



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MAY 24, 2022

THE PRESERVE AT OLIVE BRANCH – DESIGN PLAN

- APPLICANT:** Ridge Stone Builders & Developers
7015 Lighthouse Way, Suite 500
Perrysburg, OH 43551
- OWNER:** The Preserve at Olive Branch, LLC
3870 Virginia Drive
Cincinnati, OH 45227
- ENGINEER:** Bob Bailey
DGL Consulting Engineers, LLC
3455 Brairfield Blvd, Suite E
Maumee, OH 43537
- REQUEST:** Requesting approval from the Clermont County Planning Commission for The Preserve at Olive Branch – Design Plan. (*Parcel 012008C006*)
- LOCATION:** The subject property (*Parcel 012008C006*) is located on the east side of Amelia Olive Branch Road 750 feet north of Billingsley Drive and 800 feet south of Barton Road in Batavia Township.
- HISTORY:** On December 15, 2020, the Clermont County Planning Commission recommended the approval of Batavia Township Zoning Map Amendment Case B-03-20ZPD.
- On March 2, 2021, the Batavia Township Board of Trustees approved Batavia Township Zoning Map Amendment Case B-03-20ZPD.
- On February 17, 2022, the Batavia Township Zoning Commission approved a Minor Modification for Case B-03-20ZPD-22mm.

DEVELOPMENT PROPOSAL:

The Preserve at Olive Branch is a unique assisted living residential community that will comprise a mixture of “For Sale” single-family homes and “For Lease” assisted living units on one parcel 012008C006 consisting of a total project area of 73.206 acres in Batavia Township.

The design plan indicates that the 49 single-family “For Sale” lots consisting of 12.98 acres are situated in the northwestern portion of the property. These lots are provided a minimum lot size of 10,125 Sq. Ft. and 75-foot lot width at the building line. The remainder of the property will be developed into 147 total “For Lease” assisted living units (+55 and Older) with a combination of single, double, and multi-residential unit configurations with an overall project density of 1.50 units per acre.

Within the development, 24.11 acres (32.9%) are to be dedicated as open space. Within the proposed open space, the development maintains existing natural wooded areas that provide buffering along Amelia Olive Branch Road and maintains the existing watercourse to the southern property boundary. The open space also provides ample space for the stormwater detention basins that are designed to conform with Section 4 of the Clermont County Airport Zoning Regulations, pending the detention basin design and calculations which are typically submitted for review at the construction plan approval phase of the development.

A central community lot has also been shown to contain a clubhouse and will include an administrative office “community manager/service coordinator” who will employ the Episcopal Retirement Services (ERS) to assist residents with arranging for in-home services. A centralized Cluster Box (CBU’s) / Mailing Station has not been shown on the design plan and will need to be addressed.

SITE ACCESS:

The Preserves of Olive Branch will have one point of ingress/egress to Amelia Olive Branch. The entrance has been designed to accommodate the existing watercourse through the use of a 72-inch culvert with the construction of a retaining and barrier wall. The plans indicate that a southbound left-turn lane will be constructed on Amelia-Olive Branch Road into The Preserve at Olive Branch development.

All of the proposed lots and “For Lease” assisted living units will be provided legal road frontage via the dedication of five public rights-of-way (*Preserve Lane, Olive Branch Drive, Robin Drive, Cardinal Way, and Street E*). Street E will need a proposed name approved by the Clermont County Engineer’s Office.

DEVELOPMENT DATA:

The Preserves at Olive Branch: Design Plan

Current Zoning: Batavia Township Case B-03-20ZPD-22mm: R-PD Residential Planned Development

Project Density: (2.71 units/acre)

Parcel Number: 012008C006

School District: Batavia Local School Districts (Batavia LSD)

Lot Yield: 49 Single-Family Lots, 147 Assisted Living Units

Total Gross Area: 73.206 acres **Area in Lots:** 12.98 acres

Area in Open Space: 12.28 acres (31%) **Area in R/W:** 8.28 acres

LOT TYPE DATA:

Min. Lot Area: 10,125 Sq. Ft. (.23 acres)
Min. Lot Width: 75 Feet
Front Setbacks: 35 Feet
Rear Setback: 30 Feet
Side Setback: 10 Feet (5 Feet Min., 20 Feet Total)

STAFF ANALYSIS:

The Preserves at Olive Branch development is currently situated in an area of Batavia Township seeing an increase in residential growth and the county does expect a significant rise in the traffic flow on Amelia Olive Branch. A similar residential development (Billingsley) is currently under construction and other multi-family residential developments have been approved on Amelia Olive Branch Road. A Traffic Impact Study has been received by Clermont County Engineer’s Office considering the additional traffic along these connector streets.

In conclusion, The Preserves at Olive Branch – Design Plan appears to follow the requirements pertaining to Article V, of the Clermont County Subdivision Regulations while also conforming to the density and use regulations approved under Batavia Township Zoning Map Amendment Case B-03-20ZPD-22mm being an R-PD Residential Planned Development.

Batavia Township Comments:

- No objections or comments at this time.

Clermont County Community & Economic Development Comments:

- All county and township departments' comments and conditions detailed in The Preserves at Olive Branch – Design Plan Review Letter dated May 18, 2022, be satisfactorily addressed.
- 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:

- Street names for all proposed roads are required to be shown on the plans. A formal name "Street E" is still missing.
- A Traffic Impact Study, currently under review at our office, needs to be finalized and approved prior to construction plan approval.
- Additional Right-of-Way may be needed for the proposed retaining wall along Amelia-Olive Branch Road.
- 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'.

Clermont County Water Resources Department Comments:

- The plans currently demonstrate that Section 4 of the Clermont County Airport Zoning Regulations will be satisfied pending the detention basins design and calculations typically submitted during the construction phase.
- The heights of the proposed buildings will need to be provided to show conformity to the height restrictions per the Clermont County Airport Zoning Regulations.
- Clarify on the plans whether a lift station is being proposed or a low-pressure force main. Sheets C3 and C4 have conflicting notes.
- The sewer main will need to be extended from the 21" existing main located along Taylor Road. The plans currently show connecting to the 10" sewer main. To determine if connecting to the 10" sewer main is possible, the county will need to review the lift station design.

Clermont County Soil and Water Conservation District Comments:

- Details are needed for the "Plat 2" and "Plat 3" sections of the subdivision (Lots 62-88). In particular, the locations of the stormwater management basins (basins C and D) and storm sewer/drainage easements must be shown.
- Storm sewer/drainage easements will be needed for all storm sewers and drainage channels outside the road right-of-way, as well as for the stormwater management basins.
- A soils map needs to be included
- Storm sewers should be labeled in both the plans and street profiles.

Clermont County Soil and Water Conservation District Comments: Cont.

- 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.
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STAFF RECOMMENDATION:

Based on Staff Analysis, request a motion to **APPROVE** The Preserve at Olive Branch – Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in The Preserve at Olive Branch – Design Plan Review Letter dated May 18, 2022, be satisfactorily addressed.
2. Either a lift station or a low-pressure force main will be required to be provided on the plans.
3. The sewer main will be required to be extended from the 21" existing main located along Taylor Road. A detailed review of the lift station will be determined if connecting to the 10" sewer main is possible.
4. Additional Right-of-Way may be needed for the proposed retaining wall along Amelia-Olive Branch Road.
5. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.