



# CLERMONT COUNTY OHIO

## PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON OCTOBER 22, 2024

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### LAKEFIELD PLACE SECTION 2 BLOCK "C" – REVISED DESIGN PLAN

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- APPLICANT:** Lakefield Place, LLC – Joe Farruggia  
7861 East Kemper Road  
Cincinnati, OH 45249
- OWNER:** Lakefield Place, LLC – Joe Farruggia  
7861 East Kemper Road  
Cincinnati, OH 45249
- ENGINEER:** Abercrombie & Associates, Inc. – Scott Huber  
8111 Cheviot Road, Suite 200  
Cincinnati, OH 45247
- REQUEST:** Requesting approval from the Clermont County Planning Commission for Lakefield Place Section 2 Block "C" – Revised Design Plan consisting of 56 buildable lots on +/- 8.68 acres.
- LOCATION:** The subject property (a portion of PIN 112209H012) is located within the existing Lakefield Place Subdivision in between Deerfield Road and State Route 132 in Goshen Township at the intersection of Lakefield Place and Parkfield Way.
- HISTORY:** This is an existing approved Design Plan, Goshen Township approved an amendment to the PD Zoning on February 6, 2024 for this expansion of number of units. In order to move forward with the additional number of units, the Design Plan needs to be revised.

#### DEVELOPMENT PROPOSAL:

Lakefield Place Section 2 Block "C" Revised Design Plan consists of 56 residential lots on a section of approximately 8.68 acres. The open space provided in this section or "phase" of the subdivision is +/- 28,100 square feet. This section is also surrounded by open space lots from different sections of Lakefield Place subdivision to create a "buffer" to any surrounding land. The proposed land use is single-family attached residences which complements the existing land use in the area of this proposal and is the same design as the original design

plan.

**DEVELOPMENT DATA:**

**Current Zoning:** “PD” Planned Development District

6.01 ESTABLISHMENT AND PURPOSE OF PLANNED DEVELOPMENT DISTRICTS

A. Overall Purpose

In order to fully provide for the purpose and intent of this resolution as outlined in Section 1.01: Purpose, while also providing for some level of flexibility in meeting the standards established within the resolution, Goshen Township has established options for planned development districts. The overall purpose for these districts is to encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in the planning and building of all types of development. Regulations set forth in this article are adopted to accommodate unified planning and development that are consistent with existing established land use patterns in Goshen Township. The township's character is related to the physical attributes of the township, including its land use patterns and natural resources. The planned development districts are intended to achieve the following land use objectives:

- (1) Provide for a variety of housing options and lot sizes to promote the planning of a development that is more sensitive to the protection of open spaces and accommodation for all demographics in Goshen Township;
- (2) Encourage the protection of open space by permitting developments with a range of densities that also provide open space, consistent with the open space character of the surrounding area;
- (3) Permit the flexible spacing of lots and buildings in order to encourage the separation of pedestrian and vehicular circulation; the provision of readily accessible open space and recreation areas; and the creation of functional and interesting activity areas;
- (4) Promote economical and efficient use of land and reduce infrastructure costs through unified development;
- (5) Respect the character of surrounding developments by providing appropriate buffers as a transition to higher density uses;
- (6) Provide for flexibility in situations where existing development, subdivided lots, or base zoning district requirements may limit the potential for future development; and
- (7) Provide a higher level of design review to ensure attractive, well-planned developments and eliminate the barriers to creative and sensitive design that may exist when attempting to comply with conventional district standards and subdivision rules.

**Total Lots:** 56 lots  
**Area in Lots:** +/- 8.6 acres  
**Area in Open Space:** +/- 28,100 SF

**Total Site Area:** +/- 8.68 acres  
**Area in R/W:** +/- 0.00 acres  
**Density:** +/- 6.45 du/a (gross)

**School District:** Goshen Local School District

**Homes:**

**Number of Units:** 56

**Min. Lot Area:** +/- 4,719 sq. ft.

**Min. Lot Width:** +/- 26 ft.

**Front Yard Setback:** +/- 50 ft.  
**Rear Yard Setback:** Unknown.

**Side Yard Setback:** 0 ft. (shared wall) sum

### **SITE ACCESS:**

The Design Plan shows a private road access off of Parkfield Way and terminates in a cul-de-sac. There is no change to the road that was approved via the previous Design Plan, only additional lots.

### **STAFF ANALYSIS:**

Per the review of the Lakefield Place Section 2 Block "C" – Revised Design Plan the development appears to follow all requirements pertaining to Article V of the *Clermont County Subdivision Regulations*. The proposed subdivision is similar to existing land patterns in the area and includes buffering via open space lots that surround all the residential lots in this section. The addition of 8 units above the previously approved Lakefield Place Design Plan has been approved by Goshen Township and therefore is in alignment with Township goals.

The proposed revised design plan is at a higher density than surrounding properties, however, the zoning of the land permits this type of development, which went through the Township public processes.

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

1. Include setbacks on plans.
2. Include section area table (only this revised section).
3. Are sidewalks being proposed? Planning Commission may require sidewalks if they wish.
4. Cover sheet signature lines shows "Miami" Township, change to Goshen.

### **Clermont County Engineer's Office Comments:**

1. The geometry of the proposed Private Street needs to be adjusted. The proposed drive geometry needs to be clearly labeled and dimensioned upon the plans. The minimum Driveway Radius is 35 Feet, and the minimum Driveway Width is 24 Feet (35 Feet Maximum.)
2. A Typical Section needs to be provided for Vista Lake Drive upon the plans.
3. The Approved construction drawings for Lakefield Place – Section 2 will need to be updated reflect the changes shown within this submittal. This update will be required during the construction plan review process.
4. A profile needs to be provided between Storm Structures 300 and 206.
5. The profiles need to be adjusted. A horizontal Scale of 1" = 50 and vertical scale of 1" = 5' need to be used. The Clermont County Subdivision Regulations state: "The profile view shall have a horizontal scale of 1" -50' or 1" - 100'; a vertical scale of 1" - 5' or 1" - 10', however, the horizontal scale of 1" - 100' and the vertical scale of 1" - 10' will be used only with the prior written approval of the Clermont County Engineer

or his representative. The existing and proposed centerline profile, elevations, gradient, existing and proposed drainage lines and vertical curves shall be shown. The maximum street gradient shall be governed by the Subdivision Street Design and Construction Standards for Clermont County.”

6. A general reminder regarding public roadway geometry; the minimum allowable street grade is 0.4%, maximum street grade is 12% (10% preferred), and the minimum centerline curve radius is 200’.

**Clermont County Water Resources Department Comments:**

1. The sanitary sewers and most of the water mains have already been installed. Additional comments will be limited.
2. Show on the as built drawings, the proposed sanitary sewer main as SDR 26 and not SDR 35, between manholes 38-37 and 37-15.
3. Show on the as built drawings, an existing valve at water main tie in location.

**Clermont County W.M.S.C. Comments:**

1. No additional comments at this time.

**Soil and Water Conservation District Comments:**

1. No comments

**Goshen Township Comments:**

1. The Township has no additional comments.

**STAFF RECOMMENDATION:**

Based on Staff Analysis, request a motion to **APPROVE** Lakefield Place Section 3 Block “C” – Revised Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in Lakefield Place Section 3 Block “C” – Revised Design Plan Review Letter be satisfactorily addressed.
2. Any future development of the site must comply with any and all regulations from Clermont County, Goshen Township, the State of Ohio, or any other applicable agency.
3. Submit one (1) plan set with an original stamp and signature to the Department of Community & Economic Development Planning Division.

**Attachments:**

- A. Lakefield Place Section 3 Block “C” – Revised Design Plan Drawings
- B. Lakefield Place Section 3 Block “C” – Revised Design Plan – Application
- C. Lakefield Place Section 3 Block “C” – Revised Design Plan – Review Letter dated 10/16/24
- D. Zoning Map
- E. Parcel Map



**Abercrombie & Associates, Inc.**  
 Civil Engineering + Surveying  
 8111 CHEVROLET ROAD, SUITE 200  
 CINCINNATI, OHIO 45247  
 513-385-5757  
 WWW.ABERCROMBIE-ASSOCIATES.COM

Project Title: **LAKEFIELD PLACE, SECTION 2, BLOCK C**  
 GRAHAM MILITARY SURVEY #2405  
 GOSHEN TOWNSHIP  
 CLERMONT COUNTY, OHIO

NO.	REVISIONS	DATE	BY	CHECKED BY	SCALE
1-3-24			G.R.	SPH	1" = 50'

**LAKEFIELD PLACE**  
**SECTION 2, BLOCK C**  
**ATTACHED UNIT AREA**

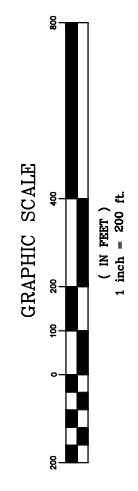
**811**  
 Know what's below.  
 Call before you dig.  
 1-800-362-2764  
 OHIO  
 Utilities  
 PASSTIME  
 Call from 8:00 AM to 5:00 PM



**TOTAL UNIT COUNT:**  
 207 SINGLE FAMILY DETACHED LOTS  
 56 ATTACHED SINGLE FAMILY UNITS  
 264 TOTAL UNITS

**AREA SUMMARY:**  
 GROSS AREA=111.47 ACRES  
 EXISTING R/W DEERFIELD ROAD=0.43 ACRES  
 EXISTING R/W SR 132=0.70 ACRES  
 ADDITIONAL DEDICATED R/W DEERFIELD ROAD=0.43 ACRES  
 ADDITIONAL DEDICATED R/W SR 132=0.28 ACRES  
 R/W OF ALL NEW STREETS=10.00 ACRES  
 R/W OF SECTION 1 STREETS=2.47 ACRES  
 R/W OF SECTION 2 STREETS=7.53 ACRES  
 AREA OF ALL OPEN SPACE=38.35 ACRES  
 AREA OF SECTION 1 OPEN SPACE=17.24 ACRES  
 AREA OF SECTION 2 OPEN SPACE=21.11 ACRES  
 CONDOMINIUM AREA=8.60 ACRES  
 AREA OF ALL DETACHED LOTS=52.68 ACRES  
 AREA OF SECTION 1 LOTS=15.21 ACRES  
 AREA OF SECTION 2 LOTS=37.47 ACRES

**DENSITY SUMMARY:**  
 CONDOMINIUM DENSITY=8.60 ACRES/48 UNITS=7,805 S.F./UNIT  
 DETACHED HOMES DENSITY (NO OPEN SPACE) = 52.68 ACRES/207 = 11,086 S.F./LOT  
 DETACHED HOME DENSITY (INCLUDING OPEN SPACE) = (52.68 ACRES+38.35 ACRES)/207 = 19,156 S.F./LOT



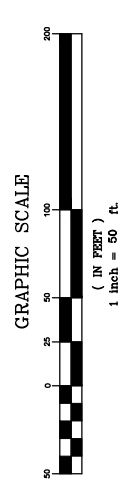
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DATE	1-3-24
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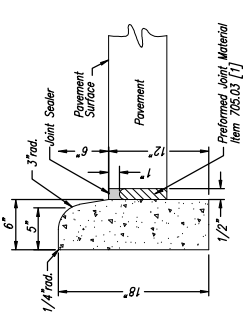
LAKEFIELD PLACE  
SECTION 2, BLOCK C  
ATTACHED UNIT AREA



- Prop. Drainage Easement For Storm Water Management Basin
- 15' U.E. - Prop. 15' Utility Easement
- 20' S.S.E. - Prop. 20' Storm Sewer Easement
- 16.5 S.S.E. - Prop. Irregular Sanitary Sewer Easement
- U.S.S. - Prop. Irregular Storm Sewer Easement



**TYPE 6 CONCRETE CURB**



**NOTES**

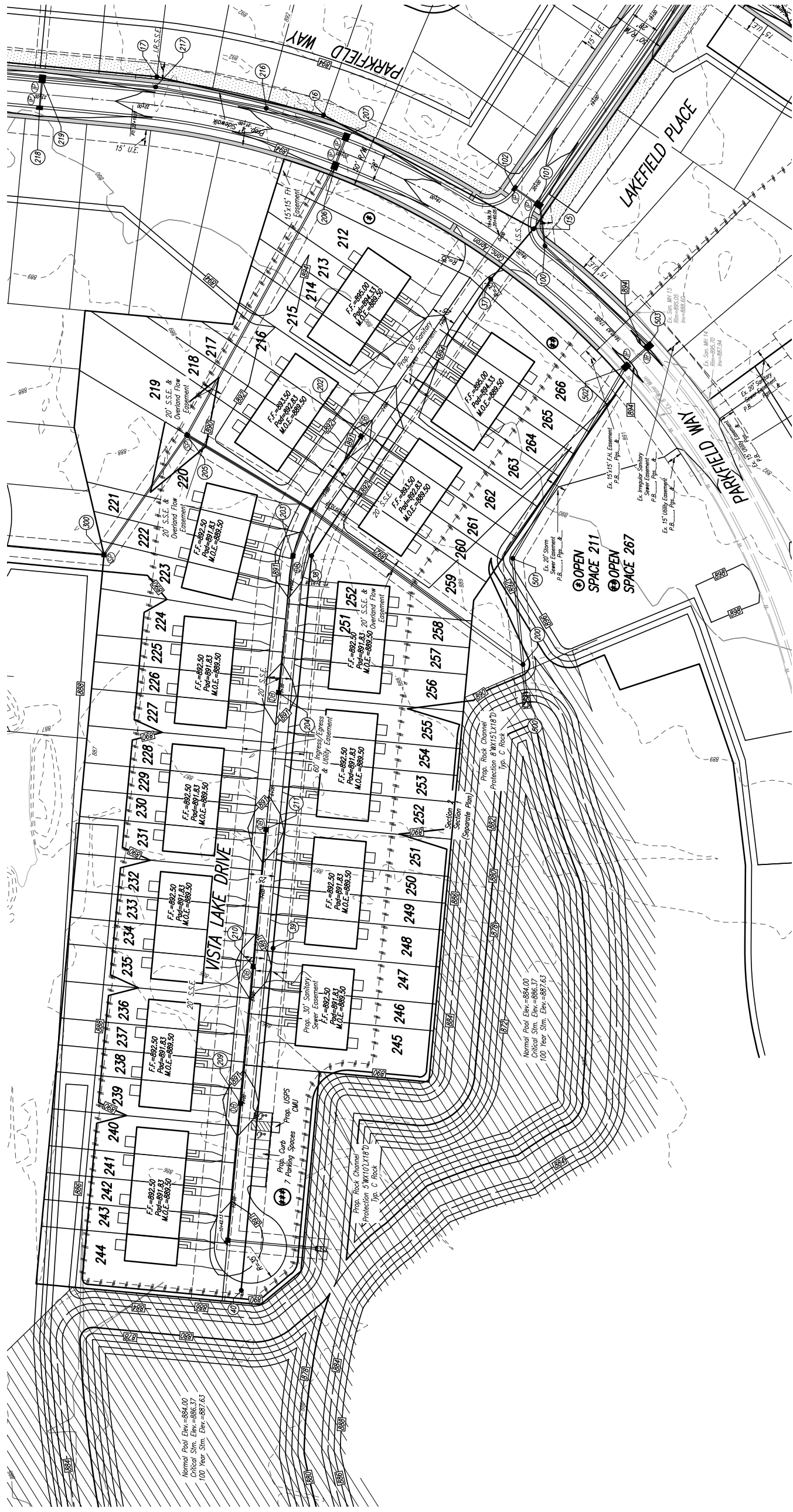
Joints: 1" Expansion Joints Shall Extend Up To The Top Of The Curb And Shall Be Constructed In The Curb And Gutter Section In Such A Manner That The Joint Seal Will Extend The Full Width Of The Gutter And Into The Curb Face A Sufficient Distance To Seal The Joint To An Elevation Of At Least 2" Above The New Line Of The Gutter. Down Pipes, By Use Of The Curb And Gutter Separators, Shall Meet The Requirements Of Item 705.03. Expansion Joint Material Shall Meet The Requirements Of Item 705.03.

[1] Expansion Joint Material And Joint Sealer Are Not Required For The Portion Of The Curb That Is Adjacent To A Flexible Pavement Type. Both Materials Are Required, As Detailed, For The Full Height Of Rigid Pavement And Concrete Bases.

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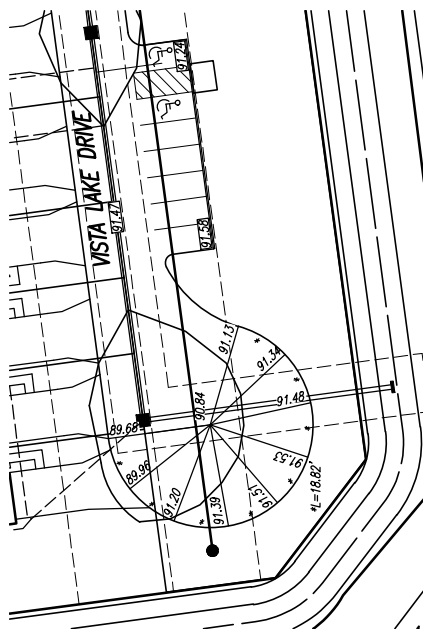
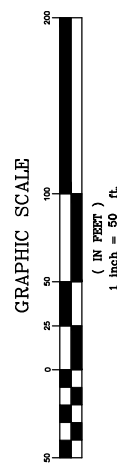
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CHECKED BY	SPH
SCALE	1"=50'

LAKEFIELD PLACE  
SECTION 2, BLOCK C  
ATTACHED UNIT AREA



- GRADING/EROSION CONTROL NOTES**
- 1) ——— DENOTES PROPOSED SILT FENCE OR MULCH BERMS
  - 2) ——— DENOTES PROPOSED "FLEXSTORM" INLET FILTERS; INSTALLED AT LOW POINTS; SEE DETAIL
  - 3) ——— DENOTES PROPOSED INLET PROTECTION
  - 4) ——— DENOTES PROPOSED DANDY BAG
  - 5) ——— DENOTES GRADING AND/OR CLEARING LIMITS

- Prop. Drainage Easement For Storm Water Management Basin
- 15' U.E. - Prop. 15' Utility Easement  
20' S.S.E. - Prop. 20' Storm Sewer Easement  
15'x15' U.E. - Prop. 15'x15' Utility Easement  
I.S.S. - Prop. Irregular Storm Sewer Easement



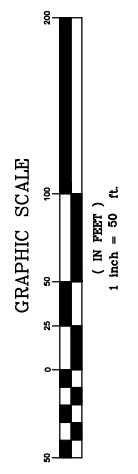
**STORM WATER MANAGEMENT POND NOTE:**  
ALL ACCUMULATED SEDIMENT WILL NEED TO BE REMOVED FROM ALL STORM WATER MANAGEMENT PONDS PRIOR TO TURN OVER TO THE HOMEOWNERS ASSOCIATION.



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- 15' U.E. - Prop. 15' Utility Easement
- 20' S.S.E. - Prop. 20' Storm Sewer Easement
- IR.S.S.E. - Prop. Irregular Sanitary Sewer Easement
- I.S.S. - Prop. Irregular Storm Sewer Easement

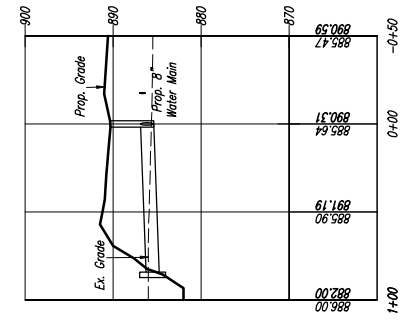
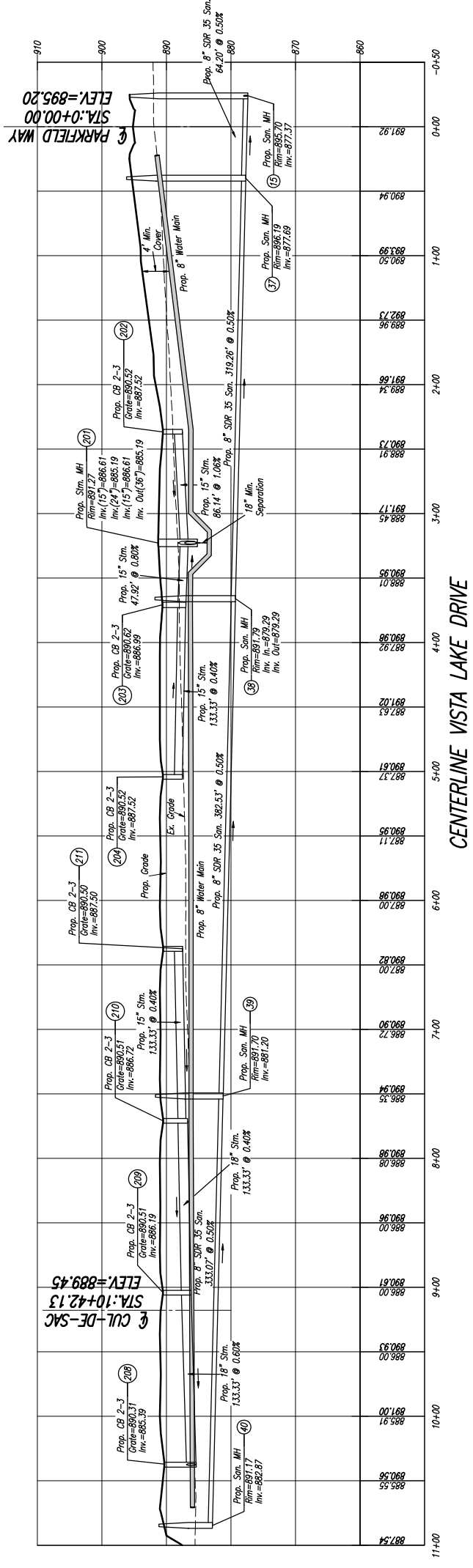
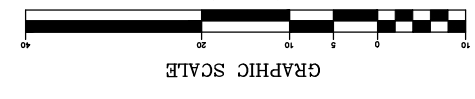
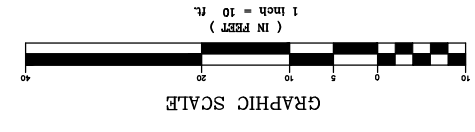


W.S. = PROP. 3/4" WATER SERVICE  
S.T. = PROP. 6" SANITARY TAP @ 2% MIN.  
D.S. = PROP. 6" DOWNSPOUT @ 2% MIN. SLOPE

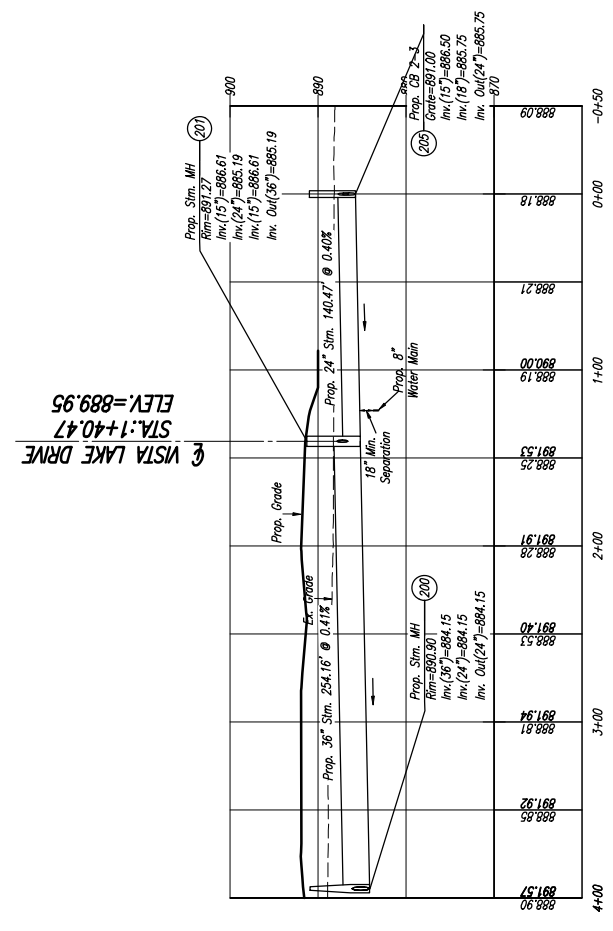
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LAKEFIELD PLACE  
SECTION 2, BLOCK C  
ATTACHED UNIT AREA



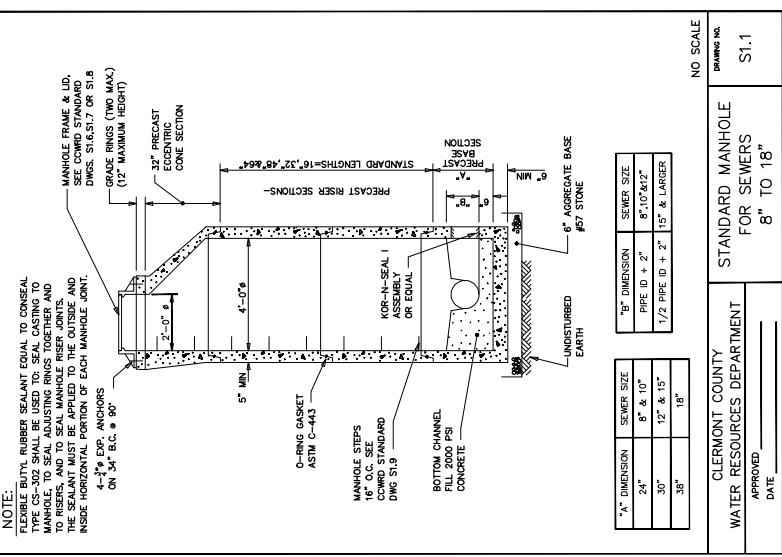
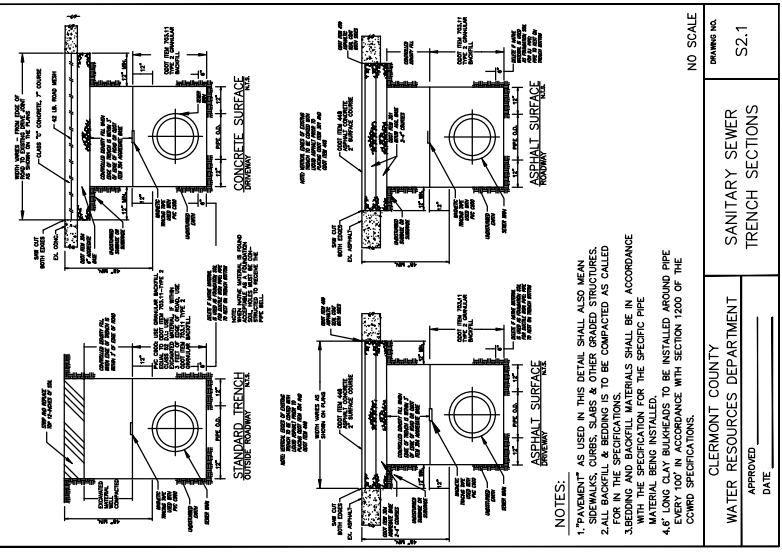
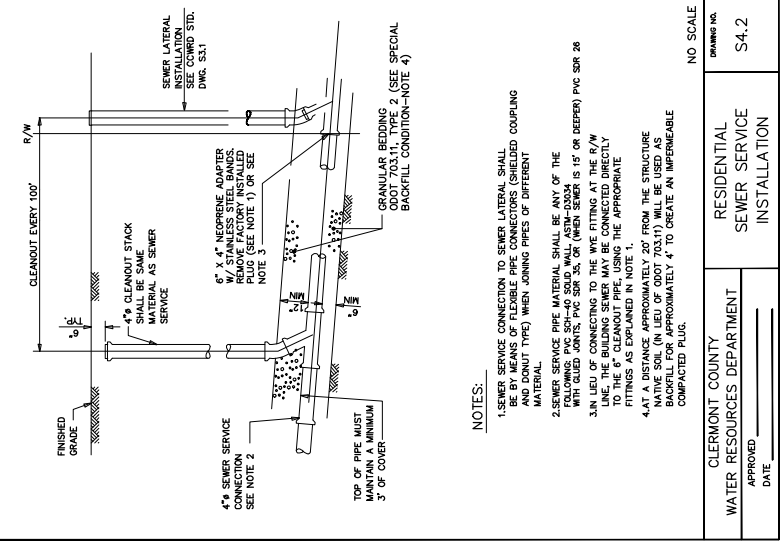
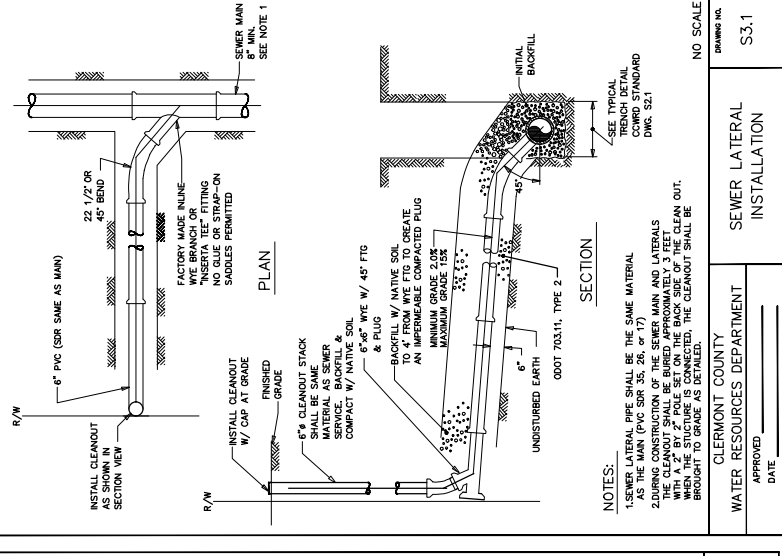
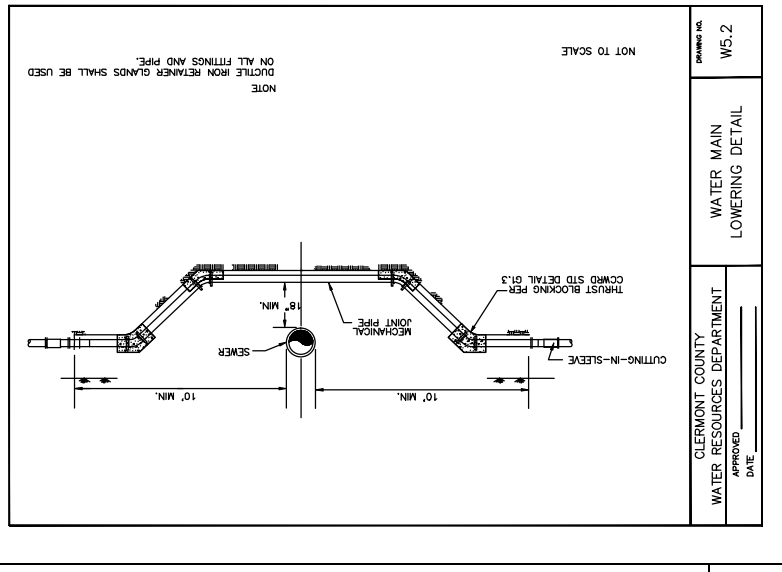
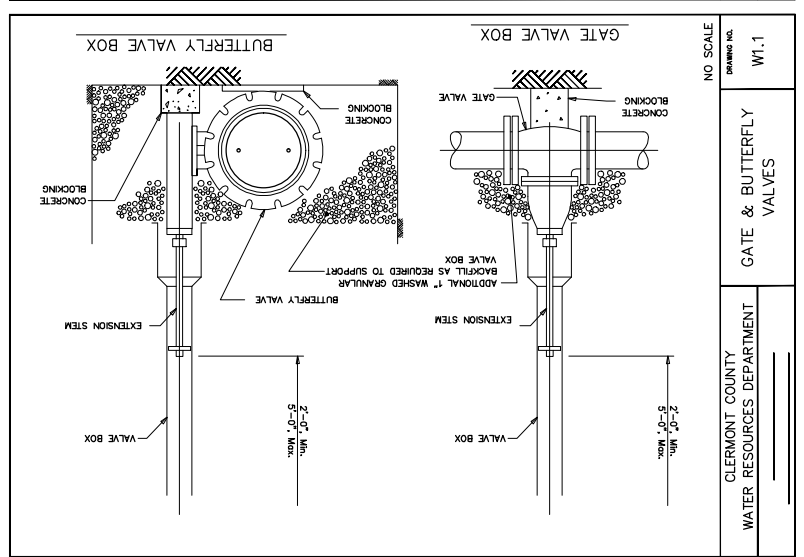
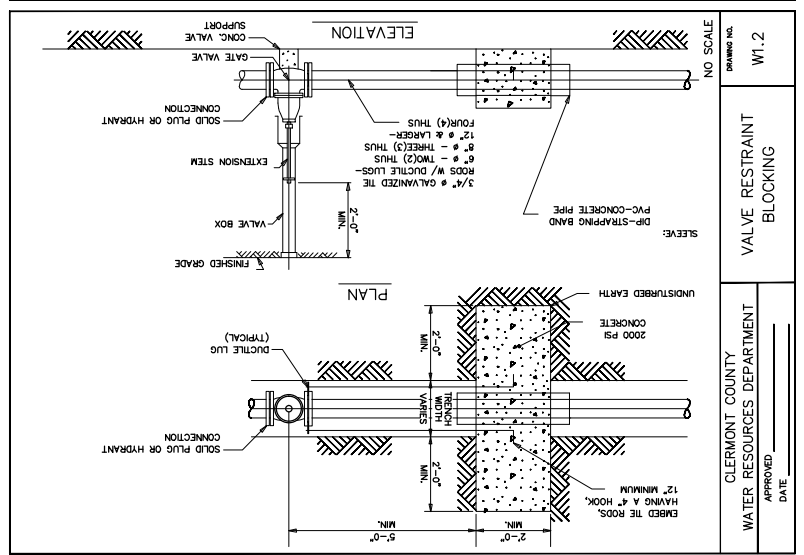
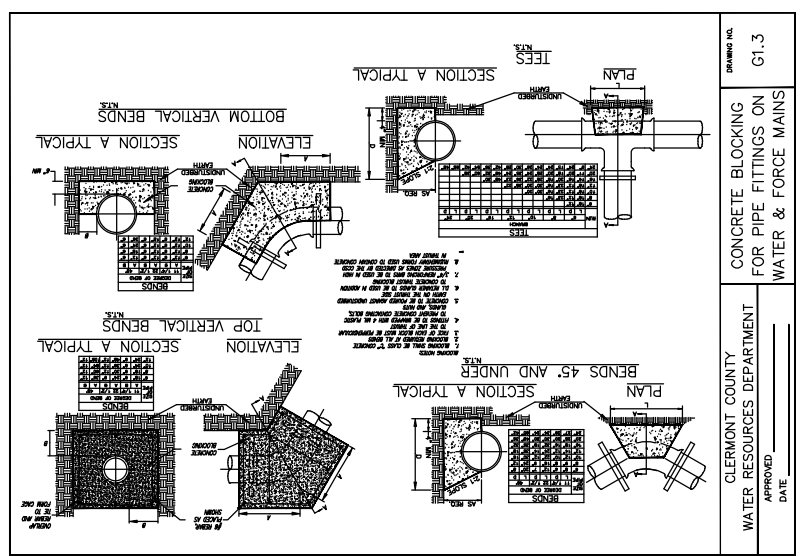
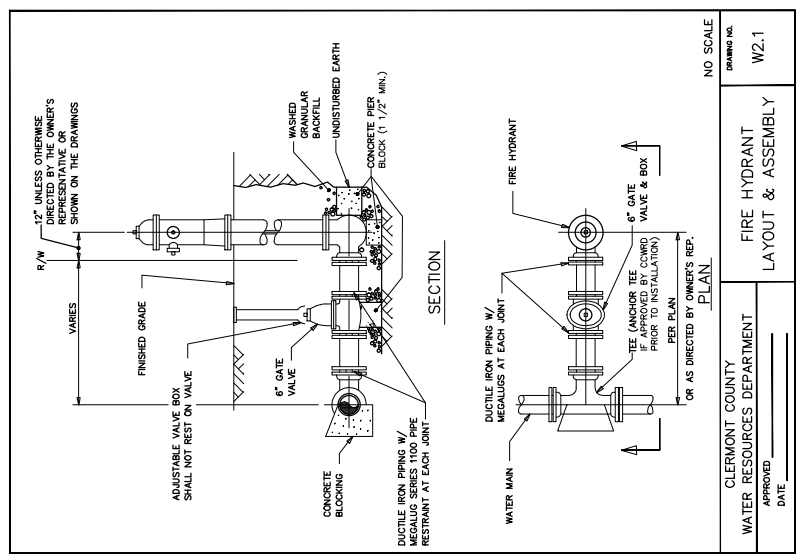
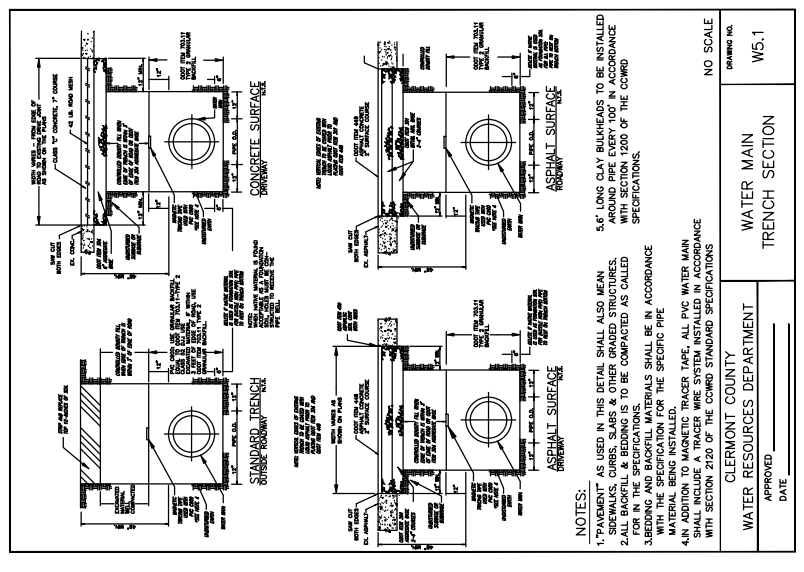
PROP. CB 3 #208 TO HW-2.1 #215



PROP. CB 3 #205 TO STM. MH #200

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# Attachment B

## CLERMONT COUNTY PLANNING COMMISSION APPLICATION FOR DESIGN PLAN REVIEW

Date 09/26/2024 A/P # \_\_\_\_\_

Name of Subdivision Lakefield Place, Section 2, Block "C"

Location Immediately West of Parkfield Way/Lakefield Place intersection

Township Goshen Military Survey Graham Military Survey #2405

Complete Parcel Identification Number (PIN) 11-22-09H-012

Have **ALL** Concept Plan Review Letters been Obtained? Yes

*(See Design Plan Review Required Items Checklist, provide Documentation upon submittal)*

**Name of Applicant** Lakefield Place, LLC-Joe Farruggia

Address 7861 East Kemper Road

City Cincinnati State Ohio Zip 45249

Phone 513-477-0855 Fax 513-247-3512 Email joefarruggia3000@gmail.com

**Name of Owner of property to be subdivided** Lakefield Place, LLC-Joe Farruggia

Address 7861 East Kemper Road

City Cincinnati State Ohio Zip 45249

Phone 513-477-0855 Fax 513-247-3512 Email joefarruggia3000@gmail.com

**Name of applicant's surveyor or engineer** Abercrombie & Associates, Inc.-Scott Huber

Address 8111 Cheviot Road, Suite 200

City Cincinnati State Ohio Zip 45247

Phone 513-385-5757 Fax 513-245-5161 Email sphuber@abercrombie-associates.com

Acreage owned 8.68 Acreage proposed to be subdivided 8.68

Current Zoning Classification Goshen Township PD-R

Proposed Zoning Changes None

Proposed Land Use Single Family Attached

Is this a proposed "Special Development"? (See Article VII Sub Reg's) \_\_\_\_\_

*(If yes, please attach completed "Special Development" Form)*

**DEVELOPMENT CHARACTERISTICS:**

Number of proposed lots 56 Typical lot width 26' - 36'

Number of proposed unit's 56 Typical lot area 4,719 sf - 6,480 sf

Single Family 56 Multi-Family 0

Acreage to be devoted to recreation, parks or open space 28,100 sf

Recreation facilities to be provided None

Proposed method of supplying water service Public Water Main Extension

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Proposed method of sanitary waster disposal Public Sanitary Sewer Extension

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*(If on-site disposal systems are proposed, please attach letter certifying Board of Health approval).*

**APPLICATION FOR DESIGN PLAN REVIEW**

Name of Subdivision Lakefield Place Subdivision

Are you requesting any variances from the Subdivision Regulations? No  
*(If yes, please attach completed variance application form(s))*

List all materials or attachments submitted:

	Number	Item
A.	<u>10</u>	<u>Completed Application</u>
B.	<u>10</u>	<u>Design Plan</u>
C.	<u>10</u>	<u>Design Plan reduced to 11" x 17"</u>
D.	<u>1 Set</u>	<u>Concept Letters</u>
E.	<u>      </u>	<u>      </u>
F.	<u>      </u>	<u>      </u>
G.	<u>      </u>	<u>      </u>

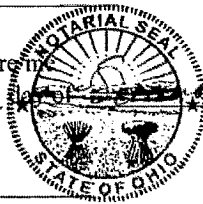
**AFFIDAVIT**

I, Joseph Farruggia, the applicant herein, do apply for Design Plan approval for Lakefield Place subdivision. I fully understand that the purpose of a Design Plan Review is to examine the basic design factors of a subdivision in order to ascertain whether the proposed design is acceptable and complies with applicable subdivision rules and regulations. I further understand that said Design Plan Review is conducted to approve the subdivision's overall design before detailed engineering and construction plans are submitted for administrative approval. I understand that the Design Plan Review requested constitutes a formal subdivision review pursuant to Section 711.10 of the Ohio Revised Code, and I specifically waive any rights to an approval under said statute until such time as this application for Design Plan Review is submitted to the Commission for approval and is deemed **COMPLETE** by their authorized representative. I certify that I have read the foregoing document and have answered all questions fully and frankly. The answers are complete and true of my own knowledge.

State of Ohio  
County of Hamilton

Joe Farruggia  
Signature of Applicant

Subscribed and sworn to before me  
This 26<sup>th</sup>



EDWIN FARRUGGIA  
Notary Public, State of Ohio, A.D. 2024  
My Commission Expires:  
October 5th, 2025

Ed Farruggia  
Notary Public

**For Official Use**

Date Received _____	Review Fee Paid _____
	Check # _____
Action Taken: _____	



# Attachment C



BOARD OF COUNTY COMMISSIONERS  
DAVID L. PAINTER • CLAIRE CORCORAN • BONNIE BATCHLER

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

October 16, 2024

Design PL #736-2024

Abercrombie and Associates, Inc  
811 Cheviot Road, Suite 200  
Cincinnati, OH 45247

## Re: Lakefield Place Section 3 Block "C" – Revised Design Plan Review

The Department of Community & Economic Development (CED) has completed its review of the Design Plan for Lakefield Place Section 3 Block "C" – Revised Design Plan. Please see the comments below:

### Township Conditions:

1. No comments from Goshen Township.

### CED Conditions:

1. Include setbacks on plans.
2. Include section area table (only this revised section).
3. Are sidewalks being proposed? Planning Commission may require sidewalks if they wish.
4. Cover sheet signature lines shows "Miami" Township, change to Goshen.

### CCEO Conditions:

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### W.M.S.C. Conditions:

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### Water Resources Conditions:

1. The sanitary sewers and most of the water mains have already been installed. Additional comments will be limited.



2. Show on the as built drawings, the proposed sanitary sewer main as SDR 26 and not SDR 35, between manholes 38-37 and 37-15.
3. Show on the as built drawings, an existing valve at water main tie in location.

S.W.C.D Conditions:

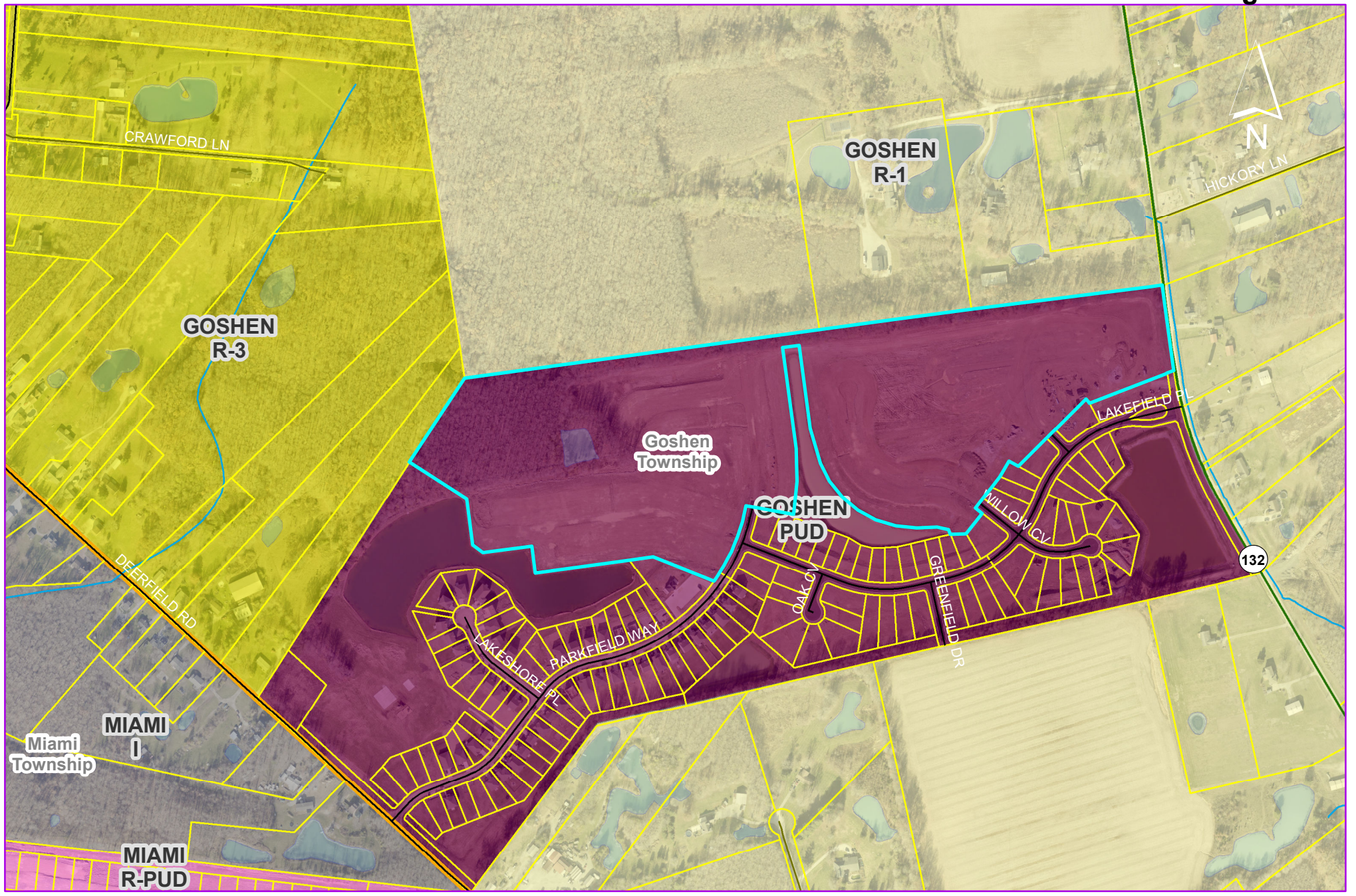
1. The open space behind the structures north of Vista Lake Drive. This is a very flat slope, does additional CB's need to be installed to keep water from ponding in this area?
2. Pg. 6 Proper CB3 #208... diagram has no labels.

If you have any questions or concerns regarding any of my comments, please feel free to contact me.

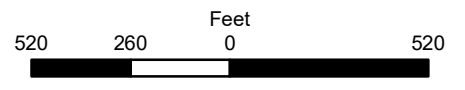
Sincerely,

A handwritten signature in blue ink, appearing to read "L Kendall", is written over the word "Sincerely,".

Leonard Kendall, AICP, Senior Planner  
Clermont County Department of Community and Economic Development  
101 East Main Street, Third Floor, Batavia, OH 45103  
P. 513-732-7904 [lkendall@clermontcountyohio.gov](mailto:lkendall@clermontcountyohio.gov)



**PROPERTY INFORMATION:**  
Parcel Number: 112209H012  
Total Site Area: +/- 8.68 ac.





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