



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MAY 25, 2021

Glen Mary Park – Revised Design Plan

- APPLICANT:** Doug Smith
McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 100
Cincinnati, OH 45241
- 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 100
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.
- 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 approved Glen Mary Park – Design Plan.

HISTORY: On September 21, 2020, the Pierce Township Board of Zoning Appeals approved classifying the applicant’s Revised Design Plan submittal as a Major Modification.

On October 27, 2020, the Clermont County Planning Commission approved the Glen Mary Park - Revised Design Plan.

On January 26, 2021, the Clermont County Planning Commission recommended approval of Pierce Township Case ZC2021-001.

On April 14, 2021, the Pierce Township Board of Trustees approved Pierce Township Case ZC2021-001.

DEVELOPMENT PROPOSAL:

The Revised Design Plan for Glen Mary Park requests amending the approved Revised Design Plan approved on October 27, 2020.

Glen Mary Park: Development Data

Number of Lots: 120 single-family lots

Single-Family Lot Area: min 5,980 Sq. Ft. (.1372 acres)

Min. Width at Front Building Line: 52 feet

Front Yard Setback: 25 Feet

Side Yard Setback: 5 Feet

Rear Yard Setback: 30 Feet

School District: WCLS

Per the revised design plan submitted the modification from the approved design plan is to change a landminium development proposed in Phase 3 & 4 previously containing 96 townhome units along Snapdragon Drive, Larkspur Lane, and Virginia Drive (*private*) intersecting onto Glen Mary Drive (*public*). The revised design plan now contains 56 single-family lots along Snapdragon Drive and Virginia Lane (*public*) intersecting onto Glen Mary Drive (*public*). An emergency access drive connecting through Open Space Lot 86 to Naegele Lane has been provided and will be gated with keys kept by Pierce Township Fire & EMS. A 50’ ingress/egress & utility easement is granted on the northeast property line for a future public road extension and extends to the PUD boundary abutting parcel 29-01-16.177. Changes to the development statistics brought on by the revised design plan can be found in the table below:

	Revised Design Plan (2020)	Revised Design Plan (2021)
Single-Family Lot Yield	65	120
Landminium Lot Yield	96	0
Total Lot Yield	161	120
Density, Units Per Acres	4.55	3.41
Open Space, Acres	9.33	6.779
Open Space Percentage (%)	27.4%	20%
Off-street Parking Spaces	43	0

STAFF ANALYSIS:

Glen Mary – Revised Design Plan appears to follow the density and use requirements approved by Pierce Township Zoning Map Amendment Case ZC2021-001. The revised design plan does appear to meet all of the subdivision design standards under *Article V, Clermont County Subdivision Regulations*.

All of the proposed modifications are for phases III & IV and lower the overall project density for a benefit for future and nearby residents.

The proposed lands and soils do not possess any significant attributes regarding “Sensitive Development Areas”. Geotechnical reports will not be required on all lots proposed in the development.

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 Glen Mary Park – Revised Design Plan review letter dated May 18, 2021.

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

Pierce Township Comment(s):

- All conditions comply with the attached Pierce Township PUD Development Agreement dated March 30, 2021.

Clermont County Community & Economic Development Comment(s):

- Determine an approved location of the cluster mailbox (CBU) within the subdivision.
- All county and township departments’ comments and conditions detailed in the Glen Mary Park – Revised Design Plan Review Letter dated May 18, 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 approved Construction Drawings for Phases I and II will need to be updated to reflect the proposed changes shown upon the Revised Design Plan.
- The overland flow from the Emergency Spillway of the proposed Detention/Retention Basin No. 1 needs to flow under the Proposed Public Roadway and through Lot 68.

The Clermont County Engineer's Office Comment(s): Cont.

- 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** Glen Mary Park – Revised Design Plan with the following conditions:

1. A location of the proposed cluster mailboxes (CBU's) will need to be determined for the entire development and shown upon the Revised Design Plan.
2. All county and township departments' comments and conditions detailed in the Glen Mary Park – Revised Design Plan Review Letter dated May 18, 2021, be satisfactorily addressed.
3. Revised Construction Plans for Phases I and II will need to be resubmitted to reflect the proposed changes that are shown upon the Revised Design Plan.
4. The overland flow from the Emergency Spillway of the proposed Detention/Retention Basin No. 1 needs to flow under the Proposed Public Roadway and through Lot 68.
5. 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).
6. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.