

AGENDA

THE HAMILTON COUNTY REGIONAL PLANNING COMMISSION
Room 805, County Administration Building
138 East Court Street
Cincinnati, OH 45202

DECEMBER 1, 2016

Administrative Session – 12:30 PM
Development Review Session – 1:00 PM

David Okum, Chairperson/Presiding Officer

1. ADMINISTRATIVE SESSION
SESSION CALLED TO ORDER

ROLL CALL OF COMMISSIONERS

ADMINISTRATIVE ACTIONS:

- A. ADM 33: RPC Financial Report – November
- B. ADM 34: Disposition of Minutes, November 3, 2016 Regular Meeting
- C. ADM 35: Election of Officers (Discussion, recommendation, appointment January, 2017)
- D. ADM 36 Election of 2017 OKI Representative
- E. ADM 37: Set Public Hearing for Consideration of Adoption of Hamilton County Thoroughfare Plan Text

PROGRAM REPORTS:

Zoning Services	Systems / Data Products
Planning Partnership	Community Planning
Community Development	OKI Board of Trustees
Other Reports	

2. DEVELOPMENT REVIEW SESSION:
SESSION CALLED TO ORDER

PRELIMINARY SUBDIVISION PLANS:

- A. NAME: Anderson 16-05; Woods at Forest Hills Revision
- REQUEST: To revise the boundary of the approved Woods at Forest Hills subdivision
- PURPOSE: To construct a 48-lot single family residential subdivision
- APPLICANT: Joseph Farruggia, Coldstream Area Development, LLC
- OWNER: Forestville Reality General Partnership and Coldstream Area Development, LLC
- LOCATION: Anderson Township: On the south side of Hopper Road (opposite Innisfree Lane), approximately 1,250 feet west of the Hopper Road and Eight Mile Road intersection (Book 500, Page 113, Parcels 17 & 32-35)

- B. NAME: Anderson 16-06; Parke Place at Coldstream Revision
REQUEST: To revise the boundary of the approved Parke Place at Coldstream subdivision
PURPOSE: To construct a 32-lot single family residential subdivision
APPLICANT: Joseph Farruggia, Coldstream Area Development, LLC
OWNER: Forestville Realty General Partnership
LOCATION: Anderson Township: On the north side of Ayers Road, approximately 1,500 feet east of the Ayers Road and Asbury Road intersection (Book 500, Page 181, Parcels 4 & 5 AND Page 182, Parcels 1 & 13 AND Page 184, Parcel 49 AND Parcel 42 & 44)

COUNTY ZONING MAP AMENDMENT:

- A. CASE: Harrison 2016-01; Unilock Industrial
REQUEST: From: "F PUD SPI-SC" Planned Light Industrial, "F SPI-SC" Light Industrial, and "A SPI-SC" Single-Family Residence
To: "GG SPI-SC" Planned Heavy Industrial
PURPOSE: To construct a concrete paver and retaining wall manufacturing facility including two manufacturing plant buildings, two accessory buildings, outdoor storage areas and access drives from Southwest Parkway and Dry Fork Road
APPLICANT: Glenn Wiley, General Manager, Unilock Ohio Inc. (applicant); Dry Fork Farms LLC and Candlelight Park Ltd (owners)
LOCATION: Harrison Township: southeast of the end of Southwest Parkway extending east to Dry Fork Road (Book 560, Page 50, Parcel 203 AND Page 60, Parcels 19 and 51)

TOWNSHIP ZONING MAP AMENDMENT:

- A. CASE: Colerain ZA2016-08; 9869 Colerain Avenue – Raising Cane's
REQUEST: Substantial Modification of an existing "PD-B" Planned Development Business District
PURPOSE: To demolish the existing fast food restaurant building and redevelop the property for a new restaurant use
APPLICANT: Drew Gatliff, MA Architects (applicant), Colerain Land Company LLC (owner)
LOCATION: Colerain Township: 9869 Colerain Avenue; on the northwest corner of the Haverkos Court and Colerain Avenue intersection (Book 510, Page 111, Parcel 25)

3. ADJOURNMENT

NOTE: Individuals with disabilities requiring special accommodations to participate in or attend any meeting or hearing should call the Planning & Development Department at 946-4550 seven days prior to the meeting.

>>>>FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM, PLEASE CALL 946-4550<<<<



HAMILTON COUNTY

Regional Planning Commission

REGULATORY COMPLIANCE REPORT

FOR CONSIDERATION BY THE REGIONAL PLANNING COMMISSION ON DECEMBER 1, 2016

**SUBDIVISION
PRELIMINARY
PLAN:**

ANDERSON 16-05

WOODS AT FOREST HILLS REVISION

OWNER:

Forestville Realty General Partnership and Coldstream Area Development, LLC

ENGINEER:

Richard Arnold, McGill Smith Punshon, Inc.

**APPLICANT/
DEVELOPER:**

Joseph Farruggia, Coldstream Area Development, LLC

LOCATION:

Anderson Township: On the south side of Hopper Road (opposite Innisfree Lane), approximately 1,250 feet west of the Hopper Road and Eight Mile Road intersection (Book 500, Page 113, Parcels 17 & 32-35)

SITE DESCRIPTION:

Tract Size:	48.7 gross acres/44.5 net acres
Proposed Lots:	48
Topography:	Ridge tops with steep slopes around the perimeter of the site
Existing Use:	Vacant

**PROPOSED
IMPROVEMENTS:**

ROW:	50 ft.	Pavement Width:	28 ft.
Water District:	GCWW	Sanitary:	MSD

ZONING:

Jurisdiction: Anderson Township	District: "A" and "A-A PUD" Residence (Planned Unit Development)
Minimum Lot Size: "A-A" - 1 acre; "A" - 20,000 sq. ft.	Permitted Density "A-A" = 1 du/acre; "A" = 2.18 du's/acre
Proposed min. lot 20,570 sq. ft.	Proposed Density: 1.00 du/acre

PROPOSAL:

The developer is proposing to revise the boundary of the approved Woods at Forest Hills subdivision to construct a 48-lot single-family subdivision off of a street network measuring 3,300 linear feet in its entirety with three cul-de-sacs. An existing home located at 8085 Hopper Road would be removed to make way for the road into the development. Detention is proposed in three areas within the subdivision boundary. Sidewalks are proposed on both sides of all new streets.

FINDINGS:

- A preliminary plan for the Woods at Forest Hills Subdivision was approved by the Regional Planning Commission on May 5, 2016. Construction drawings were submitted on October 10, 2016 and are currently being reviewed by the applicable county agencies. The applicant is now proposing to add more land to the boundary of the approved subdivision.
- The acreage within the subdivision boundary has changed from 46.2 acres to 48.7 acres.
- Two large areas of land that were originally not included in the subdivision have been added to the back portions of lots #34 and #35 and lots #10 - #12. The proposed boundary changes would push the proposed retention/detention facilities further from the proposed building pads.
- Additional land has been added to lot #48 which is the first lot on the left side of the development as you enter from Hopper Road.
- A more accurate boundary survey of the property conducted by the applicant revealed that the lots along Hopper Road that abut the property are approximately 20 feet deeper and push the new subdivision boundary further from the existing homes along Hopper Road. Furthermore, the flag shown on the approved preliminary plan in the area between lots #6 and #7 that contained frontage onto Hopper Road is county right-of-way and is no longer part of the proposed subdivision.
- Within the interior of the subdivision, the back portion of lot #2 has been added to lot #5.
- The proposed new street off of Hopper Road has been redesigned to include two medians and a slight curvature to the road.
- Staff finds that the Preliminary Subdivision Plan conforms to the applicable laws and rules as determined by concept review and reports requested from the offices and agencies having jurisdiction. All reviewing agencies have recommended approval and no major concerns have been identified. Anderson Township granted a Planned Unit Development for 23 of the 48 lots on a 21.56 acre portion of the subdivision which is identified in grey on the submitted preliminary plan to allow for lots under the required one acre minimum lot size.
- The Township continues to request that the driveway for the property located to the east of the entrance into the development come off the proposed new road instead of its current location which is directly off of Hopper Road. As stated in the previous report, staff does not believe that offsite improvements and/or conditions can be required as part of this subdivision review. However, staff recommended and the RPC conditionally approved the Woods at Forest Hills Subdivision conditioned upon a vehicular access easement be provided to the adjacent lot at 8111 Hopper Road from lot 48. This would allow the house to the east of the entry road utilize the proposed new road if desired. To date, this easement has not been identified on the preliminary plan or on the submitted construction drawings. Staff finds that this easement should be identified on the plan.
- Sidewalks are required on both sides of all streets and along county roads. The applicant is proposing sidewalks on both sides of the new street but has not indicated the required sidewalk along Hopper Road.

- Staff finds that the Preliminary Subdivision Plan conforms to the Hamilton County Thoroughfare Plan.
- The Regional Planning Commission granted a modification to Section 12.3.10 (a) Residential Streets – Cul-de-Sacs; Stubs – Cul-de-Sacs Having Single Public Access to allow for a total of 48 lots accessed off of a series of cul-de-sacs with no emergency access. The new preliminary plan request does not increase the number of lots proposed and the modification to the subdivision boundary does not alter the previous findings. Therefore, staff recommends that the modification be granted for this subdivision revision request.

RECOMMENDATION: APPROVAL

STANDARD MOTION: 1st Motion:

I move to consider approval of the Preliminary Plan for the Woods at Forest Hills Revision Subdivision based on the findings in the staff report.

(Proposed Staff Modification to Section 12.3.10 (c) to permit 48 lots accessed off of a series of cul-de-sacs)

Proposed Staff Condition: That a vehicular access easement be provided to the adjacent lot at 8111 Hopper Road from lot 48)

2nd motion: (if approved):

I move to consider approval of all Final Record Plats for Woods at Forest Hills Revision Subdivision subject to certification by the Subdivision Administrator that the Final Plan is in conformance with the Preliminary Plan approved by the Planning Commission and the Improvement Plan as approved by the Subdivision Administrator.

2nd motion (if disapproved):

I move that the refusal to approve the Preliminary Plan for the Woods at Forest Hills Revision Subdivision be immediately endorsed on the Preliminary Subdivision Plan and a copy of the endorsed plan, and that the following reasons for disapproval, be made a part of the record of the Planning Commission:

**AGENCY
REPORTS:**

Dept. Storm Water & Infrac. (SWI):	Approved
Zoning:	Approved
Hamilton County Engineer (ENG):	NA
Metro. Sewer District (MSD):	NA
H. C. Soil & Water (HCSW):	N/A
Ohio Department of Transportation:	N/A
Cincinnati Water Works (GCWW):	NA

Note: Recommendations and findings in this staff report reflect the opinions of the staff of the Hamilton County Planning Department, but may not necessarily reflect the recommendation of the Regional Planning Commission. This staff report is primarily a technical report on the level of compliance with the Rules and Regulations for Plats and Subdivisions as adopted by the Hamilton County Regional Planning Commission and the Board of County Commissioners. Additional information may be presented at public hearings that may result in findings and conclusions that differ from the staff report.

Prepared By:	 John Hirth	Senior Planner
Reviewed By:	 Bryan Snyder, AICP	Development Services Administrator
Approved By:	 Todd M. Kinskey, AICP	Planning & Development Director

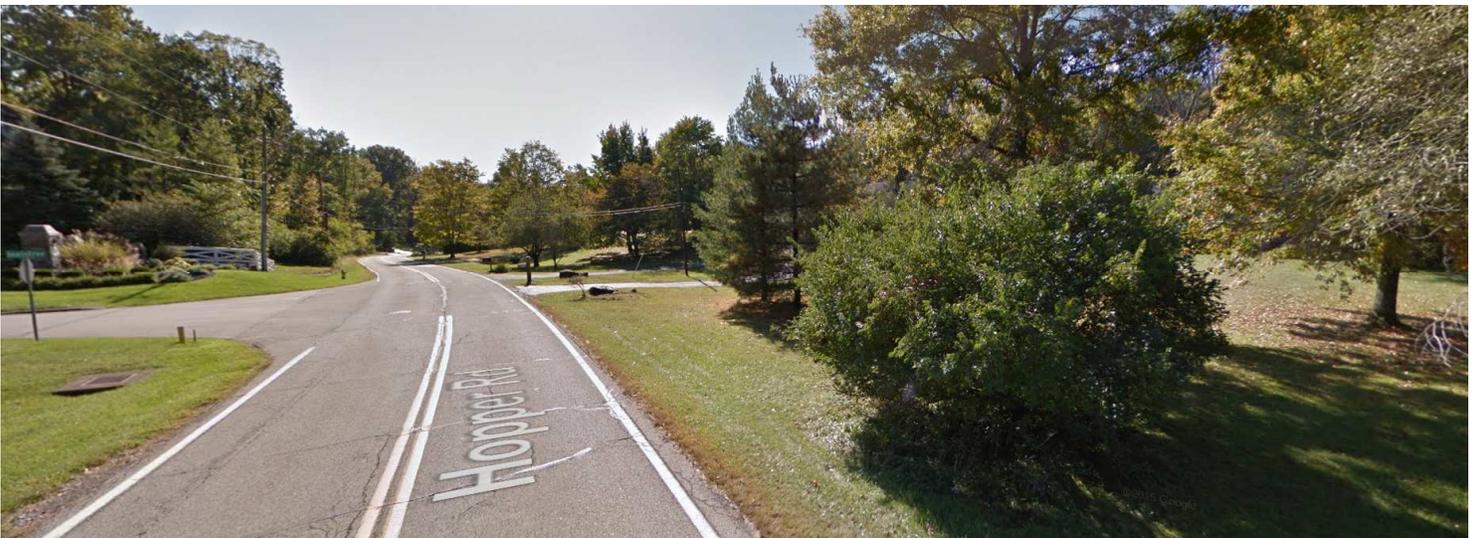
SITE PHOTOS



View of the site looking south from the Innisfree Lane and Hopper Road intersection



View of the site looking west from Hopper Road



View of the site looking east from Hopper Road

PRELIMINARY PLAN

