



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON July 29, 2025

LAKEFIELD PLACE NEW PHASE SUBDIVISION – DESIGN PLAN

- APPLICANT:** Beavercreek Site Management LLC
7861 E. Kemper Road
Cincinnati, OH 45249
- OWNER:** JLJ Asset Management VIII LLC
803 US Hwy 50
Milford, OH 45150
- ENGINEER:** Choice One Engineering
8956 Glendale Milford Road, Suite 1
Loveland, OH 45140
- REQUEST:** Requesting approval from the Clermont County Planning Commission for Lakefield Place New Phase Subdivision – Design Plan
- LOCATION:** The subject property (PIN 112209H018) is located off of Greenfield Drive off of SR-132 within Goshen Township.
- HISTORY:** This property was reviewed at the October 22, 2024 Clermont County Planning Commission for a zoning map amendment from R-1 to PD-R, where it was recommended for approval and subsequently adopted by the Goshen Township Trustees.

DEVELOPMENT PROPOSAL:

Lakefield Place New Phase – Design Plan consists of 107 residential lots and two open space lots on a vacant property. The subject property is surrounded by other subdivisions and some undivided agricultural land. The proposed land use is detached single-family residences which will compliment the existing land use pattern within the area. The total area is +/- 43.01 acres, and will include two nonbuildable, open-space lots with three retention/detention basins, with the open space lots totaling +/- 13.30 acres (or 30.9%) and an additional +/- 4.80 acres of proposed area within new R/W and a remainder lot of +/- 2.00 acres. The project density is proposed to be +/- 2.62 dwelling units (net) per acre.

DEVELOPMENT DATA:

Current Zoning: “PD-R” Residential Planned Development District.

Total Lots: 109

Area in Lots: +/- 24.91 acres

Area in Open Space: +/- 13.30 acres

Total Site Area: +/- 43.01 acres

Area in R/W: +/- 4.96 acres

Density: +/- 2.62 du/a

School District: Goshen Local School District

Homes:

Number of Units: 107 units

Min. Lot Area: +/- 8,550 sq. ft.

Front Yard Setback: 25 ft.

Rear Yard Setback: 30 ft.

Min. Lot Width: 57 ft.

Side Yard Setback: 7.5 ft.

SITE ACCESS:

The Design Plan shows access will be provided off of Greenfield Drive with an additional emergency access drive proposed off of SR 132.

STAFF ANALYSIS:

Per the review of Lakefield Place New Phase Subdivision – Design Plan, the development will follow all requirements pertaining to Article V of the *Clermont County Subdivision Regulations* based on conditions noted in the Design Plan Comment Review Meeting. There is a barn on the property currently, and that barn will stay on the remainder lot. The proposed subdivision is an expected development and complements the land uses of the surrounding area. There are a number of conditions that must be met regarding the development of sewer connections. The applicant is aware of these conditions and agrees with them.

Staff finds the development compatible with the surrounding development and character as it is similar to existing surrounding development. Departmental comments are below and the applicant and developer are aware of the requirements in order for this subdivision to be constructed.

Goshen Township Comments:

1. The emergency access will need to be paved per comments from Goshen Township Fire and EMS
2. The approved preliminary development plan is set to expire in November

Clermont County Community & Economic Development Comments:

1. Section 504.a.7 of the Clermont County Subdivision Regulations states that proposed public streets shall be extended to the boundary lines of the tract to be unless, in the opinion of the Planning Commission, such extensions are not necessary or desirable for:
 - a. The coordination of the proposed subdivision layout with the adjacent layouts
 - b. The most advantageous future development of adjacent tracts
 - c. Access for the proposed or existing subdivisionDue to the unknowns surrounding sewer capacity, the existing adjacent zoning, and the current moratorium on large-scale residential development within Goshen Township, staff does not recommend a stub street to serve the development of adjacent parcels.
2. Minor lot split may be required to address the remainder prior to the plat being recorded
3. All buffering shall meet the requirements of the township per Goshen Township Zoning Resolution
4. Per section 302 of the Subdivision Regulations, the proposed name of the subdivision may need further detail to avoid confusion on phasing of the development.

Clermont County Engineer's Office Comments:

1. An updated Traffic Impact Analysis needs to be submitted and approved by the Clermont County Engineer's Office and the Ohio Department of Transportation for the proposed new phase
2. ODOT approval needs to be obtained for all improvements along/impacting State Route 132
3. A Gate and Know Box needs to be provided, at the Right-of-Way lines, at both ends of the proposed emergency access.
4. A Typical Emergency Access Drive Cross-Section will need to be provided during the Construction Plan Approval.
5. A general reminder regarding 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' (two hundred feet).

Clermont County Water Resources Department Comments:

1. The Clermont County Water Resources Department has determined that there is not sufficient sanitary sewer capacity for the proposed development at this time. However, we are waiting to receive a design plan for the solution to improve the capital infrastructure for the required capacity.
2. Our office has determined that if the Lakefield Place lift station flow is diverted by the complete construction and acceptance of the force main from the current Deerfield Road sanitary sewer to State Route 132 it will allow the following:
 - a. Sanitary Sewer Capacity to the 107 SFR Lakefield Place New Phase
 - i. Provided that the original lift station is shown to provide enough pumping capacity for all the buildings provided per CCWRD standards.
 - b. Sanitary Sewer Capacity on Deerfield Road for the 202 SFR of Villas of Meadowside Subdivision.

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

1. No additional comments at this time

Soil and Water Conservation District Comments:

1. We have some questions and concerns regarding the individual outlets of the three stormwater management basins:
 - a. Northern basin (between Lots 48 and 49): will this discharge to the existing basin in the first phase of Lakefield Place, or down the ditch line toward SR 132? If down the ditch line, we recommend extending the outlet to SR 132 or working with the existing property owner to improve the ditch line
 - b. SE basin (rear of Lots 35-38): We recommend extending the outlet to SR 132 if possible. If not, a discharge channel with rock protection will be needed. Also, an easement will be needed along the storm sewer/discharge channel in the new outlet and the entity responsible for long-term maintenance of the basin (HOA or storm water district) should also be responsible for this easement.
 - c. SW basin (behind Lots 21-24): This basin does not discharge to a defined channel. Given the soil types/flat topography, we are concerned that this will result in a substantial drainage problem for the existing downstream landowner.
2. Due to the soil types/flat topography, additional storm sewers may be needed in the rear of lots 39-48 and in Open Space Lot 108.
3. A downstream hydraulic analysis is needed to the existing culvert under SR 132.

STAFF RECOMMENDATION:

Based on Staff Analysis, request a motion to **APPROVE** the Lakefield Place New Phase Subdivision – Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in the staff report 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.

LAKEFIELD PLACE - NEW PHASE DESIGN PLAN

LOCATED IN GRAHAM MILITARY SURVEY No. 2405
GOSHEN TOWNSHIP, CLERMONT COUNTY, OHIO



Choice One Engineering
SIDNEY, OHIO 937-497-0000
LOVELAND, OHIO 513-239-8554
WWW.CHOICEONEENGINEERING.COM

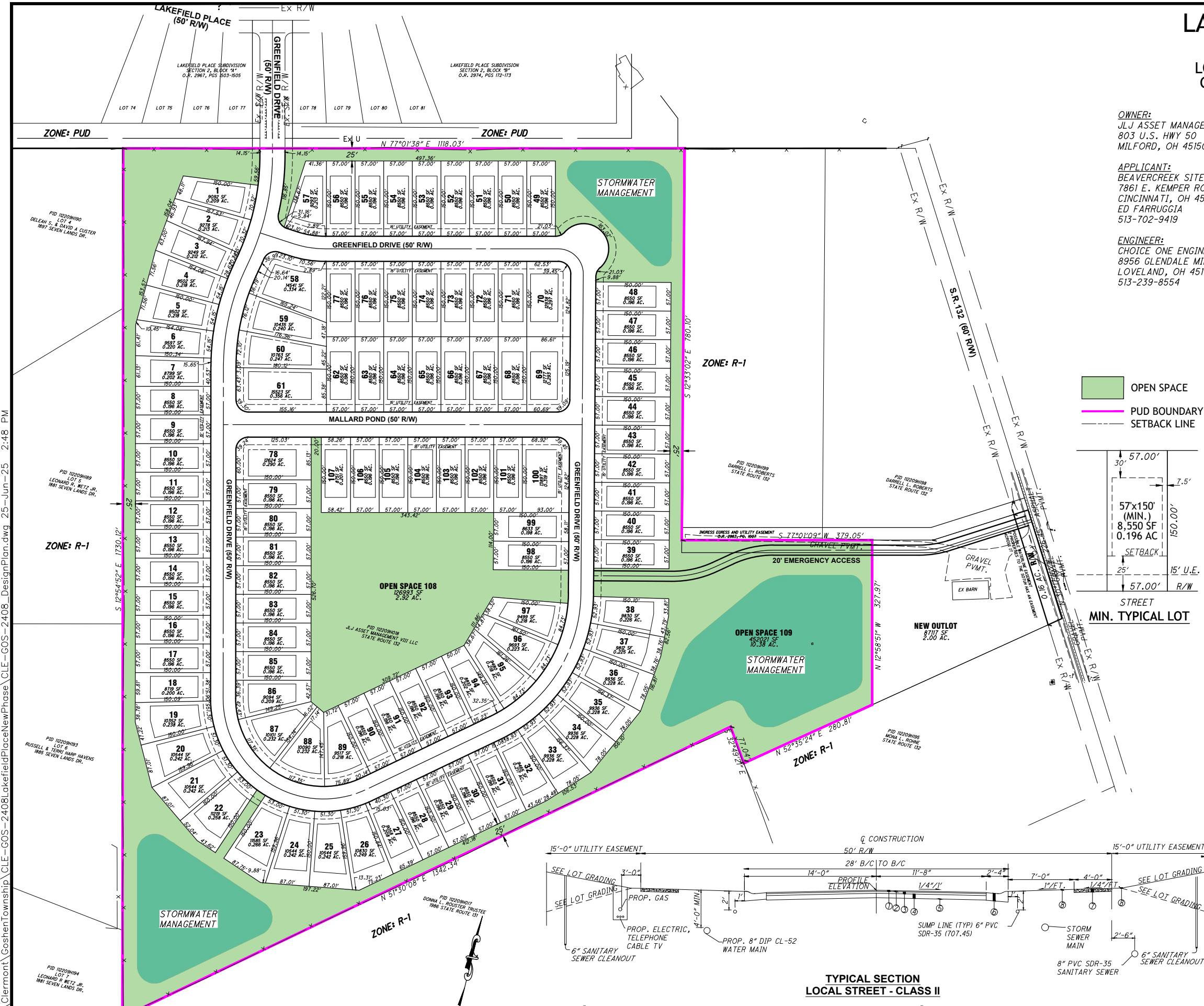


VICINITY MAP
N.T.S.

OWNER:
JLJ ASSET MANAGEMENT VIII LLC
803 U.S. HWY 50
MILFORD, OH 45150

APPLICANT:
BEAVERCREEK SITE MANAGEMENT LLC
7861 E. KEMPER ROAD
CINCINNATI, OH 45249
ED FARRUGGIA
513-702-9419

ENGINEER:
CHOICE ONE ENGINEERING
8956 GLENDALE MILFORD ROAD, SUITE 1
LOVELAND, OH 45140
513-239-8554



- OPEN SPACE
- PUD BOUNDARY
- SETBACK LINE

PROPERTY INFORMATION

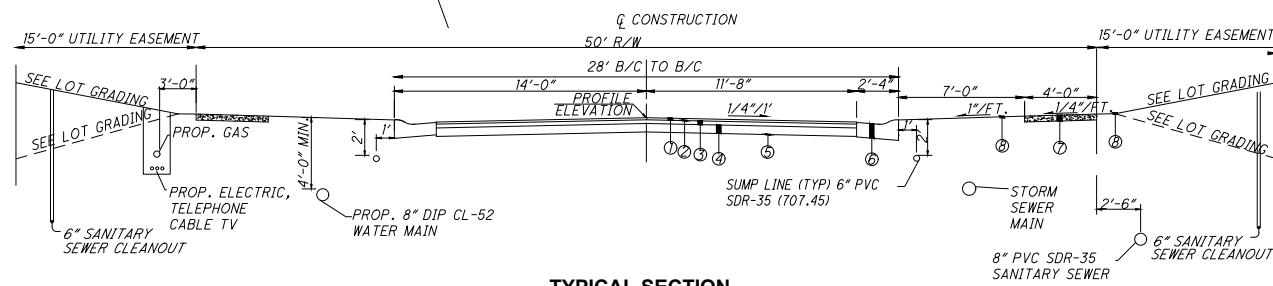
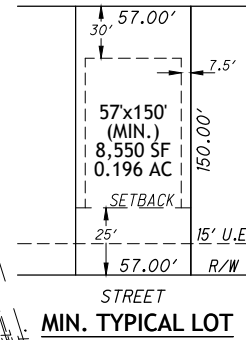
CURRENT PIDN: 112209H018
CURRENT ZONING: PD-R
CURRENT USE: FARMLAND
PARENT TRACT: 43.01 ACRES
NEW OUTLOT PARCEL: 2.00 ACRES

NO. OF BUILDABLE LOTS: 107
MIN. LOT AREA: 8,550 SF
MIN. LOT WIDTH: 57 FEET
MIN. FRONT YARD SETBACK: 25 FEET
MIN. REAR YARD SETBACK: 30 FEET
MIN. SIDE YARD SETBACK: 7.5 FEET MIN

NEW TOTAL GROSS AREA: 43.01 ACRES
AREA IN R/W:
PROPOSED: 4.80 ACRES
EXISTING (SR 132): 0.16 ACRES

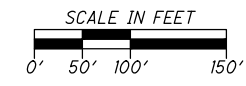
NET TOTAL AREA: 36.05 ACRES
AREA IN LOTS: 24.91 ACRES
AREA IN OPEN SPACE: 13.30 ACRES (30.9%)
TOTAL AREA / OPEN SPACE (35% MIN. REQ'D): 2.62 U/AC. (3.00 U/AC MAX)

- NOTES**
- ALL UTILITIES TO BE UNDERGROUND, NO OVERHEAD WILL BE PERMITTED.
 - STREET LIGHTING TO BE PROVIDED BY DUKE ENERGY.
 - PARKING SHALL BE RESTRICTED TO ONE SIDE OF THE STREET OPPOSITE SIDE OF FIRE HYDRANTS. NO PARKING SIGNS, STREET SIGNS AND STOP SIGNS TO BE INSTALLED BY THE DEVELOPER.
 - CLUSTER MAILBOXES TO BE INSTALLED BY DEVELOPER AT LOCATIONS TO BE DETERMINED AND COORDINATED WITH THE POST OFFICE.
 - OPEN SPACE LOTS, STORM WATER MANAGEMENT BASINS AND ALL STORM SEWER INFRASTRUCTURE OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - PROPOSED STREET RIGHT OF WAY TO BE 50' IN WIDTH AND STREETS TO BE 28' BACK OF CURB TO BACK OF CURB WITH SIDEWALKS.
 - NEW OUTLOT WITH BARN ALONG S.R. 132 TO BE SPLIT OFF AHEAD OF THE FINAL PLAT.
 - A TRAFFIC IMPACT STUDY IS CURRENTLY UNDERWAY WITH ODOT AND CLERMONT COUNTY ENGINEER'S OFFICE.
 - SANITARY AND WATER TO TIE INTO EXISTING UTILITIES ON LAKEFIELD PLACE, SEWER WILL BE GRAVITY.
 - SANITARY SEWER WILL GRAVITY FLOW TO EXISTING LAKEFIELD PLACE LIFT STATION. A NEW FORCEMAIN WILL BE INSTALLED ALONG SR 132 UP TO BUCK RUN LANE.



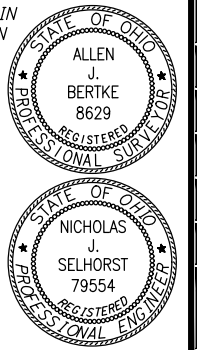
TYPICAL SECTION
LOCAL STREET - CLASS II

- ITEM 441 - 1-1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22
- ITEM 407 - TACK COAT @ 0.06 GAL./S.Y.
- ITEM 441 - 2-1/4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448)
- ITEM 301 - 5" ASPHALT CONCRETE BASE COURSE, PG64-22
- ITEM 204 - SUBGRADE COMPACTION
- ITEM 609 - CLERMONT COUNTY STANDARD ROLL CURB AND GUTTER
- ITEM 608 - 5" CONCRETE WALK
- ITEM 659 - SEEDING AND MULCHING, CLASS 1



Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629
DATE: 06-25-2025

Nicholas J. Selhorst
NICHOLAS J. SELHORST, P.E.
DATE: 06-25-2025



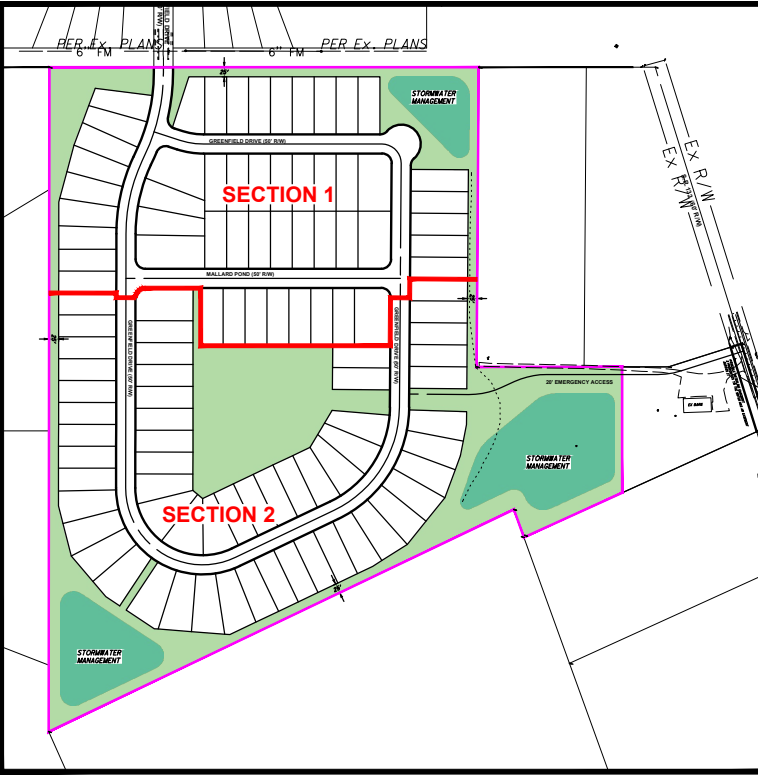
LAKEFIELD PLACE - NEW PHASES GOSHEN TOWNSHIP LOT LAYOUT PLAN

REVISIONS:

FILE NAME	DESIGNPLAN
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT No.	CLEGOS2408
DATE	06-25-2025
SHEET NUMBER	1 OF 3

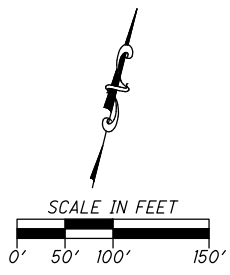
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PHASING PLAN
 NOTE: PHASING IS APPROXIMATE AND SUBJECT TO CHANGE BASED ON MARKET DEMAND. INITIAL TIMELINE IS CONSTRUCTION STARTING WITH PHASE 1 IN LATE 2025 AND COMPLETED BY EARLY 2026. PHASE 2 WILL START LATE 2026 AND WILL BE COMPLETED EARLY 2027. HOME CONSTRUCTION WILL LAG INFRASTRUCTURE CONSTRUCTION BY APPROXIMATELY 6 MONTHS TO 1-YEAR.

- PLAN LEGEND**
- PROP. FIRE HYDRANT
 - PROP. WATER MAIN
 - PROP. WATER MAIN
 - PROP. STORM MANHOLE
 - PROP. CATCH BASIN
 - PROP. STORM SEWER
 - PROP. SANITARY MANHOLE
 - PROP. GRAVITY SANITARY SEWER



REVISIONS:
FILE NAME DESIGNPLAN
DRAWN BY SJC
CHECKED BY NNS
PROJECT No. CLEGOS2408
DATE 06-25-2025
SHEET NUMBER 2 OF 3

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SOILS LEGEND	
Cle1A	CLERMONT SILT LOAM, 0-1% SLOPES
WsS1A1	WESTBORO-SCHAFFER SILT LOAMS, 0-2% SLOPES

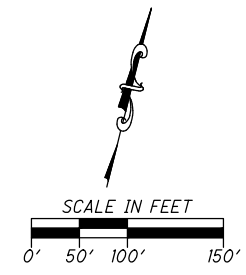
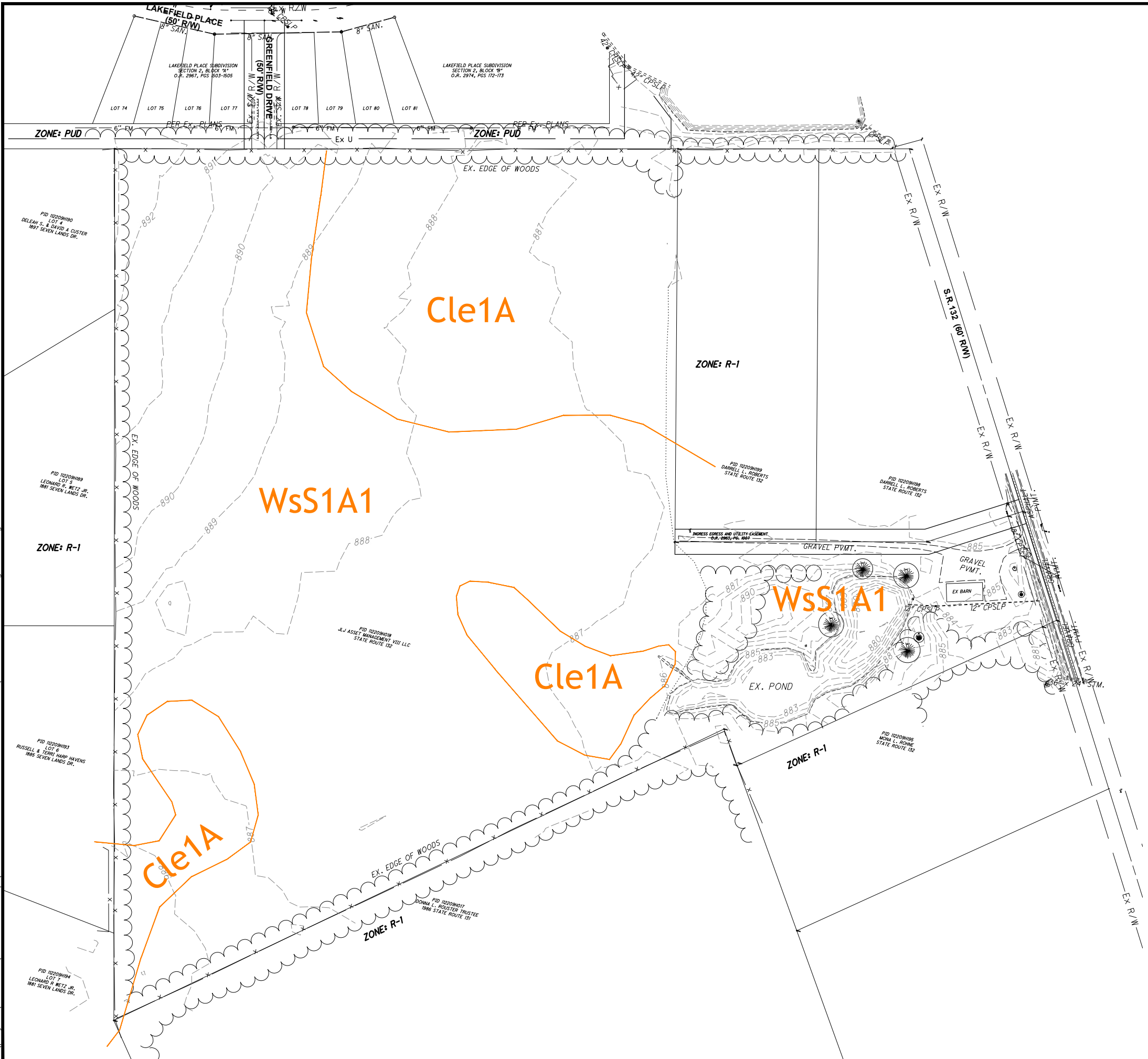


SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 WWW.CHOICEONEENGINEERING.COM

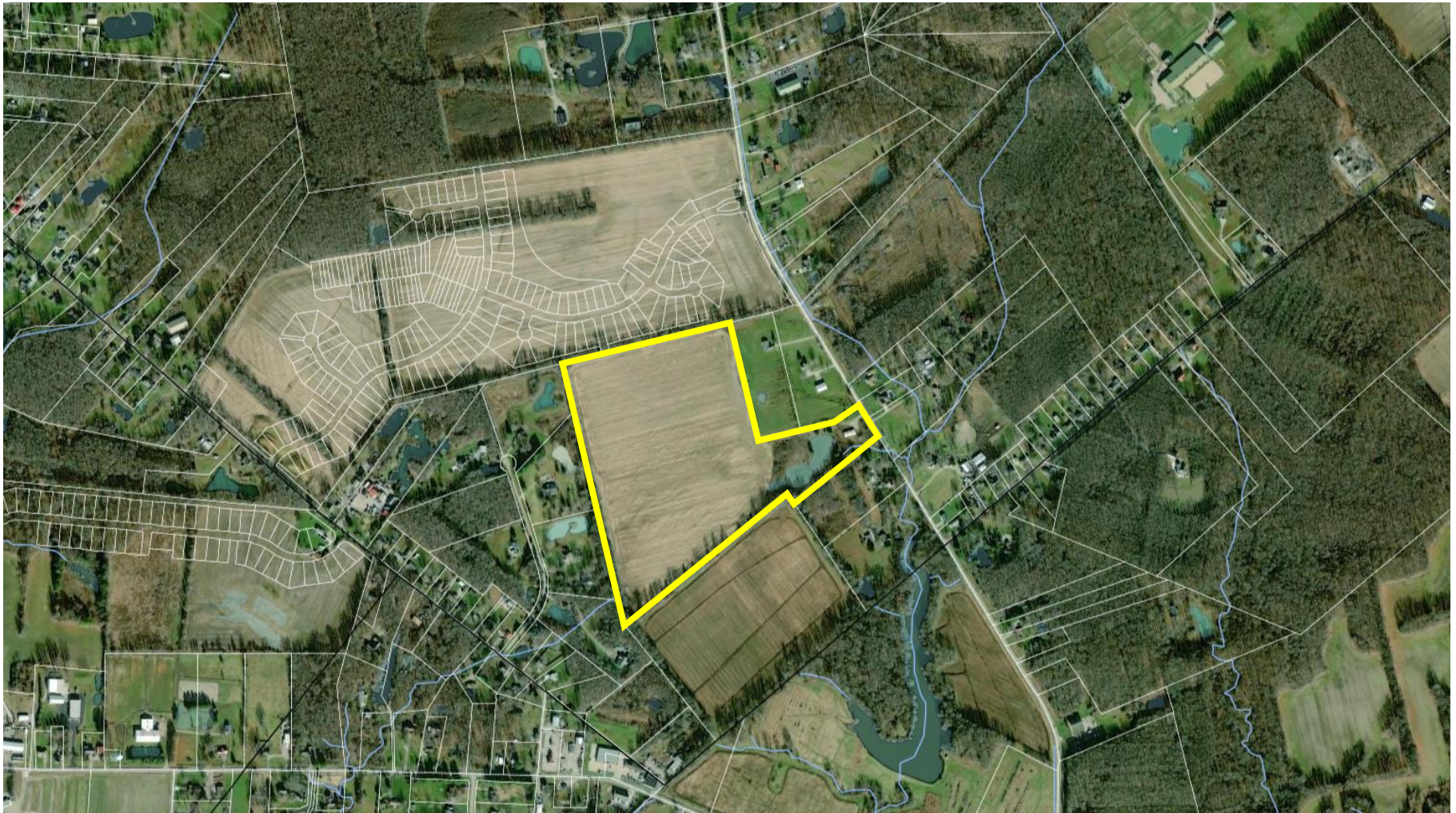
LAKEFIELD PLACE - NEW PHASES
GOSHEN TOWNSHIP
EXISTING CONDITIONS

REVISIONS:

FILE NAME	8_Des
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT No.	CLEGOS2408
DATE	06-25-2025
SHEET NUMBER	3 OF 3



Goshen Township Lakefield Place New Phase – Design Plan

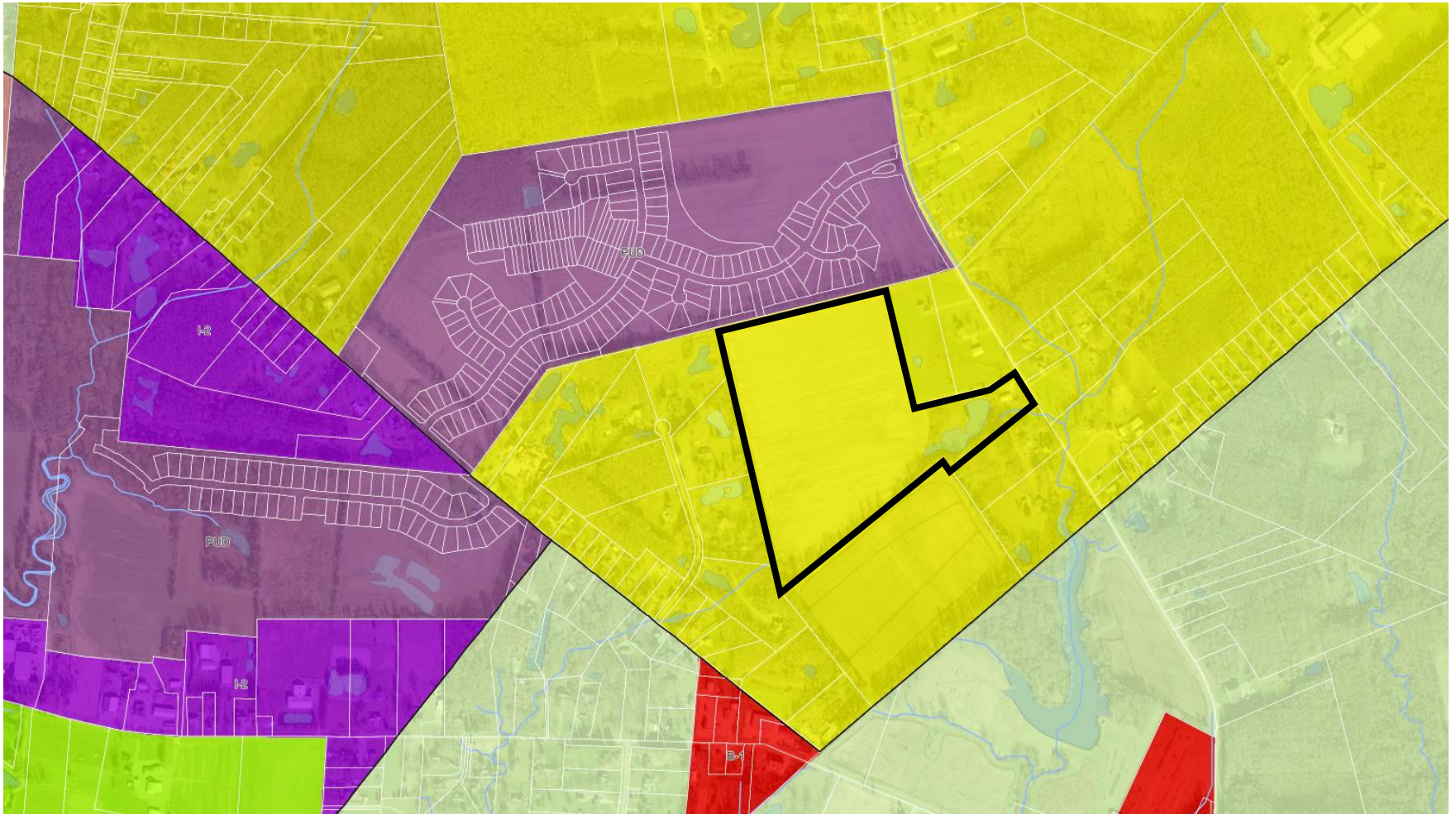


Parcel Map

Total Site Area: +/- 43.01 acres



Goshen Township Lakefield Place New Phase – Design Plan

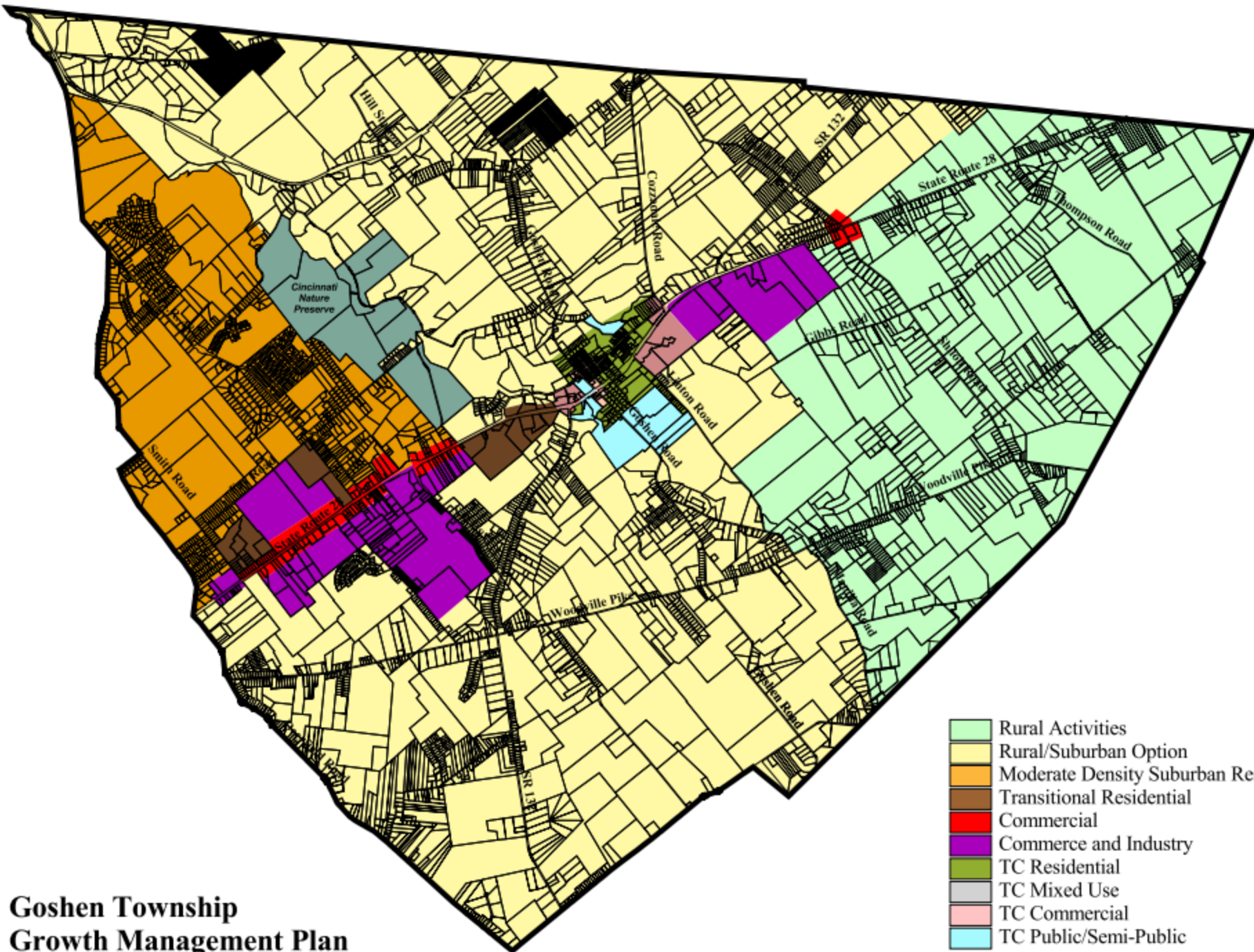


Note: Zoning does not reflect current approved zoning of PD-R

Zoning Map

Total Site Area: +/- 43.01 acres





**Goshen Township
Growth Management Plan
Land Use Plan**

- Rural Activities
- Rural/Suburban Option
- Moderate Density Suburban Residential
- Transitional Residential
- Commercial
- Commerce and Industry
- TC Residential
- TC Mixed Use
- TC Commercial
- TC Public/Semi-Public

