



CLERMONT COUNTY OHIO

PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MAY 28, 2024

TERRACE RIDGE SUBDIVISION – SECTION 8 – DESIGN PLAN

- APPLICANT:** Pat Manger
25 Town Center Blvd.
Crestview Hills, KY 41017
- OWNER:** Miami View Properties
25 Town Center Blvd
Crestview Hills, KY 41017
- ENGINEER:** Mark D. Walker
6809 Main Street #1064
Cincinnati, OH 45244
- REQUEST:** Requesting approval from the Clermont County Planning Commission for Terrace Ridge Subdivision – Section 8 – Design Plan
- LOCATION:** The subject property (PINs 393109C022 and 393109C185) is located at the current terminus of Terrace Hill Trail and Terrace Ridge Drive in Union Township.
- HISTORY:** This is the last section of the Terrace Ridge Subdivision. There is a variance applied with this application (VA-01-24) for roadway width of 24 feet where 28 feet is required.

DEVELOPMENT PROPOSAL:

Terrace Ridge Subdivision – Section 8, Design Plan consists of an additional 51 residential dwelling units in 51 lots, as Section 8 of the existing Terrace Ridge Subdivision. The proposed land use is single-family residences and multi-family townhomes to match the existing land use pattern within the subdivision. The total area is +/- 20.85 acres, and will include +/- 13.97 acres of open space. The project density would be +/- 2.45 dwelling units per acre for this section.

DEVELOPMENT DATA:

Current Zoning: “R-4” Single Family Variable Structure Residential Zone – a residential zone designed to encourage development for single-family dwelling units which:

1. Is in harmony with existing residential areas located in proximity to the site to be developed.
2. Displays a creative street and lot arrangement which reflects a sensitivity to the physical characteristics of the site to be developed.
3. Provides common open spaces for the preservation of the site's physical assets and/or recreational utilization by the occupants of the development.
4. Allows for creativity in the developer's planning and local government decision making regarding housing choice, legal requirements, recreation space availability, auto traffic and pedestrian movement and other considerations.

Total Lots: 51 units

Area in Lots: +/- 5.56 acres

Area in Open Space: +/- 13.97 acres (67%)

Total Site Area: +/- 20.85 acres

Area in R/W: +/- 0.90 acres

Density: +/- 2.45 du/a

School District: Union Township Milford Exempted Village School District

Homes:

Number of Units: 51

Min. Lot Area: +/- 2,400 Sq. Ft (+/- 0.05 acres) **Min. Lot Width:** +/- 24 Ft.

Front Yard Setback: Unknown

Side Yard Setback: Unknown

Rear Yard Setback: Unknown

SITE ACCESS:

The Design Plan shows access as extensions of the existing and approved Terrace Hill Trail and Terrace Ridge Drive which were designed for these extensions. There is a variance application (VA-01-24) for a roadway width of 24 feet where 28 feet is required. The original Terrace Ridge Subdivision was approved with 24 feet of roadway, as that was the requirements at the time of approval. The Engineer's Office prefers the 24 foot roadway width as it matches what is existing currently.

Lots 395 through 397 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. There are three panhandle or flag lots (lots 395, 396, and 397 as shown on submittal documents) that shall comply with the *Clermont County Subdivision Regulations*.

STAFF ANALYSIS:

Per the review of Terrace Ridge Subdivision Section 8 – Design Plan the development appears to follow all requirements pertaining to Article V of the *Clermont County Subdivision Regulations* other than the roadway width, which the applicant is requesting a variance for. The approval of the design plan is contingent on the approval of the variance request (VA-01-24).

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. The variance (VA-01-24) is required for the current design of the road, if the variance is not approved by the Planning Commission. Requesting 24' where 28' is required per Article V: Section 504.B.2.
2. Include information regarding Article IV: Required Submission Documents Table (Design Plan Review) #11: Total Acreage of the entire tract, total acreage of land in lots, total acreage of land contained in streets, total acreage of open space, park land, etc.
3. Some of the road names are not easily read on page 2/16, please ensure road names are legible, specifically Terrace Hill Trail.
4. Show Section 8 Boundary to make it stand out more, it is currently difficult to point out where Section 8 is.
5. Zoning approval is shown, but zoning classification is not stated on the plans, input zoning classification on the plan set (PUD).
6. Indicate setback information on lots, in note, or in a diagram.
7. The panhandles are required to be a minimum of 25' wide, however, where multiple panhandles abut in platted subdivisions, a reduction in the street frontage width may be provided if it is shown that adequate space exists for utilities and the vehicular access to the lots is provided by a common driveway. Common driveways shall provide a driveway easement and maintenance agreement noted on the record plat.

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. Note upon the cover sheet whom is to maintain the proposed storm water detention ponds.
2. Ten (10) Foot minimum Utility Easements will need to be added to the typical sections.
3. The Additional Right-of-Way along Round Bottom Road needs to be shown upon Sheets 2/3/5 of 7.
4. The Right-of-Way Width for Terrace Hill Trail needs to be adjusted. A width of Thirty (30) Feet needs to be used to match the existing condo Right-of-Way.
5. Lot 131 of Terrace Ridge – Section 1 - Block B needs to be shown and labeled upon the sheets 5 of 7 and 6 of 7.
6. The proposed sidewalk along Terrace Hill Trail needs to be extended to the Back-of-Curb of the proposed Cul-de-Sac.
7. The proposed sidewalk at the Terrace Ridge Drive Cul-de-Sac needs to be adjusted. The proposed sidewalks need to be located within the proposed right-of-way.
8. The proposed Right-of-Way for Terrace Ridge Drive need to be adjusted. The Right-of-Way width needs to match the existing Fifty (50) Foot Right-of-Way.
9. The bearing and distance along the frontage of Lot 197, located within Terrace Ridge

Subdivision Section 3 recorded in Plat Cabinet 15 - Pages 310-311, is different than the bearing and distance shown upon the record plat.

10. An angle point along Terrace Ridge Drive is being shown upon the submitted concept plans. Said angle point needs to be eliminated.
11. 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. Public water and sewer are available.
2. Water Resources would prefer if proposed development is served by gravity sewer. Low pressure force mains are not preferred if gravity is achievable.
3. Public water main location does not seem to be shown on the plans.

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

1. Easements are needed for proposed stormwater basins, storm conveyance systems and other drainage features outside of the right-of-way.
2. Most, if not all lots will require a geotechnical report.
3. Provide drainage calculations stamped by a Registered Professional Engineer in the State of Ohio. Include capacity and detention calculations. A watershed area drainage map also needs to be included. Show the watershed routing on the drainage area map.
4. There are slope concerns along the south side of Terrace Hill Trail.

Soil and Water Conservation District Comments:

1. Easements are needed for detention basins (including an easement for maintenance), as well as for all storm sewers and drainage swales outside the road right of way
2. Geotechnical reports will be needed for detention basins and roads as well as all lots.
3. We have concerns about the impacts of runoff from the hillside during intense storms on Lots 367-388 (south side of Terrace Hill Trail).

Union Township Comments:

The updated concept plan for (the last phase of) Terrace Ridge that we reviewed yesterday appears to be acceptable in nature; however, the issues identified by the Township below must be addressed.

The outstanding items that have been previously approved but that do not appear complete within the development will need to be in-place as soon as possible. These include:

1. The Owner(s) must immediately install the required roundabout traffic control/landscaping islands, inclusive of curbing, signage, sod, and plantings, at the roundabout entering the subdivision, forming the intersections with Miami View Trail, Terrace Ridge Drive, and Miami Hills Drive, as to appropriately direct the flow of traffic through the roundabout in its intended, one-way fashion. **This

particular item will be required prior to the authorization of any final plan or plat for any additional lots or dwelling units. This shall include the installation of the missing traffic control islands, signage, and other related equipment. The size, dimension, location, and design of these islands must be approved by the Clermont County Engineer's Office and Union Township concurrently, subject to administrative review and approval. Landscaping and plantings within the islands shall be subject to continuing maintenance by the HOA.

2. The Applicant must provide certifications that the proposed pavement cross section for the private emergency access drive, descending the hill to Round Bottom Road, will be of sufficient design to support heavy rescue and fire equipment. This is another item tied to the Township's review and approval of the 2014 Subdivision plan proposal.
3. The Applicant must provide emergency access control devices at both the top and bottom of the private emergency access drive, in order to prevent access from unauthorized traffic (as the grade and current design does not allow it to be accepted as a public improvement). This is an item that will require the Township Fire Department's review and approval.
4. I would recommend that the proposed lot at the end of the Terrace Ridge Drive extension next to the existing house at 5306 Terrace Ridge Dr., Lot 398, be reconfigured so that the existing house at 5306 Terrace Ridge Dr. receives their driveway and the immediately surrounding area (to ensure proper long-term maintenance, avoid potential future boundary disputes resulting from an unnecessary odd configuration, etc.).

STAFF RECOMMENDATION:

Based on Staff Analysis, request a motion to **APPROVE** Terrace Ridge Subdivision Section 8 – Design Plan with the following conditions:

1. Approval of variance application VA-01-24 is required, if it is not, the roadway shall be redesigned to meet the Clermont County Subdivision Regulations.
2. All county and township departments' comments and conditions detailed in Terrace Ridge Subdivision Section 8 – Design Plan Review Letter be satisfactorily addressed.
3. Submit one (1) plan set with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Attachments:

- A. Terrace Ridge Subdivision Section 8 – Design Plan Drawings
- B. Terrace Ridge Subdivision Section 8 – Application
- C. Terrace Ridge Subdivision Section 8 – Review Letter dated 5/23/24
- D. Zoning Map
- E. Parcel Map

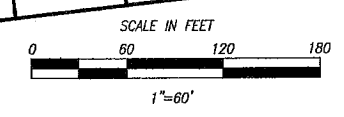
Attachment A

SECTION 8 PROPOSED LOT COUNT
 TOTAL DETACHED UNITS APPROVED 7
 TOTAL ATTACHED UNITS APPROVED 44



BASIS OF BEARING:
 OHIO STATE PLANE COORDINATES
 NAD 83, OHIO SOUTH ZONE

TERRACE RIDGE SUBDIVISION		
SECTION 8 - SUBDIVISION DESIGN PLAN		
CLIENT CODE: Gallenstein	SHEET TITLE: Preliminary Plat Overview	SHEET NO. 4/16
DATE: 5/1/2024	M.D. WALKER & ASSOCIATES LAND SURVEYORS CIVIL & STRUCTURAL ENGINEERS (513)284-3232 6809 MAIN ST. #1064 CINCINNATI, OH 45244	
SCALE: As Noted	SUBDIVISION STORMWATER CONTROL & RETENTION POND MAINTAINED BY THE TERRACE RIDGE HOMEOWNER'S ASSOCIATION	
REVISIONS	FILE NAME: 4 Preliminary Plat Overview.dwg FILE PATH: \\2023 Projects\Gallenstein_Paul\Terrace Ridge - Ryan Condos\Cad\Section 8 - Design Plan from Concept\SHEETS\	



Attachment B

CLERMONT COUNTY PLANNING COMMISSION APPLICATION FOR DESIGN PLAN REVIEW

Date 4/30/2024 A/P # _____

Name of Subdivision Terrace Ridge Subdivision - Section 8

Location Round Bottom Road

Township Union Military Survey Powell's MS 432

Complete Parcel Identification Number (PIN) 393109c022., 393109c185.

Have **ALL** Concept Plan Review Letters been Obtained? yes
(See Design Plan Review Required Items Checklist, provide Documentation upon submittal)

Name of Applicant Pat Manger

Address 25 Town Center Blvd.

City Crestview Hills State KY Zip 41017

Phone (513)403-1335 Fax _____ Email pmanger@gallensteincompanies.com

Name of Owner of property to be subdivided Miami View Properties

Address 25 Town Center Blvd.

City Crestview Hills State KY Zip 41017

Phone (513)403-1335 Fax _____ Email pmanger@gallensteincompanies.com

Name of applicant's surveyor or engineer Mark D. Walker

Address 6809 Main Street #1064

City Cincinnati State OH Zip 45244

Phone 513.284.3232 Fax _____ Email mark@surveywalker.com

Acreage owned 20.85 Acreage proposed to be subdivided 20.85

Current Zoning Classification PUD

Proposed Zoning Changes None

Proposed Land Use Single Family Residential / Multi-family townhomes

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 51 Typical lot width 70' Single Family
24'/29' Townhomes

Number of proposed unit's 51 Typical lot area varies, see plan

Single Family 7 Multi-Family 44

Acreage to be devoted to recreation, parks or open space 13.97

Recreation facilities to be provided None

Proposed method of supplying water service Public

Proposed method of sanitary waster disposal Public

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

APPLICATION FOR DESIGN PLAN REVIEW

Name of Subdivision Terrace Ridge Subdivision, Section 8

Are you requesting any variances from the Subdivision Regulations? yes
(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 - Full Size Sheets</u>
C. <u>10</u>	<u>Design Plan - Half Size Sheets</u>
D. <u>1</u>	<u>CD containing electronic copies of submitted items</u>
E. <u>1</u>	<u>Set of concept plan approval letters</u>
F. <u>10</u>	<u>Variance Request Form & justification Letter</u>
G. <u>1</u>	<u>Design Plan Fee Breakdown Form, Design Plan App Fee + Variance App Fee + Check</u>

AFFIDAVIT

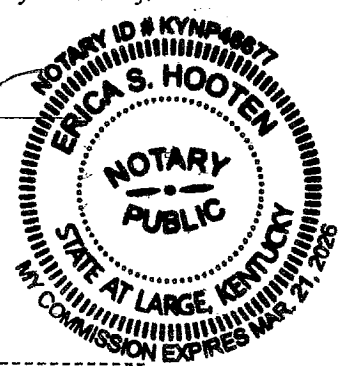
I, Patrick J. Manger, the applicant herein, do apply for Design Plan approval for Terrace Ridge Subdivision, Section 8 subdivision. I fully understand that the purpose of a Design Plan Review is to examine the basic design factors of a subdivision in order to ascertain whether the proposed design is 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 KENTUCKY
County of Kenton

[Signature]
Signature of Applicant

Subscribed and sworn to before me
This 1st day of May A.D. 2024

[Signature]
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

May 23, 2024

Design PL # 684-2024

Miami View Properties
25 Town Center Blvd
Crestview Hills, KY 41017

Re: Terrace Ridge Subdivision Section 8 – Design Plan Review

The Department of Community & Economic Development (CED) has completed its review of the Design Plan for Terrace Ridge Subdivision Section 8. Please see the comments below:

Township Conditions:

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CCEO Conditions:

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WMSC and WRD Conditions:

1. Public water and sewer are available.
2. Water Resources would prefer if proposed development is served by gravity sewer. Low pressure force mains are not preferred if gravity is achievable.
3. Public water main location does not seem to be shown on the plans.
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7. There are slope concerns along the south side of Terrace Hill Trail.

S.W.C.D Conditions:

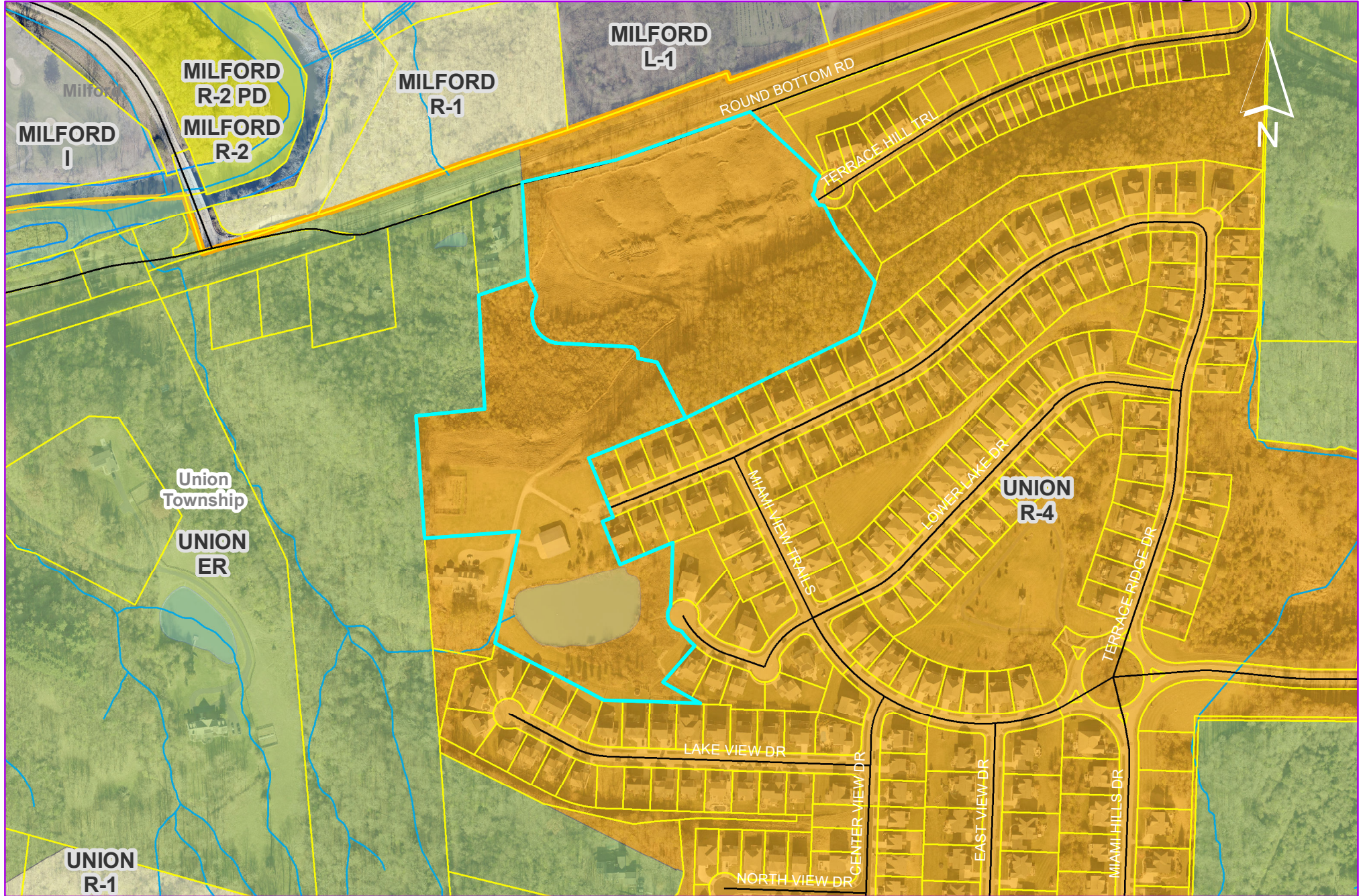
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2. Geotechnical reports will be needed for detention basins and roads as well as all lots.
3. We have concerns about the impacts of runoff from the hillside during intense storms on Lots 367-388 (south side of Terrace Hill Trail).

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,".

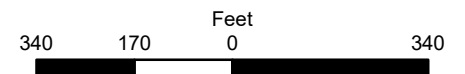
Leonard Kendall, AICP, Planner
Clermont County Department of Community and Economic Development
101 East Main Street, Third Floor, Batavia, OH 45103
P. 513-732-7904 lkendall@clermontcountyohio.gov

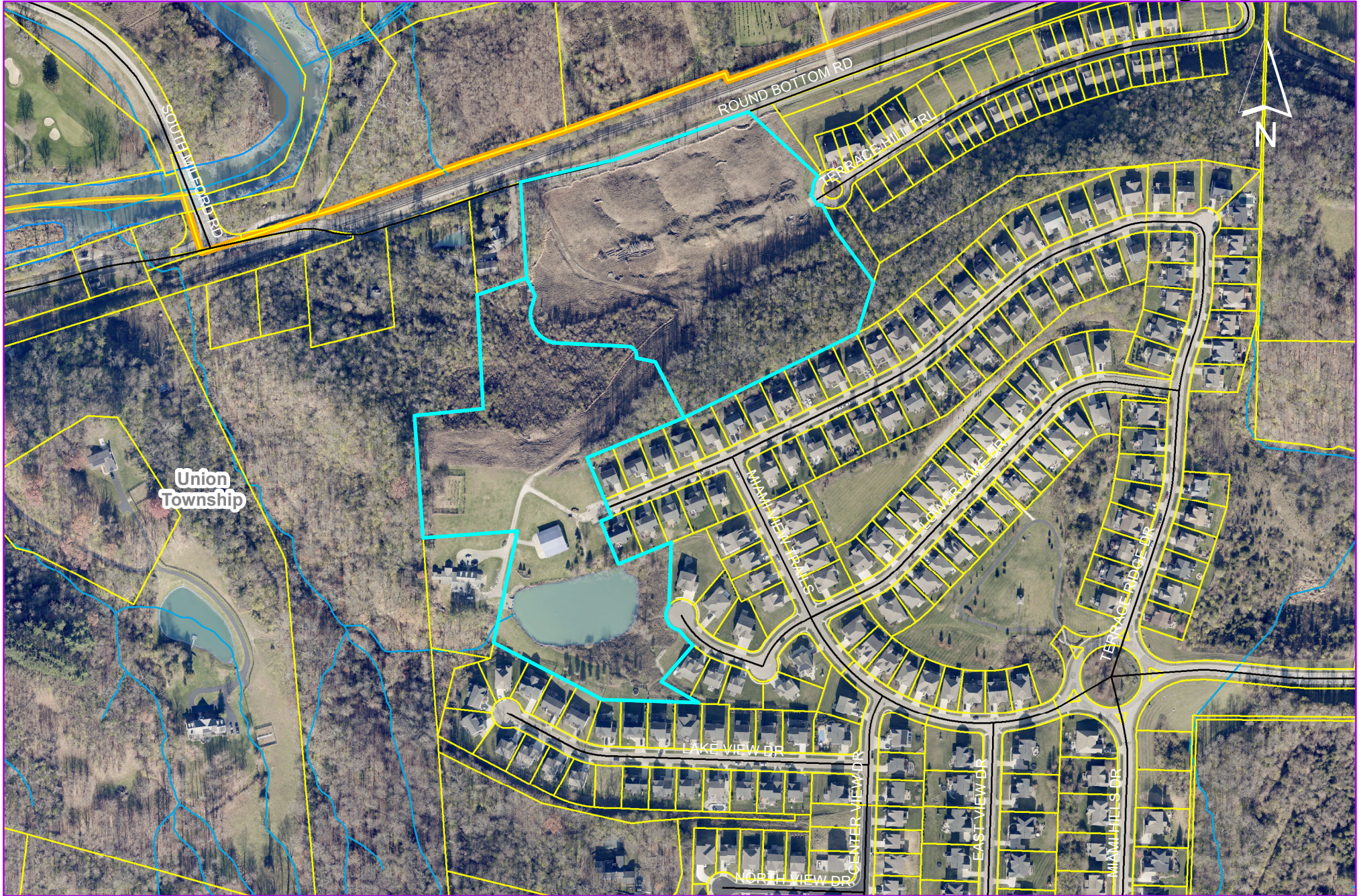


PROPERTY INFORMATION:

Parcel Numbers: 393109C022 and 393109C185

Total Site Area: +/- 20.8.5 ac.





Union
Township



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Total Site Area: +/- 20.8.5 ac.

