



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JANUARY 25, 2022

HERITAGE FARM SUBDIVISION – DESIGN PLAN

- APPLICANT:** Robert Smith
D.R. Horton
8180 Corporate Park Drive, Suite 100
Cincinnati, OH 45242
- OWNER:** Ulreys Run Ltd.
328 Mt. Holly Road
Amelia, OH 45102
- ENGINEER:** Nicholas J. Selhorst
Choice One Engineering
8956 Glendale-Milford Road, Suite 1
Loveland, OH 45140
- REQUEST:** Requesting approval from the Clermont County Planning Commission for the Heritage Farm Subdivision – Design Plan
- LOCATION:** The subject properties are located on the southeast corner of Chapel Road and Mt. Holly Road, +/- 300 feet west of SR 222 in Batavia Township.
- HISTORY:** On November 26, 2019, the Clermont County Planning Commission recommended the approval of Batavia Township Zoning Map Amendment Case B-02-19ZPD.
- On December 12, 2019, the Batavia Township Zoning Commission recommended denying Batavia Township Zoning Map Amendment Case B-02-19ZPD.
- On January 6, 2020, the Batavia Township Board of Trustees voted to deny Batavia Township Zoning Map Amendment Case B-02-19ZPD.

HISTORY:

On August 24, 2021, the Clermont County Planning Commission recommended the approval of Batavia Township Zoning Map Amendment Case B-03-21ZPD.

On November 9, 2021, the Batavia Township Board of Trustees approved Batavia Township Zoning Map Amendment Case B-03-21ZPD.

DEVELOPMENT PROPOSAL:

Heritage Farm Subdivision – Design Plan is a single-family residential community proposed on parcels 032019E102 and 032019E161 consisting of a total +/- 39.6 acres in Batavia Township. Per the Design Plan, the project proposes 81 single-family lots consisting of +/- 21.79 acres. All lots will be provided legal road frontage onto one of three dedicated public rights-of-way (*Heritage Farm Lane, Ulrey Circle, and Gabriel Way*). Gabriel Way will be provided access onto Mt. Holly Road, with Heritage Farm Lane providing access onto Chapel Road.

Open space has been provided throughout the development consisting of 12.28 acres (31%). The open space proposed within the development provides these key features: a natural buffer of existing woodlands on the site, buffering of the central drainage feature, planted buffering along adjoining lower density residential properties, and stormwater retention easements. The open space will also provide the needed 50 feet easement for a future gas main (*Duke Energy*). The open space will also provide neighborhood amenities. The design plan as submitted provides very little detail regarding the provided amenities in addition to the pedestrian walking path and “Tot Lot”.

Planning Staff, discussed with the developer and project engineer an improvement regarding a centralized parking/mail station and cluster box unit (CBU) location outside of the proposed rights-of-way. The plan shows several proposed locations of CBU’s inside of the dedicated rights-of-way.

Heritage Farm Subdivision: Design Plan

Current Zoning: R-PD

Total Lots: 81 units

Area in Lots: 21.79 acres

Area in Open Space: 12.28 acres (31%)

Min. Lot Area: 10,050 Sq. Ft. (.2307 acres)

Side Setback: 10 Feet (5 Feet Min., 20 Feet Total)

Max Building Height: 40 Feet

Total Site Area: 39.6 acres

Area in R/W: 5.37 acres

Density:2.12 units/acre

Front Setbacks: 35 Feet

Rear Setback: 30 Feet

SITE ACCESS:

The design plan proposes roadways that provide two points of ingress/egress onto existing public rights-of-way (Mt. Holly Road & Chapel Road). Landscaped monument signs will be erected within the provided easement within the proposed open space lots along Mt. Holly Road and Chapel Road. All entry monument signs and landscaping will be maintained by the proposal of a homeowner's association.

Pedestrian circulation will be provided along both sides of all dedicated rights-of-way (*Heritage Farm Lane, Ulrey Circle, and Gabriel Way*) with sidewalks provided through the open space. Batavia Township Trustees has granted permission that the sidewalk requirement under *Article 8, 8.02 (Q)(2) within Batavia Township Zoning Resolution* is no longer required along the entire length of the existing public streets (Mt. Holly Road and Chapel Road).

STAFF ANALYSIS:

Per the review of the Heritage Farm Subdivision – Design Plan, the proposed development appears to follow all requirements pertaining to Article V, of the *Clermont County Subdivision Regulations*. The proposed project also conforms with the density and use regulations approved in Batavia Township Case B-03-21ZPD being an “R-PD” Residential Planned Development within the Township's Zoning Resolution.

Batavia Township Comments:

- The plans comply with the conditions of approval rendered by the Batavia Township Board of Trustees on November 9, 2021.

Clermont County Community & Economic Development Comments:

- All county and township departments' comments and conditions detailed in the Heritage Farm Subdivision – Design Plan Review Letter dated January 13, 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.

Clermont County Engineer's Office Comment:

- Sight Distance Analyses need to be provided for both proposed intersections.
- Due to the proximity of the proposed Retention Basin to the existing/proposed right-of-way, along Chapel Road and Mt. Holly Road, a guard rail may be required.
- The radius for Curve C9 needs to be adjusted. A Twenty Five (25) Foot Radius needs to be used.

- The radius for Curve C11 needs to be adjusted. A Fifty (50) Foot Radius needs to be used.
- 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 County Water Resources Department Comments:

- No comments or objections at this time.

Tate Monroe Water Association, Inc. Comments:

- A water availability study has confirmed that there is available water for the development.

Clermont County Soil and Water Conservation District Comments: (Design Plan)

- A hydraulic analysis of the downstream storm sewer system will be needed to demonstrate adequate capacity. In particular, the driveway culvert at 312 Mt. Holly Road, the Chapel Road culvert, and an 18-inch storm sewer system that begins at 42 Mt. Holly Lane should be considered.
- We encourage the developer to petition the County Engineer to assume long-term responsibility for the infrastructure through the creation of a stormwater district.

STAFF RECOMMENDATION:

Based on Staff Analysis, request a motion to **APPROVE** Heritage Farm Subdivision – Design Plan with the following conditions:

1. All county and township departments’ comments and conditions detailed in the Heritage Farm Subdivision – Design Plan Review Letter dated January 13, 2022, be satisfactorily addressed.
2. 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).
3. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.