



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON NOVEMBER 24, 2020

Rosewood Subdivision – Revised Design Plan

- APPLICANT/
OWNER:** Jeff Hayes
CKN Development, LLC
1768 Happy Valley Drive
Fairfield, OH 45014
- ENGINEER:** Nick Selhorst
Choice One Engineering
8956 Glendale-Milford Road, Suite 1
Loveland, OH 45014
- REQUEST:** Approval of Rosewood Subdivision – Revised Design Plan
- LOCATION:** The subject property is located on the north side of Judd Road just east of Greenbrook Drive and Shaker Meadows Subdivision located in Batavia Township. *See the attached location map for further clarification*
- HISTORY:** On April 24, 2018, the Clermont County Planning Commission recommended approval of Batavia Township Zoning Case B-01-18ZPD. Batavia Township Trustees later conditionally approved Case B-01-18ZPD on August 8, 2018.
- On October 23, 2018, the Clermont County Planning Commission voted to approve the Design Plan for Rosewood Subdivision.
- On August 28, 2020, Clermont County Planning Commission administrative representative found that the submittal of the Revised Design Plan for Rosewood Subdivision dated August 25, 2020 to be in compliance with administrative approval process, Per, Article IX, Section 903, and was found not to create an increase to the number of allowed buildable lots.
- On September 1, 2020, Batavia Township Board of Trustees approved the modified final development plan for the addition of one (1) buildable lot.

HISTORY: On October 27, 2020, Clermont County Planning Commission approved the Revised Design Plan for Rosewood Subdivision with the condition that Parcel 03-20-21D-005 be consolidated into parcel 03-20-21D-059 prior to recording due in part that the plan showed parcel 03-20-21D-005 as part of the total project area as open space used for storm water retention/detention.

DEVELOPMENT PROPOSAL:

The Revised Design Plan for Rosewood Subdivision requests a modification to the approved Revised Design Plan dated August 25, 2020. The applicant is requesting a decrease of .317 acre in approved open space to allow the creation of one (1) additional buildable lot consisting of .317 acres. The proposed additional buildable lot would be located on the west side of Rosewood Drive. The proposed increase of one (1) lot brings the lot total buildable lots to 181. The open space would be decrease to a total of 18.85 acres (26.1%) with an overall project density of 2.51 units per acre.

STAFF ANALYSIS:

On October 29, 2020 staff discussed the approved Rosewood Subdivision – Revised Design Plan and the conditions with Batavia Township’s Adele Evans and Denise Kelley.

Batavia Township brought to my attention issues with enforcing condition 1:

1. *Parcel 03-20-21D-005 to be consolidated into parcel 03-20-21D-059 prior to recording.*

Batavia Township stated that if condition 1 was to be imposed that it would create the following zoning non-conformities:

- Dual Zoning with parcel 03-20-21D-005 zoned “A” – Agricultural District & parcel 03-20-21D-059 zoned “PD” – Planned Development.
- Planned Development project boundary would be altered which would require the applicant to apply for a Major Modification.

We also have found that there were several inconsistencies that were shown on the two previously approved Revised Design Plans dated August 25, 2020 and September 29, 2020. These inconsistencies to the proposed project boundary, total project area, dedicated open space and project density did not match the approved Planned Development Plan on August 8, 2018 via Batavia Township Zoning Map Amendment Case B-01-18ZPD.

As a result, Batavia Township is requesting the Planning Commission rehear the Revised Design Plan for Rosewood Subdivision and remove the condition that parcel 03-20-21D-005 be consolidated into parcel 03-20-21D-059 before recording.

If the Developer, at a future date, should believe it is appropriate to incorporate parcel 03-20-21D-005 into this development, he will be able to file an application with Batavia Township requesting approval of a major modification to the Rosewood Subdivision – Planned Development.

Batavia Township Comment(s):

- No objections or comments at this time.

Clermont County Community & Economic Development Comment(s):

- Additional detail will need to be shown on the Development Phasing Plan.
- Submit Construction Plans that reflect the proposed changes shown upon the Revised Design Plan.
- Submit one (1) set of the Revised Design Plan with an original stamp and signature to the Department of Community & Economic Development - Planning Division.

Clermont Soil & Water Conservation District (S.W.C.D) Comments:

- No objections or comments at this time.

The Clermont County Water Resources Department Comment(s):

- No objections or comments at this time.

The Clermont County Engineer's Office Comment(s):

- The submitted construction drawings for Rosewood Subdivision – Section 1 will need to be revised to reflect the changes being made as part of this submittal.
- T-turnaround will be required at the east end of Clearbrook Lane
- A general reminder regarding roadway geometry; the minimum allowable street grade is 0.4%, maximum street grade is 12% (10% preferred), and the minimum centerline curve radius is 200'.

STAFF RECOMMENDATION:

Based on the Staff Analysis, request a motion to **APPROVE** Rosewood Subdivision – Revised Design Plan dated 10-29-20 with the following conditions:

1. Additional detail will need to be shown on the Development Phasing Plan.
2. The submitted construction drawings for Rosewood Subdivision – Section 1 will need to be revised to reflect the changes being made as part of this submittal.
3. T-turnaround will be required at the east end of Clearbrook Lane.

4. Submit one (1) set of the Revised Design Plan with an original stamp and signature to the Department of Community & Economic Development - Planning Division.
5. All County and Township requirements have been satisfactorily addressed.