



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MAY 25, 2021

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## Billingsley – Revised Design Plan

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- APPLICANT:** James H. Watson  
McGill Smith Punshon, Inc  
3700 Park 42 Drive, Suite 190B  
Cincinnati, OH 45241
- OWNER:** The Drees Company Boyd O. Billingsley, Trustee  
211 Grandview Drive, Suite 300 7105 Clough Pike  
Fort Mitchell, KY 41017 Batavia, OH 45103
- ENGINEER:** James H. Watson  
McGill Smith Punshon, Inc  
3700 Park 42 Drive, Suite 190B  
Cincinnati, OH 45241
- REQUEST:** Approval of Billingsley – Revised Design Plan
- LOCATION:** The subject property is located on the west side of Amelia-Olive Branch Road approximately ½ mile north of Clough Pike. The property has a physical address of 4149 Amelia-Olive Branch Road Batavia, OH 45103. *See the attached location map for further clarification*
- HISTORY:** On October 23, 2018, the Clermont County Planning Commission recommended approval of Batavia Township Zoning Case B-02-18ZPD.
- On December 4, 2018, the Batavia Township Board of Trustees approved Batavia Township Zoning Case B-02-18ZPD.
- On January 22, 2019, the Clermont County Planning Commission approved the Billingsley - Design Plan.



## **STAFF ANALYSIS:**

Billingsley – Revised Design Plan appears to follow the density and use requirements approved by Batavia Township Zoning Map Amendment Case B-02-18ZPD. However, the revised design plan does appear to not meet all of the subdivision design standards under *Article V, Clermont County Subdivision Regulations*.

### **Article V, Section 504 B (3):**

- 3. The maximum length for cul-de-sacs shall be nine hundred (900) feet from the centerline of the intersecting street to the radius point of the cul-de-sac, or as needed to serve a maximum of 30 lots.*

The applicant has requested a variance to Article V, Section 504 B (3) to allow a cul-de-sac of 1169 feet (+269 ft.) and 36 landminium lots. Should the variance not be approved by Clermont County Planning Commission the revised design plan cannot be approved as submitted.

The proposed lands and soils do possess significant attributes regarding “Sensitive Development Areas”. Geotechnical reports will be required on all lots that fall within the “sensitive development area” Soil Type: EbE2 and CcD2

The county has met with the project engineer to discuss minor corrections to the revised design plan all comments have been made available in the Billingsley – Revised Design Plan review letter dated May 17, 2021.

The development is located within Batavia Local School District and does not create a split-district issue.

### **Batavia Township Comment(s):**

- All conditions comply with the seven (7) summary items listed on April 29, 2021, Staff Report.

### **Clermont County Community & Economic Development Comment(s):**

- The requested variance to Article V, Section 504 B (3) as presented in case V-01-21 will be required to have been approved before the Billingsley - Revised Design Plan is found to comply with the Clermont County Subdivision Regulations.
- All county and township departments’ comments and conditions detailed in the Billingsley – Revised Design Plan Review Letter dated May 17, 2021, be satisfactorily addressed.
- 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).
- Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.

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

- The dedicated portion of Ashkirk Way needs to be vacated before the creation of Lots 135 and 136.
- A formal road name needs to be provided for the proposed residential road in phase 5. Contact Craig Risner, at the Clermont County Engineer's Office, to check for duplicate road names.
- A general reminder regarding roadway geometry; the minimum allowable street grade is 0.4%, the maximum street grade is 12% (10% preferred), and the minimum centerline curve radius is 200'.

**The Clermont County Water Resources Department Comment(s):**

- No objections or comments at this time.

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

- No objections or comments at this time.

**STAFF RECOMMENDATION:**

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

1. The dedicated portion of Ashkirk Way is required to be vacated before the creation of proposed Lots 135 and 136.
2. All county and township departments' comments and conditions detailed in the Rosewood Subdivision – Revised Design Plan Review Letter dated May 17, 2021, be satisfactorily addressed.
3. 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).
4. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.