



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON AUGUST 27, 2024

MIAMI RESERVE SUBDIVISION – DESIGN PLAN

- APPLICANT:** Drees Homes
211 Grandview Drive, Suite 300
Ft. Mitchell, KY 41017
- OWNER:** Pineview Farm, LLC.
760 Bridgeport Avenue, Apt. 105
Streetboro, OH 44241
- ENGINEER:** McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45241
- REQUEST:** Requesting approval from the Clermont County Planning Commission for Miami Reserve Subdivision – Design Plan
- LOCATION:** The subject property (PINs 172521D268 and 172521D005) is located near the intersection of Wards Corner Road and Miami Lake Drive in Miami Township.
- HISTORY:** There is no history for this property.

DEVELOPMENT PROPOSAL:

Miami Reserve Subdivision – Design Plan consists of 25 residential lots and two open space lots that are being proposed on an existing small farm. The small farm is surrounded by two other subdivisions (Estates at Miami Trails and Woods at Miami Trails). The existing subdivisions included a roadway stub for the eventual development of this property, which is being used for access to this subdivision. The proposed land use is single-family residences which will match the existing land use pattern within the area. The total area is +/- 17.427 acres, and will include +/- 1143 acres of open space and +/- 2.153 acres of right-of-way. The project density would be +/- 1.43 dwelling units per acre for this subdivision.

DEVELOPMENT DATA:

Current Zoning: “R-1” Residence District– a residential zone designed to provide land for low-density single-family detached housing units.

Total Lots: 25 units
Area in Lots: +/- 14.131 acres
Area in Open Space: +/- 1.143 acres (6.55%)
Total Site Area: +/- 17.427 acres
Area in R/W: +/- 2.153 acres
Density: +/- 1.43 du/a

School District: Miami Township / Loveland City School District

Homes:

Number of Units: 25
Min. Lot Area: +/- 20,000 sq. ft.
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 as extensions of the existing and approved Ridgewood Drive that ends in a stub that is adjacent to this property. The stub was designed to be the access for any development that would occur on this property. The proposed public road makes a “U” shape and ends in a cul-de-sac within the property. There are four lots that front on Miami Lakes and no permanent access will be directly given onto Wards Corner Road. There is a proposed temporary construction access drive that will be used for construction of the subdivision.

STAFF ANALYSIS:

Per the review of Miami Reserve Subdivision – Design Plan the development appears to follow all requirements pertaining to Article V of the *Clermont County Subdivision Regulations*. The proposed subdivision is an expected development and matches the zoning requirements of the surrounding area.

Although this is not an expansion of existing subdivisions, staff finds the development compatible with the surrounding development and character as it is similar to existing surrounding development. Some departmental comments are below and state the preference for the Subdivision to petition the Clermont County Engineer’s Office to incorporate the storm sewer infrastructure outside the road right-of-way into the existing stormwater district. This is something that the applicant and developer are in favor of.

Clermont County Community & Economic Development Comments:

1. The lot numbering is not completely intuitive in between lots 21-22 and 25,26, and 27.
2. Note regarding open spaces and stormwater detention/retention ponds, reference dedication to the Village of Batavia.

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. The storm water maintenance note needs to be revised. The proposed storm water management facilities need to be maintained by the Home Owners Association or a Storm Water District. Remove Village of Batavia from the note.
2. Downstream analyses need to be provided for the receiving storm sewers. The supporting calculations need to be stamped by a Professional Engineer registered in the State of Ohio. Be sure to include Hydraulic Grade Line calculations. Modifications to existing storm sewer structures may be required.
3. The proposed typical section needs to be adjusted. The section needs to match the existing Ridgewood Drive Section. Pavement width should be 24 Feet Back of Curb (B/C) to B/C with a 24 Inch Rolled Curb.
4. Note upon the plans; No direct access to Wards Corner Road from Lots 9 and 10.
5. The proposed knuckles need to at a 90° angle and have the same minimum radius requirements as the cul-de-sacs.
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 WRD would prefer a 30’ easement for the proposed water main shown between lots 12&13 and 22&23.

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

1. Same comment as Soil and Water Conservation District.

Soil and Water Conservation District Comments:

1. As Miami Reserve is adjacent to two subdivisions for which a stormwater management district is in place (Estates at Miami Trails, Woods at Miami Trails), and because the two proposed detention basins will discharge into storm sewers within the district, we recommend petitioning the Clermont County Engineer’s Office to incorporate the storm sewer infrastructure outside the road right-of-way into the existing stormwater district.

Miami Township Comments:

1. The design plan looks to have the same layout as the concept plan.
2. Include a note stating undersized open space/stormwater lots be unbuildable.

STAFF RECOMMENDATION:

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

1. All county and township departments' comments and conditions detailed in Miami Reserve 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, Miami 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. Miami Reserve – Design Plan Drawings
- B. Miami Reserve – Application
- C. Miami Reserve – Review Letter dated 8/23/24
- D. Zoning Map
- E. Parcel Map

Attachment B

CLERMONT COUNTY PLANNING COMMISSION APPLICATION FOR DESIGN PLAN REVIEW

Date 07/31/2024 A/P # _____

Name of Subdivision Miami Reserve

Location At the Southeast terminus of Ridgewood Drive, West of Wards Corner Road.

Township Miami Township Military Survey Nall's Military Survey #2194

Complete Parcel Identification Number (PIN) 17-25-21D-268 & 17-25-21D-005

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

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

Name of Applicant Drees Homes

Address 211 Grandview Drive, Suite 300

City Ft. Mitchell State KY Zip 41017

Phone 859-578-4324 Fax _____ Email mmains@dreeshomes.com

Name of Owner of property to be subdivided Pineview Farm, LLC.

Address 760 Bridgeport Avenue, Apt. 105

City Streetboro State OH Zip 44241

Phone 513-304-9900 Fax _____ Email _____

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

Address 3700 Park 42 Drive, Suite 190B

City Cincinnati State OH Zip 45241

Phone 513-759-3225 Fax _____ Email adodds@mspdesign.com

Acreage owned 17.427 ac. Acreage proposed to be subdivided 17.427 ac.

Current Zoning Classification R-1: Residential

Proposed Zoning Changes R-1: Residential

Proposed Land Use Single Family Detached Residential

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 25 Typical lot width 100'

Number of proposed unit's 25 Typical lot area 20,000 sf

Single Family 25 Multi-Family 0

Acreage to be devoted to recreation, parks or open space 1.139 ac. (2 lots)

Recreation facilities to be provided Not Applicable

Proposed method of supplying water service Public Water system by CCWRD

Proposed method of sanitary waster disposal Public Sanitary Sewer System by CCWRD

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

APPLICATION FOR DESIGN PLAN REVIEW

Name of Subdivision Miami Reserve

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>Application</u>
B.	<u>10</u>	<u>Design Plan (24 x 36)</u>
C.	<u>10</u>	<u>Design Plan (11 x17)</u>
D.	<u>1</u>	<u>CD of Digital Files</u>
E.	<u>5</u>	<u>Applicable Concept Plan Approval Letter</u>
F.	<u>1</u>	<u>Design Plan Letter</u>
G.	<u>1</u>	<u>Fee</u>

AFFIDAVIT

I, Andrew Dodds, agent for, the applicant herein, do apply for Design Plan approval for Miami Reserve 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 Clermont

 Signature of Applicant

Subscribed and sworn to before me
 This _____ day of _____ A.D. 20____

 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 23, 2024

Design PL #720-2024

Drees Homes
211 Grandview Drive, Suite 300
Ft. Mitchell, KY 41017

Pineview Farm, LLC.
760 Bridgeport Avenue, Apt. 105
Streetboro, OH 44241

Re: Miami Reserve Subdivision – Design Plan Review

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

Township Conditions:

1. The design plan looks to have the same layout as the concept plan.
2. Include a note stating undersized open space/stormwater lots be unbuildable.

CED Conditions:

1. The lot numbering is not completely intuitive in between lots 21-22 and 25,26, and 27.
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CCEO Conditions:

1. The storm water maintenance note needs to be revised. The proposed storm water management facilities need to be maintained by the Home Owners Association or a Storm Water District. Remove Village of Batavia from the note.
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WMSC Conditions

1. Same comment as Soil and Water Conservation District.

WRD Conditions:

1. The WRD would prefer a 30' easement for the proposed water main shown between lots 12&13 and 22&23.

S.W.C.D Conditions:



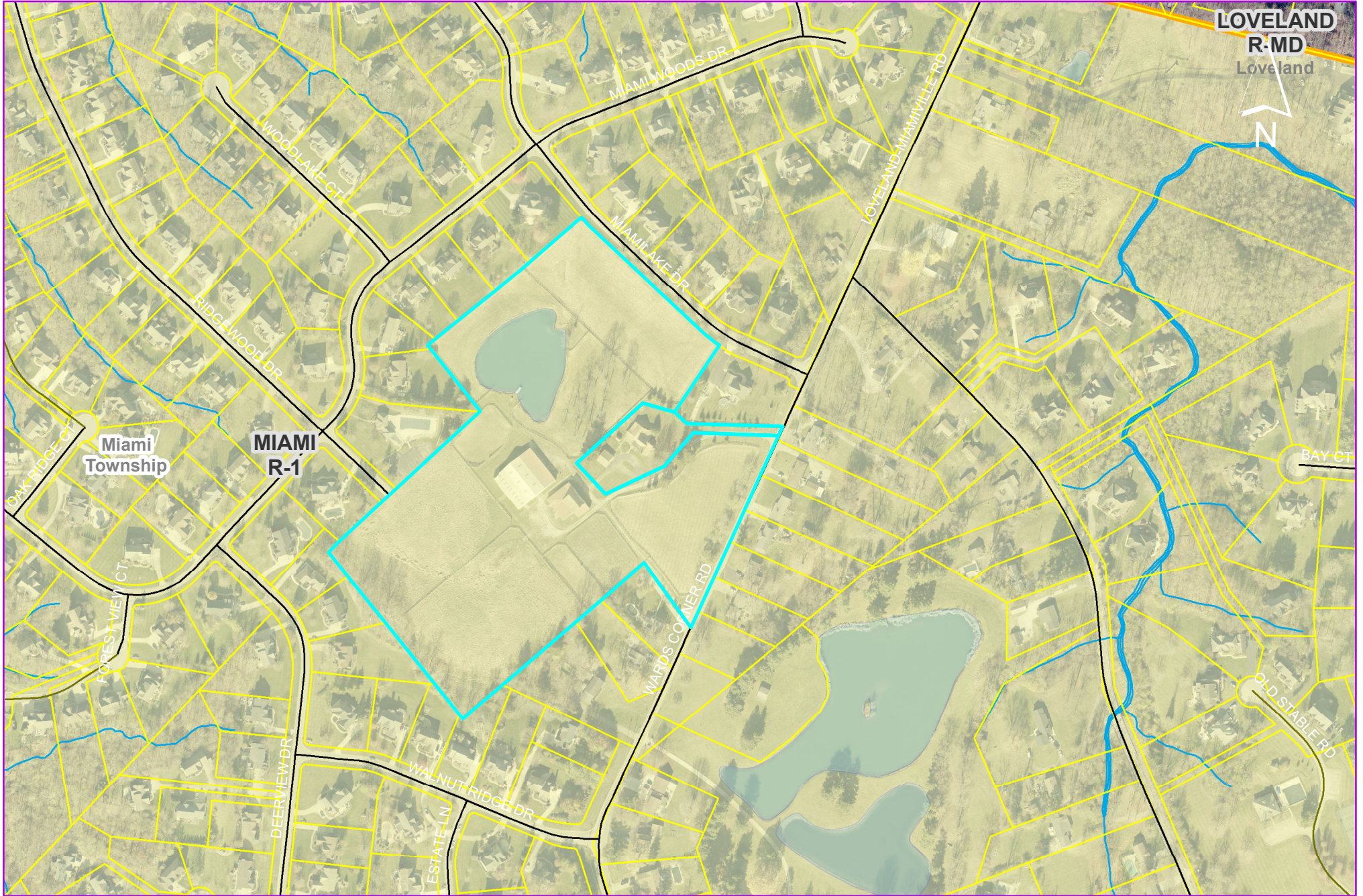
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If you have any questions or concerns regarding any of my comments, please feel free to contact me.

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: 172521D268 and 172521D005

Total Site Area: +/- 17.427 ac.





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