



HAMILTON COUNTY

Regional Planning Commission

REGULATORY COMPLIANCE REPORT

FOR CONSIDERATION BY THE REGIONAL PLANNING COMMISSION ON MARCH 4, 2021

**SUBDIVISION
PRELIMINARY
PLAN:**

ANDERSON 21-01

VIEWS AT COLDSTREAM

**APPLICANT/
ENGINEER:**

Richard Arnold, McGill Smith Punshon

DEVELOPER

Joseph Farrugia, Coldstream Estates Development

OWNER:

Coldstream Estates Development LLC

LOCATION:

Anderson Township: 7801 Ayers Road on the south side of Ayers Road south of Coldstream Club Drive (Book 500, Page 181, Parcels 6 (part) & 7 (part) AND Page 183, Parcel 1 (part))

**SITE
DESCRIPTION:**

Tract Size:	Approximately 35.9 acres gross (34.5 net acres)
Proposed Lots:	7
Topography:	A ridgetop with steep slopes surrounding
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	District: "AA" Residence
Permitted Minimum Lot Size: 1 acre	Permitted Density: 1 du/acre
Proposed min. lot: 1.56 acres	Proposed Density: 0.20 units/acre

DESCRIPTION:

The applicant is proposing to construct a 7-lot single-family subdivision on 34.5 net acres (0.20 units/acre). Access to the development would be provided from a new public street that would extend southwest from Ayers Road and end in a cul-de-sac. This street would be built to public street standards with 28 feet of pavement width within 50 feet of right-of-way. Sidewalks are proposed on both sides of the new street and along the small section of Ayers Road.

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.
- Access to the development would be provided from a new public street that would extend southwest from Ayers Road and end in a cul-de-sac.
- 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.
- Section 12.3.10 (a) Residential Streets – Cul-de-Sacs; Stubs – Cul-de-Sacs Having Single Public Access - states that a cul-de-sac, series of cul-de-sacs or any other combination of permanent dead-end streets shall not provide access to more than 30 lots, provided, however, that the Planning Commission may approve a subdivision or the extension of a street which will result in frontage to more than 30 lots having only one access, upon making the findings and conclusions that justify the number of lots relative to the 15 factors listed in Section 12.3.10 (a) of the Subdivision Regulations. Staff has reviewed these 15 factors and offers findings in Attachment A (see page 8).
- The site is located to the south of the Parke Place at Coldstream Subdivision which is accessed from Ayers Road and ends in a cul-de-sac. This subdivision was approved for 32 lots. The Regional Planning Commission in August of 2015 approved this subdivision with a modification to permit a total of 75 lots to be accessed off a series of cul-de-sacs with no emergency access. This approval included a subdivision called Parkside at Riverview Estates which included 20 lots which were approved but never recorded. This preliminary plan has since expired. The 75 lots also included 20 existing homes along Ayers Road and 7 vacant lots. Staff has since recalculated the existing homes and vacant parcels in the area and the conclusions are found in Appendix A of this report.
- In 2015, staff recognized that there were several additional large lots of record that existed on Ayers Road from the intersection of Ayers Road and Asbury Road extending east to the terminus of Ayers Road. Staff found that these lots could be further subdivided into additional building lots which could potentially increase the total number of lots accessed off a combination of cul-de-sacs. The subject site for the 7-lot proposed subdivision is located on one of the aforementioned vacant lots and appears to be one of the largest remaining tracts with development potential.
- With the addition of 7 lots, the applicant is now requesting a modification for a total of 91 lots (number modified per Appendix A) accessed off a series of cul-de-sacs with no emergency access.
- As mentioned in previous reports for subdivisions along Ayers Road there appears to be no logical connections to Asbury Road to the west, Hopper Road to the north, US 52 to the south or Eight Mile Road to the east due to steep

slopes, streams, and the desire to have permanent green space separating the subdivisions in the area.

- The Township in their submitted concept letter, has calculated the potential for 110 lots off this dead-end portion of Ayers Road and is requesting that the applicant provide a basis for a modification as well as a contingency plan should a secondary emergency access be needed.

RECOMMENDATION: APPROVAL with Modification of Section 12.3.10 (a) to allow 91 lots on a series of cul-de-sacs

STANDARD MOTION: 1st Motion:

I move to consider approval of the Preliminary Plan for the Views 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 Views 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 Views 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):	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 HUTH Principle Planner
John S. Huth, CNU-A

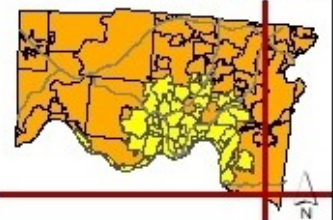
Reviewed by: Bryan D. Snyder Development Services Administrator
Bryan D. Snyder, AICP

Approved by: Stentini Executive Director



VICINITY MAP

Case: Anderson 2021-01 Views of Coldstream
 Request: Subdivision Approval



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SITE PHOTOS



View (southwest) of site and existing driveway from Ayers Road (Google Streetview)



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

ATTACHMENT A - Cul-de-Sacs Having Single Public Access Justification

Development Name: Views at Coldstream

A cul-de-sac, series of cul-de-sacs, or any other combination of permanent dead-end streets shall not provide access to more than thirty (30) lots, provided, however, that the Planning Commission may approve (apart from the standards for variations set forth in Section 6) a subdivision or the extension of a street, which will result in frontage to more than thirty (30) lots having only one access, upon making findings and conclusions that justify such length relative to consideration of the following factors:

1. Total numbers of lots that access on the cul-de-sac or dead-end street design: **20 approved but not platted within the Parkside at Riverview Estates Subdivision; 32 platted within the Parke Place at Coldstream Subdivision, 11 vacant lots, 21 lots with existing homes and 7 in current subdivision proposal for a total of 91 lots.**
2. Size of lots: **1.6 –10 acres**
3. Type of street section: **Public**
4. Right-of-way width: **50 Feet**
5. Street gradients: **Sloping and flat**
6. Size of turn-around: **Standard Cul-de-sac**
7. Availability of intermediate turn-around: **Two existing cul-de-sacs and 1 proposed cul-de-sac provide adequate turnarounds.**
8. Availability of water lines and fire hydrants at proper capacity levels: **Public**
9. Availability of sanitary sewers: **Public**
10. Topography (on-site and off-site) and environmental impact of any future extension of a stub street: **New proposed street will terminate with a cul-de-sac. Extension and stubbing of this street for a future connection to Asbury Road to the west or US 52 to the south is not feasible due to steep slopes and potential stream crossings.**
11. Potential and feasibility of any future connection of a stub street to an existing or planned street: **Although there is a considerable amount of vacant land located to the south and west of this proposed development, the proposed new cul-de-sac could be terminated as proposed with no need for a stub. The land to the south and west could not be developed due to severe steep slopes (identified on the submitted preliminary plan as Eden flaggy silty clay loam 40-60% slopes).**
12. Availability of alternate emergency access: **It does not appear that an emergency access point is feasible due to severe steep slopes.**
13. Traffic as measured by average daily trip (ADT) rate: **N/A**

14. Length of **(NEW)** cul-de-sac: **1,100 feet (Riverview Lane)**

15. Recommendation of adopted township plan: N/A