



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON DECEMBER 12, 2023

CASE NO. B-09-23PD

REPORT DATE: 2023-12-11

APPLICANT:

Head Properties, LLC
3647 State Route 222
Batavia, OH 45103

PROPERTY OWNER:

Head Properties, LLC
3647 State Route 222
Batavia, OH 45103

PARCEL ID:

A portion of PIN 032019D195

ADDRESS OF REQUEST:

3648 State Route 222

REQUEST:

Requesting to rezone a portion of a parcel (032019D195) consisting of +/- 5.837 acres from the A, Agricultural District to a PD, Planned Development District for the purposes of utilizing existing agricultural structures to be maintained and used as a community gathering and recreational facility.

ZONING:

The existing zoning for the subject property is A, Agricultural. The surrounding properties consist of R-1, Single-Family District, A, Agricultural District, E-R, Estate Residential District, and nearby a Residential PD district. *See attached zoning map.*

Note: The County zoning map may show inaccuracies to what the Batavia Township Official Zoning Map has the property listed as.

LAND USE:

The subject property is currently farmland with agricultural structures located on it.

HISTORY:

At the time of this report, there is a proposal for the remainder of the parent parcel of this application. There is a proposed subdivision of land that includes the road included in this survey and potential access for this PUD area and other residential lots.

CONTENTS OF REPORT:

Attachment A: Township Application
Attachment B: Parcel Map
Attachment C: Zoning Map
Attachment D: Proposal Map
Attachment E: Applicant Response to PD
Attachment F: Portion of the Batavia
Township Zoning Resolution Planned Development

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

Batavia Township Zoning Resolution Article 36 “Planned Development” goes over the requirements for an application of a Planned Development (PD). This PD is not residential, but commercial in nature. An event center would be commercial activity on the site, and a farmers market could be commercial or agricultural, depending on what is being sold in the market. The surrounding area is wholly residential and lot sizes vary. The parent parcel of this PD application, also has a subdivision aspect for it, which is not included in the PD map amendment. There is a portion of this PD that looks to be open space, however it is not noted on the site plan and it shows lot lines for “Farmstead Estates” which currently do not exist. There is no list of uses that would be allowed in this application packet, however it is assumed that the farmer’s market, reception hall, and wedding/reception facility are the uses which are being proposed to be allowed in the PD.

The Batavia Township Growth Policy Plan identifies this area as “Existing Neighborhood and Infill Area” which recommends residential land uses in this area. It calls out a few nonresidential land uses such as schools, churches and similar institutions, but does not specifically call out reception halls. This land use could possibly be considered complementary to the varying density residential land uses in the area, depending on how often the reception hall is in use. The land area also calls out a requirement for traffic impact studies as being an importance, if the proposed road is a public road, a traffic impact study will be required. The language from the Plan is below:

Existing Neighborhood And Infill Area:

The Existing Neighborhood and Infill Areas identify locations within the Township where existing subdivision-type residential development has occurred. This land use category also identifies Infill Areas, property adjacent to or in close proximity to existing subdivision-type neighborhoods. Future residential development in Batavia Township should be guided to the areas designated as Existing Neighborhood and Infill Area to take advantage of existing public services and roads to be compatible with the current subdivision pattern developing in these areas.

The Existing Neighborhood areas have developed based on a combination of residential zoning classifications over the years, and lot sizes vary. The predominant density of existing single family neighborhood development in these areas is generally between 2 and 3 lots per acre. There are locations within this land use area that include single family homes on parcels of land that are several acres in size, which are not within subdivisions. There are also some subdivisions that have developed with lot sizes larger

than 1 acre under Agriculture District zoning regulations. However, the predominant development pattern in this concept area is subdivision-type neighborhoods.

This land use category includes some attached single family developments created as part of Planned Development zoning projects, and multiple family apartment developments, demonstrating that the residential density varies. There are several schools, churches and other public or institutional uses within these areas. Public water and sanitary sewer service is generally available within the areas designated for this land use category, although infrastructure improvements may be required to service future development.

Future Development Policies

- Allow residential development that is consistent with the densities of existing neighborhoods in the planning area – generally 2 to 3 dwelling units per acre for single family detached development and 8 to 10 dwelling units per acre for multiple family or attached single family development in planned developments.
- Encourage use of planned development zoning regulations for residential development within the Existing Neighborhood and Infill Areas. The use of planned development regulations provide an opportunity to achieve superior site design within neighborhoods, while potentially protecting stream corridors, steep slope areas, and other sensitive terrain as part of protected open space within the neighborhood. The quality of the design, the amenities offered by the project, the amount and location of open space, and the protection of sensitive areas are all important elements for consideration when the Township evaluates planned development requests, and can be instrumental features when determining appropriate density levels.
- Allow nonresidential uses that are compatible with neighborhood development, such as schools, churches and similar institutional uses.
- Encourage development of a hike/bike trail system to coordinate access between neighborhoods and community facilities, and to integrate with neighborhood pedestrian walkways.
- Require traffic impact studies in conjunction with the County Engineer's Office for proposed development to identify proposed improvements that may be required to mitigate the impacts of proposed development.
- Encourage dedication of land for future park and recreational uses.

The proposed PD may be in alignment with the Batavia Township Growth Policy Plan depending on how often the use of the reception facility used, however that information is not included in the application. The site is buffered by trees along the western boundary of State Route 222.

A SEGMENT OF THE BATAVIA TOWNSHIP ZONING RESOLUTION:

Batavia Township Zoning Resolution

Article 36: Planned Development

36.01 PLANNED DEVELOPMENT OBJECTIVES

The Planned Development (PD) District and the associated planning and development regulations as set forth and referred to herein are designed to achieve the following objectives:

- Provide flexibility in the regulation of residential, commercial and office land development;*
- Encourage a variety of housing and building types, a compatible mix of commercial and residential development, and creative site design;*
- Encourage provision of useful open space, and preservation of valuable and unique natural resources;*
- (Not in resolution)*
- Provide a development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, prevents the disruption of natural drainage*

- patterns, and contributes to the ecological well being of the community;*
- F. Promote efficiency through a more effective use of land than is generally achieved through conventional residential and/or commercial development resulting in substantial savings through shorter utilities, streets and other public services;*
 - G. Provide a residential and/or commercial development pattern in harmony with land use density, transportation facilities, community facilities, and objectives of the Batavia Township Growth Policy Plan; and*
 - H. Provide opportunities for alternate energy and utility uses, such as wind and solar energy generation uses as principal uses, to be sited, designed and operated consistent with the community character and growth policies of Batavia Township.*

36.02 USES PERMITTED

- A. Any use that is permitted in any zoning district may be approved within a Planned Development provided that the project shall be planned, developed, and operated in accordance with an approved development plan. Specific uses, structures, and developments shall be properly integrated with the surrounding area in such a way as to promote the health, safety, morals, general welfare, and wholesome environment of the general public and of the occupants of nearby property, and to avoid nuisances to the general public or to the occupants of nearby property. All uses shall be approved by the Township as part of the development plan review process.*
- B. Solar Energy Systems and Wind Energy Systems as a principal use of a property may be approved as a Planned Development provided that the project shall be planned, developed, and operated in accordance with an approved development plan. The Township shall review such principal use Energy Systems using the development standards in Section 36.12 Energy System Design Standards.*

The entirety of Article 36 will be available in Attachment F of this Staff Report.

SITE ACCESS:

Access is currently located via the main entrance of the Farm on State Route 222 along the western border of the parcel. The proposal includes a new roadway and shows access to the reception facility from that road which connects to State Route 222 along the southern border of the parcel.

DEVELOPMENT CHARACTER:

The proposed development is for a community gathering and recreational facility and the site plan shows the existing buildings as an office, a farmer's market, and a reception hall with outdoor seating. The application calls out community gathering and recreational facility and includes a document which refers to the development to be used as a wedding/reception facility and a farmer's market. The surrounding area is residential in nature and includes lots of varying sizes from a quarter of an acre to over 10-acres. The proposal includes parking spaces for 166 vehicles which will impact the surrounding areas during special events. The overall size of the parent parcel is +/-94.745 acres, and this area will only be approximately 5.837 acres. There is no proposed landscaping other than the existing rural character of the farm. There are no public amenities called out in this PD application.

AGENCY REVIEW AND NOTIFICATION:

AGENCY	REFERRAL SENT	COMMENTS RECEIVED
Township (<i>Fire/EMS/Service</i>)		
Community and Economic Development (CED)	X	X
Engineer's Office (CCEO)	X	X
Water Resources Department (WRD)	X	X
Water Management & Sediment Control (WMSC)		
Soil and Water Conservation District (SWCD)		
Ohio Department of Transportation (ODOT)	X	X
School District		

REFERRAL AGENCIES' COMMENTS:

Community and Economic Development Comments:

- A complete list of land uses should be submitted in order to evaluate totality of possible uses in this area.
- The applicant did not specify how the proposal aligns with the Batavia Township Growth Policy Plan.
- The applicant should provide more details on the Farmer's Market.
- The applicant should provide how often the proposed reception facility will be used.

Engineer's Office Comments:

- ODOT should be consulted regarding the various accesses to SR 222 before further review by our office. Is the proposed roadway, "Farmer's Way", intended to be a public roadway? If so, a completed site plan should be submitted with estimated trip generation in order to assess the need for a traffic impact study. Our office is unable to provide further comments at this time.

Water Resources Department Comments:

- The proposed development does have access to Clermont County public water.
- The proposed development does not have access to Clermont County public sanitary sewer.

Water Management & Sediment Control Comments:

ODOT Ohio Department of Transportation Comments:

- The property owner will need to check sight distance at the drives. They recently added a white fence along the perimeter of the property that is pretty close to the road and may obstruct the sight line.

- Some form of traffic analysis will be required depending on number of trips. Property owner will need to hire a traffic consultant who will coordinate with ODOT. Roadway improvements may be required.

STAFF ANALYSIS:

Following a comprehensive analysis, staff has evaluated Batavia Township Zoning Map Amendment Case B-09-23 PD and its request to rezone a portion of a parcel (032019D195) consisting of +/- 5.837 acres from the A, Agricultural District to a PD, Planned Development District for the purposes of utilizing existing agricultural structures to be maintained and used as a community gathering and recreational facility. While the application may be somewhat in alignment with the surrounding land uses and Batavia Township Growth Policy Plan the application seems to be lacking important information and therefore it is unknown whether or not the proposal will be compatible with the surrounding area. The area is wholly residential and the addition of a farmer's market may be valuable to the neighborhood, however, it is unknown what goods will be sold at this farmer's market. The reception facility is a more intense use, and without knowing how often the facility will be used, it is difficult to estimate an impact to the surrounding area. The PD application meets most the objectives for planned developments as stated in Article 36 of the Batavia Township Zoning Resolution.

Staff sees this as an opportunity to utilize existing structures for adaptive reuse, while remaining rural in character.

STAFF RECOMMENDATION:

Based on the staff analysis in the following report, the following motion is recommended, APPROVAL WITH CONDITIONS of Batavia Township Zoning Map Amendment Case B-09-23 PD requesting to rezone a portion of a parcel (032019D195) consisting of +/- 5.837 acres from the A, Agricultural District to a PD, Planned Development District for the purposes of utilizing existing agricultural structures to be maintained and used as a community gathering and recreational facility.

1. Any future development of the site must comply with any and all regulations from Clermont County, Batavia Township, the State of Ohio, or any other applicable agency.
2. The PD should identify all permitted and conditional uses to be allowed.
3. Additional information should be provided regarding the Farmer's Market and reception facility for evaluation of compatibility in the surrounding area.

Attachment A



BATAVIA TOWNSHIP PLANNING & ZONING DEPARTMENT

1535 Clough Pike Batavia, Ohio 45103
(513)-732-3888 x2 TCorbett@BataviaTownship.org

SUBMITTAL DATE 12/1/23
RESOLUTION NO. _____
FEE \$ 2,500-

CASE REVIEW NO. B-09-23 PD
RECEIVED BY TZ

APPLICATION FOR PLANNED DEVELOPMENT ZONING MAP AMENDMENT

APPLICANT INFORMATION

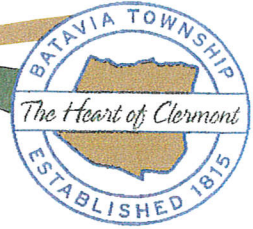
Applicant's Name/Firm Head Properties, LLC Phone 254-424-3104
Applicant's Mailing Address 3647 State Route 222
Primary Contact's Name Daron Farmer Phone 254-424-3104
Email Address Daron@DaronFarmer.Com

* The applicant will be responsible for any review fees that exceed the initial application filing fee.

** If the applicant is not the property owner, the owner must provide a notarized "Consent to Rezone" Statement.

PROPERTY INFORMATION

Property Address/Location 3648 State Route No. 222
Owner's Name Head Properties, LLC Phone 254-424-3104
Owner's Tax Mailing Address 3647 State Route 222
Property Address 3648 State Route 222
Parcel No. (s) 03-20-19D-195, _____, _____
Total Acreage 94.745 Zoning Designation Ag SPO District _____
* (5.831 acres) PUD



SUPPORTING INFORMATION

Has this proposed Planned Development been discussed with Township Staff? YES NO

Date of Township Staff Meeting(s): Nov 13, 2023 & Dec 1, 2023

The current owner acquired the property on 6/20/23 (if lessee, please attach lease terms).

Is this property being considered for a zone change in its entirety? YES NO

If "NO" what is the proposed acreage requesting to be rezoned? 5.837 Acres

Is the property located within an adjoining Township or Village? YES NO

Is this application a request to modify an existing PD? YES NO

If "Yes" Previous Case # _____

Minor Modification: Major Modification:

Existing Zoning District(s) Agriculture

Proposed Zoning District Planned Development

Existing Land Use Agriculture

Proposed Land Use _____

Explain how the proposed zoning of the property is appropriate, considering the surrounding zoning designations and existing land uses.

Setting Aside The Existing Agricultural Structures to Be Maintained and Used as A Community Gathering and Recreational Facility

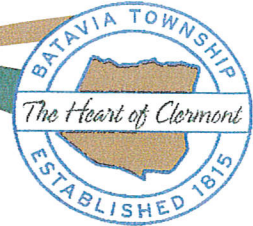
Describe the specific reasons or objectives behind the proposed zoning map amendment. What are the desired outcomes or benefits that you expect from this change?

Because the Agricultural zoning District Does Not Provide For Such Proposed Use in Zoning Regulation

How does the proposed zoning map amendment align with the overall 2018 Batavia Township Growth Policy Plan? Consider the compatibility with the goals of the plan.

How does the proposed zoning map amendment fit within the existing infrastructure capacity of the township? Consider factors such as transportation, utilities, and public services.

Access on State Highway, Sanitary Sewer Being Extended



Have you conducted any studies or assessments to evaluate the potential impacts of the proposed zoning change? This could include traffic studies, environmental impact assessments, or economic feasibility studies.

No

Has there been any community engagement or outreach conducted to gather feedback and input from the residents or stakeholders in the affected area? If so, please provide details on the nature and outcome of these engagements.

No - Not at this Time

Are there any potential conflicts or concerns from neighboring property owners or other stakeholders that you are aware of? If so, please explain and provide any relevant documentation or correspondence.

No Current Expressed Concerns

What measures or strategies are being proposed to mitigate any potential negative impacts or conflicts resulting from the zoning map amendment? This could include buffer zones, landscaping, or other design elements.

All Adjoining Lands Will Have Buffers, Surrounding Areas All Part of Original Farm

Are there any legal or regulatory considerations that need to be taken into account when evaluating the proposed zoning map amendment? This could include compliance with state or local zoning laws, environmental regulations, or any other relevant legal requirements.

No Known Concerns



According to the records of the Clermont County Auditor's Tax List, the following persons/firms are currently listed as owner(s) of property adjacent to or directly across the street from the subject property.

Visit www.clermontauditorrealestate.org for information. Type the Owner's Name, Tax Mailing Address, and Parcel Identification Number Below.

Owners(s) Name	Tax Mailing Address	Parcel Number
----------------	---------------------	---------------

Head Properties LLC	2647 State Rt	222
---------------------	---------------	-----

	Batavia Ohio	45102
--	--------------	-------

~~None~~



AFFIDAVIT

I (we) Daron Farmer hereby certify that we are all of the owners of real estate, which is the subject of the pending zoning application; that we hereby consent to the Zoning Commission of Batavia Township recommending approval of a PD preliminary development plan for the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the Batavia Township Planning & Zoning Department and Zoning Resolution; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the rezoning of the property by the Board of Trustees of Batavia Township. The statements and attached exhibits are in all respects true and correct to the best of my /our knowledge and belief.

I hereby agree to make payment to Batavia Township for any professional review fees that exceed the usual and customary fees associated with the submittal of this application. I hereby attest to the truth and exactness of the information supplied herewith.

Applicant

Daron Farmer **Print Name**

[Signature] **Signature**

3647 STATE ST 222 **Mailing Address**
BATAVIA OH 45103 **City, State, Zip Code**

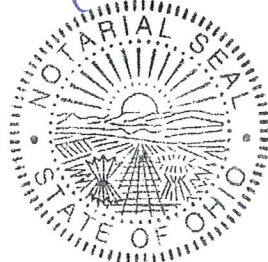
254-424-3104 **Phone**

daron@daronfarmer.com **Email**

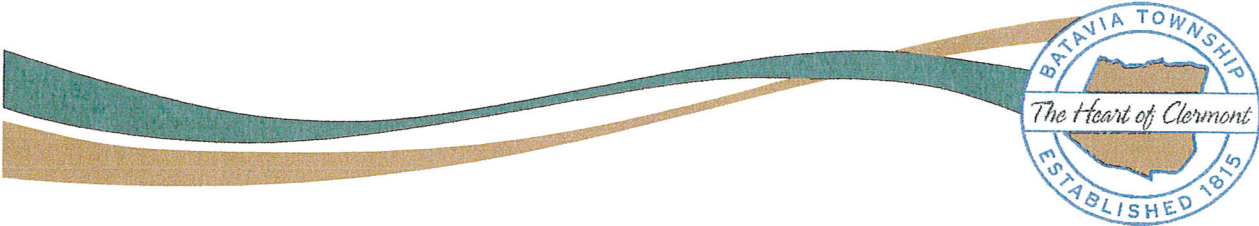
State of Ohio, County of Clermont

Subscribed and sworn to before me this 7 day of December, 2023.

Karen Marie Swartz (Daron Farmer) My Commission expires
on July 1, 2027
Notary Public



KAREN MARIE SWARTZ
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
July 1, 2027



BATAVIA TOWNSHIP
PLANNING & ZONING DEPARTMENT
 1535 Clough Pike Batavia, Ohio 45103
 (513)-732-3888 x2 TCorbett@BataviaTownship.org

**SUBMISSION REQUIREMENTS AND INSTRUCTIONS FOR
 PLANNED DEVELOPMENT DISTRICTS AND PRELIMINARY PLAN**

To obtain Preliminary Development Plan approval from the Batavia Township Zoning Commission, an application must adhere to the outlined requirements and procedures described here.

This packet includes a checklist of general, written, and graphic requirements, as well as application submittal forms that explain the process for the Preliminary Development Plan. This application is intended for the establishment of a Planned Development (PD), which necessitates the submission of a Preliminary Plan. It should also be used for requests to modify an already approved Preliminary Plan. The checklist, along with all the required information and application forms, must be submitted in their original and complete form for the Zoning Department to process the amendment.

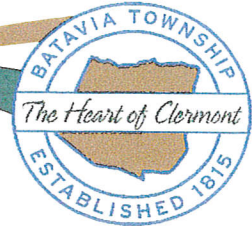
The filing date of the application packet is determined by the date when all the submitted information is reviewed by the Planning & Zoning Director and staff, and it is found to meet all the requirements outlined in this packet. The schedule below provides the closing dates for application filings and the corresponding hearing dates for each cycle. Once the closing date has passed, the applicant cannot make any modifications to the submitted information unless specifically requested by the staff, Zoning Commission, or Board of Trustees. Therefore, it is highly recommended to submit the application early to ensure a place on the agenda and allow sufficient time for any revisions and corrections that may be required during the review process.

CLOSING DATES AND TENTATIVE MONTHLY SCHEDULE OF HEARINGS

*Scheduling is subject to change due to holidays, etc.

Township Submittal Deadline	County Planning Commission Meeting Date	Township Zoning Commission Meeting Date	Township Board of Trustees Meeting Date
1 st Business Day of the Month	4 th Tuesday <i>Dec 19, 2023</i>	2 nd Thursday <i>Jan 11th 2024</i>	1 st Tuesday ** <i>Feb 13, 2024</i>

**Preliminary Review Process takes approximately (3) months to complete.



SUBMISSION REQUIREMENTS FOR
PD MAP AMENDMENT AND PRELIMINARY DEVELOPMENT PLAN
BATAVIA TOWNSHIP

FOR TOWNSHIP USE ONLY	
CASE: <u>B-09-23 PD</u>	DATE RECEIVED: <u>12/1/23</u>
FEE RECEIPT #	RECEIVED BY: <u>TC</u>

PLEASE READ AND CHECK ALL INSTRUCTIONS

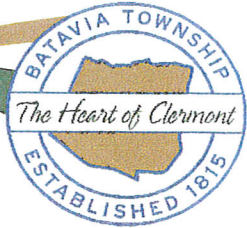
1. GENERAL REQUIREMENTS

- 1.1 **Pre-Application Meeting:** (Date: 12/12/23 Time: 2:30 pm.)

Before submitting an application packet, it is advisable for the applicant to schedule an appointment with the Planning & Zoning Department Staff and the Zoning Consultant to discuss the proposal's concept and the overall application process. Please call 513-732-3888 extension 2 to arrange a meeting. It is mandatory for the applicant or their representative to be present during the meeting. Please note that there is no guarantee, explicit or implied, regarding the final staff recommendations to the Commission. Additionally, there is a consulting fee associated with all pre-application meetings.

- 1.2 **Submission Closing Date:** (Date: 12/1/23 Time: 11:05 am)

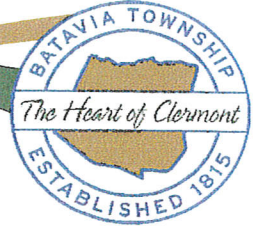
To apply for Preliminary Development Plan approval, applicants must submit their application packets to the office of the Planning & Zoning Director in accordance with the designated application filing schedule. It is advisable for applicants to review and make any necessary revisions to their proposed plans and zoning plat as guided by the Planning & Zoning Director before submission. Once the Closing Date has passed, no modifications can be made to the submitted information unless specifically requested by the staff or Zoning Commission. To ensure inclusion on the agenda and allow ample time for revisions and corrections, it is strongly recommended to submit the application early. Please note that incomplete or inaccurate applications will not be accepted for processing and will not be included on the agenda for any hearings or meetings.



1.3 **Application Fee:**

\$2,500 Make Check payable to Batavia Township
(Breakdown: \$300 Application fee & \$2,200 Retainer)

To accompany the application, a nonrefundable payment must be made to cover the expenses related to holding the public hearing. This includes costs for personnel, legal notices required by law, or any other expenses related to the proposed amendment. If the applicant wishes to cancel the Preliminary Development Plan, written notification must be submitted to the Zoning Department. Once the application has been processed, no refunds or partial refunds will be issued. If any portion of the retainer fee for Professional Review remains unused, it will be refunded to the applicant. Any additional Professional Review fees exceeding the deposit amount will be invoiced to the applicant. Furthermore, no Final Development Plan application will be processed until full payment for the preliminary plan review has been received.



2. WRITTEN REQUIREMENTS

2.1 **Metes and Bounds Description:**

Submit on an (8 1/2"x11") paper with the following information:

- a. A metes and bounds description of the subject site.
- b. The amount of area contained within the site (Acres and Sq. Ft.)
- c. A cover letter, signed by a registered surveyor, certifying that the Legal Description of the property proposed to be developed is complete and accurate.

2.2 **Property Deed:**

Submit one (1) copy of the deed of the subject property as filed in the Clermont County Recorder's Office.

2.3 **Preliminary Development Plan Application Form:**

Submit a completed application form signed by the applicant and the owner(s) of the property and one (1) copy.

2.4 **Adjacent Property Owners Form:**

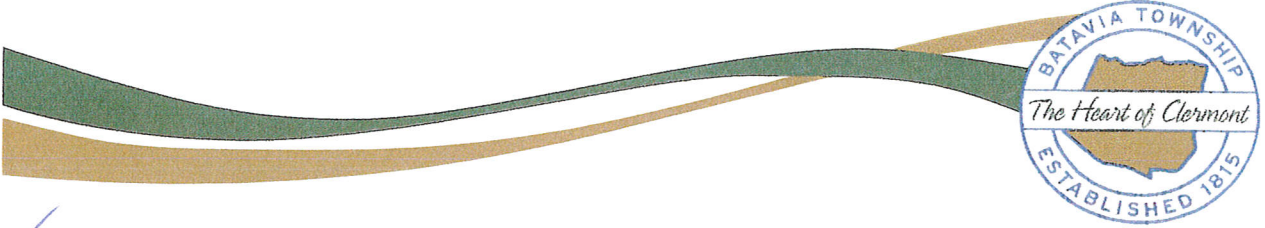
Complete and submit the Adjacent Property Owners form (provided in this Packet) containing the names, addresses and tax information of all parcels within two hundred (200) feet of the subject site.

2.5 **Applicant's Affidavit:**

Complete and submit the original copy of the Affidavit (provided).

2.6 **Checklist of Requirements:**

Submit this completed form and checklist signed by applicant or his/her representative.



2.7 **Written Statement of Compliance with Standards for Petition Review:**

Submit a written statement that explains how the proposed PD Map Amendment Plan (or Plan Modification) complies with the standards for Petition Review (Art.36.01 R) as specified in the Batavia Township Zoning Resolution.

NA 2.8 **Explanation of Homeowners Association:**

Submit a description of the proposed establishment of a homeowners association for the PD (as applicable).



3. GRAPHIC REQUIREMENTS



3.1 Preliminary Development Plan: ~

Submit seven (7) copies of the Preliminary Development Plan (drawings) at a scale of one hundred (100) feet to the inch or larger (unless approved otherwise) and one electronic copy of the application including PDF drawings of the development plans with details

- a. Project name, date, scale, north arrow (north up), map title, total sheets, and sheet number;
- b. Name and title of applicant, present owner(s) and person preparing map;
- c. Vicinity map identifying site with references to surrounding areas and existing street locations.
- d. Zone (gross) area of entire site; site (net) area excluding right-of-way;
- e. Summary table with the following information:
 - I. Proposed use of all facilities
 - II. Floor area including basements (if nonresidential)
 - III. Number of dwelling units (if residential)
 - IV. Parking spaces required by Zoning Resolution; spaces provided
 - V. Seating capacity (where appropriate)
 - VI. The density of residential uses (calculation to be prepared according to *Article 36.01 L*).
 - VII. School District(s) in which this development is located.
 - VIII. Total mileage of all proposed public roadways
- f. ~~Existing~~ ^{Proposed} property lines, right-of-way and utility easements for the entire tract and each parcel involved;
- g. Location of existing zone boundaries of property and up to 200 feet outside subject site;
- h. Existing contour lines (dashed) at 5-ft intervals or less on site, including 200 ft beyond, indicating data source and date.
- i. Front, side, and rear yard setbacks for all structures and parking areas;
- j. Existing structures, pavements, sanitary and storm sewers, sidewalks, curbs, and other physical and natural features indicated with approximate locations. Structures to be demolished shown in dashed lines.



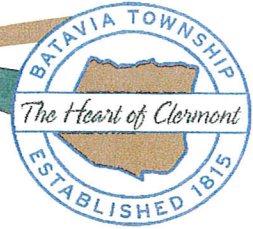
- k. Base mapping of the property showing the physical features (general topography, drainage ways and water bodies, etc.) and existing land uses;
- l. Boundaries of the tract to be developed on a planned unit basis;
- m. Highways and streets in the vicinity of the tract, and ingress and egress to the tract;
- n. Location of different general land use areas proposed to be developed;
- o. Proposed density levels of each residential area and acreage and square feet of business uses;
- p. Proposed treatment of existing topography, drainage ways, and tree cover;
- q. Proposed general location of major vehicular circulation, showing how this circulation pattern relates to the primary and secondary road alignments designated by the Clermont County Thoroughfare Plan or guidance from the Clermont County Engineer's Office;

- r. Location of school or fire station sites, if either are proposed;
- s. Phasing plan and time schedule of the projected development if the total landholding is to be developed in stages, or if construction is to extend beyond a two-year time period.
- t. Calculation of required open space indicating compliance with the standards established in 36.01 L/6, including plans that illustrate accessibility of open space areas and plans for use of open space by future occupants of the PD.
- u. A preliminary landscape plan that illustrates proposed landscape areas, buffer yards and screening, as needed, including general information regarding amount and types of plant material.

Existing

3.3 **Reduced Preliminary Development Plan:**

Submit two (2) copies of the preliminary development plan reduced to an 11" x 17" sheet of paper for in-office copying. The information contained on the reduced version shall be the same as which is required above.

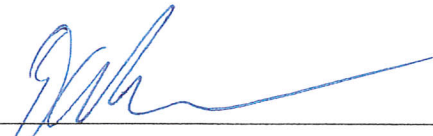


Question for
Planning Commission

3.4 Traffic Impact Analysis:

Survey of proposed development's traffic impact, analysis of the existing roadway network's level of service before and after construction, and identification of necessary roadway improvements to mitigate the impact. The township follows Clermont County Engineer's Office guidelines for traffic impact analysis submission. If an analysis is required during any development stage, it must be included in the preliminary development plan application.

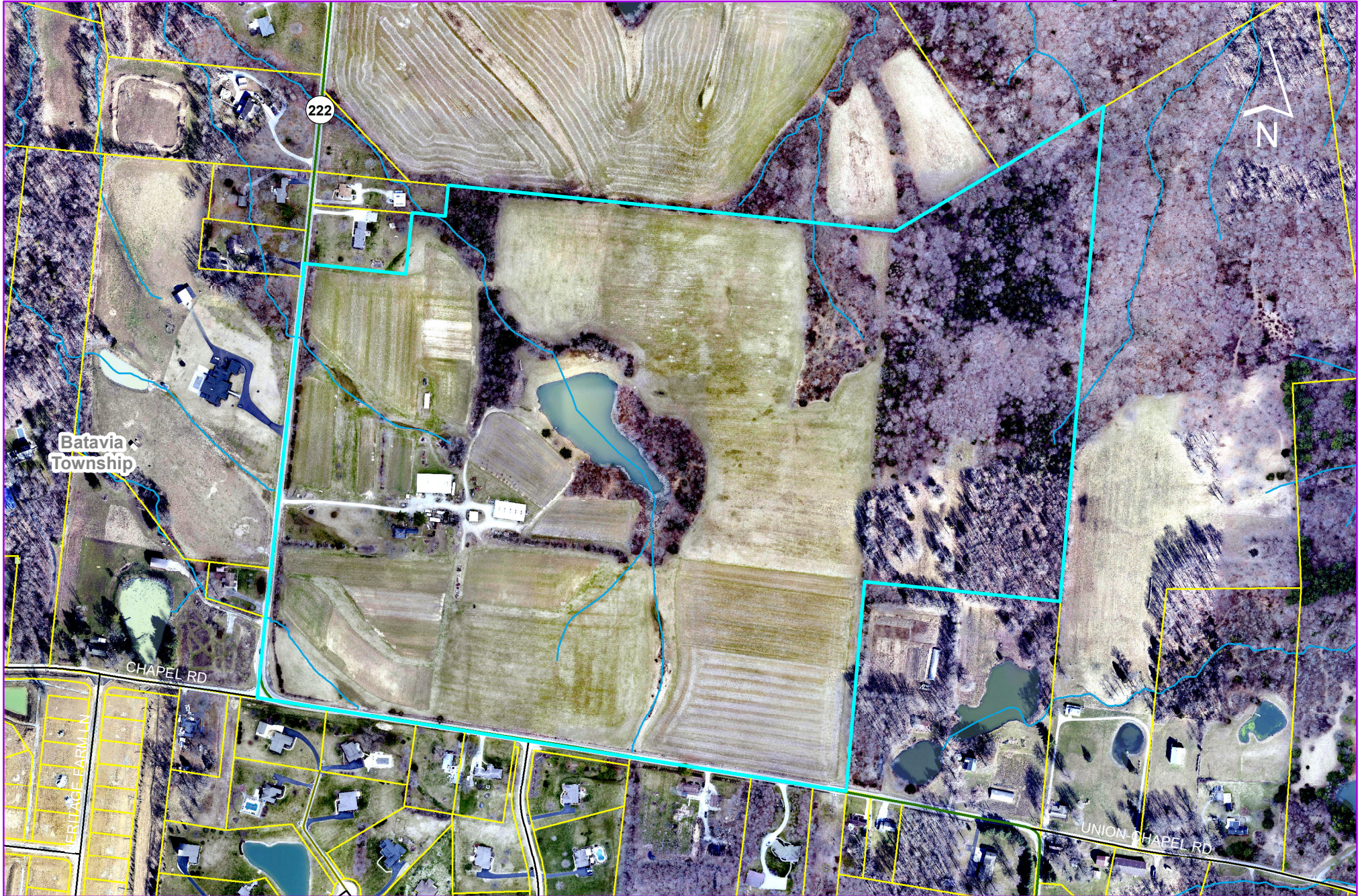
INFORMATION SUBMITTED SHALL BE ASSUMED CORRECT AND THE APPLICANT AND/OR AGENT SHALL ASSUME RESPONSIBILITY FOR ANY ERRORS AND/OR INACCURACIES THAT MAY RESULT DUE TO AN IMPROPERLY SUBMITTED APPLICATION.



Signature
(Applicant or Representative)

12-1-22
Date submitted:

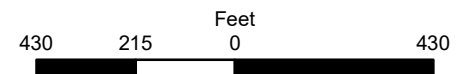
Last Revised: 2023-05-30

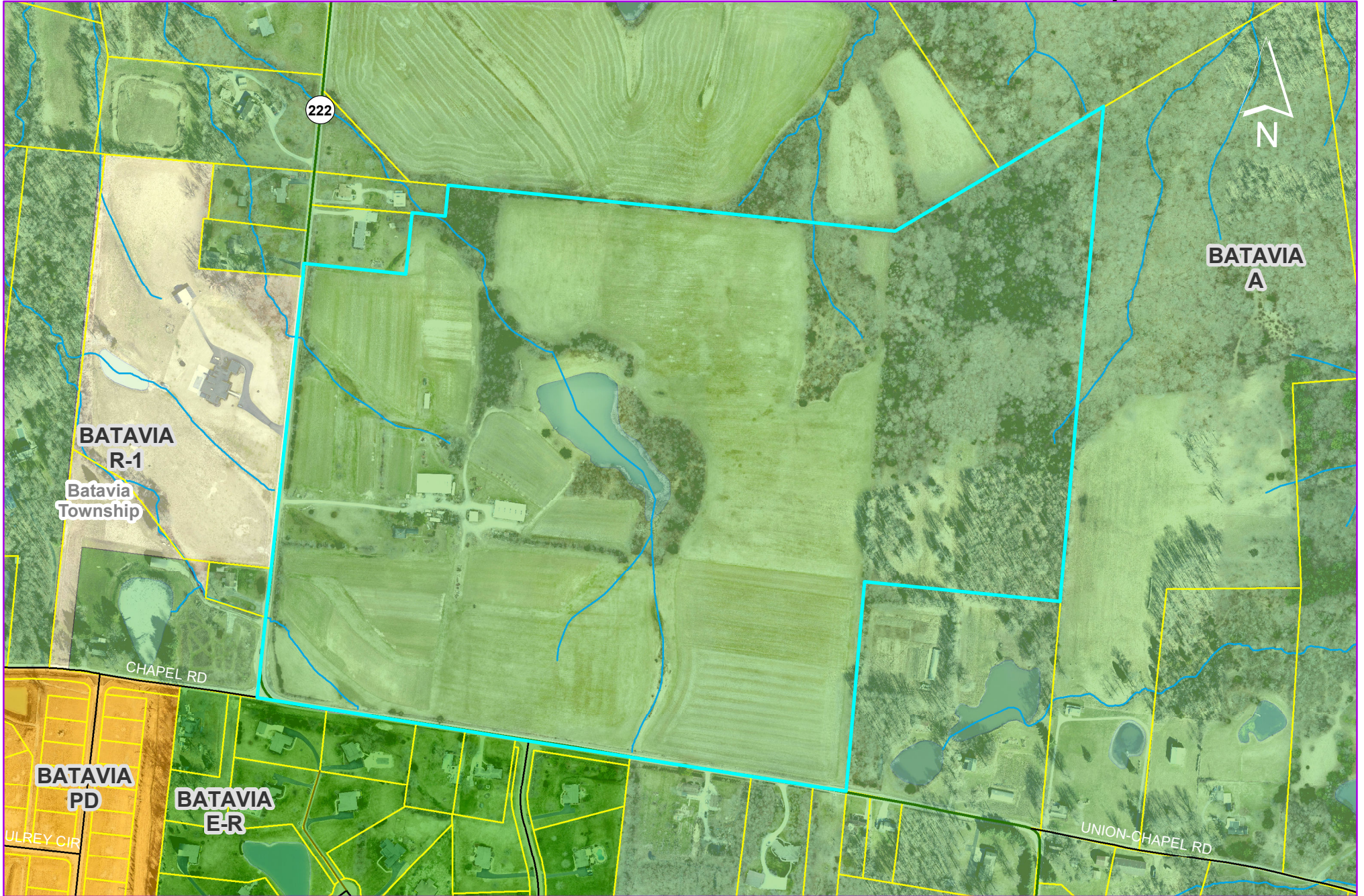


PROPERTY INFORMATION:

Parcel Numbers: 032019D195

Total Site Area: +/- 94.75 ac.

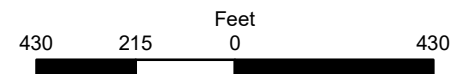




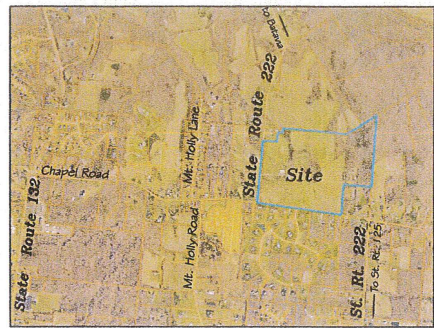
PROPERTY INFORMATION:

Parcel Numbers: 032019D195

Total Site Area: +/- 94.75 ac.



Attachment D



Vicinity Map
N.T.S.

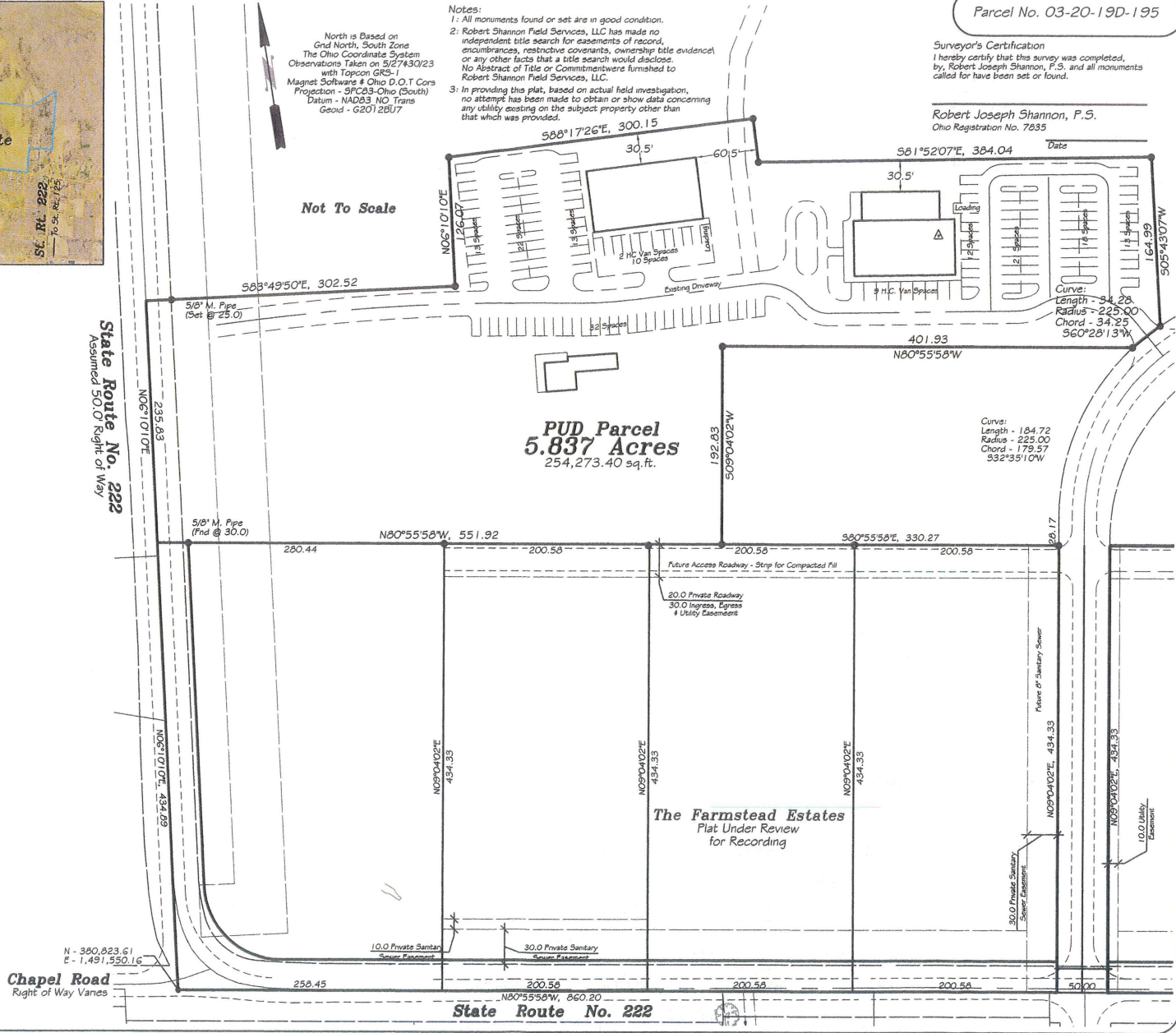
- Symbol Legend**
- ▲ = Stone Found
 - = 5/8" Metal Pipe Found
 - = 1/2" Pin Found
 - = M.R. (Cylinder) Found
 - = 5/8" Metal Pipe Set

Reference Documents

- Deed Book 637, Page 443
- O.R. Book 0094, Page 0853
- O.R. Book 2373, Page 0534
- O.R. Book 2376, Page 1303
- O.R. Book 2513, Page 0374
- O.R. Book 2555, Page 2295
- O.R. Book 2926, Page 0126
- O.R. Book 2949, Page 1329
- O.R. Book 2946, Page 0243
- Plat Cabinet 07, Page 165
- Plat Cabinet 07, Page 166
- Survey Record Book 3, Page 073
- Survey Record Book 06M, Page 060
- Survey Record Book 30M, Page 091
- Survey Record Book TL91, Page 004
- Survey Record Book TL92, Page 140
- Survey Record Book TL96, Page 257

Closure

- PUD Parcel
- North: 381255.9828, East: 1491596.9014
 - Course: N 06°10'11" E, 235.83 feet
 - North: 381490.4469, East: 1491622.2470
 - Course: S 83°49'50" E, 302.52 feet
 - North: 381457.9353, East: 1491923.0149
 - Course: N 08°10'10" E, 126.97 feet
 - North: 381583.2759, East: 1491936.5636
 - Course: S 88°17'26" E, 300.15 feet
 - North: 381574.3214, East: 1492236.5800
 - Course: S 01°44'12" W, 42.89 feet
 - North: 381531.4511, East: 1492235.2802
 - Course: S 81°52'07" E, 384.04 feet
 - North: 381477.1311, East: 1492615.4591
 - Course: S 05°43'07" W, 164.99 feet
 - North: 381312.9622, East: 1492599.0190
 - Curve: Length 34.28 ft, Radius 225.00 ft, Chord: S 60°26'13" W, 34.25 feet
 - North: 381296.0804, East: 1492569.2167
 - Course: N 80°55'58" W, 401.93 feet
 - North: 381359.4218, East: 1492172.3091
 - Course: S 09°04'02" E, 192.83 feet
 - North: 381169.0014, East: 1492141.9205
 - Course: N 80°55'58" W, 551.92 feet
 - North: 381255.9802, East: 1491596.8972
 - Area: 254,273.40 sq. ft. 5.837 acres
 - Closure: S 58°25'24" W, 0.0049
 - North: -0.00259 East: -0.00422



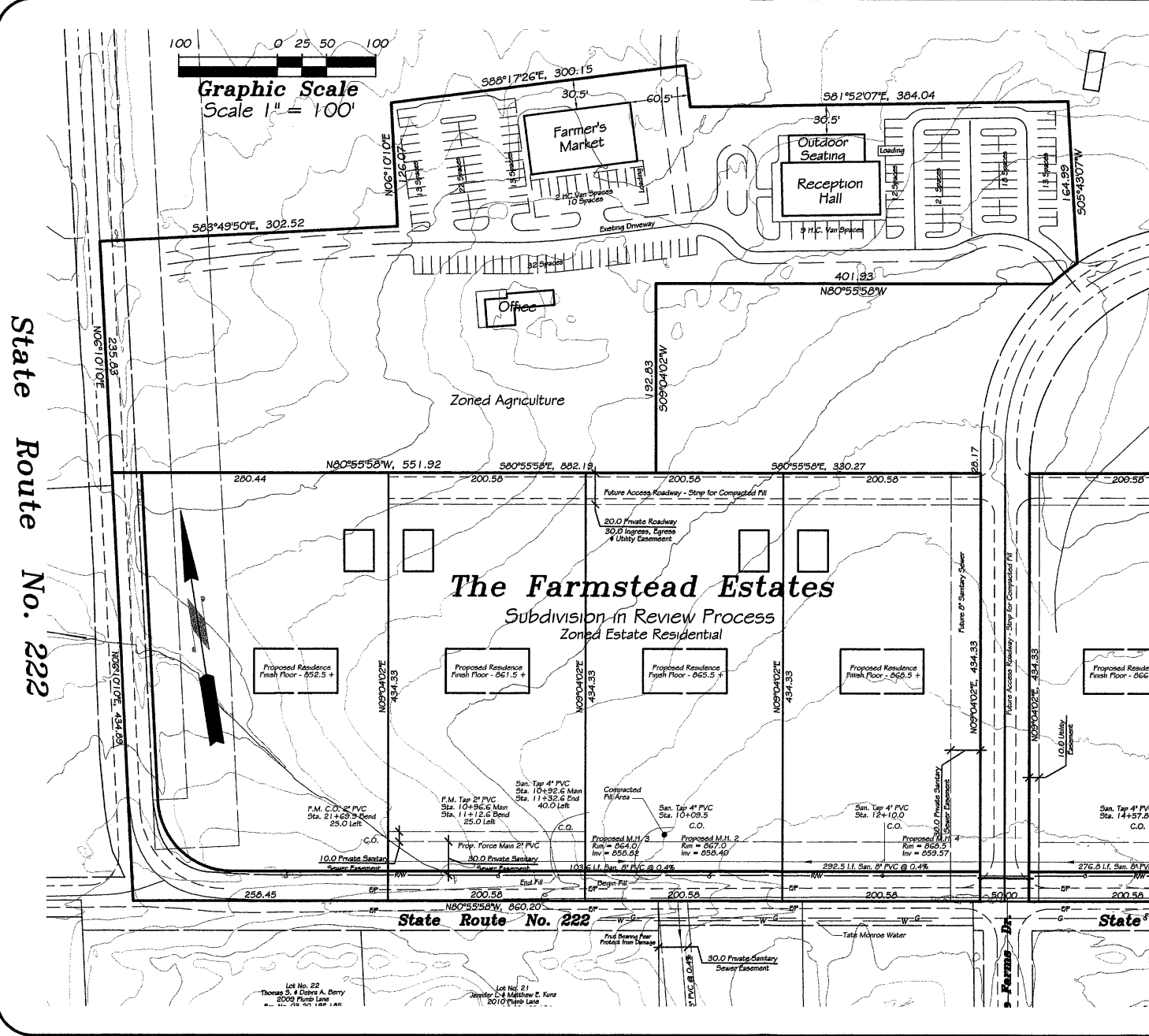
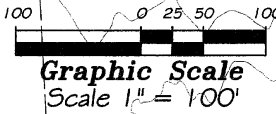
Drawn No.:	23-030 Base
Job Number:	2023.0030
Date:	08/01/23
Drawn By:	S.T.S.
Checked By:	S.T.S.
Scale:	1" = 300'
X-Ref:	



Robert Shannon Field Services, LLC
Robert Joseph Shannon
PROFESSIONAL SURVEYOR
1794 State Route No. 125
Paris, OH 40354
(513) 797-4417 / rjsh@rsfc.net

Zone Change Request
for
Head Properties, LLC
Batavia Township, Clermont County, Ohio
Scott's Military, Survey No. 586
Official Record Book 2946, Page 0248
Parcel No. 03-20-19D-195

Revision	Date



Area Breakdown

Original Parent	4,127,097.2 sq.ft.	94.745 Acres
Subdivision in Review Process		
Zoned - Estate Residential	835,705.5 sq.ft.	19.185 Acres
Prop. Right of Way	91,266.9 sq.ft.	2.1 Acres
Proposed PUD	254,273.4 sq.ft.	5.837 Acres
Remainder		
Zoned - Agriculture	3,037,118.3 sq.ft.	69.723 Acres

Structures

House	1986 sq.ft.
Barn	3555 sq.ft.
Addition	2120 sq.ft.
Equipment Storage	6488 sq.ft.

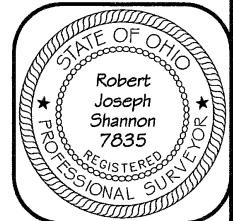
Parking

H/C Van	11 Spaces
Regular	152 Spaces
Reserved Loading	2 Spaces

West Clermont Schools

Zone Change Request
for
Head Properties, LLC
Batavia Township, Clermont County, Ohio
Scott's Military Survey No. 586
O.R. Book 2946, Page 0248
Parcel No. 03-20-19D-195

Owner:
Head Properties, LLC
Agent: Daron Farmer
3647 St. Rt. 222
Batavia, Ohio 45103
254-424-3104



Robert Shannon
Field Services, LLC
Robert Joseph Shannon
PROFESSIONAL SURVEYOR
1794 State Route No. 125
Amelia, Ohio 45102
(513) 797-4444 / RSField@fuse.net

DRAWN BY: R.J.S.	DATE: 12/11/23	SCALE: 1" = 100'	SHEET No. 2/2
REVISIONS:			PROJECT No. 23-080 CREATED BY: R.J.S.

Attachment E

2.7 - Compliance of standards for Review:

A: Seeking zone change from Agriculture to Planned Development so that the existing structures can continue to be used in the basic capacity they were constructed to services the farm and maintain the overall atmosphere of a rural farm setting.

B: The zone change is not intended to be used to expand the size of the existing or add additional structures; simply the desire is to use the existing barn as a wedding/reception facility, convert the existing equipment storage building to a farmers market and use the home as a general office for the facilities.

C: The owner is looking to develop the residual land into larger lots maintaining the rural presence with depth that allows the residential lots to have sufficient separation from these facilities.

E: That is the entire reason for the zone change – to allow the existing rural, agricultural structures to be used instead of them being razed and have the site used for dense housing.

F: Wanting to maintain the rural charm of the parcel in a manner that will promote it's continued existence in a productive manner.

G: As stated the land will continue to reflect that rural charm that it currently has; the only real change is traffic – State Route 222 is an established transportation route.

F: Not Applicable.

2.8 Explanation of Homeowners Association:

Not Applicable, No residences are proposed to be constructed on this parcel and no such Homeowners Association will be required.

Attachment F

ARTICLE 36 PLANNED DEVELOPMENT

36.01 PLANNED DEVELOPMENT OBJECTIVES

The Planned Development (PD) District and the associated planning and development regulations as set forth and referred to herein are designed to achieve the following objectives:

- A. Provide flexibility in the regulation of residential, commercial and office land development;
- B. Encourage a variety of housing and building types, a compatible mix of commercial and residential development, and creative site design;
- C. Encourage provision of useful open space, and preservation of valuable and unique natural resources;
- E. Provide a development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, prevents the disruption of natural drainage patterns, and contributes to the ecological well being of the community;
- F. Promote efficiency through a more effective use of land than is generally achieved through conventional residential and/or commercial development resulting in substantial savings through shorter utilities, streets and other public services;
- G. Provide a residential and/or commercial development pattern in harmony with land use density, transportation facilities, community facilities, and objectives of the Batavia Township Growth Policy Plan; and
- H. Provide opportunities for alternate energy and utility uses, such as wind and solar energy generation uses as principal uses, to be sited, designed and operated consistent with the community character and growth policies of Batavia Township.

36.02 PROVISIONS GOVERNING PLANNED DEVELOPMENTS

- A. General

Because of the special characteristics of Planned Developments, special provisions governing the developments of land for this purpose are required. Whenever there is a conflict or difference between the provisions of this Article and those of the other Articles of this Resolution, the provisions of this Article shall prevail for the development of land for Planned Developments. Subjects not

covered by this Article shall be governed by the respective provisions found elsewhere in this Resolution.

B. Construction

No construction, grading, tree removal, soil stripping, or other site improvements or changes shall commence, and no permits shall be issued until approval of the PD Final Development Plan by the Township Zoning Administrator in conformance with the requirements of this Article 36 PD Planned Development provisions have been met.

36.03 USES PERMITTED

- A. Any use that is permitted in any zoning district may be approved within a Planned Development provided that the project shall be planned, developed, and operated in accordance with an approved development plan. Specific uses, structures, and developments shall be properly integrated with the surrounding area in such a way as to promote the health, safety, morals, general welfare, and wholesome environment of the general public and of the occupants of nearby property, and to avoid nuisances to the general public or to the occupants of nearby property. All uses shall be approved by the Township as part of the development plan review process.
- B. Solar Energy Systems and Wind Energy Systems as a principal use of a property may be approved as a Planned Development provided that the project shall be planned, developed, and operated in accordance with an approved development plan. The Township shall review such principal use Energy Systems using the development standards in Section 36.12 Energy System Design Standards.

36.04 RECOMMENDED MINIMUM PROJECT AREA

It is recommended that the gross area of the tract to be developed under the Planned Development approach shall be a minimum of five (5) acres.

36.05 DEFINITIONS

The following words and phrases shall have the following meanings applicable to Planned Developments.

- A. “Common Open Space” is a parcel of land or any area of water, or a combination of land and water within the site designed and intended for the use or enjoyment of occupants of the Planned Development, or consistent with use as described in Section 36.01 H. Common Open Space may contain such complimentary structures and improvements as are necessary and appropriate for the benefit and enjoyment of occupants but shall not include rights-of-way and required private yards;

- B. “Landowner” shall mean the legal or beneficial owner or owners of all of the land proposed to be included in a Planned Development. The holder of an option or contract to purchase, a lessee or other person having an enforceable proprietary interest in such land, shall be deemed to be a landowner for the purposes of this Article;
- C. “Plan” shall mean the written and graphic submission for a Planned Development, including a Preliminary Development Plan (denoting a prospectus for development), Final Development Plan, a plat of subdivision, all covenants relating to use, location, and bulk of buildings and other structures, density of development, private streets, ways and parking facilities, common open space and public facilities;
- D. “Planned Development” (PD) is an area of land, controlled by a Landowner, to be developed as a single entity for a variety of dwelling units and/or other uses, the Plan for which may not correspond in lot size, bulk or type of dwelling, density, lot coverage and required open space to the regulations established in any one zoning district created, from time to time, under the provisions of the Batavia Township Zoning Resolution; and
- E. “Professional Consultant” shall mean a person who possesses the knowledge and skills, by reason of education, training, and experience to comprehend the full nature and extent of the project in question regarding its social, economic, physical, environmental and design characteristics and implications in order to foster a unified plan for development. The professional consultant may be a registered architect, landscape architect, engineer, planner, or equivalent.

36.06 PROJECT OWNERSHIP

The project land may be owned, leased, or controlled either by a single person or corporation, or by a group of individuals or corporations. Such ownership may be by a public or private corporation.

36.07 OPEN SPACE IN PLANNED DEVELOPMENTS

A. Common Open Space

No less than twenty (20%) percent of the gross acreage in any Planned Development shall be reserved for common open space and recreational facilities for the residents or users of the area being developed. The open space shall be disposed of as required in Section 36.07 B. Required open space shall be readily accessible and usable by occupants of the approved development.

B. Disposition of Common Open Space

The required amount of common open space land reserved under a Planned Development shall be held in corporate ownership by owners or the Homeowners Association of the project area for the use of each owner who buys property within the development or under exceptional circumstances be dedicated to the Township, following consent and approval by the Township, and retained as common open space for public parks, recreation, and related uses. All land dedicated to the Township must meet the Batavia Township Board of Trustees requirements as to size, shape, and location. Public utility and similar easements and rights-of-way for water courses and other similar channels are not acceptable for common open space dedication to the Township, unless such land or right-of-way is usable as a trail or other similar purposes and approved by the Batavia Township Board of Trustees. A Homeowners Association (HOA), or other appropriate management entity for non-residential use projects, shall be established and in place prior to the development of any land within a PD with the open space(s) under their control being denoted on the record plat and identified as “non-buildable” other than for HOA approved uses.

C. Maintenance of Open Space

1. A Homeowners Association, or other appropriate management entity for non-residential use projects, shall be responsible for maintenance of open space and other required amenities within the proposed PD. A Homeowners Association shall be established, and the Bylaws and Articles of Incorporation shall be recorded at the time of approval of the Final Development Plan, prior to issuance of a Zoning Certificate or approval of a record plat.
2. The Batavia Township Board of Trustees may require a maintenance bond be provided or an escrow account established by the developer for maintenance and upkeep of all common areas until such time as 75% of the lots have been sold.

D. Lots to Have Access to Common Open Space

1. Every residential property developed under the Planned Development approach should be designed to easily access common open space or similar areas. Open space areas shall be accessible to all residents and dwelling units and shall be conveniently located in relation to dwelling units. This does not limit the creation or protection of buffer areas not intended for active use. Open space areas shall have minimum dimensions which are usable for the functions intended and which will permit proper maintenance. The Batavia Township Board of Trustees may require that natural amenities, such as but not limited to, ravines, rock, outcrops, wooded area, tree or shrub specimens, unique wildlife habitat, ponds, streams, and marshes be preserved as part of the open space system.

2. Common open space within non-residential use areas shall be designed to provide maximum benefit to the users of the development and should not be provided in unusable fragments. The design of the open space should create open space areas that are accessible and oriented to pedestrian activity.

36.08 UTILITY REQUIREMENTS

Underground utilities, including telephone and electrical systems, are required within the limits of all Planned Developments. Appurtenances to these systems which can be effectively screened may be exempt from this requirement.

36.09 DEVELOPMENT STANDARDS FOR PLANNED DEVELOPMENTS

Planned Developments may be developed following the provisions of this Section.

- A. Minimum Recommended Lot Sizes, Setbacks, Building Line Widths, Dwelling Square Footages and Maximum Recommended Density Levels.
 1. Minimum requirements with respect to lot sizes, setbacks, building line widths, and dwelling square footages shall be duly noted on the record plat. Recommended development standards are specified for different land use types. The Township may approve variable development standards based on the specific conditions and development patterns for a Planned Development. The Township may consider the impact that proposed property maintenance may have on approval of variable development standards – i.e. yard, landscaping, building, snow removal by a homeowners association.
 2. The total residential density of the PD shall be established on the NET acreage of the residential portion of the PD, excluding any areas of commercial, office, or non-residential use including open space lots. Slopes greater than 20%, existing public right of ways, and existing utility easements shall be subtracted from the total acreage to calculate net density. The Township may allow increased density in a PD if the Township determines that the proposed density will be appropriate for the property and the area, and that the proposed design justifies the increase in density.

EXAMPLE TO BE USED FOR CALCULATING NET DENSITY

100 gross acres (including min. of 20% open space or 20 acres)
 - 15 acres of > 20% slope
 - 5 acres of existing public r-o-w and/or utility easements
 80 **net** acres

Proposed # of dwellings per dwelling type / net acres = proposed net residential density.

3. The Township shall evaluate the proposed off-street parking to determine if adequate parking is provided and may require additional improvements if deemed necessary.

4. Single-family Detached Dwellings. Each lot intended for a single-family detached dwelling is recommended to have the following minimum standards. Variable standards may be granted by the Township if considered appropriate. If not, minimum standards shall be:

- a. Lot size 10,000 square feet
- b. Lot width at building line 75 feet
- c. Front yard 35 feet from right-of-way
- d. Side yards 20 feet total; 5 feet minimum on one side
- e. Rear yard 30 feet from rear lot line
- f. Net density 3 dwelling units per acre

5. Attached Two-family Dwellings and Attached Patio Home-style Dwellings. Each lot intended for an attached two-family or attached patio home-style dwelling is recommended to have the following minimum standards. Variable standards may be granted by the Township if considered appropriate. If not, minimum standards shall be:

- a. Lot size 6,500 square feet
- b. Lot width at building line 50 feet
- c. Front yard 35 feet from right-of-way
- d. Side yards 25 feet total; 10 feet minimum on one side
- e. Rear yard 35 feet from rear lot line
- f. Net density 6 dwelling units per acre

6. Multi-family Dwellings and Attached Single-family Dwellings. Multi-family dwellings and attached single-family dwelling units, including apartments, attached townhouse, clustered patio homes and condominium units, may be incorporated into a proposed Planned Development, if the Township finds that such use will be consistent with the character of the area, compatible with surrounding uses, and in compliance with the standards of this Article. Variable standards may be granted by the Township if considered appropriate. If not, minimum standards from the perimeter property line shall be:

- a. Front yard 50 feet from the public right-of-way; or 30 feet from a private right-of-way easement
- b. Side yards 50 feet on each side
- c. Rear yard 50 feet from rear lot line
- d. Between buildings 25 feet between buildings

- e. Net density 10 dwelling units per acre
 - f. In areas where townhouses or attached condominiums are developed, a maximum of eight (8) townhouse units in any contiguous group is recommended.
 - g. The multi-family structures and pavement shall not utilize more than 60% of the net acreage allocated to the complex.
7. The square footage of all dwelling units, attached and detached units, within a PD shall follow the guidelines established by the Zoning Resolution in effect at the time of issuance of Zoning Certificates unless modifications are agreed upon at the time of PD approval.
8. Non-residential Uses. Each lot in a PD intended for a non-residential use is recommended to have the following minimum standards. Variable standards may be granted by the Township if considered appropriate. If not, minimum standards from the perimeter property line shall be:
- a. Lot size 15,000 square feet
 - b. Lot width at building line 100 feet
 - c. Front yard 40 feet
 - d. Side yards 20 feet on each side
 - e. Rear yard 40 feet from rear lot line
 - f. Parking setback from right-of-way 10 feet
 - g. Parking setback from other lot lines 5 feet.
9. Other Development Controls for Non-residential Uses. The following development controls shall be applied to non-residential uses within a PD:
- a. Parking and loading requirements shall be in accordance with the provisions set forth in Article 8 of this Resolution or as approved on the Preliminary or Final Plan.
 - b. No outdoor sales or display of any materials shall be permitted in the PD unless approved as a part of the Preliminary or Final Plan.
 - c. No lighting shall be permitted which will have unreasonable glare from any use located in the PD onto any street or into an adjacent property. A lighting plan illustrating the proposed location, height, pole and fixture type, design, lamp, and photometric plan shall be approved on the Preliminary or Final Plan or shall comply with the regulations of Section 8.02 H. Outdoor Lighting as minimum standards.
 - d. All business activities permitted within the PD shall be conducted within a completely enclosed building, except for the following:

- i. Off-street parking and loading and/or unloading areas.
- ii. Outside play areas as part of child day care centers, churches, and schools.
- iii. Accessory seating area for eating establishments.
- iv. Open air display areas located on the same lot as the primary permitted uses. Such area shall be clearly identified on the PD plan as “outside display area”.
- v. Fuel Dispensing.
- vi. Other activities as approved on the Preliminary or Final Plan.
- vii. Mechanical equipment, whether ground or roof mounted, shall be screened from view from public rights-of-way.
- viii. Circulation systems (vehicular and pedestrian) shall be coordinated with those of adjacent areas.
- ix. No use producing unreasonable objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
- x. All waste receptacles shall be contained in an area screened on three sides by a six (6) foot tall solid wood or masonry enclosure. The fourth side is to contain steel enforced wood gates. The standards in Section 7.27 Dumpsters and Trash Handling Areas for Non-Single-Family Districts shall be used to establish minimum design standards.
- xi. Signage is to be consistent with Article 40 of this Resolution or as approved on the Preliminary or Final Plan.
- xii. Landscaping/Screening shall be as approved on the Preliminary or Final Plan. The standards in Section 7.07 Bufferyard and Landscaping and Section 8.02 I. Interior Parking Area Landscaping shall be used to guide landscape requirements.

36.10 HEIGHT REQUIREMENTS

It is recommended that heights of principle use structures in the PD shall not exceed forty (40) feet and that heights of accessory structures shall not exceed 15 feet.

36.11 STREET DESIGN

The design of streets is significant in determining the character of Planned Developments. The following conditions are recommended standards within Planned Developments.

- A. Streets should have a minimum pavement width of 28 feet for collector streets and 24 feet for local/cul-de-sac streets.
- B. Width of private streets are to be reviewed by the Township based on input from the Township fire and maintenance departments, and the County.
- C. Parking should be limited to one side of the street, recommended to be located opposite the fire hydrants.
- D. Sidewalks should be provided on both sides of public streets.
- E. The Township shall evaluate the proposed off-street parking to determine if adequate parking is provided and may require additional improvements if deemed necessary.
- F. Landscape islands and/or irrigation systems proposed in public rights-of-way shall be reviewed and approved by the Township, including the Township Service Director and Fire Department.
- G. Planting of trees within public rights-of-way shall not be permitted unless approved by the Township. Planting of trees on proposed private lots are encouraged at the rate of one (1) tree per lot in the front yard, and two (2) trees for corner lots.

36.12 PRINCIPAL USE ENERGY SYSTEM DEVELOPMENT CONTROLS

The following development controls shall be applied to principal use energy system uses within a PD:

- A. An applicant for a proposed principal use energy system shall provide the Township with the following items and/or information when applying for a Planned Development:
 - 1. An engineering report that shows:
 - a. The total size and height of the proposed solar or wind energy system.
 - b. Data specifying the megawatt size and generating capacity in megawatts of the solar or wind energy system.

c. Hazardous materials containment and disposal plan.

2. A site drawing showing the location of the solar or wind energy system including all equipment and components thereof in relation to (and measurements of distances from) all existing structures on the property, roads and other public rights-of-way, and neighboring property lines.
3. Evidence of compliance with applicable setback and all other applicable development standards.
4. Maintenance. Solar or wind facilities must be maintained in good working order at all times. The owner of the property and owner of the solar or wind facilities shall, within thirty (30) days of permanently ceasing operation of a solar or wind facility, provide written notice of abandonment to the Township. An unused solar or wind facility may stand no longer than three (3) months following abandonment. All costs associated with the dismantling/demolition of the solar or wind facility and associated equipment shall be borne by the property owner. A solar or wind facility is considered abandoned when it ceases transmission of electricity for sixty (60) consecutive days. Removal includes removal of all apparatuses, supports, and or other hardware associated with the existing solar or wind facility and, in the case of ground mounted solar energy systems installed returning the property to a graded, seeded and/or landscaped state similar to its condition prior to the construction/installation.
5. Any other information or materials reasonably requested by the Township.

B. Small Solar Facilities.

A PD intended for a Small Solar Facility is recommended to have the following minimum standards. Variable standards may be granted by the Township if considered appropriate, If not, the minimum shall be:

1. Height. The maximum height of any structure at any point shall not exceed fifteen (15) feet.
2. Visual Buffer. Small Solar Facilities shall have a visual buffer of natural vegetation, plantings, and/or fencing that provides reasonable visual screening to reduce view of and noise from the Small Solar Facilities on adjacent lots and from any public right-of-way shall be provided.
3. Lighting. The Small Solar Facility must narrowly focus light inward toward the solar equipment, be downlit and shielded, and result in a maximum horizontal illuminance level not to exceed one foot-candle. Small Solar Facilities shall be placed or arranged in a manner so as not to reflect unreasonable glare onto adjacent buildings, properties, or roadways. Any lighting shall meet the lighting restrictions of this Resolution.
4. Noise. Any Small Solar Facility shall comply with the noise standards of Section 7.09 of this Resolution.
5. Setbacks. A Small Solar Facility shall have a perimeter setback of a minimum of 50 feet.
6. Building Permits. All Small Solar Facilities and parts thereof shall obtain all applicable required building permits from the County.
7. Advertising. Small Solar Facilities and the property where located shall not be used for the display of advertising. For the purposes of this section, reasonable and customary identification (name, insignia, logo, and/or similar) of the manufacturer or operator of the system that is incorporated into or manufactured on the equipment itself shall not be considered advertising.
8. Road Use Maintenance Agreement. The property owner shall provide for the adequate maintenance and protection of Township maintained, protected, or managed infrastructure (including, but not limited to roadways, rights-of-way, and easements) to be used in connection with the Small Solar Facility as detailed further in a road use and maintenance agreement (“RUMA”) with the Township. Any damaged public roads,

culverts, and bridges shall be repaired promptly to their previous or better condition by the property owner or their designee under the guidance of the appropriate regulatory authority.

9. Safety Services. The property owner shall provide sufficient evidence that the property can be adequately served by the appropriate safety services, for example, a letter from the applicable fire department verifying that emergency response personnel and vehicles can safely reach and service the property, including the area where the Small Solar Facility is located.
10. Glare. Solar panels shall be placed or arranged in a manner so as not to reflect unreasonable glare onto adjacent buildings, properties, or roadways.
11. Any fencing and/or screening installed in connection with the Small Solar Facility shall be harmonious and compatible with the surrounding properties and uses. Fencing shall be maintained in good repair and in an aesthetic manner at all times.
12. Other Restrictions. A Small Solar Facility shall comply with all applicable federal, state, and local laws, rules, and regulations.

36.13 PLANNED DEVELOPMENT REVIEW PROCEDURES

Because of the distinctive nature of Planned Developments, the review process may consist of a simultaneous zoning review and Clermont County subdivision review. Applications for PD's shall be processed in two (2) steps as follows:

A. Step #1 Application for Planned Development

The required number of copies of the application material for Planned Development consistent with the submission requirements shall be filed with the Township Zoning Administrator and processed in the same manner as any change of zone application. The Zoning Administrator upon receipt of the Application Material for Planned Development, shall transmit copies of said plans to the Township Zoning Commission, the Batavia Township Board of Trustees, and retain one (1) file copy, and may transmit copies of said plans to the County Planning Commission for review.

1. If the Township transmits the Planned Development application to the County Planning Commission for review, the Township Zoning

Commission and Township Board of Trustees may consider the recommendation of the County Planning Commission.

2. The Township may transmit the Planned Development application to the Clermont County Engineers Office, Clermont County Water Resources Department or other county or state agency or department to request review and comment on the proposed Planned Development.
3. The Township recommends that the applicant for a residential PD complete the design review for a subdivision with the County prior to, or simultaneous with, application for the PD Preliminary Plan/Zone Change approval by the Township.

Any comments and recommendations of the County Planning Commission, the comments of associated County agencies, and the recommendation by the Township Zoning Commission shall be transmitted to the Batavia Township Board of Trustees for the final decision on the application for the Planned Development. The Batavia Township Board of Trustees shall notify the County Planning Commission immediately of their action on the zone map amendment.

B. Step #2 Final Development Plan

A Final Development Plan for the entire development or the first phase of the development if acceptable, must be approved within eighteen (18) months of the Batavia Township Board of Trustees Preliminary Development Plan approval unless an eighteen (18) month extension of time is granted by such Board. If a Final Development Plan is not filed within this time period, the Township shall follow the procedures established in Section 36.15 Phasing And Delay in Construction. The Township recommends that the applicant complete formal subdivision review by the County prior to obtaining final approval by the Township for the Final Development Plan.

The required number of copies of a Final Development Plan shall be submitted to the Township Zoning Administrator for each phase of the project proposed to be developed. The Final Development Plan shall provide details regarding the construction of improvements within the PD and shall be in accordance with the submission requirements for Final Development Plans. The Zoning Administrator, upon receipt of a Final Development Plan, may transmit copies of said plans to the Township Service Director and other Township departments or County agencies and may request review and comment on the plans. If the Clermont County Planning Commission has not completed their formal subdivision review of the development, copies of the Final Development Plan may also be transmitted to their office for review.

Any comments of the Township departments, County Planning Commission, and County agencies shall be considered by the Zoning Administrator for the decision

on the application for Final Development Plan. The Zoning Administrator shall notify the County Planning Commission immediately of their action.

C. Application for Planned Development/Preliminary Development Plan Requirements – Step #1

1. Petition Procedures

- a. A petition for PD district may be made by the owner(s) of record or by a person(s) acting on behalf of the owner(s) of record of the subject parcel, with the owner's written consent. The owner of each parcel of land within the proposed PD shall be required to sign a Statement of Acknowledgment and consent as provided by Batavia Township within the application packet.
- b. The petition and related information shall be filed with the Township Zoning Administrator who shall transmit copies of the petition to the Zoning Commission secretary and may be transmitted to the County Planning Commission.
- c. In addition to the standard requirement fixed by this Resolution and the rules of the Zoning Commission for applications for a change of zone, additional information as required in the submission requirements and instructions per map amendments to Planned Developments shall also be submitted.

2. Consideration of PD Petition by Zoning Commission

- a. The Township Zoning Commission shall hold a public hearing on the petition.
- b. At the public hearing the petitioner shall present evidence regarding the following characteristics of the proposed development:
 - i. The general character and substance;
 - ii. Objectives and purposes to be served;
 - iii. Compliance with all applicable Township ordinances, regulations, and standards;
 - iv. Scale and scope of development proposed;
 - v. Development schedules including a prospectus detailing the phasing of the project;

- vi. Compliance with the adopted Batavia Township Growth Policy Plan;
 - vii. The proposed development shall have a continuous boundary with all proposed development contained within a contiguous area;
 - viii. Evidence that the proposed Preliminary Development Plan complies with the Subdivision Regulations of Clermont County; and
 - ix. Mitigation techniques for anticipated traffic impacts.
- c. The Zoning Commission may also require that the petitioner provide information at the public hearing concerning economic feasibility of the proposed uses, school districts and boundaries, recreation facilities and costs/revenues for the Township, and environmental impact.
 - d. Evidence and expert opinion shall be submitted by the petitioner in the form of maps, charts, reports, models, or other materials; and in the form of testimony by experts, as will clearly state the full nature and extent of the proposal. Materials shall be submitted in sufficient quantity for public display and for review by the Zoning Commission and other Township officials.
 - e. The Township Zoning Commission shall, within thirty (30) days after such hearing, recommend the approval or denial of the proposed amendment, or the approval of some modification thereof and submit such recommendation together with such application or resolution, Preliminary Development Plan and related required information pertaining thereto and any recommendation of the County Planning Commission thereon to the Batavia Township Board of Trustees.

3. Consideration of PD Petition by Batavia Township Board of Trustees

- a. The Batavia Township Board of Trustees shall, upon receipt of such recommendation set a time for a public hearing on such proposed amendment, which date shall not be more than thirty (30) days from the date of the receipt of such recommendation from the Township Zoning Commission. Notice of such public hearing shall be given by the Board by publication in one or more newspapers of general circulation in the township at least ten (10) days before the date of such hearing.

- b. The Batavia Township Board of Trustees shall, within forty-five (45) days after the public hearing, approve, approve with modifications, or deny the petition for PD Preliminary Development Plan.
4. At the request of the applicant, the Zoning Commission or Batavia Township Board of Trustees may grant an extension in time limits required herein.
5. If land subdivision is involved, the development plans must satisfy the requirements of the Clermont County Subdivision Regulations. Formal subdivision approval must be granted by the County Planning Commission prior to the commencement of development of the PD.

D. Standards for Petition Review of PD Preliminary Development Plan

Using the information submitted by the petitioner and any findings of the County Planning Commission, the Zoning Commission shall review the application and report to the Batavia Township Board of Trustees their findings as to whether the petition meets the following standards.

1. The proposed development shall conform to the adopted Batavia Township Growth Policy Plan, or represent a land use policy, which, in the Zoning Commissions' opinion, is a logical and acceptable change in the adopted Growth Policy Plan;
2. The proposed development shall conform to the intent and all regulations, requirements and standards of a PD District;
3. The proposed development shall be adequately served by public facilities and services such as but not limited to streets, police and fire protection, drainage course, water and sanitary facilities, refuse disposal, and sidewalks; or that the persons or agencies responsible for the proposed development shall be able to properly provide such facilities and services;
4. Common open space, other common properties and facilities, individual properties, and all other elements of a PD are so planned that they will achieve a unified open space and recreation area system with open space and all other elements in appropriate locations, suitably related to each other, the site and surrounding lands;
5. The petitioner shall have made provision to assure that public and common areas will be or have been irrevocably committed for that purpose with notations of such commitment being denoted on the record plat. Provisions shall be made for financing of improvements shown on the plan for open space and other common areas, and that proper maintenance of such improvements is assured;

6. Traffic to, from, and within the site will not be hazardous or inconvenient to the project or to the neighborhood. In applying this standard, the Township shall consider, among other things: convenient routes for pedestrian traffic; relationship of the proposed project to main thoroughfares and street intersections; the construction of any roadway improvements necessary to mitigate the impact of the development, and the general character and intensity of the existing and potential development of the neighborhood;
7. The mix of housing unit types and densities, or in the case of non-residential development, the mix of uses and intensities, shall be acceptable in terms of compatibility, issues of privacy, and similar measures;
8. Where applicable, the convenience type retail or office development within the project shall be appropriately located within the PD such that the vehicular traffic generated by those uses does not affect adjacent neighborhoods or the residential portions of the development.
9. The Township shall determine, where applicable, that noise, odor, light, or other external effects which are connected with the proposed uses, will not adversely affect adjacent and neighboring lands and uses;
10. The proposed development shall create a minimum disturbance to natural features and land forms;
11. The property shall have adequate access to public streets. The plan shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable; and
12. Pedestrian circulation shall be provided within the site, and shall interconnect all use areas, where applicable. The pedestrian system shall provide for a logical extension of pedestrian ways outside the site and to the edges of the site, where applicable.

E. Application for Final Development Plan Requirements – Step #2

1. Petition Requirements

- a. A Final Development Plan shall be submitted for approval for each phase of a PD as delineated on the approved Preliminary Development Plan. Each Final Development Plan shall meet all applicable provisions of the Township Zoning Resolution, the submission requirements, and shall conform to the approved Preliminary Development Plan and to all conditions attached thereto.

- b. The Final Development Plan, in addition to customary engineering depiction of the area, monuments, etc., shall also include all of the information required by the submission requirements and instructions for Final Development Plans;
- c. The plans and drawings required by the submission requirements and instructions may be combined in any suitable and convenient manner so long as the data required is clearly indicated on one or more of said plats. A separate plat for each element is not necessary, but may be provided at the option of the applicant; and
- d. Sketches of the exteriors of several representative buildings in the project shall be provided as requested by the Township. It is intended that neither uniformity of architectural style nor unnecessary diversity thereof be a prerequisite to approval, but the developer is encouraged to exercise ingenuity in achieving a harmonious entity without undue attention to consistency. The purpose of this Section is to permit development flexibility greater than that permitted by other sections of this ordinance.

2. Consideration of Final Development Plan

- a. The Final Development Plan shall be submitted to the Township Zoning Administrator for review. The Zoning Administrator shall approve, modify or deny the Plan with any conditions that may be appropriate within sixty (60) days of the filing date, unless the applicant has agreed to an extension to the deadline.
- b. The Township may request review by the County Planning Commission and other agencies along with information regarding the project's submittals for subdivision review.

36.14 FINANCING RESPONSIBILITY

No building permits shall be issued for construction within a PD District until required improvements are installed or performance bond posted in accordance with the same procedures as provided for by the Board of County Commissioners. Other requirements may also be established from time to time by the Board of County Commissioners.

36.15 PHASING AND DELAY IN CONSTRUCTION

Development may be phased as delineated on the approved development plan, subject to the following requirements:

- A. A phase shall not be dependent upon subsequent phases for safe and convenient vehicular and pedestrian access, adequate utility services and open spaces and recreation facilities;
- B. The Township may require, as part of a Final Development Plan review of a phase of a PD, that land shown as open space on the approved area plan be held in reserve as part of the phase to be developed, in order to guarantee that density limits for the entire approved PD will not be exceeded when the subject phase is completed. Such reserved land may be included in the development of subsequent phases if the density limits will not be exceeded upon completion of that phase or if other land is similarly held in reserve; and
- C. Development shall be started and shall be diligently pursued in the manner and sequence shown on the approved plan with the timing of each subsequent phase following the submitted prospectus.
- D. As a condition for approval, the developer shall produce a prospectus for construction of said development. If the construction for said development has not started by the designated time, or if progress is not in conformity to the prospectus, the developer shall so state the cause in writing and request from the Township an extension of time. For the purpose of this chapter, "beginning of construction" means possession of a valid building permit for construction in the development.
- E. Failure of the developer to follow the plans approved by the Township for the Planned Development Project will be cause for permit approvals to be suspended until the development conforms to such plans, or revoked if such conformity is not established within six (6) months of a suspension for nonconformity. Upon revocation of a permit, the landowner and lessees shall be subject to the penalties provided by law and by this Resolution for land use not permitted.
- F. Expiration and Extension of Approval Period:
 - 1. In the event that a Final Development Plan has not been approved within eighteen (18) months of the Batavia Township Board of Trustees approval of the Preliminary Development Plan, the Preliminary Plan shall no longer be valid and shall expire, unless an extension is granted by the Township. A Zoning Certificate shall not be issued until a valid Preliminary Plan is approved in the same manner as the previous Preliminary Plan. Under this scenario the PD zoning designation of the property shall remain in effect awaiting a new Preliminary Development Plan, or until appropriate action is taken to amend the zoning of the property in accordance with Article 4.
 - 2. In the event that construction of the development is not started within two (2) years from the effective date of approval of the Final Development Plan by Batavia Township, the Final Plan shall no longer be valid and

shall expire, unless an extension is granted by the Township. A Zoning Certificate shall not be issued until a valid Final Plan is approved in the manner required by this Article.

3. In the event that a Final Plan is not approved within eighteen (18) months of the expiration of the Final Plan, the Preliminary Plan shall expire. A Zoning Certificate shall not be issued until a valid Preliminary Plan is approved in the manner required by this Article. Under this scenario the PD zoning designation of the property shall remain in effect awaiting a new Preliminary Development Plan, or until appropriate action is taken to amend the zoning of the property in accordance with Article 4.
4. To request an extension of a Preliminary Plan or Final Plan, the developer or property owner shall notify the Township in writing stating the cause of delay of construction and request from the Township an extension in time and a change in the prospectus. The Zoning Administrator, after reviewing the PD time extension request shall recommend to the Batavia Township Board of Trustees that either an extension of time be granted, that the plan be allowed to expire, or that the area of the PD be considered for zone map amendment to a district considered appropriate based upon the recommendations of the Batavia Township Growth Policy Plan and the development patterns generally occurring in the vicinity of the property. The Board of Trustees shall consider the recommendation of the Zoning Administrator, and either grant an extension of the PD, allow the plan to expire, or initiate the necessary process to amend the zoning of the property.

36.16 PERFORMANCE GUARANTEES

Guarantees to assure completion of site improvements shall be provided in accordance with the requirements of the Batavia Township Zoning Resolution, or as otherwise required by the Township.

36.17 ADJUSTMENTS TO PLANNED DEVELOPMENTS

- A. Major Changes. Major changes to an existing Planned Development, modifications from the Preliminary Development Plan, or revisions to a Final Development Plan for a tract of land in which development has not already begun or is not completed, in light of technical or engineering considerations, shall include the following. If the Zoning Administrator determines a proposed modification to be a major change, then the modification shall be reviewed in accordance with the procedures specified in Section 36.13 A. Step #1 Application for Planned Development.
 1. A significant change in density or intensity.

2. Changes in the outside boundaries of the Planned Development.
3. Significant modification of the type, design, location, or amount of land designated for a specific land use or open space.
4. Modifications in the internal street and thoroughfare locations or alignments which significantly impact traffic patterns or safety considerations.
4. A modification to the minimum setbacks or building sizes of the approved Preliminary Development Plan.

All changes not deemed to be major changes shall be considered minor changes.

- B. Minor Changes to an approved Preliminary Development Plan or Minor Changes to an approved Final Development Plan. All modifications from an approved Preliminary Development Plan or minor changes to an approved Final Development Plan not determined to be major changes as described above shall be subject to the approval procedures set forth in Section 36.13 B. Step #2 Final Development Plan.

36.18 REQUIRED CHARGES

- A. The applicant shall be responsible for the expenses incurred by the Township in reviewing the PD Application, development plans or any modifications to the development plans. Such expenses may include items such as the cost of professional and review services, including expenses and legal fees in connection with reviewing the plan and preparing reports, the publication and mailing of public notice in connection therewith and any other reasonable expenses directly attributable thereon.
- B. At the time of submitting each PD application, Preliminary and Final, to the Zoning Administrator, the Zoning Administrator may require the applicant to make a deposit with the Township Clerk in the amount equal to the estimated cost of the Township's expense, or as specified on the application forms. When this deposit has been depleted to thirty-three (33 %), another deposit will be requested.
- C. Failure to pay the above costs and fees within thirty days of invoice will stop all processing of the PD District application.
- D. The Zoning Administrator shall not approve a Final Development Plan by signing the required record plat until all fees, bonds or other obligations have been paid by the applicant.