PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON APRIL 28, 2026

ARBORSIDE – DESIGN PLAN

APPLICANT: Abercrombie and Associates, Inc.
8111 Cheviot Rd., Suite 200
Cincinnati, OH 45247

OWNER: Drees Homes
211 Grandview Dr.
Ft. Mitchell, KY 41017

ENGINEER: Abercrombie and Associates, Inc.
8111 Cheviot Rd., Suite 200
Cincinnati, OH 45247

REQUEST: Requesting approval from the Clermont County Planning Commission for Arborside – Design Plan

LOCATION: The subject property (PINs 032021C013 & 032021C040) is located at SR 132, North of the Judd Road – SR 132 intersection.

HISTORY: Zone Change Recommendation reviewed by Planning Commission on September 23, 2025.

DEVELOPMENT PROPOSAL:

Arborside – Design Plan consists of 275 residential lots of varying sizes on an agricultural, wooded property. The subject property is adjacent to the Wilson Nature Preserve. The proposed land use is detached single-family residences. The total area is +/- 124.20 acres, and will include open space lot(s) totaling +/- 42.46 acres (or 34.2%), residential lots totaling +/- 68.70 acres, and +/- 12.74 acres of proposed area within new R/W. The project density is proposed to be +/- 2.2 dwelling units per acre. Within the open space lots are public amenities such as a clubhouse, pool, sports fields, ponds, and trails.

DEVELOPMENT DATA:

Current Zoning: "PD" Planned Development District.

Total Lots: 275 Residential Lots
Area in Lots: +/- 68.70 acres
Area in Open Space: +/- 42.46 acres

Total Site Area:+/- 124.20 acres
Area in R/W: +/- 13.04 acres
Density: +/- 2.2 du/a

School District: Batavia Local School District

Homes:

LOTS	LOT WIDTH	F.Y. SETBACK	S.Y. SETBACK	R.Y. SETBACK	MIN. LOT SIZE (S.F.)	MIN. DWELLING (S.F.)
2–10, 157–166, 230–264 & 267–269	70'	35'	5'*	20'	10,000	1,400
1, 265–266, & 270–275	70'	35'	5'*	35'	10,000	1,400
29–156	60'	35'	5'*	20'	8,000'	1,400
11–28	60'	35'	5'*	35'	8,000'	1,400
167–195 & 226–229	55'	35'	5'*	20'	8,000'	1,400
196–225	55'	35'	5'*	35'	8,000'	1,400

*5' MINIMUM SETBACK ONE SIDE – 15' TOTAL SIDE YARD SETBACK

SITE ACCESS:
The Design Plan shows access will be provided off of SR 132.

STAFF ANALYSIS:
Per the review of Arborside – 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 held on April 27, 2026. 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. Departmental comments are below and the applicant and developer are aware of the requirements in order for this subdivision to be constructed.

Clermont County Community & Economic Development Comments:

1. Per Section 509(A) of the Subdivision Regulations, all private streets must follow a minimum pavement width of eighteen feet (18') with a minimum ingress/egress easement of forty feet (40').
2. Per Section 510(A), common driveways can serve no more than five (5) lots, and must be served by a driveway easement and maintenance agreement noted on the record plat.
3. 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.

Clermont County Engineer's Office Comments:

Please refer to Clermont County Engineer's Design Plan review letter.

Clermont County Water Resources Department Comments:

1. On all utility sheets show valves for the water mains.
2. On Sheet 3, show the tie-in method and location clearly with labels. Include any necessary valves.
3. On Sheet 3, show stationing on roadways and apply stationing labels to fire hydrants.
4. On Sheet 3, is there a manhole at lot 15? If not, all sanitary sewers are to end with manholes.
5. On Sheet 3, on open space lot 282 the sanitary sewer crosses over a drainage path. Is the rim elevation outside of storm elevations?
6. On Sheet 3, lots 1-5 and lots 270-275 the proposed ingress/egress and utility easement will need to say "public utility easement" since it includes public utilities. This applies in all locations where you have public utilities within the said easement.
7. On Sheet 3, between lots 256 and 238, the storm drain will need to be extended beyond the line of the sanitary sewer to reduce scour potential over the sanitary sewer.
8. On Sheet 3, show the laterals for lots 257 through 260 and make sure they follow CCWRD standards.
9. On Sheet 4, move the manhole in the knuckle between lots 81 and 82 outside of the pavement. Keep manholes outside of the pavement per our regulations.
10. On Sheet 4, are you intending for the roadway between lots 26 and 27 to be extended in the future? If so, please have the water main and sanitary sewer able to be extended from a tee and cap or have it fixed with a
11. On sheet 4, the manhole between lots 113 and 193 will need to be outside of the flow paths of storm lines.

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

At this time, we have a few minor comments regarding the design plan submittal as it relates to the future final construction documents.

1. Cover Sheet – Development Data: The Auditor's Parcel numbers shown do not appear to match the actual project location. Please verify.
2. Typical Lot Layout Note: Please ensure the "Typical Lot Layout" note clearly states that all lots must provide positive drainage away from each structure toward the property lines at the required minimum slope per building code. Additionally, ensure compliance with Article 7.0, Section 700.1, of the WMSC regulations, which requires a minimum ten (10) foot wide drainage easement for all stormwater conveyance systems, including drainage swales between lots.
3. Overland Flood Routes: Provide stormwater easements for all overland flood routes, including corresponding cross-sections and details.
4. Detention Basins: Provide stormwater easements for all detention basins. Include details for overflow emergency spillways, along with cross-sections demonstrating one (1) foot of freeboard for each basin.

5. Slope Stability / Geotechnical Review: For any individual lots where:
    a. Newly constructed slopes at finished grade meet or exceed a 3:1 (horizontal to vertical) ratio, or
    b. Fill is placed on existing slopes that meet or exceed a 5:1 ratio; a geotechnical engineer's approval will be required to demonstrate compliance with WMSC regulations for that particular lot, and must be noted on final construction and record plat documents.
6. Minimum Opening Elevations (MOEs): Provide MOEs for all applicable lots.

Soil and Water Conservation District Comments:

1. The flow length-width ratio needs to be increased for detention basin #1. Per Section 530.3-5 of the WMSC regulations, "the ratio of flow length to basin width should be at least 3:1 to avoid short circuiting and to increase travel time to the outlet. To increase a pond's flow length, the inlet or outlet may be re-located, or the contours of the pond may be configured to form baffles or an extended flow path." Refer to the Ohio Rainwater and Land Development Manual for design specifications.
2. Maintenance easements that comply with Section 700.2-1 of the Clermont County WMSC regulations need to be provided for all stormwater basins.
3. Storm sewer easements are needed for all storm sewer infrastructure outside the public road right-of-way.
4. Geotechnical reports will need to be completed for all construction (buildings, roads, stormwater basins, etc.) on EbE2 or Etn6F2 soils.

STAFF RECOMMENDATION:

Based on Staff Analysis, request a motion to **APPROVE** the Arborside – 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, Batavia Township, the State of Ohio, or any other applicable agency.

CLERMONT COUNTY PLANNING COMMISSION
APPLICATION FOR DESIGN PLAN REVIEW

Date March 31, 2026 A/P # _____

Name of Subdivision Arborside Subdivision

Location State Route 132, Batavia Township

Township Batavia Military Survey No. 998

Complete Parcel Identification Number (PIN) 03-20-21C-013. & 03-20-21C-040.

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

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

Name of Applicant Abercrombie and Associates, Inc.

Address 8111 Cheviot Road, Suite 200

City Cincinnati State OH Zip 45247

Phone (513) 385-5757 Fax (513) 245-5161 Email dsmith@abercrombie-associates.com

Name of Owner of property to be subdivided Drees Homes

Address 211 Grandview Drive

City Ft. Mitchell State KY Zip 41017

Phone _____ Fax _____ Email mmains@dreeshomes.com

Name of applicant's surveyor or engineer Abercrombie & Associates, Inc

Address 8111 Cheviot Road, Suite 200

City Cincinnati State OH Zip 45247

Phone (513) 385-5757 Fax (513) 245-5161 Email dsmith@abercrombie-associates.com

Acreage owned 124.20 Acreage proposed to be subdivided 124.20

Current Zoning Classification "PD" Planned Development

Proposed Zoning Changes none

Proposed Land Use single family residences

Is this a proposed "Special Development"? (See Article VII Sub Reg's) No

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

DEVELOPMENT CHARACTERISTICS:

Number of proposed lots 283 Typical lot width 70' - 60' - 55'

Number of proposed unit's 275 Typical lot area 70' lots -10,000 sf min. 60'/55' lots - 8,000 sf min.

Single Family 275 Multi-Family _____

Acreage to be devoted to recreation, parks or open space 42.46 ac.

Recreation facilities to be provided clubhouse, pool, sports fields, ponds, trails

Proposed method of supplying water service extension of existing county water lines

_____

_____

Proposed method of sanitary waster disposal extension of existing county sewer lines

_____

_____

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

Abercrombie
& Associates, Inc.
Civil Engineering + Surveying
50 YEARS
1976

March 31, 2026

Mr. Drew DeMarsh
Planner
Clermont County Department of
Community and Economic Development
101 East Main Street, 3rd Floor
Batavia, Ohio 45103

RE: Design Plan Application
Arborside Subdivision
A&A No. 25-0130

Dear Mr. DeMarsh:

On behalf of the applicant, Drees Homes, we are pleased to present the attached Design Plan application for review and consideration. The property is located on the east side of State Route 132, approximately 1,100 feet north of Judd Road, Batavia Township. The subdivision contains 124.20 acres of land.

The property is zoned "PD" Planned Development District. The proposed subdivision will contain 275 single family residential lots and 8 common open space lots. The common open space lots will be utilized for storm water management and amenities. All open space lots are proposed to be maintained by an established home owner's association.

Access to the proposed subdivision will be provided by extending a public street east from State Route 132. The public streets will be designed and constructed per the County's current subdivision rules and regulations.

The proposed development will be served by extending a public sanitary sewer west along Lucy Run Cemetery Road and north along a portion of State Route 132. The proposed sanitary sewer will extend from an existing 18-inch public sanitary sewer located on the north side of Lucy Run Cemetery Road.

Water service for the proposed development will be provided by a future public water main extension, extending from an existing 6-inch public water main located along the east side of State Route 132.

Six retention/detention basins are proposed in the common open space lots and will provide storm water management for the proposed subdivision. The future storm water management design will conform to the current County requirements and we acknowledge that a detailed design of these proposed facilities will be required as part of the formal design plan approval process.

We respectfully request Planning Commission's review and consideration of the attached design plan application at their April 27, 2026 meeting. Please proceed with the review of the attached application, contact us if additional information is required.

Sincerely,

Abercrombie and Associates, Inc.

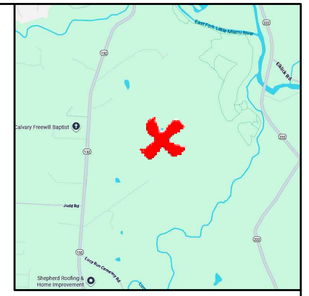


Douglas A. Smith, P.E., P.S.
Senior Project Manager

Cc: Mr. Matt Mains – Drees Homes

Encl.

DESIGN PLAN
ARBORSIDE
BATAVIA TOWNSHIP, CLERMONT COUNTY, OHIO



VICINITY MAP

DEVELOPMENT DATA

AUDITORS PARCEL 03-20-21C-013 & 03-20-21C-040

GROSS AREA: 124.20 ACRES

RESIDENTIAL LOT YIELD:
TOTAL 275

GROSS AREA:	124.20 ACRES
OPEN SPACE:	42.46 ACRES (34.2%)
TOTAL AREA IN LOTS:	68.70 ACRES
PROP. R/W:	12.74 ACRES
EX. R/W:	0.30 ACRES

CENTERLINE LENGTHS
OF PUBLIC STREETS: 10,713 LF (2.0 Miles)

SCHOOL DISTRICTS: BATAVIA LSD

EX. ZONING: "PD" (PLANNED DEVELOPMENT DISTRICT)

GENERAL NOTES:

STORM WATER DETENTION FACILITIES AND ALL STORM SEWER LOCATED OUTSIDE OF THE PROPOSED RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR BY PUBLIC WATERCOURSE AGREEMENT VIA DITCH PETITION (IF AVAILABLE).

PUBLIC SANITARY SEWERS SHALL EXTEND TO A PUBLIC ON-SITE LIFT STATION AND BE PUMPED TO A PUBLIC 18-INCH SANITARY SEWER LOCATED IN LUCY RUN CEMETERY ROAD.

PUBLIC WATER MAINS SHALL EXTEND FROM AN EXISTING PUBLIC WATER MAIN LOCATED ALONG THE EAST SIDE OF S.R. 132.

OPEN SPACE AREAS AND LANDSCAPING FEATURES SHALL BE OWNED & MAINTAINED BY
AN ESTABLISHED HOME OWNERS ASSOCIATION.

ALL UTILITIES SHALL BE UNDERGROUND.

DETAILS FOR POOL FACILITY AND CLUB HOUSE SHALL BE PROVIDED AS PART OF THE FINAL DEVELOPMENT PLAN.

STREET LIGHTING IS PLANNED.

LANDSCAPING FOR LOTS 1-5 & 270-275 WILL BE MAINTAINED BY THE HOA.

PARKING SHALL BE RESTRICTED TO THE SIDE OF THE STREET OPPOSITE THE FIRE HYDRANT - DEVELOPER TO PROVIDE SIGNAGE.

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" AS DETERMINED BY A PERSONAL REVIEW OF FLOOD MAP NO. 39025C0240G & 39025C0245G, DATED 3/16/2006, OF THE NATIONAL FLOOD INSURANCE PROGRAM.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

SHEET INDEX

1.....TITLE/SHEET OVERALL
2.....EXISTING CONDITIONS
3.....DESIGN PLAN
4.....DESIGN PLAN
5.....SANITARY EXTENSION
6.....PHASING PLAN

OWNER/APPLICANT:

DREES HOMES
211 GRANDVIEW DRIVE
FT. MITCHELL, KY 41017
859-578-4324

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STATE OF OHIO
DOUGLAS ALLEN SMITH
61822
REGISTERED
PROFESSIONAL ENGINEER
D. Smith
3/31/2026

DESIGN PLAN
ARBORSIDE
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO

Date 3-31-26
Drawn By J.C.
Checked By D.A.S.
Scale 1" = 200'

REVISIONS

DWG: 25-0130\PRLM\JC-DESIGN PLAN

Sheet Title: TITLE SHEET - OVERALL

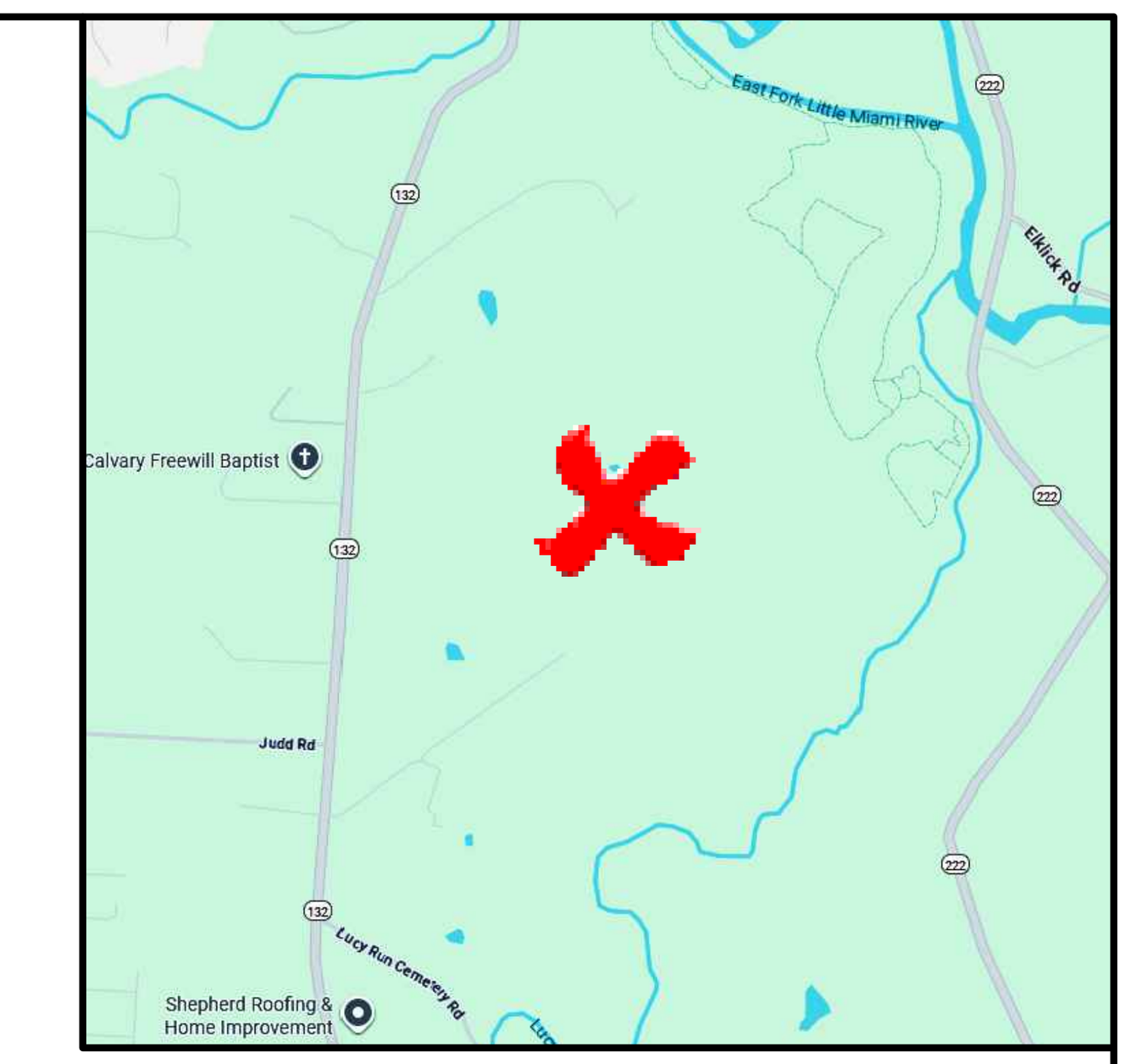
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Page 1 / 6





VICINITY MAP

GRAPHIC SCALE

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SOILS LEGEND

CnC2	CINCINNATI SILT LOAM, 6-12% SLOPES, ERODED
EdB2	EDENTON LOAM, 12-18% SLOPES, MODERATELY ERODED
EbE2	EDENTON LOAM, 18-25% SLOPES, ERODED
Etn6F2	EDENTON FLAGGY SILTY CLAY LOAM, 25-50% SLOPES, ERODED
JoR1B1	JONESBORO-ROSSMOYNE SILT LOAMS, 2-6% SLOPES
JoR1B2	JONESBORO-ROSSMOYNE SILT LOAMS, 2-6% SLOPES
RpC2	ROSSMOYNE SILT LOAM, 6-12% SLOPES
WsS1A1	WESTBORO-SCHAFFER SILT LOAMS, 0-2% SLOPES

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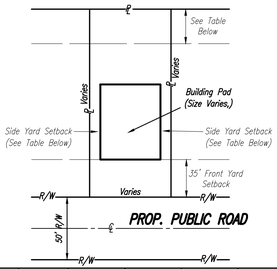
Sheet Title: EX. CONDITIONS - OVERALL

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TYPICAL LOT LAYOUT



LOTS	LOT WIDTH	F.Y. SETBACK	S.Y. SETBACK	R.Y. SETBACK	MIN. LOT SIZE (S.F.)	MIN. DWELLING (S.F.)
2–10, 157–166, 230–264 & 267–269	70'	35'	5'*	20'	10,000	1,400
1, 265–266, & 270–275	70'	35'	5'*	35'	10,000	1,400
29–156	60'	35'	5'*	20'	8,000'	1,400
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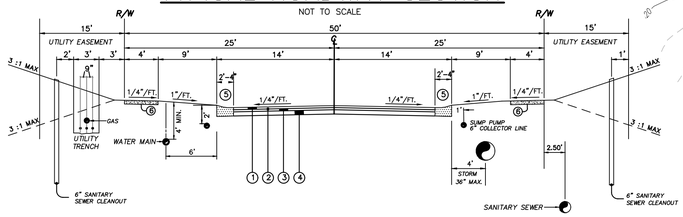
S Denotes Prop. 8" Gravity Sanitary Sewer

FM Denotes Prop. Sanitary Force Main

W Denotes Prop. 8" Water Main (Unless Otherwise Noted)

TYPICAL ROADWAY SECTION

NOT TO SCALE



MIN. COVER	UTILITY
24"	GAS
24"	SUMP LINE
36"	ELECTRIC
36"	TELEPHONE
36"	CABLE TV
48"	WATER

1. ITEM 448 1 1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64–22
2. ITEM 407 TACK COAT (APPLICATION RATE OF 0.1 GAL./SQ. YD.
3. ITEM 448 2 1/4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1 , PG64–22
4. ITEM 301 5" ASPHALT CONCRETE BASE COURSE
5. ITEM 609 CLERMONT COUNTY STANDARD ROLL CURB AND GUTTER
6. ITEM 608 CONCRETE WALK, 5" THICK, CLASS C

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ARBORSIDE
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO

Date 3-31-26
Drawn By J.C.
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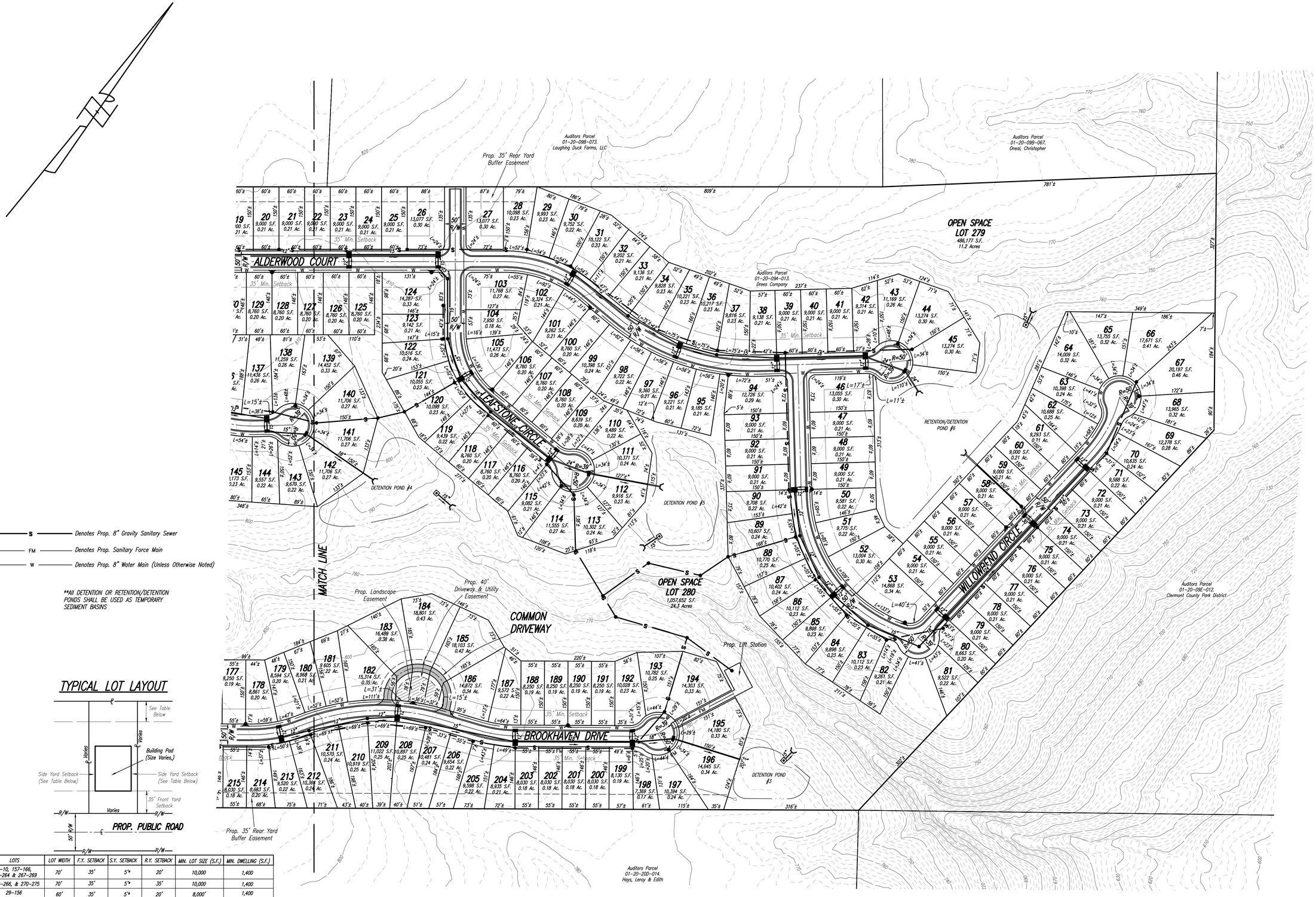
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Page 3 / 6



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GRAPHIC SCALE

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(IN FEET)

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REVISIONS	Date	Drawn By	Checked By	Scale
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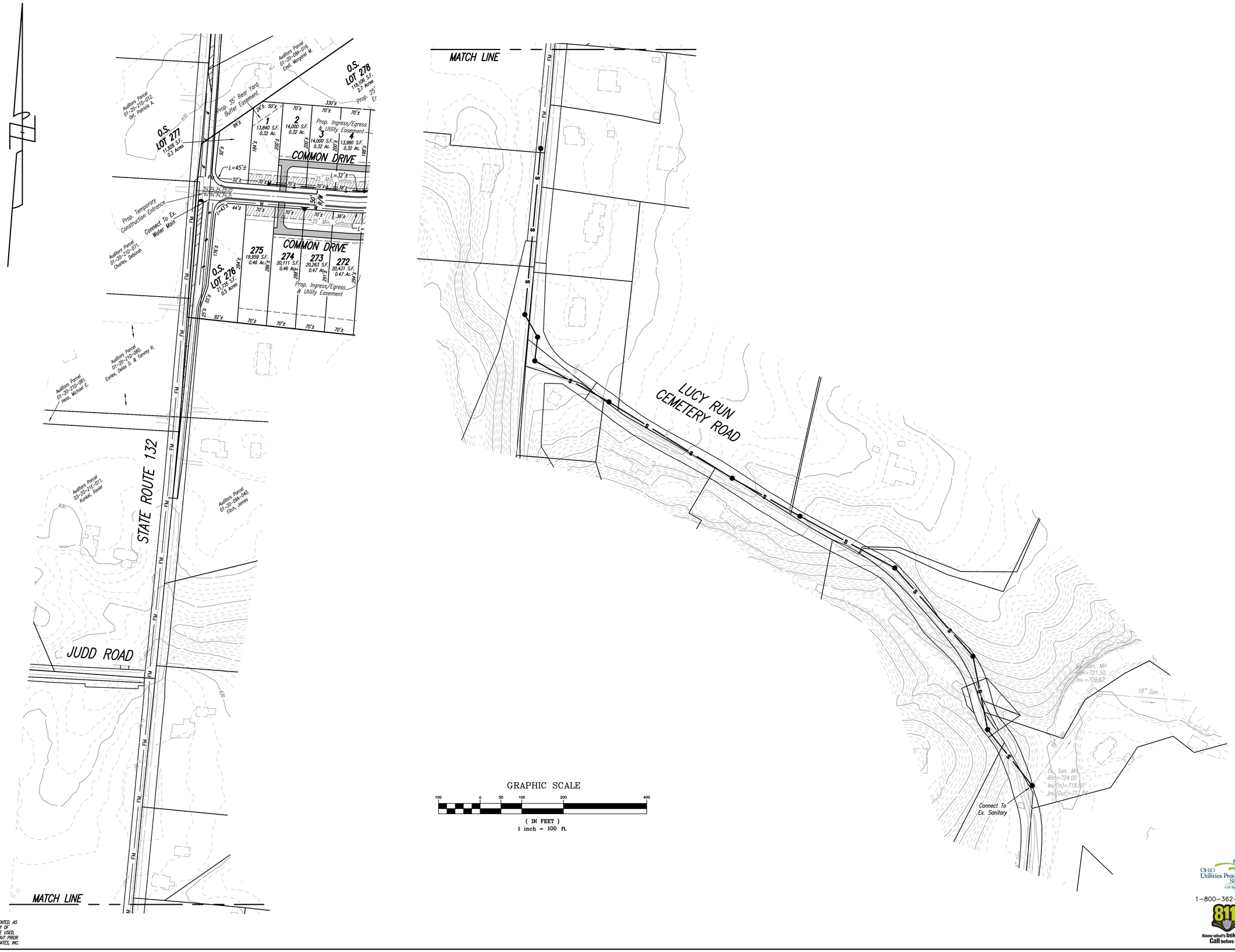
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REVISIONS

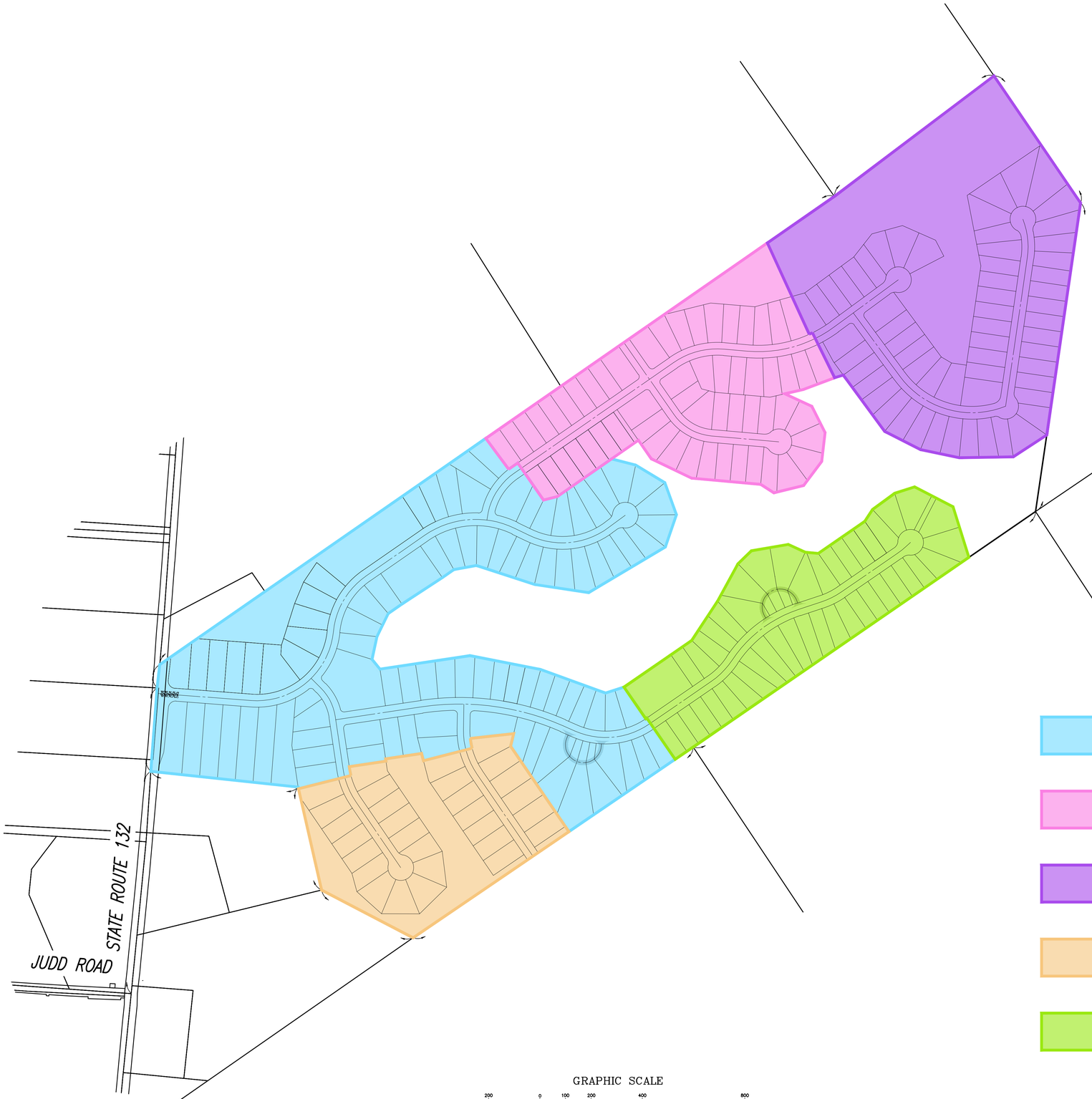
DWG: 25-0130\PRUM\JC-DESIGN PLAN

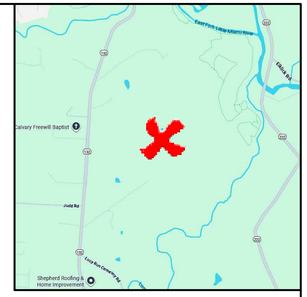
Sheet Title: OFFSITE SEWER EXTENSION

Project Title: ARBORSIDE
JAMES MABONE M.S. No. 998
BATAVIA TOWNSHIP, CLERMONT COUNTY, OHIO

Abercrombie & Associates, Inc.
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8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-385-5757
www.abercrombie-associates.com

Job No. 25-0130
Page 5 / 6





VICINITY MAP

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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PROFESSIONAL ENGINEER
D. Smith
3/31/2026

DESIGN PLAN
ARBORSIDE
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO

Date 3-31-26
Drawn By J.C.
Checked By D.A.S.
Scale 1" = 200'

REVISIONS

DWG: 25-0130\PRLIM\JC-DESIGN PLAN

Sheet Title: CONSTRUCTION PHASING

Project Title: ARBORSIDE
JAMES MABONE M.S. No. 998
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Page 6 / 6

PARCEL MAP

Arborside



PROPERTY INFORMATION

Parcel Numbers: 032021C013 & 032021C040

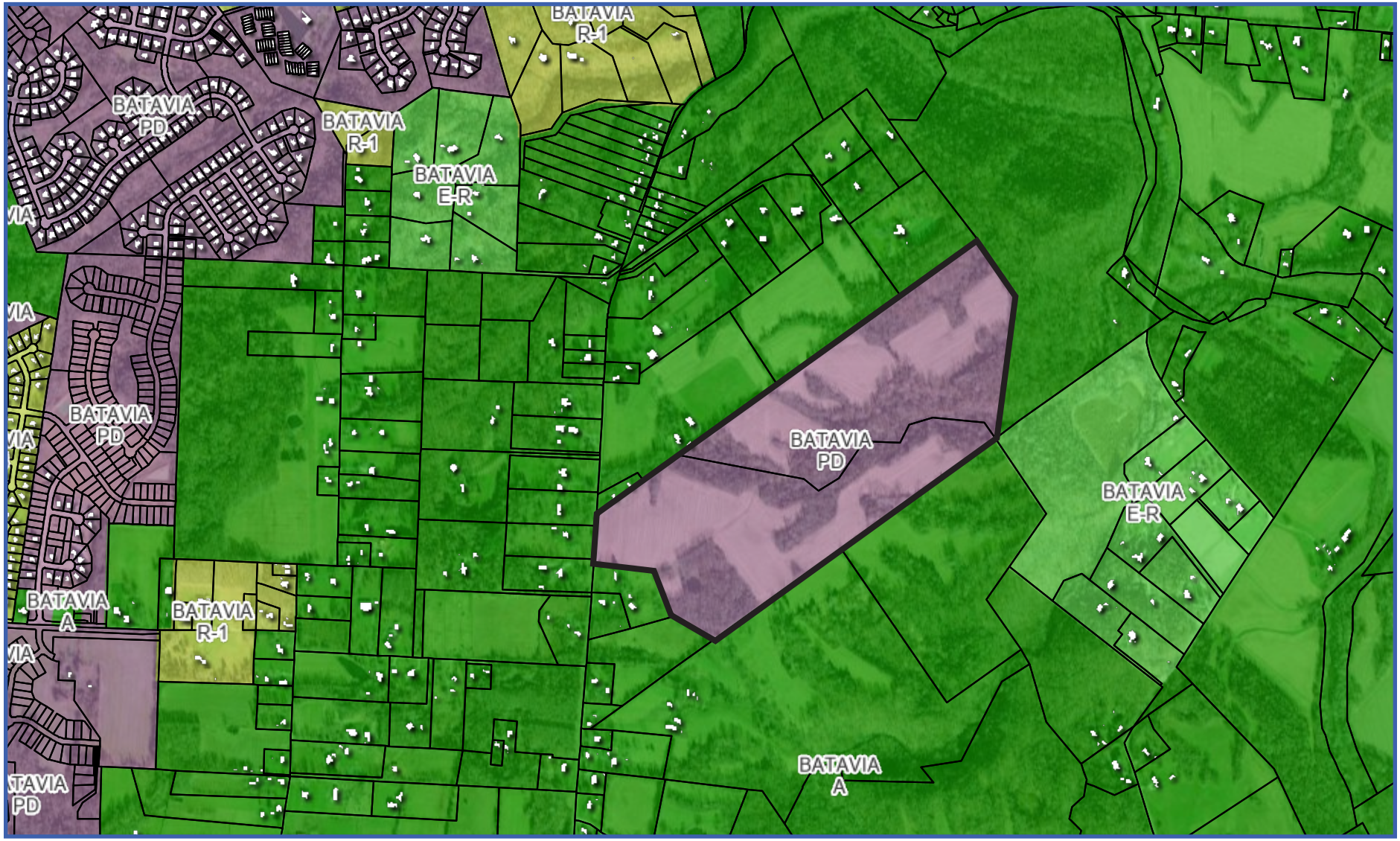
Total Site Area: +/- 124.2 Acres

CLERMONT COUNTY OHIO

Grow here

ZONING MAP

Arborside



PROPERTY INFORMATION

Parcel Numbers: 032021C013 & 032021C040

Total Site Area: +/- 124.2 Acres

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