

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 16-06

PARKE PLACE AT COLDSTREAM REVISION

OWNER: Forestville Realty General Partnership

ENGINEER: Richard Arnold, McGill Smith Punshon, Inc.

**APPLICANT/
DEVELOPER:** Joseph Farruggia, Coldstream Area Development, LLC

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 Page 190, Parcel 42 & 44)

SITE DESCRIPTION:

Tract Size:	59.3 gross acres/56.1 net acres
Proposed Lots:	32
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-A" Residence
Minimum Lot Size: 1 acre	Permitted Density: 1 du/acre
Proposed min. lot 1.085 acres	Proposed Density: 0.57 du/acre

PROPOSAL: The developer is proposing to revise the boundary of the approved Parke Place at Coldstream subdivision to construct a 32-lot single-family subdivision off of a new dead-end public street approximately 1,650 feet long and ending in a cul-de-sac. A private access road would be located off of this new public street providing access to four lots. An existing concrete foundation would be removed in the northern portion of the site. An existing pond in the southern portion of the site would be used for retention. Two other areas have been identified for detention. Sidewalks are proposed on both sides of the street and along Ayers Road.

FINDINGS:

- A preliminary plan for the Parke Place at Coldstream Subdivision was approved by the Regional Planning Commission on April 7, 2016. Construction drawings were submitted on June 5, 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 57.5 acres to 59.3 acres.
- Land that was not originally included in the subdivision has been added to the back portions of lots #16 - #21.
- Within the interior of the subdivision, the back portion of lot #3 has been added to lot #2.
- The proposed new street off of Ayers Road has been redesigned to include one median.
- 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.
- 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 and along Ayers Road.
- Staff finds that the Preliminary Subdivision Plan conforms to the Hamilton County Thoroughfare Plan.
- One private access road would be utilized to access four lots and it appears the applicant has complied with the requirement that this private access road should be designed to comply with the standards of the Subdivision Rules and Regulations including recommended pavement width and lack of curbs and gutters. Staff finds that the private access road should be designed as such unless signs are installed at the entrance to such private access roads indicating that the roads are privately maintained.
- 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 75 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 Parke Place at Coldstream Revision Subdivision based on the findings in the staff report.
(Proposed Staff Modification to Section 12.3.10 (c) to permit 75 lots accessed off of a series of cul-de-sacs)

(add any conditions required to achieve regulatory compliance and cite the applicable section number and findings)

2nd motion: (if approved):

I move to consider approval of all Final Record Plats for Parke Place at Coldstream Subdivision Revision 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 Parke Place at Coldstream Subdivision Revision 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):	N/A
Metro. Sewer District (MSD):	N/A
H. C. Soil & Water (HCSW):	N/A
Ohio Department of Transportation:	N/A
Cincinnati Water Works (GCWW):	N/A

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 Huth

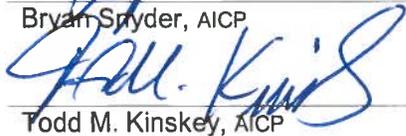
Senior Planner

Reviewed By:


Bryan Snyder, AICP

Development Services Administrator

Approved By:


Todd M. Kinskey, AICP

Planning & Development Director

SITE PHOTOS



View of the site looking northwest from Ayers Road

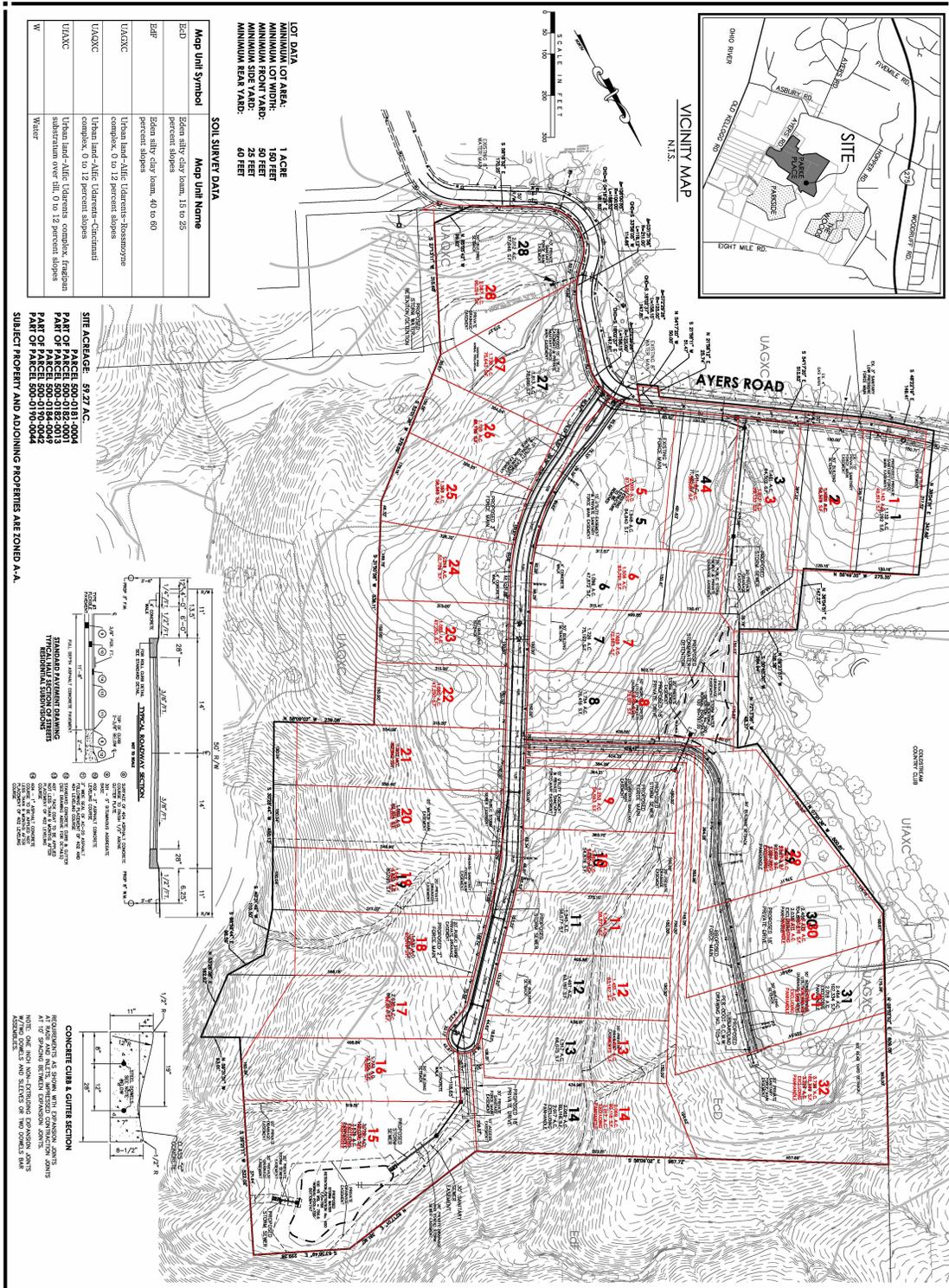


View of the site looking northwest from Ayers Road



View of the site looking southeast from Ayers Road

HIGHLIGHTED BOUNDARY CHANGES (in red)



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Project No. 04446.02
 Scale: 1"=100'
 Sheet No. 1 / 1

**STUDY OF TRACT
 PARKE PLACE
 AT COLDSTREAM**

MILITARY SURVEY No. 3393
 ANDERSON TOWNSHIP
 HAMILTON COUNTY, OHIO