



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY THE PLANNING COMMISSION ON AUGUST 23, 2022

PIERCE TOWNSHIP ZONING CASE ZC2022-002

APPLICANT: Joseph Huesman
6501 Craigland Court
Cincinnati, OH 45230

OWNER: Elizabeth Huesman
7096 Jeannie Ave.
Cincinnati, OH 45230

REQUEST: Pierce Township Zoning Map Amendment Case ZC2022-002:
Requesting to rezone parcel 282809A001 consisting of +/-
30.12 acres from PUD-R – Planned Residential Unit
Development District (Case ZC2018-003) to a “New” PUD-R –
Planned Residential Use District.

LOCATION: The subject property is located on the northern border of Pierce
Township and Union Township. The property extends to the
east, to Nine Mile Tobasco Rd. With a physical address of 3805
Nine Mile Tobasco Road, Cincinnati, OH 45255.

ZONING: **Existing Zoning:** PUD-R – Planned Residential Unit
Development District (Case #268), SFR – Single-Family
Residential District

Proposed Zoning: “New” PUD-R – Planned Residential Unit
Development District (Case ZC2022-002)

North: R-3 – Single-Family District & ER – Estate
Residential (*Union Township*)

East: SFR – Single-Family Residential District

South: SFR – Single-Family Residential District &
GB – General Business District

West: GB – General Business District

LAND USE: Existing Land Use: Vacant Woodland with Agricultural Uses

Proposed Land Use: Single-Family Residential Planned Development.

HISTORY: In August of 2007, the Clermont County Planning Commission recommended the approval of Pierce Township Zoning Case #268 for a 52 condominium home development with a proposed density of 1.97 units/ac.

On May 22, 2018, the Clermont County Planning Commission recommended the denial of Pierce Township Zoning Case Z2018-003 from PUD-R – Planned Residential Use (Case #268) to PUD-R – Planned Residential Use.

On July 18, 2018, the Pierce Township Trustees Denied Pierce Township Zoning Case Z2018-003 from PUD-R – Planned Residential Use (Case #268) to PUD-R – Planned Residential Use.

DEVELOPMENT PROPOSAL:

Per the application, the applicant is requesting to rezone parcel 282809A001 consisting of +/- 30.12 acres from PD – Planned Development District (Case #268) to a “New” PD – Planned Development District as stated below:

Total Site Area: 30.12 acres

- **Ex. Davis Road & Nine Mile-Tobasco R/W:** .526 acres
- **Ex. Net Area:** 14.04 acres

Proposed Number of Lots: 42

Area in Open Space: 10.82 acres (35.9%)

Proposed Project Net Density: (2.99 units /acre)

Approximately 10.82 acres (35.9%) of the property would be dedicated open space, with the number of open space lots to still to be clarified. The proposed percentage of open space provided exceeds the required rate (35%) under Pierce Township Zoning Resolution (Article 7, Table 7.04-I). Creating a Homeowners Association would maintain the open space and stormwater infrastructure. The proposed site plan shows a pedestrian walking trail through the proposed open space and connecting to the proposed sidewalk network.

SITE ACCESS:

The development proposes a singular point of ingress/egress located +/- 640 Feet west of Davis Road and the Ninemile-Tobasco Road intersection. The entrance has been presented at the western boundary line and does not currently align with Michael Drive to the north.

- To create this preferred alignment with Michael Drive, the ownership of parcel 282809A103 would need to be contacted and agreed to be consolidated into the overall PD – Planned Development, with the existing single-family residence to be removed before construction.

All Single-Family Residential lots will have access to legal road frontage by the dedication of two 50' public rights-of-way and have proposed "Widened Sidewalk/Bike Path" on one side of the dedicated rights-of-way.

No proposed road names have been provided at this time; the Clermont County Engineer's Office shall review proposed street names for duplicate or nearly duplicate names of existing streets of record or streets for which design plans have been approved.

The Clermont County Engineer's Office has reviewed the proposed PD – Planned Development site plan. A has determined that a traffic impact study would not be required as less than 100 trips are expected to be generated by the proposed development during peak hours.

- However, the County Engineer's Office does not oppose additional rights-of-way donated to the Township for future road improvements along Davis Road and Ninemile-Tobasco Road. This is not a requirement from the County Engineer's Office but an option to satisfy the Township's concerns regarding the Davis Road and Ninemile-Tobasco Road intersection.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

As designed, this request does not meet all the recommended site development minimums regarding density, setbacks, and lot size, as stated within the PD – Planned Development District regulations within the Township's Zoning Resolution (Article 7, Table 7.04-2).

However, due to the site's characteristics, it may be appropriate for the applicant and Township to work collaboratively to design a development plan that allows for flexible standards within a PD – Planned Development. Flexible design standards could ensure additional protection for sensitive development areas and steep slopes. This will require the Township's approval to determine whether the proposed lot layout and protection are appropriate.

7.01: Establishment of Planned Unit Development Types

The following types of PUDs are hereby established and may be proposed through a Zoning Map Amendment:

- A) *"PUD-R" – Planned Residential Use - A planned unit development where the primary use of land is residential with the ability to include public, institutional, and recreational uses as approved by the Township.*
- B) *"PUD-MU" – Planned Mixed-Use – A planned unit development that includes a mixture of residential, commercial, and office uses as specified in this article with the ability to also include public, institutional, and recreational uses as approved by the Township.*
- C) *"PUD-B" – Planned Business Use – A planned unit development where the primary use of land is commercial, office, and/or industrial with the ability to include public, institutional, and recreational uses as approved by the Township.*

7.02: Purpose Statements

A) Overall Purpose

This article is intended to permit the creation of Planned Unit Development Districts (PUDs) to encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in the planning and building of all types of development. Such districts may be permitted as amendments to the Pierce Township Zoning Map on application and approval of specific and detailed plans where tracts suitable in location and character for the uses and structures proposed are to be planned and developed. Regulations set forth in this article are adopted to accommodate unified planning and development that are consistent with existing established land use patterns in Pierce Township. The Township's character is related to the physical attributes of the Township, including its land use patterns and natural resources. The PUD district is intended to achieve the following land use objectives:

- 1) *Provide a variety of housing and lot sizes to promote the planning of a development that is more sensitive to the protection of natural resources on sites by clustering the housing in areas physically suited to accommodating development and preserving the resources in open space.*
- 2) *Minimize the number of residential lots that are less than the stated lot area minimums for the underlying residential zoning district.*
- 3) *Encourage the protection of open space by permitting developments with a range of densities that also provide both*

active and passive open space, consistent with the open space character of the surrounding area.

- 4) *Preserve open spaces to reduce erosion, improve water quality, provide wildlife habitats, retain scenic views, and reduce stormwater runoff*
- 5) *Preserve areas with steep terrain by respecting topography and other natural features in the development plan and maintaining significant percentages of land in open space in wooded and sloped areas.*

B) Individual District Purpose Statements

The PUD districts shall have the following purposes:

1) Planned Residential Uses (PUD-R)

For residential uses within a PUD, the objective is to encourage the creation of neighborhoods with a variety of housing types that retain natural resources, provide adequate landscaping and open space areas, and are compatible with the character of adjoining land uses. PUD waivers granting reduced residential lot area or dwelling square footage minimums should be applied only when the applicant can demonstrate that the overall development is of a higher quality beyond what is required in a non-PUD zoned development.

2) Planned Mix-Use (PUD-MU) and Business Uses (PUD-B)

For mixed-use developments and business uses within a PUD, the objective is to create streetscapes that emphasize landscaping, coordinated sign control, and uniform architectural character. Proposed buildings should have rooflines and architectural features that provide a sense of identity and emphasize the most important use with visual elements.

C) PUD Waivers

- 1) *In order to allow for flexibility, encourage innovation in land planning and to provide for an overall higher quality development, an applicant may request waivers be granted as a part of this PUD review process. A PUD waiver may provide relief from the strict application of the standards and regulations found within this zoning resolution.*
 - (a) *The Board of Trustees may approve, approve with modifications or deny each requested waiver.*
 - (b) *The Zoning Commission will provide recommendations on all waiver requests as a part of their Stage II Preliminary Development Plan review and recommendation to the Board of Trustees.*

- 2) *The details of each approved PUD waiver shall be provided for in a PUD Development agreement and shall be enforced in the manner set forth in the agreement*

7.04: PUD Development Standards

Except as otherwise authorized by the Zoning Commission and the Board of Trustees, PUD districts shall comply with the following development standards:

A) Density and Intensity of Uses

- 1) *All PUDs shall have a minimum site area of five acres.*
- 2) *All PUDs shall comply with the standards set forth in Table 7.04-1.*
- 3) *A minimum of 35 percent of the floor area in a PUD-MU shall be residential dwelling units.*

TABLE 7.04-1: PUD DENSITY AND INTENSITY STANDARDS			
Zoning District	Minimum Open Space Required	Maximum Gross Density	Maximum Net Density
PUD-R without sewer	40%	0.50 dwelling units per acre	0.80 dwelling units per acre
PUD-R with sewer	35%	2.00 dwelling units per acre	4.25 dwelling units per acre
PUD-R within 500 feet of a municipal boundary	20%	8.00 dwelling units per acre	16 dwelling units per acre
PUD-B	20%	0.30 FAR	0.38 FAR
PUD-MU	30%	4.50 dwelling units per acre	7.50 dwelling units per acre
FAR = Floor Area Ratio – FAR is calculated as a ratio of the total gross floor area of the building(s) divided by the total square footage of the lot area.			

B) Lot Standards

A PUD may contain various housing types which shall comply with the minimum lot size, frontage, and setback requirements set forth in Table 7.04-2.

TABLE 7.04-2:	LOT STANDARDS		
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Unit Type	Minimum Area (Sq. Ft.)	Minimum Lot Width (Feet)	Minimum Front Yard [1] (Feet)	Minimum Side Yard[1] (Feet)	Minimum Rear Yard[1] (Feet)
Single-family detached [2][3]	10,500	60	25	8	30
Two-family [2][3]	5,000 per unit	50	20	6	25
Multi-family: four units or less	3,000 per unit	25	20	none	30
Multi-family: more than four	2,500 per unit	100	30	12	25
Nonresidential [2][4]	20,000	100	40	10	75

NOTES:

[1] Setbacks may be adjusted if the applicant proposes building pads that will protect natural resources on the site. Setbacks may also be waived for the PUD-MU and PUD-B when similar uses will be abutting each other along a lot line.

[2] The minimum lot area for lots without access to sanitary sewer shall be determined by the requirements of Clermont County Public Health.

[3] Side and rear yard setbacks may be varied for these unit types if a garage is proposed in the rear of a dwelling.

[4] Setbacks may be varied for nonresidential buildings to minimize conflicts with adjoining residential uses, consistent with the intent to have buildings nearer the street with adequate landscaping and to locate parking at the rear of the building.

C) Accessory Uses and Structures in a PUD District

Accessory uses in a PUD District shall be subject to the following standards:

- 1) *Accessory uses and structures related to single-family and two-family dwellings shall be subject to the standards applied to accessory uses in the SFR District.*
- 2) *Accessory uses and structures related to multi-family dwellings shall be subject to the standards applied to accessory uses in the MFR District.*
- 3) *Accessory uses and structures related to nonresidential uses shall be subject to the standards applied to the GB District.*

D) Resource Protection Standards

- 1) *The natural resources listed in this section are resources that are sensitive to development and shall be protected.*
- 2) *Table 7.04-3 establishes the minimum percentages of those natural resource areas that are to be preserved as part of the open space requirements (See Section 7.04 (E)). The Zoning Commission and Board of Trustees may reduce the percentages listed in Table 7.04-3 if they make a finding that:*
 - (a) *The proposed alternative achieves the intent of resource protection to the same or better degree than the subject standard;*

(b) *The proposed alternative achieves the goals and intent of this resolution and the Land Use Plan Update dated November 13, 2013 to the same or better degree than the subject requirement; and*

(c) *The proposed alternative results in benefits to the Township that are equivalent to or better than compliance with the established percentage.*

3) *Preliminary and Final Development Plans shall include maps of the resources identified in Table 7.04-3 and indicate those portions that will be protected within the open space required as part of the PUD and permanently protected in accordance with this article.*

TABLE 7.04-3: RESOURCE PROTECTION	STANDARDS
Natural Resource	Percentage to be Preserved
Floodplains as defined by FEMA	100%
Wetlands	Subject to U.S. Army Corps of Engineers and Ohio EPA requirements
Unstable slopes (Eden and Fairmount soils with 25 – 50% slopes)	90%
Steep slopes 30% or steeper	85%
Steep slopes 20 – 30%	70%
Young Woodland	25%
Mid-growth Woodland	40%
Mature Woodland	50%

E) Open Space and Resource Protection Area Ownership and Maintenance

1) *Any delineated open space within a PUD shall be preserved or used in a manner established within the specific PUD plans and or PUD Development Agreement and shall be either:*

(a) *Owned by the Township, County, State, or park district subject to acceptance by the appropriate legislative body; or*

(b) *Owned jointly or in common by the owners of the building lots with maintenance provided through a homeowners' association.*

2) *A PUD plan shall provide for no less than 5% of the required total open space area requirement shall be developed for active uses. Such active open space shall be open space area that will be improved for active use by residents or members of the public that may include, but not limited to: in-ground swimming pools, playgrounds, tennis courts, basketball courts, jogging trails, or similar outdoor active recreational uses. Mowed lawn areas containing no other active use amenity shall not be considered as active open space for the purposes of meeting these requirements.*

- 3) *The following areas shall not count toward the minimum open space required in Table 7.04-1:*
- (a) *Private and public roads, and associated rights-of-way;*
 - (b) *Other public utility rights-of-way and easements in excess of 50 feet;*
 - (c) *Public or private parking areas, access ways, and driveways related to any residential use;*
 - (d) *Required setbacks between buildings, and parking areas;*
 - (e) *Required setbacks between buildings and streets;*
 - (f) *Required minimum spacing between buildings and parking areas;*
 - (g) *Private yards, including front, back and side yards; or*
 - (h) *Above-ground buildings, pipes, apparatus, and other equipment for community or individuals, septic or sewage disposal systems.*
- 4) *Wherever possible, open space should be located contiguous to open space, parks, and recreational lands adjacent to the subject property.*
- (a) *Multiple small isolated parcels shall be discouraged.*
 - (b) *All open space areas shall have a minimum width of 30 feet in all directions in order to count toward the open space requirement.*
- 5) *Further subdivision of the open space or its use for other than those uses prescribed in the approved preliminary and final PUD plans shall be prohibited. Structures and buildings accessory to the open space may be erected on the open space, subject to the review of the site by the Zoning Commission and Board of Trustees.*
- 6) *Homeowners or Property Owners' Associations*
- When a homeowners' or property owners' association owns any open space or common areas in accordance with Section 7.04 (E)(1), then such association shall be subject to the following;*
- (a) *A homeowners' or property owners' association shall be established to permanently maintain all open space and common areas within the PUD.*
 - (b) *All homeowners' association or property owners' agreements shall be submitted for approval as part of the Final Development Plan review procedure. Copies of the proposed covenants, articles of incorporation, and bylaws of the homeowners' or property owners' association shall be submitted with said agreements. No set of proposed covenants, articles of incorporation, or bylaws of a homeowners' or property owners' association shall permit the abrogation of any duties set forth in this section.*
 - (c) *All homeowners' or property owners' associations shall guarantee maintenance of all open space and common areas within the boundaries of the PUD development. This guarantee shall be incorporated into the PUD Development agreement as a condition. In the event of a failure to maintain such open space or common areas, this will constitute a violation*

of the PUD Development agreement along with any other applicable zoning performance regulation set forth in this zoning resolution.

F) Landscaping Requirements

- 1) Landscaping shall be provided as follows and shall meet the minimum standards of Article 10 (Landscaping and Buffering).
- 2) Existing vegetation may count toward any landscaping requirement if it meets the provisions of Section 10.04 (Landscaping Materials and Standards).
- 3) Open Space
 - a. Open space areas shall be designated on the plan as recreation areas, buffer yards, resource protection areas, and other open space.
 - b. Areas designated as resource protection areas shall be retained in their natural state except for areas upon which pedestrian trails are located.
 - c. Non-recreational open spaces that are to be mowed and maintained with a lawn ground cover shall have a minimum of four canopy trees planted per acre.
- 4) Parking Lots. Parking lots shall be landscaped in accordance with Section 10.06 (Parking Area Landscaping).
- 5) Buffers and Screening. Buffers and screening shall be provided in accordance with Section 10.05 (Required Buffers).
- 6) Street Trees
 - a. All public and private streets shall have street trees installed in the right-of-way on both sides of the road. Where the proposed right-of-way is not wide enough to accommodate street trees, a minimum 15-foot easement shall be provided from the back of the pavement or curb where street trees and utilities can be located.
 - b. Two canopy trees per every 100 linear feet of street length, including driveway cuts, shall be provided.
- 7) On-Lot Landscaping
 - a. The minimum standard for on-lot landscaping shall be two canopy trees, two understory or ornamental trees, one evergreen tree per 100 linear feet of lot frontage minus paved areas, or one canopy tree per lot, whichever is greater.
 - b. A minimum of one canopy tree shall be located in the front yard.
 - c. In addition to trees, a minimum of eight shrubs shall be located in the front and side yards.
 - d. The actual mix of plant material shall be the choice of the developer or landowner.
 - e. The following equivalents may be used to vary the actual mix.
 - i. One canopy tree equals two understory or evergreen trees.
 - ii. One understory tree equals one evergreen or 20 shrubs.

8) Alternative Landscaping Plan

The applicant may submit a landscaping plan that proposes an alternative to meeting the above standards if the Zoning Commission and Board of Trustees find that the proposed alternative:

- a. Achieves the intent of the subject regulations to the same or better degree than the subject regulation;*
- b. Achieves the goals and intent of this resolution to the same or better degree than the subject standard; and*
- c. Results in benefits to the community that are equivalent to or better than compliance with the subject regulation.*

G) Architectural Standards

- 1) All nonresidential development shall be subject to the architectural standards of Section 9.03 (Architectural Design Standards for Nonresidential Buildings).*
- 2) Vinyl siding shall not cover more than 10 percent of any façade on any residential or nonresidential structure.*

H) Parking and Loading

Parking and loading shall be provided in accordance with the provisions of Article 11 (Vehicle Parking, Stacking, and Loading) of the Pierce Township zoning resolution, subject to the landscaping requirements of Section 10.06 (Parking Area Landscaping).

The subject property is located in an area of the township designated “Conventional Residential” in *Pierce Township’s 2013 Land Use Plan Update*.

Conventional Residential

The areas designated as conventional residential are those areas with minimal slope constraints, accessible to centralized sewer, are serviced by roadways with available capacity, and where a number of existing large-scale developments already exist in the Township. These areas may continue to develop at a density of one-half acre per dwelling unit. However, the density may be increased under a Planned Development (PD) or conservation design procedure if an applicant provides open space and /or active recreational areas and parks. The maximum density should be four units per acre based on a sliding scale.

This petition for a zoning map amendment and the details provided conform to the overall future development policies and its vision for conventional residential development to take advantage of existing public services as stated in *Pierce Township’s 2013 Land Use Plan Update*.

STAFF ANALYSIS:

This petition is for a zoning map amendment for parcel 282809A001 consisting of +/- 30.12 acres to be rezoned from PUD-R – Planned Residential Unit Development District (Case ZC2018-003) to a “New” PUD-R – Planned Residential Use District.

Per Pierce Township, the previous PUD-R – Planned Residential Unit Development District (Case ZC2018-003) has expired, and it has been determined the land would revert to the original underlying zoning, “SFR – Single-Family Residential District.”

Which has a potential development density of 1.36 dwelling units per acre. This proposal provides an overall project density of 2.99 dwelling units per acre, an increase of 120% from the underlying “SFR – Single-Family Residential District” potential density. The proposed density is significantly higher than the recommended maximum of 2 dwelling units per acre listed in *Pierce Township Zoning Resolution Article 7: 7.04: PUD Development Standards*.

The proposal is situated along the Pierce/Union township boundary and is adjacent to signal-family residential lots just north of Davis Road; and has requested 10,500 Sq. Ft. (0.241 acres) minimum lot sizes, significantly lower than the immediate surrounding residential parcels (+/- .47 acres) found along Michael Drive.

- The proposed 10,500 Sq. Ft. (0.241 acres) does meet the minimum lot size requirement in *Pierce Township Zoning Resolution Article 7: 7.04: PUD Development Standards*.

The applicant addresses these differences by showing a “By-Right Development” proposal. The proposal is conceptualized by way of lots proposed meeting the strict conformity to the underlying zoning and building codes and, thus, qualify for construction without requiring discretionary approval from the Township.

- “By-Right Developments” must still conform to the *Clermont County Subdivision Regulations in Article V* and provide details regarding the proposed lots on sensitive development areas and over existing easements. This conceptualized plan has not been formally submitted to the County for review.
- Clermont Soil and Water Conservation District completed a conceptual review of the two plans, and prefers the alternative PUD concept plan, as the concept plan for a single-family residential development has significant challenges related to sensitive soils and stormwater management.

The PUD-R Plan proposes two (2) open space lots. It has been designed to protect the existing steep slopes, provide locations for stormwater basins, and keep existing woodland, providing buffering between adjoining properties. No details regarding additional active open space have been provided within this PUD-R proposal. The creation of a homeowners association would maintain all the proposed open spaces and stormwater structures.

- Stormwater Basins must be located in open space lots, not overlapping on building lots.
- All existing structures are to be removed from the property before construction.

The proposed “Widened Sidewalk/Bike Path” on one side of the dedicated rights-of-way creates unnecessary pedestrian crossings across public rights-of-way. It may be

beneficial to propose a standard sidewalk on both sides of the rights-of-way as the widened sidewalk for bike traffic is not preferred. If the township determines the proposal to be warranted, these sidewalks will be permitted with required crosswalks to be shown and installed on the plan.

No additional detail has been provided at this time to determine the construction of the “nature walking path” has been provided at this time.

- A detailed cross-section showing the proposed construction of the “nature walking path” will be required.

A brief review of the National Wetland Inventory Map has shown a freshwater pond on parcel 282809A001.

- The Ohio EPA and the Corps of Engineers should be contacted to see if Section 401/404 permits are required.

Overall, the requested project land use and proposed density are compatible with the Clermont County Subdivision Regulations and the subdivision patterns developing within the region.

Clermont County Community & Economic Development Comments:

- The applicant shall determine the viability of obtaining the adjoining parcel 282809A103 to obtain better alignment with the intersection of Michael Drive and Davis Road.
- There is an existing “Garage” structure on the proposed open space lot. This structure will need to be removed, or the land will need to be transferred to the adjoining land owner before approval by Pierce Township.
- Provide a centralized “CBU” Cluster Mail Box location, preferably on an open space lot. Every applicant is encouraged to provide open space for various functions, including but not limited to protecting plant and wildlife habitats, providing purpose, and providing recreation. All dedicated open space shall total at least 35% of the proposed site and be designed to accommodate at least 5% of active open space, with the remainder being passive.
- Detailed cross-section of the proposed “Hiking Trail” is required.
- All easements will be required to be depicted on the record plat and shall state any conditions and restrictions of said easements. i.e., OHE

The Clermont County Water Resources Department Comments:

- Capacity for the proposed development is available for public water and sanitary sewer.
- A Wetland Assessment and determination must be completed for the subject property due to the presence of hydric soil types.
- A 401/404 EPA permit will need to be obtained due to the wetland area on site.
- Stormwater Basins must be located in open spaces, not building lots.

The Clermont County Soil and Water Conservation District:

- The construction of some buildable lots on steep hillsides, including the panhandle lot closest to Nine Mile-Tobasco Road, the panhandle lot at the southern end of the property, as well as the three lots at the end of the southern-most cul-de-sac.
- The construction of two homes in a drainage swale on the east side of the cul-de-sac on the west side of the property.
- The placement of the storm water management basin on buildable lots. This will need to be located entirely on a separate parcel
- The construction of the hiking trail on private lots. We recommend all portions of the trail be located within open space.

The Clermont County Engineer's Office Comment:

- A Traffic Impact Study is not required as less than 100 trips are expected to be generated by the proposed development during the peak hour.
- Street names are required to be shown on the plans.
- The proposed entrance onto Davis Road needs to be adjusted. The required 50' return radius cannot encroach onto an adjoining parcel without an easement.

STAFF RECOMMENDATION:

Based on the Staff Analysis, move to **RECOMMEND APPROVAL** of Pierce Township Zoning Map Amendment Case ZC2022-002 requesting to rezone parcel 282809A001 consisting of +/- 30.12 acres from PUD-R – Planned Residential Unit Development District (Case ZC2018-003) to a “New” PUD-R – Planned Residential Use District with the following conditions:

1. Conform to all *Article 7: 7.04: PUD Development Standards*.
2. Add a detailed cross-section with the product type listed for the proposed hiking trail. All portions of the hiking trail are to be located within open space.
3. All dedicated open space shall total at least 35% of the proposed site and be designed to accommodate at least 5% of active open space, add detail for proposed active amenities.
4. All easements will be required to be depicted on the record plat and shall state any conditions and restrictions of said easements. i.e., OHE
5. A Wetland Assessment and determination must be completed for the subject property due to the presence of hydric soil types.

STAFF RECOMMENDATION: Cont.

6. A 401/404 EPA permit will need to be obtained due to the wetland area on site.
7. Stormwater Basins are required to be located within open space lots, not overlapping building lots.
8. Remove all existing structures on the site before development.