



HAMILTON COUNTY

Regional Planning Commission

REGULATORY COMPLIANCE REPORT

FOR CONSIDERATION BY THE REGIONAL PLANNING COMMISSION ON APRIL 1, 2021

**SUBDIVISION
PRELIMINARY
PLAN:**

ANDERSON 21-03

TRADITIONS ANDERSON

**APPLICANT/
ENGINEER:**

Rich Arnold, McGill Smith Punshon

DEVELOPER:

Traditions Building & Development Group

OWNER:

Heis Stephen D@3 and Heis Forest S@3

LOCATION:

Anderson Township: 6753 Salem Road, on the south side of Salem Road west of Wilshire Avenue (Book 500, Page 343, Parcels 58 & 68)

**SITE
DESCRIPTION:**

Tract Size:	Approximately 4.95 acres gross (3.87 net acres)
Proposed Lots:	17 (plus 1 open space tract)
Topography:	Slopes up from Salem Road
Existing Use:	Single family home and wooded

**PROPOSED
IMPROVEMENTS:**

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

ZONING:

Jurisdiction: Anderson Township	District: "C PUD" Single-Family Residence - Planned Unit Development
Permitted Minimum Lot Size: per plan	Permitted Density: per plan
Proposed min. lot: 8,400 sq. ft.	Proposed Density: 4.40 units/acre

DESCRIPTION:

The applicant is proposing to raze one existing home to construct a 17-lot single-family subdivision on 3.87 net acres (4.40 units/acre). Access to the development would be provided from a new public street that would extend south from Salem Road ending in a cul-de-sac. The proposed street would contain 28 feet of pavement width within 50 feet of right-of-way. Sidewalks are proposed on both sides of the proposed new street. Storm water detention is proposed in an open space lot in the northeastern corner of the development.

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 Salem Road as a collector requiring 80 feet of right-of-way (40 feet from the centerline). The submitted plan identifies the required 40 feet of right-of-way from the centerline of Salem Road.
- Access to the development would be provided from a new public street built to public street standards that would extend south from Salem Road and end in a 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 and sidewalks already exist along Salem Road.
- Since this property is part of a Planned Unit Development (PUD), the lot listed as a 'Open Space' where no future home site has been indicated can be enforced as a non-residential lot. However, for consistency with other subdivisions in the county that contain these types of non-residential building lots, staff finds that it should be listed as "Open Space Tract A" on all subdivision plans and plats.
- There appears to be additional right-of-way located to the south of the site off Sunray Avenue. This 50-foot right-of-way abuts the subject property and appears to be a logical street connection. However, the Township Zoning Commission did not require this connection as part of the approved PUD plan. The intended stub street was also not constructed and paved to the property line and currently provides additional greenspace for the subdivision to the south.
- Staff finds that this potential connection is not critical as there are only 17 home sites within this proposed subdivision which is significantly less than the maximum of 30 permitted to have one way in and out. Further, the homes along Sunray Avenue already have two ways in and out onto Salem Road.
- Staff supports the subdivision as proposed and finds that the Preliminary Plan complies with all the requirements of the Hamilton County Subdivision Regulations.

RECOMMENDATION: APPROVAL

STANDARD MOTION: 1st Motion:

I move to consider approval of the Preliminary Plan for the Traditions 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 Traditions 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 Traditions 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:

**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):	Approved

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.

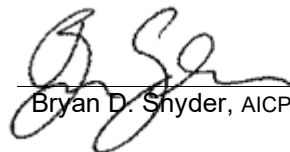
Prepared by:



John S. Huth, CNU-A

Principle Planner

Reviewed by:



Bryan D. Snyder, AICP

Development Services Administrator

Approved by:

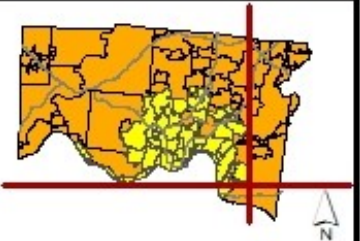


Executive Director



VICINITY MAP

Case: Anderson 21-03
 Traditions Anderson
 Request: Subdivision Approval



DISCLAIMER:

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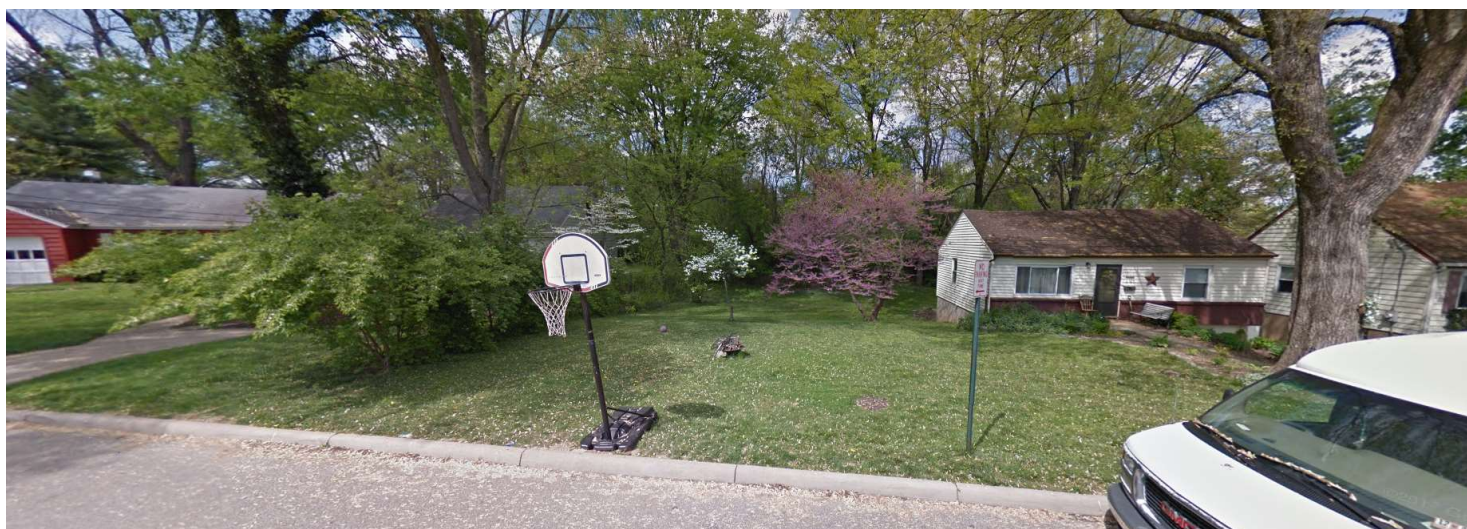
SITE PHOTOS



View of site from Salem Road looking south (Google Streetview) (home would be razed)

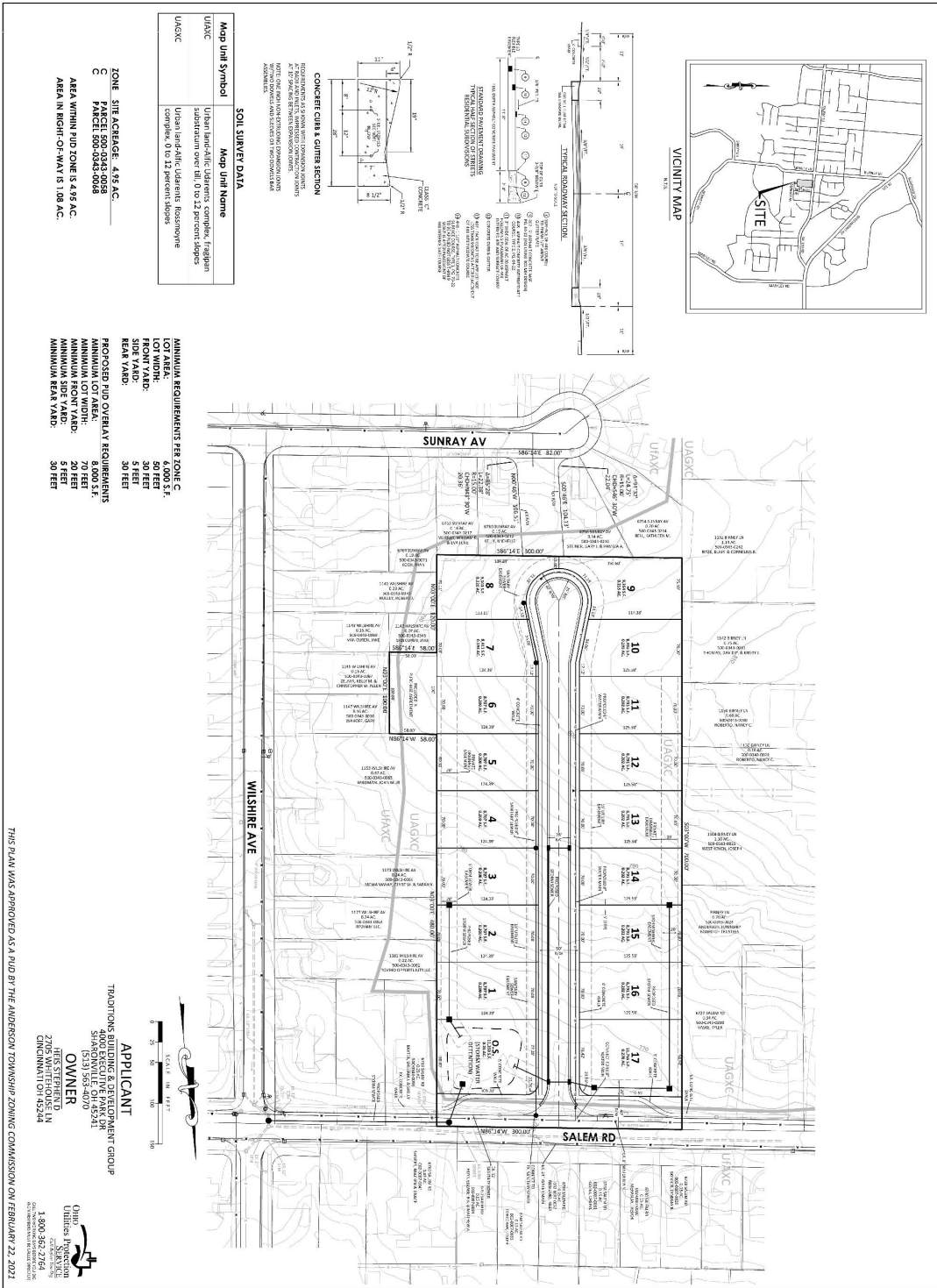


View of Salem Road looking east (Google Streetview) (site on left hand side of screen)



View north of additional right-of-way from Sunray Avenue – connection not proposed (Google Streetview)

PROPOSED SUBDIVISION PRELIMINARY PLAN



PRELIMINARY PLAN
TRADITIONS ANDERSON - I
 ANDERSON TOWNSHIP
 HAMILTON COUNTY, OHIO

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 MICHAEL SMITH PARTNERS
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Project Manager: JH
 Designer: JH
 Checker: JH
 Date: 12/28/2020

Scale: 1"=50'

Sheet Number: 1 / 1

File Number: 12338