



Summary of the Proposed Plan for Clough Creek Subdivision

REVISED 11/27/2024

Project Overview: The proposed development is a **19-lot subdivision** located off Clough Pike in **Anderson Township, Hamilton County, Ohio**, covering approximately **10 acres**. The property is currently zoned for residential use, and the first step in the development process is to obtain a **Planned Unit Development (PUD) overlay**.

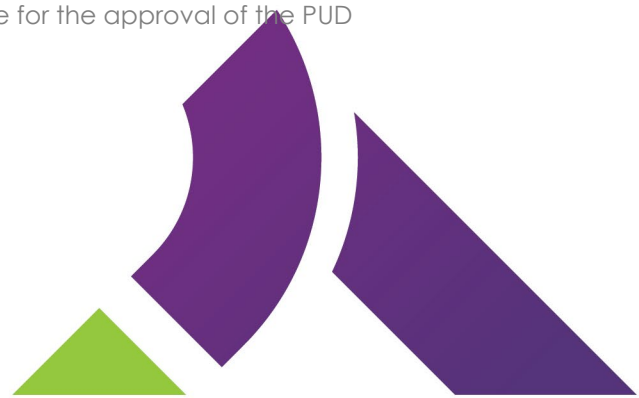
Key Facts:

- **Density:** The project will adhere to a maximum density of 2 units per acre.
- **Right-of-Way:** A 50-foot right-of-way will be dedicated for Clough Pike.
- **Buffering:** Adequate buffering will be established between Clough Pike and the rear of the adjacent lots.
- **Environmental Considerations:** A **blue line stream** (Clough Creek) and a 100-year floodplain traverse the site. While some portions of the floodplain will be modified and filled to facilitate lot construction, impacts to the stream will be minimized. A floodplain analysis is included to assess upstream and downstream effects, and there will be no modifications to the floodway.
- **FEMA Submittals:** The project includes submissions to FEMA for revising floodplain maps (CLOMR-F and LOMR-F).
- **Infrastructure:** The development will feature approximately **1,030 feet of new street**, with all construction adhering to Hamilton County Subdivision Regulations, GCWW, and MSD standards.
- **Community Features:** The design incorporates greenspace, walking paths, and a community area with a gazebo, enhancing the neighborhood's appeal. Lot widths will generally be **77 feet**; an aesthetically designed stormwater management area will be included.

Reasons for Approving the PUD Application

1. **Community Enhancement:** The subdivision will provide additional housing options in a desirable residential area, contributing to community growth and diversity.
2. **Environmental Stewardship:** The project includes measures to protect the stream and manage floodplain impacts responsibly, demonstrating a commitment to environmental sustainability.
3. **Infrastructure Compliance:** Adhering to local regulations ensures that the development will be safe and well-integrated into the existing community infrastructure.
4. **Recreational Opportunities:** The inclusion of greenspace and walking paths promotes outdoor activities and community interaction, enhancing the quality of life for residents.
5. **Aesthetic Improvements:** The grading and existing topography will create scenic views of Clough Creek, improving the visual appeal of the area.

This comprehensive approach not only meets regulatory requirements but also aligns with community values and environmental considerations, making a strong case for the approval of the PUD application.



General Standards for PUD Plan Approval

- Compliance with this Zoning Resolution and with the purposes of the Zone District in which the proposed use and development is to be located.
The surrounding parcels and Zone “A.”
- Applicability of and consistency with adopted objectives and policies of the Township and County related to land use, as well as Township plans duly adopted by the Board of Anderson Township Board of Trustees and Hamilton County Regional Planning Commission, including, but not limited to the Anderson Township Comprehensive Plan.
This project includes components of the Township’s desired well-planned community complete with open space for recreational uses including a walking path, gazebo, and buffering.
- Compatibility with surrounding land uses.
The surrounding land usage is residential/homes, and there are subdivisions to both the north and the south.
- Whether the size and physical features of the project area enable adequate protection of surrounding property and orderly and coordinated improvement of property in the vicinity of the site.
Buffering has been designed along Clough Pike.
- Whether the proposed phasing of the development is appropriate, and the development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant.
This project will be completed in one phase.
- Whether the proposed development is served adequately and efficiently by essential public facilities and services which are in existence or are planned.
The plan proposed a walking path leading to a community gazebo that overlooks Clough Creek.
- Whether significant scenic or historic features, as identified or contained in plans duly adopted by the Board of Anderson Township Board of Trustees and Hamilton County Regional Planning Commission, are adequately conserved.
No historic or scenic features have been identified; there will be no modifications made to the floodway.
- Whether modifications of the zoning or other regulations are warranted by the innovative design of the development plan.
The modifications are warranted due to the modern demand for housing and to enhance the natural features of the existing topography, scenic Clough Creek, and surrounding uses.
- The adequacy of proposed pedestrian circulation system to insulate pedestrian circulation from vehicular movement.
The proposed project has a dedicated walking path, as well as sidewalk on both sides of the street throughout.
- The adequacy of the provisions for visual and acoustical privacy.
Buffering has been designed and will be installed along Clough Pike that will provide visual and acoustical privacy.
- Whether the development includes an appropriate amount of, and appropriate access to, dedicated open space.
The project includes 40% dedicated open space.
- Whether the development will be detrimental to present and potential surrounding uses.
Due to the consistency of the proposed project with surrounding land uses, as well as the thoughtful grading, added amenities, and buffering, the proposed development will not be detrimental to present and potential surrounding uses.
- The consistency of the development with recommendations from Township, County, State and/or Federal agencies.
The developer and design professionals will work with relevant agencies to gain approval on construction plans, hydraulic analysis, etc.
- Whether the development is consistent with the Vision and Goals as adopted by the Anderson Township Board of Trustees.
VISION: A vibrant community offering a high quality of life that is welcoming and attractive to all. Through an inclusive spirit, the Township embraces involvement by all its citizens, and through continuous planning is resilient and well positioned to adapt to whatever the future holds.

The proposed development is consistent by providing a housing product that is attractive, adaptable, and inclusive to the demand of the market as it stands at the time of this submittal.

GOALS: Mobility, Economic Vitality, Housing, People, Quality of Place, Land Use Development, Natural Environmental Resources, and Community Assets & Services

The proposed project improves the housing of the Township, as well as Quality of Place and Land Use due to the consistent housing product and quality construction of the proposed project. Furthermore, the project will contribution to the Community Assets of the Township with 40% dedicated greenspace and amenities such as walking paths and a community gazebo gathering area.

- Whether the development provides adequate protection of natural features on the property, including but not limited to, land over 20% slope, flood-plain and wetland areas, areas permanently inundated by water, and areas protected by the Ohio Department of Natural Resources.

This has been addressed in the plan.