



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MAY 25, 2021

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.
- On October 23, 2018, the Clermont County Planning Commission voted to approve Rosewood Subdivision – Design Plan.
- On August 28, 2020, Taylor Corbett, the administrative representative appointed by the Clermont County Planning Commission found that the resubmittal of Rosewood Subdivision – Revised Design Plan dated August 25, 2020, to comply with the administrative approval process. Per, Article IX, Section 903, Rosewood Subdivision – Revised Design Plan was found not to create an increase to the number of allowed buildable lots approved under Batavia Township Zoning Case B-01-18ZPD

HISTORY:

On September 1, 2020, the Batavia Township Board of Trustees approved the modified final development plan for the addition of one (1) buildable lot.

On October 27, 2020, the Clermont County Planning Commission approved the Revised Design Plan for Rosewood Subdivision with the conditions.

On November 24, 2020, the Clermont County Planning Commission reheard and approved the Revised Design Plan for Rosewood Subdivision with the removal of staff’s conditions that Parcel 03-20-21D-005 be consolidated into parcel 03-20-21D-059 before recording due to creating a zoning non-conformity.

On February 23, 2021, the Clermont County Planning Commission recommended approval of Batavia Township Case B-01-18ZPD-MM-21.

On February 26, 2021, Rosewood Subdivision – Section 1 – Record Plat was recorded with the Clermont County Recorder.

DEVELOPMENT PROPOSAL:

The Revised Design Plan for Rosewood Subdivision requests amending the approved Revised Design Plan approved on November 24, 2020.

Rosewood Subdivision: Development Data

Current Zoning: PD

Lot Area: 8,400 Sq. Ft. (.1928 acres)

Width at Front Building Line: 60 Feet

Front Yard Setback: 35 Feet

Side Yard Setback: 5-10 Feet, 15 Feet Total

Rear Yard Setback: 30 Feet

School District: WCLS

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

Per the application, Part One the revised design plan is to incorporate parcel 032021D005 (1.42 acres +/-) into the overall development by adding three additional single-family lots accessed by a shared private drive off Judd Road. The three lots are overlapped onto parcel 032021D005 and open space Lot 42 in section 1 of Rosewood Subdivision. This encroachment and decrease to open space Lot 42 was permitted and approved by Batavia Township Case B-01-18ZPD-MM-21. Staff has determined that Lots 37-41 located in section 1 of Rosewood Subdivision are still under CKN Development, LLC and the change in use does not negatively affect the property value.

Part Two of the revised design plan is to approve the lot and roadway reconfigurations. These modifications increase the overall open space by 2.86 acres for a total of 21.42 acres

(29.1%). The modified layout provides pedestrian connectivity throughout the connected open space lots with a connection into Batavia Township Park.

The revised design plan does increase the overall density of the site from 2.61 units per acre to 2.71 units per acre by adding a total of 11 new lots.

STAFF ANALYSIS:

Rosewood Subdivision – Revised Design Plan appears to follow the density and use requirements approved in Batavia Township Zoning Map Amendment Case B-01-18ZPD-MM-21 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”. Geotechnical reports will be required on all lots that fall within the “sensitive development area” Soil Type: EbE2

The county has met with the project engineer to discuss minor corrections to the revised design plan all comments have been made available in the Rosewood Subdivision – Revised Design Plan review letter dated May 17, 2021.

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

Batavia Township Comment(s):

- No objections or comments at this time.

Clermont County Community & Economic Development Comment(s):

- Parcel 032921D005 will be required to be replatted into open space Lot 42 prior to the recording of proposed Rosewood Subdivision – Section 6.
- All county and township departments’ comments and conditions detailed in the Rosewood Subdivision – Revised Design Plan Review Letter dated May 17, 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.

The Clermont County Water Resources Department Comment(s):

- No objections or comments at this time.

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

- There is what appears to be a stormwater basin on Lots 128 and 129. This is probably a location of a basin in a previous set of plans and included in error, and if so, should be deleted.
- We have some concerns regarding with stormwater basin in the rear of Lots 70-73, specifically with how the detention will be provided for the runoff on the the opposite side of the small headwater stream. Additionally, with two proposed stream crossings of storm sewers, Ohio EPA, and the Corps of Engineers should be contacted to see if Section 401/404 permits are required.

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

- Written approval needs to be provided from Batavia Township for the proposed “Speed Table” along Millstream Drive.
- A general reminder regarding roadway geometry; the minimum allowable street grade is 0.4%, the 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 with the following conditions:

1. Parcel 032921D005 will be required to be replatted into open space Lot 42 before the recording of the proposed Rosewood Subdivision – Section 6.
2. Written approval needs to be provided from Batavia Township for the proposed “Speed Table” along Millstream Drive.
3. All county and township departments’ comments and conditions detailed in the Rosewood Subdivision – Revised Design Plan Review Letter dated May 17, 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.