



UNION TOWNSHIP BOARD OF TRUSTEES
MARCH 12TH, 2024 MEETING

MAJOR AMENDMENT, R-4

MIAMI VIEW PROPERTIES LLC, Applicant
Terrace Hill Trail, Terrace Ridge Drive



Staff Report: CASE # 03-02-Z

NATURE OF REQUEST

*The Applicant is requesting the approval of a Major Amendment to an approved Single-Family Variable Structure Residential (R-4) Plan for the Terrace Ridge Subdivision (PIN #s 393109C022 and 393109C185) in order to add 6 new single-family lots and 5 additional townhouse lots. If approved, the revised Final Development Plan would consist of 360 total units (252 single-family, 108 attached) within the development, situated on an aggregate total acreage of 127.46 +/- acres, with a revised gross density of 2.82 units/acre. *Please refer to the Applicant's statements, plans, and other enclosures.*

LOCATION

The location of the proposed R-4 Plan Amendment is within the Terrace Ridge Subdivision, in the northwestern portion of the development, accessed from Terrace Hill Trail and Terrace Ridge Drive. *The development is located in the northwestern portion of Union Township.*

ZONING

The subject property is zoned Single-Family Variable Structure Residential (R-4), with Single-Family Variable Structure Residential (R-4) zoning also adjacent to the north, south, and east. To the west, the adjacent properties are zoned Estate Residential (ER).

RELATIONSHIP TO THE HORIZON 2030: UNION TOWNSHIP COMPREHENSIVE LAND USE PLAN

The Horizon 2030 Union Township Comprehensive Land Use Plan indicates that the subject property is not located within a designated Focus Area Corridor, and as such, makes no specific recommendations regarding land use patterns or policy guidelines for this area. However, the plan does indicate that inclusive housing strategies that consider mixes of housing types and designs should be considered, and that residential densities should respect existing single family, large lot development patterns already established in the Township—best achieved through densities approaching 2.50-4.00 units/acre. Generally, properties located outside of designated Focus Areas have been reserved for various types of residential use – the density of Terrace Ridge as proposed, as previously approved, and now as further amended is consistent with this overall recommendation.

BACKGROUND

The Terrace Ridge Subdivision concept plan was initially approved in September of 2002, with final approval(s) granted to rezone the affected property from Estate Residential (ER) to Single Family Variable Structure Residential (R-4) in the following months. The original plan included around 293 total units; however, numerous plan addendums submitted around the time of initial development vary with regard to the overall unit yield. Phased construction was then initiated in accordance with the approved plans, including the condominium section off Round Bottom Road, and a small section of single family lots developed along Miami View Trail. In 2012, the existing R-4 plans were amended to permit an additional 82 (detached) single-family lots, and 44 additional condominium / landominium units, for a total unit yield of 306 units. In 2014, the Applicant acquired the former elementary school property—which was approximately 14.128 acres situated within the heart of the Subdivision—and ultimately received approval to develop the land involved into 46 residential lots, with a large 4-acre parcel preserved as Open Space.

STAFF REVIEW & ANALYSIS

Overall, the proposed Major Amendment to this particular Single-Family Variable Structure Residential (R-4) Plan appears to be generally consistent with the prior approvals for the development. The proposed additional lots and condominium / landominium units on Terrace Hill Trail appear to be consistent with those approved previously in that area of the Subdivision. The proposed reconfiguration of the end of Terrace Ridge Drive, as presently shown on the Applicant's plans, allows for some additional lots to be added in this area of the project. However, the proposed additional lots for single-family detached units appear to be generally smaller (by approximately 2,000-3,000 square feet) and have less road frontage (between approximately 10-20 feet) than those that are currently situated on Terrace Ridge Drive—resulting in a denser development pattern. All previous approved elements of the Terrace Ridge Subdivision, including the required roundabout traffic control/landscaping islands, curbing, signage, plantings, etc. need to be made as soon as possible, as these improvements should have already been made and they affect all current and future traffic within the development.

ACTION REQUIRED

In accordance with Sections 680-687 of the Zoning Resolution, the Board of Trustees' role in this process is to either enter a motion to approve, approve with some modification, or deny the Applicant's request as submitted, along with any further modifications deemed appropriate by the Board.

RECOMMENDED MODIFICATIONS

If the Board should choose to grant favorable consideration to this PD Major Amendment application, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

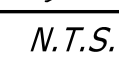
- 1) The Applicant would need to address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department, the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) Immediately install the required roundabout traffic control/landscaping islands, inclusive of curbing, signage, sod, and plantings, at the roundabout entering the subdivision, forming the intersections with Miami View Trail, Terrace Ridge Drive, and Miami Hills Drive, as to appropriately direct the flow of traffic through the roundabout in its intended, one-way fashion. *This should be required prior to the authorization of any final plan or plat for any additional lots or dwelling units.* This shall include the installation of the missing traffic control islands, signage, and other related equipment. The size, dimension, location, and design of these islands must be approved by the Clermont County Engineer's Office and Union Township concurrently, subject to administrative review and approval. Landscaping and plantings within the islands shall be subject to continuing maintenance by the HOA.
- 3) Provide certifications that the proposed pavement cross section for the private emergency access drive, descending the hill to Round Bottom Road, will be of sufficient design to support heavy rescue and fire equipment. *This is an item tied to the Township's review and approval of the 2014 Subdivision plan proposal.*
- 4) Provide emergency access control devices at both the top and bottom of the private emergency access drive, in order to prevent access from unauthorized traffic (as the grade and current design does not allow it to be accepted as a public improvement). *This is an item that will require the Fire Department's review and approval.*
- 5) The proposed "dead-end" areas of both Terrace Ridge Drive and Terrace Hill Trail would need to be acceptable to both the Union Township Fire Department as well as the Clermont County Engineer's Office.
- 6) As of March 5th, 2024, there are a couple of administrative items related to the Site Plan requirements set forth in Article 11, Section 1131 of the Union Township Zoning Resolution that would also ultimately need to be addressed, prior to the issuance of a subsequent (commercial) zoning permit by the staff. *This is an item that could be addressed administratively by staff.*

Union Township, Clermont County, State of Ohio

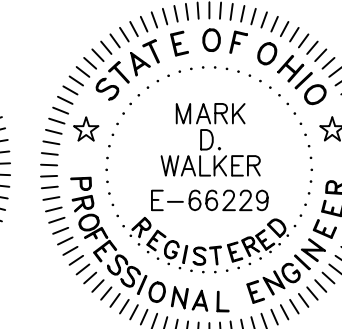
(513)284-3232

Date _____

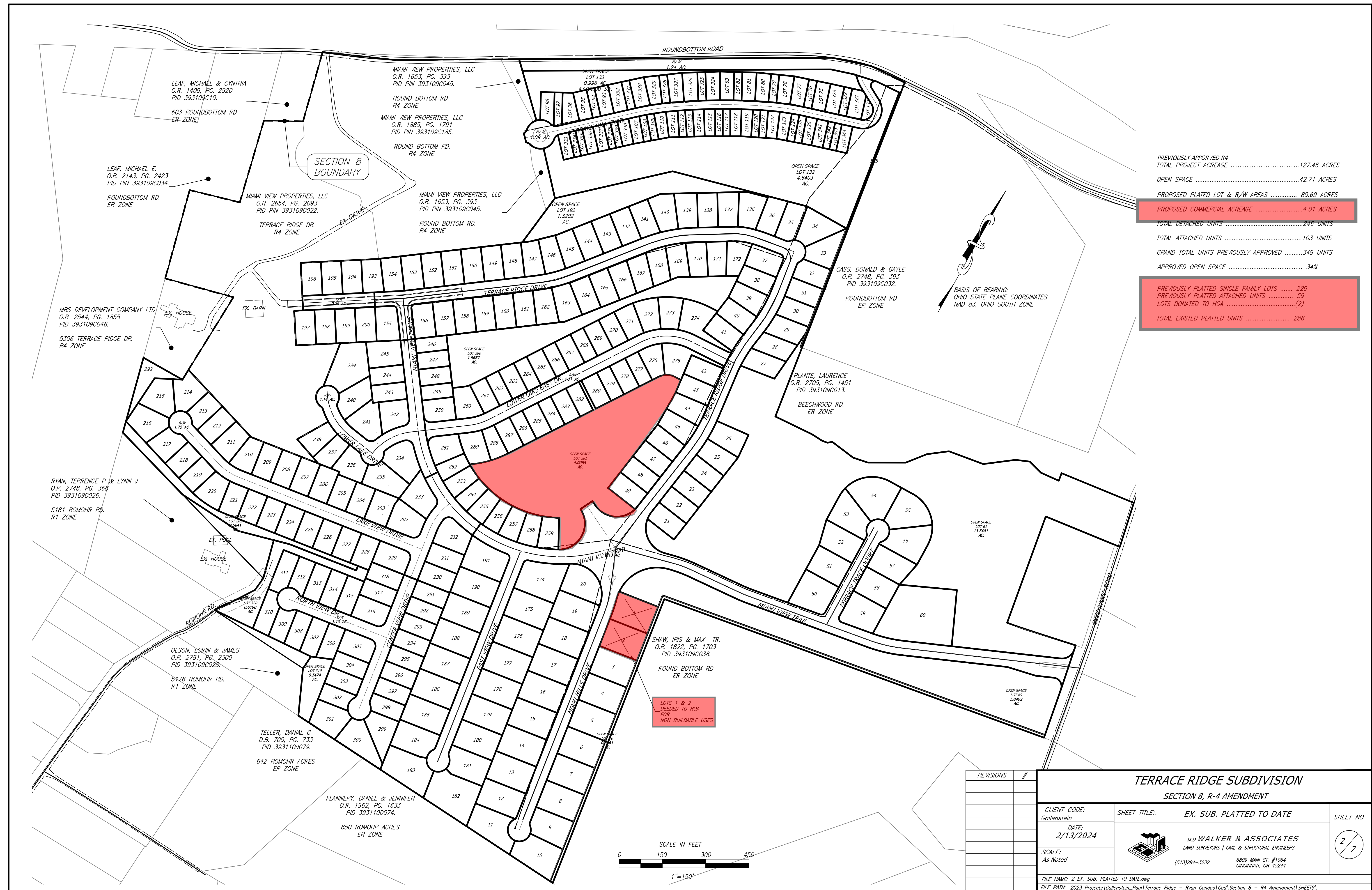
NOTE: NO SIDEWALK ON TERRACE HILL TRAIL

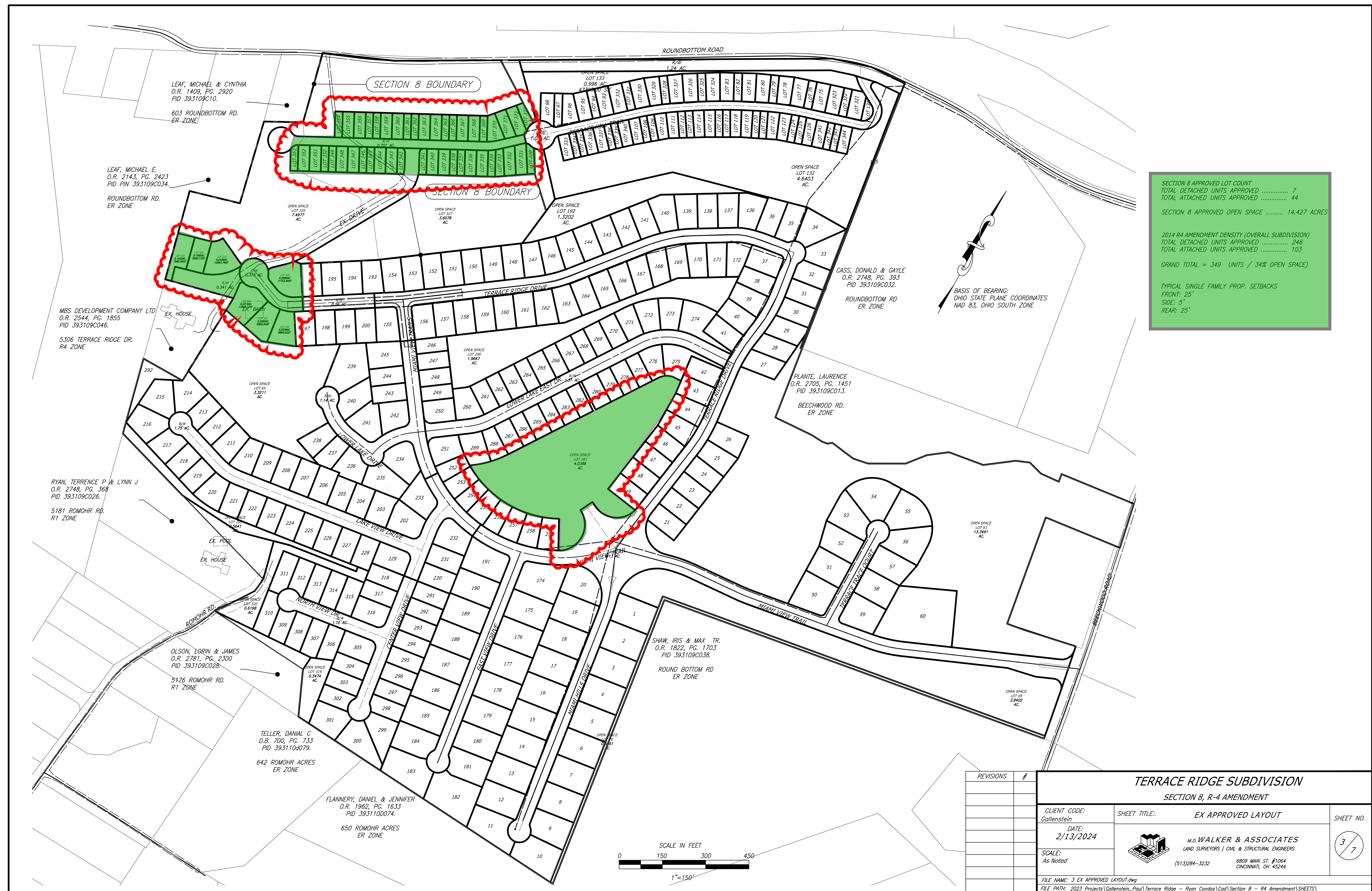


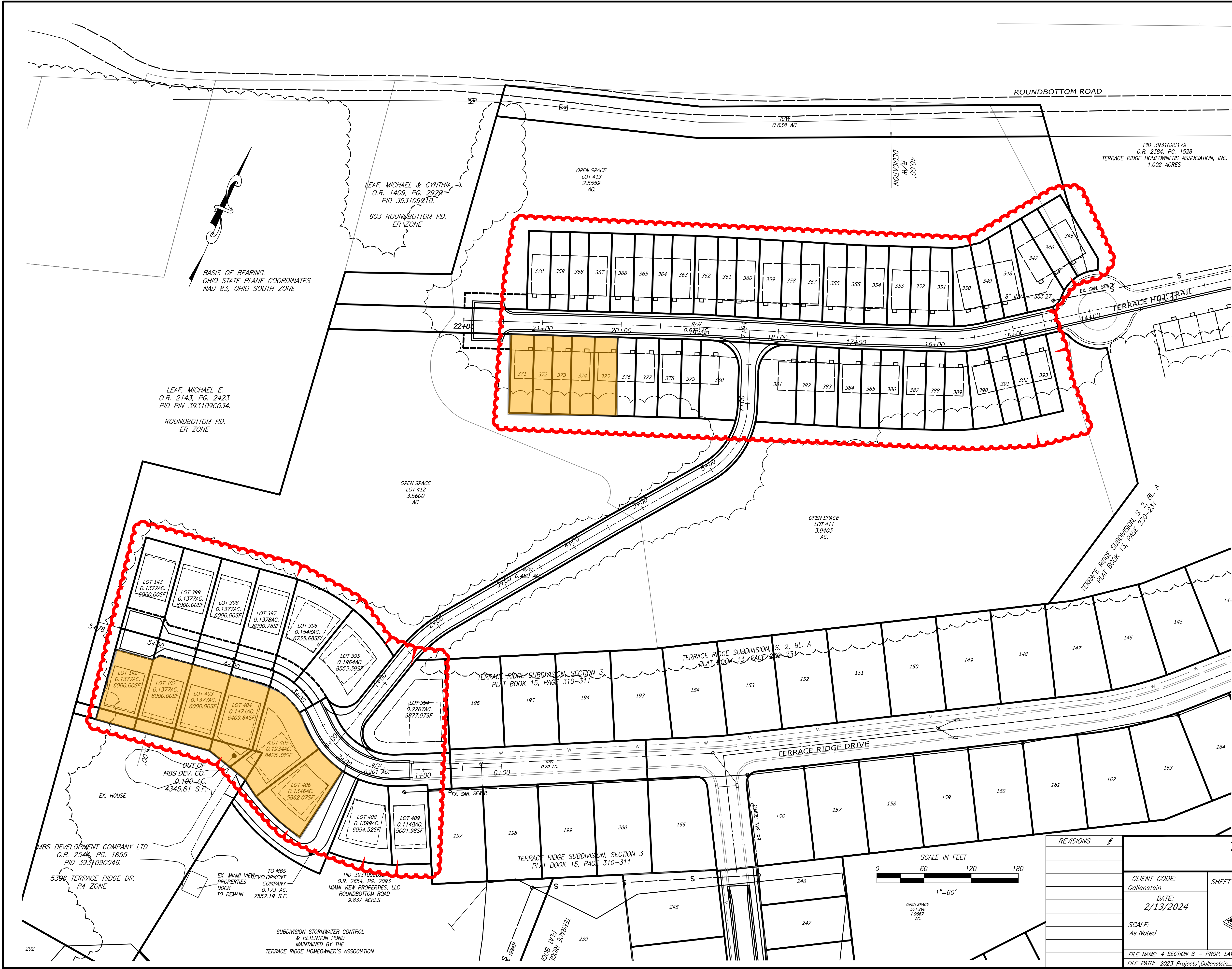
MARK D. WALKER P.E., P.S.
OHIO REG. ENGINEER NO. 66229
OHIO REG. SURVEY NO. 8282



REVISIONS	#	TERRACE RIDGE SUBDIVISION		
		SECTION 8, R-4 AMENDMENT		
		CLIENT CODE: Gallenstein	SHEET TITLE: TITLE SHEET	SHEET NO. 1 7
		DATE: 2/13/2024	 M.D. WALKER & ASSOCIATES LAND SURVEYORS CIVIL & STRUCTURAL ENGINEERS (513)284-3232 6809 MAIN ST. #1064 CINCINNATI, OH 45244	
		SCALE: As Noted		
		FILE NAME: 1 TITLE SHEET.dwg FILE PATH: 2023 Projects\Gallenstein_Paul\Terrace Ridge - Ryan Condos\Cad\Section 8 - R4 Amendment\SHEETS\		







SECTION 8 APPROVED LOT COUNT
TOTAL DETACHED UNITS APPROVED 7
TOTAL ATTACHED UNITS APPROVED 44

SECTION 8 PROPOSED LOT COUNT
TOTAL DETACHED UNITS APPROVED 15
TOTAL ATTACHED UNITS APPROVED 49

2024 R4 AMENDMENT PROPOSED DENSITY (OVERALL SUBDIVISION)

EXISTING PLATTED DETACHED UNITS 239
- 2 UNITS DONATED TO HOA (LOTS 1&2)-2
PROP. SINGLE FAMILY SECTION 815
SINGLE FAMILY TOTAL252

EXISTING PLATTED ATTACHED UNITS 59
PROP. ATTACHED SECTION 849
ATTACHED TOTAL108

GRAND TOTAL NEW PROPOSED LOT COUNT 360

2014 APPROVED OPEN SPACE
2014 SECTION 8 OPEN SPACE14.48 ACRES
2014 TOTAL OPEN SPACE APPROVED 42.71 ACRES

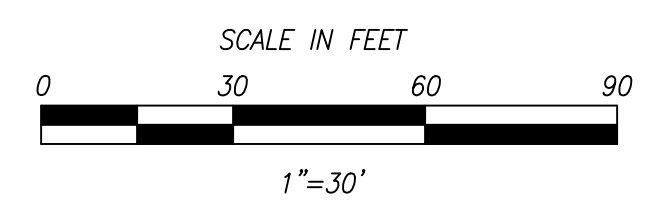
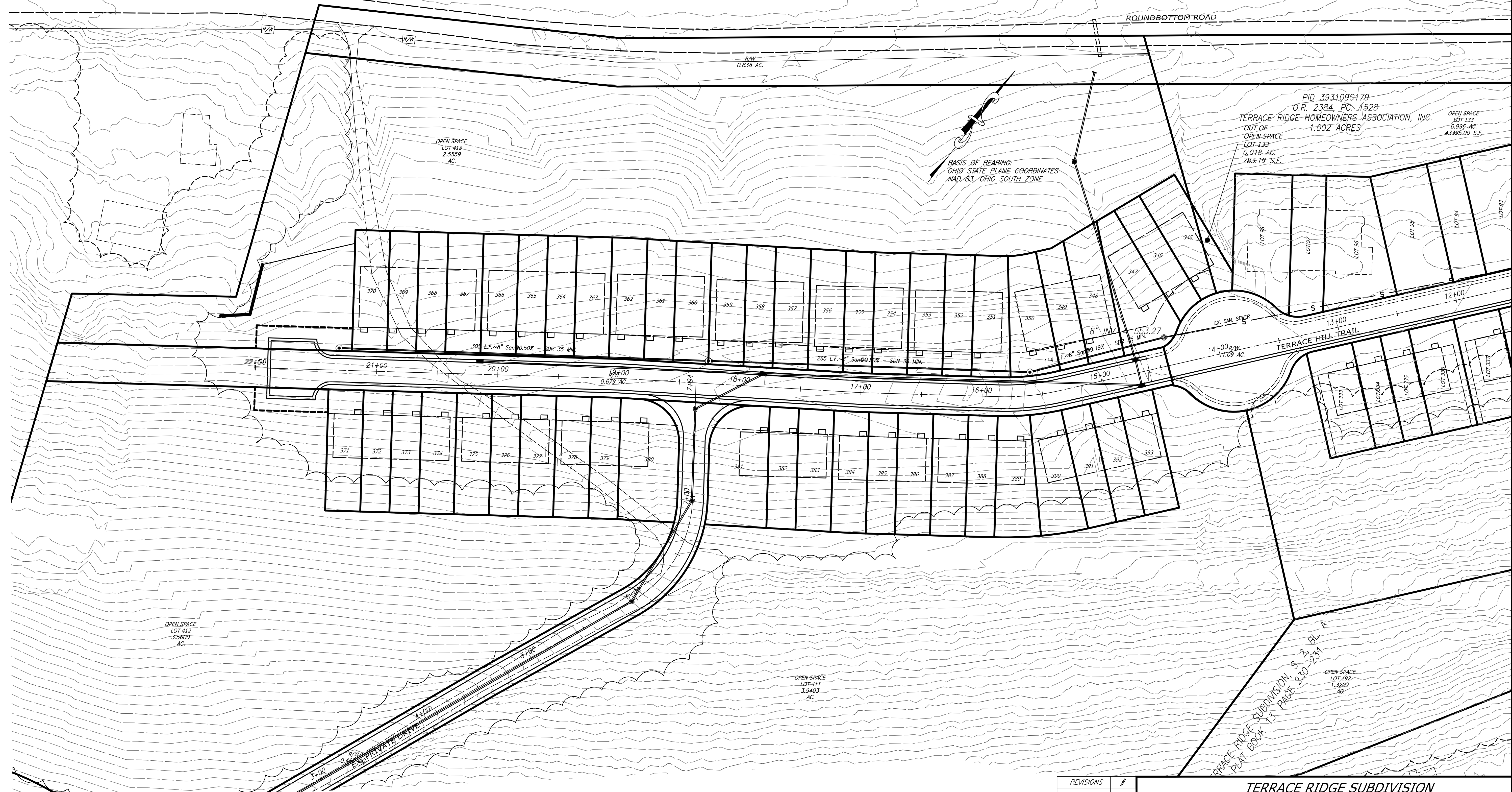
2024 PROPOSED OPEN SPACE
2024 SECTION 8 OPEN SPACE13.34 ACRES
PREVIOUSLY PLATTED OPEN SPACE28.23 ACRES
2024 OUT OF OPEN SPACE LOT(0.018 ACRES)
2024 COMMERCIAL -> OPEN SPACE 4.01 ACRES

TOTAL PROPOSED 2024 OPEN SPACE45.56 ACRES

TOTAL SITE ACREAGE127.46 ACRES
2024 PROPOSED OPEN SPACE % 36%

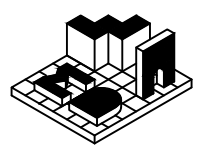
TYPICAL SINGLE FAMILY PROP. SETBACKS
FRONT: 25'
SIDE: 5'
REAR: 20'

TERRACE RIDGE SUBDIVISION			
SECTION 8, R-4 AMENDMENT			
REVISIONS	CLIENT CODE:	SHEET TITLE: SECTION 8 - PROP. LAYOUT	
	Gallenstein		
	DATE:	2/13/2024	
	SCALE:	As Noted	
	FILE NAME:	4 SECTION 8 - PROP. LAYOUT.dwg	
	FILE PATH:	2023 Projects\Gallenstein_Paul\Terrace Ridge - Ryan Condos\Cad\Section 8 - R4 Amendment\SHEETS\	
		M.D. WALKER & ASSOCIATES LAND SURVEYORS / CIVIL & STRUCTURAL ENGINEERS (513)284-3232 6809 MAIN ST. #1064 CINCINNATI, OH 45244	
			SHEET NO. 4/7



REVISIONS	#	TERRACE RIDGE SUBDIVISION SECTION 8, R-4 AMENDMENT		
		CLIENT CODE: Gallenstein	SHEET TITLE: SECTION 8 - CONDO LAYOUT	SHEET NO.
		DATE: 2/13/2024	 M.D. WALKER & ASSOCIATES LAND SURVEYORS CIVIL & STRUCTURAL ENGINEERS	
		SCALE: As Noted		
		(513)284-3232 6809 MAIN ST. #1064 CINCINNATI, OH 45244		
		FILE NAME: 5 SECTION 8 - CONDO LAYOUT.dwg		
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REVISIONS		#	TERRACE RIDGE SUBDIVISION	
			SECTION 8, R-4 AMENDMENT	
			CLIENT CODE: Gallenstein	SHEET NO. 7/7
			DATE: 2/13/2024	SECTION 8 - SINGLE FAMILY LAYOUT & LOT DIMS  M.D. WALKER & ASSOCIATES LAND SURVEYORS CIVIL & STRUCTURAL ENGINEERS (513)284-3232 6809 MAIN ST. #1064 CINCINNATI, OH 45244
			SCALE: As Noted	
			FILE NAME: 7 SECTION 8 - SINGLE FAMILY LAYOUT & LOT DIMS.dwg	
			FILE PATH: 2023 Projects\Gallenstein_Paul\Terrace Ridge - Ryan Condos\Cad\Section 8 - R4 Amendment\SHEETS	