



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON DECEMBER 20, 2022

LAKEFIELD PLACE – REVISED DESIGN PLAN

- APPLICANT:** Joe Farruggia
Lakefield Place Development, LLC
7861 East Kemper Road
Cincinnati, OH 45249
- OWNER:** Lakefield Place Development, LLC
7861 East Kemper Road
Cincinnati, OH 45249
- ENGINEER:** Scott Huber
Abercrombie & Assoc., Inc.
8111 Cheviot Road, Suite 200
Cincinnati, OH 45247
- REQUEST:** Requesting approval from the Clermont County Planning Commission for Lakefield Place – Revised Design Plan. (PIN 112209H012.)
- LOCATION:** The subject property is between SR 132 and Deerfield Road, about a quarter mile north of SR 131 in Goshen Township. The property does not have a physical address.
- HISTORY:** In May 1999, the Clermont County Planning Commission recommended approval of Goshen Township Zoning Case 171. Goshen Township Case 171 requested that the property be rezoned from A – Agricultural District to PUD – Planned Unit Development for 327 single-family lots on 112.52 acres.
- On February 21, 2001, a Consent Decree was handed down by the Court of Common Pleas, Clermont County, Ohio, Case No. 2000-CVH-187, Classic Properties, Inc. and Dr. Theodore T. Buka, Plaintiffs v. Board of Trustees of Goshen Township, Ohio.
- On May 22, 2001, the Clermont County Planning Commission approved Lakefield Place, Section 1 – Design Plan

HISTORY: On September 24, 2002, the Clermont County Planning Commission approved Lakefield Place, Section 2 – Design Plan.

On April 23, 2019, the Clermont County Planning Commission recommended the denial of Goshen Township Zoning Case 309 due to the lack of required information per the Goshen Township Zoning Resolution.

On August 27, 2019, the Clermont County Planning Commission Approved Lakefield Place – Design Plan.

On November 29, 2022, the Goshen Township Trustees approved, with conditions, Goshen Township Major Modification Case ZC-2022-006.

DEVELOPMENT PROPOSAL:

Lakefield Place – Revised Design Plan requests the Clermont County Planning Commission to approve the creation of a 2.41-acre Open Space Lot for a stormwater management pond. The 2.41 acres will be subtracted from the rear yard on Lots 115-157. Lots 115-157 still meet the minimum lot area approved under Goshen Township Cases 309 and ZC-2022-006.

DEVELOPMENT DATA:

Lakefield Place: Revised Design Plan

Current Zoning: Goshen Township Case 309 and Case ZC-2022-006.

Parcel Number: 112209H012 (Lakefield Place – Section 1 was recorded – Nov.2022)

School District: Goshen Local School Districts (Goshen LSD)

Total Gross Area: 111.47 acres

- Existing S.R. 132 R/W: .84 acres
- Existing Deerfield R/W: .43 acres

Total Net Area: 110.20 acres

Project Density: (2.31 units/acre)

Area in Open Space: 38.07 acres (+/- 35%)

Lot Yield: 207 Single-Family Attached Lots, 48 Condominium Units

LOT TYPE DATA: Single-Family

Min. Lot Area: 8,000 Sq. Ft. (0.1836 acres)
Min. Lot Width: 57 Feet
Front Setbacks: 25 Feet
Rear Setback: 30 Feet
Side Setback: 7.5

STAFF ANALYSIS:

Lakefield Place – Revised Design Plan appears to follow the density and use requirements approved in Goshen Township Zoning Case 309. Except for lot reconfigurations to lots 115 - 157, these revisions shall remain approved under Goshen Township Major Modification Case ZC-2022-006.

Goshen Township Comment(s):

- All proposed buildings are required to meet the already approved building setback lines.
- The applicant is to follow steps as required by 6.02(E)(2)(c) of the Goshen Township Zoning Resolution.
- With the exceptions of lots 115 through 157, the conditions mentioned above, approval, and approved layout shall remain.

Clermont County Community & Economic Development Comment(s):

- A project breakdown via its current status, i.e., Section 1, was recorded in November 2022.
- Highlight and briefly describe the proposed changes impacting the Storm Water Management Pond Location.
- Make the Condo Section as Condos and be platted separately.
- Add T-Turn Around at the terminus of Rights-of-ways.
- Add all adjoining parcel numbers and owner information: specifically the Out Lot on Deerfield.

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

- The proposed decorative pond needs to be relabeled to a Storm Water Management Pond.
- The proposed Storm Water Management Pond needs to be shown on the plans.
- 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):

- Please provide the locations and sizes for the existing public water and sewer. It appears the public 10" sewer main on Deerfield Rd is not being shown. The existing public water main being shown is a 16" main, not a 6" main.
- Please provide information regarding the proposed water and sewer.
- Please provide a grading plan.
- Please provide the drainage area of the project.
- Open space "D" should have a maintenance easement around it.

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

- A soils map should be included. Wetlands have been documented in the wooded area in the northwest segment of the property. There does not appear to be any planned disturbance in this area; however, a wetland delineation and possibly 404/401 permits would be needed if any work is done here.
- The design plan does not seem to include a storm water management basin or other practice to serve Lots 96-125. This will need to be provided. Please note that any concentrated runoff to the wetland area would need to be converted to diffuse flow before entering the wetlands. (There may be an opportunity for constructed wetlands in this area rather than a basin for storm water management)
- Downstream hydraulic analyses will be needed for both ponds. We have some concerns downstream of the pond on Open Space A, particularly on Parcel #112209A068. For the pond on Open Space C, we would prefer the discharge to outlet at the right-of-way rather than directly onto the property at 6075 SR 132 (Parcel #112209H198).
- We recommend extending storm sewers on Parkfield Way from Lot 52 toward Deerfield Road. Storm sewers may also need to be extended toward the end of the cul-de-sac on Willow Cove.
- Given the hydric soils and shallow slopes, we also have general concerns regarding drainage in the rear of most lots. This will need to be addressed in the construction plans. Additional storm sewers serving the rear of some lots may be needed.
- We strongly encourage the developer to petition the County to assume long-term responsibility for storm water infrastructure outside the right-of-way through the creation of a storm water district.

STAFF RECOMMENDATION:

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

1. All county and township departments' comments and conditions detailed in Lakefield Place – Revised Design Plan review letter dated December 12, 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.