



HAMILTON COUNTY

Regional Planning Commission

REGULATORY COMPLIANCE REPORT

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

**SUBDIVISION
PRELIMINARY
PLAN:**

ANDERSON 21-05

COACH HOUSE POINTE

**APPLICANT/
ENGINEER:**

Craig Abercrombie, Abercrombie & Associates Inc.

DEVELOPER:

Zicka Development Co., LLC

OWNER:

Anderson Township Hamilton County Ohio Board of Trustees

LOCATION:

Anderson Township: on the east side of Nagel Road across from Pineterrace Drive (Book 500, Page 121, Parcel 184)

**SITE
DESCRIPTION:**

Tract Size:	Approximately 2.98 acres gross (2.79 net acres)
Proposed Lots:	13 (plus 3 open space tracts and 1 private street tract)
Topography:	Slopes down from Nagel Road
Existing Use:	Vacant and wooded

**PROPOSED
IMPROVEMENTS:**

R.O.W. Width:	None	Pavement Width:	24 ft.
Water District:	GCWW	Sanitary:	MSD

ZONING:

Jurisdiction: Anderson Township	District: "DD" Planned Multi-Family
Permitted Minimum Lot Size: per plan	Permitted Density: per plan
Proposed min. lot: 4,860 sq. ft.	Proposed Density: 5.66 units/acre

DESCRIPTION:

The applicant is proposing to construct a 13-lot single-family subdivision on 2.79 net acres (5.66 units/acre). Access to the development would be provided from a new private street that would extend west from Nagel Road ending in a t-turnaround. The proposed street would contain 24 feet of pavement width including curb and gutter and would be located on a separate parcel of land that would be 31 feet wide. Sidewalks are proposed on the south and east sides of the proposed new private street. Stormwater detention is proposed in an open space tract in the southwestern corner of the subdivision. The subdivision would contain two additional open space tracts that would be located at the entrance 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 Nagel 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 Nagel Road.
- Since this property went through the zone change process and is zoned “DD Planned Multi Family”, it is considered a Planned Unit Development (PUD). The lots listed as a ‘Open Space’ where no future home sites have been indicated can be enforced as non-residential lots.
- Access to the development would be provided from a new private street built with 24 feet of pavement with curb and gutter and located within its own tract of land that would be 31 feet wide. The private street would extend west from Nagel Road. It would dead end with another private street that would contain a small section that would extend north and provide access to two units and extend south providing access to six units and end in a t-turnaround.
- Table 12.3.7 (k) of the Hamilton County Subdivision Regulations requires private streets as part of a PUD to contain 22 feet of pavement with curb and gutter within a 40-foot easement. The applicant is proposing to locate the proposed 24-foot-wide private street within its own parcel which is only 31 feet wide. 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. This subdivision is proposed for the sole purpose of creating separate lots for the individual units and to provide an organized process for plan review. Since the Anderson Township Zoning Commission approved the PUD plan without any panhandles, a modification to the Subdivision Regulations is not required.
- Sidewalks are required on both sides of all streets and along county roads. A sidewalk has been shown on the south and east sides of the new private street and along Salem Road. Anderson Township supports the sidewalks as shown as indicated in their submitted concept letter.
- Staff supports the subdivision as proposed and recognizes that this development could have been achieved with all the units located on one parcel without Subdivision review.

RECOMMENDATION: APPROVAL

STANDARD MOTION: 1st Motion:

I move to consider approval of the Preliminary Plan for the Coach House Pointe 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 Coach House Pointe 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):

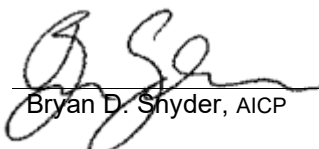
I move that the refusal to approve the Preliminary Plan for the Coach House Pointe Subdivision be immediately endorsed on the Preliminary Subdivision Plan and a copy of the endorsed plan, and the following reasons for disapproval, be made a part of the record of the Planning Commission:

**AGENCY
REPORTS:**

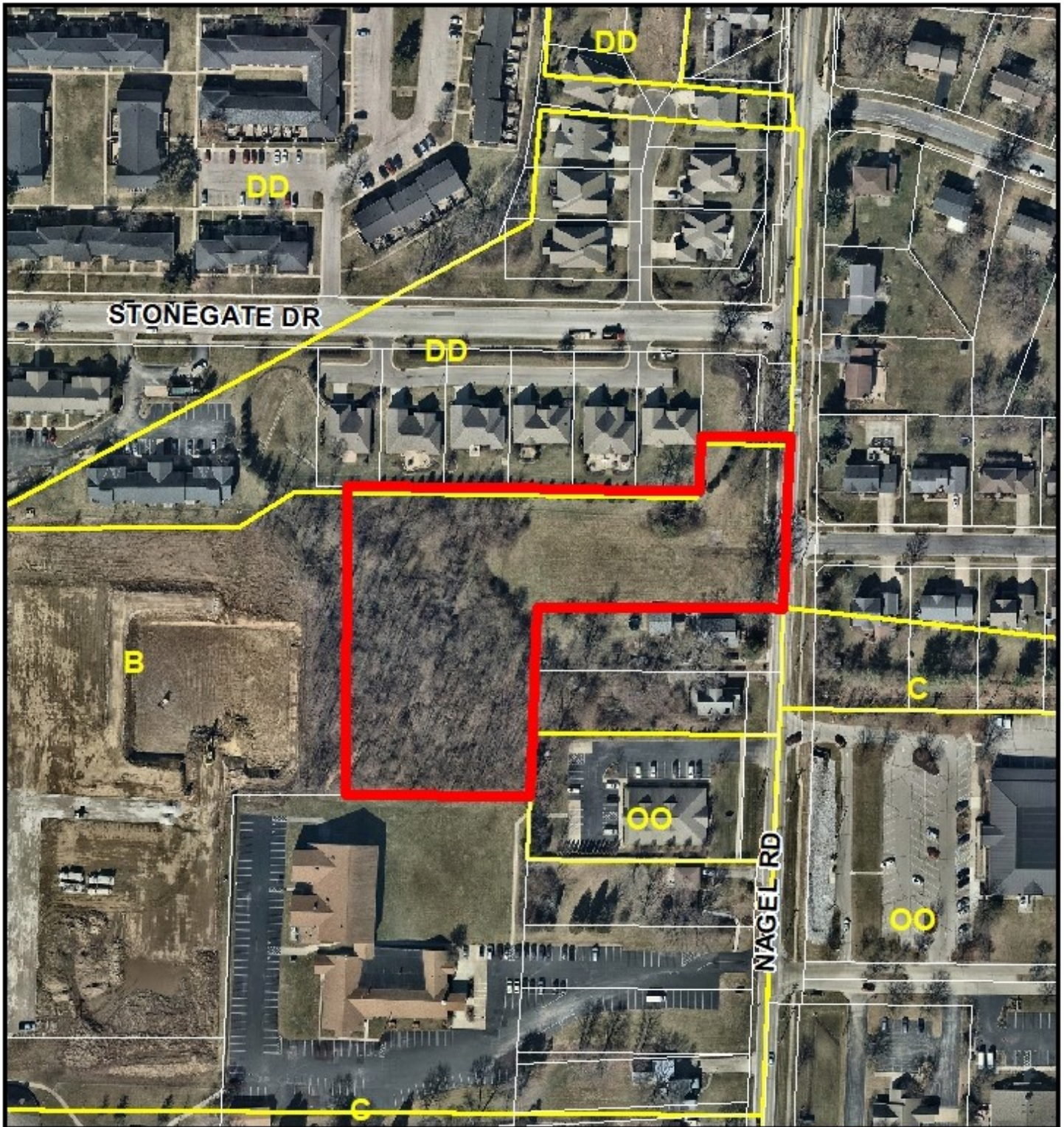
Dept. Storm Water & Infrac. (SWI):	Approved
Zoning:	Approved
Hamilton County Engineer (ENG):	Approved
Metro. Sewer District (MSD):	Approved
H. C. Soil & Water (HCSW):	Approved
Ohio Department of Transportation:	N/A
Cincinnati Water Works (GCWW):	Approved

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

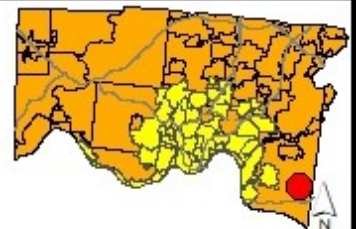
Reviewed by:  Development Services Administrator
Bryan D. Snyder, AICP

Approved by:  Executive Director
Steve Johns, AICP



VICINITY MAP

Case: Anderson 21-05
Coach House Pointe Subdivision



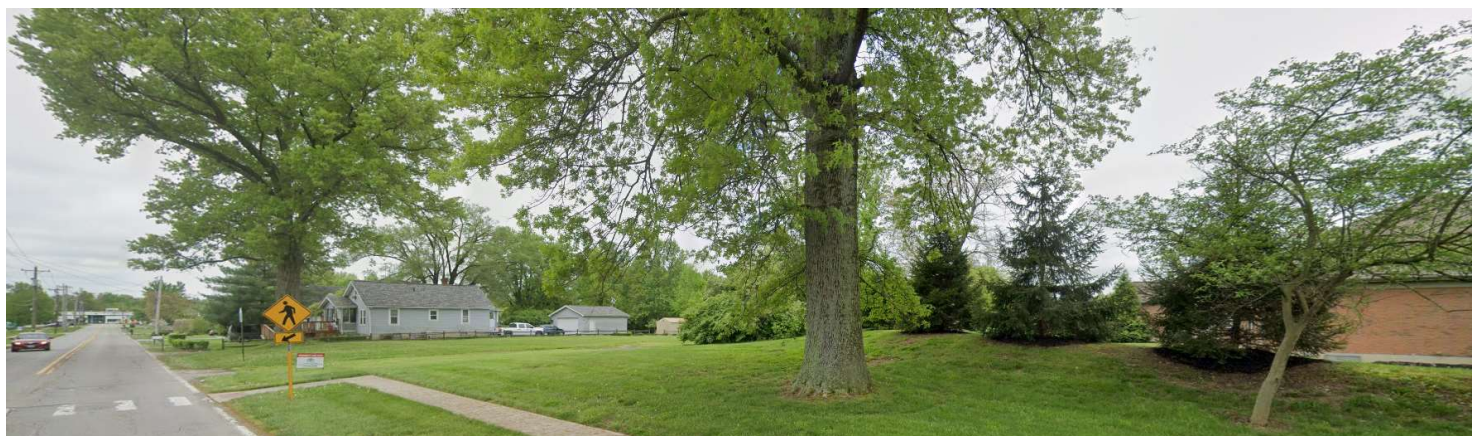
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SITE PHOTOS



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

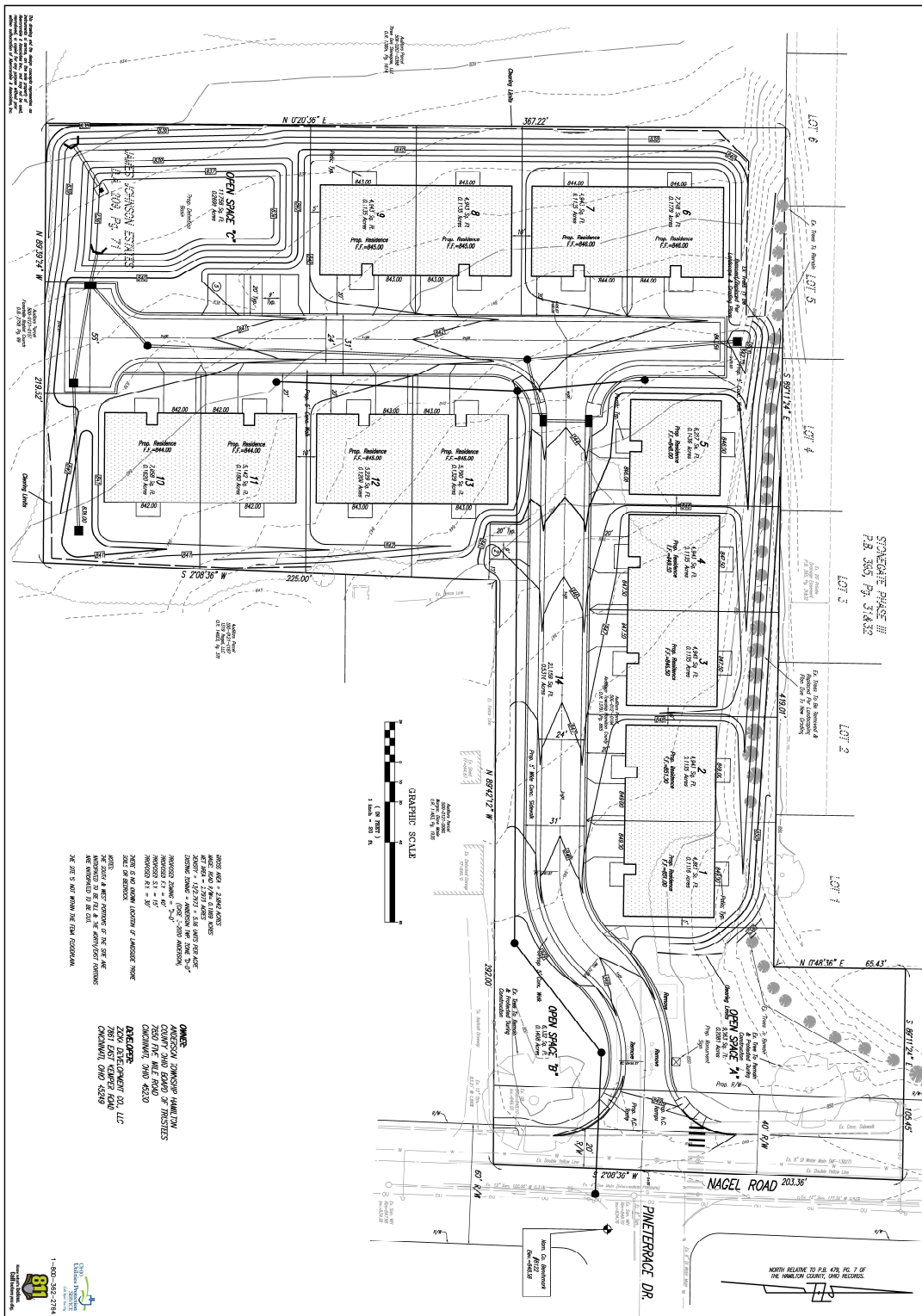


View of site looking southwest (Google Streetview)



View of site looking southeast (Google Streetview)

PROPOSED SUBDIVISION PRELIMINARY PLAN



<p>Abercrombie & Associates, Inc. Civil Engineering + Surveying 8111 Cranley Road, Suite 200 Cincinnati, Ohio 45249 513-385-5797 www.aberacrombie-associates.com</p>	<p>PRELIMINARY SUBDIVISION PLAN</p> <p>Project No: COACH HOUSE POINT A. HITES MILITARY SURVEY #608 ANDERSON TOWNSHIP HAMILTON COUNTY, OHIO</p>	<p>DATE: 4-30-21</p> <p>BY: J.C.</p> <p>CHECKED BY: D.P.</p> <p>SCALE: 1" = 20'</p> <p>NO. 020414C-PRM-3480</p>	<p>COACH HOUSE POINT</p>
	<p>OWNER: ANDERSON TOWNSHIP HAMILTON 7550 ONE MILE ROAD CINCINNATI, OHIO 45240</p> <p>DEVELOPER: ZEN DEVELOPMENT CO., LLC 10000 W. WILSON AVENUE CINCINNATI, OHIO 45249</p>	<p>DATE: 09/02/2021</p> <p>SCALE: 1" = 20'</p>	