



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON DECEMBER 15, 2020

PIERCE TOWNSHIP ZONING CASE ZC2020-003

- APPLICANT:** Pierce Township Zoning Commission
950 Locust Corner Road
Cincinnati, OH 45245
- REQUEST:** Pierce Township Zoning Map Amendment Case ZC2020-003
Requesting to rezone 302 parcels consisting of an estimated 638 acres (+/-) from TR – Transitional Residential to SFR – Single-Family Residential.
- LOCATION:** The subject properties are located around the board of the dissolved Village of Amelia in Pierce Township *See the attached location map for further clarification.*
- ZONING:** Current Zoning: TR – Transitional Residential
- LAND USE:** Based upon review of the TR – Transitional Residential District, the majority of land uses part of an adjacent to the subject parcels appear to be used as primarily as residential.
- HISTORY:** In June 2010, the TR – Transitional Residential District was created as a response to annexation pressures from the Village of Amelia.
- In November 2019, the former Village of Amelia was dissolved.
- In July 2020, the Pierce Township Board of Trustees passed a TR – Transitional Residential District Moratorium for 4 months in order to allow time for review of the district.
- In August 2020, The Zoning Commission initiated a study into the TR – Transitional Residential District.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

As submitted it appears this request is compatible with the SFR – Single-Family Residential District regulations within the Township’s Zoning Resolution (Article 4).

4.02: Specific Purpose Statement

A: *Single-Family Residential District (SFR)*

The Single-Family Residential District (SFR) is intended to serve as the primary single-family residential housing district in Pierce Township. This district provides for suburban density developments when developments have access to sewer while also providing for reasonable, low-density development in the rural areas of the Township.

As submitted it appears that proposed zone change is compatible with the vision set forth in the Township’s 2013 Land Use Plan. Due to the former Village of Amelia being dissolved, the plan generally supports the properties in question being used for residential purposes. The proposal is also supported by the Community Vision stated in the 2013 Land Use Plan:

“Where possible the Township’s natural environment should be maintained and enhanced in order to avoid its damage or destruction by development, thereby maintaining the scenic qualities and wildlife that makes the Township an attractive and desirable place to live”

STAFF ANALYSIS:

Per the application, the Pierce Township Zoning Commission is requesting to rezone 302 parcels consisting of an estimated 638 acres (+/-) from TR – Transitional Residential to SFR – Single-Family Residential District. The proposal is to amend the Pierce Township Zoning Map along the existing parcel lines of each parcel in order to avoid the establishment of nonconformities and to ensure that the neighborhood’s residential character is preserved.

The Clermont County Community & Economic Development Comments:

- Notify the Department of Community Economic Development: GIS Division of all parcels to be rezoned.

The Clermont County Engineer’s Office Comments:

- No comments or objections.

The Clermont County Water Resources Department Comments:

- No comments or objections.

STAFF RECOMMENDATION:

Based on the Staff Analysis, move to **RECOMMEND APPROVAL** of Pierce Township Zoning Map Amendment Case ZC2020-003 requesting to rezone 302 parcels consisting of an estimated 638 acres (+/-) from TR – Transitional Residential to SFR – Single-Family Residential with the following conditions:

1. Department of Community Economic Development: GIS Division shall be notified of all parcels to be rezoned