



CLERMONT
COUNTY OHIO

PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MARCH 22, 2022

BUXTON OAKS – DESIGN PLAN

- APPLICANT:** Schrudde & Zimmerman, Inc.
1671 Park Road #11
Covington, KY 41011
- OWNER:** B & Z Watercrest, LLC
1671 Park Road
Fort Wright, KY 41011
- ENGINEER:** Tyler Amicon, P.E.
Viox & Viox
602 Lila Ave.
Milford, OH 45150
- REQUEST:** Requesting approval from the Clermont County Planning Commission for the Buxton Oaks – Design Plan. (*Parcel 413112B050, Union Township & 032023A454, Batavia Township*)
- LOCATION:** The subject properties are Parcels 413112B050, Union Township & 032023A454, Batavia Township and are located on the west side of Bach Buxton Road just south of the Bach Buxton Road / Braxton Parke Drive intersection and +/- 1000 feet north of SR 125. With an existing address of 3799 Bach Buxton Road, Amelia, OH 45102.
- The properties are situated along the border between Batavia and Union Township.
- HISTORY:** On October 26, 2021, the Clermont County Planning Commission recommended the approval of Batavia Township Zoning Map Amendment Case B-04-21ZPD.
- On December 7, 2021, the Union Township Board of Trustees approved Union Township Zoning Map Amendment Case 1-20-Z.

HISTORY: On December 12, 2021, the Batavia Township Board of Trustees approved Batavia Township Zoning Map Amendment Case B-04-21ZPD.

DEVELOPMENT PROPOSAL:

Buxton Oaks – Design Plan is a single-family residential community proposed on parcels 413112B050, Union Township & 032023A454, Batavia Township consisting of a total +/- 6.067 acres in Union and Batavia Township. Per the Design Plan, the project proposes 20 single-family lots consisting of +/- 3.691 acres. All lots will be provided legal road frontage onto the public 50 foot right-of-way (*Buxton Oaks Drive*) that will terminate in a cul-de-sac. Buxton Oaks Drive will access onto Bach Buxton Road.

Open space is provided to the west of the development and consist of 1.541 acres (25.4%). The open space proposed within the development provides these key features: a natural buffer of existing woodlands to the west buffering of the central drainage feature, buffering along adjoining higher density commercial properties to the west, and stormwater retention easements.

Planning Staff discussed with the developer and project engineer about providing a 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.

Buxton Oaks: Design Plan

Current Zoning: R-4 Union Twp., R-PD Batavia Twp.

Total Lots: 20 units

Total Site Area: 6.067 acres

Area in Lots: 3.691 acres

Area in R/W: .831 acres

Area in Open Space: 1.541 acres (25.4%)

Density: 3.3 units/acre

Min. Lot Area: 6,600 Sq. Ft. (.15 acres)

Front Setbacks: 25 Feet

Side Setback: 5 Feet

Rear Setback: 30 Feet

Max Building Height: 25 Feet

STAFF ANALYSIS:

Per the review of the Buxton Oaks – 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 Union Township Case 1-21-Z and Batavia Township Case B-04-21ZPD being an “R-PD” Residential Planned Development within the Township’s Zoning Resolution.

Union Township Comments:

- No objections or comments at this time.

Batavia Township Comments:

- No objections or comments at this time.

Clermont County Community & Economic Development Comments:

- All county and township departments' comments and conditions detailed in the Buxton Oaks – Design Plan Review Letter dated March 15, 2022, be satisfactorily addressed.
- The proposed road name 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:

- Note upon the plans who is to maintain the propose storm water management facility.
- Additional right-of-way needs to be provided upon plans. A Thirty (30) Foot half Right-of-Way needs to be provided from the centerline of Bach Buxton Road.
- Twenty (20) Foot Storm Sewer Easements need to be provided along the proposed storm sewers located outside of the proposed public Right-of-Way. (Between lots 7 & 8, and within Lot 13)
- The scale for the propose profiles needs to be adjusted. The profiles need to have a horizontal scale of fifty (50) feet and a vertical scale of five (5) feet. (See Article IV, Section 405 of the Clermont County Subdivision Regulations.) This needs to be addressed prior to Construction Drawing Submittal.
- A general reminder regarding roadway geometry; the minimum allowable street grade is 0.4%, maximum street grade is 12% (10% preferred), and the minimum centerline curve radius is 200'.

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

- An easement is needed along the storm sewer between Lots 7 and 8.
- The emergency spillway for the storm water basin should be shown on the grading plan (Sheet C400).
- A soils map should be included
- We encourage the developer to petition the County Engineer to assume long-term responsibility for storm water infrastructure outside the right-of-way through the creation of a storm water district.

Clermont County Water Resources Department Comments:

- Capacity is available in the water and sewer system to serve the development.

STAFF RECOMMENDATION:

Based on Staff Analysis, request a motion to **APPROVE** Buxton Oaks – Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in the Buxton Oaks – Design Plan Review Letter dated March 15, 2022, be satisfactorily addressed.
2. The proposed road name 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.