



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON NOVEMBER 24, 2020

LORVEN DRIVE - DEDICATION PLAT

- APPLICANT:** Harry Rao
Lorven Milford, LLC
7106 Corporate Way
Dayton, OH 45459
- ENGINEER:** Douglas A. Smith, P.E, P.S.
McGill Smith Punshon
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45241
- REQUEST:** Right-of-way dedication of Lorven Drive located in Miami Township.
- LOCATION:** The dedication of right-of-way for Lorven Drive is located on the south side of SR 28 across from Easley Drive (*Private*) which is the driveway/entrance to the Kohls Department Store located in Miami Township. *See the attached location map for further clarification.*
- HISTORY:** On July 28, 2020 The Clermont County Planning Commission recommended approval of Miami Township Zoning Map Amendment Case 572. This amendment included the condition that the proposed public roadway improvements and right-of-way of Lorven Drive dedication to be submitted to the county for review.

STAFF ANALYSIS:

Lorven Milford, LLC is proposing to dedicate right-of-way through two (2) parcels 182402B042A (.040 ac.) and 184024A042 (.888 ac.). The proposed right-of-way totals approximately .928 acres. The dedication of Lorven Drive would provide public access from SR 28. The roadway intersection with SR 28 will be a signalized intersection with minor improvements to the existing traffic signal and pavement markings as laid out in the traffic impact study dated October 23, 2019. The proposed right of way would align with the existing Easley Drive a private driveway/entrance to the Kohls Department Store.

Clermont County Community & Economic Development Comments:

- Submit a lot-split application and survey for the proposed 4.22 acres portion to Permit Central to be reviewed concurrently with the proposed dedication plat.
- All temporary dead-end streets shall conform to requirements established in the *Subdivision Street Design and Construction Standards for Clermont County*.
- Correct owner notary language referencing the approved Limited Liability Company.
- Acreage Breakdown Table will need to be added referencing land to be dedicated as well as the land remaining in parcels 184024A042 and 042A.

The Clermont County Water Resources Department Comments:

- No comments or objections.

The Clermont County Engineer’s Office Comments:

- Show centerline dimensions of the proposed right-of-way.
- Reference Lot 42a as a sub lot, name, plat cabinet and page number.
- Easement for “wall” on Lot 38 that is not shown. This will be a replat of Lot 38 or it can be included in the dedication plat but will have to have the Owner of Lot 38 also sign the dedication Plat.

STAFF RECOMMENDATION:

Based on the Staff Analysis, move to **APPROVE** the dedication plat for Lorven Drive with the following conditions:

1. Submit a lot-split application and survey for the proposed 4.22 acres portion to Permit Central to be reviewed concurrently with the proposed dedication plat.
2. All temporary dead-end streets shall conform to requirements established in the *Subdivision Street Design and Construction Standards for Clermont County*.
3. All County and Township requirements have been satisfactorily addressed.