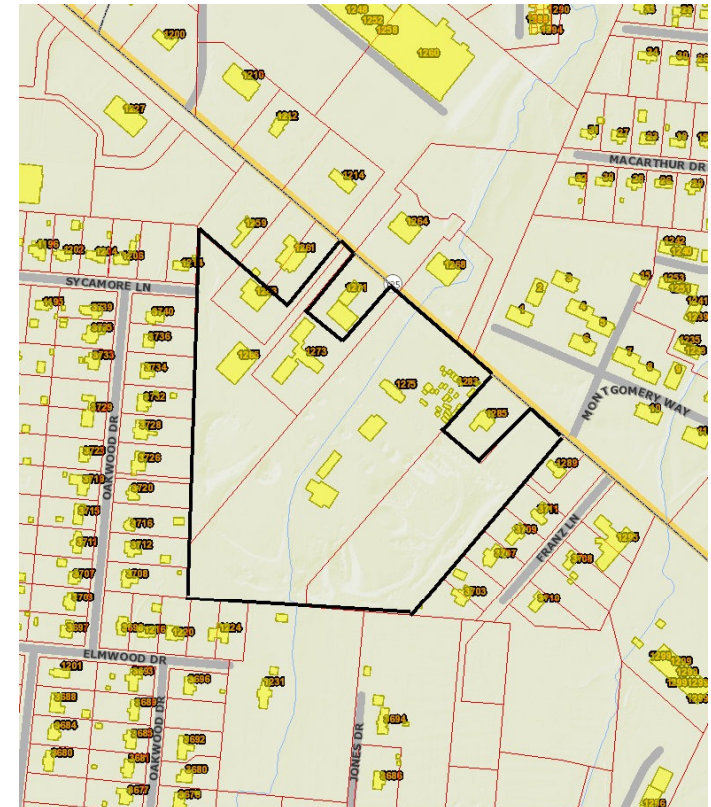
4) Needles Site (282807D169.)

The undeveloped site is approximately 30.68 (ac) in area and is situated along a rural and suburban transition area. Residential development on site should prioritize preservation of the western terrain and protect tree areas along the outskirts of the site. A shared green open space through a cluster design or pocket neighborhood for empty nester housing with an amenity such as pickleball courts would be appropriate. Preservation is more important than vehicular interconnectivity in this location however, pedestrian trail interconnectivity is appropriate, given overhead easements etc.



5) Auxier Site (282808E125.)

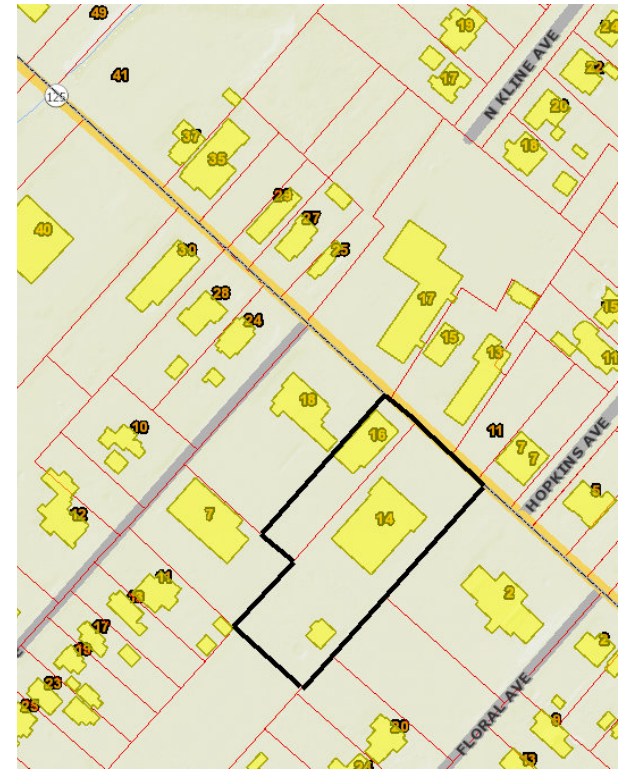
The site(s) are approximately 25 (ac) in area and consists of 5 parcels. Excavation, accessory building sales and miscellaneous uses that would be appropriate for a Light Industrial/Industrial area take place on site. Redevelopment of a suburban style subdivision with a heavy berm and evergreen buffer along SR 125 would be appropriate. The advisable access would be via the existing street light at SR 125, while other curb cuts should be reduced and limited. A mixed use commercial/office site could also be appropriate in this area, with heavy buffering to residential areas and quality architecture/building materials. Access through Sycamore should be limited however, a second Fire/Pedestrian Bollard restricted access may be appropriate at or a one-way street leading to the street light at SR 125. A commercial opportunity should be considered for a TIF to construct necessary widening/improvements and site upgrades. Any efforts to redevelop should be coordinated with the owner to ensure the existing business may have the ability to remain in the Township.



Key Sites

6) DGRE Amelia Sites (290107.084.)

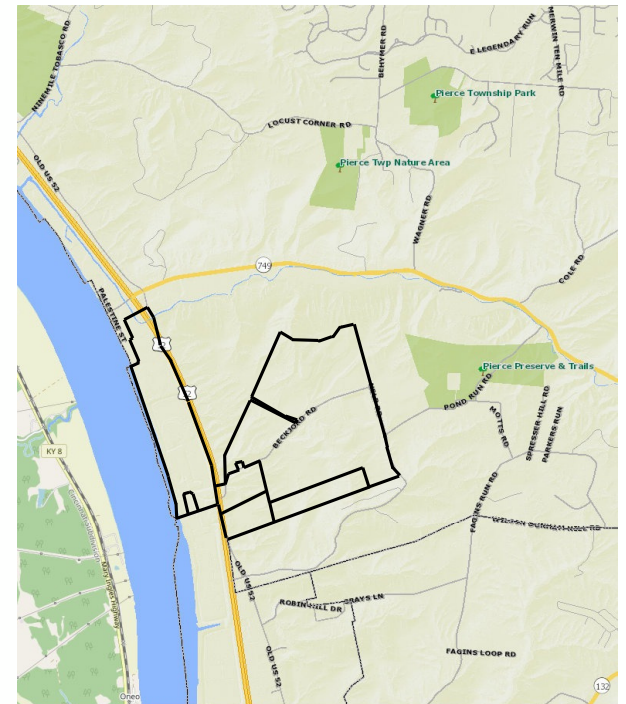
The site consists of 2 parcels approximately 1.30 (ac) in area. 12 W Main is likely to be vacant in the coming months and 16 W Main appears underutilized. The sites either combined or separately appear to be strong candidates for redevelopment. These sites are appropriate for pedestrian oriented retail/restaurant(s). The front yard between the buildings and ROW should be utilized for pedestrian use (plaza, outdoor seating, sidewalk, landscaping) and unimpeded by drive aisles, drive lanes etc. Parking and cross access eventually connecting Kline - Floral should be provided to the rear of the sites. The vicinity may be a candidate for a Special Improvement District (SID), in order to improve infrastructure, parking facilities et.al.



7) Beckjord Site (272802E013.)

The site(s) consists of numerous parcels formerly involved in coal power generation and presently sit in varying degrees of development suitability. Industrial redevelopment in this location is ideal, in order to leverage the river port access and US Highway 52. Industrial uses that produce excessive noise, emissions or smoke should be very carefully considered and regulated to ensure impacts to residents in the vicinity are not affected.

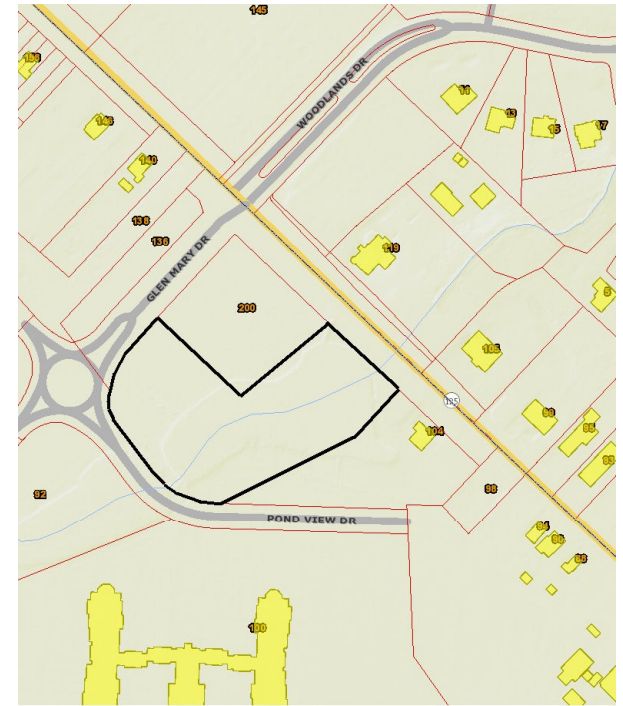
Areas that are to be used as, rooftops, parking lots areas and similar areas that are not suitable for development may be appropriate locations for solar installations. See LD&E Goal 6. Policy/Action 1.2



Key Sites

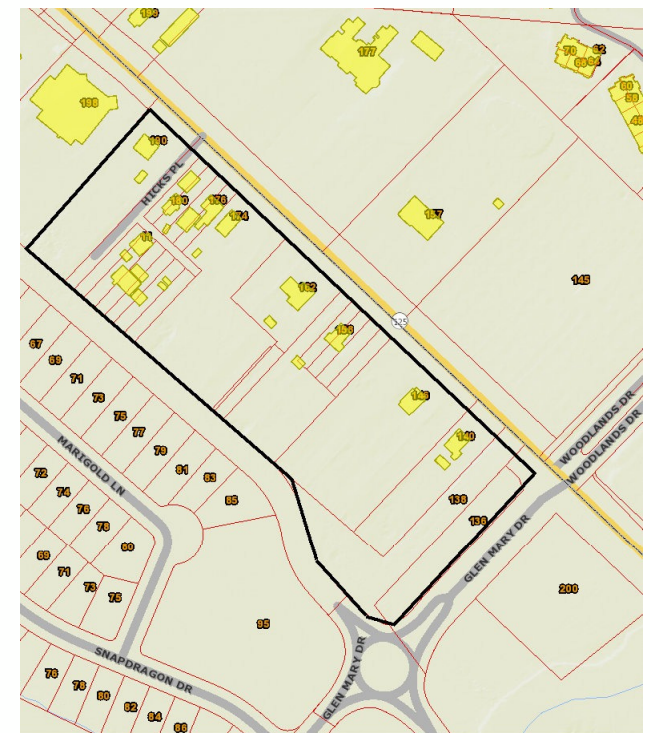
8) Grimes/Pond View Site (290109.124.)

The site is 2.78 ac(+/-) in area and is the site of storm facility and approximately 1 acre of building area along the western quadrant. New development should participate in the Clermont County Storm District or utilize the private storm agreement in place at 200 Glen Mary Dr. New development should utilize Victorian/Tudor Midwestern style architecture and accents as illustrated in the vicinity (Stonehouse and former Amelia Village Hall) which can be used as thematic references for future development.. New structures should have minimal setback from Glen Mary Dr and place parking to the rear of the site. Pedestrian linkages to Glen Mary Dr should be uninterrupted by drive aisles and parking. The shared access w/200 Glen Mary Dr should be utilized to derive access. Retail and entertainment are a high priority in this vicinity to provide complementary use to the Stone House Restaurant.



9) Glen Mary/SR 125 Site(s) (290109.131.)

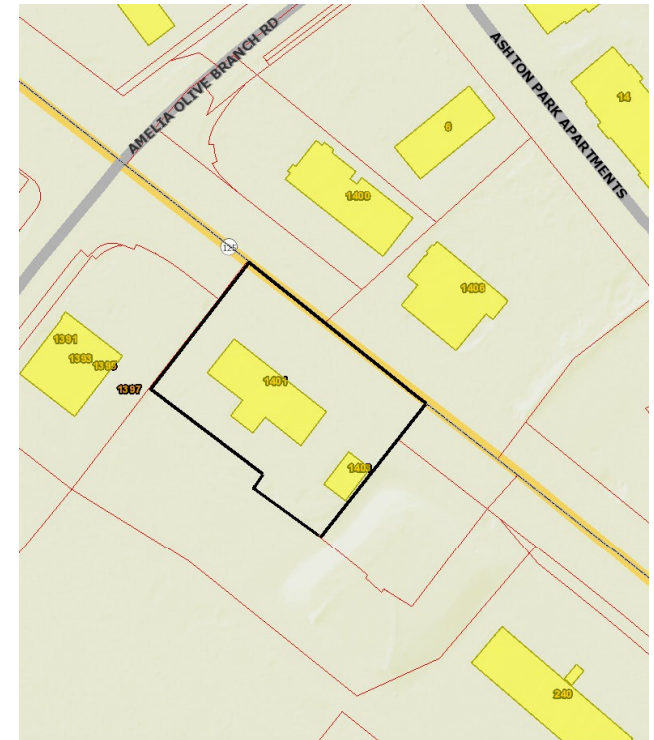
The site(s) consists of numerous parcels totaling approximately 8.2 acres. New development should consider the following: buffering (berm and screening along SR 125) and limited/shared curb cuts on SR 125. Access should be derived along the 50' Easement (adjacent to the Glen Mary Subdivision) where possible. Buildings on site should front facing on Glen Mary Dr with parking and drive thru aisles et.al buried and bermed/buffered on site, to allow for pedestrian functionality along Glen Mary Dr, which should not have pedestrian linkages to Glen Mary Dr (sidewalks) interrupted. Shared access utilizing Hicks Place should be explored as a shared access corridor linkage or linkage to the Glen Mary Easement. Care should be taken to screen adequately along the residential facing portions of the site. Victorian/Tudor Midwestern style architecture and accents as illustrated in the vicinity (Stonehouse and former Amelia Village Hall) can be used as thematic references for future development. Retail and entertainment use should be prioritized along the Glen Mary frontages; while the interior of the site may be suitable for suburban residential use or pocket neighborhood development.



Key Sites

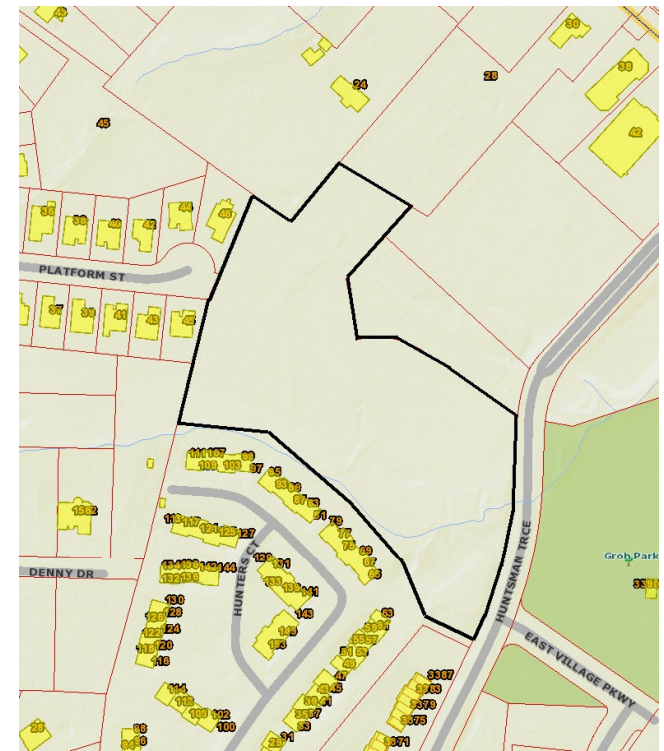
10) Former Cash Loans Site (282807A097.)

The site is .78 ac (+/-) in area and has been vacant and/or underutilized for numerous months. Cross access connectivity which would enable access to the nearby Amelia Olive Branch streetlight is advisable, and the potential shared parking on the lot directly to the south would enable greater developable square footage on site. Muted signage and enhanced landscaping are high priorities for this site.



11) Quail Creek Ventures (290106.033.)

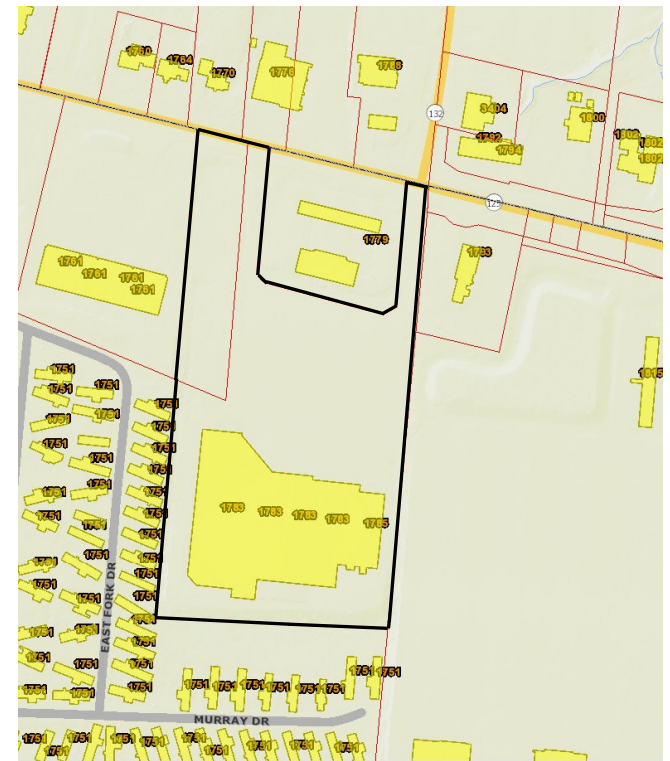
The site(s) is approximately 6 acres in area and may be appropriate for residential development. New development on site should provide a connection from Platform to Huntsman Trace. Buffering and protection of the creek and mature trees on site should be prioritized.



Key Sites

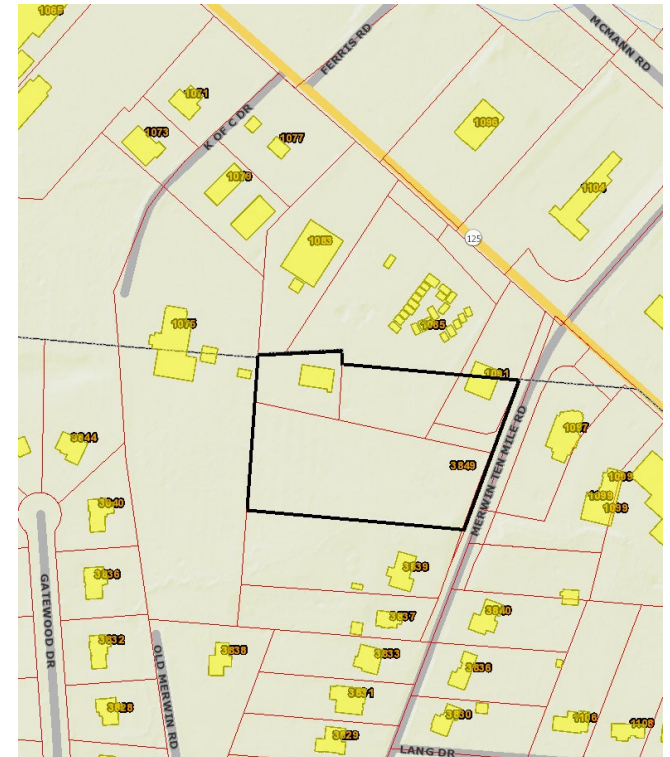
12) Muenchens Site (282806A008.)

The site consists of 2 parcels totaling 7.09 ac (+/-) in area and has been utilized for various miscellaneous uses since the Muenchens Furniture store closed. The site could be a strong candidate for redevelopment as a light industrial site, business incubator site, recreation, office or similar. The present structure features a loading dock, a significant parking field and close access to SR 125 and SR 132 (Northbound and Southbound.) and direct access to a streetlight. The Township should proactively work with the property owner to determine the highest and best uses.



13) Shrewd Investment Site (282808B021.)

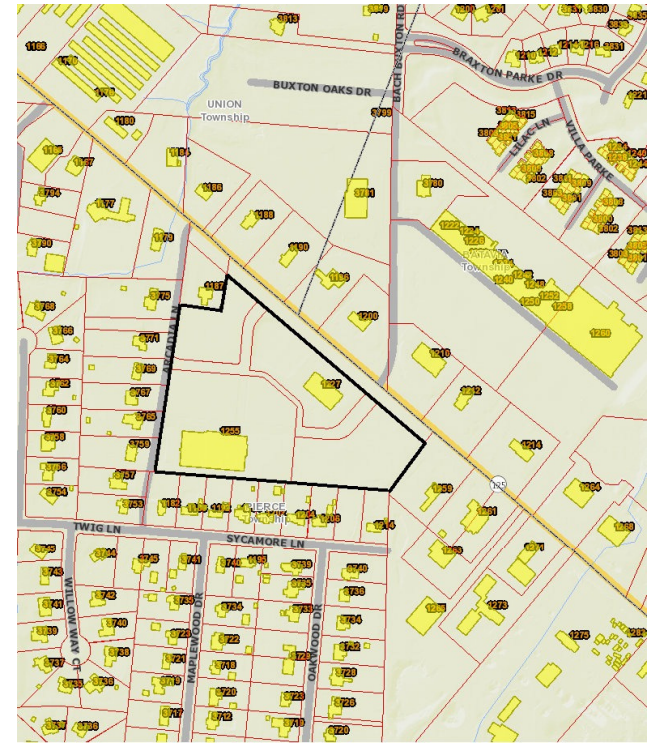
The site(s) consists of numerous parcels in both Union and Pierce Township, totaling 6.45 acres in area. The Township should work with the property owner and Union Township where possible to ensure this site, which exists as a key potential gateway into Pierce Township is utilized by the highest and best use (incl. Mixed use residential et.al) and is organized with proper landscaping, signage and similar treatments and enhanced architecture.



Key Sites

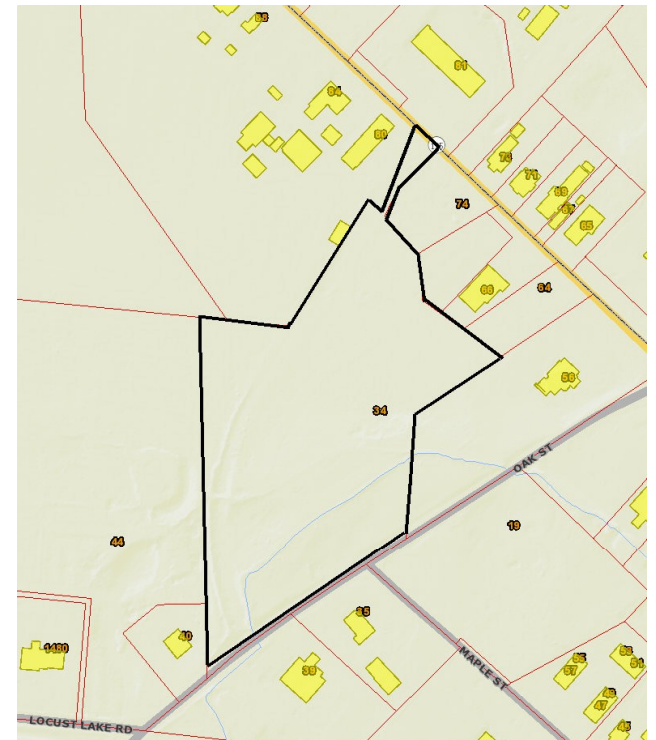
14) Pierce Point (282808A160.)

The site(s) consists of numerous parcels totaling 11.2 acres in area. A major anchor on site is the Pierce Point Movie Theater. The site has access to a streetlight and is in close proximity to both Bach Buxton and SR 125. Opportunity exists to create a mixed use development on site however, strong care should be taken to ensure the site is internally more pedestrian friendly and landscaped, as parking and drive aisles create numerous obstacles at the present time. The Township should work with the property owner to determine highest and best uses in order to maximize the utilization of the site. Preserving a portion of the sites as a common green open space would allow for a site mixed with residential and commercial uses to thrive due to the ability to gather as a community and potentially leverage events such as food trucks and temporary events.



15) Emvasom Site (290108.012.)

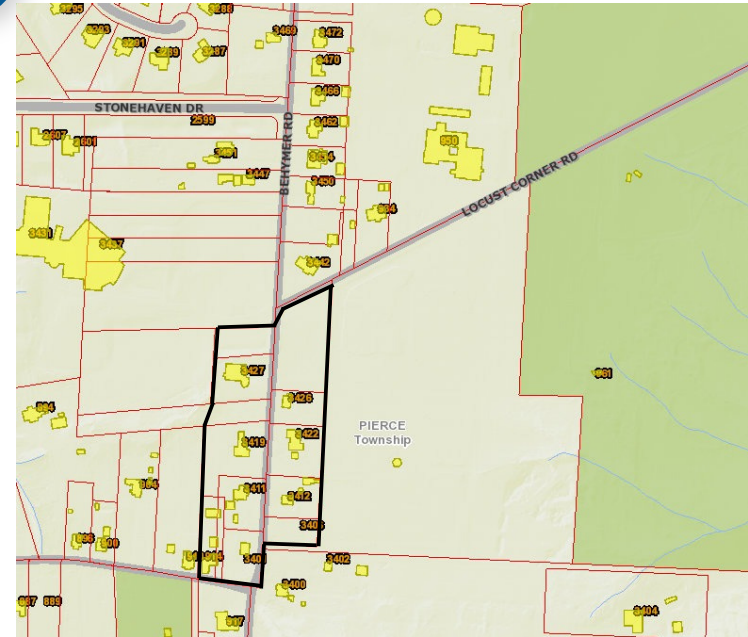
The site(s) is approximately 6.08 acres in area. The site is located adjacent to the Premier Site and is a key site for the extension of Pond View, see Key Initiative T1. The Downtown overlay should be expanded to include this site. Opportunity exists to create a mixed use development on site however, it is crucial to plan the site in conjunction with adjoining sites, including Premier. Buried parking/drive aisles and promotion of pedestrian access ways is critical in this space. Alignment with Maple St is also a high priority. Pedestrian oriented commercial development or offices are the most appropriate use(s) for the site; some residential on site is appropriate in a mixed use setting. New structures on site should square and align with Oak St and the future extension of Pond View. Care should be taken to incorporate Midwestern architectural themes into new development in this area.



Key Sites

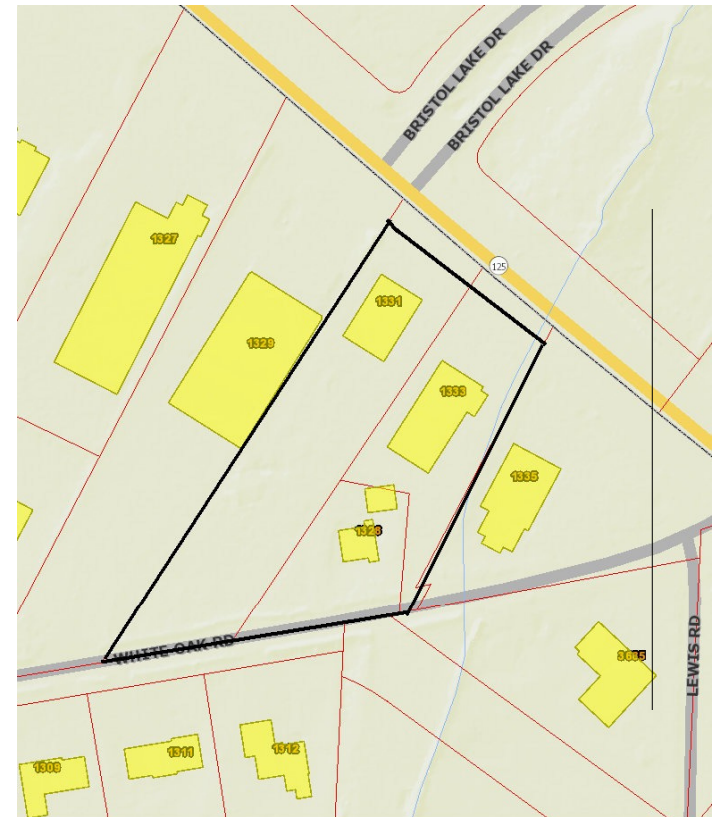
16) Pierce Rural Commercial (272813D038.)

The site(s) have multiple owners including the Township and are approximately 1.28 ac in area. The sites are well positioned to be utilized as a pedestrian oriented rural commercial/rural convenience use district, due to the proximity to Legendary Run, the Locust Corner neighborhoods, Township Administration Building, Locust Corner Elementary and the Pierce Trails system; see T4 1.3 (10 Mile Creek Trail Linkage). Architecture on site should incorporate rural Midwestern themes and showcase the structure on site, while placing parking to the rear of the site with robust buffering. Existing structures exemplifying Midwestern themes and aesthetics should be preserved and utilized to the greatest extent feasible,



17.) 1331 and 1333 SR 125 (Towing, Auto Body Repair and Storage) (282807A047.)

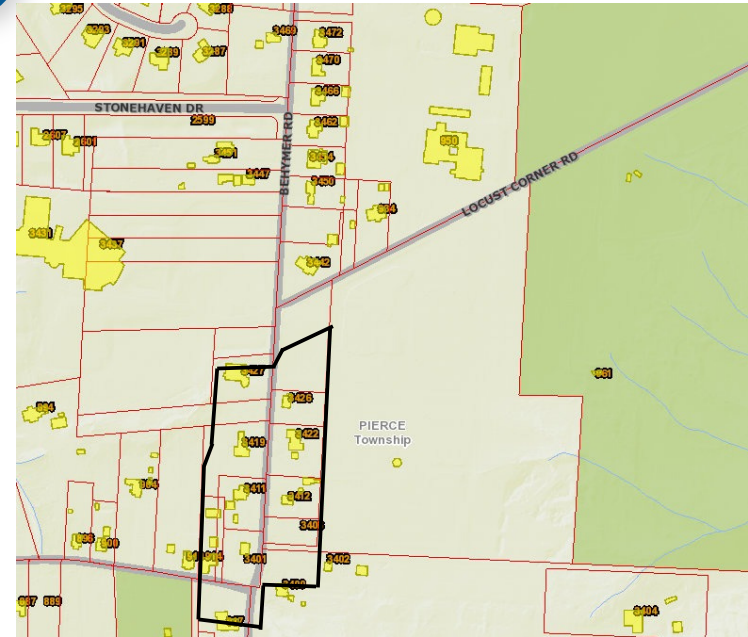
The site(s) consists of 3 parcels totaling approximately 1.52 acres in area. The properties are presently utilized for auto towing, body repair and storage. The site lacks coordinated parking, landscaping, buffering and similar treatments, while abutting multiple residential and less intensive uses. The SR 125 corridor is best utilized for retail, restaurants and uses with less outdoor storage/equipment. Auto Body repair and similar uses that are more intense should be sited within industrial/light industrial areas. Efforts should be made to work with the property owner to minimize impacts and find suitable areas for more intense use(s). Key initiative T1 should also be considered when evaluating the site, as the parcels are adjacent to the Lewis/White Oak intersection. It should be noted that 1328 White Oak is utilized for residential use but could be impacted by modifications of the Lewis/White Oak Intersection.



Key Sites

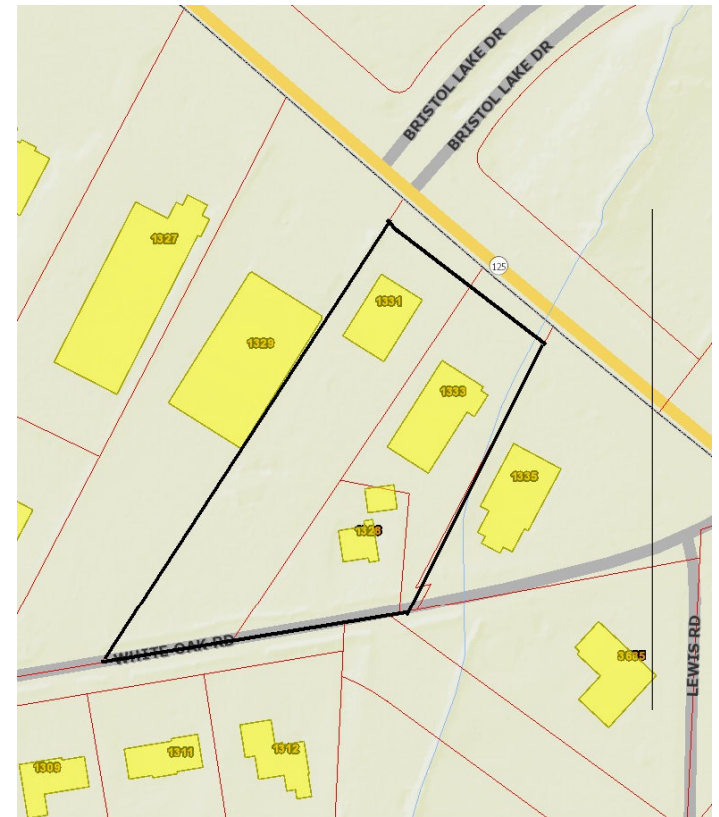
16) Pierce Rural Commercial (272813D038.)

The site(s) have multiple owners including the Township and are approximately 1.28 ac in area. The sites are well positioned to be utilized as a pedestrian oriented rural commercial/rural convenience use district, due to the proximity to Legendary Run, the Locust Corner neighborhoods, Township Administration Building, Locust Corner Elementary and the Pierce Trails system; see T4 1.3 (10 Mile Creek Trail Linkage). Architecture on site should incorporate rural Midwestern themes and showcase the structure on site, while placing parking to the rear of the site with robust buffering. Existing structures exemplifying Midwestern themes and aesthetics should be preserved and utilized to the greatest extent feasible.



17.) 1331 and 1333 SR 125 (Towing, Auto Body Repair and Storage) (282807A047.)

The site(s) consists of 3 parcels totaling approximately 1.52 acres in area. The properties are presently utilized for auto towing, body repair and storage. The site lacks coordinated parking, landscaping, buffering and similar treatments, while abutting multiple residential and less intensive uses. The SR 125 corridor is best utilized for retail, restaurants and uses with less outdoor storage/equipment. Auto Body repair and similar uses that are more intense should be sited within industrial/light industrial areas. Efforts should be made to work with the property owner to minimize impacts and find suitable areas for more intense use(s). Key initiative T1 should also be considered when evaluating the site, as the parcels are adjacent to the Lewis/White Oak intersection. It should be noted that 1328 White Oak is utilized for residential use but could be impacted by modifications of the Lewis/White Oak Intersection.



Key Sites

18) Eastgate Mobile Home Park (282806A004.)

The site(s) is approximately 17.93 acres in area and is utilized as a mobile home park. Due to the site's access to both SR 125 and SR 132, as well as adjacency to existing light industrial uses and infrastructure, the site may be a strong candidate for future light industrial use and/or as part of an assemblage of parcels including the neighboring parcels.

