



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JANUARY 25, 2022

VILLAGES OF BELMONT – REVISED DESIGN PLAN

- APPLICANT:** Matt Mains
Drees Homes
211 Grandview Drive
Ft. Mitchell, KY 41017
- OWNER:** 1592KK Properties, LLC.
1733 E. Huntley Road
Goshen, OH 45122
- ENGINEER:** Richard Evans, P.E.
Evans Civil Pro Engineers, LLC
4700 Duke Drive, Suite 100
Mason, OH 45040
- REQUEST:** Requesting approval from the Clermont County Planning Commission for the Villages of Belmont – Revised Design Plan
- LOCATION:** The Villages of Belmont is a “landominium” development located in Goshen Township between Fay Road and SR 28. All existing lots provided legal frontage along three rights-of-way (*Thoroughbred Drive, Belgian Circle, Charles Snider Road, Clydesdale Circle, Mustang Circle, and Quarter Horse Circle*).
- HISTORY:** On February 28, 2006, the Clermont County Planning Commission Approved the Villages of Belmont formally known as Sunnymead / Eagle’s Nest – Design Plan.
- On November 27, 2007, the Clermont County Planning Commission approved the Dedication Plat for 1.8204 acres of Charles Snider Road & SR 28 right-of-way.
- On September 28, 2021, the Clermont County Planning Commission recommend approval of a Major Modification to the existing PUD overlay district.

DEVELOPMENT PROPOSAL:

The Revised Design Plan for the Villages of Belmont requests amending the approved Design Plan approved on February 28, 2006.

The presented modification is intended to maintain the previously approved roadway layout with a minor change to Mustang Circle that is now shown to terminate at a cul-de-sac. The structures and lots for these building sites are proposed to be landminium lots similar to the previously platted development in the first section. Drees Homes will be the new builder for the future sections.

STAFF ANALYSIS:

Villages of Belmont – Revised Design Plan appears to follow the density and use requirements approved by Goshen Township Major Modification Case ZC-2021-005. The revised design plan does appear to meet all of the subdivision design standards pertaining to *Article V, Clermont County Subdivision Regulations*.

Goshen Township Comment(s):

1. No increase in development density.
2. No cell or communication towers or sub-towers.
3. All Site Development Standards for Section 2, are to remain as previously approved and are to match the existing development plan approval of Section 1A, Phase 1.
 - a. Standards are per the 2008 Goshen Township Zoning Resolution.
4. Charles Snider Road access to State Route 28, be approved.
5. Lot splits are to be reviewed and approved by Goshen Township's Planning and Zoning Department.
6. Condition of approval to include a recommendation by Clermont County and State Agencies.
7. No construction between the hours of 9 p.m. to 7 a.m.
8. Builder/Developer is responsible for replacing or repairing damage to public roadways, sidewalks, curbs, gutters, etc. as determined by Goshen Township's Service Director.
9. Addresses are to be reviewed and assigned by Goshen Township's Planning and Zoning Department.
10. Building setback are as follows: Front = 25', Side(s) = 10' each and Rear = 15'.
11. Section 2 is to be combined within the same HOA as Section 1A, Phase I, per Recorder O.R. Book 2041 at Page 1684, etc. and is also subject to all subsequent recorded amendments and supplements.

Clermont County Community & Economic Development Comment(s):

- All county and township departments' comments and conditions detailed in the Villages of Belmont – Revised Design Plan Review Letter dated January 13, 2022, 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 Engineer's Office Comment(s):

- The proposed Charles Snider Road typical cross-section needs to be extended to the west property line of the proposed development.
- Due to the reconfiguration of Mustang Circle, the unused public road intersection will need to be vacated and removed plans. The unused curbing, sidewalks, and curb ramps associated with the partial intersection will need to be removed and realigned as part of the construction of Mustang Circle.
- 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'.

The Clermont County Water Resources Department Comment(s):

- The proposed development will be served by Clermont County Water Resources Department's water and sewer systems. Capacity is available in the water and sewer system to serve the development.
- Per the Ohio Building Code, "Party Walls" constructed as true structural firewalls will be required at each property line through the new townhomes at all property lines separating residential units. The following Building Code requirement will need to be addressed at all building wall locations located on the property line and separating residences:

***OBC 706.1.1 Party Walls:** Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between two buildings, shall be constructed as a firewall in accordance with OBC Section 706. party walls shall be constructed without openings and shall create separate buildings.*

This Building Code requirement cannot be waived at the local level. Any appeal or request for relief from this code requirement must be made to the state of Ohio Board of Building Appeals.

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

- The existing stormwater management basins are required to have the capacity to handle the additional runoff and must be sized according to the current WMSC regulations.

STAFF RECOMMENDATION:

Based on Staff Analysis, request a motion to **APPROVE** the Villages of Belmont – Revised Design Plan with the following conditions:

1. All county and township departments’ comments and conditions detailed in the Villages of Belmont – Revised Design Plan Review Letter dated January 13, 2022, be satisfactorily addressed.
2. Per the Ohio Building Code, “Party Walls” constructed as true structural firewalls will be required at each property line through the new townhomes at all property lines separating residential units. The following Building Code requirement will need to be addressed at all building wall locations located on the property line and separating residences:

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