



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON FEBRUARY 23, 2021

WOODS OF MAGNOLIA TRACE – DESIGN PLAN

- APPLICANT:** Pat Manger
Brookstone Homes
7203 Wooster Pike
Cincinnati, OH 45227
- OWNER:** David & Janet Megrue
3493 SR 131
Goshen, OH 45122
- ENGINEER:** Nick Selhorst, P.E.
Choice One Engineering
8956 Glendale-Milford Road, Suite 1
Loveland, OH 45140
- REQUEST:** Requesting approval of the Design Plan for Woods of Magnolia Trace.
- LOCATION:** The subject property is located on the west side of Clough Pike, 250 feet north of Shayler Road and Clough Pike intersection with an existing address, 1031 Clough Pike, Cincinnati, OH 45245 located in Union Township.
See the attached location map for further clarification
- HISTORY:** On January 14, 2021, Union Township Trustees approved Zoning Map Amendment Case 4-20-Z.

DEVELOPMENT PROPOSAL:

Woods of Magnolia Trace – Design Plan is a single-family residential community infill project on parcel 413102B031 consisting of 10.20 acres. The Design Plan consists of 28 lots consisting of 6.49 acres. Right-of-way will be extended from Crestpoint Court to the west from Magnolia Trace Subdivision. Open space consists of 2.06 acres (20.2%) and is located surrounding the property providing buffering to the west and location for stormwater retention/detention. Most of the dedicated open space is found along Shayler Creek and the steep slopes along the southern boundary.

Woods of Magnolia Trace: Development Data

Current Zoning: R-4 Residential District

Lot Area: 7,800 Sq. Ft. (.1790 acres)

Front Yard Setback: 30 Feet

Rear Yard Setback: 30 Feet

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

Width at Front Building Line: 60 Feet

Side Yard Setback: 5 Feet, 10 Feet Total

Maximum Building Height: 35 Feet

Woods of Magnolia Trace – Design Plan proposes 28 single-family lots to be developed in one phase. The proposed plan consists of 2 lots to be dedicated as open space for a total of 2.06 acres (20.2%). The development proposes a primary access drive (Crestpoint Court) from the west extending from Magnolia Trace Subdivision. Legal road frontage would be provided to all proposed lots via a 50’ right-of-way (Crestpoint Court, Cyprus Creek Court) with the addition of a 40’ half right-of-way dedicated to the County for future improvements to Clough Pike.

The applicant has proposed that the development would be maintained by merging with the existing Magnolia Trace Homeowners Association, providing maintenance to all dedicated open spaces. Located within the open space are stormwater detention facilities to be maintained by the HOA or by public watercourse agreement via a ditch petition if accepted by the Clermont County Engineer’s Office. The developer will need to determine the proposed location of an additional “cluster box” for mailing as this has not been shown on the submitted design plan.

All proposed utilities will 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 directly to the west along with Crestpoint Court. The planned sanitary sewer connection is being extended from an existing 12” sanitary sewer located north of the site. Clermont County Water Resources Department has recommended looping the water main from Crestpoint Court to the water main on the easterly side of the property.

STAFF ANALYSIS:

Woods of Magnolia Trace – Design Plan appears to follow the density and use requirements approved in Union Township Zoning Map Amendment Case 4-20-Z and does appear to meet the subdivision design standards under *Article V, Clermont County Subdivision Regulations*.

The proposed lands and soils do possess significant attributes regarding “Sensitive Development Areas”. Soil and Water Conservation District have concerns with the proximity of several lots to Shayler Creek, specifically Lots 3-6 as they are situated on the bank that is currently showing signs of eroding and has been deemed unstable. Soil and Water Conservation district highly recommends providing a minimum vegetated buffer of 25 feet to the top of the bank. Geotechnical reports will be required on all lots that fall within the “sensitive development area” Alluvial Flood Plains – Soil Type: Ee

and Steep Slopes and Erosion Hazards – sand gravel soil types in excess of eighteen, silt soils in excess of twelve; and clay soils in excess of twelve percent slop; defined as soil type CcD2 as listened in the *Article V, Section 503 of the Clermont County Subdivision Regulations*.

The development is located within West Clermont Local School District and does not create a split-district issue.

Union Township Comment(s):

- Union Township Planning and Zoning sees no deficiencies or changes with the submitted design plan in Case 4-20-Z for the new subdivision off Crestpoint Court.

Clermont County Community & Economic Development Comment(s):

- Show ways in which the project is helping to mitigate the potential negative impact from construction on sensitive development areas.
- Determine an approved location by the United States Postal Service for an additional “cluster box” and show the new location on the Design Plan.
- All county and township departments’ comments and conditions detailed in the Woods of Magnolia Trace – Design Plan Review Letter dated February 16, 2021, be satisfactorily addressed.
- 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).
- 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:

- We still have substantial concerns about the proximity of several lots to Shayler Creek, specifically Lots 3-6. The bank to which homes on these lots would back up is steep and unstable, with a number of trees that are undercut, have exposed roots, and are leaning toward the creek. We highly recommend providing a minimum vegetated buffer of 25 feet to the top of the bank. Clermont SWCD would be supportive of reduced front setbacks if this helped provide the needed stream buffer.
- Detention will need to be provided for stormwater runoff from roads and buildings in accordance with the Clermont County WMSC regulations. Runoff from homes on Lots 2-13 will need to be directed to the storm sewer system on Crestpoint Court. Downspouts discharging at the top of the creek bank would cause significant erosion and contribute to bank instability.
- Construction drawings/calculations will need to demonstrate that the detention basin bordering the branch of Shayler Creek behind Lot 28 will not be inundated by the creek during storms up to the 100-year event.
- Geotechnical reports will be needed for all construction on CcD2 Soils.

- We encourage the developer to petition the County Engineer to assume long-term responsibility for stormwater infrastructure outside the right-of-way through the creation of a stormwater district.

The Clermont County Water Resources Department Comment(s):

- The Water Resources Department recommends looping the water main from Crestpoint Court to the water main on the easterly side of the property.
- The water management system will be further reviewed during the construction plan review.

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

- The proposed street lights need to be located behind the proposed sidewalks within the proposed utility easement.
- Guard Rail may be required along the proposed Stormwater management facility proposed adjacent to Clough Pike. This will be addressed during Construction Plan Approval.
- 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 feet.

STAFF RECOMMENDATION:

Based on the Staff Analysis, request a motion to **APPROVE** Woods of Magnolia Trace – Design Plan with the following conditions:

1. Show ways in which the project is helping to mitigate the potential negative impact from construction on sensitive development areas.
2. Determine an approved location by the United States Postal Service for an additional “cluster box” and show the new location on the Design Plan.
3. All county and township departments’ comments and conditions detailed in the Woods of Magnolia Trace – Design Plan Review Letter dated February 16, 2021, be satisfactorily addressed.
4. 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).
5. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.