



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON NOVEMBER 23, 2021

HAWLEY FARMS – DESIGN PLAN

- APPLICANT:** John Moses
Maronda Homes
4710 Interstate Drive
Cincinnati, OH 45246
- OWNER:** David H. Todd Trustee
537 E. Pete Rose Way
Cincinnati, OH 45202
- ENGINEER:** Ron Roberts, P.E.
Roberts Engineering, Inc.
602 Lila Avenue
Milford, OH 45150
- REQUEST:** Requesting approval of Hawley Farms – Design Plan.
- LOCATION:** Parcels 182518C231 and 182518C104 consisting of +/- 34.58 acres in Miami Township are located on the south side of Wards Corner Road at the end of Todd Farm Lane, with parcel 182518C104 being a previously platted parcel located along the north side of Loveland-Miamiville Road between Riverview Lane & Bett Ann Lane.
- HISTORY:** On December 27, 2005, the Clermont County Planning Commission recommended approval of Miami Township Case 510 for R-3 Residence District with R-PUD Overlay.
- On November 25, 2014, the Clermont County Planning Commission recommended approval of Miami Township Case 536 for a Revised R-3 Residence District with R-PUD Overlay.
- On January 26, 2021, the Clermont County Planning Commission recommended approval of Miami Township Case 576 for R-3 Residence District with R-PUD Overlay.

HISTORY: On May 25, 2021, the Clermont County Planning Commission recommended approval of Miami Township Case 580 for a revised R-PUD Overlay District.

On July 12, 2021, the Miami Township Board of Trustees approved Miami Township Case 580.

DEVELOPMENT PROPOSAL:

Hawley Farms – Design Plan is a single-family residential community infill project on parcels 182518C231 and 182518C104 consisting of +/- 34.58 acres in Miami Township. Per the Design Plan, the project proposes 58 single-family lots consisting of +/- 18.1 acres. All lots will be provided direct access to one of three public streets via an extension of Todd Farm Lane, Hunters Close, and Todd’s Ridge (Lots 1-52) or will be provided direct access to Loveland-Miamiville Road (Lots 53-58)

Open Space has been provided throughout the development consisting of 15.94 acres (46.09%). The open space surrounds the proposed development providing buffering via existing woodlands. The open space will also provide needed erosion protection along the steep slopes and sensitive development soils. The open space will also provide neighborhood amenities such as a community park with a picnic shelter, and Mail Station Cluster Box Unit (CBU) located outside of the right-of-way.

A premier feature of the proposed open space is for the development of the woodland trail system that is shown connecting the community park to the Loveland-Miamiville Road proposed sidewalk network. This sidewalk network would provide future access to the Little Miami Scenic Trail.

Hawley Farms: Design Plan

Current Zoning: R-3 w/ R-PUD Overlay

Total Lots: 58 units

Area in Lots: 14.67 acres

Area in Open Space: 15.94 acres (46.09%)

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

Side Setback: 10 Feet

Max Building Height: 35 Feet

Total Site Area: 34.58 acres

Area in R/W: 3.97 acres

Density: 1.67 units/acre

Front Setbacks: 25 Feet

Rear Setback: 25 Feet

SITE ACCESS:

The site development plan proposes roadways that are aligned along the top of the existing ridgelines. The goal is to minimize the grading and tree removal that is necessary to accommodate the roadway and building lots.

The site's main entrance accessing 52 of the 58 single-family lots will be accessed from Wards Corner Road via Todd Farm Lane. The dedication and construction of the extension for Todd Farm Lane, Hunters Close, and Todd's Ridge will provide direct access. A landscaped monument sign will be placed within the open space lot and will be maintained by the proposal of a homeowner's association.

Lots 53 – 58 that have frontage along Loveland-Miamiville Road will have individual curb cuts for driveway access.

Pedestrian circulation will be provided along both sides of all dedicated rights-of-way (*Todd Farm Lane, Hunters Close, and Todd's Ridge*) with sidewalks also being provided along the frontage of lots 53 – 55 and through the open space connecting to the woodland trail system. Miami Township has waived the sidewalk requirement along the front of Lots 56 – 58.

STAFF ANALYSIS:

Per the review of the Hawley Farms – Design Plan, the proposed development appears to follow all *Clermont County Subdivision Regulations* pertaining to Article V. The proposed project also appears to conform with the density and use regulations approved in Miami Township Case 580 being an “R-PUD” Residential Planned Unit Development within the Township's Zoning Resolution.

As referenced before on the Miami Township Zoning Case 580 the site does possess significant attributes regarding “sensitive development areas”. Clermont County Soil and Water Conservation District has inspected the site and has concerns with several of the proposed lots.

1. *Lots 54 – 55 due to the proximity of the creek (primarily Lot 55), the stream bank to which the homes on these lots would back up is very steep, sheer in some spots, and is unstable, with a number of trees that are undercut and have exposed roots, causing trees to lean toward the creek. A conservation easement and/or vegetative buffer of at least 50 feet from “top of bank” is highly recommended.*
2. *There is an existing water body that will receive flow from detention basin #3 running through the center of proposed Lot 57. No grading plan for this lot was included.*
3. *Concerns regarding drainage management in the rear of Lots 4-6. More grading is needed to direct runoff to the catch basin on Lot 4.*
4. *Concerns regarding the long-term maintenance of the retaining wall shown in the rear of Lots 4-6 be maintained by the homeowner's association and not the individual property owners.*

Additionally, the proposed site design attempts to respect the steep slopes found on the project site. The street layout is fairly efficient in accomplishing internal circulation but does extend into many sensitive terrains. The staff has reviewed the design plan and shares concerns regarding the lands and soils that are found throughout most of the site. The

property possesses significant attributes regarding “Sensitive Development Areas” and will require geotechnical studies to determine buildability. Most building locations appear to substantially be impacted by both steep slopes and sensitive soils that are prone to slipping (soil type: CkD3, CnC2, EaF2, and EbG2).

The natural topography creates its own set of challenges that can be mitigated, but undesirable adjacent land uses, like that of the existing sewer treatment facility cannot. The Clermont County Water Resources Department has referenced that a Stormwater Management and Greenspace Easement will be required to be shown on the plans as this might affect Lots 54-56 and possibly 57-58.

The development is located within Milford Exempted Village Schools District and does not create a split-district issue.

Miami Township Comments:

- The conditions of approval from Zoning Case #580 are contained in Attachment “A” and incorporated into this letter. Please note the timing requirements for construction of the path and sidewalks, Conditions 1 and 6 (at or before 50% of zoning certificates issued).
- A zoning final development plan is still outstanding in this case. See Attachment “B” Letter dated July 22, 2021.
- Please show sidewalk detail for the lots fronting on Loveland-Miamiville Road. The sidewalk would begin at the stream crossing and continue to the end of the property limits (the west edge of 426 Loveland-Miamiville Road, parcel 182518C104 (Lot 53)).
 - A minimum 6’ wide sidewalk is recommended for the Loveland-Miamiville Road span.
- Some additional detail is requested for the trail construction.
 - For example, Sheet 17 depicts in one instance just a hillside cut and dirt. This does not seem to be a sustainable design. What are the specific trail construction details, for example, “6” of compacted crushed limestone”?
 - Have the trail profiles been field examined to determine if the proposed pathway placement is feasible?
 - Would a more practical approach be to start the path at or closer to the end of the street cul de sac, create a cut-through between two of the lots, and then proceed to the lower elevation from that point (perhaps between Lots 19 and 20, for example)? Benefits to that approach would be:
 - much less grading necessary along steep slopes,
 - better stability behind Lots 6-9 and 13-21,
 - better privacy for Lots 6-9 and 13-21,
 - preservation of the more natural forest.
 - The concrete raised stepping stones to cross the stream is interesting but looks a little tricky. How would pedestrians navigate that with a bicycle? Could the “Tied Concrete Planks” (for when the stream is low) and the concrete raised stepping stones both be installed?

Clermont County Community & Economic Development Comments:

1. All county and township departments' comments and conditions detailed in the Hawley Farms – Design Plan Review Letter dated November 12, 2021, be satisfactorily addressed.
2. Geotechnical studies will be required on lots that fall onto “sensitive development areas” (soil type: CkD3, CnC2, EaF2, and EbG2).
3. 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).
4. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Clermont County Engineer's Office Comment:

- Usable Ingress/Egress Easements need to be provided for the proposed Storm Water Detention Basin No. 2, located behind proposed Lots 21, 22, and 23, and Basin No. 3, located between proposed Lots 39, and 40.
- The geometry of the proposed driveway apron for the amenities needs to be adjusted. A Twenty (20) Return radius needs to be utilized.
- The proposed CB-3A Catch Basins will need to be exchanged with CB-3 Catch Basins and CB-3MH Catch Basin Manholes.
- Allowable velocities of storm sewers shall be greater than 2.5 fps and less than 12 fps. Key block anchors need to be provided every 20 feet if velocities exceed this maximum. The system should be designed to avoid large differences in velocities between consecutive reaches. Additionally, any storm sewer with a grade of over 12% shall have key block anchors every 20 feet.
- A general reminder regarding roadway geometry; the minimum allowable street grade is 0.4%, a maximum street grade is 12% (10% preferred), and the minimum centerline curve radius is 200'.
- The proposed Todd's Ridge Profile appears to be cropped from Station 15+00 through 14+00 and beyond.

Clermont County Water Resources Department Comments:

- Please add the Stormwater Management and Greenspace Easement to the plans as this will affect Lots 54-56 and possibly 57-58.

Clermont County Soil and Water Conservation District Comments: (Design Plan)

- We have concerns about building on Lots 54 and 55 due to the proximity of the creek (primarily Lot 55). An inspection of the stream bank to which homes on these lots would back up is very steep (almost sheer) and unstable, with a number of trees that are undercut, have exposed roots, and are leaning toward the creek. We highly recommend providing a vegetated buffer of 50 feet from the top of the bank. Clearing limits should be shown for these lots.
- There is an existing water body that will receive flow from detention basin #3 running through the center of proposed Lot 57. A grading plan for this lot wasn't included. The construction plans will need to address this flow.
- We have concerns regarding drainage management in the rear of Lots 4-6. Grading is needed to direct runoff to the catch basin on Lot 4.
- We recommend that the HOA be responsible for long-term maintenance of the retaining wall shown in the rear of Lots 4-6 rather than the individual property owners.
- A hydraulic analysis will be needed downstream of detention basin #3 to determine if there is adequate capacity in the culvert under Loveland-Miamiville Road.
- Drainage easements are needed for all storm sewers located outside of the road right-of-way, including the storm sewers on Lot 4, Lots 23-28, and Lots 35-37.
- 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.

STAFF RECOMMENDATION:

Based on the Staff Analysis, request a motion to **APPROVE** Hawley Farms – Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in the Hawley Farms – Design Plan Review Letter dated November 12, 2021, be satisfactorily addressed.
2. Geotechnical studies will be required on lots that fall onto “sensitive development areas” (soil type: CkD3, CnC2, EaF2, and EbG2).
3. Add the Stormwater Management and Greenspace Easement to the Design Plan.
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.