



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON OCTOBER 27, 2020

Glen Mary Park – Revised Design Plan

- APPLICANT/
OWNER:** Joe Farruggia
Glen Mary Development, LLC
7861 E. Kemper Road
Cincinnati, OH 45249
- ENGINEER:** Doug Smith
McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45241
- REQUEST:** Approval of Glen Mary Park – Revised 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.
- On April 28, 2020 the Clermont County Planning Commission unanimously approved Glen Mary Park – Design Plan for 65 Single-Family Lots and 96 Condominium Units (24 Buildings).

HISTORY: On September 21, 2020, the Pierce Township Board of Zoning Appeals voted (4-1) to grant your request for an application for an appeal, whereby staff classified the applicant’s Design Plan submittal as a Major Modification.

DEVELOPMENT PROPOSAL:

Glen Mary Park – Revised Design Plan proposes a modification to Phases III & IV, on April 28, 2020 the approved Design Plan referenced 96 townhome units to be platted and sold into 25 condominium lots. In late 2019, the Federal Housing Administration (FHA) changed the condominium mortgage rules, which has created several financial issues unfavorable to the development of condominium projects.

The modification to Phases 3 & 4 proposes that the 96 townhome units be platted into 96 individual lots. Legal access to all platted townhome lots would be provided via the shared private roadway easements (*Snapdragon Drive, Virginia Drive, Larkspur Lane*) as none of the proposed townhomes are provided legal road frontage to a public right-of-way.

There has been no proposed increase to the overall density of the project or loss in open space percentage (27.4%). The revised design plan is otherwise the same in all respects as approved on April 28, 2020.

STAFF ANALYSIS:

Glen Mary Park – Revised Design Plan appears to follow the same density and use requirements approved in Amelia Village Ordinance O-2019-06 and further acceptance by Pierce Township.

Questions have been raised in the past regarding the platting of lots that do not front or abut on a public street as required under Article 5, Section 512 (B) but does permit the Planning Commission to approve platted lots that front or abut on a private street as long as the private street meet the following requirements in Section 509.

Section 512: Lot Arrangement & Siting

B. Each lot shall front (abut) on a public street except lots fronting on private streets permitted in Section 509. The normal minimum permissible frontage for any lot in a platted subdivision shall be twenty-five (25) feet.

Section 509: Private Street Design Standards for all Subdivisions (excluding Five Acre Plus Subdivisions)

Private streets may be permitted by the Planning Commission in platted subdivision provided they meet the following requirements:

- A. *All private streets in proposed subdivisions (excluding Five Acre Plus Subdivisions) shall be the minimum width necessary to safely and adequately accommodate the vehicular traffic needs generated by the proposed subdivision. Private street pavement widths shall conform to the minimum requirements established in the following table:*

Minimum Pavement Width Standards for Private Streets in Residential Subdivisions (excluding five acre plus subdivisions)

<i>Minimum Required Pavement:</i>	<i>18 Feet</i>
<i>Minimum Required Ingress/ Egress Easement Width:</i>	<i>40 Feet</i>

- B. *All private streets shall be constructed using the same materials and specifications governing the construction of public streets in residential subdivisions, and shall also be designed and installed in conformance with the Subdivisions Street Design and Construction standards for Clermont County.*
- C. *Any proposed private street shall serve a minimum of six residential dwellings in order to be platted and recorded as a private street. Any private vehicular travel-way serving less than six residential lots shall be labeled as such on the plan, and shall be platted as a common driveway.*
- D. *All lots utilizing a private road for access shall be provided with a driveway easement and maintenance agreement, to be noted on the record plat and to be outlined with the appropriate covenants and restrictions as to ensure that the private street is appropriately maintained.*

As previously noted in the approved Design Plan from April 28, 2020 all lands and soils within the project area 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. Street lighting & landscaping plan has been submitted along with the Revised Design Plan for the proposed sections and is shown in a statement that street lighting and open spaces will be maintained by the creation of a two separate homeowners associations documents for Phases I & II along with Phases III & IV.

Pierce Township Comment(s):

- Obtain confirmation from the Pierce Township Fire Department that the fire access and drive surface are sufficient.
- The landscape plans must be included

- The light plans must be included
 - a. Including a lighting fixture at the “turnaround” area at unit(s) 9-10 is highly advisable.
- A small (3’ wide) walking path was discussed to be included at the fire gate access area during the Final Development Plan Phase but is not shown.
- Off-street parking was reduced by 5 spaces at units 19-20 and by 1 space at unit 9.
- The off-street parking spaces must comply with the requirement for wheel blocks or similar device(s). This applies to the spaces provided outside of the driveway et.al
- Compliance with September 21, 2020 Pierce Township Board of Zoning Appeal Grant.

Clermont County Community & Economic Development Comment(s):

- Phase III & IV:
 1. Private streets shall meet all the requirements listed in Article V, Section 509.
 2. All platted lots shall front (abut) a private street (private roadway easement).
 3. Lot layout shall show all numbers and approximate dimensions of each lot, including the area of individual lots in both acres and in square feet.
 4. Show all building setback lines.
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 1. Correct Note #16: *Plan to be in compliance with the Pierce Township Board of Zoning Appeals Appeal Grant dated September 21, 2020.*
- 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):

- Phase I & II:
 1. Construction Plans have been approved and is currently under construction.
- Phase III & IV:
 1. The approved Construction Plans will need to be updated to reflect the proposed changes shown upon the Revised Design Plan.
 2. Since these phases of the development do not contain public roads our office does not have any additional comments at this time.

STAFF RECOMMENDATION:

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

1. Private streets shall meet all the requirements listed in Article V, Section 509.
2. All platted lots shall front (abut) a private street (private roadway easement).
3. Lot layout shall show all numbers and approximate dimensions of each lot, including the area of individual lots in both acres and in square feet.
4. Show all building setback lines.
5. Submit Construction Plans that reflect the proposed changes shown upon the Revised Design Plan.
6. Submit one (1) set of the Revised Design Plan with an original stamp and signature to the Department of Community & Economic Development - Planning Division.
7. All County and Township requirements have been satisfactorily address.