



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY THE PLANNING COMMISSION ON JUNE 28, 2022

OAKS OF EASTGATE REVISED DESIGN PLAN

- APPLICANT:** Mark Schnicke
Schnicke Development Group, LLC
1250 Springfield Pike
Cincinnati, OH 45215
- OWNER:** Mark Schnicke
Schnicke Development Group, LLC
1250 Springfield Pike
Cincinnati, OH 45215
- ENGINEER:** Craig Abercrombie
Abercrombie & Associates, Inc.
8111 Cheviot Road, Suite 200
Cincinnati, OH 45247
- REQUEST:** Requesting approval from the Clermont County Planning Commission for the Oaks of Eastgate – Revised Design Plan
- LOCATION:** The Oaks of Eastgate development is located on the north side of Old State Route 74 on Eastgate Oaks Drive in Union Township.
- HISTORY:** On October 20, 2005, Oaks of Eastgate – Phase 1 condominiums were recorded.
- On July 6, 2007, Oaks of Eastgate – Phase 2 condominiums were recorded.
- On January 14, 2022, Union Township accepted a Minor Amendment Case 6-03-Z to the approved R-4 development plan.

DEVELOPMENT PROPOSAL:

The revised design plan for the Oaks of Eastgate is a request to amend the previously approved condominium development.

The proposed modification allows the development of two remaining parcels from an approved condominium development to a single-family attached residential development. The proposed modification would maintain the previously approved road layout while also preserving the existing unit yield at ten (10) total units.

STAFF ANALYSIS:

Oaks of Eastgate – Revised Design Plan appears to follow the density and use requirements approved by Union Township Minor Modification Case 6-03-Z.

The revised design plan does appear to meet all of the subdivision design standards pertaining to *Article V, Clermont County Subdivision Regulations*.

Union Township Comment(s):

- Based upon the plans submitted, the preservation of the existing unit yield at ten (10) total units, and the configuration proposed for the lots, the proposed R-4 Minor Amendment is hereby approved and the plan is amended to include this modification as demonstrated and is altered only as contained herein.
- All previous requirements remain in effect.
- This plan amendment is conditionally approved, contingent upon the inclusion of a detailed landscaping plan demonstrating the buffering and planting strategy for the site.

Clermont County Community & Economic Development Comment(s):

- All county and township departments’ comments and conditions detailed in the Oaks of Eastgate – Revised Design Plan review letter dated June 14, 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.

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

- Due to this revised design plan not containing any proposed public roadway improvements, our office currently does not have any comments or conditions.

The Clermont County Water Resources Department Comment(s):

- Locate retention/detention basins and temporary sediment basins.
- Locate the construction entrance.
- As a reminder, 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 basins have accumulated sediment; one has excessive cat-tail growth and is holding water. The construction drawings should include plans to clean both basins and restore their designed capacity.

STAFF RECOMMENDATION:

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

1. All county and township departments’ comments and conditions detailed in the Oaks of Eastgate – Revised Design Plan review letter dated June 14, 2022, be satisfactorily addressed.
2. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.