



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON APRIL 28, 2020

Glen Mary Park – Design Plan

- APPLICANT:** Joe Farruggia
Beaver Creek Interests, LLC
P.O. Box 489007
Cincinnati, OH 45249
- OWNER:** Glen Mary Partners, LLC
2364 Heather Hill Blvd. North
Cincinnati, OH 45244
- ENGINEER:** Doug Smith
McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 100
Cincinnati, OH 45241
- REQUEST:** Approval of Glen Mary Park – Design Plan
- LOCATION:** The subject properties are located along the south side of SR 125 directly across from the intersection of Woodlands Drive and SR 125 and at the southern terminus of Glen Mary Drive. *See the attached location map for further clarification*
- HISTORY:** On October 24, 2018 the Village of Amelia Planning Commission considered amending the Official Zoning Map of Amelia Village to change the zoning of Parcel numbers 290109.128 & 290109.040. On January 17, 2019 Amelia Village Council adopted Ordinance O-2019-06.
- On November 5, 2019 residents of the Village of Amelia voted to dissolve the Village. On November 25, 2019 the Clermont County Board of Elections certified election results. The subject properties at that time became part of Pierce Township.

DEVELOPMENT PROPOSAL:

Glen Mary Park – Design Plan is a residential community with single-family and condominiums components. The development consists of 161 units on a net area of 35.37 acres located along the south side of SR 125 directly across from the intersection of Woodlands Drive and SR 125 and at the southern terminus of Glen Mary Drive in Pierce Township.

Glen Mary Park: Single-Family Residential

of Buildable Lot(s): 65
of Open Space Lot(s): 1
Typical Lot Size: 5,980 – 16,323.Sq. Ft.
Front Yard Setback: 25’
Side Yard Setback: 5’
Rear Yard Setback: 30’
Ingress/egress: proposed 50’ right-of-way

Glen Mary Park: Condominiums

of Units: 96 (24 Buildings)
of Open Space Lot(s): 1
Ingress/egress: via 3 private roadway easements (Snapdragon Drive, Larkspur Lane and Virginia Drive)

The single-family development consists of a two phased development for a total of 65 single-family lots. The condominium development consist of 24 condominium buildings for a total of 96 units. The proposed plan consists of 2 open space lots for a total of 8.88 acres (26%). Glen Mary Park has an overall density of 4.55 units per acre.

Ingress/egress to Glen Mary Park would be provided by an extension of Glen Mary Drive and 2 cul-de-sac dedicated public right-of-ways (*Gladiola Way and Goldfish Lane*) The proposed condominiums would be provided ingress/egress from 3 private roadway easements (*Snapdragon Drive, Larkspur Lane and Virginia Drive*) and will provide 43 off-street parking spaces. 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).

The creation of a homeowners association will provide maintenance to all proposed open space, landscaping and street lights in both the single-family development and condominium development. The storm water detention facilities consist of 2 large retention/detention ponds and would be maintained either by the Homeowners Association or a public water course agreement if applicant elects.

STAFF ANALYSIS:

Glen Mary Park – Design Plan appears to follow the density and use requirements approved in Amelia Village Ordinance O-2019-06 and further acceptance by Pierce Township. As well as conforms to the County’s current Thoroughfare Plan.

The proposed lands and soils do not possess any of the attributes listed in the Sensitive Development District and find that the development would not cause a hazard or abuse of such features. The County Engineer and Sanitary Engineer along with Clermont Soil & Water Conservation District do not have any further comments at this time.

The proposed water and sanitary sewer would be tied into the existing County water & sewer system with electric being supplied by Duke Energy. No street lighting plan has been submitted for any of the proposed sections but there is a statement that street lighting will be maintained by the creation of a homeowners association.

Pierce Township Comment(s):

- All easements areas, including easements to be granted to the Township shall be maintained by the HOAs;
- The wedge area, as created by the proposed access easement must be maintained by the HOA, as applicable;
- Agreements regarding easement dedication must be submitted to the Township.
- Shape-files are required for easement proposed;
- A turnaround is to be installed in sections where dead-end streets are created due to construction not commencing within 1 year;
- Approval conditions are to be placed on the Final Development Plan including maximum heights for accessory and primary structures:
 - a. Accessory structures: Applicant to use Pierce Township accessory standards as of 3/3/2020
 - b. Fences: Applicant to use Pierce Township fence standards as of 3/3/2020
- The applicant must comply with all federal, state and local regulations.
- Architectural Standards: 60% of building facades are to be stone, brick, masonry, concrete composite or hardie board; and
- The fire access surface is to be designed in conjunction with review and recommendation from the Fire Chief (Pierce Township).

Clermont County Community & Economic Development Comment(s):

- The project engineer shall add the following requirements to the Glen Mary Park Design Plan:
 - a. Remaining acreage for parcel 29-01-09.040 with proposed consolidation and proposed use.
- Parcel 29-01-09.128 and part of parcel 29-01-09.040 are to be consolidated prior to Record Plat;

Clermont County Community & Economic Development Comment(s): Cont.

- The remaining acreage for parcel 29-01-09.040 shall be consolidated with parcels 29-01-09.129 & 29-01-09.131 prior to Recording of the Record Plat; and
- Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.

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

- No objections or comments at this time.

The Clermont County Water Resources Department Comment(s):

- No objections or comments at this time.

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

- 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** Glen Mary Park – Design Plan with the following conditions:

1. The project engineer shall add the following requirements to the Glen Mary Park Design Plan:
 - i. Remaining acreage for parcel 29-01-09.040 with proposed consolidation and proposed use
2. Parcel 29-01-09.128 and part of parcel 29-01-09.040 are to be consolidated prior to Record Plat;
3. The remaining acreage for parcel 29-01-09.040 shall be consolidated with parcels 29-01-09.129 & 29-01-09.131 prior to Recording of the Record Plat;
4. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.
5. All County and Township requirements have been satisfactorily address.