



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JULY 27, 2021

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## LAMORNA COVE ADDITION – DESIGN PLAN

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- APPLICANT:** Bradford Austing  
M/I Homes of Cincinnati, LLC  
9349 Waterstone Blvd, Suite 100  
Cincinnati, OH 45249
- OWNER:** Glenn E. Bischof & Bonnie S. Cox  
6103 Deerfield Road,  
Loveland, OH 45140
- REQUEST:** Requesting approval of the Design Plan for Lamorna Cove Addition.
- LOCATION:** The subject property, parcel 182403G005 is located on the west side of Deerfield Road approximately 845 ft. southeast of SR 28 / Deerfield Road interchange in Miami Township.
- LAND USE:** The existing land is agricultural farmland. The surrounding properties vary in density and use. To the northwest, properties along SR 28 are mostly commercial businesses. The township boundary line between Goshen Township and Miami Township straddles Deerfield Road and differs in land uses. Several businesses and a mobile home park are located in Goshen Township on the east side of Deerfield Road. Existing single-family residential developments i.e. Lamorna Cove (PUD) and Carl E Bach 1<sup>st</sup> Subdivision are located to the west and south of the property.
- HISTORY:** On November 28, 2017, the Clermont County Planning Commission approved Lamorna Cove – Design Plan.
- On April 27, 2021, the Clermont County Planning Commission recommended approval of Miami Township Zoning Map Amendment Case 578.

## **DEVELOPMENT PROPOSAL:**

### **Lamorna Cove Addition: Development Data**

<b>Parcel Number:</b> 182403G005	<b>Current Zoning:</b> R-PUD
<b>Lot Yield:</b> 54	<b>Total Area:</b> 25.64 acres
<b>Area in Lots:</b> 15.30 acres	<b>Area in Open Space:</b> 6.08 acres (23.7%)
<b>Area in R/W:</b> 4.26 acres	<b>Density:</b> 2.11 units/acre
<b>Min. Lot Area:</b> 10,000 Sq. Ft. (.2296 acres)	<b>Min. Lot Width:</b> 70 Feet
<b>Front Yard Setback:</b> 30 Feet	<b>Side Yard Setback:</b> 7.5'
<b>Rear Yard Setback:</b> 30 Feet	<b>School District:</b> Milford

Per the submitted Design Plan, parcel 182403G005 consists of 25.64 acres and is to be subdivided into 54 single-family residential lots, 4 open space lots consisting of 6.08 acres (23.7%), with an overall project density of 2.11 units per acre. The proposed single-family residential lots will have a minimum lot area of 10,000 sq. ft. with a minimum lot width of 70 feet. Water and sewer service will be provided to the development by extending existing water and sewer lines currently located to the west of the project boundary where Valencia Drive stubs into parcel 182403G005.

### **SITE ACCESS:**

The proposed main entrance will be from Deerfield Road via the construction of the 50-foot public rights-of-ways (*Palma Drive, Seville Lane, Madrid Court, Valencia Drive extension*). A monument sign will be erected at the entrance to the subdivision and landscaping is shown outside the proposed additional right-of-way along Deerfield.

All dedicated open space lots and landscaping within are to be maintained by a separate Lamorna Cove Addition homeowner's association. Pedestrian circulation is provided via four (4') foot sidewalks that will be constructed along both sides of the proposed right-of-way throughout the development and continue through the proposed open space lots along Deerfield Road. As part of phase 1B, the connection to Valencia Drive (Lamorna Cove) will be constructed furthering the connectivity of the two developments.

### **STAFF ANALYSIS:**

Per the review of the submitted design plan, the proposed development meets all *Clermont County Subdivision Regulations* pertaining to Article V. The design plan has also been found to be consistent with the approved zoning Final Development Plan "FDP" in Miami Township Zoning Case 578. Lamorna Cove Addition and its design compliment the existing surrounding developments by providing a consistent single-family housing product that also promotes pedestrian and vehicular connectivity. The open space provided adequate storm water retention/detention along with landscaped buffering and continued preservation of the existing woodlands. If Lamorna Cove and Lamorna Cove Addition would have been proposed as a singular development the combined total dedicated open space would have been 14.92 gross acres (35%).

**Miami Township Comment(s):**

- The Design Plan is consistent with the approved zoning Final Development Plan (“FDP”) in Miami Township Case 578.
- In future plans, relative to this subdivision approval, the developer may consider including landscaping and delineation of grading limits, including steps that will be taken during mass grading of the site to protect the indicated green/undisturbed areas per the FDP.

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

- All county and township departments’ comments and conditions detailed in the Lamorna Cove Addition – Design Plan Review Letter dated July 19, 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):**

- Additional right-of-way is required along Deerfield Road. A twenty-five (25) foot half Right-of-Way needs to be provided along the frontage of the proposed development.
- Storm Water Detention or Management Easements need to be provided for the proposed stormwater management facilities.
- 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’.

**Soil and Water Conservation District (S.W.C.D) Comment(s):**

- No objections or comments at this time.

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

- No objections or comments at this time.

**STAFF RECOMMENDATION:**

Based on the Staff Analysis, move to **APPROVE** of Lamorna Cove Additions – Design Plan with the following conditions:

1. All county and township departments’ comments and conditions detailed in the Lamorna Cove Addition – Design Plan Review Letter dated July 19, 2021, be satisfactorily addressed.
2. Additional right-of-way is required along Deerfield Road. A twenty-five (25) foot half Right-of-Way needs to be provided along the frontage of the proposed development.
3. Storm Water Detention or Management Easements need to be provided for the proposed stormwater management facilities.
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.