



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MARCH 26, 2024

WOODHALL CROSSING – DESIGN PLAN #670-2024

APPLICANT: Robert Gerwin, Homes By Coach
PO Box 43121
Cincinnati, OH 45243

OWNER: Joan Brown
28525 SW 202nd Ave
Homestead, FL 33030

David Doctor
610 Easter Road, Apt 607
Bethel, OH 45106

ENGINEER: Kristi Moorman, Choice One Engineering
8956 Glendale-Milford Road
Loveland, OH 45140

REQUEST: Requesting approval from the Clermont County Planning Commission for Woodhall Crossing – Design Plan, consisting of 225 single-family dwellings.

LOCATION: The subject property (PIN's 11228D140, 114314.076, and 114314.072) is located approximately 0.39 miles south of the intersection of State Route 28 and State Route 48.

HISTORY: This piece of property was formerly known as the Reserves at Barclay Woods Part 2. The Planning Commission recommended approval of a major adjustment to a PUD application for this area to rename and update the PUD allowances. There has not been a design plan applied for this piece of land.

DEVELOPMENT PROPOSAL:

Woodhall Crossing – Design Plan consists of 225 single-family residential lots on +/- 78.76 acres with +/- 23.91 acres (30.4%) of open space, with an overall project density of 2.86 dwelling units per acre.

The subdivision includes open space that completely surrounds the subdivision, creating a buffer between adjacent land uses. The open space also includes five ponds for stormwater management as well as a playground, pickleball court, dog park and walking path.

DEVELOPMENT DATA:

Current Zoning: PD – Planned Development District. The overall purpose for these districts is to encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in the planning and building of all types of development.

Total Lots: 225 Lots (Not including open space)	Total Site Area: 78.76 acres
Area in Lots: 43.39 acres	Area in R/W: 11.46 acres
Area in Open Space: 23.91 acres (30.4%)	Density: 2.86 units/acres

School District: Goshen LSD

Homes:

Number of Units: 225

Min. Lot Area: 7,625 Sq. Ft. (0.17 acres)

Min. Lot Width: 61 Ft.

Front Yard Setback: 35 Ft.

Side Yard Setback: 5 Ft.

Rear Yard Setback: 30 Ft.

SITE ACCESS:

The Design Plan shows access is to be taken off of State Route 48 from a public street titled Lytham Lane. There are multiple other streets that branch off of Lytham Lane but there is only one access to State Route 48. All together this subdivision is proposed to have three cul-de-sacs, with one of those having an emergency access drive that accesses Charles Snider Road.

The emergency access drive shows that it will include 2 emergency gates with Knox boxes for emergency services.

STAFF ANALYSIS:

Per the review of Woodhall Crossing – Design Plan, the development appears to follow all requirements pertaining to Article V of the *Clermont County Subdivision Regulations*.

Woodhall Crossing – Design Plan appears to conform to the lot dimensions agreed upon in the PD – Planned Development Zoning District approved by the Goshen Township Board of Trustees.

The development is located on land that will be accessed by State Route 48. The land is currently vacant and was originally zoned PD for the purposes of a subdivision that never came to be applied for. The proposal is for 225 single family dwelling units. The proposed layout minimizes the number of cul-de-sacs, however, there is one cul-de-sac that could be

utilized by a neighboring adjacent property if developed, however the neighboring piece of land does border Charles Snider Road. Article V.A.states:

1. Encourage the utilization of design techniques that will allow the subdivision to be compatible with the function of those streets so designated in the Thoroughfare Plan;
2. Encourage the use of collector streets to serve residential streets wherever possible;
3. Discourage the frequent intersection of local residential streets with arterials;
4. Encourage the use of interconnected public streets to serve the subdivision;
5. Encourage proposed public street systems to be a continuation of the existing and/or proposed pattern of surrounding streets and land uses;
6. Encourage the interconnecting of public streets to adjacent property in such a manner so as to provide for the orderly development of said adjacent areas;
7. **Proposed public streets shall be extended to the boundary lines of the tract to be unless, in the opinion of the Planning Commission, such extensions are not necessary or desirable for:**
 - a. **The coordination of the proposed subdivision layout with the adjacent layouts**
 - b. **The most advantageous future development of adjacent tracts**
 - c. **Access for the proposed or existing subdivision**
8. Encourage an arrangement of subdivision streets that display a positive relationship to the natural setting;
9. Encourage an arrangement of subdivision streets that display a positive relationship to the natural setting;
10. Allow, where appropriate, the use of alleys for access;
11. Traffic calming strategies shall be subject to the approval of all applicable Township authorities, the Clermont County Engineer, and the Planning Commission.

If the Planning Commission believes such extensions are not necessary, the cul-de-sac on Wentworth Way can remain, however, if that neighborhood is developed in the future, a connecting right-of-way would be an additional egress for this subdivision as well as for the neighboring subdivision. The applicant has been made aware of this during the Design Plan Review Meeting held on March 21, 2024.

There is no comprehensive land use plan for Goshen Township, and therefore we rely on the zoning resolution to guide development in this Township. The PD – Planned Development Zoning District is for these districts is to encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in the planning and building of all types of development. The approval of these specific standards have been through the Township and have been approved by the Board of Trustees.

The design includes an emergency access gate that abuts Charles Snider Road, that contains two gates with Knox boxes in case of emergency, this will not be accessible by everyday traffic to the site.

Overall, the requested project land use and proposed density are compatible with the

Clermont County Subdivision Regulations and the current subdivision pattern developing throughout Goshen Township.

Clermont County Community & Economic Development Conditions:

1. Include verification that the proposed entrances meet all applicable Sight Distance requirements as established by the Clermont County Engineer and/or the Ohio Department of Transportation.
2. Include location of wooded areas and natural features that are within and adjacent to the proposed project areas.
3. Include statement indicating proposed method of wastewater disposal.
4. Is there possibility for the cul-de-sac at the end of Wentworth Way to be extended if future development occurs on the neighboring property?
Article V.A:
 7. Proposed public streets shall be extended to the boundary lines of the tract to be unless, in the opinion of the Planning Commission, such extensions are not necessary or desirable for:
 - a. The coordination of the proposed subdivision layout with the adjacent layouts
 - b. The most advantageous future development of adjacent tracts
 - c. Access for the proposed or existing subdivision
5. Include statement or measurements stating cul-de-sacs do not exceed 900 feet in length from the centerline of the intersecting street to the radius point of the cul-de-sac, or as needed to serve a maximum of 30 lots (Article V.B.3.)
6. The Record Plat shall include information regarding open space ownership in compliance with Section 521 of the Clermont County Subdivision Regulations.

Clermont County Engineer's Office Conditions:

1. The Typical Street Section needs to be adjusted. The following items need to be addressed: Utility Easements need to be provided on both sides of the roadway, The dimension to the utility trench needs to be Three (3) Feet to the Edge of Trench, The cross-slope for the curbing needs to be removed, and The elevation note needs to be removed.
2. Ohio Department of Transportation Approval needs to be obtained for all improvement along State Route 48.
3. Typically Emergency Access Drives in Clermont County utilize an impervious drive cross-section. Township approval will need to be provided for proposed access cross-section prior to construction drawing approval.
4. The alignment of the Lytham Lane/Southport Circle Intersection needs to be adjusted. The proposed intersection needs to be perpendicular to Southport Circle.
5. 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 and W.M.S.C. Conditions:

1. Water Resources can approve sewer capacity for only 100 lots at this time. It is recommended that the development gets submitted in phases. When a new phase, beyond the first 100 lots, is submitted available sewer capacity will be revisited at that time.
2. Public water is available for the proposed development.
3. Public main extensions should be out of pavement as much as possible.
4. Provide information on the proposed connection to the existing sewer main. Show the saw cut of pavement and/or jack & bore. This can be addressed on the construction plans.
5. Provide information on the proposed connection to the existing water main. If applicable, show the saw cut of pavement and/or jack & bore. The water main tap will be made with a tapping sleeve and valve. This can be addressed on the construction plans.
6. Please show any and all proposed easements. This can be addressed on the construction plans.
7. 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.

Soil and Water Conservation District Conditions:

1. Include a note stating that the HOA will be responsible for the storm water management basins and all storm sewer infrastructure outside the public road right-of-way.
2. We have some concern that drainage in the rear of lots that back up to one another may not be adequate (especially Lots 200-225 where the topography is flatter). This can be addressed in the construction plans.
3. A reminder that the maximum spacing between catch basins in the street is 350 feet.

Goshen Township Conditions:

STAFF RECOMMENDATION:

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

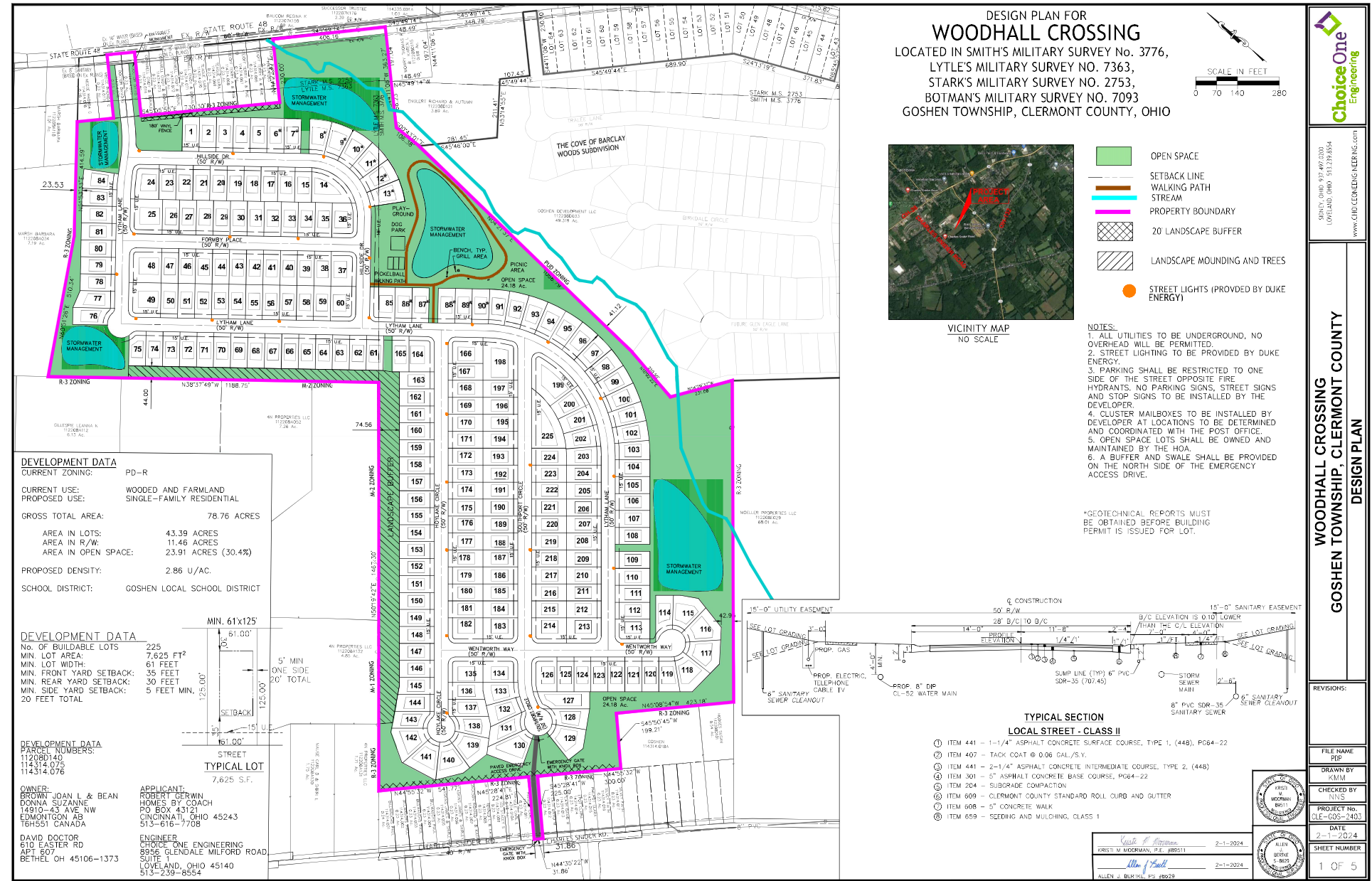
1. All county and township departments' comments and conditions detailed in Woodhall Crossing – Design Plan Review Letter dated March 22, 2024, be satisfactorily addressed.
2. All proposed road names shall be submitted and reviewed by the Clermont County Engineer's Office for duplicate or nearly duplicate names (per Article V, Section B8).

3. Any future development of the site must comply with any and all regulations from Clermont County, Goshen Township, the State of Ohio, or any other applicable agency.

Attachments:

1. Woodhall Crossing – Design Plan Drawings.
2. Woodhall Crossing – Design Plan Review Letter dated March 22, 2024.
3. Zoning Map
4. Parcel Map

Attachment 1

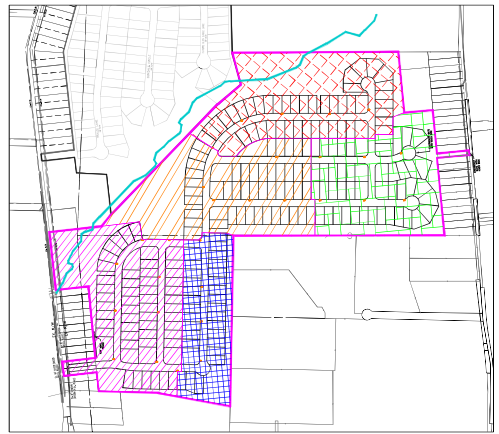
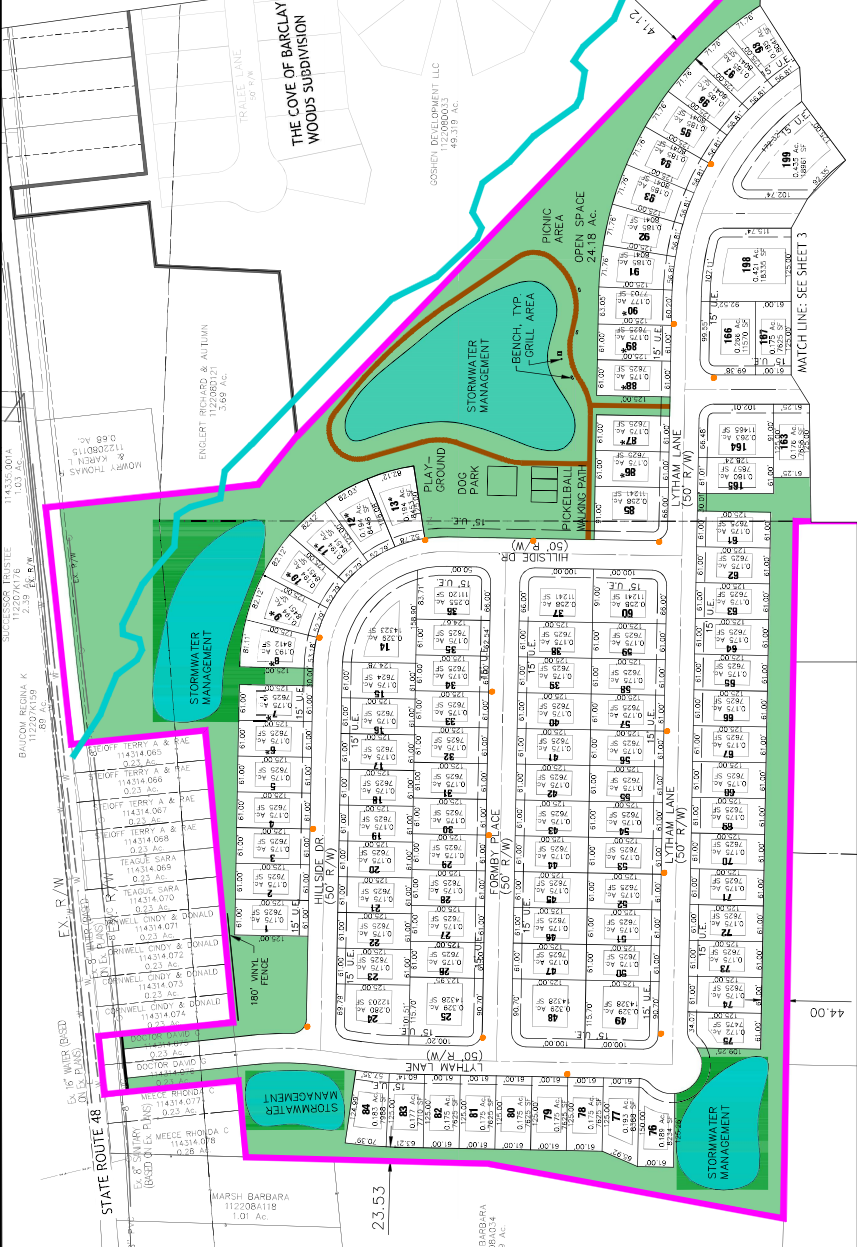


DESIGN PLAN FOR
WOODHALL CROSSING
LOCATED IN SMITH'S MILITARY SURVEY NO. 3776,
LYTLE'S MILITARY SURVEY NO. 7363,
STARK'S MILITARY SURVEY NO. 2753,
BOTMAN'S MILITARY SURVEY NO. 7093
GOSHEN TOWNSHIP, CLERMONT COUNTY, OHIO



● STREET LIGHTS (PROVIDED BY DUKE ENERGY)
— STREAM

*GEOLOGICAL REPORTS MUST BE OBTAINED BEFORE BUILDING PERMIT IS ISSUED FOR LOT.

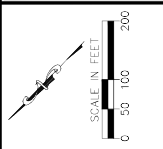


PHASING DEVELOPMENT PLAN

**PHASES SUBJECT TO CHANGE BASED ON LOT DEMAND

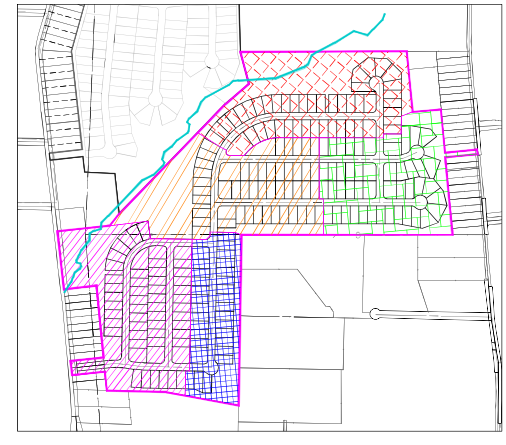
- **SECTION 1
- **SECTION 2
- **SECTION 3
- **SECTION 4
- **SECTION 5

2 OF 5



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● STREET LIGHTS (PROVIDED BY DUKE ENERGY)
 — STREAM



PHASING DEVELOPMENT PLAN

●● PHASES SUBJECT TO CHANGE BASED ON LOT DEMAND

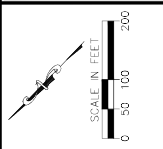
●● SECTION 1 (Pink hatched)

●● SECTION 2 (Blue hatched)

●● SECTION 3 (Orange hatched)

●● SECTION 4 (Green hatched)

●● SECTION 5 (Purple hatched)



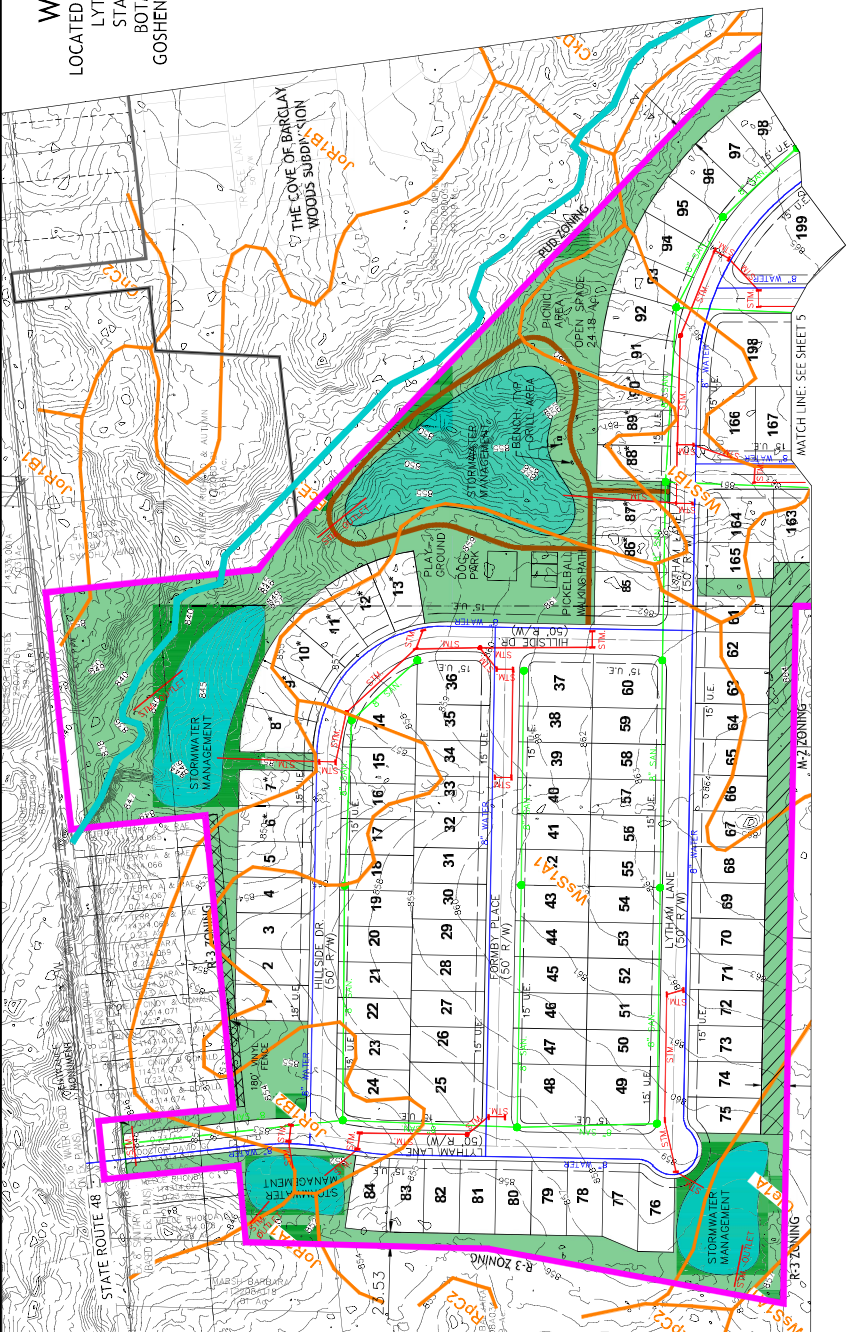
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GOSHEN TOWNSHIP, CLERMONT COUNTY, OHIO

- PLAN LEGEND**
- PROP. FIRE HYDRANT
 - PROP. WATER VALVE
 - PROP. WATER MAIN
 - PROP. STORM MANHOLE
 - PROP. CATCH BASIN
 - PROP. 8" ODM SEWER
 - PROP. SANITARY MANHOLE
 - PROP. 8" SANITARY SEWER
 - SOIL TYPE CONTOUR (I.D. BY USDA SOIL SURVEY)
 - STREAM

SOILS LEGEND

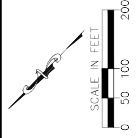
Clt1A	CLERMONT SILT LOAM, 0-1% SLOPES
EeE3	EDENTON CLAY LOAN, 12-28% SLOPES, SEVERELY ERODED
Jor1A1	JONESBORO-ROSSKOYNE SILT LOAMS, 0-3% SLOPES
Jor1B1	JONESBORO-ROSSKOYNE SILT LOAMS, 2-8% SLOPES
Cnc2	CINCINNATI SILT LOAM, 6-12% SLOPES, ERODED
RpC2	ROSSKOYNE SILT LOAM, 6-12% SLOPES, MODERATELY ERODED
Wst1A1	WESTBORO-SCHAEFFER SILT LOAMS, 0-3% SLOPES
Wst1B1	WESTBORO-SCHAEFFER SILT LOAMS, 2-4% SLOPES
CdS	EDENTON CLAY LOAN, 12-28% SLOPES, SEVERELY ERODED
EeE2	EDENTON LOAM, 12-18% SLOPES, MODERATELY ERODED

* GEOTECHNICAL REPORTS MUST BE OBTAINED FOR ALL BUILDINGS PERMIT IS ISSUED FOR LOT.



MATCH LINE - SEE SHEET 5

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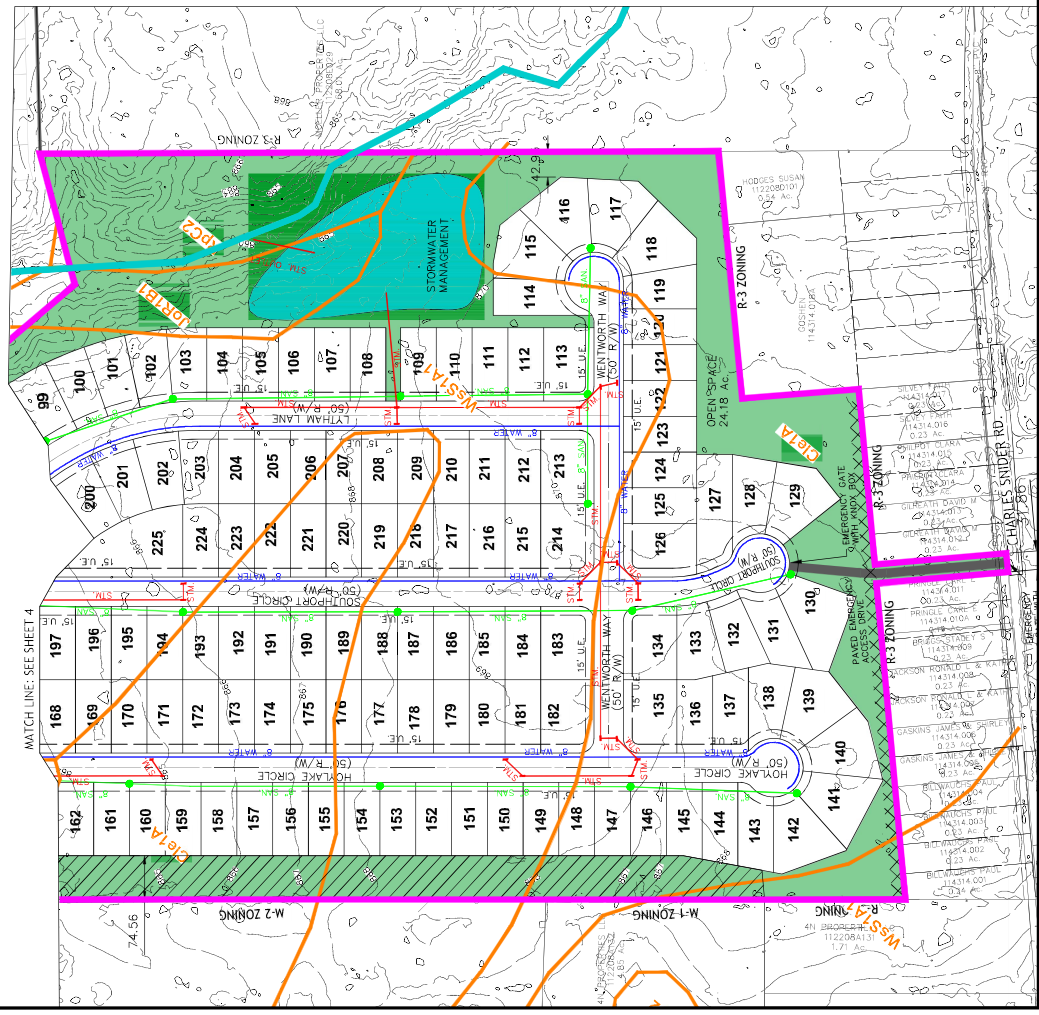


www.cjdc.com
 CONCEPT ENGINEERING, LLC
 1001 EAST 10TH AVE, SUITE 100
 COLUMBUS, OHIO 43219-3333
 (614) 291-8888

GOSHEN TOWNSHIP, CLERMONT COUNTY
WOODHALL CROSSING
STREET AND UTILITY PLAN

SOILS LEGEND	
Cle1A	CLERMONT SILT LOAM, 0-1% SLOPES
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RpC2	ROSSMOYNE SILT LOAM, 6-12% SLOPES, MODERATELY ERODED
WS1A1	WESTBORO-SCHAFFER SILT LOAMS, 0-2% SLOPES
WS1B1	WESTBORO-SCHAFFER SILT LOAMS, 2-4% SLOPES
CA03	CINCINNATI AND HICKORY SOILS, 12-25% SLOPES, SEVERELY ERODED
ED02	EDENTON LOAM, 12-18% SLOPES, MODERATELY ERODED

- PLAN LEGEND
- ▲ PROP. FIRE HYDRANT
 - PROP. WATER VALVE
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 - PROP. SANITARY SEWER
 - PROP. UTILITY SURVEY LINE (I.D. BY USDA SOIL SURVEY)
- STREET LIGHTS (PROVIDED BY DUKEM ENERGY)
- STREAM



REVISIONS:
FILE NAME:
DRAWN BY:
CHECKED BY:
DATE:
PROJECT NO.:
DATE:
SHEET NUMBER:
5 OF 5

Attachment 2



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

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

March 22, 2024

Design PL #670-2024

Joan Brown
28525 SW 202nd Ave
Homestead, FL 33030

David Doctor
610 Easter Road, Apt 607
Bethel, OH 45106

Robert Gerwin, Homes by Coach
PO Box 43121
Cincinnati, OH 45243

Kristi Moorman, Choice One Engineering
8956 Glendale-Milford Road
Loveland, OH 45140

Re: Woodhall Crossing – Design Plan Review

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

Township Conditions:

1. Contact Goshen Township for any additional conditions.

CED Conditions:

1. Include verification that the proposed entrances meet all applicable Sight Distance requirements as established by the Clermont County Engineer and/or the Ohio Department of Transportation.
2. Include location of wooded areas and natural features that are within and adjacent to the proposed project areas.
3. Include statement indicating proposed method of wastewater disposal.
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4. The alignment of the Lytham Lane/Southport Circle Intersection needs to be adjusted. The proposed intersection needs to be perpendicular to Southport Circle.
5. 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'.

WMSC and WRD Conditions:

1. Water Resources can approve sewer capacity for only 100 lots at this time. It is recommended that the development gets submitted in phases. When a new phase, beyond the first 100 lots, is submitted available sewer capacity will be revisited at that time.
2. Public water is available for the proposed development.
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4. Provide information on the proposed connection to the existing sewer main. Show the saw cut of pavement and/or jack & bore. This can be addressed on the construction plans.
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S.W.C.D Conditions:

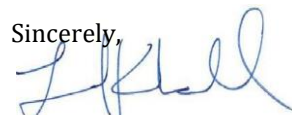
1. Include a note stating that the HOA will be responsible for the storm water management basins and all storm sewer infrastructure outside the public road right-of-way.
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3. A reminder that the maximum spacing between catch basins in the street is 350 feet.

Ohio Department of Transportation Conditions:

- 1.

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

Sincerely,



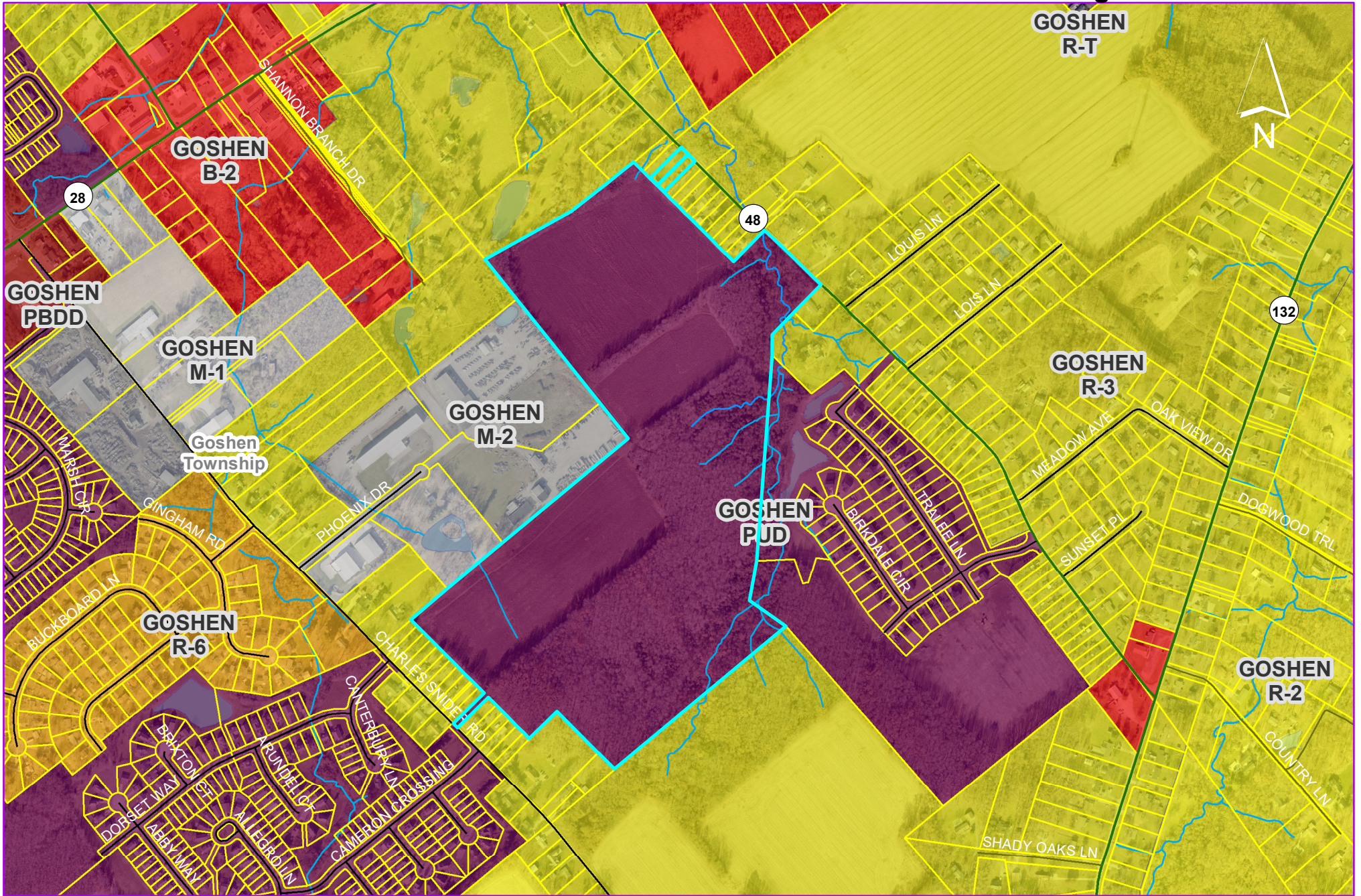
Leonard Kendall, AICP, Senior Planner
Clermont County Department of Community and Economic Development
101 East Main Street, Third Floor, Batavia, OH 45103



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DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

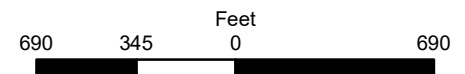
P. 513-732-7904 lkendall@clermontcountyohio.gov



PROPERTY INFORMATION:

Parcel Numbers: 11228D140, 114314.076,
and 114314.072

Total Site Area: +/- 78.76 ac.





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