



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JANUARY 26, 2021

PIERCE TOWNSHIP CASE ZC2021-001

- APPLICANT:** D.R. Horton
8180 Corporate Park Drive, Suite 100
Cincinnati, OH 45242
- OWNER:** Joe Farruggia
Glen Mary Development, LLC
2364 Heather Hill Blvd. North
Cincinnati, OH 45244
- ENGINEER:** Doug Smith
McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45241
- REQUEST:** Requesting a Major Modification to Glen Mary Park - PUD overlay district on parcels 290109.133 (16.40 acres.) and 290109.134 (19.01 acres.) consisting of a total 35.41 acres (+/-)
- LOCATION:** The subject properties are located along the south side of SR 125, directly across from the intersection of Woodlands Drive and SR 125 at the southern terminus of Glen Mary Drive. *See the attached location map for further clarification*
- HISTORY:** On October 24, 2018, the Village of Amelia Planning Commission considered amending the Official Zoning Map of Amelia Village to change the zoning of parcel numbers 290109.128 and 290109.040.
- On January 17, 2019, Amelia Village Council adopted Ordinance O-2019-06 for approval of Glen Mary Park Subdivision.
- On November 5, 2019, residents of the Village of Amelia voted to dissolve the Village and on November 25, 2019, the Clermont County Board of Elections certified election results. The subject properties at that time became part of Pierce Township.

HISTORY:

On April 28, 2020, the Clermont County Planning Commission approved Glen Mary Park – Design Plan for 65 Single-Family Lots and 96 Condominium Units (24 Buildings).

On September 21, 2020, the Pierce Township Board of Zoning grant the request for an application for an appeal, whereby township staff classified the applicant’s Design Plan submittal as a Major Modification.

On October 27, 2020, the Clermont County Planning Commission approved Glen Mary Park – Revised Design Plan, a modification to Phase III & IV for 96 townhome units be platted into 96 “landominium” single-family lots.

SITE ACCESS:

Per the application, the proposed development will have access through 2 public streets (*Snapdragon Drive & Virginia Lane*). All public streets shall be designed with the minimum right of way for residential local streets per the recommendation of the Clermont County Engineer’s Office, and further shall conform to the requirements of the *Subdivision Street Design and Construction Standards for Clermont County*.

An emergency access drive connecting through Open Space Lot 86 to Naegele Lane has been approved on previous submittals and will be gated with keys kept by Pierce Township Fire & EMS. The proposed modification maintains the Village of Amelia recommendation of approval for a 50’ ingress/egress & utility easement granted on the northeast property line for a future public road extension and extends to the PUD boundary abutting parcel 29-01-16.177.

DEVELOPMENT PROPOSAL:

The major modification requested for Glen Mary Park – PUD overlay district will replace the detached “landominium” lots approved in Glen Mary Park – Revised Design Plan, regarding Phases III & IV, with the construction of 56 single-family lots. The modified lots in Phase III & IV are designed to be consistent with the single-family residential lot areas, widths and setbacks as approved in Glen Mary Park, Phase I and II.

Development Characteristics: Glen Mary Park – Major Modification January, 2021

- Project Area Phase III & IV: 35.37 acres
- Typical Lot Area: min 5,980 – 13,656 Sq.Ft.
- Typical Lot Width: 52 ft. at building line.
- Number of Lots: 56
- Overall Gross Density: 3.42 units/acre
- Open Space/Common Area: 6.639 acres (20%)

STAFF ANALYSIS:

The proposed development consists of several modifications to the original Glen Mary Park – PUD overlay district. All of the proposed modifications are for phases III & IV and lower the overall project density for a benefit for future and nearby residents. The proposed density is appropriate in this instance when 1) considered in context to the projects surroundings, and 2) compared to the current allowed density under the existing PUD.

The proposed roadway network is appropriate, and the impact from the development will be minimal on surrounding residential development, as will the impact of the accompanying residential traffic. Moreover, staff would like to highlight the need for future improvements to the proposed 50' ingress/egress & utility easement, as this could be partially developed to provide a secondary access eliminate the need for an emergency connection to Naegele Lane. It also provides the ability to access existing businesses that currently have multiple ingress/egress points to SR 125.

As previously noted on the approved Design Plan dated April 28, 2020, all lands and soils within the project area do not possess any of the negative attributes listed in the sensitive development area, and find that the development would not cause a hazard or abuse of such features.

The proposed water and sanitary sewer would be tied into the existing county water & sewer system The County Engineer and Sanitary Engineer do not have any further comments at this time. The electric is supplied by Duke Energy.

After reviewing the proposed major modification, it appears that the proposed development changes are consistent with the surrounding area and that the development is consistent with the original approved PUD and approved Glen Mary Park – Revised Design Plan. As it also falls far below the approved overall-density.

Pierce Township Comment(s):

- No additional comments have been received.

Clermont County Community & Economic Development Comment(s):

- Future extension of the 50' ingress/egress & utility easement shall be discussed as the existing street configuration does not utilize the existing stub from Glen Mary Drive/Pond View Lane. Upon completion of the extension of right-of-way additional opportunities for connectivity will exist for parcels sited along SR 125 could obtain access along a much-improved public street network, thus allowing for additional connectivity in this area of the Pierce Township.

The Clermont County Water Resources Department Comment(s):

- No objections or comments at this time.

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

- No objections or comments at this time.

STAFF RECOMMENDATION:

Based on the Staff Analysis, request a motion to RECOMMEND **APPROVAL** of Pierce Township Case ZC2021-001 requesting a Major Modification to Glen Mary Park - PUD overlay district on parcels 290109.133 (16.40 acres.) and 290109.134 (19.01 acres.) consisting of a total 35.41 acres (+/-)