



HAMILTON COUNTY

# Regional Planning Commission

## REGULATORY COMPLIANCE REPORT

FOR CONSIDERATION BY THE REGIONAL PLANNING COMMISSION ON SEPTEMBER 2, 2021

**SUBDIVISION  
PRELIMINARY  
PLAN:**

**ANDERSON 21-04**

# CARRIAGES AT COLDSTREAM

**APPLICANT/  
ENGINEER:**

Rich Arnold, McGill Smith Punshon, Engineer

**DEVELOPER:**

Joseph Farrugia, Coldstream Estates Development LLC

**OWNER:**

Coldstream Estates Development LLC

**LOCATION:**

Anderson Township: on the south side of Ayers Road east of Asbury Road and west of Coldstream Club Drive (Book 500, Page 181, Parcels 6, 7 & 9 AND Page 183, Parcel 1)

**SITE  
DESCRIPTION:**

Tract Size:	Approximately 28 acres gross (26.1 net acres)
Proposed Lots:	26 (plus 1 open space tract)
Topography:	Slopes down from Ayers Road to steep slopes in western and southern portions of property
Existing Use:	Vacant and wooded

**PROPOSED  
IMPROVEMENTS:**

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

**ZONING:**

Jurisdiction: Anderson Township	District: "AA - PUD" Single Family Residence
Permitted Minimum Lot Size: per plan	Permitted Density: per plan
Proposed min. lot: 11,250 sq. ft.	Proposed Density: 1.00 units/acre

**DESCRIPTION:**

The applicant is proposing to construct a 26-lot single-family subdivision on 26.1 net acres (1.00 units/acre). Access to the development would be provided from a new standard public street that would extend west from Ayers Road with one knuckle and ending in a standard cul-de-sac. The proposed street would contain 28 feet of pavement within 50 feet of right-of-way. Sidewalks are proposed on both sides of the new public street but not along Ayers Road. The subdivision would contain one large open space tract that would be located at the entrance of the development and along Ayers Road and to the west of the proposed lots. The existing detention basin located to the north has been designed to accommodate the storm water from this subdivision.

**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.
- The Hamilton County Stormwater and Infrastructure in their submitted concept letter state that “Our records show that water quality and quantity requirements were considered in the design of the existing detention basin to the north, so no additional detention will be required.”
- Staff finds that the Preliminary Subdivision Plan conforms to the Hamilton County Thoroughfare Plan as Ayers Road in this section is not listed on the Thoroughfare Plan.
- Since this property went through the PUD process and is zoned “AA - PUD” Single Family, it is considered a Planned United Development (PUD). The parcel listed as an ‘Open Space’ tract where no future home sites have been indicated can be enforced as a non-residential lot.
- The proposed street is proposed to be built to public street standards with 28 feet of pavement width within 50 feet of right-of-way.
- Sidewalks are proposed along both sides of the new road but not along the Ayers Road frontage which is required in the Hamilton County Subdivision Regulations. However, in the submitted concept review letter from Anderson township, Paul Drury states, “Condition #2 of the PUD resolution states the following: That a sidewalk be constructed along the property frontage of Ayers Road in a manner to not disturb the existing trees or funds in lieu of a sidewalk be provided to facilitate an alternative pedestrian connection to be approved by the Board of Township Trustees.”
- Section 12.3.10 (a) – Cul-de-Sacs Having Single Public Access – of the Hamilton County Subdivision Regulations requires that dead-end streets shall not provide access to more than 30 lots. However, Section 6.1.2 of the Subdivision Regulations allows the rules and regulations to be modified to the degree necessary to accomplish the objectives and standards set forth in applicable zoning resolutions for planned unit developments. Since the Anderson Township Zoning Commission approved the PUD plan without any stubs, a modification to the Subdivision Regulations is not required.

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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 Carriages at Coldstream 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 Carriages at Coldstream 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):**

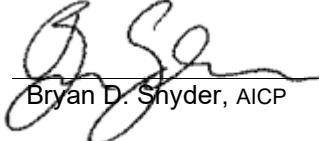
I move that the refusal to approve the Preliminary Plan for the Carriages at Coldstream Subdivision be immediately endorsed on the Preliminary Subdivision Plan and a copy of the endorsed plan, and the following reasons for disapproval, be made a part of the record of the Planning Commission:

**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:  Principal Planner  
John S. Huth, CNU-A

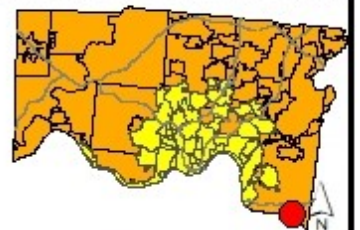
Reviewed by:  Development Services Administrator  
Bryan D. Snyder, AICP

Approved by:  Executive Director  
Steve Johns, AICP



# VICINITY MAP

Case: Anderson 21-04  
 Carriages at Coldstream Subdivision

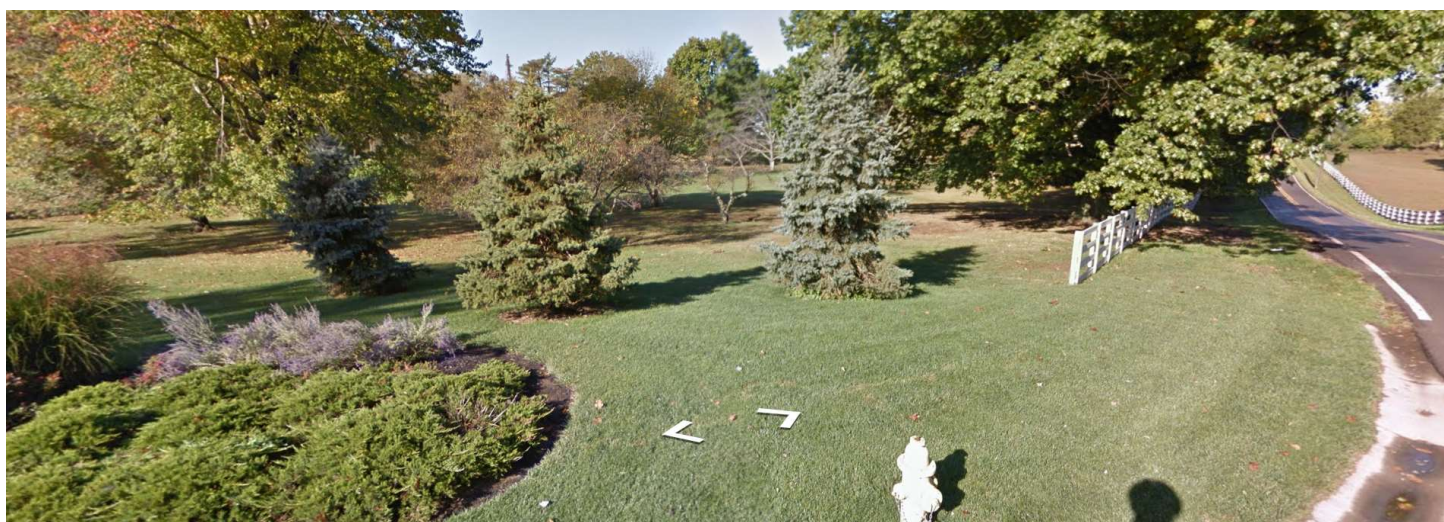


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## SITE PHOTOS



View of site from Ayers Road looking west (Google Streetview)

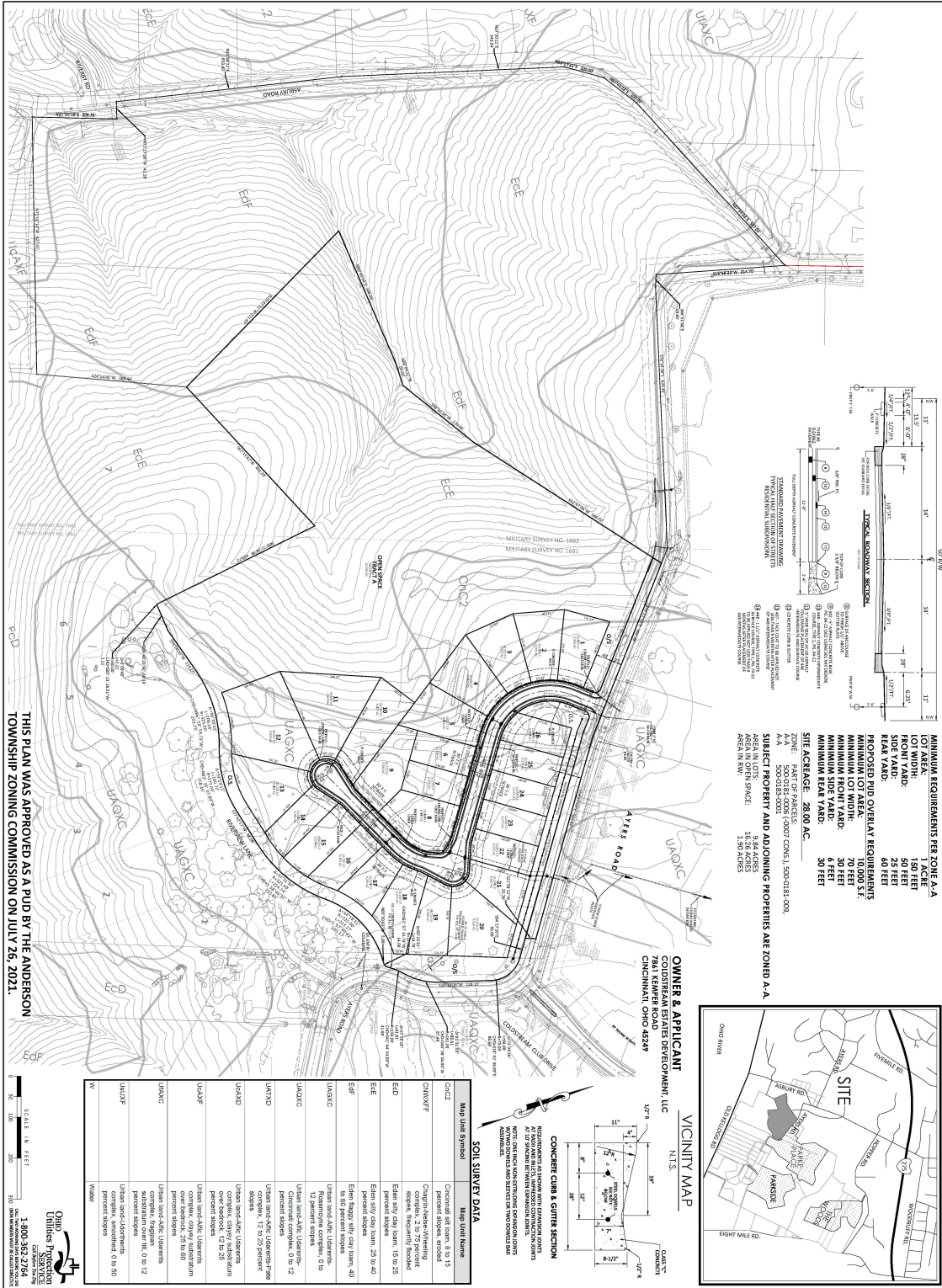


View of site from Ayers Road looking west (Google Streetview)



View of site from Ayers Road looking southeast (Google Streetview)

**PROPOSED SUBDIVISION PRELIMINARY PLAN**



THIS PLAN WAS APPROVED AS A PUD BY THE ANDERSON TOWNSHIP ZONING COMMISSION ON JULY 26, 2021.

**Owner & Applicant**  
 CONSULTING ENGINEERS  
 7841 KEMPER ROAD  
 CINCINNATI, OHIO 45249

**VICINITY MAP**  
 N.T.S.

**SOIL SURVEY DATA**

Map Unit Symbol	Map Unit Name
C1C2	Chillicothe silt loam, 8 to 15 percent slopes, undrained
CH1W1F	Chillicothe silt loam, 8 to 15 percent slopes, well drained
FD	Florescent silt loam, 15 to 25 percent slopes
E1E	Ellettsville silt loam, 25 to 40 percent slopes
E1E2	Ellettsville silt loam, 40 to 60 percent slopes
U1A1C1C	Urban land-adeq. (Urban/Residential) complex, 0 to 12 percent slopes
U1A1C1C	Urban land-adeq. (Urban/Residential) complex, 12 to 25 percent slopes
U1A1D	Urban land-adeq. (Urban/Residential) complex, 25 to 40 percent slopes
U1A1D	Urban land-adeq. (Urban/Residential) complex, 40 to 60 percent slopes
U1A1F	Urban land-adeq. (Urban/Residential) complex, 60 to 80 percent slopes
U1A1F	Urban land-adeq. (Urban/Residential) complex, 80 to 100 percent slopes
U1A1F	Urban land-adeq. (Urban/Residential) complex, 100 to 120 percent slopes

**CONCRETE CURB & GUTTER SECTION**

**PRELIMINARY PLAN**

Project Number: 1800-362-2764

Sheet Number: 1/1

File Number: 0446

**PRELIMINARY PLAN**  
**THE CARRIAGES AT COLDSTREAM**

MILITARY SURVEY #1681 & #1682  
 VIRGINIA MILITARY DISTRICT  
 ANDERSON TOWNSHIP  
 HAMILTON COUNTY, OHIO

**MSP**  
 DESIGN  
 McMill Smith Purinton

3030 Oak Street  
 Cincinnati, OH 45229  
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Project Manager: [Name]  
 Designer: [Name]  
 Checker: [Name]  
 Date: [Date]