



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JUNE 23, 2026

EAGLES NEST – DESIGN PLAN

APPLICANT: McGill Smith Punshon, Inc. (James H. Watson)
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45251

OWNER: Vancouver Homes, Inc.
10369 Cones Road
Loveland, OH 45140

ENGINEER: McGill Smith Punshon, Inc. (James H. Watson)
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45251

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

LOCATION: The subject property (PIN 112203B047) is located between State Route 28 and Fay Road.

HISTORY: The Clermont County Planning Commission recommended approval of a zoning map amendment for the subject property on August 26, 2025.

DEVELOPMENT PROPOSAL:

Eagles Nest – Design Plan consists of +/- 163.382 acres and proposes +/- 109.805 acres to be subdivided in multiple phases. The subject property is currently a golf course surrounded by residential, commercial, and industrial land uses. The proposed land use is detached and attached single-family residences, which will compliment the existing land use pattern within the area. The total area is +/- 109.895 acres, and will include 16 nonbuildable, open-space lots totaling +/- 39.297 acres (or 35.7%) and +/- 21.342 acres of proposed area within new R/W. The project proposes a residential lot yield of 305 residential lots with the density proposed to be +/- 2.77 dwelling units per acre. There is an additional +/- 53.577 acres planned for future commercial development.

DEVELOPMENT DATA:

Current Zoning: “PD-M” Planned Development – Mixed Use District.

Total Lots: 321

Area in Lots: +/- 49.166 acres

Area in Open Space: +/- 39.297 acres

Total Site Area: +/- 109.805 acres

Area in R/W: +/- 21.342 acres

Density: +/- 2.77 du/a

School District: Goshen Local School District

Homes:

Number of Units: 126 Attached Units

Min. Lot Area: +/- 4,500 sq. ft.

Front Yard Setback: 25 ft.

Rear Yard Setback: 25 ft.

Min. Lot Width: 37 ft.

Side Yard Setback: N/A

Number of Units: 84 “Type A” Units

Min. Lot Area: +/- 6,800 sq. ft.

Front Yard Setback: 25 ft.

Rear Yard Setback: 25 ft.

Min. Lot Width: 52 ft.

Side Yard Setback: 5 ft.

Number of Units: 95 “Type B” units

Min. Lot Area: +/- 7,800 sq. ft.

Front Yard Setback: 25 ft.

Rear Yard Setback: 25 ft.

Min. Lot Width: 60 ft.

Side Yard Setback: 5 ft.

SITE ACCESS:

The internal street system includes a looped configuration that provides good internal circulation and connects to existing adjoining streets at four locations. Planning is underway for significant traffic improvements to State Route 28 that will result from this project. Sidewalks are proposed along both sides of the subdivision streets. The Design Plan proposes access points connecting at State Route 28, Fay Road, and 2 connections at Charles Snider Road.

STAFF ANALYSIS:

Per the review of Eagles Nest – 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. 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. Section 504(B)(8) of the Clermont County Subdivision Regulations states, "... New streets which are extensions of or in alignment with existing streets shall bear the name of the existing street." This affects the proposed Bentgrass Lane in the Design Plan.
2. The lot line for Lot 183 continues past the rear lot line, indicating there may be an additional lot.
3. Goshen Township was awarded grants for the repaving of Smith, Fay, and Charles Snider Road repaving. Any future construction should be closely coordinated with the Township's Service Department.
4. 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.

Clermont County Engineer's Office Comments:

1. Ohio Department of Transportation (ODOT) APPROVAL is needed for all proposed improvements within, along, or impacting the State Route 28 Right-of-Way. Documentation of APPROVAL, from ODOT, needs to be provided for the proposed site modifications, prior to the approval of construction drawings.
2. A 25 Foot Half Right-of-Way needs to be provided along Fay Road.
3. 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'.

Clermont County Water Resources Department Comments:

Currently has no comments. Further reviews will be done at the time of the construction plan submittal.

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

WMSC has several comments for the future construction documents and plans that will need to be addressed.

1. Best Management Practices (BMPs): Provide all applicable WMSC BMPs on the construction drawings. This shall include, but not be limited to, silt fence, sediment and erosion control measures, temporary construction entrances, and the location of any temporary sediment basins.
2. Lot Layout and Drainage Details: Provide a detailed lot layout, including drainage swale details and AA ditch details between each lot. The plans must clearly demonstrate that drainage will be directed away from all structures and conveyed to an appropriate and stable drainage outlet.
3. Drainage Easements and Overland Flood Routes: All drainage easements and overland flood routes shall be clearly identified on the plans. Include a note stating

that no development, grading, or obstruction may occur within any designated drainage easement.

4. Downstream Analysis: Provide a downstream culvert analysis, including all supporting hydrologic and hydraulic calculations, demonstrating that downstream infrastructure is adequate to convey the proposed runoff.
5. Minimum Opening Elevations (MOEs): Provide MOEs for all applicable lots where required, and clearly identify them on the plans.
6. Stormwater Infrastructure Details: Provide all applicable stormwater infrastructure details for the project, including but not limited to pipe details, structures, outlet protection, and any related appurtenances.
7. As-Built Certification Requirement: Please be advised that, upon completion of site development, a complete set of Basin As-Built Certification drawings shall be required in accordance with WMSC Regulations, Section 710. Additionally, final site inspection approval must be obtained before the WMSC Division of the Building Department signs and dedicates the final record plat.

Soil and Water Conservation District Comments:

1. A hydraulic analysis of the downstream stormwater system or overland flow route will be needed for stormwater basin discharges from open space lots 28, 191, 207, and 293.

STAFF RECOMMENDATION:

Based on Staff Analysis, request a motion to **APPROVE** the Eagles Nest – Design Plan with the following conditions:

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

PARCEL MAP

Eagles Nest



PROPERTY INFORMATION

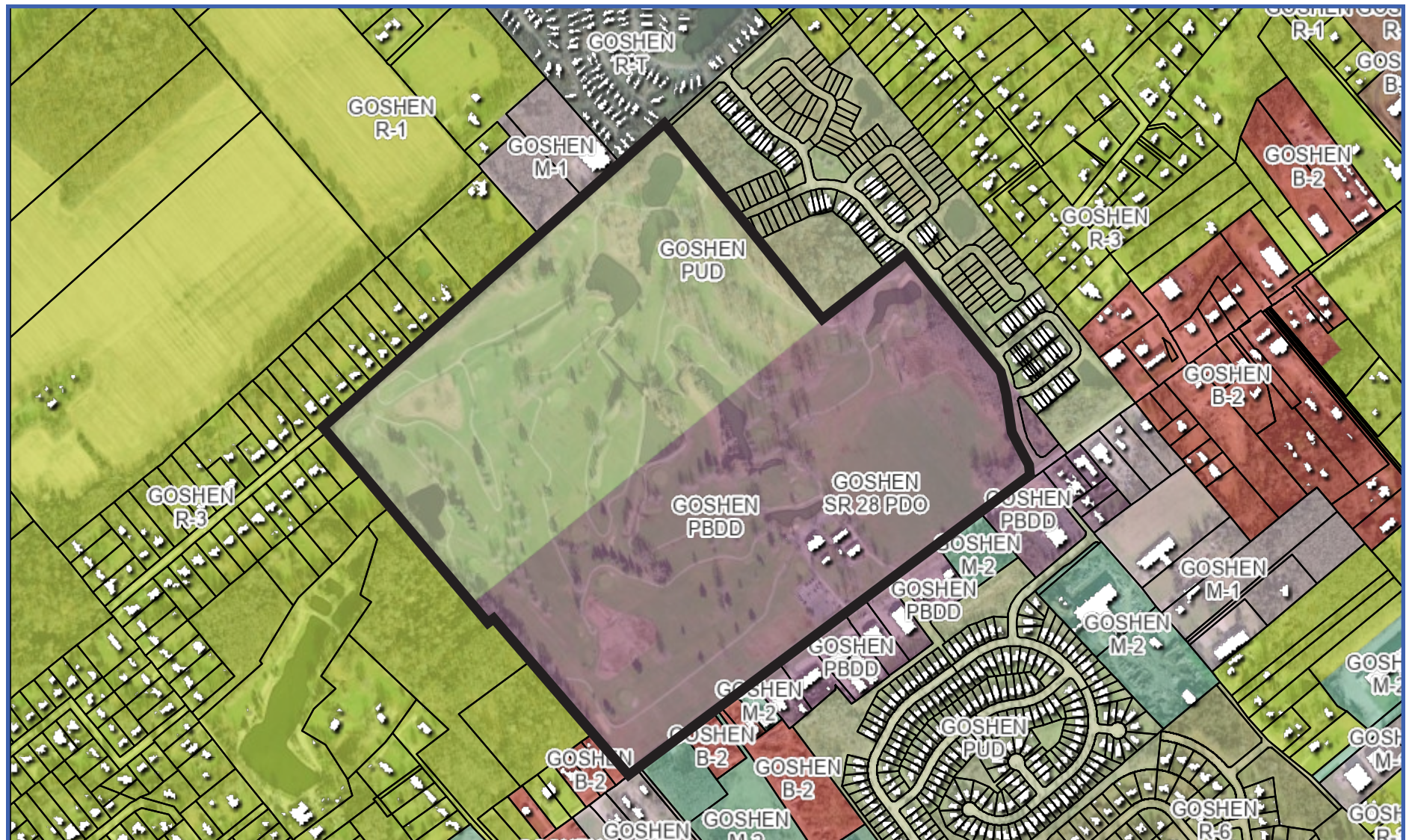
Parcel Numbers: 112203B047

Total Site Area: +/- 163.382 Acres



ZONING MAP

Eagles Nest



PROPERTY INFORMATION

Parcel Numbers: 112203B047

Total Site Area: +/- 163.382 Acres



**CLERMONT COUNTY PLANNING COMMISSION
APPLICATION FOR DESIGN PLAN REVIEW**

Date May 28, 2026 A/P # _____

Name of Subdivision Eagles Nest

Location 1540 State Route 28
Goshen OH 45102

Township Goshen Military Survey 586

Complete Parcel Identification Number (PIN) 112203B047

Have **ALL** Concept Plan Review Letters been Obtained? yes
(See Design Plan Review Required Items Checklist, provide Documentation upon submittal)

Name of Applicant James H. Watson, McGill Smith Punshon, Inc.

Address 3700 Park 42 Drive, Suite 190B

City Cincinnati State OH Zip 45241

Phone (513) 759-3205 Fax _____ Email jwatson@mspdesign.com

Name of Owner of property to be subdivided Vancouver Homes, Inc.

Address 10369 Cones Road

City Loveland State OH Zip 45140

Phone (513) 677-8877 Fax _____ Email _____

Name of applicant's surveyor or engineer McGill Smith Punshon, inc

Address 3700 Park 42 Drive, Suite 190 B

City Cincinnati State OH Zip 45241

Phone (513) 759-3205 Fax _____ Email jwatson@mspdesign.com

Acreage owned 163.382 Acreage proposed to be subdivided 109.805

Current Zoning Classification PD-M Planned Development Mixed Use District

Proposed Zoning Changes none

Proposed Land Use detached and attached 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 305 Typical lot width 52', 60' and 37' (Townhouse)

Number of proposed lots 505 Typical lot width 52 ft lots - 6800 sf
 Number of proposed unit's none Typical lot area 60 ft lots - 7800 sf Townhouse - 4500 sf
 52 ft lots - 84

Single Family 60 ft lots - 95 Multi-Family none
Townhouse - 126

Acreage to be devoted to recreation, parks or open space 39.297

Recreation facilities to be provided community pool, community playground, water features

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).

May 28, 2026

Mr. Drew DeMarsh, AICP
Clermont County Community & Economic Development
101 East Main Street
Batavia, OH 45103

Re: Proposed Eagles Nest Subdivision
1540 State Route 28, Goshen Township
Request for Design Plan Approval

On behalf of the applicant, Drees Homes, Inc, we are pleased to present for review and approval the attached design plan for the subject location. The property, identified as tax parcel 112203B047 contains 163 acres, of which 110 acres is planned to be subdivided. The proposed use will include a mix of residential products complemented with commercial uses. This concept is for only the proposed for sale residential uses. Except for proposed Eagles Nest Boulevard that connects State Route 28 to Fay Road, the commercial and apartment sites are not part of this concept request as they will likely not become subdivided land.

The single-family residential component of Eagle Nest proposes 84 lots having a typical width of 52 feet and 95 having a typical width of 60 feet. Additionally, 126 townhouse lots are proposed that will be contained in 3- and 4-unit buildings. A total of 39 acres will remain as open space, comprising 35 percent of the project. The open spaces, entrance features and other amenities will be owned and maintained as a part of a homeowners' association.

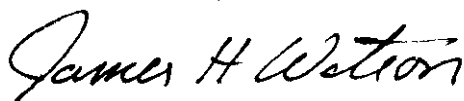
The internal street system includes a looped configuration that provides good internal circulation and connects to existing adjoining streets at four locations. Planning is underway for significant traffic improvements to State Route 28 that will result from this project. Sidewalks are proposed along both sides of the subdivision streets. Sanitary sewer and water service will extend from existing facilities along State Route 28, Charles Snider Road and Fay Road. Stormwater detention and water quality requirements will be addressed by utilizing six proposed ponds located throughout the site.

Phases 1A and 1B, located at the northeast corner of the site, are planned to be constructed ahead of any improvements being made to State Route 28. In that these phases do not impact State Route 28, ODOT has noted in their concept approval these phases can move forward ahead of State Route 28 improvements.

We request consideration of this application at the Planning Commission's June 2026 meeting. Until then, please review the plan and contact us with any questions and comments. Thanks very much for your time and consideration of this application.

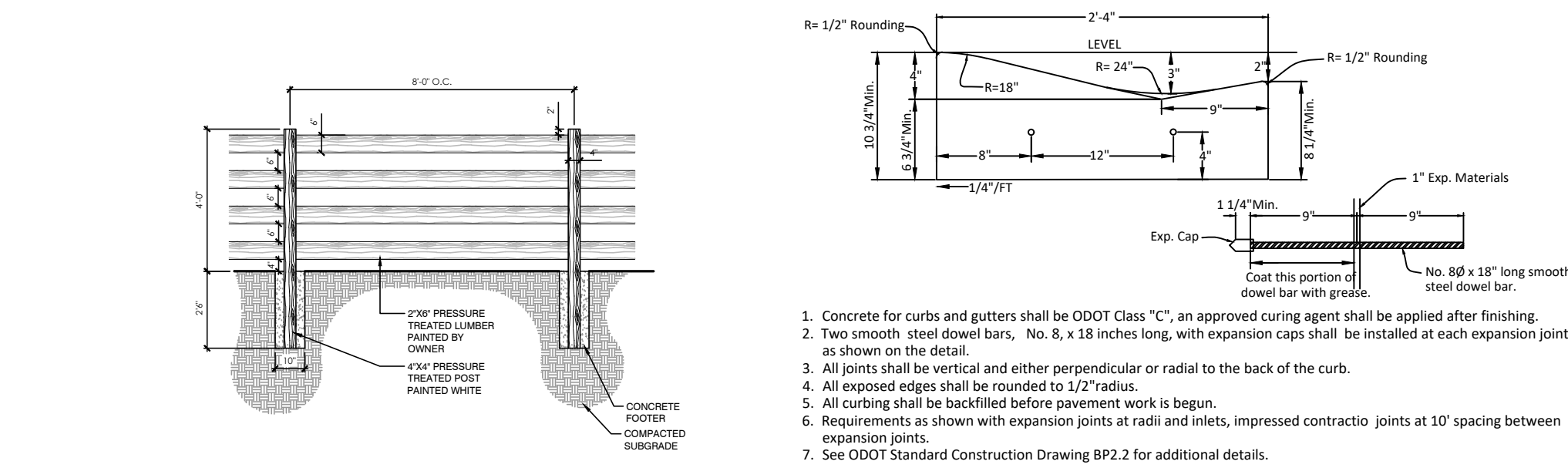
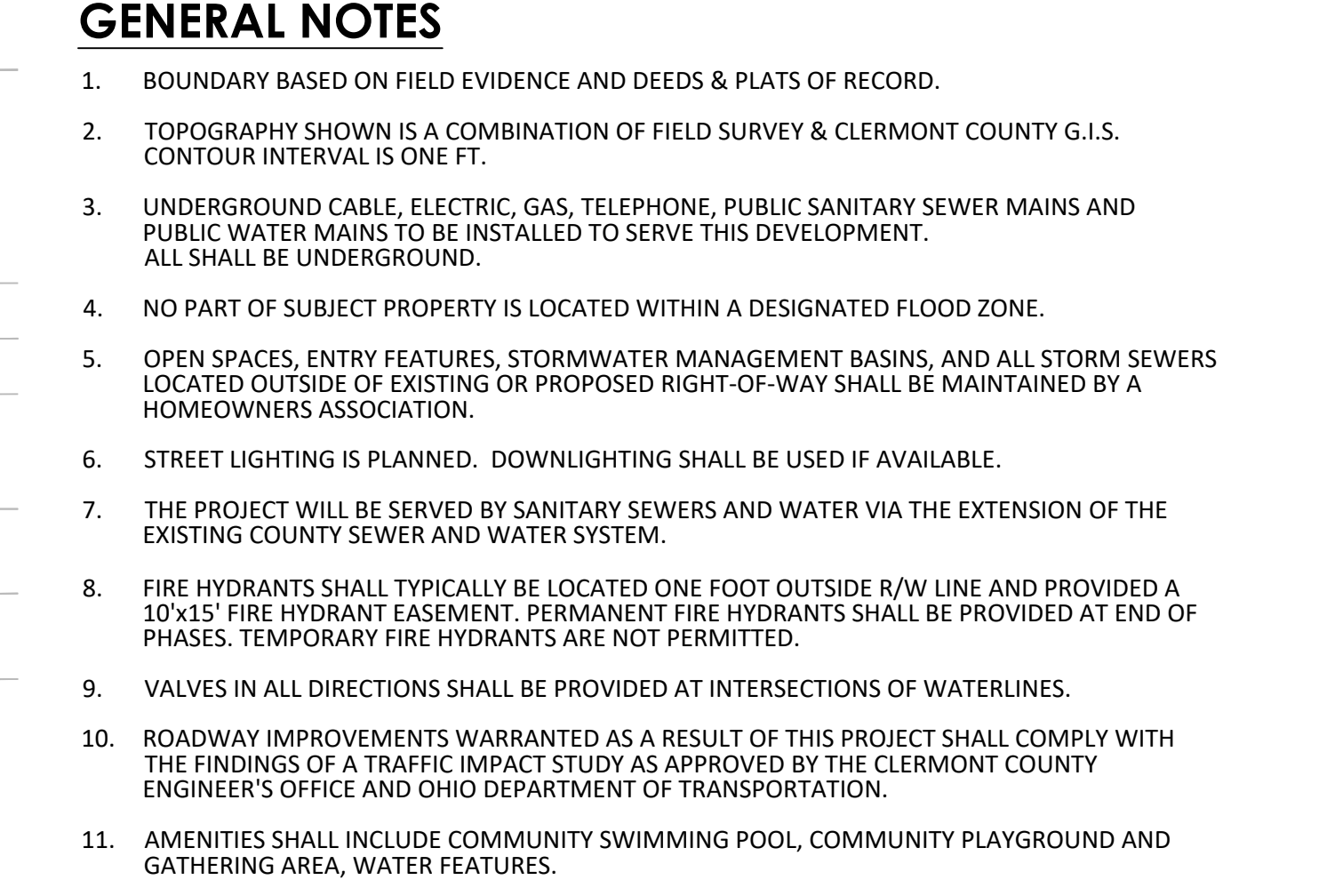
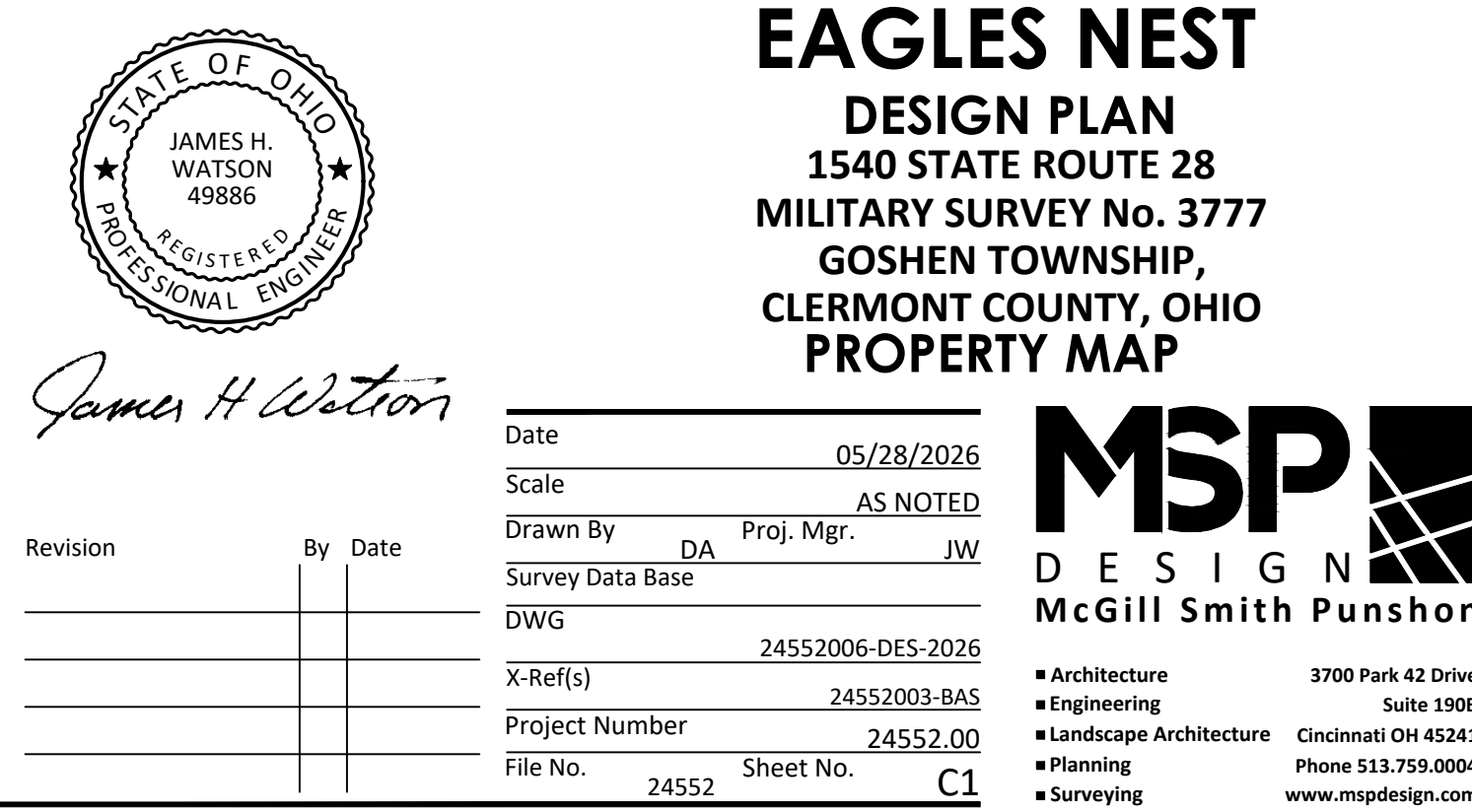
Sincerely,

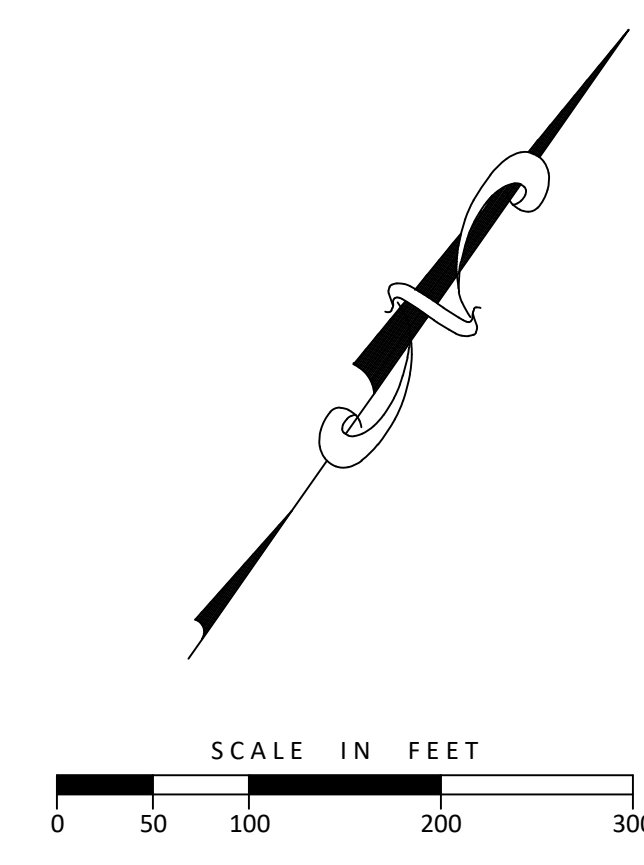
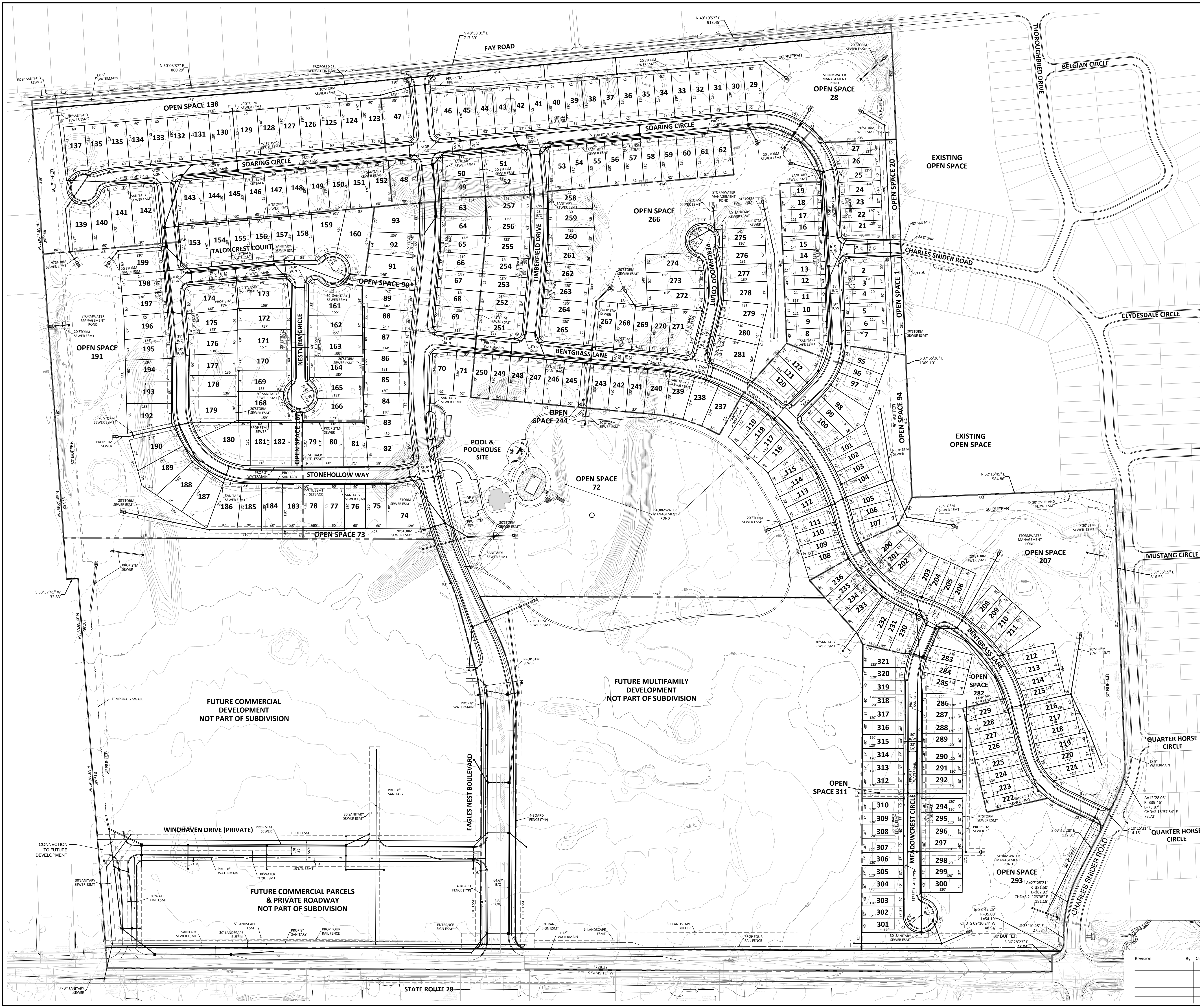
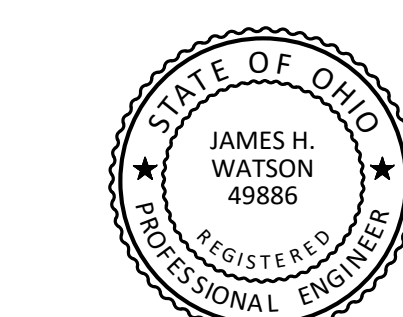
McGill Smith Punshon, Inc.



James H. Watson, P.E.
Executive Vice President

PROPOSED LOT DATA											
LOT 1	34369 S.F.	0.326 AC.	LOT 82	11044 S.F.	0.254 AC.	LOT 163	9327 S.F.	0.214 AC.	LOT 244	4337 S.F.	0.100 AC.
LOT 2	6621 S.F.	0.150 AC.	LOT 83	8003 S.F.	0.184 AC.	LOT 164	9322 S.F.	0.214 AC.	LOT 245	6760 S.F.	0.155 AC.
LOT 3	4400 S.F.	0.102 AC.	LOT 84	8003 S.F.	0.184 AC.	LOT 165	8331 S.F.	0.191 AC.	LOT 246	6760 S.F.	0.155 AC.
LOT 4	4800 S.F.	0.110 AC.	LOT 85	8600 S.F.	0.184 AC.	LOT 166	10275 S.F.	0.236 AC.	LOT 247	6760 S.F.	0.155 AC.
LOT 5	4800 S.F.	0.110 AC.	LOT 86	8124 S.F.	0.187 AC.	LOT 167	4659 S.F.	0.107 AC.	LOT 248	6760 S.F.	0.155 AC.
LOT 6	4400 S.F.	0.102 AC.	LOT 87	8369 S.F.	0.192 AC.	LOT 168	12288 S.F.	0.282 AC.	LOT 249	6760 S.F.	0.155 AC.
LOT 7	6691 S.F.	0.154 AC.	LOT 88	8555 S.F.	0.196 AC.	LOT 169	9010 S.F.	0.207 AC.	LOT 250	6760 S.F.	0.155 AC.
LOT 8	7797 S.F.	0.179 AC.	LOT 89	8922 S.F.	0.205 AC.	LOT 170	9468 S.F.	0.217 AC.	LOT 251	5951 S.F.	0.220 AC.
LOT 9	4477 S.F.	0.103 AC.	LOT 90	5003 S.F.	0.136 AC.	LOT 171	9424 S.F.	0.216 AC.	LOT 252	6760 S.F.	0.155 AC.
LOT 10	4463 S.F.	0.102 AC.	LOT 91	9283 S.F.	0.213 AC.	LOT 172	9381 S.F.	0.215 AC.	LOT 253	6760 S.F.	0.155 AC.
LOT 11	4833 S.F.	0.111 AC.	LOT 92	9568 S.F.	0.220 AC.	LOT 173	13156 S.F.	0.302 AC.	LOT 254	7098 S.F.	0.163 AC.
LOT 12	4833 S.F.	0.111 AC.	LOT 93	9710 S.F.	0.247 AC.	LOT 174	11540 S.F.	0.265 AC.	LOT 255	7624 S.F.	0.175 AC.
LOT 13	4470 S.F.	0.103 AC.	LOT 94	40334 S.F.	0.921 AC.	LOT 175	8586 S.F.	0.200 AC.	LOT 256	7615 S.F.	0.171 AC.
LOT 14	4470 S.F.	0.103 AC.	LOT 95	40334 S.F.	0.921 AC.	LOT 176	8602 S.F.	0.199 AC.	LOT 257	7615 S.F.	0.171 AC.
LOT 15	4833 S.F.	0.111 AC.	LOT 96	4449 S.F.	0.103 AC.	LOT 177	9437 S.F.	0.194 AC.	LOT 258	7150 S.F.	0.164 AC.
LOT 16	4833 S.F.	0.111 AC.	LOT 97	7160 S.F.	0.164 AC.	LOT 178	10215 S.F.	0.188 AC.	LOT 259	7020 S.F.	0.161 AC.
LOT 17	4470 S.F.	0.103 AC.	LOT 98	7923 S.F.	0.182 AC.	LOT 179	12707 S.F.	0.293 AC.	LOT 260	7199 S.F.	0.163 AC.
LOT 18	4470 S.F.	0.103 AC.	LOT 99	4488 S.F.	0.114 AC.	LOT 180	13064 S.F.	0.302 AC.	LOT 261	6757 S.F.	0.160 AC.
LOT 19	4832 S.F.	0.111 AC.	LOT 100	7225 S.F.	0.166 AC.	LOT 181	7836 S.F.	0.180 AC.	LOT 262	6817 S.F.	0.156 AC.
LOT 20	14534 S.F.	0.334 AC.	LOT 101	6003 S.F.	0.138 AC.	LOT 182	7836 S.F.	0.180 AC.	LOT 263	6760 S.F.	0.155 AC.
LOT 21	6528 S.F.	0.150 AC.	LOT 102	4712 S.F.	0.108 AC.	LOT 183	7800 S.F.	0.179 AC.	LOT 264	6760 S.F.	0.155 AC.
LOT 22	4446 S.F.	0.102 AC.	LOT 103	4595 S.F.	0.105 AC.	LOT 184	7800 S.F.	0.179 AC.	LOT 265	9283 S.F.	0.213 AC.
LOT 23	4449 S.F.	0.102 AC.	LOT 104	5654 S.F.	0.130 AC.	LOT 185	8226 S.F.	0.187 AC.	LOT 266	17998 S.F.	0.406 AC.
LOT 24	4813 S.F.	0.110 AC.	LOT 105	5584 S.F.	0.128 AC.	LOT 186	9523 S.F.	0.219 AC.	LOT 267	6760 S.F.	0.155 AC.
LOT 25	4891 S.F.	0.112 AC.	LOT 106	4482 S.F.	0.103 AC.	LOT 187	9990 S.F.	0.228 AC.	LOT 268	6760 S.F.	0.155 AC.
LOT 26	4823 S.F.	0.111 AC.	LOT 107	6099 S.F.	0.140 AC.	LOT 188	9434 S.F.	0.228 AC.	LOT 269	6760 S.F.	0.155 AC.
LOT 27	5847 S.F.	0.134 AC.	LOT 108	6574 S.F.	0.151 AC.	LOT 189	10215 S.F.	0.257 AC.	LOT 270	6761 S.F.	0.155 AC.
LOT 28	155742 S.F.	3.575 AC.	LOT 109	4461 S.F.	0.102 AC.	LOT 190	12128 S.F.	0.281 AC.	LOT 271	10444 S.F.	0.240 AC.
LOT 29	6781 S.F.	0.156 AC.	LOT 110	4593 S.F.	0.102 AC.	LOT 191	210626 S.F.	4.835 AC.	LOT 272	9033 S.F.	0.207 AC.
LOT 30	6760 S.F.	0.155 AC.	LOT 111	5495 S.F.	0.126 AC.	LOT 192	5947 S.F.	0.131 AC.	LOT 273	9383 S.F.	0.205 AC.
LOT 31	6760 S.F.	0.155 AC.	LOT 112	4712 S.F.	0.108 AC.	LOT 193	8156 S.F.	0.190 AC.	LOT 274	8157 S.F.	0.159 AC.
LOT 32	6760 S.F.	0.155 AC.	LOT 113	4715 S.F.	0.108 AC.	LOT 194	8156 S.F.	0.190 AC.	LOT 275	6943 S.F.	0.159 AC.
LOT 33	6760 S.F.	0.155 AC.	LOT 114	4690 S.F.	0.108 AC.	LOT 195	8555 S.F.	0.195 AC.	LOT 276	7050 S.F.	0.162 AC.
LOT 34	6760 S.F.	0.155 AC.	LOT 115	6304 S.F.	0.145 AC.	LOT 196	8853 S.F.	0.203 AC.	LOT 277	6727 S.F.	0.155 AC.
LOT 35	6760 S.F.	0.155 AC.	LOT 116	6298 S.F.	0.145 AC.	LOT 197	7800 S.F.	0.179 AC.	LOT 278	7593 S.F.	0.174 AC.
LOT 36	6760 S.F.	0.155 AC.	LOT 117	4680 S.F.	0.107 AC.	LOT 198	7800 S.F.	0.179 AC.	LOT 279	7334 S.F.	0.178 AC.
LOT 37	6760 S.F.	0.155 AC.	LOT 118	4700 S.F.	0.108 AC.	LOT 199	7800 S.F.	0.179 AC.	LOT 280	6771 S.F.	0.155 AC.
LOT 38	6760 S.F.	0.155 AC.	LOT 119	6311 S.F.	0.141 AC.	LOT 200	7300 S.F.	0.168 AC.	LOT 281	11748 S.F.	0.270 AC.
LOT 39	6760 S.F.	0.155 AC.	LOT 120	7414 S.F.	0.170 AC.	LOT 201	4886 S.F.	0.112 AC.	LOT 282	17556 S.F.	0.403 AC.
LOT 40	6760 S.F.	0.155 AC.	LOT 121	4630 S.F.	0.106 AC.	LOT 202	6962 S.F.	0.160 AC.	LOT 283	5464 S.F.	0.126 AC.
LOT 41	6760 S.F.	0.155 AC.	LOT 122	8076 S.F.	0.185 AC.	LOT 203	6167 S.F.	0.142 AC.	LOT 284	4746 S.F.	0.109 AC.
LOT 42	6760 S.F.	0.155 AC.	LOT 123	7800 S.F.	0.179 AC.	LOT 204	4572 S.F.	0.105 AC.	LOT 285	6265 S.F.	0.138 AC.
LOT 43	6760 S.F.	0.155 AC.	LOT 124	7800 S.F.	0.179 AC.	LOT 205	4491 S.F.	0.104 AC.	LOT 286	4984 S.F.	0.114 AC.
LOT 44	6760 S.F.	0.155 AC.	LOT 125	7800 S.F.	0.179 AC.	LOT 206	4911 S.F.	0.113 AC.	LOT 287	4440 S.F.	0.102 AC.
LOT 45	6760 S.F.	0.155 AC.	LOT 126	7800 S.F.	0.179 AC.	LOT 207	264070 S.F.	6.662 AC.	LOT 288	4440 S.F.	0.102 AC.





James H. Watson
EAGLES NEST
DESIGN PLAN
1540 STATE ROUTE 28
MILITARY SURVEY NO. 3777
GOSHEN TOWNSHIP,
CLERMONT COUNTY, OHIO
SITE PLAN

Date	05/28/2026
Scale	AS NOTED
Drawn By	DA
Survey Data Base	Proj. Mgr. JW
DWG	24552006-DES-2026
X-Ref(s)	24552003-BAS
Project Number	24552.00
File No.	24552
Sheet No.	C2

MSP
DESIGN
McGill Smith Punshon

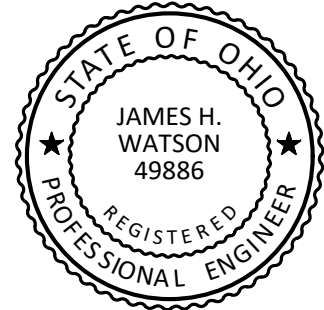
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- WsS1B1 WESTBORO-SCHAFFER SILT LOAMS (2-4% SLOPES)
- CnUC2 CINCINNATI-URBAN LAND COMPLEX (6-12% SLOPES) ERODED
- EbE2 EDENTON LOAM (18-25% SLOPES) ERODED
- CleU1A CLERMONT-URBAN LAND COMPLEX (0-1% SLOPES)



James H. Watson

EAGLES NEST

DESIGN PLAN
1540 STATE ROUTE 28
MILITARY SURVEY No. 3777
GOSHEN TOWNSHIP,
CLERMONT COUNTY, OHIO
ORIGINAL CONDITIONS PLAN



Date	05/28/2026
Scale	AS NOTED
Drawn By	DA
Survey Data Base	Proj. Mgr. JW
DWG	24552006-DES-2026
X-Ref(s)	24552003-BAS
Project Number	24552.00
File No.	24552
Sheet No.	C3

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