

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.

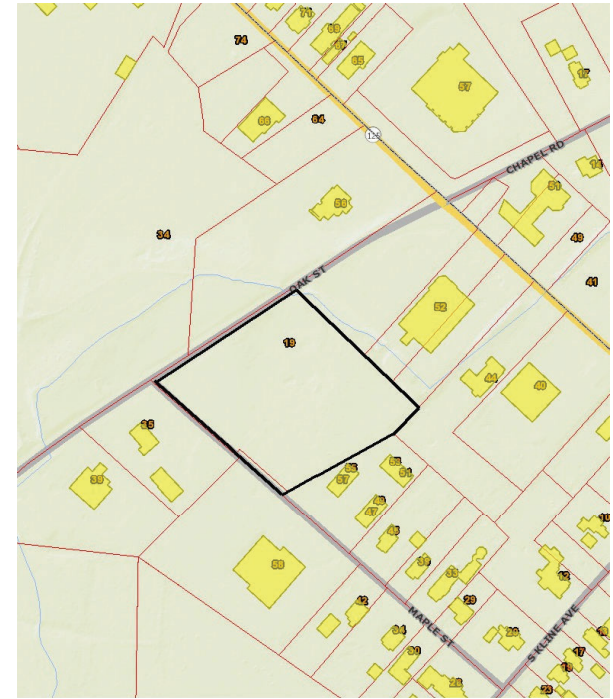
Key Sites Map



Key Sites

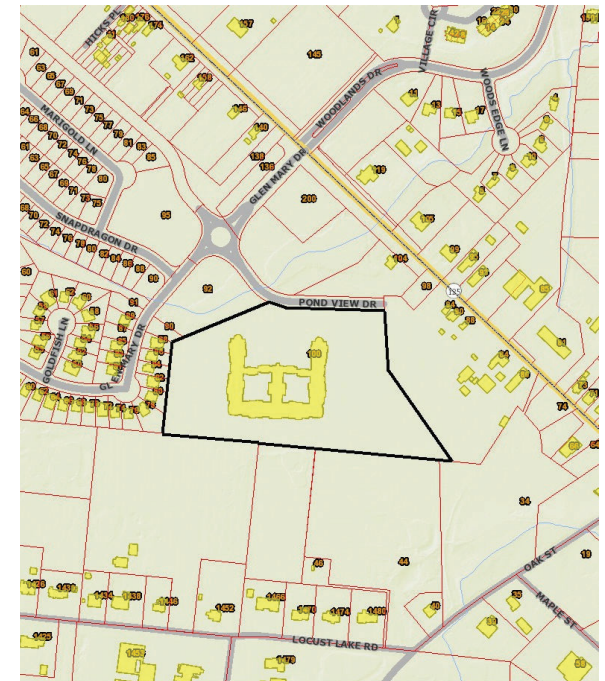
1) 19 Oak St (290108.029.)

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.



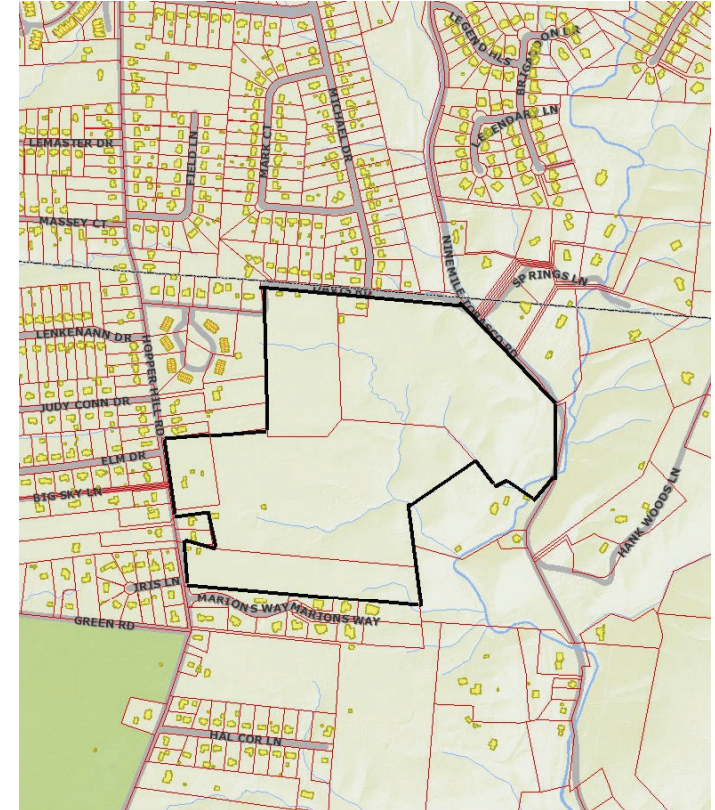
Key Sites

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).

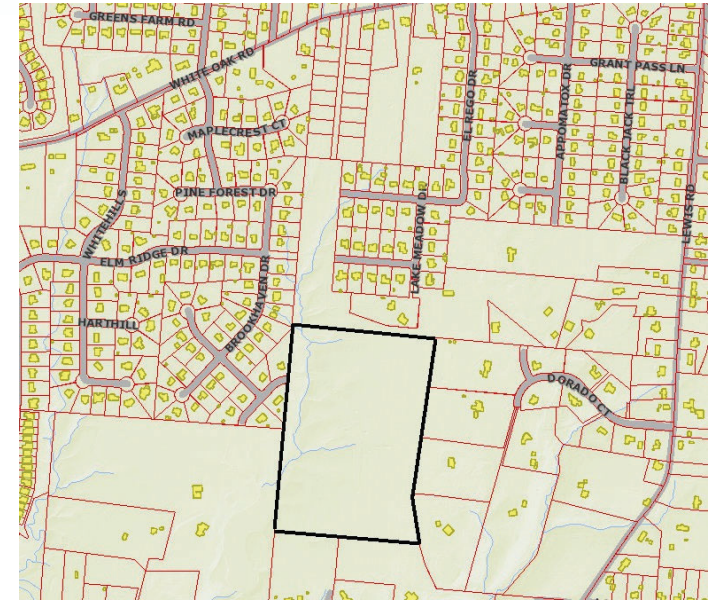
General vehicular interconnectivity between the sites to enable access from Hopper to Davis or Hopper/Ninemile should be explored. These site(s) may be a TIF candidate, in order to help offset costs for road improvements. Appropriate designs with emphasis on walkability and high quality architectural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

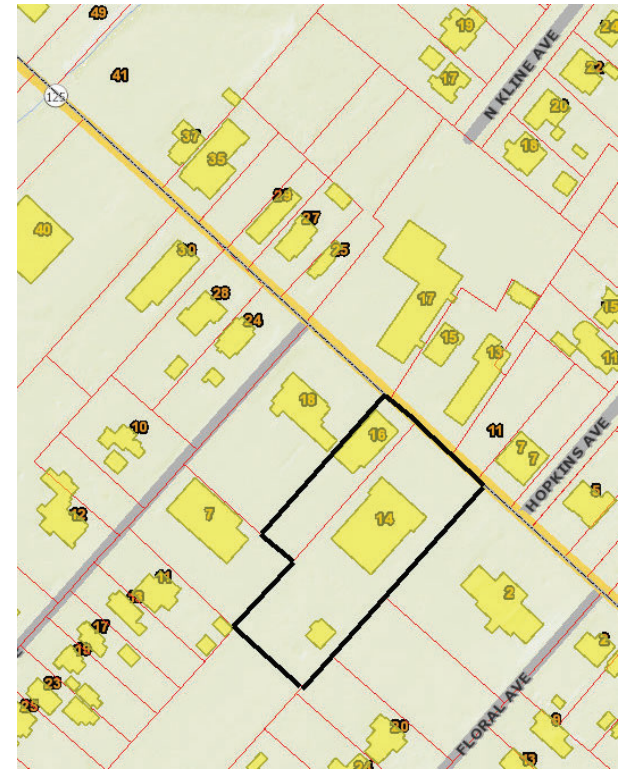
The site(s) are approximately 25 (ac) in area and consists of 5 parcels. Excavation, accessory building sales and miscellaneous uses that would be appropriate for a Light Industrial/Industrial area take place on site. Redevelopment of a suburban style subdivision with a heavy berm and evergreen buffer 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.)

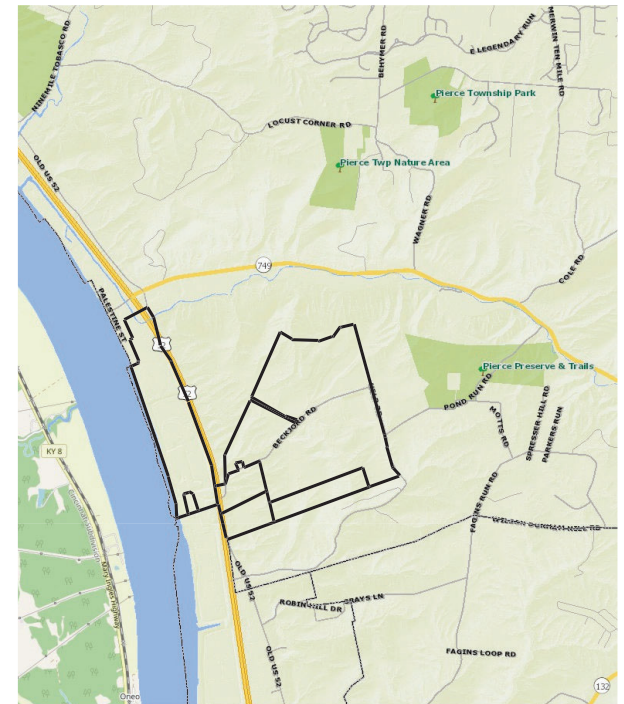
The site consists of 2 parcels approximately 1.30 (ac) in area. 12 W Main is likely to be vacant in the coming months and 16 W Main appears underutilized. The sites either combined or separately appear to be strong candidates for redevelopment. These sites are appropriate for pedestrian oriented retail/restaurant(s). 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.

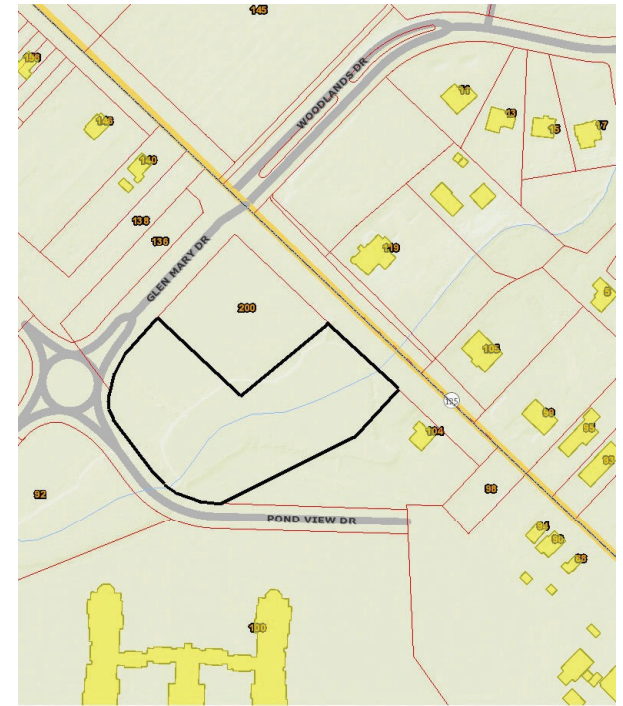
Areas that are to be used as, rooftops, parking lots areas and similar areas that are not suitable for development may be appropriate locations for solar installations. See LD&E Goal 6. Policy/Action 1.2



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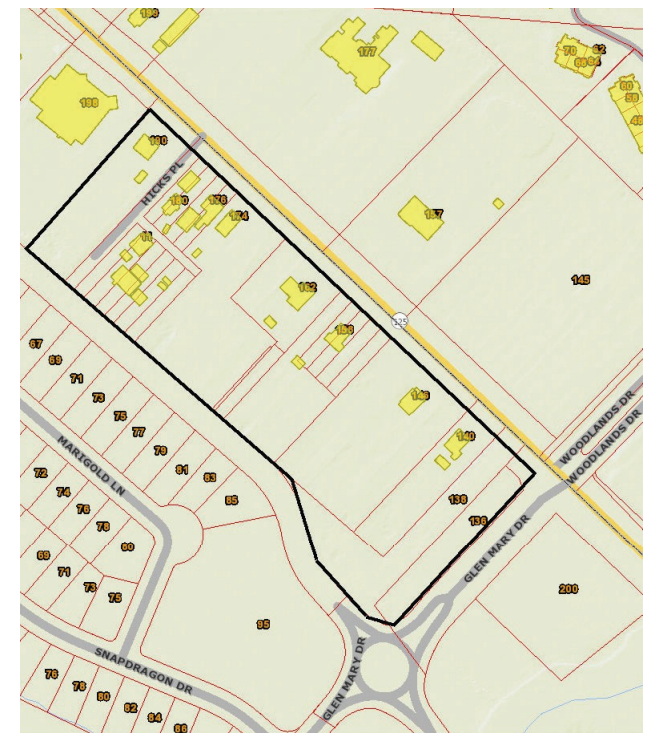
8) Grimes/Pond View Site (290109.124.)

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.)

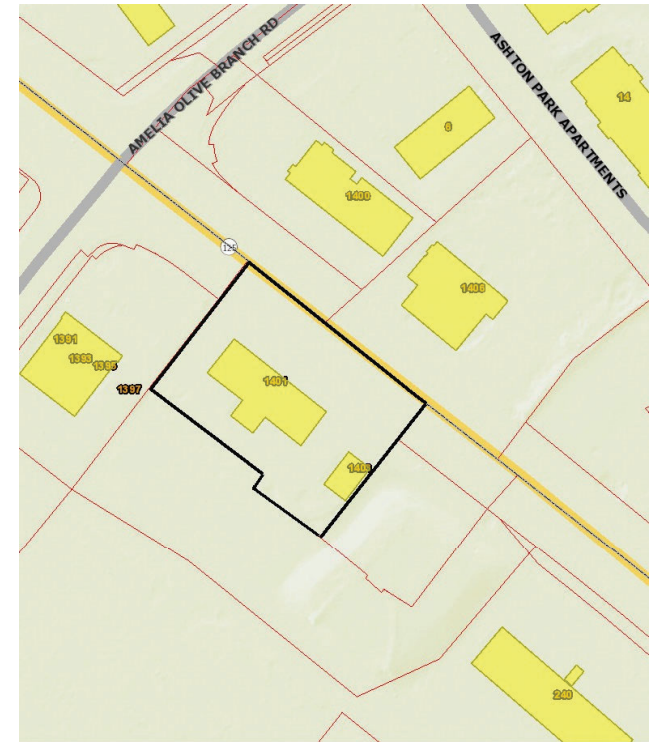
The site(s) consists of numerous parcels totaling approximately 8.2 acres. New development should consider the following: buffering (berm and screening along SR 125) and limited/shared curb cuts on SR 125. Access should be derived along the 50' Easement (adjacent to the Glen Mary Subdivision) where possible. 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.



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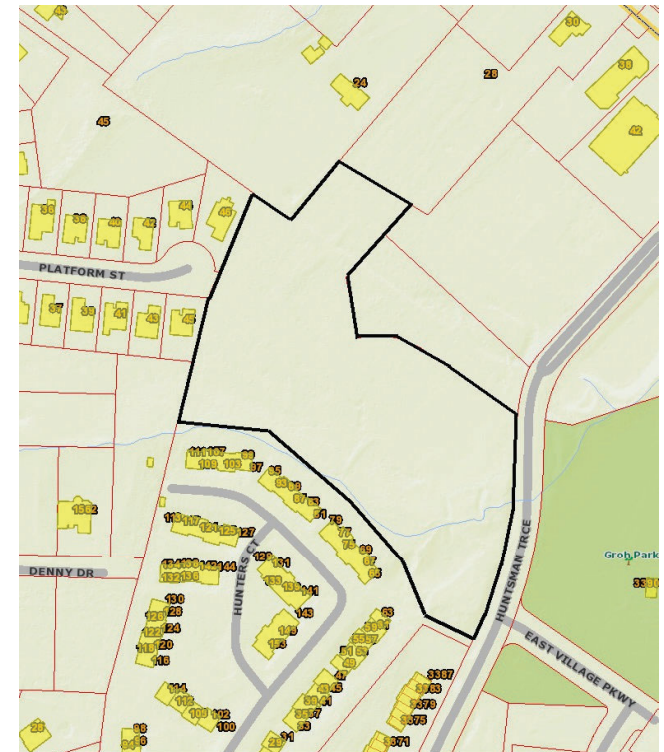
10) Former Cash Loans Site (282807A097.)

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.



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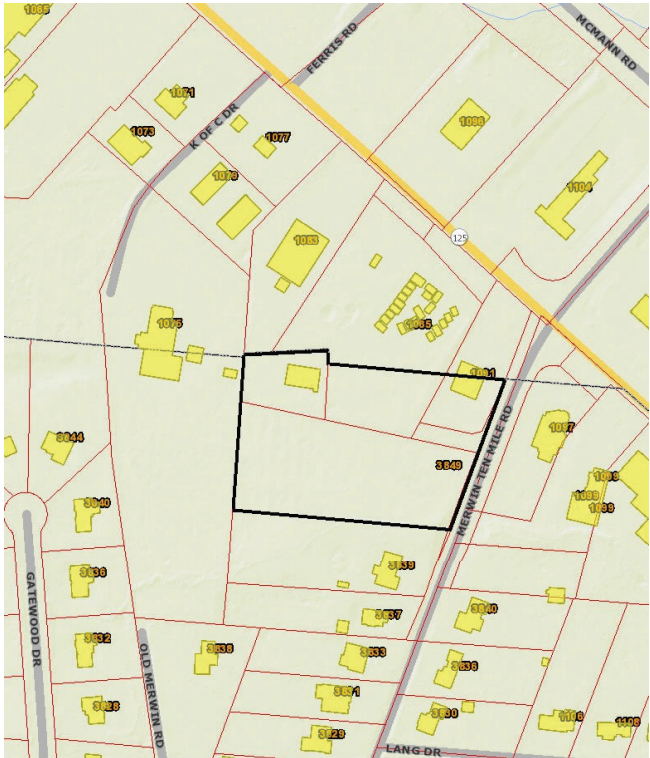
12) Muenchens Site (282806A008.)

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.)

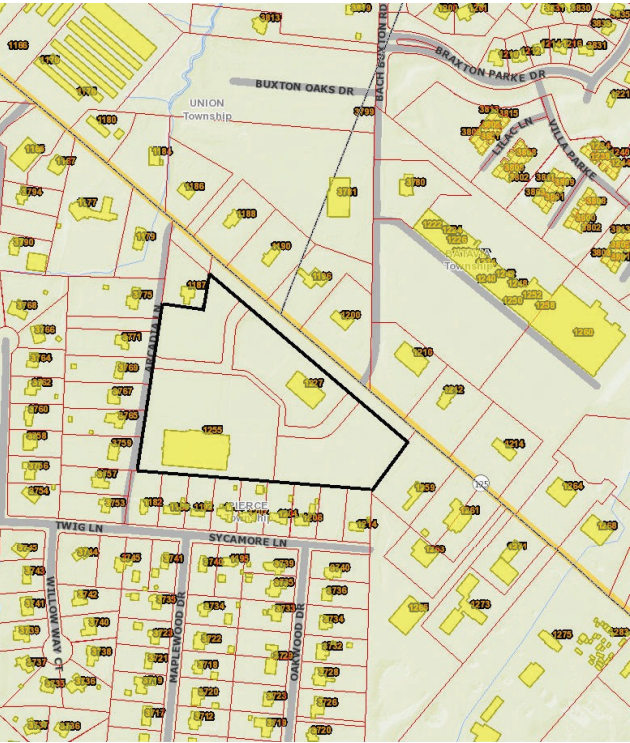
The site(s) is consists of numerous parcels in both Union and Pierce Township, totaling 6.45 acres in area. The Township should work with the property owner and Union Township where possible to ensure this site, which exists as a key potential gateway into Pierce Township is utilized by the highest and 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.)

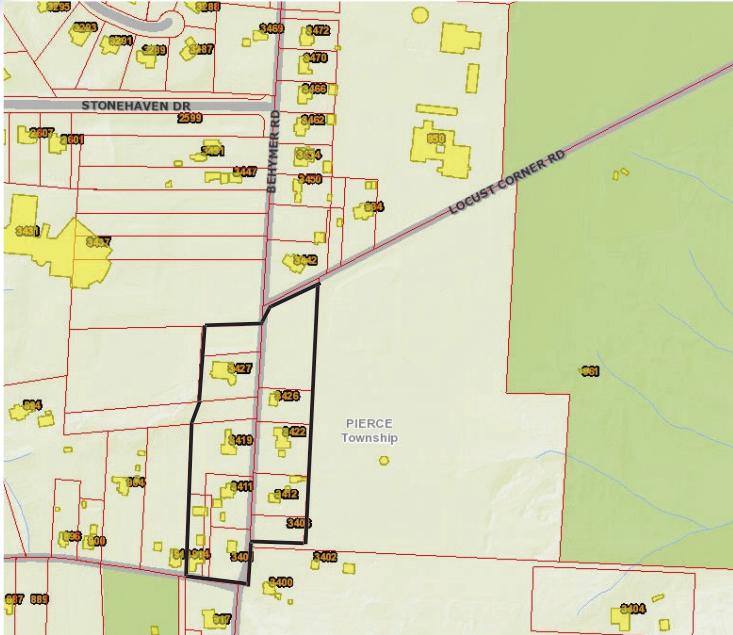
The site(s) is approximately 6.08 acres in area. The site is located adjacent to the Premier Site and is a key site for the extension of Pond View, see Key Initiative T1. The Downtown overlay should be expanded to include this site. Opportunity exists to create a mixed use development on site however, 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.



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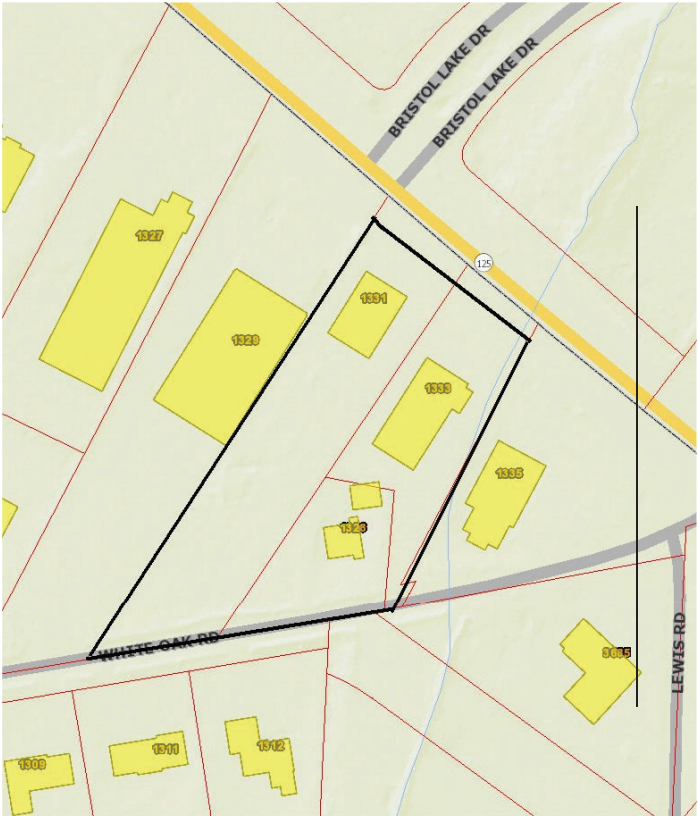
16) Pierce Rural Commercial (272813D038.)

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.)

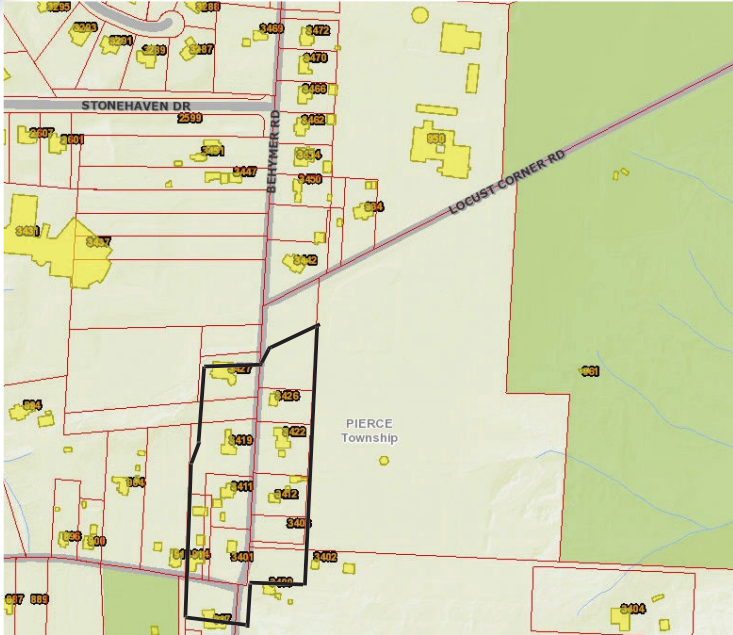
The site(s) consists of 3 parcels totaling approximately 1.52 acres in area. The properties are presently utilized for auto towing, body repair and storage. The site lacks coordinated parking, landscaping, buffering and similar treatments, while abutting multiple residential and less intensive uses. 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.



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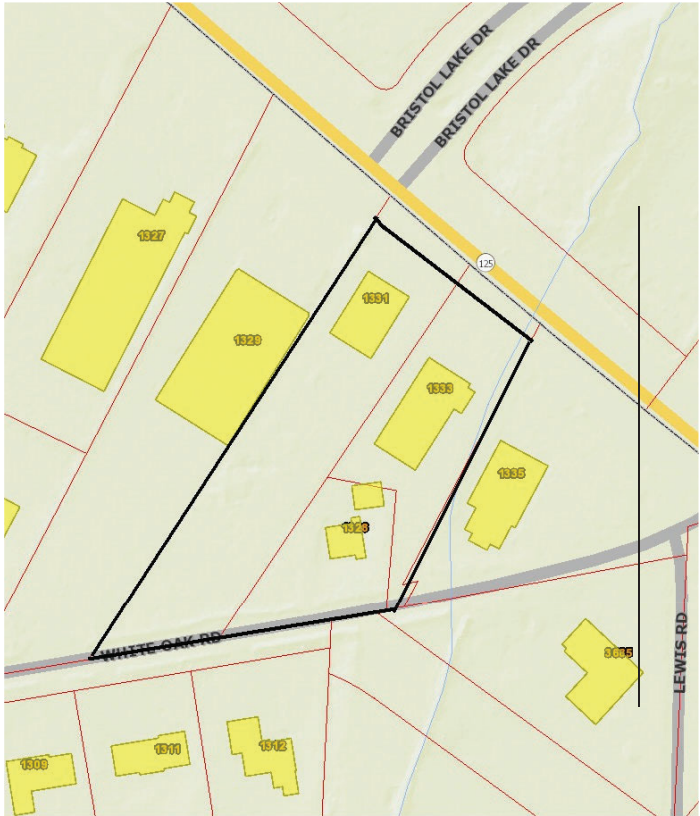
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18) Eastgate Mobile Home Park (282806A004.)

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.

