



HAMILTON COUNTY

Regional Planning Commission

REGULATORY COMPLIANCE REPORT

FOR CONSIDERATION BY THE REGIONAL PLANNING COMMISSION ON SEPTEMBER 5, 2019

**SUBDIVISION
PRELIMINARY
PLAN:**

ANDERSON 19-03

Clough Chase

**ENGINEER /
APPLICANT:**

Robert G Rothert, Abercrombie & Associates

DEVELOPER:

Pat Gunning, Gunning Family Properties LLC

OWNER:

Clough Chase LLC

LOCATION:

Anderson Township: 7488 Clough Pike on the north side of Clough Pike east of the Clough Pike and Wolfangel Road intersection (Book 500, Page 211, Parcel 64)

SITE DESCRIPTION:

Tract Size:	6.06 acres gross (5.36 acres net)
Proposed Lots:	15
Topography:	Slopes up from Clough Pike to a high point at the northeast corner of the property
Existing Use:	Vacant with lake – recently cleared for development

PROPOSED

IMPROVEMENTS:

R.O.W. Width:	50 ft.	Pavement Width:	28 ft.
Water District:	GCWW	Sanitary:	MSD

ZONING:

Jurisdiction: Anderson Township	Districts: “A-2” and “B” Residence
Permitted Minimum Lot Size: “A-2” 14,000 sq. ft.; “B” 10,500 sq. ft.	Permitted Density: 4.03 du/acre (estimated)
Proposed min. lot 10,721 sq. ft.	Proposed Density: 2.80 du/acre

DESCRIPTION:

The applicant is proposing to construct a 15-lot single-family subdivision. The property includes 5.36 net acres and the total density would be 2.80 units per acre. Underground detention has been proposed along Clough Pike in the southeastern portion of the site. Access to the development would be provided via a new public street that would extend north from Clough Pike located approximately 260 feet northeast of Wolfangel Road. This new street would be approximately 470 feet long and end in cul-de-sac.

FINDINGS:

- 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 provided concept letters of approval.
- Staff finds that the Preliminary Subdivision Plan conforms to the Hamilton County Thoroughfare Plan which identifies Clough Pike as a minor arterial requiring 100 feet of right-of-way (50 feet from the centerline). The submitted plan identifies 50 feet of right-of-way from the centerline of Clough Pike.
- Access to the development would be provided via a new public street that would extend north from Clough Pike located approximately 260 feet northeast of the Wolfangel Road and Clough Pike intersection. This new street would be approximately 470 feet long and end in cul-de-sac.
- Sidewalks are required on both sides of all streets and along county roads. A sidewalk has been shown on both sides of the new street. In the concept letter submitted by Paul Drury of Anderson Township, he states that in lieu of constructing a sidewalk on Clough Pike to the west of the proposed new street, which would be approximately 220 feet long, the Township recommends constructing a sidewalk on Clough Pike to the east toward Wolfangel Road to connect to the planned sidewalks on Wolfangel Road. It appears that the proposed sidewalk would have to extend approximately 320 feet east out of the subdivision boundary to connect to the planned sidewalks along Wolfangel Road to satisfy the comments made by the Township. This would be handled by the Township as part of the Anderson Trails program.

RECOMMENDATION: APPROVAL

STANDARD MOTION: 1st Motion:

I move to consider approval of the Preliminary Plan for the Clough Chase Subdivision based on the findings in the staff report:

(add any authorized modifications or variations being considered and cite the applicable section number and findings)

(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 the Clough Chase 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 Clough Chase Subdivision be immediately endorsed on the Preliminary Subdivision Plan and a copy of the endorsed plan, and 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):	Approved
	Metro. Sewer District (MSD):	Approved
	H. C. Soil & Water (HCSW):	Approved
	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 S. Bluth

Senior Planner

Reviewed By:



Bryan Snyder, AICP

Development Services Administrator

Approved By:



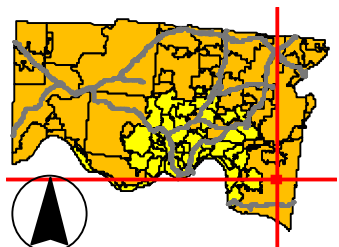
Steve Johns, AICP

Interim Executive Director



VICINITY MAP

Case: Anderson 19-03 Clough Chase
Request: PUD approval in a "A-2" and "B" Residence District



Printed: 9/4/18
 Printed By: JOHN HUTH

THE R.P.C. is not responsible for the content of the information provided in this vicinity map. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose.

SITE PHOTOS

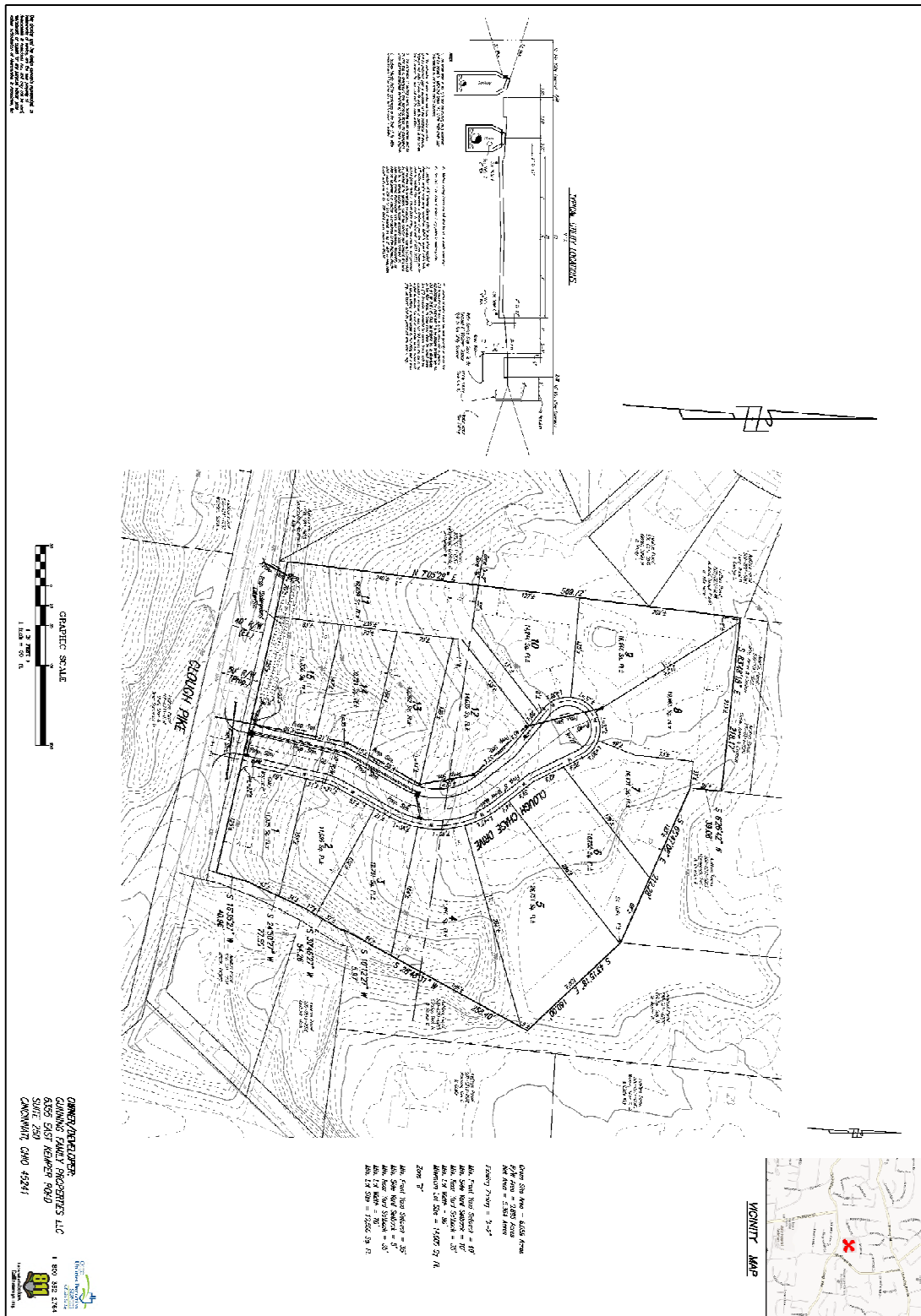


View of subdivision area looking southeast from Clough Pike (google streetview)



View of subdivision area looking southwest from Clough Pike (google streetview)

PROPOSED SUBDIVISION PRELIMINARY PLAN



<p>Abercrombie & Associates, Inc. Civil Engineering • Surveying 2111 CENTRE ROAD, SUITE 200 CINCINNATI, OHIO 45241 (513) 763-1100 WWW.ABERCROMBIEANDASSOCIATES.COM</p>	PRELIMINARY DEVELOPMENT PLAN		SHEET NO. 7-19-19 DATE: 7-19-19 SCALE: 1" = 50' PROJECT: G.R. COUNTY: C.A. TOWNSHIP: ANDERSON TOWNSHIP COUNTY: HAMILTON COUNTY, OHIO
	PROJECT: CLOUGH CHASE MILITARY SURVILY #618 ANDERSON TOWNSHIP HAMILTON COUNTY, OHIO		SHEET NO. 7-19-19 DATE: 7-19-19 SCALE: 1" = 50' PROJECT: G.R. COUNTY: C.A. TOWNSHIP: ANDERSON TOWNSHIP COUNTY: HAMILTON COUNTY, OHIO
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PROPOSED SUBDIVISION PRELIMINARY PLAN (enlarged)

