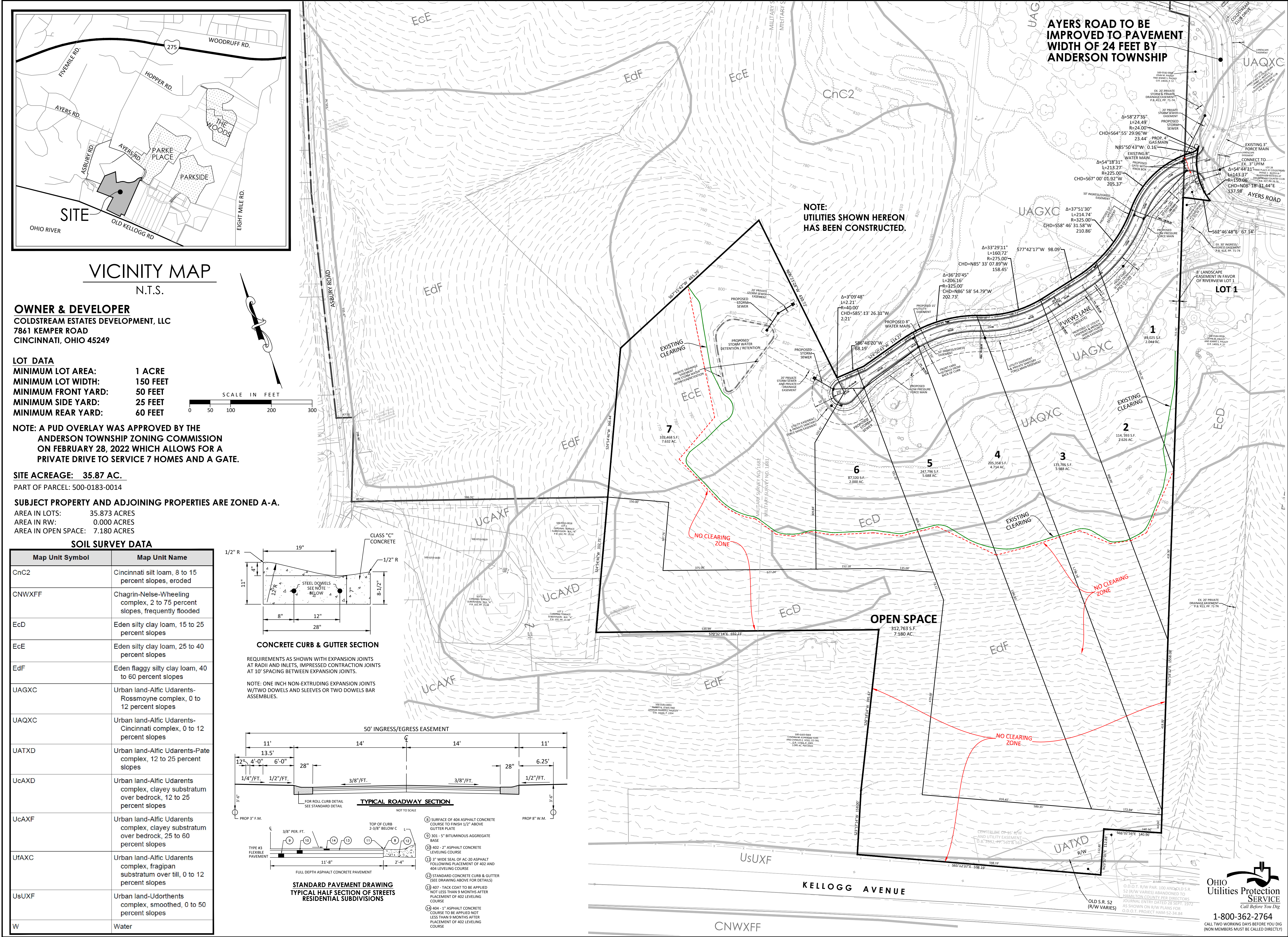


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Issue/Revision	No.	Date

PRELIMINARY PLAN  
**THE VIEWS AT COLDSTREAM**

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



RESOLUTION  
2022-0228-02  
CASE 1-2022 PUD- THE VIEWS AT COLDSTREAM  
AYERS ROAD

WHEREAS, Richard A. Paolo, Esq., Aronoff, Rosen & Hunt, on behalf of Coldstream Estates Development, LLC, property owner, brought Case 1-2022 PUD, requesting approval of a planned unit development application for property located at Ayers Road (Book 500, Page 183, Parcel 14), containing 35.873 acres, to approve 7 single family lots with 7.18 acres undeveloped (20% open space), with 0 acres of dedicated right-of-way, minimum lot size of 1 acre, front yard setback of 50', side yard setback of 25', rear yard setback of 60' and a minimum lot width of 150', with a gated private drive; and

NOW, THEREFORE, BE IT RESOLVED that as a result of the February 28, 2022 meeting, the PUD application was approved by the Anderson Township Zoning Commission, as:

1. The proposed density for the development is consistent with the "A-A" district. The zoning requirements are being met in terms of setbacks and lot sizes.
2. The application is consistent with the Vision and Goals of the Board of Trustees as outlined in the adopted Anderson Plan, specifically the goals and initiatives mentioned above in the Transportation, People and Housing, Quality of Life, Land Use and Development, and Natural and Environmental Resources chapters.
3. The use (single-family) is compatible with surrounding residential land uses. There is a similar private drive with gate on Ayers Road. This development was a minor subdivision which did not require approval through Hamilton County Subdivision review.
4. The landscape buffer along Ayers Road will provide an adequate buffer from the road to the private drive, as well as additional landscaping opposite of the entrance of this development. In addition, the preservation of 7 acres along the edge of the rear property line will provide assurance that it cannot be developed in the future. The applicant is also including an 8' landscaping buffer in between lot #1 of this development and lot #1 of the Riverview Estates Development. No details of this buffer were included.
5. The proposed phasing and timeframe for completion of the development is unknown at this time.
6. The proposed development is serviced adequately and efficiently by essential public facilities and services, which are in existence in this area of the Township. Anderson Township Fire and Rescue Department was informed of the development and noted a concern about the potential for delayed emergency responses on this street with a gate. Even with a box that they could access, there will be a delay.
7. There are no historical features on the site.
8. Modifications of the zoning or other regulations could be warranted if provisions were in place to ensure that there is dedicated open space, that will be open to the public.
9. Sidewalks are not proposed within the development or on Ayers Road. Sidewalks are required to be on the public street frontage.
10. The proposed development is single-family, consistent with surrounding properties; based on the submittal for the gate/entry area, it appears that there will be adequate screening for the neighbors along Ayers Road.
11. There are seven acres of dedicated open space, which will not have public access.
12. The development may not be detrimental to present and potential uses.
13. The subdivision has been reviewed by the county when it was proposed to be a regular subdivision (not PUD). The application was compliant until a private drive and gate were added to the plan.
14. With the modified submittal, the applicant is now meeting the requirements of a PUD plan.
15. This standard looks at whether the development provides adequate protection of natural features on the property, including land over 20% slope, flood-plain and wetland areas, areas permanently inundated by water, and areas protected by the Ohio Department of Natural Resources. The applicant is placing 7 acres into an open

space parcel, which include very steep slopes. Designating this acreage as open space provides assurance that it will not be developed in the future.


This approval shall be based on the following condition:

1. That the HOA document referencing the 7.18 acres of open space be reviewed and approved by the Township Law Director to ensure preservation of existing trees and prohibit future development of the open space, as well as provide explanation for the restrictions of the open space and the clearing limit designation.

Adopted at the meeting of Anderson Township Zoning Commission, this 28<sup>th</sup> day of February, 2022.

Vote: Mr. Gothard Aye Mr. Henson Aye  
Ms. McBride Aye Mr. Guyer Aye  
Mr. Doenges Aye

Zoning Commission

  
Chair – Ben Henson

  
Vice Chair – Jonathan Gothard

Attest:

  
Paul J. Drury, Jr., Secretary

ANDERSON TOWNSHIP  
SECRETARY CERTIFICATE

The undersigned, Secretary of the Anderson Township Zoning Commission, County of Hamilton, Ohio, hereby certifies that the foregoing is a true copy of a Resolution duly passed at a regular meeting of the Zoning Commission of said Township on the 28<sup>th</sup> day of February, 2022, together with a true record of the roll call vote thereon, and that said Resolution has been duly entered upon the Journal of said Zoning Commission.

I further certify that said Resolution is now in full force and effect, all as appears from the official records of the Anderson Township Zoning Commission in my custody and under my control.

WITNESS my hand as Secretary of the Zoning Commission of Anderson Township this 28<sup>th</sup> day of February, 2022.

  
Paul J. Drury, Jr., Secretary

Project Manager RA  
Drawn By NAK  
DWG 04446024-Prelim Plat-Williams (7 Large Lots)  
X-Ref(s) 04446003-CON-Williams Property

Issue/Revision	No.	Date

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PRELIMINARY PLAN  
THE VIEWS AT COLDSTREAM

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