



CLERMONT  
COUNTY OHIO

# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON NOVEMBER 22, 2022

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## THE RESERVE AT STONE PILLARS FARM – DESIGN PLAN

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- APPLICANT:** Scott Lucke  
Klosterman Farms Land Development, LLC  
8825 Chapel Square Drive, Suite B  
Cincinnati, OH 45249
- OWNER:** Kevin Malof  
Stone Pillars Farm, LLC  
6791 Oakland Road  
Loveland, OH 45140
- Langsem Properties, LLC  
7915 Willowridge Lane  
Cincinnati, OH 45237
- 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 Reserve at Stone Pillars Farm – Design Plan
- LOCATION:** The subject properties include Parcels 112203I036, 112203I059 & 112203I257, situated between SR 48 to the north and Smith Road to the south. The proposed entrance to the subdivision would be located +/- 700 ft. southeast of Clarawill Drive.
- HISTORY:** No relevant project history exists for the property involved in this petition for zoning map amendment.

### DEVELOPMENT PROPOSAL:

The Reserve at Stone Pillars Farm – Design Plan is a single-family residential community proposed on parcels 112203I036, 112203I059 & 112203I257 consisting of a total +/- 39 acres in Goshen Township. Per the Design Plan, the project offers 25 single-family lots comprised of +/- 30.58 acres. All lots will be provided legal road frontage onto one of

two dedicated public rights-of-way (*Saddleback Way & Stone Pillars Court*). Stone Pillars Court will provide access to SR 48.

An open space lot primarily designed for stormwater management consists of 4.58 acres (11.7%). The open space has been shown to provide additional amenities, such as pedestrian walking trails and equestrian trails, with plans for connectivity through the surrounding farm development. The design plan, as submitted, provides very little additional detail regarding the provided amenities.

**The Reserve at Stone Pillars Farm: Design Plan**

**Current Zoning:** R-1 Agricultural and Rural Residential District

**Total Lots:** 25 units

**Total Site Area:** 39 acres

**Area in Lots:** 30.58 acres

**Area in R/W:** 3.83 acres

**Area in Open Space:** 4.58 acres (11.7%)

**Density:** .64 acres

**Min. Lot Area:** 40,000 Sq. Ft. (.9183 acres)

**Front Setbacks:** 50 Feet

**Side Setback:** 10 Feet

**Rear Setback:** 35 Feet

**Max Building Height:** 35 Feet

**SITE ACCESS:**

The design plan shows one point of ingress/egress onto SR 48. A landscaped monument easement has been referenced on the adjoining property.

**STAFF ANALYSIS:**

Per the review of The Reserve at Stone Pillars Farm – Design Plan, the proposed development appears to follow all requirements pertaining to Article V of the *Clermont County Subdivision Regulations*.

The Reserve at Stone Pillars Farm – Design Plan appears to conform to the lot dimensions stated in the development data table shown on the plan. It is consistent with the minimum development dimensions required in the Goshen Township Zoning Resolution. (Article 5: “R-1” Agricultural and Rural Residential District)

The proposed lands and soils shown within the project area fall outside the attributes listed in the Sensitive Development Area: Steep Slopes and Erosion Hazard.

The creation of the Homeowners Association would provide maintenance to the proposed open space, stormwater management facilities, and landscaped easements.

A pathway reservation easement is highly encouraged but not required for future pedestrian/bike connectivity along SR 48 to the Little Miami Scenic Trail.

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

- All county and township departments' comments and conditions detailed in The Reserve at Stone Pillars Farm Review Letter dated November 16, 2022, be satisfactorily addressed.
- All proposed road names shall be submitted and 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:**

- Ohio Department of Transportation Approval needs to be obtained for all improvements along State Route 48.
- The Clermont County Engineer's Office is currently revising the Clermont County Typical Road Sections. It is recommended to use the proposed future cross-section for the proposed roads.
- The proposed Stone Pillars Court Right-of-Way needs to be adjusted. The Proposed Right-of-Way at State Route 48 needs to be symmetrical.
- Curves C4, C7, C8, C18, C21 and C32 need to be revised. A 25 Foot Radius needs to be utilized.
- The Length of the Saddleback Way Cul-De-Sac needs to be adjusted. The proposed Utility Easement needs to continue around the proposed Cul-De-Sac, additionally as the Cul-De-Sac is shown upon the plans additional land needs to be obtained from the adjoining property owner.
- A dedicated Storm Water Detention/Retention Easement needs to be provided around the proposed storm water management facility.
- Separate Utility and Sanitary Sewer Easements need to be shown upon the Construction Drawing Submittal.
- The proposed 40' Ingress/Egress Easement needs to be adjusted. The proposed easement cannot be located upon an Open Space Lot.
- Clarify upon the plans what the proposed use of the 40' Ingress/Egress Easement, shown upon Lots 8 and 9. Additional information needs to be provided to determine the required: geometry, cross-section, and grading.
- 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'.

**Ohio Department of Transportation (ODOT) Comments:**

- Generated peak hours of the AM & PM trips will need to be submitted for review. A traffic analysis will be required if the generated trips exceed the ODOT threshold.
- Driveway spacing and sight distance must meet ODOT requirements per the State Highway Access Management Manual for access placement.
- Drive access will need to be reviewed and follow our commercial drive standards

**Clermont County Water Resources Department Comments:**

- Sanitary sewer and water capacity are available for the 25 single-family homes.

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

- Please note the entity responsible for the long-term operation and maintenance of the stormwater basin and any storm sewer infrastructure located outside the road right-of-way.

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

- As construction plans are drafted, a reminder that spacing between catch basins on the streets should not exceed 350 feet.

**STAFF RECOMMENDATION:**

Based on Staff Analysis, request a motion to **APPROVE** The Reserve at Stone Pillars Farm – Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in The Reserve at Stone Pillars Farm Review Letter dated November 16, 2022, be satisfactorily addressed.
2. All proposed road names shall be submitted and 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.