

**Pierce Township**  
**Zoning Commission**  
**October 3, 2023**  
**Case Number: ZC2023-007**

## **Serenite Creek Concept Plan**

**Summary:** A Concept Plan submittal for property located at 595 Davis Road. The applicant is exploring the feasibility of one (1) residential development concept.

**Concept 1 (Attached):** 33 Single Family Homes.

Density: 2.75 Units/Acre\*

Open Space: 3.92 Ac/32%

*\*For reference, the Single Family Residential District (SFR) permits 2 units/acre with 20,000 sq. ft lots.*

**Applicant:** Shannon Lachenman, Brookstone Homes

**Owner:** Elizabeth A. Ponder

**Property Location(s):** See attached map

**Lot Area:** 12 Acres

**Existing Zoning:** General Business (GB)

**Proposed Zoning:** Planned Unit Development Residential (PUD-R)

**Current Use:** Vacant

**Future Land Use:** Rural Cluster

**Dwelling Sizes:** 1440 - 3200 with a detached garage (Predominantly basements – some slab)

**Lot Sizes:** 5,631 sq. ft – 9, 255 sq. ft

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**Action(s) Required:**

- A. No formal action is required of the Zoning Commission
- B. The goal of this work session style meeting is to facilitate discussions between the applicant and the Zoning Commission and to review the initial concepts of the proposed PUD
  - Discussions that occur during the Concept Plan work session with Township staff or the Zoning Commission are not binding on the Township and do not constitute official assurances or representations by Pierce Township or its officials regarding any aspects of the plan or application discussed.
  - The Zoning Commission may request the applicant to attend one additional work session in order to progress the PUD plan discussions to an application.

**Prepared By:** Eddie F. McCarthy, Director of Community Development and Planning

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### General Vicinity:



## **Staff Analysis and Recommendation:**

### **Land Use Plan:**

Staff Comment: The underlying Future Land Use designates the subject property as Rural Cluster. This indicates that some density above purely rural/agricultural (1 unit/2-5 acres) but less intense than suburban residential (up to 6 units/acre) is appropriate.

A Key Concept defined in the 2023 Land Use Plan is the “Pocket Neighborhood” which are smaller neighborhoods that are walkable, blend with nature and are focused along a Common Green. (See Attachment – Pocket Neighborhood)

The applicant’s concept achieves many of the recommendations set forth in the Land Use Plan including, midwestern architecture, orienting a community along a common green for community gathering, limiting impacts to natural areas including trees. The plan shown is a form of a Pocket Neighborhood and a creative approach to a challenging site.

### **Adjacent Use(s):**

Staff Comment: The property is surrounded on all sides by a mix of multifamily to the west, and low density single family residential and agricultural property along the north, east and south. It should also be noted that this site is in close proximity to the Vineyard Golf Course.

## General Review and Observation:

### General:

- 1) Please be aware of the PUD submittal requirements, to initiate the formal Zone Map Amendment, as it pertains to next steps. 7.03 C) Stage II Preliminary PUD Development Plan
- 2) Proposed waivers to the PUD-R should be prepared (some potential waivers included below)
  - a. Some items such as max PUD-R density of 2 units per acre (gross) per PUD regs will need to be discussed; proposal is shown as 2.75; it appears the applicant is achieving the spirit and intent of the Land Use Plan
  - b. Open space for PUD-R is 35% - 32% shown
  - c. Lot dimensions and setbacks
  - d. Drive widths

TABLE 7.04-1: PUD DENSITY AND INTENSITY STANDARDS			
Zoning District	Minimum Open Space Required	Maximum Gross Density	Maximum Net Density
PUD-R with sewer	35%	2.00 dwelling units per acre	4.25 dwelling units per acre

TABLE 7.04-2: LOT STANDARDS					
Unit Type	Minimum Area (Sq. Ft.)	Minimum Lot Width (Feet)	Minimum Front Yard [1] (Feet)	Minimum Side Yard [1] (Feet)	Minimum Rear Yard [1] (Feet)
Single-family detached [2][3]	10,500	60	25	8	30

- 3) Draft PUD Agreement per Article 7 required for Map Amendment submittal (7.03 C) 1) c))

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- 4) Landscaping- Please provide landscaping plans for public hearings, when available
  - a. Priority evergreen landscaping
    - i. Along Davis Road berm
    - ii. North facing sides of Lots 10 and 33 (viewshed of Lots 1-9)
    - iii. South side of 32 (Trail is close)
    - iv. West facing side of Lot 1
    - v. Buffering around the Eastern and Western open space areas behind the garages is critical
    - vi. Landscaping at house corners should be prioritized
    - vii. Tree protection and riparian buffering is a critical component
- 5) Architecture – When the Map Amendment application is submitted, exterior elevations and floor plans will be needed for the home types. Façade architecture provided appears to meet the Land Use Plan vision
  - b. Garage designs/orientation will need to be reviewed
  - c. Include material types
- 6) There should be an appropriately scaled entry monument style sign at the entrance of the development
- 7) Stormwater – Is underground detention or an agreement with the neighboring site a potential option?
  - d. The preliminary storm facility in front of Lot 19 may be defeating the purpose of the “open green”.
  - e. The storm facility adjacent to Lot 31 may result in a bit of tree clearance
- 8) Open Space - A common gazebo with fire pit/community gathering space would achieve a major component of the Land Use Plan and active open space requirement
  - a. A swing set for adults was also discussed
- 9) Roads
  - a. Will the roads be one way or two way?
  - b. Will these be HOA maintained or dedicated public?
  - c. A stub to the south may not be necessary, as this development is unique and self-contained.



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10) Sidewalk/Trail

- a. The trail should run along the fronts of the home sites and be connected by a walkway



11) Fencing

- a. Front yard fencing (short picket with gate) would be a good touch if not already planned.

12) Lot 9 appears to be a potentially challenging lot

13) Lot Staggering:

- a. Some additional spacing can be achieved such as placing the primary structure on Lot 23 along the south lot line (potential zero lot line or 6' south line setback) and placing the garage to the rear (Creates additional space between 23 and 24). Lot 24 can be zeroed on the southern lot line once the shift occurs, thus creating some additional side yard space between 24 and 25
  - i. You have a done a good job with this on Lots 30 and 31
- b. The same approach can be taken on Lots 13/14 and 22/21

14) Confirm peak traffic generation (Traffic Study is not required unless peak volume exceeds 100 VTPD)

15) Miscellaneous:

- a. Cluster mailbox locations
- b. Snow storage areas

16) Fire Department –

- a. Items for discussion including:
  - i. Access and drive widths
  - ii. Fire Hydrant placement
  - iii. Conflagration and house spacing discussion

## **Staff Recommendation:**

**Based upon the Township Land Use Documents, and a review of the proposed concepts, staff believes that a Pocket Neighborhood style residential development is appropriate in this location.**

- **The foregoing comments should be addressed**

### **Article 3: Development Review Procedures 3.06: Zoning Text and Map Amendments**

#### **A) Amendment Initiation**

- 1) Amendments or supplements to the zoning resolution may be initiated by:
  - (a) Motion of the Zoning Commission;
  - (b) Passage of a resolution by the Board of Trustees; or
  - (c) By the filing of an application by the property owners or authorized agent of each property within the area proposed to be changed or affected by the proposed amendment.
- 2) If the Board of Trustees initiates the amendment, the board shall, upon the passage of such resolution, certify it to the Zoning Commission.



RECEIVED

SEP 13 2023

950 Locust Corner Road  
Cincinnati, Ohio 45245



(513) 752.6262  
Fax # (513) 752.8981  
[www.piercetownship.org](http://www.piercetownship.org)

\$400  
check # 5759

## CONCEPT PLAN APPLICATION

APPLICATION NUMBER: 2023-007

NAME OF APPLICANT: SHANNON LACHENMAN, BROOKSTONE HOMES

MAILING ADDRESS: 7203 WOOSTER PIKE, CINCINNATI, OHIO 45227

PHONE: 859.322.8992 FAX NUMBER: -

EMAIL: SHANNON.LACHENMAN@BUILDBROOKSTONE.COM

If agent, please explain relationship (architect, lawyer): \_\_\_\_\_

Request zone change from: GENERAL BUSINESS to PUD-R

Total Area: 12.00 Acres

Addresses of property (if assigned): 595 DAVIS ROAD

List current owner of record, deed book and page and Auditor's parcel number of each parcel:

1. ELIZABETH A. PONDER, 282810A005., O.R. 2837, PG. 2750
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

Attach additional listings if needed

Applicant: 

Owner: \_\_\_\_\_

Owner: \_\_\_\_\_



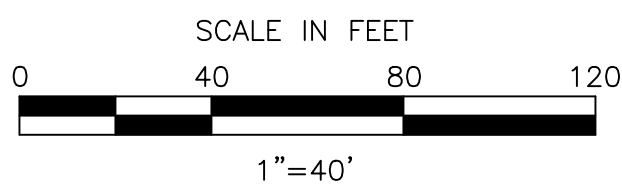
PIERCE TOWNSHIP, CLERMONT COUNTY, OHIO

<i>REVISIONS</i>	<i>#</i>						
		<i>SERENITE CREEK SUBDIVISION</i>					
		<i>RESIDENTIAL PUD CONCEPT PLANS</i>					
		<i>CLIENT CODE:</i> <i>BROOKSTONE HOMES</i>	<i>SHEET TITLE:</i>	<i>TITLE SHEET</i>			<i>SHEET NO.</i>
		<i>DATE:</i> <i>9/12/2023</i>		<i>M.D. WALKER &amp; ASSOCIATES</i> LAND SURVEYORS   CIVIL & STRUCTURAL ENGINEERS (513)284-3332      6809 MAIN ST., #1064 MARK@SURVEYWALKER.COM      CINCINNATI, OH 45244			
		<i>SCALE:</i> <i>AS NOTED</i>					
<i>FILE NAME: 1 TITLE SHEET.dwg</i> <i>FILE PATH: \\2023 Projects\Brookstone Homes\Draws Board\Civil\Zoning Plns\Concept Sheets\</i>							

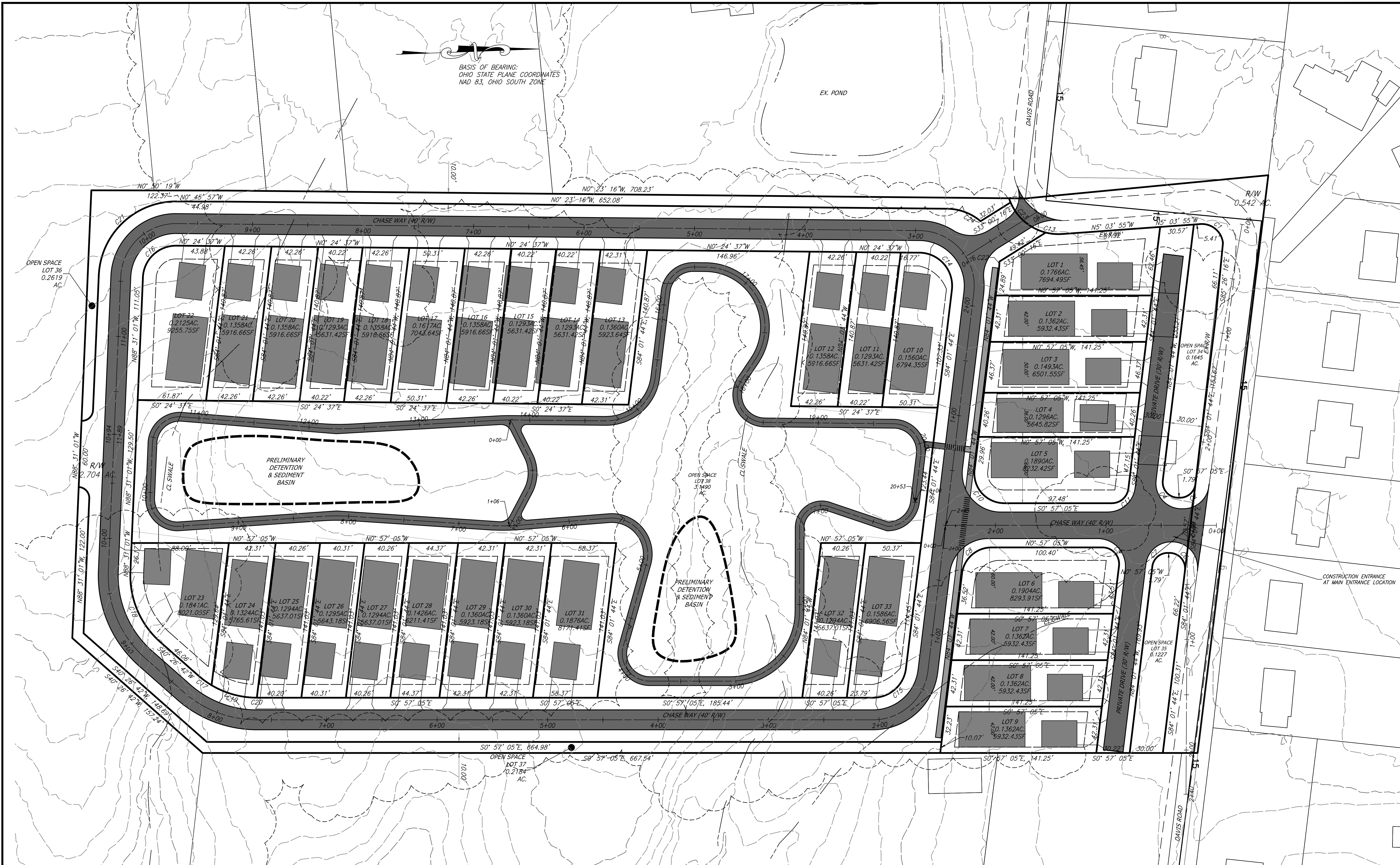




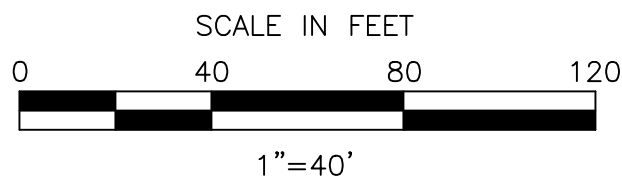










BASIS OF BEARING:  
OHIO STATE PLANE COORDINATES  
NAD 83, OHIO SOUTH ZONE



REVISIONS		#	SERENITE CREEK SUBDIVISION		
			RESIDENTIAL PUD CONCEPT PLANS		
			CLIENT CODE: BROOKSTONE HOMES	SHEET TITLE: CONCEPT SITE PLAN	SHEET NO.
			DATE: 9/12/2023	 <div>M.D. WALKER &amp; ASSOCIATES LAND SURVEYORS   CIVIL &amp; STRUCTURAL ENGINEERS  6809 MAIN ST. #1064 CINCINNATI, OH 45244  (513)284-3232</div>	
			SCALE: AS NOTED		
			FILE NAME: 3 CONCEPT SITE PLAN.dwg		
			FILE PATH: \\2023 Projects\Brookstone Homes\Davis Road\Cad\Zoning PUD Concept\Sheets\		







# FLORENCE - LOT 120

UNION VILLAGE, OHIO













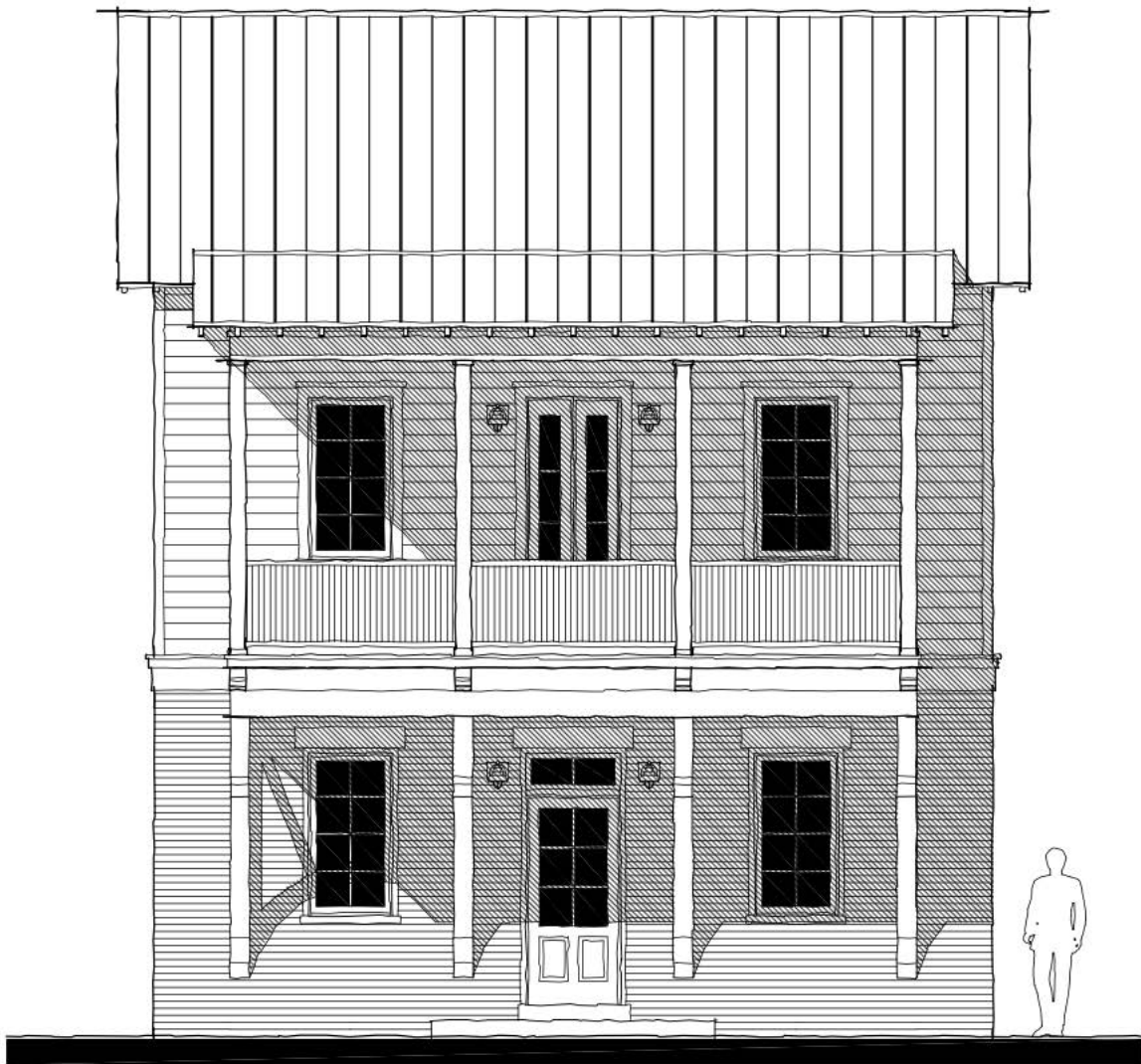
WASHINGTON - LOT 117

UNION VILLAGE, OHIO



# Cedarside Cottage





CONCEPTUAL RENDERING

# OBRINGER CARRIAGE HOUSE







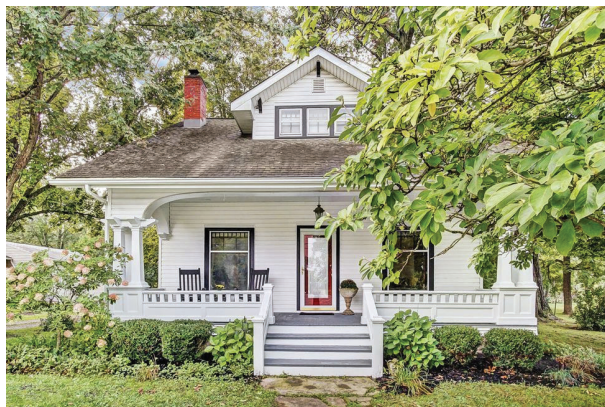
# Pocket Neighborhoods 🏠

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