



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON DECEMBER 15, 2020

Silverstone – Design Plan

- APPLICANT:** Grand Communities, LLC
Olympic Boulevard, Suite 400
Erlanger, KY 41018
- OWNER:** Linda Caswell Berry and Sons Foundation, Inc.
P.O. Box 9498
Cincinnati, OH 45209
- ENGINEER:** Richard Arnold
McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45241
- REQUEST:** Approval of Silverstone – Design Plan
- LOCATION:** The subject properties are located on the south side of Red Sunrise Lane, 650 feet east of Bach Buxton Road in Union Township. *See the attached location map for further clarification*
- HISTORY:** On August 13, 2020 Union Township Trustees approved Zoning Map Amendment Case 3-20-Z

DEVELOPMENT PROPOSAL:

Silverstone – Design Plan is a single-family residential community which consists of 177 lots on a net area of 48.271 acres. The subject property is located along the south side of Red Sunrise Lane directly across from the entrance to Mt. Carmel Christian Church in Union Township.

Silverstone: Development Data

R-4 Residential District: 40' Minimum Lot Requirements
(R-4 40' minimum homesites shall have the flexibility to be located anywhere within the community so long as the total number of 40' minimum homesites do not exceed eighty (80) of the overall homesites within the community.)

Lot Area: 4,200 Sq. Ft. (.0964 acres)
Front Yard Setback: 25 Feet
Rear Yard Setback: 20 Feet
Minimum Sq. Ft. of Home Site: 1,200 Sq. Ft.

Width at Front Building Line: 40 Feet
Side Yard Setback: 5 Feet, 10 Feet Total Sum
Maximum Building Height: 35 Feet

Silverstone: Development Data

R-4 50' Minimum Lot Requirements

Lot Area: 5,500 Sq. Ft. (.1262 acres)

Front Yard Setback: 25 Feet

Rear Yard Setback: 20 Feet

Minimum Sq. Ft. of Home Site: 1,200 Sq. Ft.

Width at Front Building Line: 50 Feet

Side Yard Setback: 5 Feet, 10 Feet Total Sum

Maximum Building Height: 35 Feet

Silverstone – Design Plan proposes 177 single-family lots to be developed in five phases. The proposed plan consists of nine lots to be dedicated as open space for a total of 11.15 acres (23%). The development proposes a primary access drive (*Silverstone Lane*) from the south side of Red Sunrise Lane with continued traffic pattern out to Bach Buxton Road. Legal road frontage would provide to all proposed lots via a 50' right-of-way (*Silverstone Lane, Slate Court, Copper Cove, Granite Drive and Sterling Place*). Lots 88, 89, 90 and 91 which are four panhandle lots located at the end of Granite Drive are proposed with reduced frontage. To satisfy the legal road frontage requirement, the properties would be provided with an 18' shared private driveway easement to meet the legal frontage requirement.

The proposed creation of homeowners association would provide maintenance to all nine open space lots. Located within the open space are five storm water detention facilities to be maintained by the home owners association or by public watercourse agreement via a ditch petition if accepted by the Clermont County Engineer's Office.

All proposed utilities would be constructed underground, with street lighting along the public roadways placed within the right-of-way. A public water main will be extended to serve the proposed development from an existing 8" public water main located on the south side of Red Sunrise Lane. The planned sanitary sewer connection is being extended from an existing 15" sewer located east of the site. The developer and project engineer are collaborating with the Clermont County Water Resources Department and affected property owners regarding the 24" trunk main extension. This would allow the East Clough Pike Lift Station to be retired. The proposed sewer alignment will need to be agreed upon by the Water Resources Department before final approval of the construction plan.

STAFF ANALYSIS:

Silverstone – Design Plan appears to follow the density and use requirements approved in Union Township Zoning Map Amendment Case 3-20-Z and does appear to meet the subdivision design standards under *Article V, Clermont County Subdivision Regulations*.

The proposed reduction of legal road frontage applies to proposed panhandle lots 88, 89, 90 and 91. Article V, Section 512 and states that each lot shall front (abut) on a public street except lots fronting on private streets which is permitted in Section 509. The normal minimum permissible frontage for any lot in a platted subdivision shall be twenty-five (25) ft. However, the width of the panhandle for a lot in a platted subdivision may be less than the required 25 feet, but only if it can be demonstrated that easements of adequate dimensions are provided for access and utilities and the panhandle would primarily serve to meet the legal frontage. The engineer has shown on the plans a shared private driveway easement 18' width would provide access and utilities for all parcels.

The proposed lands and soils do not possess the attributes listed in the Sensitive Development District and find that the development would not cause a hazard or abuse of such features. The County Engineer and Sanitary Engineer along with Clermont Soil & Water Conservation District do not have any further comments at this time. Although the project engineer will need to continue their collaborative effort with the Water Resource Department and affected property owners to obtain proper access use to the 24' truck main extension.

The development is located within Batavia Local School District, and does not create a split-district issue. Due to the close proximity of West Clermont High School it may be confusing if not properly addressed to perspective residents.

Union Township Comment(s):

- All township comments and conditions have been satisfactorily addressed.

Clermont County Community & Economic Development Comment(s):

1. All county and township departments comments and conditions detailed in the Silverstone – Design Plan Review Letter dated December 8, 2020 be satisfactorily addressed.
 2. All proposed road names shall be reviewed by the Clermont County Engineer's Office for duplicate or nearly duplicate names (per Article V, Section B8).
 3. Submit Traffic Impact Study dated August 10, 2020 to the Department of Community and Economic Development: Planning Division.
- Submit one (1) set of plans 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:

- The storm sewer between the two storm water management basins on the open space lot at the end of Slate Court crosses onto Lot 7 and Lot 8. It would be preferable if the storm sewer could be located entirely on the open space lot.
- We encourage the developer to petition the County Engineer to assume long-term responsibility for storm water infrastructure outside the right-of-way through the creation of a storm water district.

The Clermont County Water Resources Department Comment(s):

- The proposed sewer alignment will need to be agreed upon by the Water Resources Department before final approval of the construction plan.

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

- The County Engineer's Office recommends findings stated in the Traffic Impact Study, dated August 10, 2020, need to be submitted as part of the construction plan submittal.
- 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** Silverstone – Design Plan with the following conditions:

1. Sewer alignment will need to be agreed upon by the Water Resources Department before final approval of the construction plan.
2. All proposed road names shall be reviewed by the Clermont County Engineer’s Office for duplicate or nearly duplicate names (per Article V, Section B8).
3. Recommended findings stated in the *Traffic Impact Study*, dated August 10, 2020, need to be submitted as part of the construction plan submittal.
4. Submit *Traffic Impact Study* dated August 10, 2020 to the Department of Community and Economic Development Planning Division.
5. All county departments and township comments and conditions detailed in the Silverstone – Design Plan review letter dated December 8, 2020, be satisfactorily addressed.
6. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.