



CLERMONT COUNTY OHIO

PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON FEBRUARY 27, 2024

BLUE HERON SUBDIVISION – DESIGN PLAN #650-2024

APPLICANT: Abercrombie and Associates, Inc.
8111 Cheviot Road, Suite 200
Cincinnati, OH 45247

OWNER: SDG Blue Heron, LLC
5 Glosser-Richardson Road, Suite B
Lebanon, OH 45036

ENGINEER: Abercrombie and Associates, Inc.
Cheviot Road, Suite 200
Cincinnati, OH 45247

REQUEST: Requesting approval from the Clermont County Planning Commission for Blue Heron Subdivision – Design Plan

LOCATION: The subject property (PIN's 172519A036, 172519A061, 174609.007, 174609.008B, and 174609.008A) is located approximately 300 feet north of the intersection of Wards Corner Road and Walnut Ridge Drive.

HISTORY: There is no relevant history for this Design Plan.

DEVELOPMENT PROPOSAL:

Blue Heron Subdivision – Design Plan consists of 8 single-family residential lots on 17.73 acres with 6.57 acres (37.1%) of passive open space, with an overall project density of 0.45 dwelling units per acre.

The subdivision includes a large open space lot with two existing ponds. These ponds will remain and will be modified slightly with release structures to serve as stormwater retention/detention basins and provide stormwater management for the proposed subdivision.

DEVELOPMENT DATA:

Current Zoning: R-1 Residence District – A residential zoning district to provide land for low-density single-family detached housing units.

Total Lots: 9 Lots (8 Dwellings, 1 open space)
Area in Lots: 10.68 acres
Area in Open Space: 6.57 acres (37.1%)

Total Site Area: 17.73 acres
Area in R/W: .19 acres
Density: 0.45 units/acres

School District: Loveland City School District

Homes:

Number of Units: 8

Min. Lot Area: 20,000 Sq. Ft. (.459 acres)

Front Yard Setback: 50 Ft.

Rear Yard Setback: 35 Ft.

Min. Lot Width: 100 Ft.

Side Yard Setback: 10 Ft.

SITE ACCESS:

The Design Plan shows access is to be taken off of Wards Corner Road by the creation of a private street titled “Blue Heron”. There is a proposed common driveway taken off of the private street for lots 1-3 to avoid those lots directly accessing Wards Corner Road. Lots 4-8 will take access off of the private street directly.

The private street terminates in a cul-de-sac and navigates around the southerly pond. All roadways shown shall conform to requirements established in the *Subdivision Street Design and Construction Standards for Clermont County*. There is one open space lot that has a panhandle (lot 9 as shown on submittal documents) that abuts Loveland-Miamiville Road. It is unknown if this panhandle will be used for access or not.

STAFF ANALYSIS:

Per the review of Blue Heron Subdivision – Design Plan, the development appears to follow all requirements pertaining to Article V of the *Clermont County Subdivision Regulations*. Blue Heron Subdivision – Design Plan appears to conform to the lot dimensions agreed upon in the development data approved with Miami Township Zoning Resolution.

The development is located on land that contains two existing ponds that are being proposed to be used for stormwater management. The applicant was made aware of all regulations that pertain to those ponds at the Design Plan Review Meeting that was held on February 22, 2024 and all conditions set forth in the comment letter are conditions of approval for this design plan application.

In the *Imagine Miami Vision 2025* land use plan, this area in Miami Township is designated as the Oasis/Miami Trails Concept Area. This area calls for exclusively residential development, and recently constructed, higher-value housing. The proposed development is single family and will be new construction. This plan also calls for this part of the Township to maintain present character which this subdivision will accomplish. There is similar sized lots surrounding this area and the area will keep the two existing ponds.

Miami Township also has their *2023 Land Use Plan* which designates this area to remain the same as it is not located within a “Future Land Use Area”. Blue Heron Subdivision is in the “Residential” area and the proposal will keep this area residential in keeping with the surrounding residential area.

The design includes a private street off of Wards Corner Road and a shared common driveway that will supply access for all eight residential lots. There is an open space lot as well that houses the majority of the ponds and all of the stormwater infrastructure in it, this lot has a panhandle that connects to Loveland-Miamiville Road. The current plans do not state any access from Loveland-Miamiville Road to this lot.

The *Clermont County Comprehensive Plan Land Use Chapter* echoes the Miami Township Comprehensive Plans in terms of complying with residential existing character in this area.

Overall, the requested project land use and proposed density are compatible with the *Clermont County Subdivision Regulations* and the current subdivision pattern developing throughout Miami Township, and is in compatibility with applicable Comprehensive Plans.

Clermont County Community & Economic Development Conditions:

1. The application indicates the subdivision as a “Special Development” which requires a completed “Special Development” Form, that is not included in the application and the submittal does not match the requirements in Article VII as a “Special Development” (Planned Unit Developments, Large Lot Subdivision, Five Acre Plus Subdivision, or Hybrid Subdivision). Please indicate if the application is a proposed “Special Development”.
2. Indicate total acreage of land in lots, total acreage of land contained in streets, total acreage of open space, park land, etc.
3. Ensure naming of the private street labeled “Blue Heron”.
4. Indicate proposed width of the private street on the plans.
5. Include verification that the proposed entrances meet all applicable Sight Distance requirements as established by the Clermont County Engineer.
6. Include the Drainage area of the project.
7. Include Open Space area ownership information per Article V Section 521.

Clermont County Engineer's Office Conditions:

1. The Typical Street Section needs to be labeled “Typical Private Street” Section
2. The proposed pavement cross-section needs to be adjusted to match Clermont County Typical Sections.
3. The proposed Forty (40) Foot Ingress/Egress and Utility Easement needs to be labeled as a “Private Street and Utility Easement.”
4. Remove all Public and Private references from the proposed Utility Easements. This comment excludes the “Private Street” Labels.
5. An Ingress/Egress Easement needs to be provide for the proposed private drive.
6. A typical section needs to be provided for the proposed Common Drive, if it differs

from the proposed “Private Street” Section.

Clermont County Water Resources Department and W.M.S.C. Conditions:

1. Public sanitary sewer and water capacity is available for the proposed 8 single family homes.
2. Public water and sewer mains should be in an exclusive 30' wide public easement or a shared 50' public easement. "Utility Easement" does not refer to the public mains, this is for other utilities. Standing water is not permitted to be inside of the public utility easement.
3. Please clarify if the existing ponds are being converted into stormwater basins. If the basins are to be stormwater basins the appropriate documentation according to the County regulations should be submitted. The ponds should also be on their own separate parcel if being used for stormwater management.

Soil and Water Conservation District Conditions:

1. The ponds to be converted into stormwater management basins will need to reside on a separate parcel in their entirety.
2. There seems to be potential for the pond to top the private street during heavy storms. The construction plans will need to demonstrate that the private drive is outside the 100-year storm elevation.
3. Drainage from Lots 6-7 will need to be directed to the stormwater management basin.
4. The note stating the HOA will be responsible for the stormwater basins will need to be modified to state that the HOA will be responsible for all storm sewer infrastructure, including the stormwater basins.

Miami Township Conditions:

1. I looked at the PDF, the lot dimensions appear the same as we ok'd preliminarily in discussion with Doug Smith.
2. The only additional comment I would have with regard to this Design Plan then is that there needs to be a statement as to care of the Open Space on the east and north sides of the lake (and the lake itself I suppose). The open space areas should be maintained to normal residential lawn standards. Previously the adjoining neighbors that back onto the subject (fronting on LM Rd) have been very interested in regular maintenance of this area, including the panhandle out onto Loveland Miamiville Road.

STAFF RECOMMENDATION:

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

1. All county and township departments' comments and conditions detailed in Blue Heron – Design Plan Review Letter dated February 22, 2024, be satisfactorily

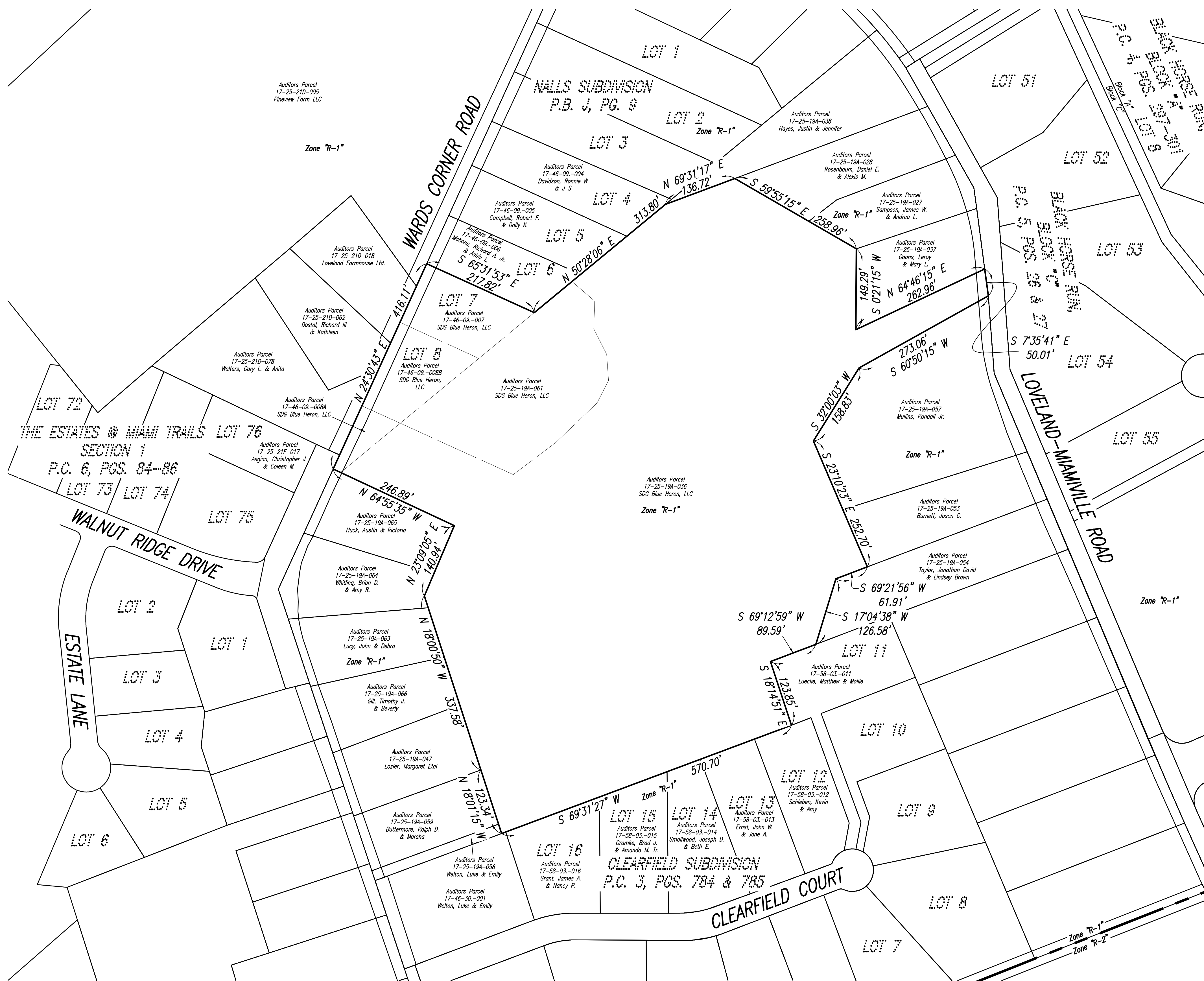
addressed.

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).

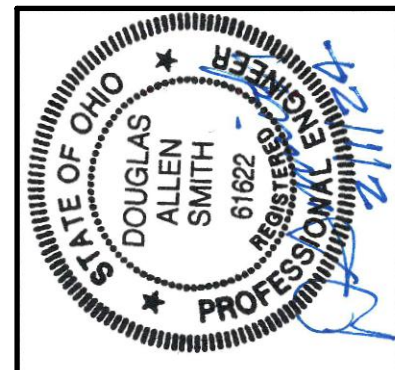
Attachments:

1. Blue Heron Subdivision – Design Plan Drawings.
2. Blue Heron Subdivision – Design Plan Review Letter dated February 22, 2024.
3. Zoning Map
4. Parcel Map

Attachment 1



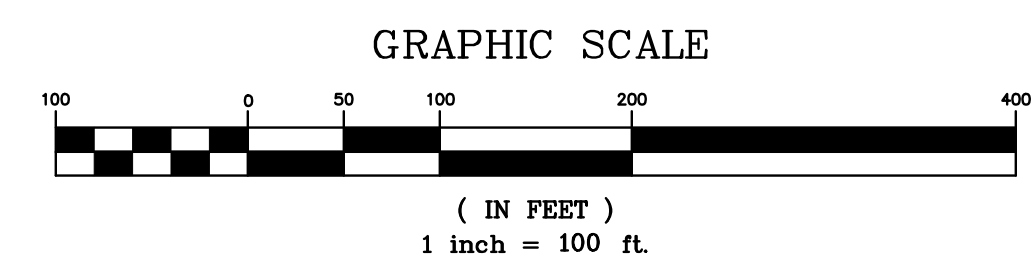
VICINITY MAP



Date	2-1-24
Drawn By	G.R.
Checked By	DAS
Scale	1" = 100'

SHEET INDEX

C100	PROPERTY MAP
C101	SITE PLAN
C102	EXISTING CONDITIONS



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OWNER/APPLICANT:
 SDG BLUE HERON, LLC
 5 GLOSSER-RICHARDSON ROAD
 SUITE B
 LEBANON, OHIO 45036
 (513) 535-4888



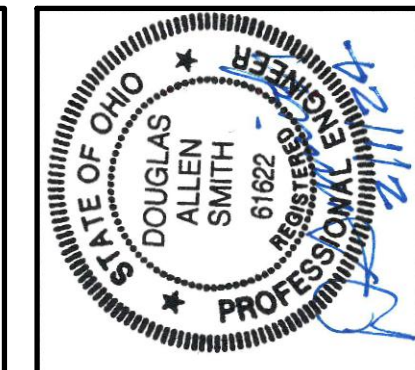
DESIGN PLAN

Project Title: BLUE HERON SUBDIVISION
 MALL'S SURVEY #2194 & MILITARY SURVEY #2192
 MIAMI TOWNSHIP
 CLERMONT COUNTY, OHIO

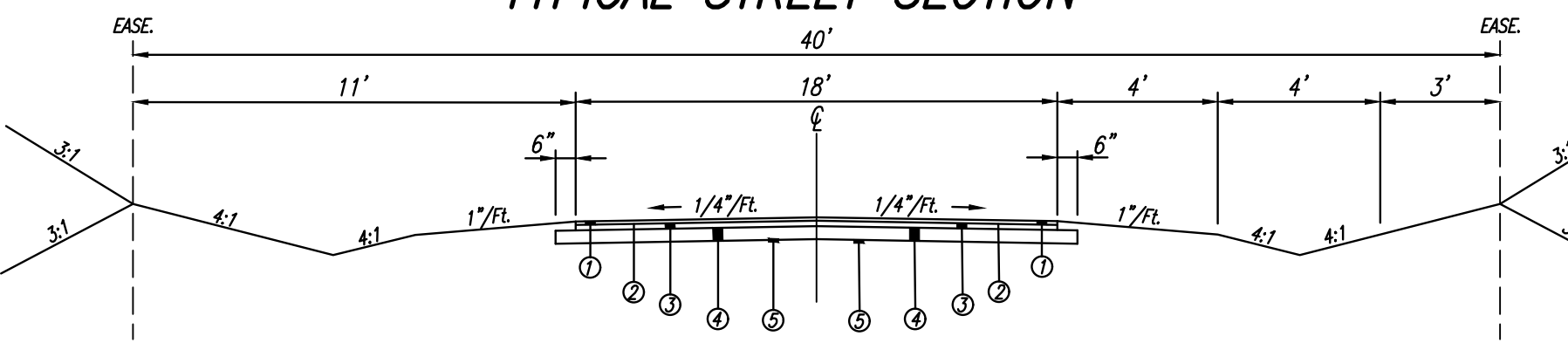
Sheet Title: DESIGN PLAN

Abercrombie & Associates, Inc.
 Civil Engineering + Surveying
 8111 Chestnut Road, Suite 200
 Cincinnati, Ohio 45247
 www.abercrombie-associates.com

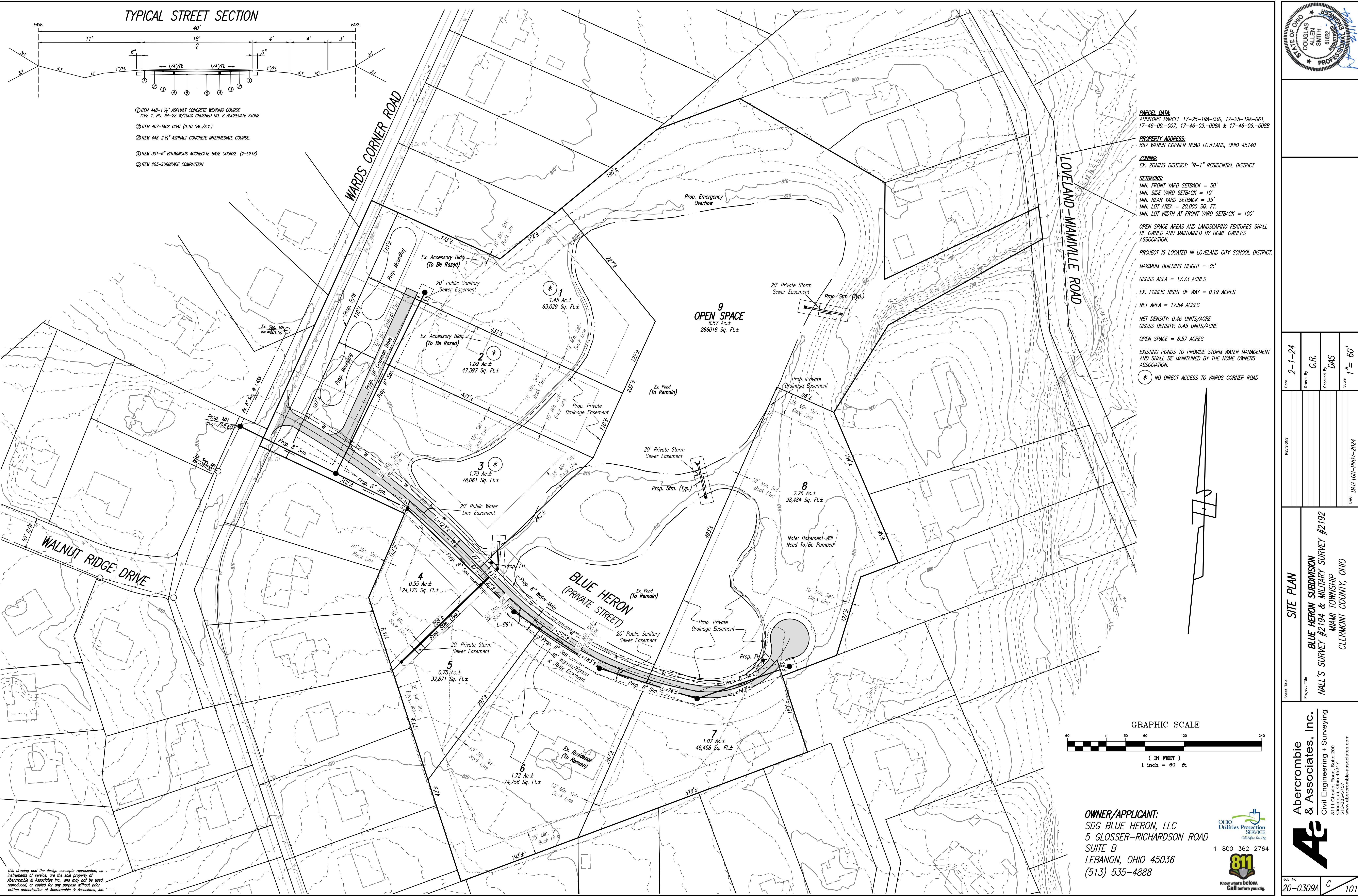
Job No.: 20-0309A C 100



TYPICAL STREET SECTION



- ① ITEM 448-1 1/2" ASPHALT CONCRETE WEARING COURSE
TYPE 1, PG. 64-22 W/100# CRUSHED NO. 8 AGGREGATE STONE
- ② ITEM 407-TACK COAT (0.10 GAL./S.Y.)
- ③ ITEM 448-2 1/4" ASPHALT CONCRETE INTERMEDIATE COURSE
- ④ ITEM 301-6" BITUMINOUS AGGREGATE BASE COURSE (2-LIFTS)
- ⑤ ITEM 203-SUBGRADE COMPACTION



PARCEL DATA:
AUDITORS PARCEL 17-25-19A-036, 17-25-19A-061, 17-46-09-007, 17-46-09-008A & 17-46-09-008B

PROPERTY ADDRESS:
867 WARDS CORNER ROAD LOVELAND, OHIO 45140

ZONING:
EX. ZONING DISTRICT: "R-1" RESIDENTIAL DISTRICT

SETBACKS:
MIN. FRONT YARD SETBACK = 50'
MIN. SIDE YARD SETBACK = 10'
MIN. REAR YARD SETBACK = 35'
MIN. LOT AREA = 20,000 SQ. FT.
MIN. LOT WIDTH AT FRONT YARD SETBACK = 100'

OPEN SPACE AREAS AND LANDSCAPING FEATURES SHALL BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.

PROJECT IS LOCATED IN LOVELAND CITY SCHOOL DISTRICT.

MAXIMUM BUILDING HEIGHT = 35'

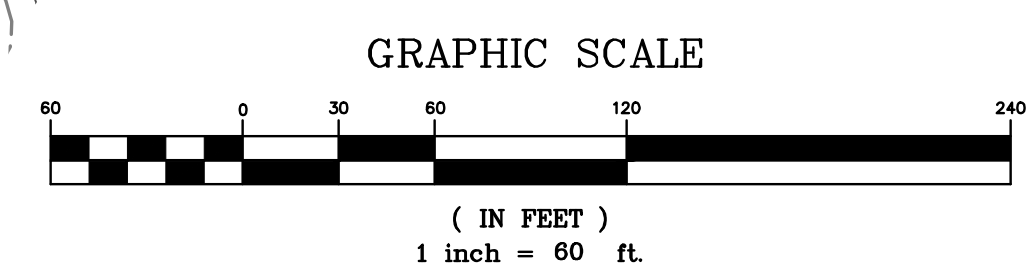
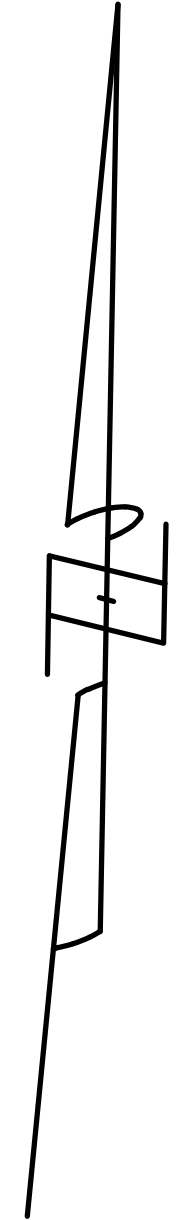
GROSS AREA = 17.73 ACRES
EX. PUBLIC RIGHT OF WAY = 0.19 ACRES
NET AREA = 17.54 ACRES

NET DENSITY: 0.46 UNITS/ACRE
GROSS DENSITY: 0.45 UNITS/ACRE

OPEN SPACE = 6.57 ACRES

EXISTING PONDS TO PROVIDE STORM WATER MANAGEMENT AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

* NO DIRECT ACCESS TO WARDS CORNER ROAD



OWNER/APPLICANT:
SDG BLUE HERON, LLC
5 GLOSSER-RICHARDSON ROAD
SUITE B
LEBANON, OHIO 45036
(513) 535-4888



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DATE	2-1-24
DRAWN BY	G.R.
CHECKED BY	DAS
SCALE	1" = 60'
REVISIONS	
DATE	
DESCRIPTION	

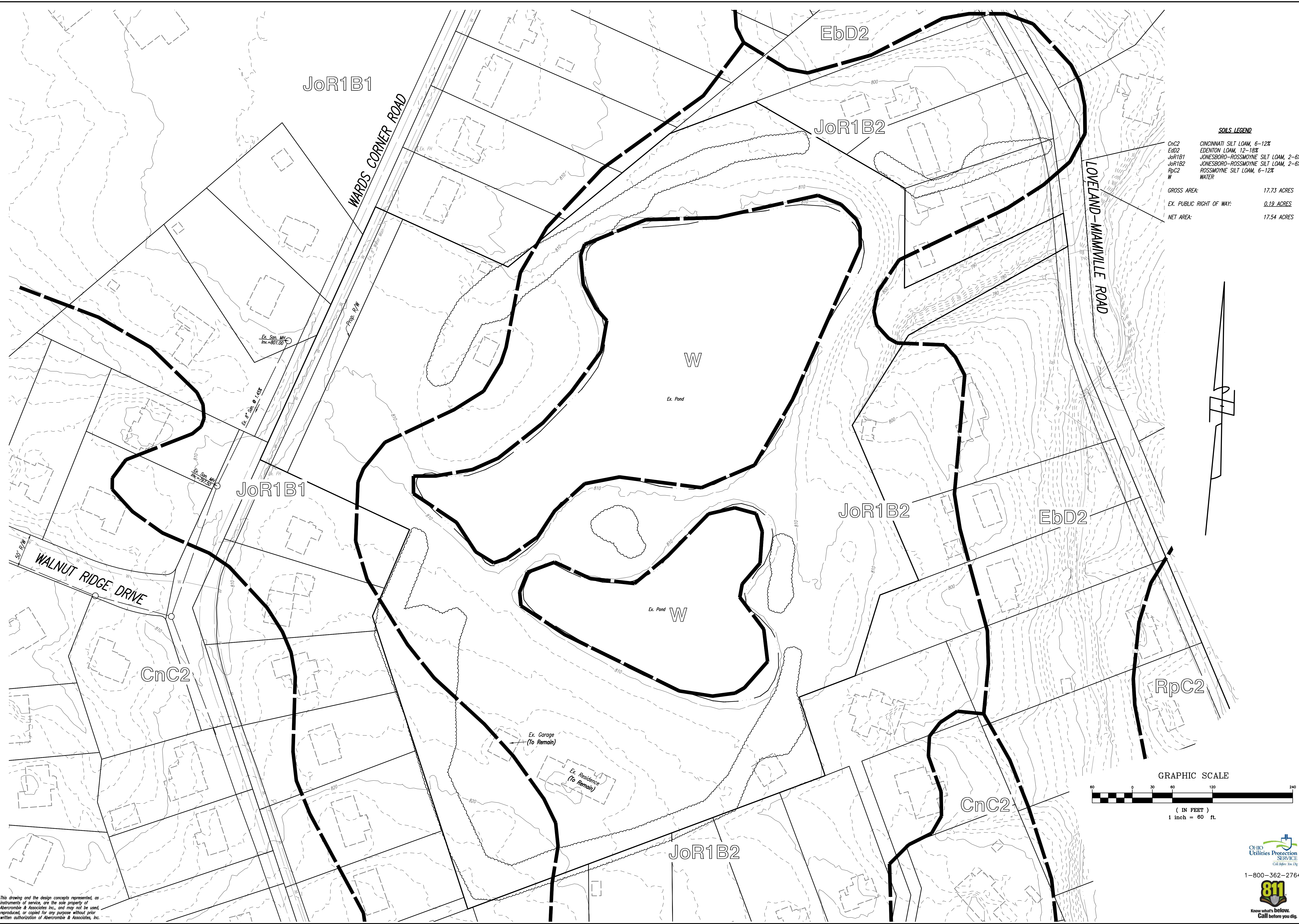
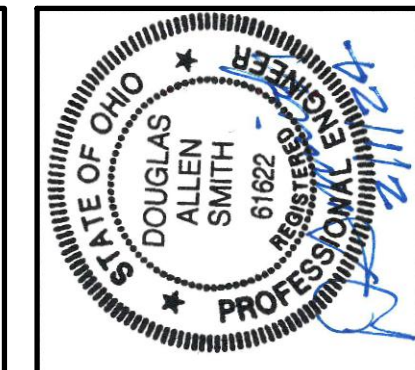
SITE PLAN
BLUE HERON SUBDIVISION
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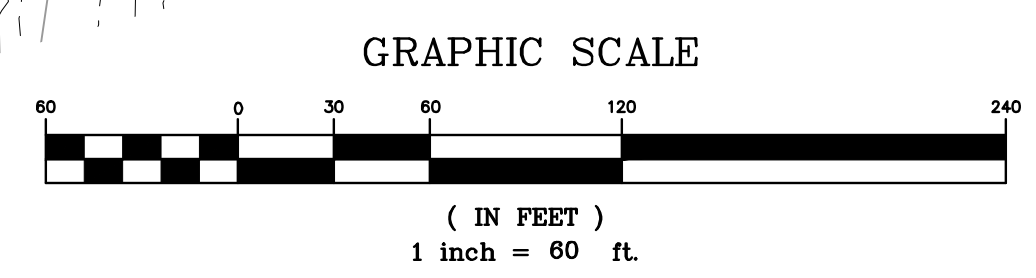
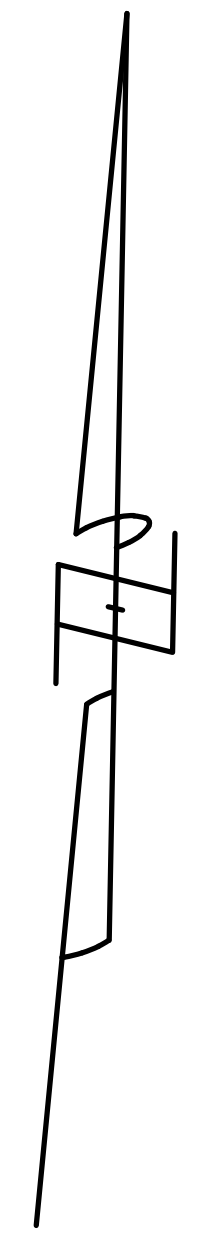
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SOILS LEGEND

CnC2	CINCINNATI SILT LOAM, 6-12%
EdD2	EDENTON LOAM, 12-18%
JoR1B1	JONESBORO-ROSSMOYNE SILT LOAM, 2-6%
JoR1B2	JONESBORO-ROSSMOYNE SILT LOAM, 2-6%
RpC2	ROSSMOYNE SILT LOAM, 6-12%
W	WATER

GROSS AREA:	17.73 ACRES
EX. PUBLIC RIGHT OF WAY:	0.19 ACRES
NET AREA:	17.54 ACRES



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EXISTING CONDITIONS

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Attachment 2



BOARD OF COUNTY COMMISSIONERS
DAVID L. PAINTER • CLAIRE CORCORAN • BONNIE BATCHLER

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

February 22, 2024

Design PL #650-2024

SDG Blue Heron, LLC
5 Glosser-Richardson Road, Suite B
Lebanon, OH 45036

Abercrombie and Associates, Inc
811 Cheviot Road, Suite 200
Cincinnati, OH 45247

Re: Blue Heron Subdivision – Design Plan Review

The Department of Community & Economic Development (CED) has completed its review of the Design Plan for Blue Heron Subdivision. Please see the comments below:

Township Conditions:

1. I looked at the PDF, the lot dimensions appear the same as we ok'd preliminarily in discussion with Doug Smith.
2. The only additional comment I would have with regard to this Design Plan then is that there needs to be a statement as to care of the Open Space on the east and north sides of the lake (and the lake itself I suppose). The open space areas should be maintained to normal residential lawn standards. Previously the adjoining neighbors that back onto the subject (fronting on LM Rd) have been very interested in regular maintenance of this area, including the panhandle out onto Loveland Miamiville Road.

CED Conditions:

1. The application indicates the subdivision as a "Special Development" which requires a completed "Special Development" Form, that is not included in the application and the submittal does not match the requirements in Article VII as a "Special Development" (Planned Unit Developments, Large Lot Subdivision, Five Acre Plus Subdivision, or Hybrid Subdivision). Please indicate if the application is a proposed "Special Development".
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3. Ensure naming of the private street labeled "Blue Heron".
4. Indicate proposed width of the private street on the plans.
5. Include verification that the proposed entrances meet all applicable Sight Distance requirements as established by the Clermont County Engineer.
6. Include the Drainage area of the project.
7. Label width of panhandle that abuts Loveland-Miamiville Road.
8. Include Open Space area ownership information per Article V Section 521.
- 9.

CCEO Conditions:

1. The Typical Street Section needs to be labeled "Typical Private Street" Section
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4. Remove all Public and Private references from the proposed Utility Easements. This comment excludes the "Private Street" Labels.
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WMSC and WRD Conditions:

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2. Public water and sewer mains should be in an exclusive 30' wide public easement or a shared 50' public easement. "Utility Easement" does not refer to the public mains, this is for other utilities. Standing water is not permitted to be inside of the public utility easement.
3. Please clarify if the existing ponds are being converted into stormwater basins. If the basins are to be stormwater basins the appropriate documentation according to the County regulations should be submitted. The ponds should also be on their own separate parcel if being used for stormwater management.
4. If you have any questions please call (513) 732-7737.

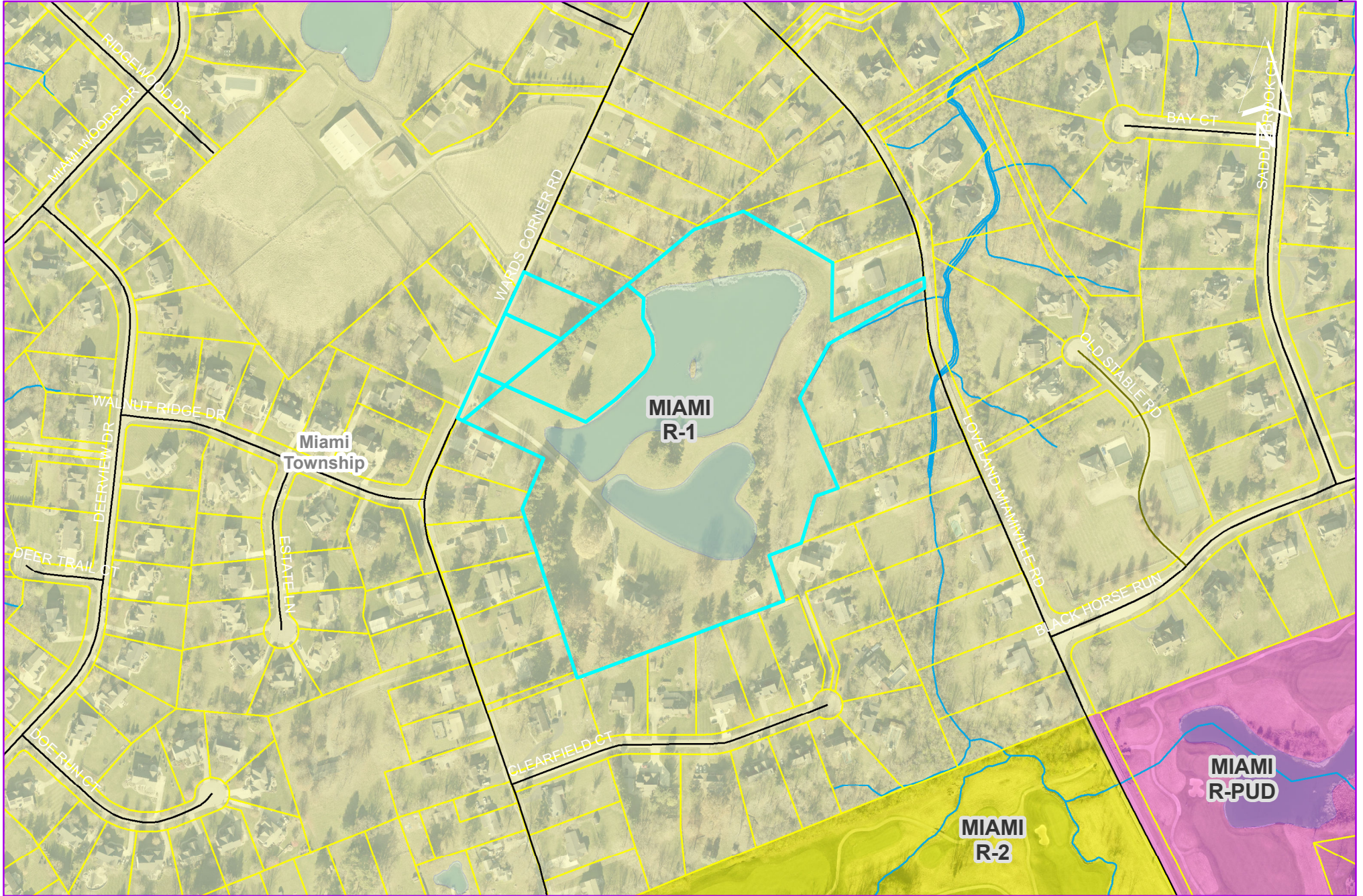
S.W.C.D Conditions:

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4. The note stating the HOA will be responsible for the stormwater basins will need to be modified to state that the HOA will be responsible for all storm sewer infrastructure, including the stormwater basins.

If you have any questions or concerns regarding any of my comments, please feel free to contact me.

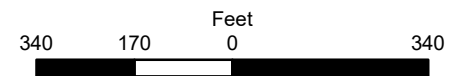
Sincerely,

Leonard Kendall, AICP, Senior Planner
Clermont County Department of Community and Economic Development
101 East Main Street, Third Floor, Batavia, OH 45103
P. 513-732-7904 lkendall@clermontcountyohio.gov



PROPERTY INFORMATION:

Parcel Numbers: 172519A036, 172519A031,
 174609007, 1746090088, and 174609008A
 Total Site Area: +/- 17.73 ac.





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