



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY THE PLANNING COMMISSION ON JULY 26, 2022

COBBLESTONE – DESIGN PLAN

- APPLICANT:** Randy Acklin
Grand Communities, LLC
3940 Olympic Boulevard
Erlanger, KY 41018
- OWNER:** Robert G. Roak, Trustee
7221 Kyles Station Road
Middletown, OH 45044
- ENGINEER:** Terri Corner
Bayer & Becker
6900 Tylersville Road, Suite A
Mason, OH 45040
- REQUEST:** Requesting approval from the Clermont County Planning Commission for the Cobblestone – Design Plan
- LOCATION:** The subject properties (PIN 112207E212 & 112207E033) are located south of SR 132 at the western end of Kirbett Road. The property adjacent to the north is *Heisler Park* in Goshen Township.
- HISTORY:** On December 21, 2021, the Clermont County Planning Commission recommended approval of Goshen Township Zoning Map Amendment Case ZC-2021-008.
- On April 26, 2022, the Clermont County Planning Commission recommended the approval of Goshen Township Zoning Map Amendment Case ZC-2022-004.

DEVELOPMENT PROPOSAL:

Cobblestone is a single-family residential community proposed on parcels 112207E212 and 112207E033 consisting of a total of +/- 39.073 acres in Goshen Township. The Cobblestone – Design Plan offers 117 single-family residential lots comprised of +/- 19.75 acres. The design plan designates 14.40 acres (36.9%) of the developable land as dedicated open space. The open space proposed within the development provides these key features: a limited clearing of the existing natural woodlands on the site that provide significant buffering and the location of the drainage retention feature. Neighborhood amenities, including a playground, are also offered. No further details regarding the proposed amenities or landscaping plan have been provided.

At the Cobblestone – Design Plan review meeting on July 20, 2022, a discussion was had regarding the overall plan for a mailing center. The panel concluded that the plan was for multiple cluster box unit (CBU) locations rather than a centralized parking/ mailing facility. However, planning has preferred the project to use the proposed open space throughout the development as selected locations. The plan does not show the proposed areas of CBUs.

Cobblestone: Design Plan

Current Zoning: PD (*Goshen Township Zoning Map Amendment Case ZC2022-004*)

Total Lots: 117 units

Total Site Area: 39.073 acres

Area in Lots: 19.75 acres

Area in R/W: 4.92 acres

Area in Open Space: 14.40 acres (36.9%)

Density: 2.99 units/acre

Min. Lot Area: 6,200 Sq. Ft. (0.1423 acres)

Front Setbacks: 30 Feet

Side Setback: 5 Feet (5 Feet Min., 10 Feet Total)

Rear Setback: 25 Feet

SITE ACCESS:

Access to Cobblestone development is located at the western termination of Kirbett Road. Cobblestone’s singular point of access has been shown with an entrance monument sign, via Woodstone Lane (+/-2000 Ft. south of SR 132). The singular point of ingress/egress was determined to be sufficient by the Goshen Township Trustees provided a secondary emergency access drive to Kirbett Road be constructed. This emergency access drive will be gated with a knox lockbox.

In addition, the Cobblestone development has proposed significant roadway and infrastructure improvements beginning at the SR 132/Kirbett Road intersection and continuing the entirety of the Kirbett Road right-of-way. Conceptualized roadway improvement plans will be required to be submitted for review by the Clermont County Engineer’s Office along with obtaining a final approval letter from Goshen Township regarding the proposed roadway construction details, which would bring Kirbett Road into compliance with Clermont County roadway specifications.

All proposed single-family lots will be provided direct legal road frontage by dedicated rights-of-way (+/- 4.92 acres). All rights-of-way, “including the to-be-submitted roadway improvements to Kirbett Road” will be constructed to the *Subdivision Street Design and Construction Standards for Clermont County*. All public streets shown on the Cobblestone Design Plan, meet the minimum width necessary to safely and adequately accommodate the vehicular traffic needed. All proposed street names (*Woodstone Lane, Candlelight Way, Kettle Way, and Carriage Street*) shall be reviewed by the Clermont County Engineer’s Office for duplicate or nearly duplicate names of existing streets of record or streets for which design plans have been approved.

STAFF ANALYSIS:

Per the review of the Cobblestone – Design Plan, the proposed development appears to follow all requirements pertaining to Article V, of the *Clermont County Subdivision Regulations*.

The Cobblestone – Design Plan also conforms to the density and use regulations approved by Goshen Township, Case ZC2022-004 being a “PD” Planned Development District within the Township’s Zoning Resolution.

Goshen Township Comments:

- Front-loading garages are to have a minimum front yard setback of 30 feet.
- Minimum lot width of 50 feet at right-of-way line, along a public roadway.

Clermont County Community & Economic Development Comments:

- All township and county Departments’ comments and conditions detailed in the Cobblestone – Design Plan Review Letter dated July 20, 2022, are to be satisfactorily addressed.
- Conceptualized roadway improvement plans must be submitted to the Clermont County Engineer’s Office at the Construction Plan submittal.
- The Clermont County Engineer’s Office shall review all proposed road names 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:

- Goshen Township will need to approve the proposed roadway improvements along Kirbett Road to bring the roadway into compliance with Clermont County Roadway Specifications, at construction plan approval.

Clermont County Water Resources Department Comments:

- Sanitary sewer capacity has been found to be available for the 117 proposed lots.
- There is currently no public water access for this development.
- The water main will need to be extended along Kirbett Road from the existing 12" Ductile Iron main on SR 132.
- The water main replacement on SR 132 between SR 48 and SR 28 is complete. A tee was not provided at the intersection of SR 132 and Kirbett Road.
- An analysis downstream of the proposed detention/retention basin is required for the first perennial stream. The analysis will determine if there is adequate capacity in the downstream system.

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

- A hydraulic analysis of the downstream stormwater system or overland flow route will be needed to demonstrate that there is adequate capacity in the downstream system. The analysis should extend to the unnamed tributary's confluence with O'Bannon Creek.

STAFF RECOMMENDATION:

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

1. All township and county departments' comments and conditions detailed in the Cobblestone – Design Plan Review Letter dated July 20, 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.