



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON AUGUST 27, 2024

KINSDALE SUBDIVISION – DESIGN PLAN

APPLICANT: McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45241

OWNER: Julie Ann Needels, Trustee
947 Clough Pike
Cincinnati, OH 45245

Mary Ann Bryant
190 Judd Road
Amelia, OH 45102

ENGINEER: McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45241

REQUEST: Requesting approval from the Clermont County Planning Commission for Kinsdale Subdivision – Design Plan.

LOCATION: The subject property (PINs 032021B062 and 032021B070) is located along Judd Road approximately three quarters of a mile west of the intersection of Judd Road and State Route 132 in Batavia Township.

HISTORY: The Planning Commission recommended approval of a map amendment for this property in May 2024, Batavia Township has approved that rezoning with conditions. Those conditions of approval are included in this Staff Report under Township Conditions.

DEVELOPMENT PROPOSAL:

Kinsdale Subdivision, Design Plan consists of 92 residential lots as well as 6 open space lots. There is a large portion of open space of +/- 39 acres or 55.4% of the total +/- 70.3 acres of the tracts. The proposed land use is single-family residences this will match the existing land use in the area of this proposal. The gross density would be +/- 1.31 lots per acre and the net density will be +/- 1.49 lots per acre.

DEVELOPMENT DATA:

Current Zoning: “PD” Planned Development – a zone designed to achieve the following objectives:

1. Provide flexibility in the regulation of residential, commercial and office land development;
2. Encourage a variety of housing and building types, a compatible mix of commercial and residential development, and creative site design;
3. Encourage provision of useful open space, and preservation of valuable and unique natural resources;
4. Provide a development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, prevents the disruption of natural drainage patterns, and contributes to the ecological well being of the community;
5. Promote efficiency through a more effective use of land than is generally achieved through conventional residential and/or commercial development resulting in substantial savings through shorter utilities, streets and other public services;
6. Provide a residential and/or commercial development pattern in harmony with land use density, transportation facilities, community facilities, and objectives of the Batavia Township Growth Policy Plan; and
7. Provide opportunities for alternate energy and utility uses, such as wind and solar energy generation uses as principal uses, to be sited, designed and operated consistent with the community character and growth policies of Batavia Township.

Total Lots: 92 units
Area in Lots: +/- 25.1 acres
Area in Open Space: +/- 39.0 acres (55.4%)

Total Site Area: +/- 70.3 acres
Area in R/W: +/- 6.2 acres
Density: +/- 1.31 du/a (gross)
 +/- 1.49 du/a (net)

School District: Batavia Township/West Clermont Local School District

Homes:

Number of Units: 92
Min. Lot Area: +/- 10,00 sq. ft.
Front Yard Setback: 35 ft.
Rear Yard Setback: 20 ft.

Min. Lot Width: Unknown
Side Yard Setback: 5 ft. sum of 15 ft.

SITE ACCESS:

The Design Plan shows access from Judd Road directly across from Rosewood Drive. Te access then continues in a loop that provides access to all the proposed lots in the subdivision. Within the loop there is a cul-de-sac and along the eastern edge of the boundary there is a roadway stub that connects to the boundary of the property, as there is potentially developable land that abuts the proposed subdivision.

Lots 17 and 19-21 are panhandle lots that include panhandles that are not wide enough, however, they will meet the requirements if a shared common driveway is used for access.

STAFF ANALYSIS:

Per the review of the Kinsdale Subdivision – Design Plan the development appears to follow all requirements pertaining to Article V of the *Clermont County Subdivision Regulations*. The proposed subdivision is similar to existing subdivisions in the area and is including a large portion of natural open space at the rear of the property,

As this is an expansion of a previously existing and approved subdivision, staff finds the expansion as compatible with the surrounding development and character as it is similar to existing surrounding development and includes a large amount of open space.

Clermont County Community & Economic Development Comments:

1. Ensure all lots using common driveways provide a driveway easement and maintenance agreement noted on the record plat.
2. Include written scale along with graphic scale.
3. Include names of proposed street(s).
4. Will there be any phases to the project?
5. Application states no units are proposed, 92 is how many there should be.

Clermont County Engineer's Office Comments:

Our office has completed the review of the above mentioned project. The following is a list of comments that we have regarding the submitted design plan.

1. Proper street names need to be provided for the proposed roads upon the plans.
2. Street A must be named Rosewood Drive, as it is a continuation of an existing road.
3. The centerline for proposed Street 'A'/Rosewood Drive needs to align with the existing centerline of Rosewood Drive, at its intersection with Judd Road.
4. The geometry for the proposed Street 'A'/Rosewood Drive Knuckle needs to be adjusted. The proposed centerline radius cannot overlap the proposed Knuckle return radii.
5. The geometry for the proposed Street 'B' Knuckle needs to be adjusted. The proposed centerline radius cannot overlap the proposed Knuckle return radii.
6. 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'.

Clermont County Water Resources Department Comments:

1. The water and sanitary sewers along the assumed private drive for lots 17, 19-21 will need to be located in a 50' ingress/egress & public utility easement, with the water and sanitary mains located outside the pavement limits. The remaining sanitary sewer main from the assumed private drive to the lift station will require 30' exclusive sanitary easement.

2. The proposed sanitary sewer alignment at the lift station is located under the existing generator and chemical tank. It will need to be revised during detailed design

Clermont County W.M.S.C. Comments:

1. No comments.

Soil and Water Conservation District Comments:

1. Lots 32-34 will likely require geotechnical reports.
2. Easements are needed for all storm sewers outside the public road right-of-way, as well as for the stormwater management basins.

Batavia Township Comments:

1. The proposed zone change is acceptable based on the recommendations of the 2018 GPP and the current conditions.
2. Modify the Preliminary Development Plan to provide a paper street or future right-of-way for a future street connection to the property to the east in a location between Lots 47 through 54. The Preliminary Development Plan was revised to provide a stub street to the east between lots 64 and 65.
3. Revise the Preliminary Development Plan to indicate the proposed acreage for each open space area.
4. Provide mounding in the open space areas along Judd Road and provide details of the mounding to Batavia Township during Final Development Plan review.
5. Add dimensions to the Preliminary Development Plan to indicate the proposed 50 foot width of the northern open space areas.
6. Provide details of the proposed entry sign for review and approval by Batavia Township during Final Development Plan review.
7. Provide details of the proposed gazebo structure for review and approval by Batavia Township during Final Development Plan review.
8. Proposed storm water management areas in the open space areas will be wet/retention ponds where feasible.
9. Provide a description and details of the tree protection for review and approval by Batavia Township during Final Development Plan review.
10. Provide final versions of the proposed HOA documents to Batavia Township during the Final Development Plan review.
11. Modify the Preliminary Development Plan to have minimum lot sizes of 10,000 SF. The Preliminary Development Plan has been revised to provide 10,000 SF lots.
12. Provide updated open space calculations based on the change in the minimum lot sizes.
13. The proposed setbacks are acceptable.
14. The proposed dwellings sizes are acceptable.
15. The proposed net density is acceptable.
16. The side and rear elevations of the dwellings may have vinyl siding.

17. The proposed dwellings shall be constructed using materials consistent with those presented to Batavia Township and all front facades will have natural materials, including brick, stone, or hardi-board siding.
18. Provide details regarding proposed street lighting to Batavia Township during Final Development Plan review.
19. Provide details of the proposed cluster mailboxes locations on the Final Development Plan and in coordination coordinated with the Post Office.
20. Provide proof of dedication of the right-of-way to Batavia Township prior to the issuance of zoning certificates for individual lots.
21. A westbound left turn lane will be installed on Judd Road into the development.
22. The buffer on the western side of the property will be increased in width to 40 feet to project existing trees and natural drainage.
23. Modify the Preliminary Development Plan to show the impact of the overhead utility transmission line and easement without increasing the number of dwelling lots or significantly changing the open space. The Preliminary Development Plan has been modified and the number of dwelling lots has been changed from 95 to 92.
24. Natural trails will be installed in the southern open space area for the use by future residents of the development and details will be provided for review and approval by Batavia Township during Final Development Plan review. The Preliminary Development Plan shows a proposed natural trail alignment.
25. The outfall for the storm water management basin the southeast part of the development will be to the existing pond on the adjacent property.

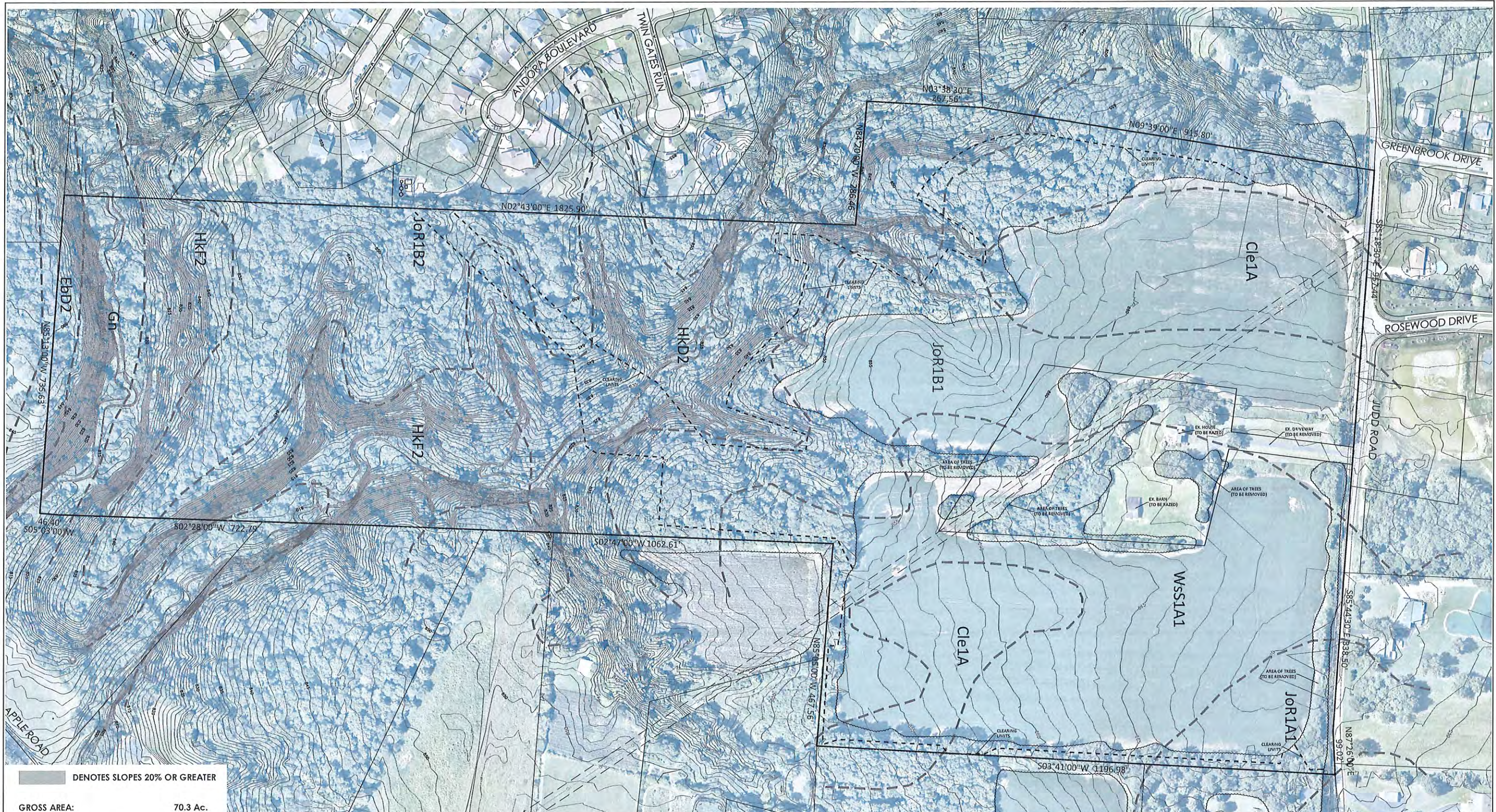
STAFF RECOMMENDATION:

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

1. All county and township departments' comments and conditions detailed in Kinsdale Subdivision – Design Plan Review Letter be satisfactorily addressed.
2. Any future development of the site must comply with any and all regulations from Clermont County, Batavia Township, the State of Ohio, or any other applicable agency.
3. Submit one (1) plan set with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Attachments:

- A. Kinsdale Subdivision – Design Plan Drawings
- B. Kinsdale Subdivision – Application
- C. Kinsdale Subdivision – Review Letter dated 8/20/24
- D. Zoning Map
- E. Parcel Map



DENOTES SLOPES 20% OR GREATER

GROSS AREA:	70.3 Ac.
EX. PUBLIC RIGHT-OF-WAY:	0.4 Ac.
SLOPES 20% OR GREATER:	7.5 Ac.
AREA IN POWER LINE EASEMENT:	0.8 Ac.
SUBTOTAL:	8.7 Ac.
NET AREA:	61.6 Ac.

SOIL LEGEND

Jor1A1	JONESBORO-ROSSMOYNE SILT LOAMS, 0-2%
Jor1B1	JONESBORO-ROSSMOYNE SILT LOAMS, 2-6%
Jor1B2	JONESBORO-ROSSMOYNE SILT LOAMS, 2-6%
Cle1A	CLERMONT SILT LOAM, 0-1%
Ws1A1	WESTBORO-SCHAFFER SILT LOAMS, 0-2%
HKF2	HICKORY LOAM, 18-35%
Gn	GENESEE SILT LOAM, 0-2%
Ebd2	EDENTON LOAM, 18-25%



James H. Watson

Revision	By	Date

OHIO811.org
Before You Dig
811 OR 1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

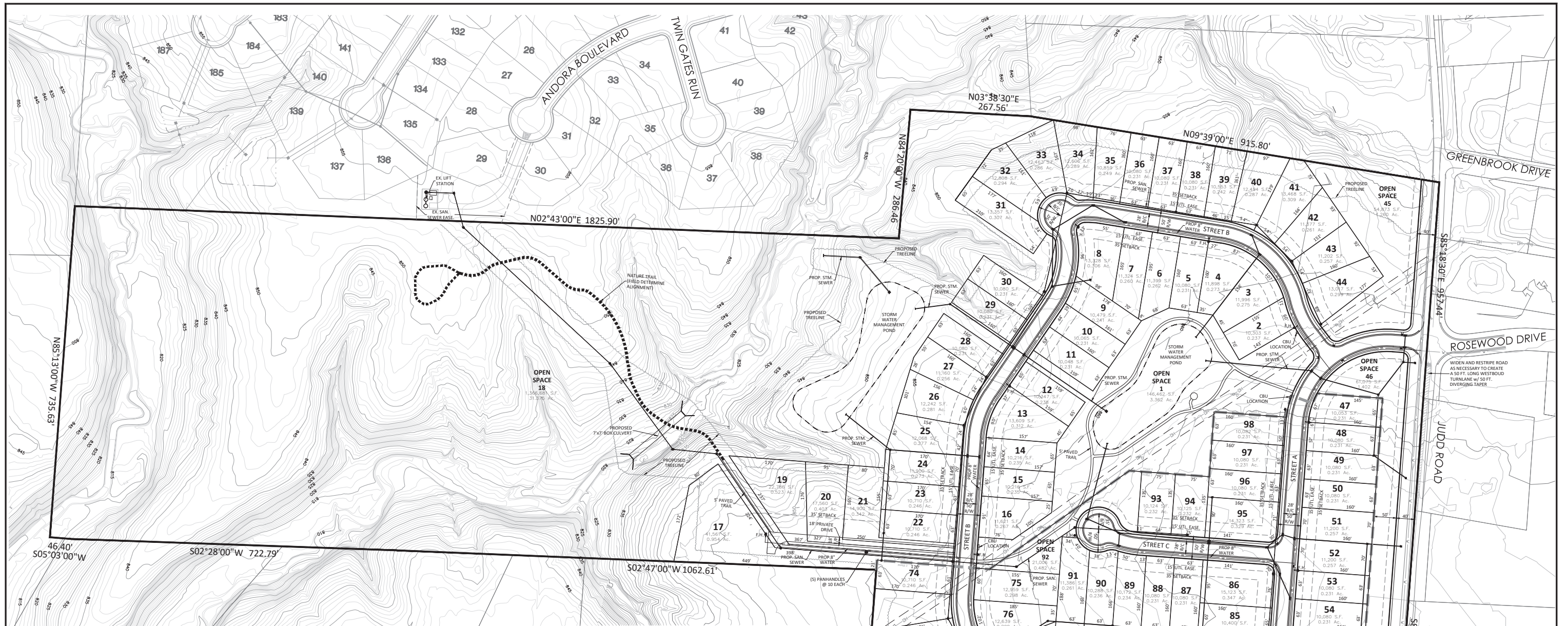
KINSDALE
DESIGN PLAN
THOMAS MILITARY SURVEY No. 1762
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO
EXISTING CONDITIONS

Date	07/11/24
Scale	AS NOTED
Drawn By	DA Proj. Mgr. JW
Survey Database	N/A
DWG	23594004-IMP
X-Ref(s)	23594004-BAS
Project Number	23594
File No.	Sheet No. C101

MSP
DESIGN
McGill Smith Punshon

* Architecture
 * Engineering
 * Landscape Architecture
 * Planning
 * Surveying

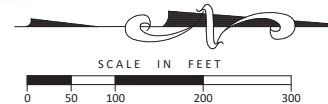
3700 Park 42 Drive
 Suite 1908
 Cincinnati OH 45241
 Phone 513.759.0004
 www.mspsdesign.com



1. PARCEL DATA:
0320218062 & 0320218070, 70.304 ACRES
2. PROPERTY ADDRESS - 190 JUDD ROAD, BATAVIA, OH 45103
3. ZONING DISTRICT-PD, PLANNED DEVELOPMENT DISTRICT
4. LOT DESIGN DATA
FRONT SETBACK - 35 FEET
SIDE SETBACK - 5 FEET, SUM OF SIDES - 15 FEET
REAR SETBACK - 20 FEET
MINIMUM LOT AREA - 10,000 SQUARE FEET
5. STORM WATER DETENTION FACILITIES SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION OR BY PUBLIC WATERCOURSE AGREEMENT VIA DITCH PETITION (IF AVAILABLE).
6. STORMWATER MANAGEMENT FACILITIES ARE EXPECTED TO BE NORMALLY WET PONDS UNLESS GEOTECHNICAL CONDITIONS DICTATE OTHERWISE.
7. OPEN SPACE AREAS AND LANDSCAPING FEATURES SHALL BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
8. ALL NEW UTILITIES SHALL BE UNDERGROUND. EXISTING OVERHEAD ELECTRIC WILL REMAIN AS IS.
9. PARKING SHALL BE RESTRICTED TO THE SIDE OF THE STREET OPPOSITE HYDRANTS.
NO PARKING SIGNS SHALL BE INSTALLED BY THE DEVELOPER.
10. PROJECT IS LOCATED IN THE WEST CLERMONT LOCAL SCHOOL DISTRICT.
11. DETAILS FOR ENTRY MONUMENTATION AND SIGNAGE SHALL BE PROVIDED AS PART OF THE FINAL DEVELOPMENT PLAN.
12. PROJECT SPECIFIC HOA DOCUMENTS SHALL BE PROVIDED TO BATAVIA TOWNSHIP FOR REVIEW AS PART OF THE FINAL DEVELOPMENT PLAN.
13. MINIMUM DWELLING SIZE, EXCLUSIVE OF BASEMENTS AND GARAGES: 1,500 SQUARE FEET
14. MAXIMUM BUILDING HEIGHT SHALL BE 40 FEET.
15. STREET LIGHTING IS PLANNED. DOWNLIGHTING SHALL BE USED IF AVAILABLE.
16. STREET TREES ARE PROPOSED AND WILL BE LOCATED IN LOT AREAS. ONE TREE PER LOT, TWO TREES IN CORNER LOTS.
17. GEOTECHNICAL REPORTS SHALL BE REQUIRED PRIOR TO HOME CONSTRUCTION ON ANY LOTS THAT CONTAIN SENSITIVE SOILS.
18. NO PART OF SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD ZONE.
19. DURING SITE CONSTRUCTION, STORMWATER MANAGEMENT PONDS SHALL BE UTILIZED AS TEMPORARY SEDIMENT BASINS.
20. THE PROJECT WILL BE SERVED BY SANITARY SEWER VIA THE EXTENSION OF THE COUNTY SEWER SYSTEM.

PLANNED DISTRICT DEVELOPMENT DATA

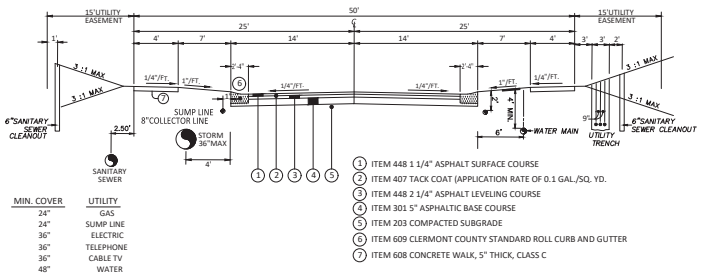
GROSS AREA:	70.3 Ac.
EX. PUBLIC RIGHT-OF-WAY:	0.4 Ac.
SLOPES 20% OR GREATER:	7.5 Ac.
AREA IN POWER LINE EASEMENT:	0.8 Ac.
SUBTOTAL:	6.7 Ac.
NET AREA:	61.6 Ac.
LOT YIELD:	92 LOTS
NET DENSITY:	1.49 LOTS/AC.
GROSS DENSITY:	1.31 LOTS/AC.
AREA IN LOTS:	25.1 Ac.
AREA IN R/W:	6.2 Ac.
OPEN SPACE:	39.0 Ac.
OPEN SPACE PERCENTAGE	55.4%
CENTERLINE LENGTHS OF PUBLIC STREETS:	4,146 L.F.



OWNER
JULIE ANN NEEDLES, TR.
 947 CLOUGH PIKE
 CINCINNATI, OHIO 45245

MARY ANN BRYANT
 190 JUDD ROAD
 AMELIA, OHIO 45102

APPLICANT & DEVELOPER
DREES HOMES
 211 GRANDVIEW DRIVE
 FORT MICHILL, KY 41017
 (859) 578-4200



TYPICAL ROADWAY SECTION
 NOT TO SCALE



James H. Watson
 Revision _____ By Date _____
 KNUCKLE GEOMETRY 07/30/24

KINSDALE
 DESIGN PLAN
 THOMAS MILITARY SURVEY No. 1762
 BATAVIA TOWNSHIP
 CLERMONT COUNTY, OHIO
SITE PLAN

Date	07/11/24
Scale	AS NOTED
Drawn By	DA
Proj. Mgr.	JW
Survey Database	N/A
DWG	23594004-IMP
X-Ref(s)	23594004-BAS
Project Number	23594
File No.	Sheet No. C102

MSP
 DESIGN
 D McGill Smith Punshon

Architecture 3700 Park 42 Drive
 Engineering Suite 1908
 Landscape Architecture Cincinnati OH 45241
 Planning Phone 513.759.0004
 Surveying www.mspdesign.com

Attachment B

CLERMONT COUNTY PLANNING COMMISSION APPLICATION FOR DESIGN PLAN REVIEW

Date July 31, 2024 A/P # _____

Name of Subdivision Kinsdale

Location South side of Judd Road, across from Rosewood Drive

Township Batavia Military Survey 1762

Complete Parcel Identification Number (PIN) 03-20-21B-062 & 070

Have **ALL** Concept Plan Review Letters been Obtained? yes

(See Design Plan Review Required Items Checklist, provide Documentation upon submittal)

Name of Applicant McGill Smith Punshon, Inc.

Address 3700 Park 42 Drive, Suite 190B

City Cincinnati State OH Zip 45241

Phone (513) 759-3205 Fax _____ Email jwatson@mspdesign.com

1. Julie Ann Needels, Trustee PIDN 03-20-21B-062

Name of Owner of property to be subdivided 2. Mary Ann Bryant PIDN 03-20-21B-070

1. 947 Clough Pike, Cincinnati, OH 45245

Address 2. 190 Judd Road Amelia, OH 45102

City _____ State _____ Zip _____

Phone 1. 513-300-5082 Fax _____ Email 1. needels@aol.com
2. 513-520-4519 2. aband.H90j@aol.com

Name of applicant's surveyor or engineer McGill Smith Punshon, inc

Address 3700 Park 42 Drive, Suite 190 B

City Cincinnati State OH Zip 45241

Phone (513) 759-3205 Fax _____ Email jwatson@mspdesign.com

Acreage owned 70.304 Acreage proposed to be subdivided 70.304

Current Zoning Classification PD

Proposed Zoning Changes none

Proposed Land Use single family residences

Is this a proposed "Special Development"? (See Article VII Sub Reg's) no

(If yes, please attach completed "Special Development" Form)

DEVELOPMENT CHARACTERISTICS:

Number of proposed lots 92 Typical lot width 60' min

Number of proposed unit's none Typical lot area 10,000 sf min

Single Family 92 Multi-Family none

Acreage to be devoted to recreation, parks or open space 3.919

Recreation facilities to be provided passive open space, water features, walking trails

Proposed method of supplying water service extension of existing county water lines

Proposed method of sanitary waster disposal extension of existing county sewer lines

(If on-site disposal systems are proposed, please attach letter certifying Board of Health approval).

APPLICATION FOR DESIGN PLAN REVIEW

Name of Subdivision Kinsdale

Are you requesting any variances from the Subdivision Regulations? no
(If yes, please attach completed variance application form(s))

List all materials or attachments submitted:

	Number	Item
A.	<u>10</u>	<u>Design Plan Application</u>
B.	<u>10</u>	<u>Design Plan</u>
C.	<u>1</u>	<u>Electronic Copy of Design Plan</u>
D.	<u>10</u>	<u>Design Plan 11 x 17</u>
E.	<u>1</u>	<u>\$3600.00 Application Fee</u>
F.	<u>10</u>	<u>Narrative</u>
G.	<u>1</u>	<u>Set of Concept Plan Approval Letters</u>


AFFIDAVIT

I, James H. Watson of McGill Smith Punshon, Inc, the applicant herein, do apply for Design Plan approval for Kinsdale subdivision. I fully understand that the purpose of a Design Plan Review is to examine the basic design factors of a subdivision in order to ascertain whether the proposed design is acceptable and complies with applicable subdivision rules and regulations. I further understand that said Design Plan Review is conducted to approve the subdivision's overall design before detailed engineering and construction plans are submitted for administrative approval. I understand that the Design Plan Review requested constitutes a formal subdivision review pursuant to Section 711.10 of the Ohio Revised Code, and I specifically waive any rights to an approval under said statute until such time as this application for Design Plan Review is submitted to the Commission for approval and is deemed **COMPLETE** by their authorized representative. I certify that I have read the foregoing document and have answered all questions fully and frankly. The answers are complete and true of my own knowledge.

State of Ohio
 County of Hamilton

James H. Watson
 Signature of Applicant

Subscribed and sworn to before me
 This 31st day of July

 GRETCHEN ANNE HOSKINS
 Notary Public, State of Ohio
 My Commission Expires: December 04, 2027

Gretchen Anne Hoskins
 Notary Public

 For Official Use

Date Received _____	Review Fee Paid _____
Check # _____	
Action Taken: _____	

Attachment C



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

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

August 20, 2024

Design PL #719-2024

McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45241

Julie Ann Needels, Trustee
947 Clough Pike
Cincinnati, OH 45245

Mary Ann Bryant
190 Judd Road
Amelia, OH 45102

Re: Kinsdale Subdivision – Design Plan Review

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

Township Conditions:

1. The proposed zone change is acceptable based on the recommendations of the 2018 GPP and the current conditions.
2. Modify the Preliminary Development Plan to provide a paper street or future right-of-way for a future street connection to the property to the east in a location between Lots 47 through 54. The Preliminary Development Plan was revised to provide a stub street to the east between lots 64 and 65.
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WMSC Conditions

1. No comments.

WRD Conditions:

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outside the pavement limits. The remaining sanitary sewer main from the assumed private drive to the lift station will require 30' exclusive sanitary easement.

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S.W.C.D Conditions:

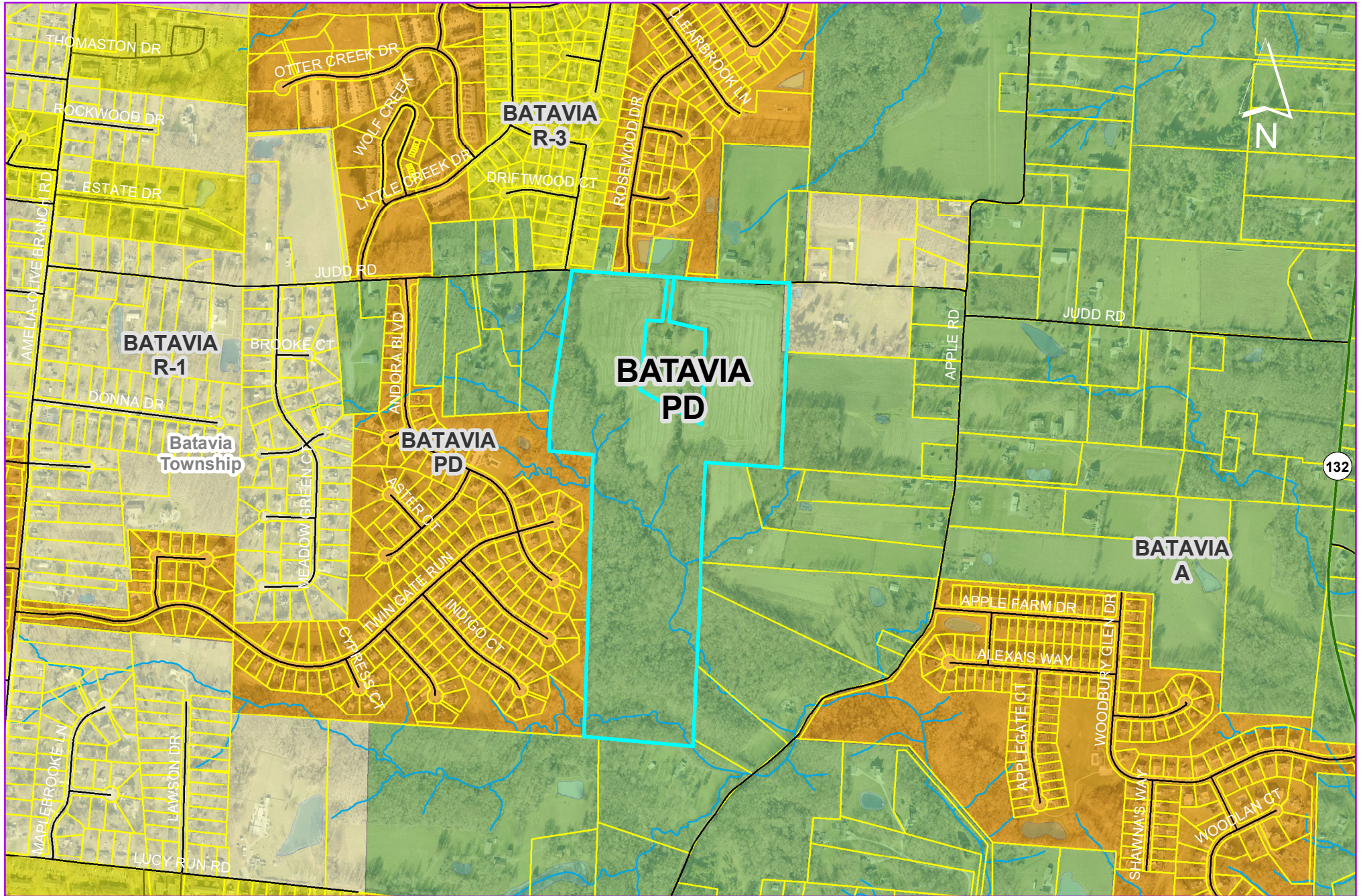
1. Lots 32-34 will likely require geotechnical reports.
2. Easements are needed for all storm sewers outside the public road right-of-way, as well as for the stormwater management basins.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "L. Kendall", is written over the word "Sincerely,".

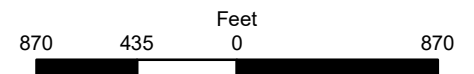
Leonard Kendall, AICP, Senior Planner
Clermont County Department of Community and Economic Development
101 East Main Street, Third Floor, Batavia, OH 45103
P. 513-732-7904 lkendall@clermontcountyohio.gov

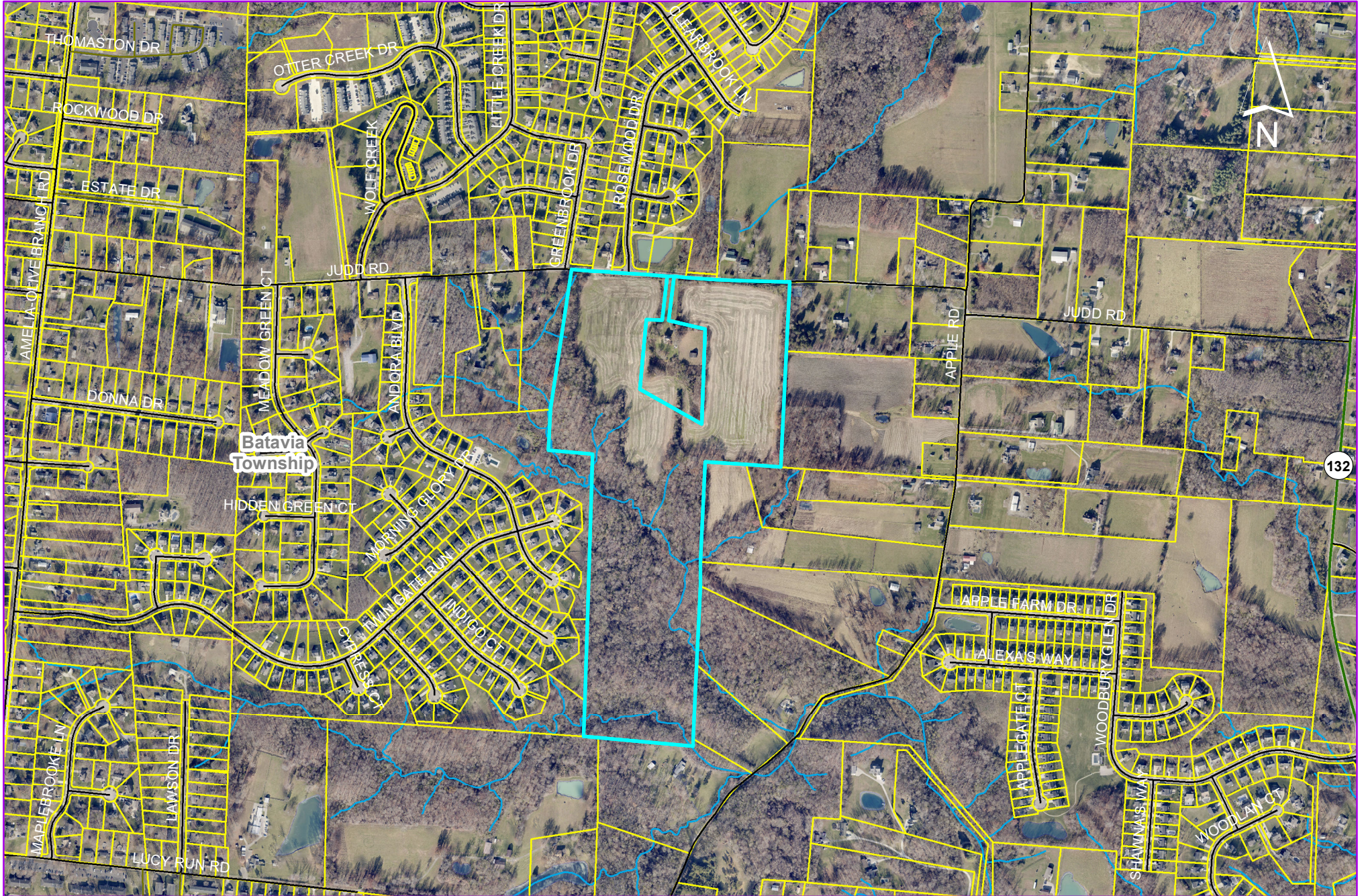


PROPERTY INFORMATION:

Parcel Number: 032021B062 and 032021B070

Total Site Area: +/- 70.3 ac.





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Parcel Number: 032021B062 and 032021B070

Total Site Area: +/- 70.3 ac.

