



# CLERMONT COUNTY OHIO **PLANNING COMMISSION STAFF REPORT**

FOR CONSIDERATION BY PLANNING COMMISSION ON JANUARY 24, 2023

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## **THE RESERVE AT STONE PILLARS FARM – REVISED 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  
6791 Oakland Road  
Loveland, OH 45140
- Stone Pillars Farm, LLC  
1271 Hickory Woods  
Loveland, OH 45140
- 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 – Revised Design Plan
- LOCATION:** The subject properties include a portion of parcels 112203I059 and 112203I036, 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:** On November 22, 2022, the Clermont County Planning Commission approved The Reserve at Stone Pillars Farm – Design Plan. For a total of 25 single-family residential lots on 39 acres.
- DEVELOPMENT PROPOSAL:**
- The Reserve at Stone Pillars Farm – Revised Design Plan is a minor revision to November 22, 2022, approved design plan.

The modifications to the original design plan include an increase of the total site area from 39.00 acres to 39.21 acres, one additional single-family lot (26 buildable lots), and a 1.83 acres (-39%) decrease to the overall open space. This decrease in the overall open space is directly related to the redesigned Open Space Lot 8, as the stormwater management pond's design has decreased.

The Reserve at Stone Pillars Farm will remain a single-family residential community consisting of a total +/- 39.23 acres in Goshen Township. Per the Revised Design Plan, the project offers 26 single-family lots of +/- 32.63 acres. All lots will still be provided legal frontage onto one of two dedicated public rights-of-way (*Saddleback Way & Stone Pillars Court*).

The open space's purpose is primarily designed for stormwater management, equestrian trails, and landscaping/entrance signage. The revised open space consists of 2.75 acres (7.01%). The open space shows the development providing additional amenities, such as pedestrian walking trails and equestrian trails, with plans for connectivity through the surrounding farm development.

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

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

**Total Lots:** 26 units

**Area in Lots:** 32.63 acres

**Area in Open Space:** 2.75 acres (7.01%)

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

**Side Setback:** 10 Feet

**Max Building Height:** 35 Feet

**Total Site Area:** 39.21 acres

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

**Density:** .66 units/acres

**Front Setbacks:** 50 Feet

**Rear Setback:** 35 Feet

**SITE ACCESS:**

Ohio Department of Transportation Approval needs to be obtained for all improvements along State Route 48.

**STAFF ANALYSIS:**

Per the review of The Reserve at Stone Pillars Farm – Revised 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 – Revised 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.

**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, and January 19, 2023, 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) plan set 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.
- 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:**

- 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 26 single-family homes.
- Please provide locations and dimensions of the proposed utility and sewer lines, showing their connections to existing systems.
- It appears there is a storm sewer that crosses Saddleback Way near the intersection at Stone Pillars Ct with no connectivity.
- It appears there is a swale that crosses Stone Pillars Ct. How is this to be addressed?

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

- 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 – Revised 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, and January 19, 2023, be satisfactorily addressed.
2. Ohio Department of Transportation Approval needs to be obtained for all improvements along State Route 48.
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.