



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MARCH 23, 2021

WOLFPEN COMMERCIAL SUBDIVISION – REVISED DESIGN PLAN

- APPLICANT:** Tim Kling
United Dairy Farmers, Inc.
3955 Montgomery Road
Cincinnati, OH 45212
- OWNER:** United Dairy Farmers, Inc.
3955 Montgomery Road
Cincinnati, OH 45212
- ENGINEER:** David Lorei, P.E.
Abercrombie & Associates, Inc.
8111 Cheviot Road, Suite 200
Cincinnati, OH 45247
- REQUEST:** Requesting approval of the Revised Design Plan for Wolfpen Commercial Subdivision.
- LOCATION:** The Wolfpen Commercial Subdivision is located at the corner of Wolfpen Pleasant hill Road and SR 131, with access to Umrit Court and Lee Lavati Court located in Miami Township.
See the attached location map for further clarification
- HISTORY:** On April 19, 2004, Wolfpen Commercial Subdivision was recorded with the Clermont County Recorder.
- On October 20, 2004, a Replat of Lots 1A, 4, 5A, 6, 7A, 8, &, 10 of Wolfpen Commercial Subdivision was recorded with the Clermont County Recorder.

DEVELOPMENT PROPOSAL:

Wolfpen Commercial Subdivision – Revised Design Plan is a commercial subdivision currently consisting of 9.427 acres with 11 lots. The applicant owns a majority of the lots within the subdivision consisting of 7.88 acres and is proposing to replat them into three lots (3.1493 acres New Lot 1, 2.0992 acres New Lot 2, and 2.0921 acres New Lot 3). The plan proposes connecting the two rights-of-ways (Umrit Court and Lee Lavati Court) that stub in from Wolfpen Pleasant Hill Road and SR 131 respectfully. This proposed connection would provide the property with an improved traffic pattern and access to the new lots.

United Dairy Farmers, Inc. has submitted plans to the Clermont County Building Department for review of a new facility that will require several lots to be replatted. The Revised Design Plan shows the replatted lots as New Lot 1, 2, and 3. The existing facility at the corner of Wolfpen Pleasant Hill Road and SR 131 will be demolished before construction of the new facility.

All proposed utilities will be constructed underground with street lighting along the public roadways placed within the right-of-way. Public water and sewer is available to serve the new development. Stormwater management would be extended to the north where it will connect to the proposed 15’ Private Storm Sewer easement located on New Lot 3.

STAFF ANALYSIS:

Wolfpen Commercial Subdivision – Revised Design Plan appears to conform to the underlying “B-2” zoning district as referenced in *Chapter 11 of Miami Township’s Zoning Resolution*.

The proposed lands and soils do not possess any significant attributes regarding “Sensitive Development Areas”.

A Traffic Impact Study was found not to be required by the Clermont County Engineer’s Office as this Revised Design Plan does not propose any additional lots that would constitute 100 trips per day during peak hour.

Miami Township Comment(s):

- The applicant should ensure that the lot dimensions will accommodate necessary setbacks for the new structure previously reviewed by this office for “proposed New Lot 1.”

Clermont County Community & Economic Development Comment(s):

- Change Title Block to Revised Design Plan;
- Remove County Department’s Signature Blocks;
- Add project engineer’s name and contact information;

- Add project Acreage Breakdown Table including total acreage of the entire tract, the total acreage of land in lots, the total acreage of land contained in streets, additional dedicated rights-of-way, and total acreage of open space;
- Include Lot 14 of Wolfpen Commercial Subdivision into the overall project boundary as this Revised Design Plan encompasses the entire subdivision.
- Add soil map to existing conditions & demo plan;
- Add note that all soils fall outside the Sensitive Development Area as listed in the Clermont County Subdivision Regulations;
- Add Zoning Classification to the property boundary line; PIN 182411A103, 182411A171, 182411A020;
- Add building setback lines and dimensions to New Lots 1, 2, and 3;
- Amend references of North Timber Creek to Umrit Court.

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

- No comments or objections at this time.

The Clermont County Water Resources Department Comment(s):

- No comments or objections at this time.

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

- A single street name needs to be utilized once the Two (2) Existing public roads are connected. Either of the existing road names or a new road name may be used. Contact Craig Risner, at the Clermont County Engineer's Office, to check for duplicate names.
- A Re-plat will need to be recorded depicting the proposed lot configuration.
- The geometry for the Two (2) future driveways, onto the proposed and existing public roads, need to comply with Clermont County Commercial Driveway specifications. The proposed drive geometry needs to be clearly labeled and dimensioned upon the plans. The minimum Driveway Radius is 35 Feet, and the minimum Driveway Width is 24 Feet (35 Feet Maximum.)
- A Vertical Curb Asphalt Pavement Cross-Section needs to be provided upon the plans. Be sure to also include detail for the proposed vertical curbing.
- A Curb Transition Detail needs to be provided upon the plans. The curb needs to transition from the Proposed Vertical Curb Section to proposed Rolled Curb Section in a distance of Ten (10) Feet. Provide a Curb Transition Detail upon the plans; be sure to also clearly note the transition upon the plans.
- Additional Finish Grade Elevations need to be provided upon the proposed road profile. Elevations needs to be a 0+25 Station interval.

STAFF RECOMMENDATION:

Based on the Staff Analysis, request a motion to **APPROVE** Wolfpen Commercial Subdivision – Revised Design Plan with the following conditions:

1. All county and township departments’ comments and conditions detailed in the Wolfpen Commercial Subdivision – Revised Design Plan Review Letter dated March 16, 2021, be satisfactorily addressed.
2. Submit final revised design plan with an original stamp and signature to the Department of Community & Economic Development Planning Division.