

**AGENDA**

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

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**June 6, 2019**

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

Merrie Stillpass, Chairperson/Presiding Officer

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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. Rother, 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**

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**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 19-01**

# RESERVES OF ANDERSON

**DEVELOPER /  
APPLICANT:**

Jeff Decker, Decker Building Group

**ENGINEER:**

Steve Stewart, P.E., Genesis Design, LLC (engineer)

**OWNERS:**

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)

**SITE DESCRIPTION:**

Tract Size:	19.02 acres gross (16.96 acres net)
Proposed Lots:	32 + 1 open space tract
Topography:	Sloping down from Four Mile Road then back up with steep slopes along Four Mile Creek
Existing Use:	Three single-family homes with accessory structures, wooded and vacant.

**PROPOSED**

**IMPROVEMENTS:**

ROW:	40 ft.	Pavement Width:	25 ft.
Water District:	GCWW	Sanitary:	MSD

**ZONING:**

Jurisdiction: Anderson Township	District: "A-PUD" Planned Residential
Permitted Minimum Lot Size: per PUD	Permitted Density: 2.17 du/acre
Proposed min. lot 9,100 sq. ft.	Proposed Density: 1.89 du/acre

**DESCRIPTION:**

The applicant is proposing to construct a 32-lot single-family subdivision with one open space tract that would be 7.3 acres in size. The property includes 16.96 net acres and the total density would be 1.89 units per acre. The homes at 632, 646 & 660 Four Mile Road would be demolished. Three areas of detention have been identified on the site. Four of the lots would gain access directly off of Four Mile Road. Access to the remaining lots would be provided via a new public street that would extend east from Four Mile Road approximately 120 feet south of Rockhill Drive. This new street would contain a knuckle and would end in a 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 recommended approval.
- The proposed development was part of Case Anderson 5-2019 PUD which was approved by the Anderson Township Zoning Commission on April 22, 2019.
- The PUD approval and the submitted preliminary plan indicate a proposed PUD public street with a right-of-way width of 40 feet and a pavement width of 25 which meets the typical section for PUD public streets.
- The approved PUD plan also identified a 7.3 acre open space tract with a walking trail in the eastern portion of the site along Four Mile Creek. Buffering was approved around the existing home at 638 Four Mile Road and along the northern property line. The submitted preliminary plan is in conformance with the approved PUD plan.
- Staff finds that the Preliminary Subdivision Plan conforms to the Hamilton County Thoroughfare Plan which identifies Four Mile 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 Four Mile Road.
- The house at 638 Four Mile Road would remain and would not be included in the subdivision. Four of the lots would gain access directly off of Four Mile Road with individual private driveways. Access to the remaining lots would be provided via a new PUD public street, described above, that would extend east from Four Mile Road approximately 120 feet south of Rockhill Drive. This new street would contain one knuckle and extend southwest and would end in a cul-de-sac.
- Sidewalks are required on both sides of all streets and along county roads. A 5-foot wide sidewalk has been shown along the east side of Four Mile Road and along both sides of the new street.

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**RECOMMENDATION: APPROVAL**

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**STANDARD MOTION: 1st Motion:**

I move to consider approval of the Preliminary Plan for the Reserves of Anderson 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 Reserves of Anderson 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 Reserves of Anderson 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:

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**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

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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.


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Prepared By:

  
John S. Huth

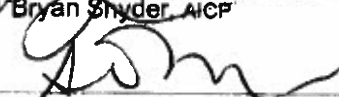
Senior Planner

Reviewed By:

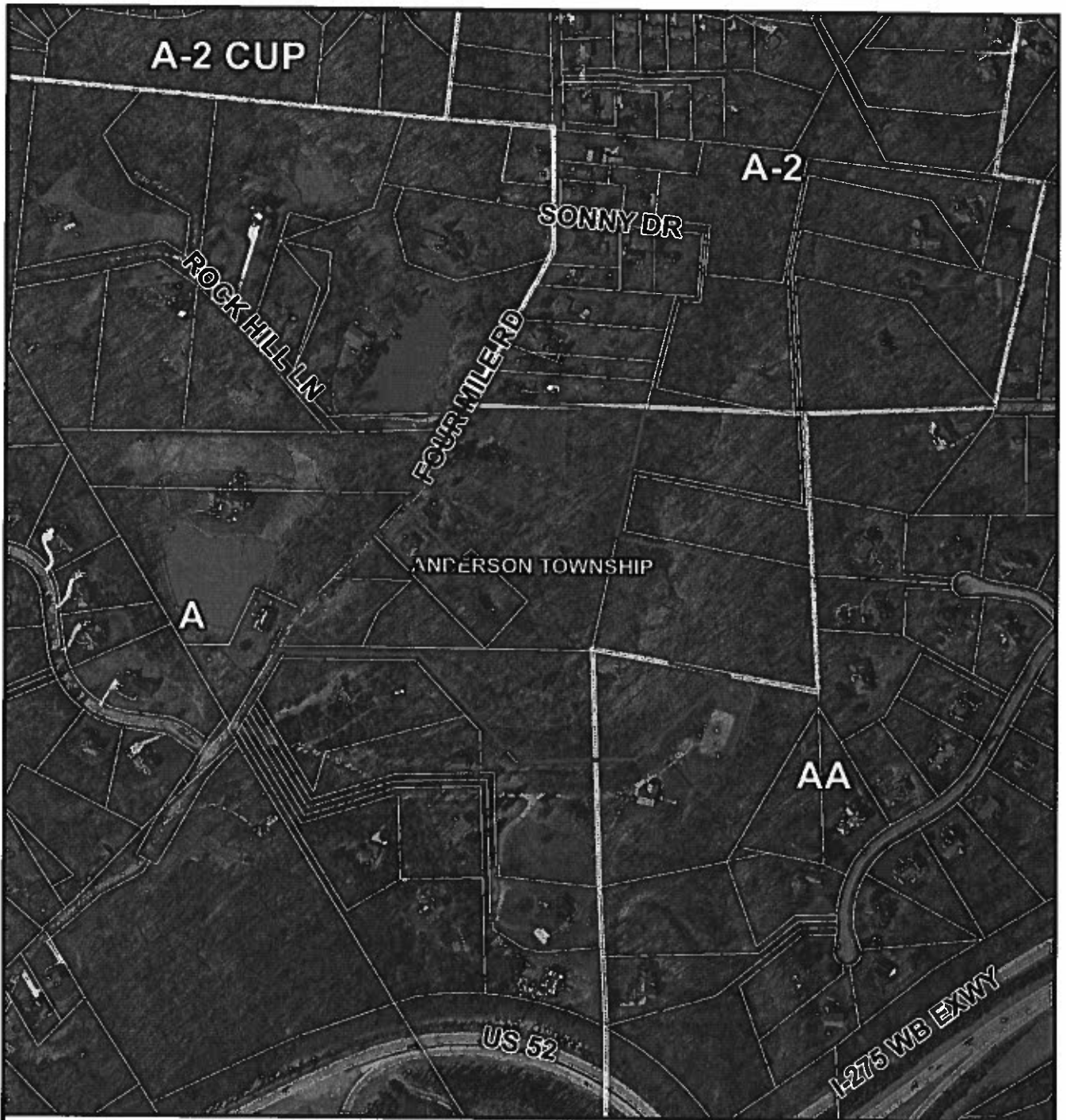
  
Bryan Snyder, AICP

Development Services Administrator

Approved By:

  
Steve Johns, AICP

Interim Executive Director



## VICINITY MAP

**Case: Anderson 2019-01; RESERVES OF ANDERSON  
Request: Subdivision Approval in a "A PUD" District**



**DISCLAIMER:**

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**SITE PHOTOS**



View of the site facing southeast at intersection with Rockhill Drive



View of the home at 660 Four Mile Road to be demolished and general location of new proposed street (google streetview)

**SITE PHOTOS (continued)**



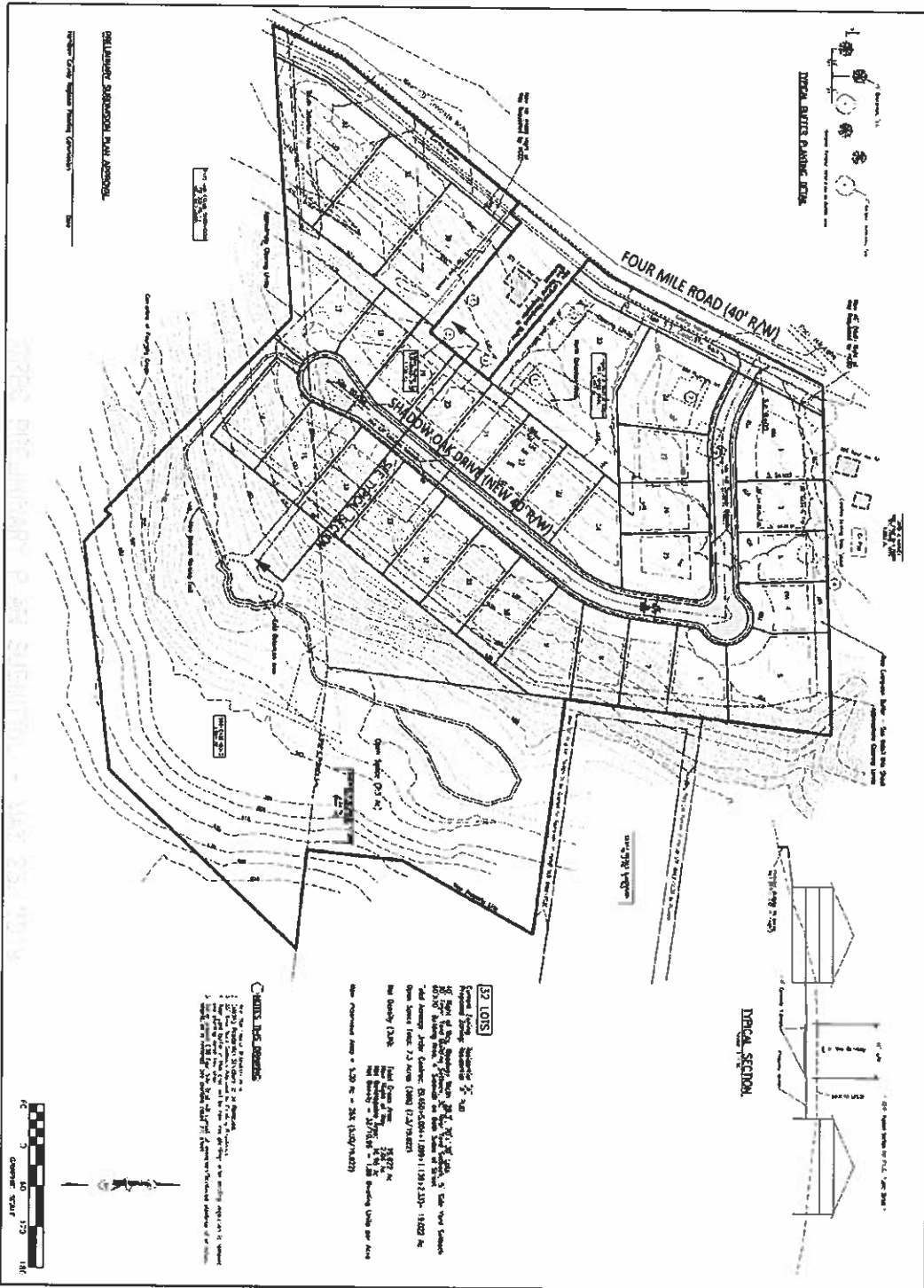
View of home at 646 Four Mile Road to be demolished (google streetview)



View of home at 638 Four Mile Road to remain (not part of the subdivision) (google streetview)



### PROPOSED SUBDIVISION PRELIMINARY PLAN



**52 LOTS**  
 Proposed Single Residential Lots  
 50' x 100' - 100' x 100'  
 100' x 100' - 100' x 100'  
 100' x 100' - 100' x 100'  
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**CHANGING LOTS DIMENSIONS**  
 1. 100' x 100' - 100' x 100'  
 2. 100' x 100' - 100' x 100'  
 3. 100' x 100' - 100' x 100'  
 4. 100' x 100' - 100' x 100'  
 5. 100' x 100' - 100' x 100'

**Lot Area Summary:**  
 Total Lot Area = 1,200,000 sq. ft.  
 Total Area = 27.5 acres (119,700 sq. ft.)  
 Net Usable Area = 1,100,000 sq. ft.  
 Net Usable Area = 25.1 acres (109,000 sq. ft.)

 <small>genesis design llc        11111 Main Street, Suite 200        Cincinnati, OH 45240        Phone: (513) 552-1111        Fax: (513) 552-1112        Email: info@genesisdesign.com</small>	<p>PRELIMINARY PLAN SUBMITTAL        for  <b>RESERVES OF ANDERSON</b>        660 Four Mile Road        Auditor Parcel: 500-0402-0036, 0059 &amp; 0060        Anderson Township        Hamilton County, Ohio</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION												
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