



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON OCTOBER 27, 2020

Rosewood Subdivision – Revised Design Plan

- APPLICANT/
OWNER:** Jeff Hayes
CKN Development, LLC
1768 Happy Valley Drive
Fairfield, OH 45014
- ENGINEER:** Nick Selhorst
8956 Glendale-Milford Road, Suite 1
Loveland, OH 45014
- REQUEST:** Approval of Rosewood Subdivision – Revised Design Plan
- LOCATION:** The property is located on the north side of Judd Road just east of Greenbrook Drive and Shaker Meadows Subdivision in Batavia Township. *See the attached location map for further clarification*
- HISTORY:** On April 24, 2018, the Clermont County Planning Commission recommended approval of Batavia Township Zoning Case B-01-18ZPD. Batavia Township Trustees later conditionally approved Case B-01-18ZPD on August 8, 2018.
- On October 23, 2018, the Clermont County Planning Commission voted to approve Rosewood Subdivision – Design Plan.
- On August 28, 2020, Taylor Corbett, the administrative representative appointed by the Clermont County Planning Commission found that the resubmittal of Rosewood Subdivision – Revised Design Plan dated August 25, 2020 to be in compliance with administrative approval process. Per, Article IX, Section 903, Rosewood Subdivision – Revised Design Plan was found not to create an increase to the number of allowed buildable lots approved by Planning Commission on October 23, 2018.
- On September 1, 2020, Batavia Township Board of Trustees approved the modified final development plan for the addition of one (1) buildable lot.

DEVELOPMENT PROPOSAL:

Rosewood – Revised Design Plan requests a modification to the approved Revised Design Plan dated August 28, 2020. The applicant is requesting a decrease of .317 acre in approved open space to allow the creation of one (1) buildable lot consisting of .317 acres. The proposed additional buildable lot would be located on the west side of Rosewood Drive.

The proposed increase of one (1) lot brings the total to number to 181 buildable lots. The proposed open space would decrease to a total of 20.26 acres (27.6%) with an overall project density of 2.46 units per acre.

STAFF ANALYSIS:

At its regular meeting held on Tuesday, October 23, 2018, the Clermont County Planning Commission voted to approve Rosewood Subdivision – Design Plan. The approved plan has a total project area of 72.10 acres and allows for the creation of 180 single-family lots consisting of 43.86 acres and 10 open space lots consisting of 18.94 acres (26.3%).

On August 25, 2020, staff administratively approved the addition of parcel 032021D005 (1.43 acres) bringing the total project area to 73.52 acres. This proposed addition allowed the relocation of the proposed retention/detention basin from the west side of Rosewood Drive to the east side. This additional acreage to the project area increased the total open space to 20.58 acres (28.0%).

	Oct 23, 2018 – Design Plan	August 25, 2020 – Revised Design Plan	October 27, 2020 – Proposed Revised Design Plan
Total Number of Lots	180	180	181
Open Space Acreage	18.94 acres	20.58 acres	20.26 acres
Open Space (%)	26.3 %	28%	27.6%

In Conclusion, staff agrees with the request that the addition of one (1) buildable lot does not adversely impact the scope of the project initially approved by Planning Commission on October 23, 2018. The recent administrative approval adding parcel 032021D005 (1.43 acres) to the total project area significantly benefits the subdivision by relocating the detention/ retention basin and creates a net increase of 1.32 acres from the original Rosewood Subdivision Design Plan.

Batavia Township Comment(s):

- No objections or comments at this time.

Clermont County Community & Economic Development Comment(s):

- Parcel 03-20-21D-005 to be consolidated into parcel 03-20-21D-059 prior to recording.
- Additional detail will need to be shown on the Development Phasing Plan.

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):

- The submitted construction drawings for Rosewood Subdivision – Section 1 will need to be revised to reflect the changes being made as part of this submittal.
- T-turnaround will be required at the east end of Clearbrook Lane
- 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** Rosewood Subdivision – Revised Design Plan with the following conditions:

1. Private streets shall meet all the following 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. Parcel 29-01-09.128 and part of parcel 29-01-09.040 are to be consolidated prior to Record Plat;
6. 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;

7. Submit Construction Plans that reflect the proposed changes shown upon the Revised Design Plan.
8. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.
9. All County and Township requirements have been satisfactorily address.