



CLERMONT COUNTY OHIO

PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MAY 24, 2022

THE SANCTUARY AT DEERFIELD MEADOWS DESIGN PLAN

- APPLICANT:** Joe Farruggia
Beaver Creek Site Management, LLC
7861 E. Kemper Road
Cincinnati, OH 45249
- OWNER:** David C. Bockman & Carl F. Bockman
5654 Wild Rose Lane
Milford, OH 45150
- ENGINEER:** James H. Watson, P.E.
McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45241
- REQUEST:** Requesting approval from the Clermont County Planning Commission for The Sanctuary at Deerfield Meadows – Design Plan. (*Parcel 182404B028, 182404C016, 182404C040, and 182404H153*)
- LOCATION:** The subject properties (*Parcel 182404B028, 182404C016, 182404C040, and 182404H153*) are located between Deerfield Road and SR 131 within Miami Township. The property is bordering Stonelick Township to the east and Goshen Township to the north.
- HISTORY:** On February 22, 2022, the Clermont County Planning Commission recommended the approval of Miami Township Zoning Map Amendment Case 581.
- On April 13, 2022, the Miami Township Board of Trustees approved Miami Township Zoning Map Amendment Case 581.

DEVELOPMENT PROPOSAL:

The Sanctuary at Deerfield Meadows is a single-family residential community proposed on four parcels 182404B028, 182404C016, 182404C040, and 182404H153 consisting of a total project area of 142.09 acres in Miami Township.

The design plan indicates 213 single-family lots consisting of 65.22 acres, 130 lots of which are provided a minimum lot width of 70 feet and a typical area of 10,000 Sq. Ft. The remaining 83 lots have a minimum lot width of 80 feet and a typical area of 12,000 Sq. Ft. with an overall project density of 1.50 units per acre.

Within the development, 60.61 acres (42.6%) are to be dedicated as open space. Within the open space, the development provides protection to sensitive development areas, a natural and landscaped buffer zone of surrounding properties, locations for stormwater retention facilities, and neighborhood amenities. The design plan at this time does not show details regarding design specifics of the amenities but the plans do show several walking trails throughout the development.

A centralized Cluster Box (CBU’s) / Mailing Station has been shown along Rock Creek Drive. A further review will be needed regarding the design of the ingress/egress and parking circulation.

SITE ACCESS:

The Sanctuary at Deerfield Meadows will have two points of access onto Deerfield Road. The northwestern entrance to the development is located just northwest of Parker Road with the northeastern entrance located just north of the Miami Township - Stonelick Township Boundary.

All of the proposed lots will be provided legal road frontage onto one of nine dedicated public rights-of-way (*Deerfield Meadows Drive, Deer Walk Lane, White Tail Lane, Stags Run, Rock Creek Drive, Antler Drive, Pond Side Drive, Red Tail Run, Little Fawn Lane*).

DEVELOPMENT DATA:

The Sanctuary at Deerfield Meadows: Design Plan

Current Zoning: Miami Township Case 581: R-1 Residential District with an R-PUD - Residential Planned Unit Development Overlay

Project Density: (1.50 units /acre)

Parcel Numbers: 182404B028, 182404C016, 182404C040, and 182404H153

School District: Milford Local School Districts (Milford LSD)

Lot Yield: 213

Total Gross Area: 142.09 acres

Area in Lots: 65.22 acres

Area in Open Space: 60.61 acres (42.6%)

Area in R/W: 16.26 acres

LOT TYPE DATA:

LOTS 1 – 130:	LOTS 131 – 213:
Lot Area: 10,500 Sq. Ft. (.2410 ac.)	Lot Area: 20,000 Sq. Ft. (.4591ac.)
Min. Lot Width: 70 Feet	Min. Lot Width: 80 Feet
Front Yard Setback: 40 Feet	Front Yard Setback: 40 Feet
Min Side Yard Setback: 7.5 Feet	Min Side Yard Setback: 7.5 Feet
Rear Yard Setback: 30 Feet	Rear Yard Setback: 30 Feet

STAFF ANALYSIS:

The Sanctuary at Deerfield Meadows development is currently situated in an area of the county seeing rapid growth and the county does expect a significant increase in the traffic flow on Deerfield Road. A similar residential development (Lakefield Place Subdivision) is expected to start construction shortly to the north of Deerfield Road in Goshen Township. A Traffic Impact Study has been submitted to the Clermont County Engineer’s Office for review and the findings will need to be addressed in future sets of the construction plans.

In conclusion, The Sanctuary at Deerfield Meadows – 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 Miami Township Zoning Map Amendment Case 581 being an “R-PUD” Residential Planned Unit Development Overlay District.

Miami 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 Sanctuary at Deerfield Meadows – Design Plan Review Letter dated May 16, 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.

Clermont County Engineer’s Office Comment:

- Sight Distance Analysis needs to be provided for both proposed intersections.
- The findings of the approved Traffic Impact Study need to be on the construction plans.

Clermont County Water Resources Department Comments:

- Sanitary sewer capacity is available for the 213 proposed lots.
- Sewer main along Deerfield Road will need to be extended by gravity as far as possible.
- The water main on Deerfield Road has available capacity for the 213 proposed lots. The water main will need to be looped to provide at least two feeds into the subdivision.
- There are erosion concerns with the retention basin behind lots 74-79 relative to the existing waterway.

Clermont County Soil and Water Conservation District Comments:

- Due to the presence of Clermont Soils and possible wetlands identified by the National Wetlands Inventory, we recommend contacting the Corps of Engineers and Ohio EPA to determine if Section 404/401 permits are needed or not.
- If any construction will occur on EbD2 or EbE2 soils, geotechnical reports will be needed.
- With multiple retention basins and most of the storm sewer infrastructure located outside the right-of-way, 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 utility.

STAFF RECOMMENDATION:

Based on Staff Analysis, request a motion to **APPROVE** The Sanctuary at Deerfield Meadows – Design Plan with the following conditions:

1. All county and township departments’ comments and conditions detailed in The Sanctuary at Deerfield Meadows – Design Plan Review Letter dated May 16, 2022, be satisfactorily addressed.
2. 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)
3. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.