



## **RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:**

It appears this request is compatible with the MFR – Multi-Family Residential District regulations within the Township’s Zoning Resolution (Article 4).

### ***4.02: Specific Purpose Statement***

C: *Multi-Family Residential District (MFR)*

*The Multi-Family Residential District (MFR) is intended to provide for multi-family dwelling residential housing types at a moderate density. Housing units in this district may include all types of attached housing including apartment buildings or complexes.*

It appears that proposed zone map amendment is **NOT** compatible with the vision set forth in the Township’s 2013 Land Use Plan as the plan does not offer a Mixed-Use Option.

### **Business Corridor and Mixed-Use Option**

*As noted in Strategic Goal 1:*

*“Goal 1: Pierce Township will investigate the creation of a Community Improvement Corporation to maximize the use of nonresidential land to expand the tax base of the Township.*

*b. Objective*

*Diversify the commercial base while balancing the needs of nearby residential neighborhoods in maintaining the quality of life.*

*i. Strategies*

*The Zoning Resolution adopted in 2010 allows for Neighborhood Business Districts Nodes that restrict the types of business but allow their proximity to Residential Zones.*

- *The neighborhood business nodes providing convenience and walkability to services.*

- *Maddux Farm (Hopper Hill and Davis Roads)*

*The Zoning Resolution adopted in 2010 improved the buffering and landscape requirements to facilitate the development of Neighborhood Business and as a transition between different residential densities. A Community Improvement Corporation (CIC) or some other means of promoting and causing development activity to occur should be created by Pierce Township.*

*The Revised Zoning Regulations adopted in 2010 provide for Planned Unit Developments designated as M (Mixed Use) and B (Business) and we plan to utilize this type of regulation to promote future commercial activity in these corridors.*

**SITE ACCESS:**

Per the application, two (2) points of ingress/egress have been proposed from the south side of Davis Road. All interior streets will be privately maintained by the creation of a Condominium Association.

**DEVELOPMENT PROPOSAL:**

*Development Characteristics: ZC-2022-001*

Project Area: 12.00 acres

Number of units: 60 Townhomes

Overall Gross Density: 5 units/acre

Parking Calculation: 60 spaces in Garages, 60 space in Driveway, and 19 additional off-street parking.

**STAFF ANALYSIS:**

The proposed plan would permit the applicant to develop 60 multi-family units (Townhomes) on approximately 12.00 acres. The site plan proposes a density of approximately 5.0 units per acre.

The site plan addresses the locations of streams, sites topography, and sensitive development areas, which are situated within the development area. The site plan also incorporates features designed to minimize the 1) effects of grading and 2) disturbance of the natural flow of water by select building locations. The street layout is sufficiently in accomplishing access and internal circulation. Communication and planning with the adjoining land owner and the proposed development on parcel 282809A001 is highly encouraged.

Overall, the development plan appears to follow all *Clermont County Subdivision Regulations* pertaining to Article V and conforms to the MFR - Multi-Family Residential District regulations contained in the Pierce Township Zoning Resolution, with regards to density, parking space requirements, and resource protection standards.

**Clermont County Community & Economic Development Comment(s):**

- The Planning Division highly encourages the applicant to work with the Pierce Township to consider the possibility of a mixed use option and/or to collaborate with the adjoining property owners to determine the best land use for this location.

**The Clermont County Water Resources Department Comment(s):**

- Water Resources will have to determine the available capacity.
- Public lift stations require 75 single family equivalents

**The Clermont County Engineer’s Office Comment(s):**

- No objections or comments at this time.

**STAFF RECOMMENDATION:**

Based on the Staff Analysis, request a motion to **RECOMMEND APPROVAL** of Pierce Township Case ZC-2022-001 requesting to rezone parcel 282810A005 consisting of 12.00 acres from GB – General Business District to MFR - Multi-Family Residential District with the following conditions:

1. Collaborate with Pierce Township and adjoining property owners to determine the best land use for this location.
2. Determine the available capacity for water and sewer services with the Water Resources Department.
3. Determine the feasibility of a public lift station, as public lift stations require 75 single family equivalents.