

AGENDA

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

June 6, 2019

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

Merrie Stillpass, Chairperson/Presiding Officer

1. **ADMINISTRATIVE SESSION**
SESSION CALLED TO ORDER

ROLL CALL OF COMMISSIONERS

OATH OF OFFICE FOR NEW COMMISSIONER (Jalisa Harris)

ADMINISTRATIVE ACTIONS:

- A. ADM 17: Disposition of Minutes, May 2, 2019 Regular Meeting
- B. ADM 18: RPC Financial Report – May

PROGRAM REPORTS:

Zoning Services	Planning Partnership
Community Planning	Community Development
Other Reports	

2. **PUBLIC HEARING: (1:00PM)**
SESSION CALLED TO ORDER

LAND USE PLAN

- A. NAME: Colerain 2019-04; The Energy Plan Element
- REQUEST: To consider Adoption of the 2019 Colerain Township Comprehensive Plan: The Energy Plan Element
- INITIATED BY: Colerain Township Trustees
- LOCATION: Colerain Township

3. **DEVELOPMENT REVIEW SESSION:**
SESSION CALLED TO ORDER

PRELIMINARY SUBDIVISION PLANS:

- A. NAME: Anderson 19-01; Reserves of Anderson
- APPLICANT: Jeff Decker, Decker Building Group
- OWNER: Gregory J & Ruth A Gildea, Jacqueline M TR & Michael F TR Lyon, Christopher D Hayes and William EC Wolner AND Jennifer & Mark A Stein
- LOCATION: Anderson Township: 632, 646 & 660 Four Mile Road on the southeast side of Four Mile Road south of Rockhill Drive (Book 500, Page 402, Parcels 20 (partial) 36, 38, 39 + 40)

- B. NAME: Anderson 19-02; Anderson Valley
- APPLICANT: Robert G. Rothert, Abercrombie & Associates
- OWNER: Paul Edward Tomes & Suzanne Marie Krehnbrink, Harold L Caldwell TR, Jeffrey R & Deborah A Heitzman
- LOCATION: Anderson Township: 7139 Dunn Road and 1105 Markley Road on the west side of Markley Road south of the English Garden Lane (Book 500, Page 273, Parcels 151 (partial), 164, 380, 486 & 487 AND Page 271, Parcels 1 & 113)

TOWNSHIP ZONING MAP AMMENDMENT:

- A. **CASE:** Colerain ZA2011-04; Northgate Mall – Panda Express
- REQUEST:** Major Modification to an approved Preliminary Development Plan in an existing "PD-B" Planned Business district
- PURPOSE:** To modify the approved development plan to remove a portion of an existing shopping center/mall parking lot to allow for a 2,300 square-foot Panda Express Restaurant with a drive-thru and associated parking lot
- APPLICANT:** Henry C. Klover, (applicant); The Huntington National Bank (owner)
- LOCATION:** Colerain Township: 9679 Colerain Avenue; at the northwest intersection of Colerain Avenue and Mall Drive (Book 510, Page 103, Parcel 246)

TOWNSHIP ZONING TEXT AMENDMENT:

- A. **CASE:** Colerain ZA2019-02; Text Amendment
- REQUEST:** To revise the Colerain Township Zoning Resolution related to the regulation of small cellular telecommunication facilities
- PURPOSE:** To add definitions to Section 16, add development standards to section 12, and to amend the existing Tables 7-1 and 8-1 to include new zoning regulation for small cellular facilities.
- INITIATED BY:** Colerain Township Trustees

- B. **CASE:** Colerain ZA2019-03; Text Amendment
- REQUEST:** To amend the Colerain Township Zoning Resolution to no longer require review by the Hamilton County Regional Planning Commission for text and map amendments and Planned Development (PD) district reviews.
- PURPOSE:** To modify language in the Colerain Township Zoning Resolution from "shall" to "may" where it pertains to procedures involving reviews by the Hamilton County Regional Planning Commission for text/map amendments and Planned Development district reviews.
- INITIATED BY:** The Colerain Township Zoning Commission

4. 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 JUNE 6, 2019

**SUBDIVISION
PRELIMINARY
PLAN:**

ANDERSON 19-02

ANDERSON VALLEY

**ENGINEER /
APPLICANT:**

Robert G Rothert, Abercrombie & Associates

DEVELOPER:

Brad Austing, M/I Homes

OWNERS:

Paul Edward Tomes & Suzanne Marie Krehnbrink, Harold L Caldwell TR, Jeffrey R & Deborah A Heitzman

LOCATION:

Anderson Township: 7139 Dunn Road and 1105 Markley Road on the west side of Markley Road south of the English Garden Lane (Book 500, Page 273, Parcels 151 (partial), 164, 380, 486 & 487 AND Page 271, Parcels 1 & 113)

SITE DESCRIPTION:

Tract Size:	9.0 acres gross (7.2 acres net)
Proposed Lots:	35
Topography:	Relatively flat gradually sloping down towards west
Existing Use:	Single-family home and lake

PROPOSED

IMPROVEMENTS:

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

ZONING:

Jurisdiction: Anderson Township	District: "C" Residence
Permitted Minimum Lot Size: 6,000 sq. ft.	Permitted Density: 7.26 du/acre
Proposed min. lot 6,120 sq. ft.	Proposed Density: 4.86 du/acre

DESCRIPTION:

The applicant is proposing to construct a 35-lot single-family subdivision. The property includes 7.2 net acres and the total density would be 4.86 units per acre. The existing pond on the site would be filled. The homes at 1105 Markley Road and 7139 Dunn Road would be demolished. One area of detention has been identified in the extreme western portion of the site. A borrow/bury area has been identified in a small northern portion of the site. Access to the development would be provided via a new public street that would extend west from Markley Road located approximately 250 feet south of English Garden Drive. This new street would stub to the north and a new cul-de-sac street would extend to the west.

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 recommended approval.
- Staff finds that the Preliminary Subdivision Plan conforms to the Hamilton County Thoroughfare Plan which identifies Markley Road as a collector requiring 80 feet of right-of-way (40 feet from the centerline). The submitted plan does identify 40 feet of right-of-way from the centerline of Markley Road.
- Access to the development would be provided from a new proposed public street that would be constructed off of Markley Road located approximately 250 feet south of English Garden Drive. This new street would stub to the north and a new cul-de-sac street would extend to the west.
- Sidewalks are required on both sides of all streets and along county roads. A sidewalk has been shown along Markley Road and along both sides of all new streets except along the south side of the new road (Glenvalley Drive). Along this stretch, a sidewalk is only being shown on the north side of the street where the lots are located and not along the south side of the street. In the concept letter submitted by Paul Drury of Anderson Township, he states that in lieu of constructing a sidewalk on both side of the proposed Glenvalley Drive, the Township recommends constructing a walk on Markley Road to connect to an existing walk to the north of Markley Road. To clarify, the applicant has shown the required sidewalk along Markley with the subdivision boundary. It appears that the proposed sidewalk would have to extend approximately 80 feet north out of the subdivision boundary to connect to the existing sidewalk along Markley 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 Anderson Valley 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 Anderson Valley 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):

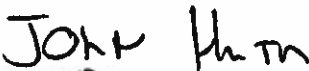
I move that the refusal to approve the Preliminary Plan for the Anderson Valley Subdivision be immediately endorsed on the Preliminary Subdivision Plan and a copy of the endorsed plan, and the following reasons for disapproval, be made a part of the record of the Planning Commission:

**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. Huth

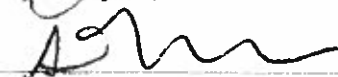
Senior Planner

Reviewed By:


Bryan Snyder, AICP

Development Services Administrator

Approved By:


Steve Johns, AICP

Interim Executive Director



VICINITY MAP

Case: Anderson 19-02 Anderson Valley

Request: Subdivision approval in a "C" Residence District



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

This map is prepared for the sole use of the applicant and is not intended to be used for any other purpose. It is not to be construed as a warranty of any kind. The applicant is responsible for the accuracy of the information provided. The Commission does not guarantee the accuracy of the information provided. The Commission is not responsible for any errors or omissions in this map. The Commission is not responsible for any damages caused by the use of this map. The Commission is not responsible for any other matters not mentioned in this map. The Commission is not responsible for any other matters not mentioned in this map.

SITE PHOTOS



View of subdivision area looking north from private drive

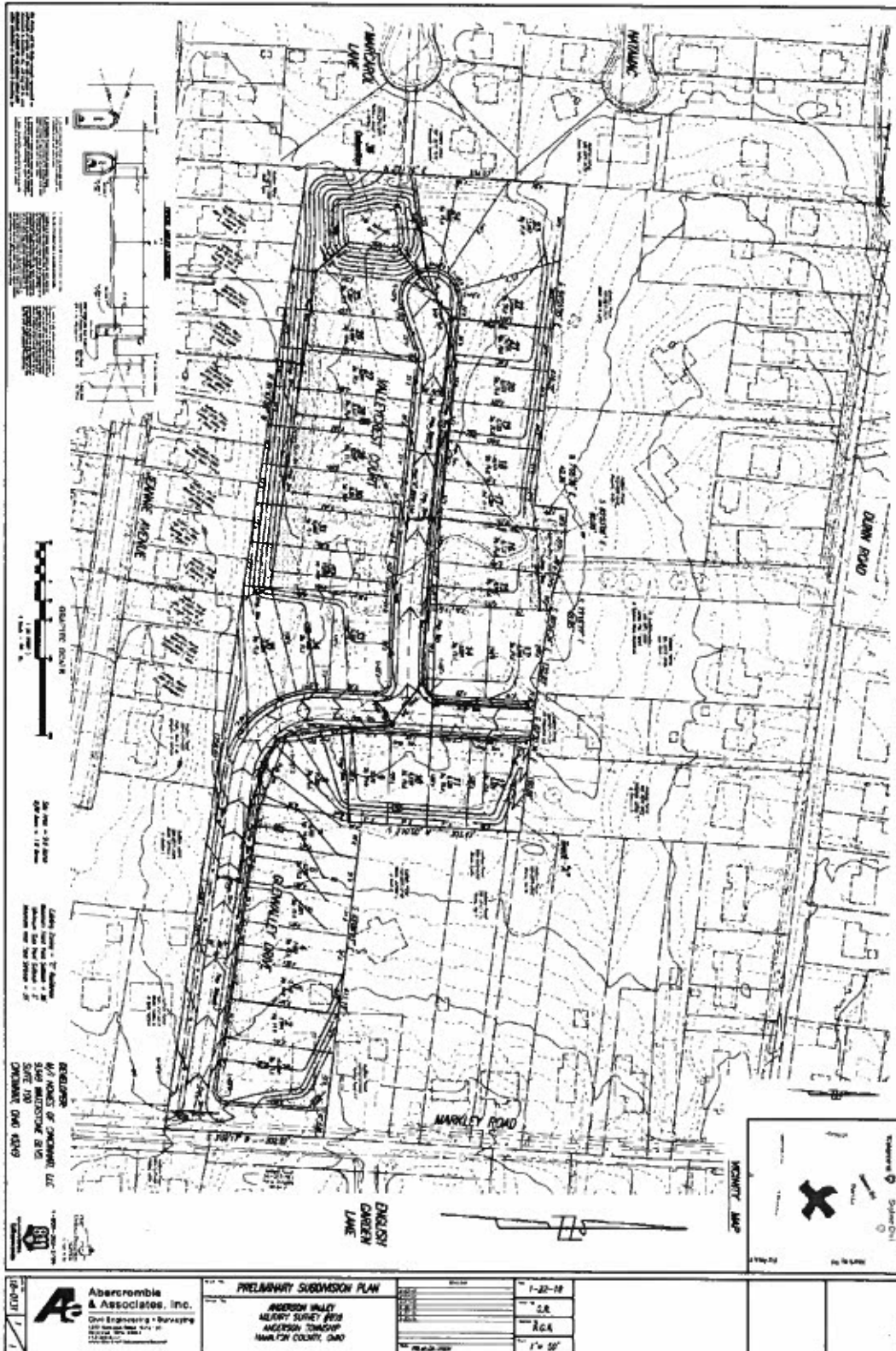


View of subdivision area looking south from private drive (house to be demolished)



View of subdivision area and location of proposed new street looking west from Markley Road (house to be removed)

PROPOSED SUBDIVISION PRELIMINARY PLAN



Ae Abercrombie & Associates, Inc.
 Civil Engineering & Surveying
 1400 Northpark Drive, Suite 100
 Raleigh, NC 27604
 919.876.1000

PRELIMINARY SUBDIVISION PLAN
 ANDERSON VALLEY
 ALBERTY SURVEY #2028
 ANDERSON TOWNSHIP
 HAMILTON COUNTY, OHIO

DATE	1-22-19
BY	CR
CHECKED	RGK
SCALE	1" = 50'

PROJECT NO. 19-001
 SHEET NO. 1 OF 1