



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MAY 26, 2020

The Estates of Belle Meade – Design Plan

- APPLICANT:** Jeff Hayes
Hayes Properties
429 Canterbury Court
Monroe, OH 45050
- OWNER:** Walker Builders, Ltd. Jason A. Glasgow
PO Box 498949 6412 Lewis Road
Cincinnati, OH 45249 Loveland, OH 45140
- ENGINEER:** Richard Arnold
McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 100
Cincinnati, OH 45241
- REQUEST:** Approval of The Estates of Belle Meade – Design Plan
- LOCATION:** The subject properties (17-25-20G-008 & 17-25-20G-463) are located at the termination of Whileaway Drive in Belle Meade Subdivision – Section 5. *See the attached location map for further clarification*
- HISTORY:** On May 27, 2014 the Clermont County Planning Commission voted to approve the Estates of Belle Meade Design Plan for a total of five (5) Lots. On September 7, 2017 Jason & Misty Glasgow and Walker Builders, Ltd., signed a “*Declaration of Reciprocal Access and Utility Easement*” (BK:2736 PG: 231). This agreement references the “Right to dedicate for Roadway and Utility Purposes”. This agreement is between Walker Builders, Ltd. and Jason & Misty Glasgow only and does not supersede the approval process for subdivisions outlined in the Clermont County Subdivision Regulations.

DEVELOPMENT PROPOSAL:

The Estates of Belle Meade – Design Plan proposes a single-family residential in-fill project located in Miami Township. The proposed development consist of two parcels owned by two owners: Parcel: 17-25-20G-463 (10.134 ac.) *Walker Builders, Ltd.*, and a portion of 17-25-20G-008 (.0009 ac.) *Jason and Misty Glasgow*, for a total development area of 10.143 acres. The proposed development consist of 15 single-family lots with 2 non-buildable lots for storm water detention and storm water infrastructure.

Construction of the extension would begin at the property line where Whileway Drive stubs in from Belle Meade Subdivision, Section 5. The proposed Whileway Drive Extension (50' R/W with a proposed 24' B/C) will provided access to all 15 single-family lots, through direct frontage on Whileway Drive or 2 proposed private drives.

The Clermont County Engineer's Office has notified the Applicant (*Jeff Hayes*) and Project Engineer (*Richard Arnold*) that the proposed pavement cross-section will need to be adjusted from 24' back-of-curb to 28' feet from back-of-curb to back-of-curb.

The Estates of Belle Meade: Development Data

Parcel Numbers:	17-25-20G-463 & 17-25-20G-008
Existing Use:	Vacant Woodland
Proposed Use:	Single-Family Residential
Current Zoning:	"R-1" Residence District
Building Height:	35' Feet
# of Dwelling Units:	15 (8.464 acres)
# of Non-Buildable Lots:	2 (.988 acres)
Area of Public R/W:	<i>Whileaway Drive</i> (.691 acres)
Min. Lot Area:	20,000 Sq. Ft. (.46 acres)
Min. Lot Width:	100' Feet
Front Yard Setback:	50' Feet
Side Yard Setback:	10'
Rear Yard Setback:	35'

The development proposed creation of a Homeowners Association (HOA), separate from the existing Belle Meade Neighborhood HOA to provide exclusive maintenance for the two (2) proposed non-buildable lots where storm water detention facilities are located. It is highly encouraged by Clermont County Soil and Water Conservation District that the County be petitioned to assume long term operation and maintenance of the two detention basins and storm water infrastructure outside the public right-of-way through the creation of a storm water district. The HOA would also maintain any landscaping and street lights proposed. A separate Estates of Belle Meade HOA from the existing Belle Meade Subdivision HOA would avoid issues regarding maintenance cost or overburdening the existing HOA of Belle Meade Subdivision.

STAFF ANALYSIS:

The Estates of Belle Meade – Design Plan appears to conform to the lot dimensions stated in the development data table shown on the plan, and are consistent with the minimum development dimensions required in the Miami Township Zoning Resolution. (Chapter 5: "R-1" Residence District)

The proposed lands and soils shown on the plan designate **Lots 4, 6, 7, 8, and 9** fall within the attributes listed in the Sensitive Development Area: *Steep Slopes and Erosion Hazard (EaE2)* and shall be labeled on all future plans. A geotechnical report prior to construction is required.

In a statement on the plan the proposed method of waste water is by a low pressure force main to a central sewer system that is maintained by the Water Resources Department. All electric would be supplied by Duke Energy.

Staff has received multiple calls, emails and letters from the adjoining subdivisions. All letters and comments have been made part of the record and can be found within the Staff Report packet. *See the attached public comment letters for further clarification*

Miami Township Comment(s):

- The lot dimensions stated in the development data table shown on the Design Plan are consistent with the minimum development dimensions required in the “R-1” Residence District.

Clermont County Community & Economic Development Comment(s):

- Parcel 17-25-20G-463 (10.134 ac.) and part of parcel 17-25-20G-008 (.009 ac.) are to be consolidated prior to Record Plat.

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

- We have significant concerns regarding the long term viability of a homeowners association serving a subdivision of just 15 homes. We strongly recommend the County be petitioned to assume long term operation and maintenance of the two detention basins and storm water infrastructure outside the public right-of-way through the creation of a storm water district.
- We have some concerns with flood routing through Lots 2, 3 and 4. This should be addressed in the Construction Plans.
- The ability to provided detention for runoff from Lots 3, 6-8 and the private drive serving Lots 4-9 is not clear. Storm sewers may be needed down the private drive.
- The two (2) detentions basins will need to be designed in accordance with Ohio EPA’s Construction General Permit as well as the County’s WMSC regulations.

The Clermont County Water Resources Department Comment(s):

- Gravity sewer will need to be extended as far as possible to serve the development.
- The number of homes utilizing the Low Pressure Force Main should be kept to a minimum.

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

- The proposed pavement cross-section needs to be adjusted. The proposed road needs to match the existing roadway geometry along Whileaway Drive. Changes include the following:
 - a. Pavement width of 28’ from back-of-curb to back-of-curb;
 - b. The use of a 24” curb section.
- Ingress/Egress Easements need to be provided for the proposed storm water management facilities. Easements to allows easy access for future maintenance will need to be shown on the Construction Plans.
- 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’.

STAFF RECOMMENDATION:

Based on the Staff Analysis, request a motion to **APPROVE** the Design Plan for The Estates of Belle Meade with the following conditions:

1. Parcel 17-25-20G-463 (10.134 ac.) and part of parcel 17-25-20G-008 (.009 ac.) are to be consolidated prior to Record Plat;
2. The Gravity Sewer will need to be extended to the furthest possible distance and meet Clermont County Water Resources Departments requirements.
3. A limited number of homes shall utilize the Low Pressure Force Main as to meet Clermont County Water resources Departments requirements.
4. The proposed roadway extension will need to match the existing roadway geometry along Whileaway Drive (*Pavement width of 28' from back-of-curb to back-of-curb & The use of a 24" curb section*).
5. Provide Ingress/Egress Easements for the proposed storm water management facilities.