



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

