



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JUNE 22, 2021

WOODSIDE PARK – SECTION 4 – DESIGN PLAN

- APPLICANT/
OWNER:** Megan Adams
Welsh Development Company
5780 SR 128
Cleves, OH 45002
- ENGINEER:** Nick Selhorst
Choice One Engineering
8956 Glendale-Milford Road, Suite 1
Loveland, OH 45014
- REQUEST:** Approval of Woodside Park – Section 4 – Design Plan
- LOCATION:** The subject property is located at the terminus of Cedarwood Drive and Deer Creek Drive in Pierce Township.
- HISTORY:** On November 8, 2018, the Village of Amelia approved Ordinance O-2018-39, Woodside Park PUD.
- 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. Woodside Park PUD and subject properties at that time became part of Pierce Township.

DEVELOPMENT PROPOSAL:

The Design Plan for Woodside Park – Section 4 requests approval of 162 single-family residential lots. Woodside Park – Section 4 / 4A has been constructed and 53 single-family residential lots platted. Woodside Park – Section 4B has been constructed with 46 single-family residential lots still to be platted. Woodside Park – Section 4B also has 1 proposed lot to be platted as a utility lot for an existing lift station. The remaining 63 proposed single-family residential lots need to be constructed and platted.

The proposed Woodside Park – Section 4 is consistent with the Woodside Park PUD plan previously approved by the Village of Amelia.

Woodside Park – Section 4: Development Data

Current Zoning: PD

Lot Area: 7,500 Sq. Ft. (.172 acres)

Front Yard Setback: 25 Feet

Rear Yard Setback: 30 Feet

Width at Front Building Line: 60 Feet

Side Yard Setback: 7.5 Feet, 20 Feet Total

School District: WCLS

Per the application, Woodside Park – Section 4 is currently 61% constructed and 32% platted with the remaining 38% or 63 single-family residential lots to be constructed. The proposed stormwater infrastructure has been previously constructed and is situated on two open space lots combined total of 13.15 acres (23.34%)

All lots will be provided direct access to a 50’ public right-of-way (Cedarwood Drive, Locustwood Court, Woodbridge Court, Spicewood Drive, and Cleveland Lane). Cedarwood Drive currently has a constructed Tee-turnaround at the southern property line and will need to be inspected and design to Clermont County Engineer’s Office standards.

After further review of Cedarwood Drive, staff has concluded that with the construction of a Tee-turnaround a variance for a dead-end or Cul-De-Sac street accessing 30 or more lots is not required.

Cleveland Lane at the eastern property line will need to be constructed with a Tee-turnaround and install a gated lockbox for emergency access only. Keys to the lockbox will be provided by the developer to Pierce Township.

STAFF ANALYSIS:

Woodside Park – Section 4 - Design Plan appears to follow the density and use requirements approved under the Village of Amelia – Woodside Park PUD plan and does appear to meet the subdivision design standards under *Article V, Clermont County Subdivision Regulations*.

A portion of the lands and soils within the project area possesses significant attributes regarding “Sensitive Development Areas”. Geotechnical reports will be required on proposed lots 246-248 & 253-255 that fall within the “sensitive development area” Soil Type: EbE2

The county has met with the project engineer to discuss minor corrections to the design plan and all comments have been made available in the Woodside Park – Section 4 – Design Plan review letter dated June 15, 2021.

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

Pierce Township Comment(s):

- No objections or comments at this time.

Clermont County Community & Economic Development Comment(s):

- All county and township departments' comments and conditions detailed in the Woodside Park – Section 4 – Design Plan Review Letter dated June 15, 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 proposed Cleveland Lane needs to terminate with a Tee-Turnaround or Cul-De-Sac. The proposed roadway terminus needs to incorporate an emergency access.
- A usable Ingress/Egress Easement needs to be provided for the proposed Storm Water Retention Basin, located on Lot 208. The proposed easement(s) need to allow easy access for future maintenance.
- 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'.

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

- For the soils requiring geotechnical reports, please add EbD2 soils to the list.
- We encourage the developer to petition the County Engineer to assume long-Term responsibility for stormwater infrastructure outside the right-of-way through the creation of a stormwater district.

The Clermont County Water Resources Department Comment(s):

- No objections or comments at this time.

STAFF RECOMMENDATION:

Based on the Staff Analysis, request a motion to **APPROVE** Woodside Park – Section 4 – Design Plan with the following conditions:

1. The proposed Cleveland Lane needs to terminate with a Tee-Turnaround or Cul-De-Sac. The proposed roadway terminus needs to incorporate an emergency access.
2. A usable Ingress/Egress Easement needs to be provided for the proposed Storm Water Retention Basin, located on Lot 208. The proposed easement(s) need to allow easy access for future maintenance.
3. All county and township departments’ comments and conditions detailed in the Woodside Park – Section 4 – Design Plan Review Letter dated June 15, 2021, be satisfactorily addressed.
4. 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).
5. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.