



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON DECEMBER 20, 2022

SUMMERWOOD – DESIGN PLAN

- APPLICANT:** Paul Schirmer
CDSG, LLC
PO Box 9833
Cincinnati, OH 45209
- OWNER:** MTP Properties
4014 Amelia-Olive Branch Road
Batavia, OH 45103
- ENGINEER:** Stan Messerly
Messco Engineering
2766 Wasson Road
Cincinnati, OH 45209
- REQUEST:** Requesting approval from the Clermont County Planning Commission for Summerwood – Design Plan. (*PIN 012008D030*)
- LOCATION:** The subject property (*PIN 012008D030*) is located between Amelia Olive Branch Road and Clough Pike just west of Batavia Township Park in Batavia Township.
- HISTORY:** On November 26, 2019, the Clermont County Planning Commission voted to recommend approval of Batavia Township Zoning Map Amendment Case B-03-19ZPD.
- On June 28, 2022, the Clermont County Planning Commission voted to recommend approval of Batavia Township Zoning Map Amendment Case B-04-22ZPD.
- On September 6, 2022, the Batavia Township Board of Trustees approved, with conditions, the Batavia Township Zoning Map Amendment Case B-04-22ZPD.

DEVELOPMENT PROPOSAL:

Summerwood is a residential community infill project between Clough Pike and Amelia Olive Branch Road in Batavia Township. Summerwood is an 80-unit development on 18.260 acres; the product types offered include 60 single-family attached structures and 20 townhome condominiums.

SITE ACCESS:

Ingress/egress will be provided via "Public Road A" from Clough Pike and Amelia Olive Branch Road. All single-family attached structures will have a minimum of 34' feet of legal road frontage to "Public Road A." All condominiums will be provided access and parking via a private drive.

As part of the approval conditions for the Summerwood - Design Plan, all proposed road names are required to be submitted to the Clermont County Engineer's Office for review and approval for road name duplicates.

DEVELOPMENT DATA:

Summerwood: Design Plan

Current Zoning: Batavia Township Case B-04-22ZPD

Parcel Number: 012008D030

School District: Batavia Local School Districts (Batavia LSD)

Total Gross Area: 18.260 acres

- Existing Amelia Olive Branch R/W: .180 acres
- Existing Clough Pike R/W: .552 acres

Total Net Area: 17.528 acres

Project Density: (4.56 units/acre)

Area in Lots: 8.381 acres

Area to be dedicated in R/W: 1.599 acres

Area in Open Space: 6.836 acres (40%)

Lot Yield: 60 Single-Family Attached Lots, 20 Condominium Units

LOT TYPE DATA:

Single-Family Attached (Patio Homes)

Min. Lot Area: 4,182 Sq. Ft. (.096 acres)
Min. Lot Width: 34 Feet
Front Setbacks: 35 Feet
Rear Setback: 20 Feet
Side Setback: Zero Feet Min., 6 Feet Total

STAFF ANALYSIS:

Summerwood is situated in an area of Batavia Township that is seeing substantial residential growth, which can be attributed to the proximity of Batavia Township Park and its amenities. The project will contribute to the rise in vehicular and pedestrian traffic on Clough Pike. The township has made it a condition that additional road right-of-way is to be obtained from the adjoining property PIN 012008D045 (*Jeremy Miller & Kimberly Wilson*). The additional right-of-way will ensure safe access for a pedestrian sidewalk connection to the intersection of Clough and Gatetree Lane. The crosswalk shown on the design plan will provide access to all Summerwood and Crossgates Subdivisions residents.

Regarding the soil types listed on the design plan, no proposed lots or structures fall under the Steep Slopes & Erosion Hazards listed in the Clermont County Subdivision Regulations. They are not required to perform individual geotechnical reports at this time.

All proposed lots will be located within Batavia Local School District's jurisdiction, and the project does not create any overlapping issues with surrounding school districts. Clermont County Water Resources will be the water & sewer system provider, with electricity supplied by Duke Energy.

In conclusion, Summerwood – 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-04-22ZPD being an R-PD Residential Planned Development.

Batavia Township Comments:

- Emphasize the importance of a sidewalk connection between this project and Batavia Township Park.
- The proposed central parking final design shall have Batavia Township approval.

Clermont County Community & Economic Development Comments:

- All county and township departments' comments and conditions detailed in Summerwood – Design Plan review letter dated December 12, 2022, be satisfactorily addressed.
- The Design Plan must demonstrate how Section 4 of the Clermont County Airport Zoning Regulations will be satisfied concerning the stormwater management practices.
- 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:

- Street names are required to be provided for Public Rd. 'A.'
- Parking spaces not associated with a dwelling must access the proposed public road through a single commercial driveway. The Ten (10) proposed unassociated parking spaces need to be adjusted or eliminated.
- The limits of the proposed fence need to be shown on the plans. The proposed fence needs to be located outside of the proposed Public Right-of-Way and the proposed Clear Sight Easement.

Clermont County Water Resources Department Comments:

- Public water and sewer capacity is available for the proposed 80 units.
- For connections to sewers 12" in diameter and larger, no gravity flow sewer connection permit shall be issued where the floor elevation is below the rim elevation of the nearest downstream manhole.
- A Permit to install will be required to be filed with the OEPA.
- The 12" sanitary sewer main appears on the wrong side of Clough; it should be on the east side of the road.

Clermont County Soil and Water Conservation District Comments:

- We have concerns about potential flooding in the Crossgates subdivision to the north. A downstream hydraulic analysis and flood routing will be needed.
- The entity responsible for the long-term operation and maintenance of stormwater basins and all storm sewer infrastructure located outside the right-of-way needs to be noted.
- Easements for storm sewers and stormwater basins should be shown.
- We suggest creating a rain garden or bioswale below the storm sewer outlet just south of Lot A22.

STAFF RECOMMENDATION:

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

1. All county and township departments' comments and conditions detailed in Summerwood – Design Plan review letter dated December 12, 2022, be satisfactorily addressed.
2. The Design Plan must demonstrate how Section 4 of the Clermont County Airport Zoning Regulations will be satisfied concerning the stormwater management practices.
3. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.