



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY THE PLANNING COMMISSION ON JUNE 28, 2022

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## FOREST GROVE SUBDIVISION DESIGN PLAN

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- APPLICANT:** NVR, Inc.  
8622 Jacquemin Drive  
West Chester, OH 45069
- OWNER:** Allan M. Claybon Successor Trustee  
4151 Taylor Road  
Batavia, OH 45103
- ENGINEER:** Nick Selhorst, P.E.  
Choice One Engineering  
8956 Glendale-Milford Road, Suite 1  
Loveland, OH 45140
- REQUEST:** Requesting approval from the Clermont County Planning Commission for Forest Grove Subdivision – Design Plan. (*Parcel 012008E023*)
- LOCATION:** The subject property (*Parcel 012008E023*) is located at the southern corner of Clough Pike and Clough Pike (Taylor Road) in Batavia Township. The property is located +/- 1,500 feet south of Sporty's Drive and the Clermont County Airport.
- HISTORY:** On February 22, 2022, the Clermont County Planning Commission recommended the approval of Batavia Township Zoning Map Amendment Case B-02-22ZPD.

**DEVELOPMENT PROPOSAL:**

Forest Grove Subdivision is a single-family residential community proposed on one parcel 012008E023 consisting of a total project area of 38.10 acres in Batavia Township.

The design plan indicates 95 single-family lots consisting of 20.96 acres; all lots are provided a minimum lot width of 60 feet and a typical area of 7,500 Sq. Ft. with an overall project density of 2.95 units per acre.

The development proposes that 9.77 acres (25.9%) be dedicated as open space. Within the open space, the development provides buffering of sensitive development areas, a natural and landscaped buffer zone surrounding the property, and locations for stormwater detention facilities to be maintained by the HOA or by a public watercourse agreement via a ditch petition if accepted by the Clermont County Engineer’s Office.

Currently, the plan does not show details regarding the design specifics of the proposed amenities; however, several Cluster Box (CBUs) / Mailing Stations locations have been displayed on the plan.

**SITE ACCESS:**

Forest Grove Subdivision will have two points of access onto Clough Pike. The northeast entrance to the development is located just east of Clough Pike and Taylor Road intersection.

All proposed lots will be provided legal road frontage onto one of 4 dedicated public rights-of-way (50’) (*Forest Grove Drive, Maple Grove Drive, Cedar Grove Court, and Hickory Grove Court*).

**DEVELOPMENT DATA:**

**Forest Grove Subdivision: Design Plan**

**Current Zoning:** Batavia Township Case B-02-22ZPD: PD - Planned Development District

**Project Density:** (2.95 units /acre)

**Parcel Numbers:** 012008E023

**School District:** Batavia Local School Districts (Batavia LSD)

**Lot Yield:** 95

**Total Gross Area:** 38.09 acres

**Area in Lots:** 20.96 acres

**Area in Open Space:** 9.77 acres (25.9%)

**Area in R/W:** 7.36 acres

**LOT TYPE DATA:**

<b>LOTS:</b>
<b>Lot Area Min 7,500 Sq. Ft. (.1721ac.)</b>
<b>Min. Lot Width: 60 Feet</b>
<b>Front Yard Setback: 30 Feet</b>
<b>Min Side Yard Setback: 5 Feet (15 Feet Total)</b>
<b>Rear Yard Setback: 20 Feet (40 Feet on Lots 81-87, 89-94, 51-55)</b>

**STAFF ANALYSIS:**

On June 15, 2022, the Clermont County Reviewing Agencies conducted a Design Plan Review Meeting to discuss comments and conditions in the review letter dated June 15, 2022.

Clermont County Community & Economic Development - Planning Division highlighted the importance of providing significant buffering of the development along Clough Pike and encouraged the design engineer to make minor adjustments to the overall design to provide additional buffering. This is important to highlight as the proposed rear-yard setback for Lots 7-14 and 75-79 is 20 feet.

The proposed lands and soils do possess significant attributes regarding “Sensitive Development Areas. Geotechnical reports will be required on all lots that fall within the “sensitive development area” Alluvial Flood Plains – Soil Types: CcD2, EbE2, and RpC2 as listed in the *Article V, Section 503 of the Clermont County Subdivision Regulations.*

In conclusion, Forest Grove Subdivision – Design Plan appears to follow the requirements pertaining to Article V of the Clermont County Subdivision Regulations while also conforming to the density and use regulations approved under Batavia Township Zoning Map Amendment Case B-02-22ZPD being a PD - Planned Development District.

**Batavia Township Comments:**

- The width of Lots 60 through 63 and Lots 88 through 90 shall be increased by 5 feet at the building line.
- All homes shall consist of no less than 1,400 square feet of living space and shall mirror the home designs presented at the March 29, 2022 hearing.
- Undergrowth, unhealthy, and non-landscape grade trees shall be removed from the area identified as “Existing Tree Buffer to Remain” on the Preliminary Plans and, with Township Staff’s approval, shall be replaced with landscaping material deemed appropriate during the Final Development Plan review.
- The area identified as a “20 ft. No Clear Zone“ shall be cleared of fallen trees and stumps, with undergrowth to remain.

### **Clermont County Community & Economic Development Comments:**

- All county and township departments' comments and conditions detailed in Forest Grove – Design Plan Review Letter dated June 15, 2022, be satisfactorily addressed.
- The Clermont County Engineer's Office shall review all proposed road names 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 Easements or Additional Right-of-Way needs to be Provided/Obtained for the Right Turn Sight Distance at the Maple Grove Drive/Clough Pike Intersection. The Easement/Right-of-Way from the adjoining property will need to be recorded/replatted/dedicated prior to the approval of the construction drawings.
- Additional right-of-way will be required at the Clough Pike / Taylor Road Intersection. A 150-foot radius is to be used along the proposed Right-of-Ways.
- The proposed street light, located between Lots 53 and 54, must be relocated to the opposite side of the road.

### **Clermont County Water Resources Department Comments:**

- Sewer capacity is available. Public sanitary sewer will need to be extended from the existing maintenance hole 12434 located on Forest Glen Blvd near Clough Pike. This will need to be extended within the existing right-of-way to serve the proposed development
- The plans must demonstrate how Section 4 of the Clermont County Airport Zoning Regulations will be satisfied.
- The heights of the proposed buildings will need to be provided to conform to the height restrictions per the Clermont County Airport Zoning Regulations.
- Future verification will be needed regarding the stream shown in lots 97 and 98.

### **Clermont County Soil and Water Conservation District Comments:**

- No detention is currently provided for Lots 89-98. This must be addressed elsewhere in the development to meet peak runoff rate and water quality treatment requirements for the site as a whole.
- A drainage easement will be needed for the headwater stream that crosses lots 97 and 98 and the open space areas.
- We have some concerns about building Lot 98 due to the presence of the stream channel. We are open to creating a new lot elsewhere in the development.
- Open space lot 49 is identified as Lot 61 on Sheet 2.

**Clermont County Soil and Water Conservation District Comments: Cont.**

- 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 utility.

**STAFF RECOMMENDATION:**

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

1. All county and township departments’ comments and conditions detailed in Forest Grove Subdivision – Design Plan Review Letter dated June 15, 2022, be satisfactorily addressed.
2. The Clermont County Engineer’s Office shall review all proposed road names 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.