

# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MAY 25, 2021

# Billingsley - Revised Design Plan

**APPLICANT:** James H. Watson

McGill Smith Punshon, Inc 3700 Park 42 Drive, Suite 190B

Cincinnati, OH 45241

**OWNER:** The Drees Company

211 Grandview Drive, Suite 300

Fort Mitchell, KY 41017

Boyd O. Billingsley, Trustee

7105 Clough Pike 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.

#### **HISTORY:**

In April 2019 after review of the Revised Design Plan submittal, the Clermont County Planning Commission representative administratively approved the request for a minor revision for condominium units to be platted as landominium lots.

On May 6, 2021, the Batavia Township Zoning Commission determined that the proposed revision are considered a minor modification.

#### **DEVELOPMENT PROPOSAL:**

The Revised Design Plan for Billingsley requests amending the approved Design Plan approved on January 22, 2019 and amended plan in April 2019.

# **Billingsley: Single-Family Development Data**

**Number of Lots:** 87 single-family lots

Single-Family Lot Area: min 8,000 Sq. Ft. (.1837 acres)

Min. Width at Front Building Line: 60 feet

Front Yard Setback: 35 Feet Side Yard Setback: 5-10 Feet, 15 Feet Total Rear Yard Setback: 20 Feet School District: Batavia Local Schools

# Billingsley: Landominium Development Data

Number of Lots: 122 landominium lots Lot Area: min 3,920 Sq. Ft. (.0900 acres) Min. Width at Front Building Line: 37 Feet

Front Yard Setback: 25 Feet

Rear Yard Setback: 50 Feet

Min. Distance Between Buildings: 25 Feet

School District: Batavia Local Schools

Per the revised design plan submitted the modification from the approved design plan is to change a development section previously containing 30 landominium lots on Ashkirk Way intersecting onto Preston Place. The revised design plan now contains 19 single-family lots along Ashkirk Way now intersecting onto Billingsley Drive. Changes to the development statistics brought on by the revised design plan can be found in the table below:

	Design Plan (2019)	Revised Design Plan (2021)
Single-Family Lot Yield	66	84
Landominium Lot Yield	155	125
Total Lot Yield	221	209
Net Density, Units Per Acre	2.90	2.75
Gross Density, Units Per Acre	2.73	2.59
Open Space, Acres	36.35	34.85
Open Space Percentage (%)	44.9%	43.1%
Off-street Parking Spaces	107	90

#### **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 <u>nine hundred (900) feet</u> from the centerline of the intersecting street to the radius point of the cul-de-sac, or as needed to serve a <u>maximum of 30 lots</u>.

The applicant has requested a variance to Article V, Section 504 B (3) to allow a cul-desac of 1169 feet (+269 ft.) and 36 landominium 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.