PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON OCTOBER 27, 2026

BEECHWOOD PLACE – DESIGN PLAN

APPLICANT: Charter Commercial LLC
25 Crestview Hills Mall Road, Suite 103
Crestview Hills, KY 41017

OWNER: Charter Commercial LLC
25 Crestview Hills Mall Road, Suite 103
Crestview Hills, KY 41017

ENGINEER: Mark D. Walker
6809 Main Street, No. 1064
Cincinnati, OH 45244

REQUEST: Requesting approval from the Clermont County Planning Commission for Beechwood Place – Design Plan

LOCATION: The subject property (PIN 413111A023) is located off of Beechwood Road, North of State Route 32.

HISTORY: No relevant history for the subject property.

DEVELOPMENT PROPOSAL:

Beechwood Place – Design Plan consists of 10 residential lots on a vacant, wooded property. The subject property is surrounded by a residential land uses. The proposed land use is detached single-family residences which will compliment the existing land use pattern within the area. The total area is +/- 3.130 acres.

DEVELOPMENT DATA:

Current Zoning: "R-2" Single Family Detached Structure Residential Zone.

Total Lots: 10
Area in Lots: +/- 2.491 acres
Area in Open Space: N/A

Total Site Area:+/- 3.130 acres
Area in R/W: +/- 0.244 acres
Density: +/- 3.19 du/a

School District: West Clermont Local School District

Homes:
Number of Units: 10 units
Min. Lot Area: +/- 10,000 sq. ft. **Min. Lot Width:** 75 ft.
Front Yard Setback: 30 ft. **Side Yard Setback:** 10 ft.
Rear Yard Setback: 30 ft.

SITE ACCESS:
The Design Plan shows access will be provided off of Beechwood Road.

STAFF ANALYSIS:
Per the review of Beechwood Place – Design Plan, the development will follow all requirements pertaining to Article V of the *Clermont County Subdivision Regulations* based on conditions noted in the Design Plan Comment Review Meeting. The proposed subdivision is an expected development and complements the land uses of the surrounding area. There are a number of conditions that must be met regarding the development. Departmental comments are below and the applicant and developer are aware of the requirements in order for this subdivision to be constructed.

Clermont County Community & Economic Development Comments:

1. A forty foot (40') private street easement must be provided for the proposed Beechwood Place. All maintenance obligations of the private street should be codified in the HOA.
2. Any future development of the site must comply with any and all regulations from Clermont County, Union Township, the State of Ohio, or any other applicable agency.

Clermont County Engineer's Office Comments:

1. Refer to the Clermont County Engineer's Office for their comments.

Clermont County Water Resources Department Comments:

1. Provide calculations to verify sizing of 2-inch LPFM.
2. Provide a minimum of 4 feet of cover over sanitary sewers.
3. Manhole #2 needs to be lined per our standards.
4. Label the easement for Private Street that the sanitary sewer and water main is in as a "Public Utility Easement".
5. Water Main, Fire Hydrant, and Sanitary Sewer LPFM need to be within the appropriate easements per CCWRD standards. These can be found at wrd.clermontcountyohio.gov.
6. LPFM needs to have detail drawings S6.4, S6.5, and S6.6. This includes the low point manhole for draining the LPFM which is missing from profile sheets.

Clermont County W.M.S.C. Comments:

1. WMSC Section 410.1-1(G)(4)(a) – Detention Basin Location: Show the proposed detention or retention basin on the concept plan, including its approximate footprint, grading limits, and associated easements. The current plans reference stormwater detention but do not show the facility on the site plan or drainage area plan.
2. WMSC Section 410.1-1(K) – Preliminary Stormwater Analysis: Provide a preliminary hydrologic analysis identifying the calculation method, pre- and post-development peak flow rates, applicable critical storm frequency under Section 510, and estimated detention storage volume. Include the supporting assumptions, Curve Number values, and applicable soil classifications. The current plans provide watershed areas but do not include the information needed to evaluate runoff impacts and detention requirements.
3. WMSC Sections 310.2 and 310.2-3 – Detention Requirements and Downstream Capacity: The note on Sheet 7 stating that the downstream 48-inch culvert under Aston Road can accommodate increased runoff does not, by itself, exempt the development from applicable detention requirements. Provide the required preliminary detention analysis and delineate the routing of the 20.38-acre upstream off-site watershed entering the on-site swale. Provide the applicable downstream capacity evaluation to demonstrate that the proposed drainage approach will not cause adverse flooding, erosion, or impacts to adjoining properties.
4. WMSC Section 410.1-1(F) – Impervious Surface Areas: Provide a summary table identifying existing, proposed, and total post-development impervious surface areas, along with the percentage of the overall site that will be impervious.
5. WMSC Sections 410.1-1(G)(4)(d) and 520.4-1 – Post-Construction Water Quality BMPs: Identify the proposed post-construction stormwater BMP and its general location on the concept plan. Provide preliminary information demonstrating how the selected practice will address applicable water quality treatment and storage requirements.
6. WMSC Section 410.1-1(G)(4) – Construction-Phase Erosion and Sediment Controls: Identify the proposed stabilized construction entrance off Beechwood Road and the preliminary locations of temporary sediment traps or basins, as applicable, to manage runoff from disturbed areas during construction.
7. WMSC Sections 410.1-1(G)(4)(e) and 700.2-1 – Stormwater Facility Easements: Show the preliminary drainage and maintenance access easements needed for the proposed stormwater facilities. Identify the applicable easement limits and widths, including required drainage easements and maintenance access extending to the public right-of-way.

Soil and Water Conservation District Comments:
The design engineer states that his preliminary analysis shows that detention isn't required and cites Section 310.2-3 of the WMSC regulations. This section does not address the need for detention but rather the need to conduct a downstream hydraulic assessment. Section 310.2-1 addresses the need for detention, and states that "storm water detention shall be required when the critical storm is equal to two (2) years or greater." In addition, Section 520.4-1, states that for all construction activities that will disturb more than two acres of land, a post-construction best management practice (BMP) must be chosen to treat the Water Quality Volume.

STAFF RECOMMENDATION:

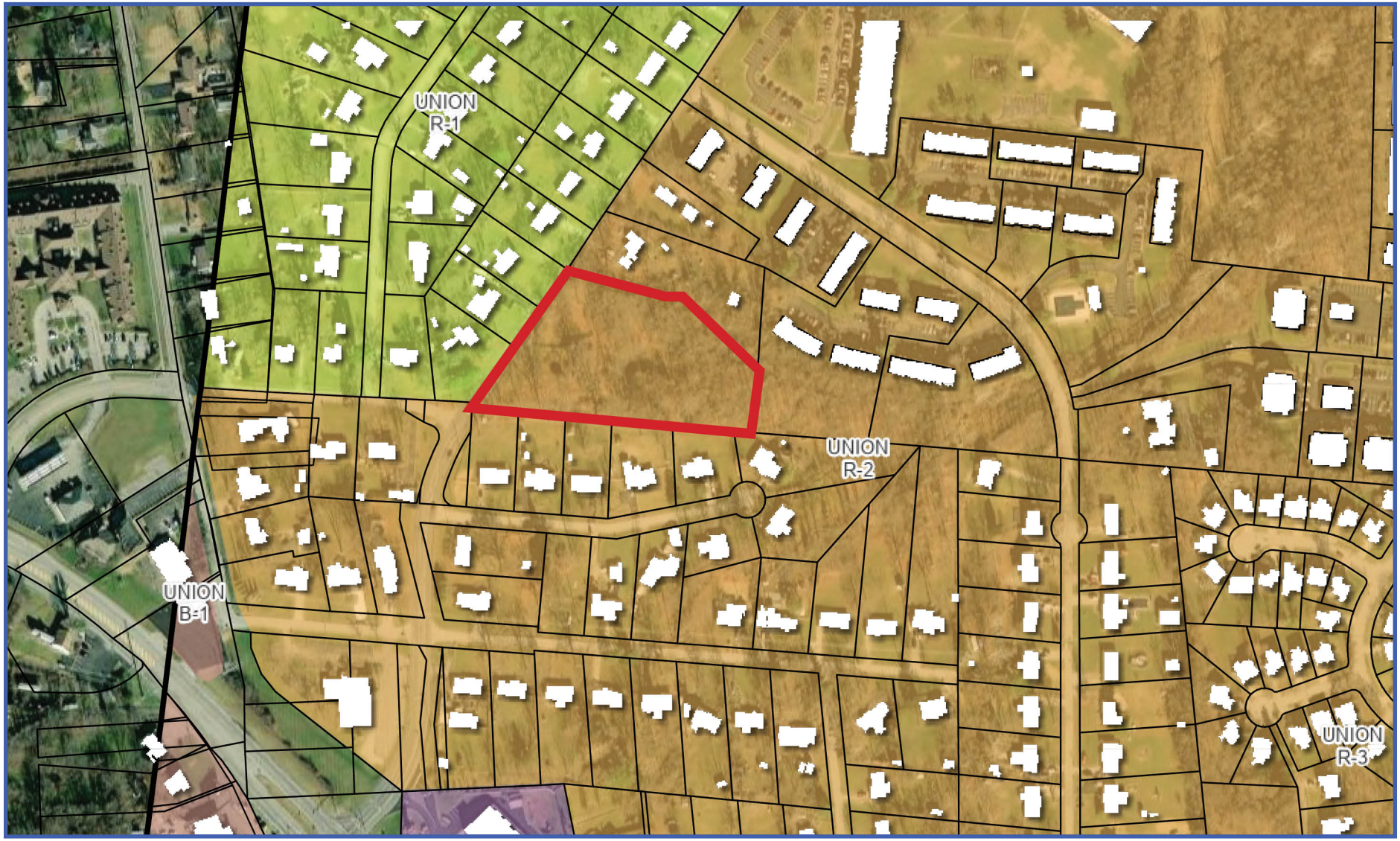
Based on Staff Analysis, request a motion to **APPROVE** the Beechwood Place – Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in the staff report be satisfactorily addressed.

2. Any future development of the site must comply with any and all regulations from Clermont County, Union Township, the State of Ohio, or any other applicable agency.

ZONING MAP

BEECHWOOD PLACE



PROPERTY INFORMATION

Parcel Numbers: 413111A023

Total SIte Area: +/- 3.130 Acres

CLERMONT COUNTY OHIO
Grow here

PARCEL MAP

BEECHWOOD PLACE

PROPERTY INFORMATION

Parcel Numbers: 413111A023

Total SIte Area: +/- 3.130 Acres

CLERMONT COUNTY OHIO

Grow here

BEECHWOOD PLACE SUBDIVISION

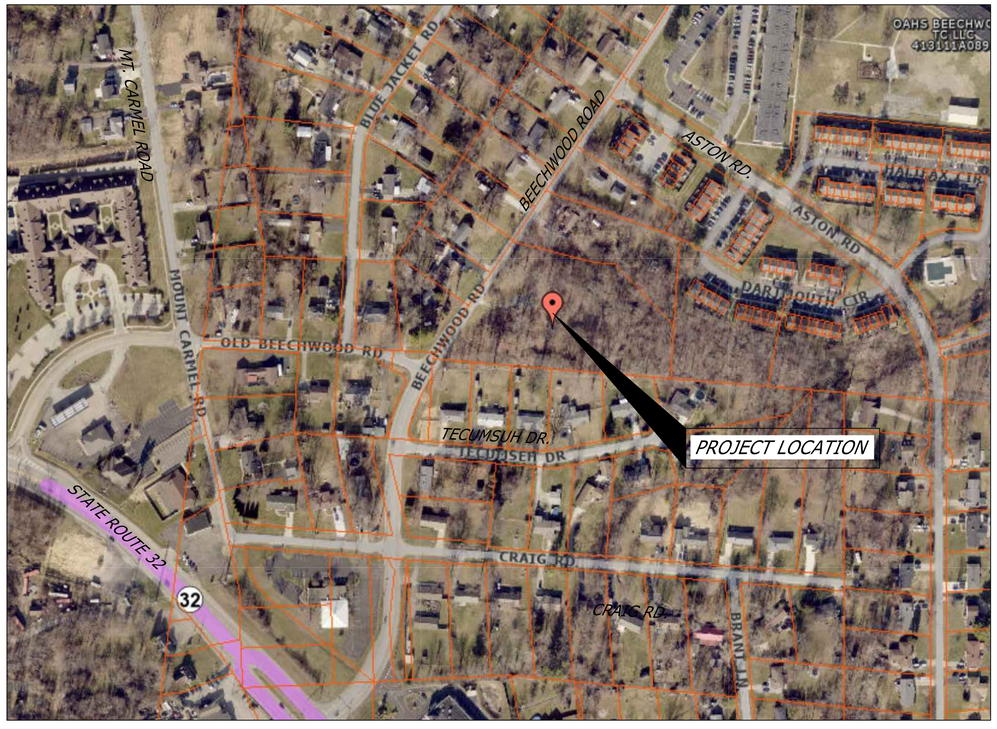
DESIGN PLAN

4662 BEECHWOOD ROAD

CARRINGTON M.S. NO. 2434 - O.R. 2836, PG. 5900

UNION TOWNSHIP, CLERMONT COUNTY, OHIO

Sheet List Table	
Sheet Number	Sheet Title
1	Title Sheet
2	Ex. Site Conditions
3	Preliminary Plat
4	Site Plan
5	ROADWAY & SANITARY PROFILES
6	STORM PROFILES
7	DOWNSTREAM DRAINAGE
8	SITE DISTANCE PLAN & PROFILES



VICINITY MAP

NOT TO SCALE

SITE/ZONING DATA

UNION TOWNSHIP – R2 (STRAIGHT) ZONE
MIN LOT SIZE – 10,000 S.F. (0.2296 ACRES)

Minimum lot width at building setback 75 ft
Minimum street frontage 75 ft
Front setback 30 ft
Rear setback 30 ft
Side setback 10 ft minimum

GROSS SITE AREA – 3.13 ACRES
R/W DEDICATION – 0.244 ACRES
NET SITE ACREAGE – 2.886 ACRES

PROPOSED SUBDIVISION PRIVATE STREET R/W – 0.400 ACRES
AREA IN LOTS – 2.491 ACRES
PROPOSED LOT COUNT – 10

FLOOD ZONE
PROJECT AREA IS NOT WITHIN A FLOOD ZONE

PROPOSED UTILITIES
SEWER: CLERMONT COUNTY PUBLIC SEWER
WATER: CLERMONT COUNTY WATER

SOILS NOTE:
SOILS DESIGNATED ON SITE ARE TYPICAL ENCOUNTERED SOILS FOR THE AREA. THE USE OF TYPICAL CONSTRUCTION CONSTRUCTION TECHNIQUES SHALL BE USED TO ENSURE ADEQUATE LONG TERM STABILITY THE SITE.

HOME OWNER'S ASSOCIATION NOTE:
THE PROPOSED SUBDIVISION SHALL BE UNDER THE GOVERNANCE OF A HOME OWNER'S ASSOCIATION. RESPONSIBILITIES OF THE HOA SHALL INCLUDE OWNERSHIP OF ALL OPEN SPACE, MAINTENANCE OF ALL HOA OWNED PROPERTIES, FACILITIES, LANDSCAPING, PRIVATE DRAINAGE AND STORM WATER EASEMENTS/FACILIITIES AND COMPLIANCE WITH ALL GREEN/OPEN SPACE RULES AND REGULATION.

STORMWATER DETENTION:
PER SECTION 310.2–3 OF THE CLERMONT COUNTY WMSC REGULATIONS:
"If the pre–development flow characteristics cannot be emulated, the engineer must demonstrate that there is adequate capacity in the downstream storm sewer system, ditch, culvert, stream, overland flow route, etc. to accept the discharge from the above rainfall events and that the downstream topographic features will not be eroded or flooded by modifications to the storm flow characteristics."

PER OUR PRELIMINARY ANALYSIS, THE DOWNSTREAM SYSTEM CAN ACCOMADATE THE INCREASE IN RUNOFF FROM OUR DEVELOPEMNT.

SEE SHEET 7 OF 8 FOR LOCATION OF DOWNSTREAM 48" CULVERT UNDER ASTON ROAD.

DEVELOPER/OWNER INFORMATION
CHARTER COMMERCIAL, LLC
PAUL GALLENSTEIN
25 CRESTVIEW HILLS MALL ROAD,
SUITE 103
CRESTVIEW HIILLS, KY 41013
PHONE: 859.341.4111

PLAN PREPARATION
PLANS PREPARED BY:
MARK D. WALKER, P.E., P.S.,
MD WALKER & ASSOCIATES
6809 MAIN ST. #1064
CINCINNATI, OH 45244
(513)284–3232

BEECHWOOD RD.
COUNTY ROAD
SPEED LIMIT 40 MPH

APPROVED _____
DATE _____
MARK D. WALKER P.E., P.S.
OHIO REG. ENGINEER NO. 66229
OHIO REG. SURVEY NO. 8282

STATE OF OHIO MARK D. WALKER S–8282 REGISTERED PROFESSIONAL SURVEYOR

STATE OF OHIO MARK D. WALKER E–66229 REGISTERED PROFESSIONAL ENGINEER

REVISIONS	#

BEECHWOOD PLACE SUBDIVISION
DESIGN PLAN

CLIENT CODE: CHARTER
DATE: 9/30/2026
SCALE: As Noted
SHEET TITLE:: Title Sheet
SHEET NO. 1/8

M.D. WALKER & ASSOCIATES
LAND SURVEYORS | CIVIL & STRUCTURAL ENGINEERS
(513)284–3232 6809 MAIN ST. #1064 CINCINNATI, OH 45244

FILE NAME: 1 Title Sheet.dwg
FILE PATH: \2026 Projects\Gallenstein_Paul\Beechwood\Cad\Concept Plan 2026\Sheets\

CHARLES H. SMITH JR
& CONNIE S. SMITH
O.R. 2837, PG. 3630
PID 41411139.014.
4673 BEECHWOOD ROAD

LILLIAN DAVIS &
PATRICIA DAVIS
O.R. 3027, PG. 5314
PID 41411139.013.
4669 BEECHWOOD ROAD

JAMES MANLEY, SR. &
JAMES R. MANLEY, JR.
O.R. 2466, PG. 1995
PID 41411139.012.
4667 BEECHWOOD ROAD

HEATHER BLAIR-COLLINS &
STEVEN D. COLLINS
O.R. 1707, PG. 2215
PID 41411139.011.
4665 BEECHWOOD ROAD

KADIJAH BRUBAKER
O.R. 2836, PG. 524
PID 413111A092
4676 BEECHWOOD ROAD

BROOKSTONE CONDO
COMMON AREA
P.B. X, PG. 47
PID 416104D00CA
DARTMOUTH CIRCLE

MT. CARMEL HEIGHTS SUBDIVISION - P.B. D, PG. 241

LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10

PARENT PARCEL
3.130 AC.
136333.81 S.F.

JoR1B1 RsC3 JoR1B1 RtB RtC

S74° 39' 31"E, 219.17'
S86° 44' 46"E, 45.09'
S42° 43' 34"E, 218.13'
S4° 55' 26"W, 131.09'
N84° 16' 14"W, 603.49'
N35° 27' 37"E, 357.44'

Ex. San M.H.
Sta. 14+41.43 : Off. -13.767'
Rim Elevation = 849.99
8" (SW - In) Inv. = 845.18

Ex. San M.H.
Sta. 11+39.48 : Off. -16.628'
Rim Elevation = 858.38
8" (NE - Out) Inv. = 850.68

EX. OUTLET
12" INV = 848.80

EX. OUTLET
24" INV = 848.80

EX. DRIVEWAY
APRON

EX. C.B.

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PROPOSED LOT COUNT - 10

SCALE IN FEET
0 30 60 90
1"=30'

BEECHWOOD PLACE SUBDIVISION
DESIGN PLAN

CLIENT CODE: CHARTER
DATE: 9/30/2026
SCALE: As Noted

SHEET TITLE:. Ex. Site Conditions

SHEET NO. 2/8

M.D. WALKER & ASSOCIATES
LAND SURVEYORS | CIVIL & STRUCTURAL ENGINEERS
(513)284-3232 6809 MAIN ST. #1064 CINCINNATI, OH 45244

FILE NAME: 2 Ex. Site Conditions.dwg
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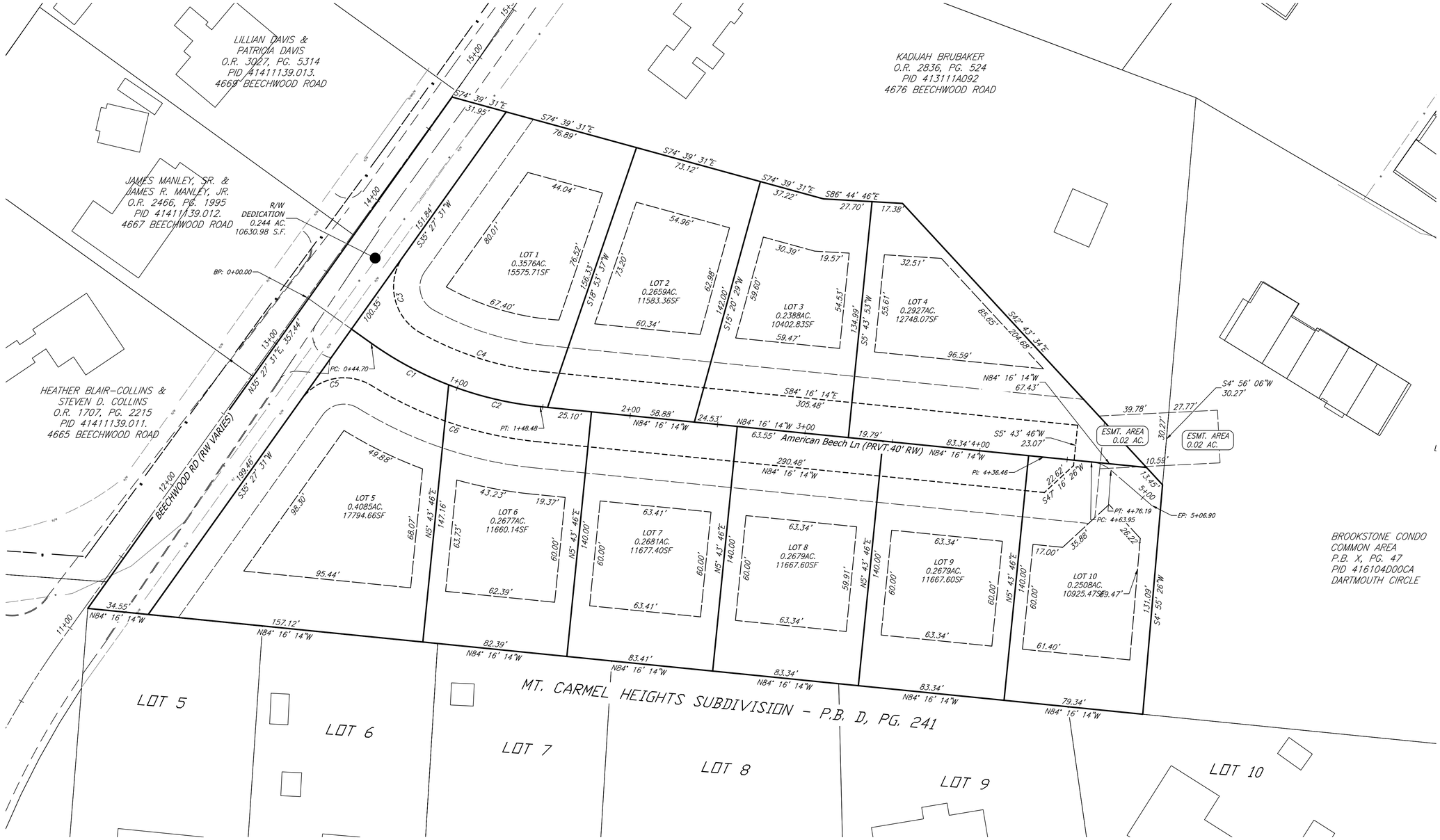

Curve Table – PROPERTY					
Curve #	Length	Radius	Delta	CHORD L	CH. BEARING
C1	50.11'	200.00'	14.36'	49.98'	N61° 43' 11"W
C2	53.66'	200.00'	15.37'	53.50'	N76° 35' 03"W

Curve Table – EASEMENTS					
Curve #	Length	Radius	Delta	CHORD L	CH. BEARING
C3	50.36'	30.00'	96.17'	44.65'	S12° 37' 36"E
C4	74.01'	180.00'	23.56'	73.49'	S72° 29' 29"E
C5	45.19'	30.00'	86.30'	41.04'	S78° 36' 35"W
C6	99.95'	220.00'	26.03'	99.10'	N71° 15' 18"W

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AREA IN LOTS – 1.87 ACRES

PROPOSED LOT COUNT – 10

BEECHWOOD PLACE SUBDIVISION
DESIGN PLAN

CLIENT CODE: CHARTER
DATE: 9/30/2026
SCALE: As Noted
SHEET TITLE:. Preliminary Plat
SHEET NO. 3/8

M.D. WALKER & ASSOCIATES
LAND SURVEYORS | CIVIL & STRUCTURAL ENGINEERS
(513)284-3232 6809 MAIN ST. #1064 CINCINNATI, OH 45244

FILE NAME: 3 Preliminary Plat.dwg
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LILLIAN DAVIS &
PATRICIA DAVIS
O.R. 3027, PG. 5314
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MT. CARMEL HEIGHTS SUBDIVISION - P.B. D, PG. 241

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136333.81 S.F.

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0.244 AC.
10630.98 S.F.

EX. OUTLET
12" INV = 848.80

EX. OUTLET
24" INV = 848.80

EX. C.B.

BP: 0+00.00

SAN #1 (DOGHOUSE S1.11)

44 L.F.~8" San@0.41% - SDR 35 MIN.

PC: 0+44.70

78 L.F.~2" L.P.F.M.

SAN #2 (L.P.F.M. RECIEVING MH)

PT: 1+48.48

28 L.F.~NOT SIZED

19.3L.F.~12"@1.00%

189.8L.F.~12"@1.00%

PI: 4+36.46

PT: 4+76.19

PC: 4+63.95

SAN #3 (TERMINAL FLUSHING CHAMBER)

STM#1 STM#2 STM#3 STM#4 STM#5 STM#6 STM#7

Beech Place (PRVT.40' RW)

BEECHWOOD RD (RW VARIES)

LOT 1
0.3576AC.
15575.71SF

LOT 2
0.2659AC.
11583.36SF

LOT 3
0.238BAC.
10402.83SF

LOT 4
0.2927AC.
12748.07SF

LOT 5
0.4085AC.
17794.66SF

LOT 6
0.2677AC.
11660.14SF

LOT 7
0.2681AC.
11677.40SF

LOT 8
0.2679AC.
11667.60SF

LOT 9
0.2679AC.
11667.60SF

LOT 10
0.2508AC.
10925.47SF

252.4L.F.~24"@1.14%

111.8L.F.~12"@0.21%

115.5L.F.~12"@1.00%

SCALE IN FEET
0 30 60 90
1"=30'

SITE/ZONING DATA

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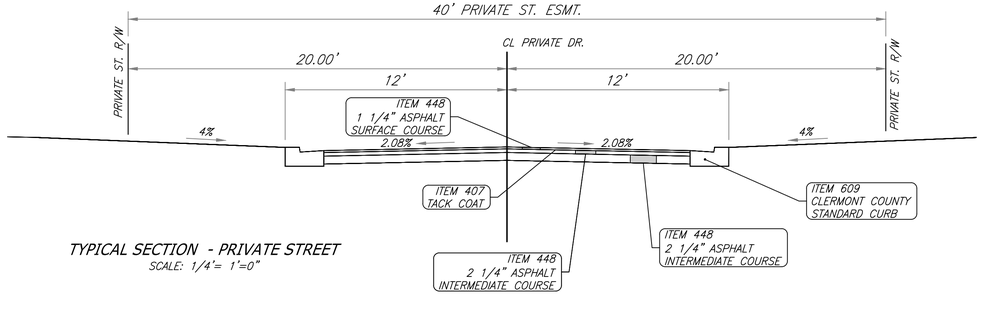

TYPICAL SECTION - PRIVATE STREET
SCALE: 1/4"= 1'-0"

BEECHWOOD PLACE SUBDIVISION
DESIGN PLAN

CLIENT CODE: CHARTER
SHEET TITLE:. Site Plan
SHEET NO. 4/8
DATE: 9/30/2026
SCALE: As Noted

M.D. WALKER & ASSOCIATES
LAND SURVEYORS | CIVIL & STRUCTURAL ENGINEERS
(513)284-3232
6809 MAIN ST. #1064
CINCINNATI, OH 45244

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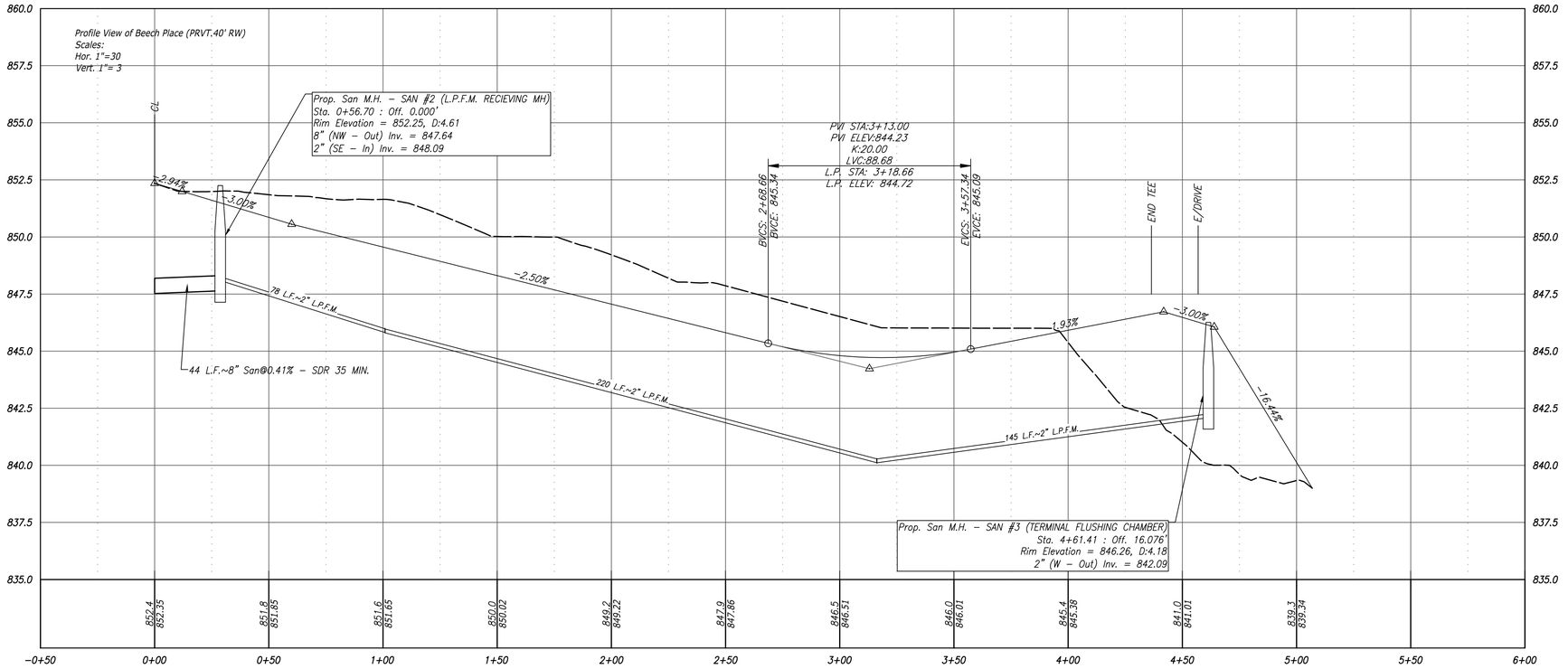

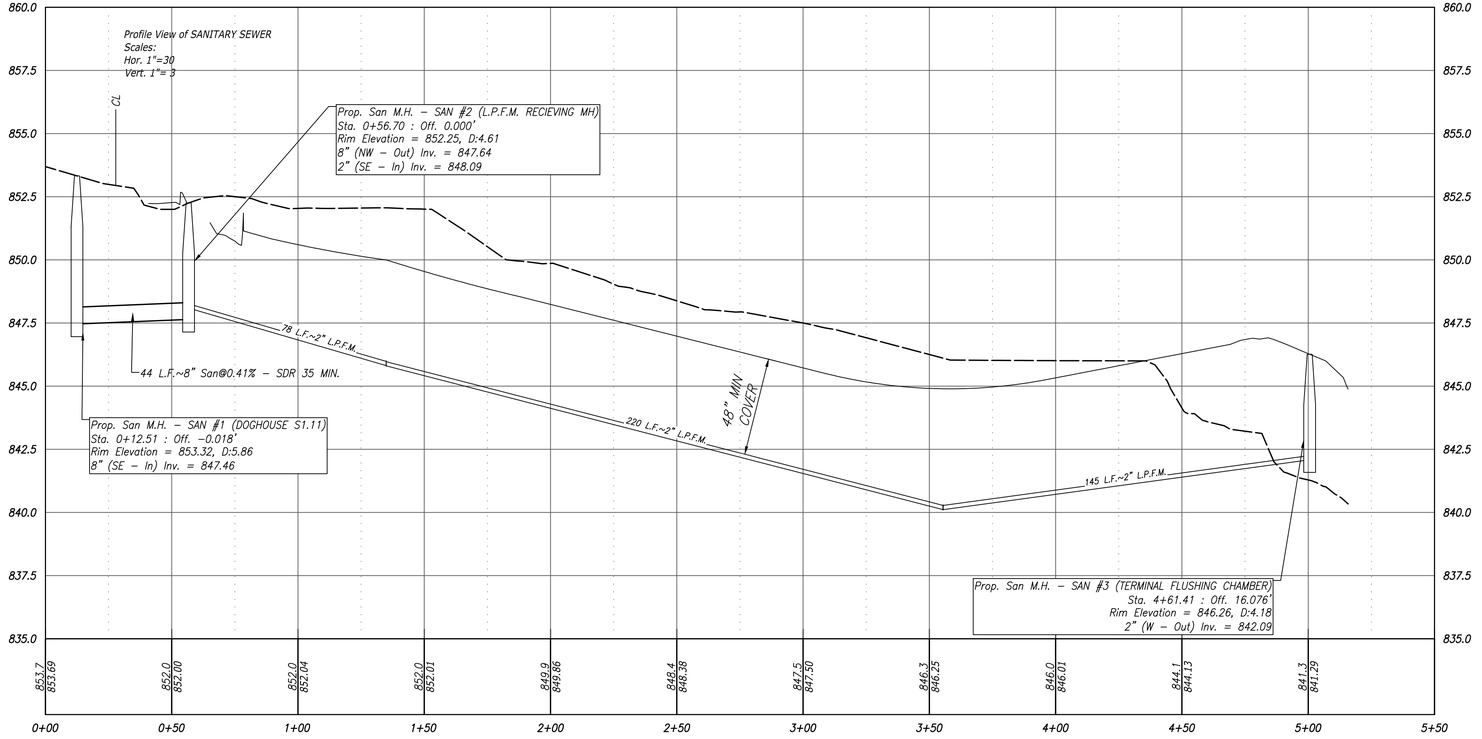

BEECHWOOD PLACE SUBDIVISION

DESIGN PLAN

CLIENT CODE: CHARTER	SHEET TITLE:. Roadway & Sanitary Profiles
DATE: 9/30/2026	SHEET NO. 5/8
SCALE: As Noted	

M.D. WALKER & ASSOCIATES
LAND SURVEYORS | CIVIL & STRUCTURAL ENGINEERS
(513)284-3232 6809 MAIN ST. #1064 CINCINNATI, OH 45244

FILE NAME: 5 ROADWAY & SANITARY PROFILES.dwg

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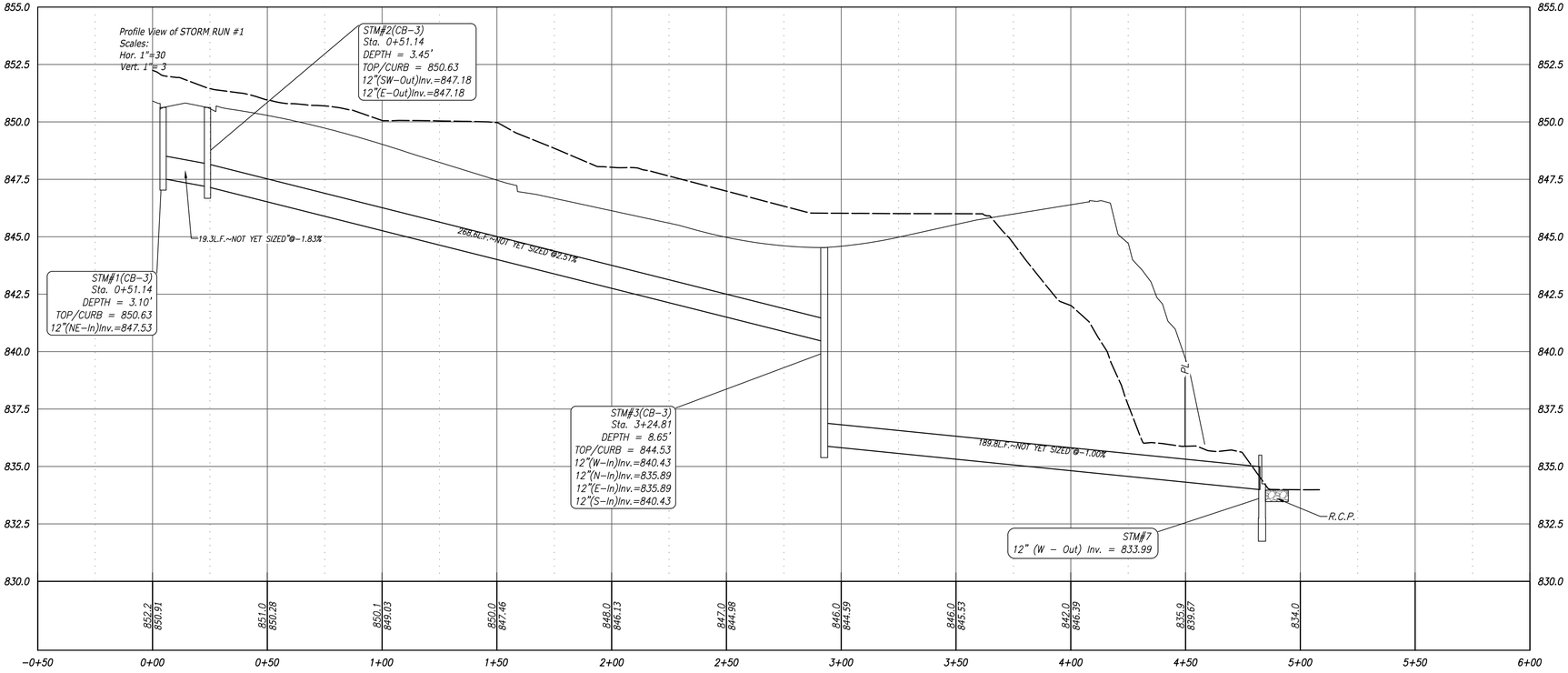

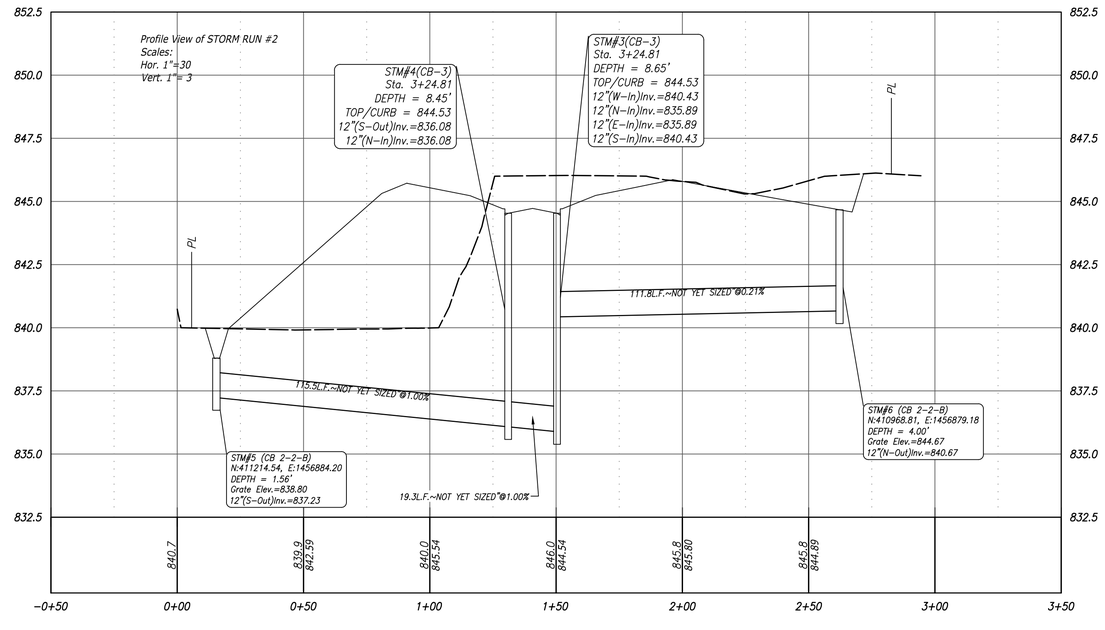

BEECHWOOD PLACE SUBDIVISION

DESIGN PLAN

CLIENT CODE: CHARTER	SHEET TITLE:. Storm Profiles	SHEET NO. 6/8
DATE: 9/30/2026	M.D. WALKER & ASSOCIATES LAND SURVEYORS | CIVIL & STRUCTURAL ENGINEERS	
SCALE: As Noted	(513)284-3232 6809 MAIN ST. #1064 CINCINNATI, OH 45244	

FILE NAME: 6 STORM PROFILES.dwg

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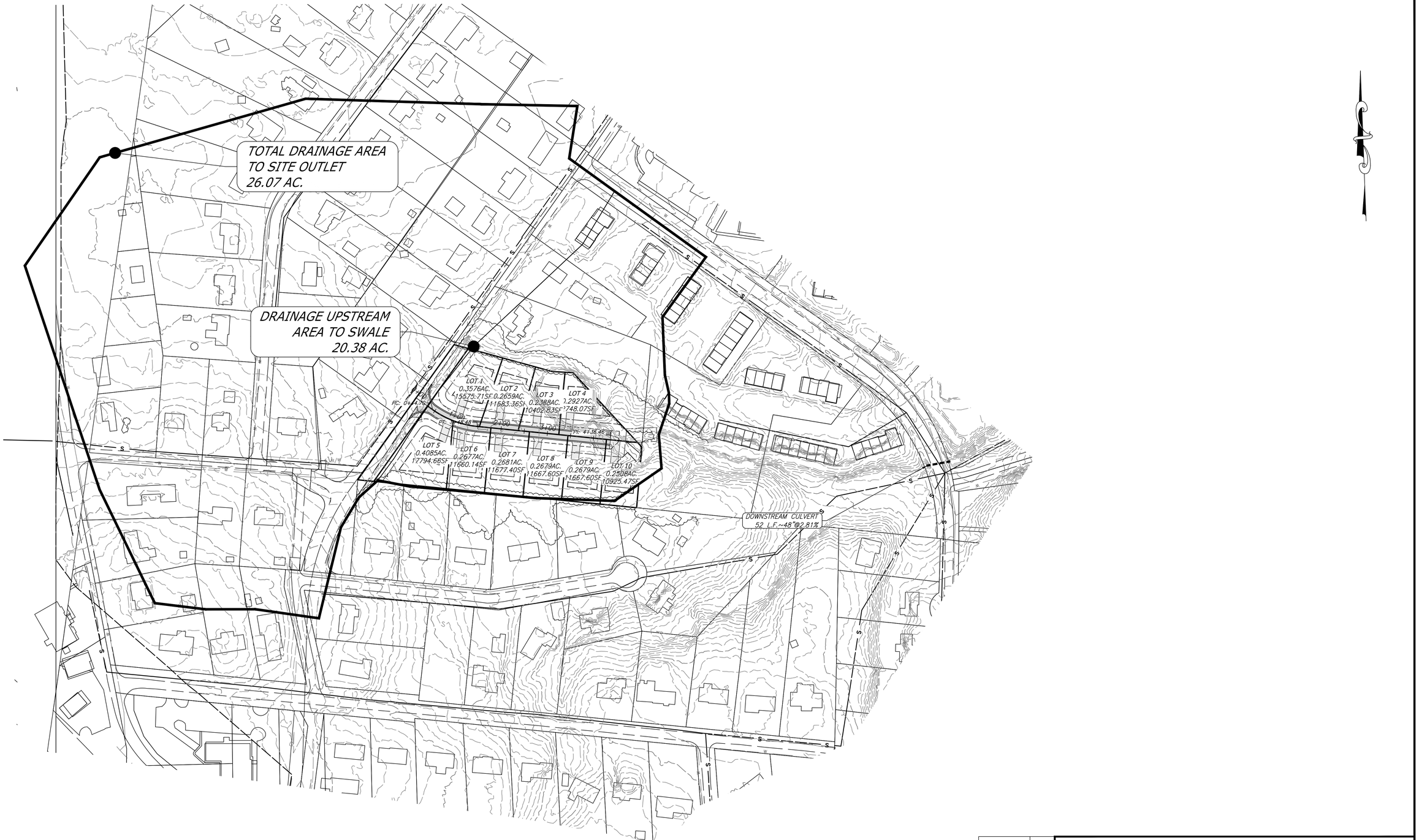

SCALE IN FEET

0 60 120 180

1"=60'

BEECHWOOD PLACE SUBDIVISION

DESIGN PLAN

CLIENT CODE: CHARTER

DATE: 9/30/2026

SCALE: As Noted

SHEET TITLE:. Drainage Areas

SHEET NO. 7/8

M.D. WALKER & ASSOCIATES
LAND SURVEYORS | CIVIL & STRUCTURAL ENGINEERS
(513)284-3232 6809 MAIN ST. #1064 CINCINNATI, OH 45244

FILE NAME: 7 DOWNSTREAM DRAINAGE.dwg

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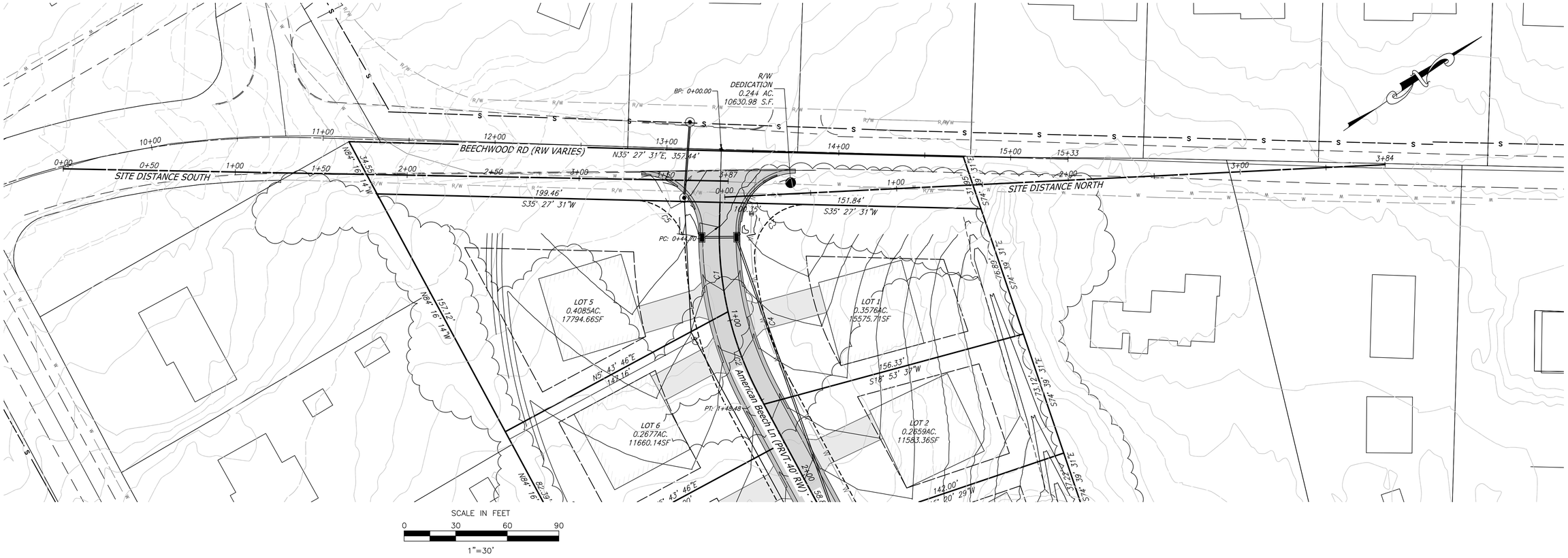

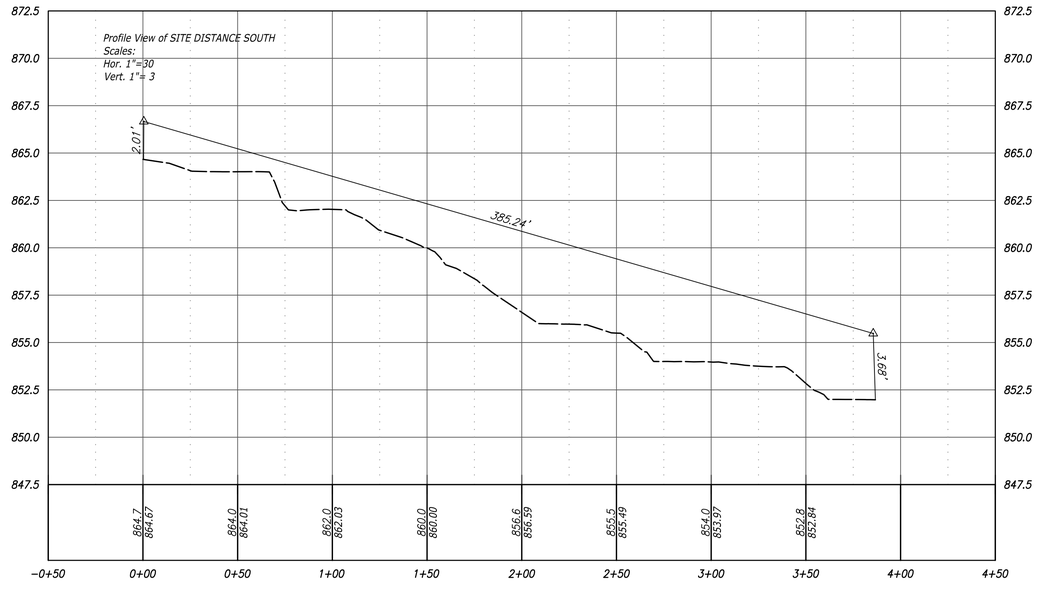

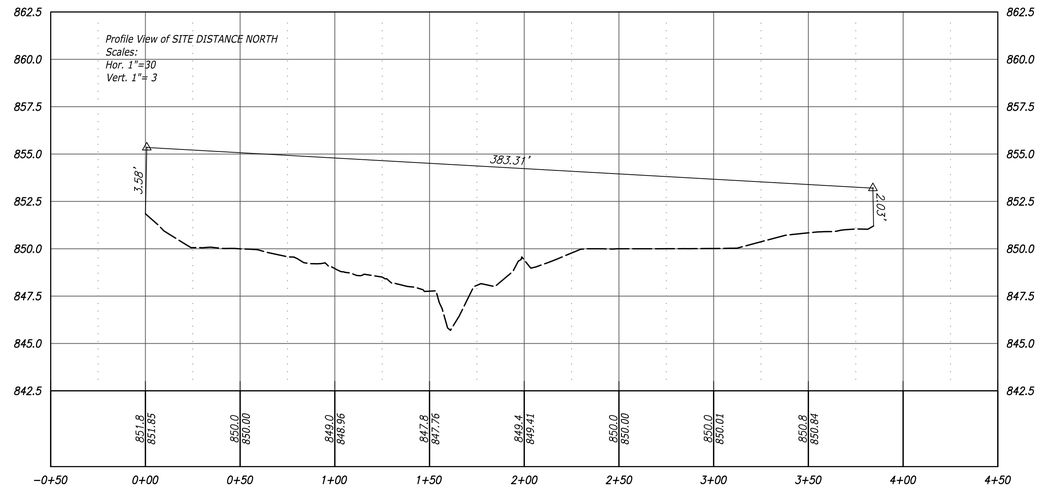

BEECHWOOD PLACE SUBDIVISION

CLIENT CODE: CHARTER	SHEET TITLE:. Site Distance Plan & Profiles	SHEET NO. 8/8
DATE: 9/30/2026	M.D. WALKER & ASSOCIATES LAND SURVEYORS | CIVIL & STRUCTURAL ENGINEERS	
SCALE: As Noted	(513)284-3232 6809 MAIN ST. #1064 CINCINNATI, OH 45244	
FILE NAME: 8 SITE DISTANCE PROFILES.dwg		
FILE PATH: \2026 Projects\Gallenstein_Paul\Beechwood\Cad\Concept Plan 2026\Sheets\		