



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON SEPTEMBER 28, 2021

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## GOSHEN TOWNSHIP CASE ZC-2021-005

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- APPLICANT:** Matt Mains  
Drees Homes  
211 Grandview Drive  
Ft. Mitchell, KY 41017
- OWNER:** 1592KK Properties, LLC.  
1733 E. Huntley Road  
Goshen, OH 45122
- ENGINEER:** Evans Civil Pro Engineers, LLC  
4700 Duke Drive, Suite 100  
Mason, OH 45040
- REQUEST:** requesting a Major Modification to the existing PUD overlay district known as “Village of Belmont” also formally known as Sunnymeade / Eagle’s Nest and to incorporate a portion of parcel 112203B047 consisting of 1.54 acres (+/-).
- LOCATION:** The Village of Belmont is a landownership development located in Goshen Township between Fay Road and SR 28. All existing lots provided legal frontage along three rights-of-way (*Thoroughbred Drive, Belgian Circle, Charles Snider Road, Clydesdale Circle, Mustang Circle, and Quarter Horse Circle*).
- HISTORY:** On February 28, 2006, the Clermont County Planning Commission Approved the Villages of Belmont formally known as Sunnymeade / Eagle’s Nest – Design Plan.  
  
On November 27, 2007, the Clermont County Planning Commission Approved the Dedication Plat for 1.8204 acres of Charles Snider Road & SR 28 right-of-way.

## **DEVELOPMENT PROPOSAL:**

Per the application, the request is for a major modification to the existing planned development (PD) for Villages of Belmont. The proposed use for these sites is to propose multi-unit buildings similar to the proposed development in section 1A. Drees Homes will be the new builder for section 2. The presented modification is intended to maintain the previously approved roadway layout with a minor change to Mustang Circle that is now shown to terminate at a cul-de-sac.

### *Development Characteristics: Villages of Belmont – Major Modification September 2021*

Total Project Area: 22.17 acres

*Parcel 112203B267 (2.15 acres), 112203A073 (18.48 acres) and 112203B047 (1.54 acres)*

Area in Lots: 12.32 acres

Area in Open Space: 6.32 acres

Number of Buildings: 26 (*proposed to be platted as individual lots*)

Number of Units: 92 (*proposed to be replatted as condominium lots*)

Overall Gross Density: 4.46 units/acre

Overall Net Density: 7.47 units/acre

## **STAFF ANALYSIS:**

The proposed lot layout and roadway network are appropriate, and the impact from the development will be minimal to the existing residential development, as will the impact of the additional residential traffic. The SR 28 – Charles Snider Intersection Improvements are to be constructed as part of an area-wide TIF project established with Clermont County. The extent of any additional improvements are to be determined by a traffic impact study.

Moreover, staff would like to highlight the need for the applicant to submit a the Villages of Belmont – Revised Design Plan to the Clermont County Planning Commission for review and approval as the previously approved plans have expired.

## **Clermont County Community & Economic Development Comments:**

- Submit a revised design plan for the Villages of Belmont to the Clermont County Planning Commission.

## **The Clermont County Engineer's Office Comment:**

- No objections or comments at this time.

**The Ohio Department of Transportation (ODOT) Comment:**

- Modifications to SR 28 may be required as per the Traffic Impact Study (TIS) recommendations once it is reviewed and accepted.
- The property owner will be responsible the design and construction for all modifications required.
- Design and construction will need to be completed by an ODOT prequalified consultant and contractor.
- The work will also need to be bonded.
- All work within ODOT rights-of-way will require a permit.
- The zoning documents indicate that a TIS has been submitted to ODOT for review. At this time only a Memorandum of Understanding (MOU) has been sent to ODOT.

**The Clermont County Water Resources Department Comments:**

- The proposed development will be served by Clermont County Water Resources Department's water and sewer systems.
- Capacity is available in the water and sewer system to serve the development.

**STAFF RECOMMENDATION:**

Based on the Staff Analysis, move to **RECOMMEND APPROVAL** of Goshen Township Zoning Case ZC-2021-005 requesting a Major Modification to the existing PUD overlay district known as "Village of Belmont" also formally known as Sunnymeade / Eagle's Nest and to incorporate a portion of parcel 112203B047 consisting of 1.54 acres (+/-) with the following conditions:

1. All county and Ohio Department of Transportation (ODOT) comments and conditions are satisfactorily addressed.