



CLERMONT COUNTY OHIO

PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JANUARY 24, 2023

PEBBLE GROVE – DESIGN PLAN

- APPLICANT:** Kirk Ridder
Grand Communities, LLC
3940 Olympic Boulevard
Erlanger, KY 41018
- OWNER:** Joan L. Brown, Etal.
28525 SW 202 Ave.
Homestead, FL 33030
- ENGINEER:** Terri Corner
Bayer Becker
6900 Tylersville Road, Suite A
Mason, OH 45040
- REQUEST:** Requesting approval from the Clermont County Planning Commission for Pebble Grove –Design Plan
- LOCATION:** The subject property (PIN 112211I027) is located south of SR 28 and on the east side of Linton Road, adjacent to the east of Goshen Local School Districts Campus and Kathryn Stagge-Marr Community Park.
- HISTORY:** On April 26, 2022, the Clermont County Planning Commission recommended approval of Goshen Township Zoning Map Amendment Case ZC-2022-005.

DEVELOPMENT PROPOSAL:

Pebble Grove – Design Plan consists of 294 single-family residential lots on 113.43 acres with 45 acres (39.7%) of open space, with an overall project density of 2.59 dwelling units per acre.

DEVELOPMENT DATA:

Current Zoning: PD-R – Planned Development Residential District (Case ZC-2022-005)

Total Lots: 294 units

Total Site Area: 113.43 acres

Area in Lots: 51.88 acres

Area in R/W: 16.55 acres

Area in Open Space: 45 acres (39.7%)

Density: 2.59 units/acres

School District: Goshen Local School Districts (GLSD)

Designer Homes Series:

Number of Units: 53

Min. Lot Area: 7,800 Sq. Ft. (.179 acres)

Min. Lot Width: 60 Ft.

Front Yard Setback: 30 Ft.

Side Yard Setback: 5 Ft. min. 10 Ft. Total

Rear Yard Setback: 30 Ft.

Maple Street Home Series:

Number of Units: 159

Min. Lot Area: 6,500 Sq. Ft. (.149 acres)

Min. Lot Width: 52 Ft.

Front Yard Setback: 30 Ft.

Side Yard Setback: 5 Ft. min. 10 Ft. Total

Rear Yard Setback: 30 Ft.

Paired Ranches:

Number of Units: 82

Min. Lot Area: 4,080 Sq. Ft. (.09 acres)

Min. Lot Width: 34 Ft.

Front Yard Setback: 30 Ft.

Side Yard Setback: 6 Ft. & 0 Ft. 12 Ft.

Total between separate buildings

Rear Yard Setback: 30 Ft.

SITE ACCESS:

The Design Plan shows the adjustments to the two entrances from Linton Road. (*Pebble Grove Way and Broadcreek Lane*) All lots will be provided direct access and legal frontage to a 50 Ft. right-of-way, a 28 Ft. pavement typical roadway section. Two streets such as (*Clearbrook Drive and Ripple Bend Drive*) are shown to be temporary T-Turnarounds and are permitted only as part of a continuing street plan. All roadways shown shall conform to requirements established in the *Subdivision Street Design and Construction Standards for Clermont County*.

The ten proposed street names have been shown on the Design Plan (*Broadcreek Lane, Crestbrook Drive, Pebble Grove Way, Smooth Stone Drive, Skipping Rock Drive, Ripple Bend Drive, Wild Water Court, Shallow Cove Court, Clearwater Court, and Pebble Grove Court*.) All street names shall be submitted and reviewed by the Clermont County Engineer's Office for duplicate or nearly duplicate names of existing streets of record or streets for which design plans have been approved.

STAFF ANALYSIS:

Per the review of Pebble Grove – Design Plan, the development appears to follow all requirements pertaining to Article V of the *Clermont County Subdivision Regulations*.

Pebble Grove – Design Plan appears to conform to the lot dimensions agreed upon in the development data approved with Goshen Township Zoning Map Amendment Case ZC-2022-005 and is consistent with the minimum development dimensions required in the Goshen Township Zoning Resolution. (Article 6: "PD-R" Planned Development Residential District)

The development is situated in an area of Goshen Township that is expected to see substantial residential growth in the future. A goal of the Township has been to provide a variety of housing options and lot sizes to promote the planning of a development that is more sensitive to the protection of open spaces and accommodation for all demographics. The development addresses these goals by providing three residential product types, Designer Home Series 7,800 Sq. Ft. (.179 acres), Maple Street Home Series 6,500 Sq. Ft. (.149 acres), and Paired Ranches 4,080 Sq. Ft. (.09 acres).

The development plan also provides ample open space and buffering throughout the development. A 20-foot boundary buffer meets the township minimum standards. Details regarding the specifications for the boundary buffer have not been provided at this time. A more detailed review of the proposed landscaping and buffering will be required during future phases of development.

The 45 acres of dedicated open space are situated throughout the development. They have been designed to provide "passive and active" Open Space amenities, including multiple stormwater retention basins, sufficient landscape buffering, and recreational amenities. The creation of a homeowners association will maintain these open space lots, and the landscaping within them will maintain all the proposed open spaces and stormwater retention structures.

A pedestrian circulation system has been included in the design to ensure that pedestrians can walk safely and efficiently throughout the development. The pedestrian system shall be designed to the *Subdivision Street Design and Construction Standards for Clermont County*. Signaled and striped Linton Road Crossing will connect the Goshen Local School District property and Goshen Township Park District Property to the development.

A brief review of the National Wetland Inventory Map has shown a freshwater emergent wetland and Riverine located on parcel 112211I027. The Ohio EPA and the Corps of Engineers shall be contacted to see if Section 401/404 permits are required.

Overall, the requested project land use and proposed density are compatible with the *Clermont County Subdivision Regulations* and the current subdivision pattern developing throughout Goshen Township.

Clermont County Community & Economic Development Comments:

- All county and township departments' comments and conditions detailed in Pebble Grove –Design Plan Review Letter dated January 19, 2023, be satisfactorily addressed.
- The Ohio EPA and the Corps of Engineers should be contacted to see if Section 401/404 permits are required for the freshwater emergent wetland and Riverine located on parcel 112211I027.
- 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) plan set with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Clermont County Engineer's Office Comments:

- 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'.

Ohio Department of Transportation (ODOT) Comments:

- Based on our review, we agree with the findings and recommendations from the Traffic Analysis Study that turn lanes are not required to be built at the intersection of SR 28/132 and Linton Road. While the turn lane meets warrants in existing conditions, ODOT has no plans to install turn lanes at this location. We will continue to monitor the intersection for any improvements required. This proposed development traffic volume does not degrade the intersection as it will still operate at an acceptable *Level of Service (LOS)* per the *ODOT analysis and Traffic Simulation (OATS) Manual*. – Brianne Hetzel, District 8 Traffic Studies Engineer

Clermont County Water Resources Department Comments:

- Sanitary sewer capacity is available for the 294 proposed units. The existing sanitary sewer has a capacity for a maximum of 325 single-family equivalents. If additional capacity is necessary, approximately 6,300 feet of sanitary will need to be replaced with a larger pipe.
- The plans do not show a force main where the proposed lift station is pumping.
- The lift station must be constructed early to continue past phase one. Lift station plans will need to be submitted early in the construction process for water resources to provide a review.
- Please verify the number of homes served by the lift station and the pumping rate (in G.P.M.) for the lift station.
- If Water Resources approves the lift station, easements should be reserved through the open space property to allow for the future elimination of the lift station.
- Water is available, and there is the capacity to meet the domestic water supply needs for the proposed development. The development will be required to connect

to the existing water main at two (2) locations on Linton Rd. Both connections will need to be a cut-in tee (no wet taps) with 3 gate valves at each connection (one on each side of the tee).

- Please be conscious of the streams and slopes north of the site.

Soil and Water Conservation District Comments:

- Wetland assessments will be needed if there is any disturbance of wooded lots located on Ct soils.
- Geotechnical reports will be needed for any construction occurring on CkD3 soils.

STAFF RECOMMENDATION:

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

1. All county and township departments' comments and conditions detailed in Pebble Grove –Design Plan Review Letter dated January 19, 2023, be satisfactorily addressed.
2. The Ohio EPA and the Corps of Engineers should be contacted to see if Section 401/404 permits are required for the freshwater emergent wetland and Riverine located on parcel 1122111027.
3. 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).
4. Submit one (1) plan set with an original stamp and signature to the Department of Community & Economic Development Planning Division.