



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JUNE 22, 2021

PIERCE TOWNSHIP CASE ZC2021-002

- APPLICANT:** Pierce Township Zoning Commission
950 Locust Corner Road
Cincinnati, OH 45245
- OWNERS:** Various Owners
- REQUEST:** Pierce Township Zoning Map & Text Amendment Case ZC2021-002: Requesting to expand the Downtown Overlay District (DO), rezoning select parcels and modifying the Pierce Township Zoning Resolution as it pertains to the Downtown Overlay (DO).

PROPOSED TEXT AMENDMENTS: See attached Exhibit A.

On June 8, 2021, the Pierce Township Zoning Commission initiated the following Text Amendments to the Pierce Township Zoning Resolution.

The proposed changes to the Pierce Township Zoning Resolution include:

- a. **Conditional Use Permits:**
 - i. 3.09 A): Include Pierce Zoning Districts
 - ii. 3.09 D) 1): Include reference to the Use Tables in (Article 4 and Article 5)
- b. **Institutional Uses (Amelia Suburban Business District)**
 - i. Move to Conditional Use Permit (CUP) in AS
- c. **Automotive Uses in the General Business (GB): 5.04-1:** Automotive Body Repair to (CUP), Automotive Fuel Services to (CUP), Automotive Sales and Repair to (CUP), Automotive Service and Repair to (CUP), Automotive Washing Facility to (CUP).
- d. **Automotive Uses in the Amelia Suburban (AS): 19.02-01:** Automotive Body Repair to (CUP), Automotive Fuel Services to (CUP), Automotive Sales and Repair to (CUP), Automotive Service and Repair to (CUP), Automotive Washing Facility to (CUP).
- e. **Automotive Fuel Services in the Amelia Neighborhood (AN): 19.02-01:** Remove
- f. **Condition(s):**
 1. Automotive Fuel Sales 5.04 B) 1) 2) Businesses employed in the sale of gasoline fuel(s) shall maintain a minimum setback of 550' from all residentially zoned property and/or residential uses, schools and daycares.

- g. **Downtown Overlay District:**
 - i. 18.10 H. Review waiver(s)
- h. **17.16 Development Review Procedures**
- i. **Downtown Overlay 18.10 B. (Creation of Boundaries):** Strike Text and replace with Map Reference
- j. **Downtown Overlay 18.10 A. 2)** To create a vibrant community focal point through innovative and creative site design and architecture consistent with the previously adopted ~~Village Comprehensive Plan~~ **adopted plan(s).**
- k. **Residential Uses:**
 - i. *Downtown Overlay (18.10 D. Permitted Uses): (text modification and addition) and with the following additional provision(s)*
 - 1. Residential uses are permitted on the 2nd floor (and above) in all underlying district(s) in compliance with 20.25 and 20.34.
 - ii. *20.34: Requirements for Multi-Family Dwellings A. A Conditional Use Permit is required for Multi-Family Dwellings in the AN District, unless located within the Downtown Overlay (DO)*
 - iii. *18.10 E. and D. Institutional Housing (Remove from prohibited in the (DO) – Place under D. (Institutional Housing units may be permitted on the first floor if the Zoning Commission determines that the context is appropriate. Buffers, setbacks and similar treatments may be necessary to achieve this goal.)*
- l. **Signage in the Downtown Overlay:** Pole signs nor billboards shall be permitted within the Overlay. (18.10 6) a).
- m. **Brewpubs:** Define, establish and cross reference
 - i. 5.04 (F)
- n. **Brewery/Distillery:** Define, establish and cross reference

STAFF ANALYSIS:

The proposed text amendments appear not to be in conflict with the provisions established in Section 519.12 of the Ohio Revised Code relative to the Township Zoning Authority and are consistent with actions meant to protect and preserve public health and safety.

PROPOSED MAP AMENDMENTS: See attached Exhibit B-1 and B-2.

- 1. **Downtown Overlay (DO) Boundary Expansion: (Exhibit B-1)**
 - a. Downtown Overlay Expansion to include parcels: 290108.012. (AN area only) 290108.013., 290108.011., 290108.010., 290108.009., 290108.007., 290108.001. (excluding R-1 area), 290108.015., 290107.068., 290109.124., 290109.129., 290109.029., 290109.021., 290109.039., 290109B007., 290109B008., 290109B009., 290109B010., 290109B007., 290109B063., 290109B062., 290109B052., 290109B051., 290109B050., 290109B049., 290109B048., 290109B047., 290109B021., 290109B022., 290109B023., 290109B024., 290109.043, 290109.042

2. Map Amendments: (Exhibit B-2)

- a. Revert parcel 290108.001. (94 Main Street) from Amelia Suburban Business (AS) portion to Amelia Neighborhood Business (AN)
- b. Revert parcel 290108.015. (98 Main Street) from Amelia Suburban Business (AS) to Amelia Neighborhood Business (AN)

STAFF ANALYSIS:

The proposed above map amendments and expansion of the Downtown Overlay Boundary are in compliance with Section 519.12 of the Ohio Revised Code relative to the Township Zoning Authority.

RECOMMENDATION:

Based on staff's analysis, a recommendation to move to **RECOMMEND APPROVAL** of Pierce Township Case ZC2021-002 as initiated by the Pierce Township Zoning Commission.