PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JUNE 23, 2026

FOUNDERS RIDGE – DESIGN PLAN

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

OWNER: RK Development
1789 Stable Trails
Amelia, OH 45102

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 Founders Ridge – Design Plan

LOCATION: The subject property (PIN 032019B005) is located off of State Route 132.

HISTORY: No relevant history regarding the subject property.

DEVELOPMENT PROPOSAL:

Founders Ridge – Design Plan consists of +/- 70.102 acres and proposes +/- 38.013 acres to be subdivided in multiple phases. The subject property is currently a vacant, wooded lot adjacent to residential and institutional land uses. The proposed land use is detached single-family residences, which will compliment the existing land use pattern within the area. The total area is +/- 38.013 acres, and will include 5 nonbuildable, open-space lots totaling +/- 11.539 acres (or 30.3%) and +/- 5.251 acres of proposed area within new R/W. The project proposes a residential lot yield of 74 residential lots with the density proposed to be +/- 1.95 dwelling units per acre. There is an additional +/- 32.089 acres for potential future development.

DEVELOPMENT DATA:

Current Zoning: "PD" Planned Development District

Total Lots: 79
Area in Lots: +/- 21.223 acres
Area in Open Space: +/- 11.539 acres
Total Site Area:+/- 38.013 acres
Area in R/W: +/- 5.251 acres
Density: +/- 1.95 du/a

School District: West Clermont Local School District

Homes:
Number of Units: 74 Units
Min. Lot Area: +/- 10,000 sq. ft.
Front Yard Setback: 35 ft.
Rear Yard Setback: 35 ft.
Min. Lot Width: 70 ft.
Side Yard Setback: 5'/20'

SITE ACCESS:
The street system extends from State Route 132 across from Stable Trails, an existing private street. A traffic impact study has been approved by ODOT with the finding that a southbound left turn lane into the site is warranted. Sidewalks are proposed along both sides of the subdivision streets.

STAFF ANALYSIS:
Per the review of Founders Ridge – 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. 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:

1. Ohio Department of Transportation (ODOT) APPROVAL is needed for all proposed improvements within, along, or impacting the State Route 132 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 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 downstream hydraulic analysis should be conducted for the Lot 1 stormwater basin discharge
2. Geotechnical reports will be needed for all construction on EbG2 soild

STAFF RECOMMENDATION:

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

PARCEL MAP

Founders Ridge

PROPERTY INFORMATION

Parcel Numbers: 032019B005

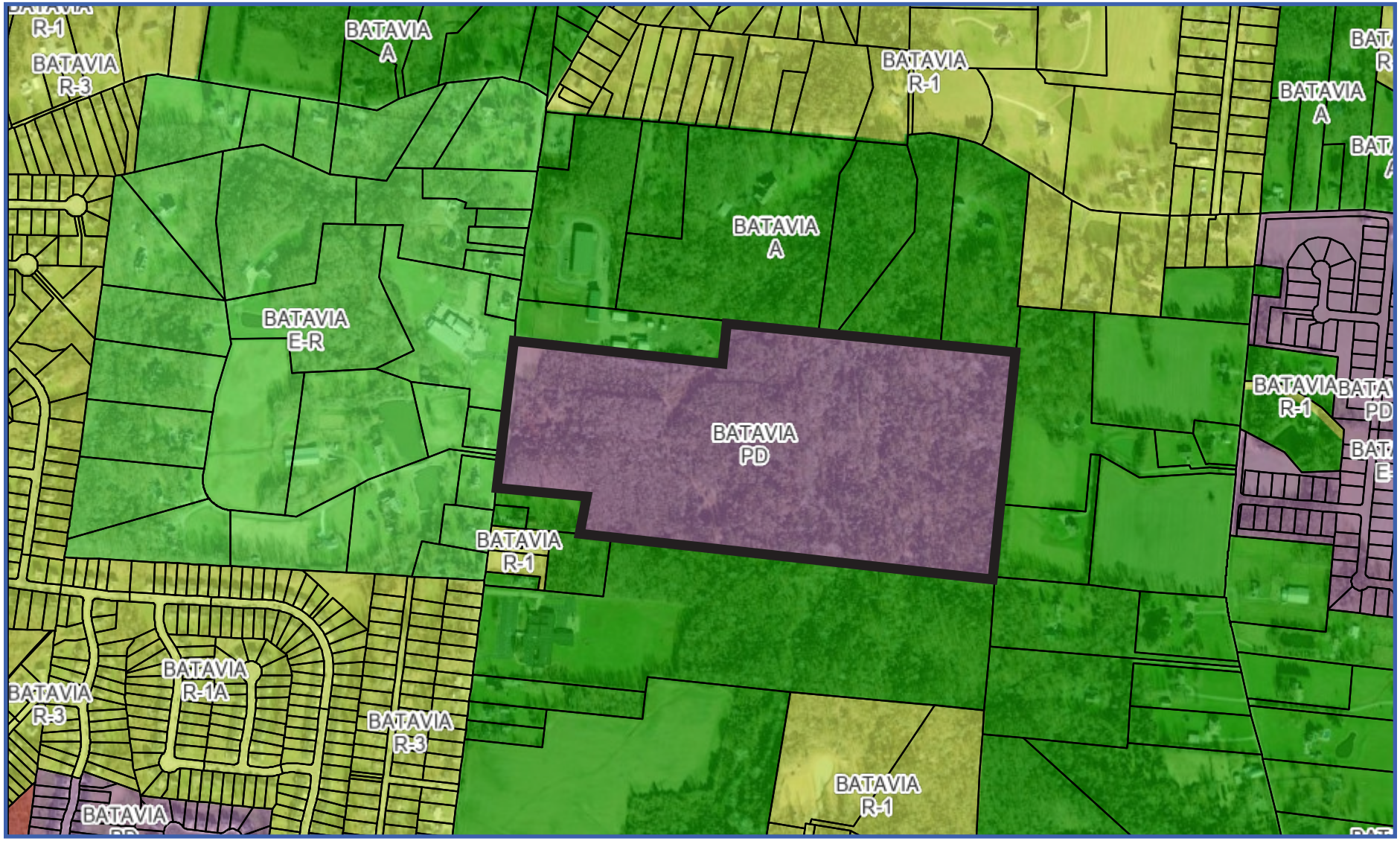
Total SIte Area: +/- 70.102 Acres

CLERMONT COUNTY OHIO

Grow here

ZONING MAP

Founders Ridge



PROPERTY INFORMATION

Parcel Numbers: 032019B005

Total SIte Area: +/- 70.102 Acres

CLERMONT COUNTY OHIO

Grow here

CLERMONT COUNTY PLANNING COMMISSION
APPLICATION FOR DESIGN PLAN REVIEW

Date May 28, 2026 A/P # _____

Name of Subdivision Founders Ridge

Location 3588 State Route 132

Amelia, OH 45102

Township Batavia Military Survey 586

Complete Parcel Identification Number (PIN) 0320019B005

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 RK Development

Address 1789 Stable Trails

City Amelia State OH Zip 45102

Phone (513) 543-7120 Fax _____ Email rgkemper1@roadrunner.com

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 (513) 563-7099 Email jwatson@mspdesign.com

Acreage owned 70.102 Acreage proposed to be subdivided 38.013

Current Zoning Classification PD Planned District

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 74 Typical lot width 75'

Number of proposed unit's none Typical lot area 10,000 sf

Single Family 74 Multi-Family none

Acreage to be devoted to recreation, parks or open space 11.539

Recreation facilities to be provided passive open space, community park, 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).

MSP DESIGN
McGill Smith Punshon

May 28, 2026

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

Re: Proposed Founders Ridge Subdivision
3588 State Route 132, Batavia Township
Request for Design Plan Approval

On behalf of the future owner and developer, M/I Homes of Cincinnati, LLC, we are pleased to present the attached Design Plan for the subject location. The property, identified as tax parcel 03219B005, contains 70 acres, of which 38 acres is planned to be subdivided. The proposed use will be 74 single family homes situated on 75-foot-wide lots. At this time, development of the balance of the property is not planned

A total of 11.5 acres will remain as open space, comprising 30 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 street system extends from State Route 132 across from Stable Trails, an existing private street. A traffic impact study has been approved by ODOT with the finding that a southbound left turn lane into the site is warranted. Sidewalks are proposed along both sides of the subdivision streets. Sanitary sewer is proposed to extend from existing county sewers located west of the property. Water service will extend from existing facilities along State Route 132. Stormwater detention and water quality requirements will be addressed by utilizing three proposed ponds located throughout the site.

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.

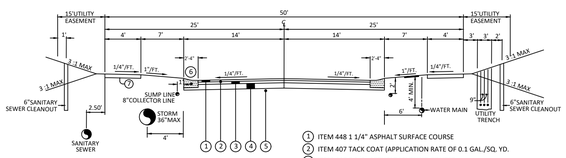
Sincerely,

McGill Smith Punshon, Inc.

James H Watson

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

Cc: Justin Lanham, M/I Homes of Cincinnati, LLC



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

1. ITEM 448 1 1/4" ASPHALT SURFACE COURSE
2. ITEM 407 TACK COAT (APPLICATION RATE OF 0.1 GAL./SQ. YD.
3. ITEM 448 2 1/4" ASPHALT LEVELING COURSE
4. ITEM 301 5" ASPHALTIC BASE COURSE
5. ITEM 203 COMPACTED SUBGRADE
6. ITEM 609 CLERMONT COUNTY STANDARD ROLL CURB AND GUTTER
7. ITEM 608 CONCRETE WALK, 5" THICK, CLASS C

TYPICAL 28' ROADWAY SECTION

NOT TO SCALE

GENERAL NOTES

1. BOUNDARY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD.
2. TOPOGRAPHY SHOWN IS A COMBINATION OF FIELD SURVEY & CLERMONT COUNTY G.I.S. CONTOUR INTERVAL IS ONE FOOT.
3. UNDERGROUND CABLE, ELECTRIC, GAS, TELEPHONE, PUBLIC SANITARY SEWER MAINS AND PUBLIC WATER MAINS TO BE INSTALLED TO SERVE THIS DEVELOPMENT. ALL SHALL BE UNDERGROUND.
4. NO PART OF SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD ZONE.
5. OPEN SPACES, ENTRY FEATURES, ALL STORM SEWERS LOCATED OUTSIDE OF EXISTING AND PROPOSED RIGHTS-OF-WAY, AND STORMWATER MANAGEMENT BASINS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
6. STREET LIGHTING IS PLANNED. DOWNLIGHTING SHALL BE USED IF AVAILABLE.
7. THE PROJECT WILL BE SERVED BY SANITARY SEWERS VIA THE EXTENSION OF THE EXISTING COUNTY SEWER SYSTEM.
8. FIRE HYDRANTS SHALL TYPICALLY BE LOCATED ONE FOOT OUTSIDE R/W LINE AND PROVIDED A 10'X15' FIRE HYDRANT EASEMENT. PERMANENT FIRE HYDRANTS SHALL BE PROVIDED AT END OF PHASES. TEMPORARY FIRE HYDRANTS ARE NOT PERMITTED.
9. VALVES IN ALL DIRECTIONS SHALL BE PROVIDED AT INTERSECTIONS OF WATERLINES.
10. ROADWAY IMPROVEMENTS WARRANTED AS A RESULT OF THIS PROJECT SHALL COMPLY WITH THE FINDINGS OF A TRAFFIC IMPACT STUDY AS APPROVED BY THE CLERMONT COUNTY ENGINEER'S OFFICE AND OHIO DEPARTMENT OF TRANSPORTATION.
11. AMENITIES SHALL INCLUDE COMMUNITY PLAYGROUND AND GATHERING AREA, WATER FEATURES, AND PRESERVED WOODLANDS.

SCALE IN FEET
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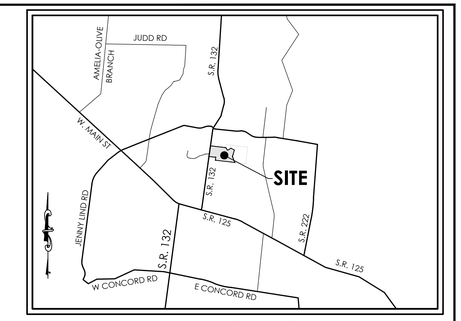
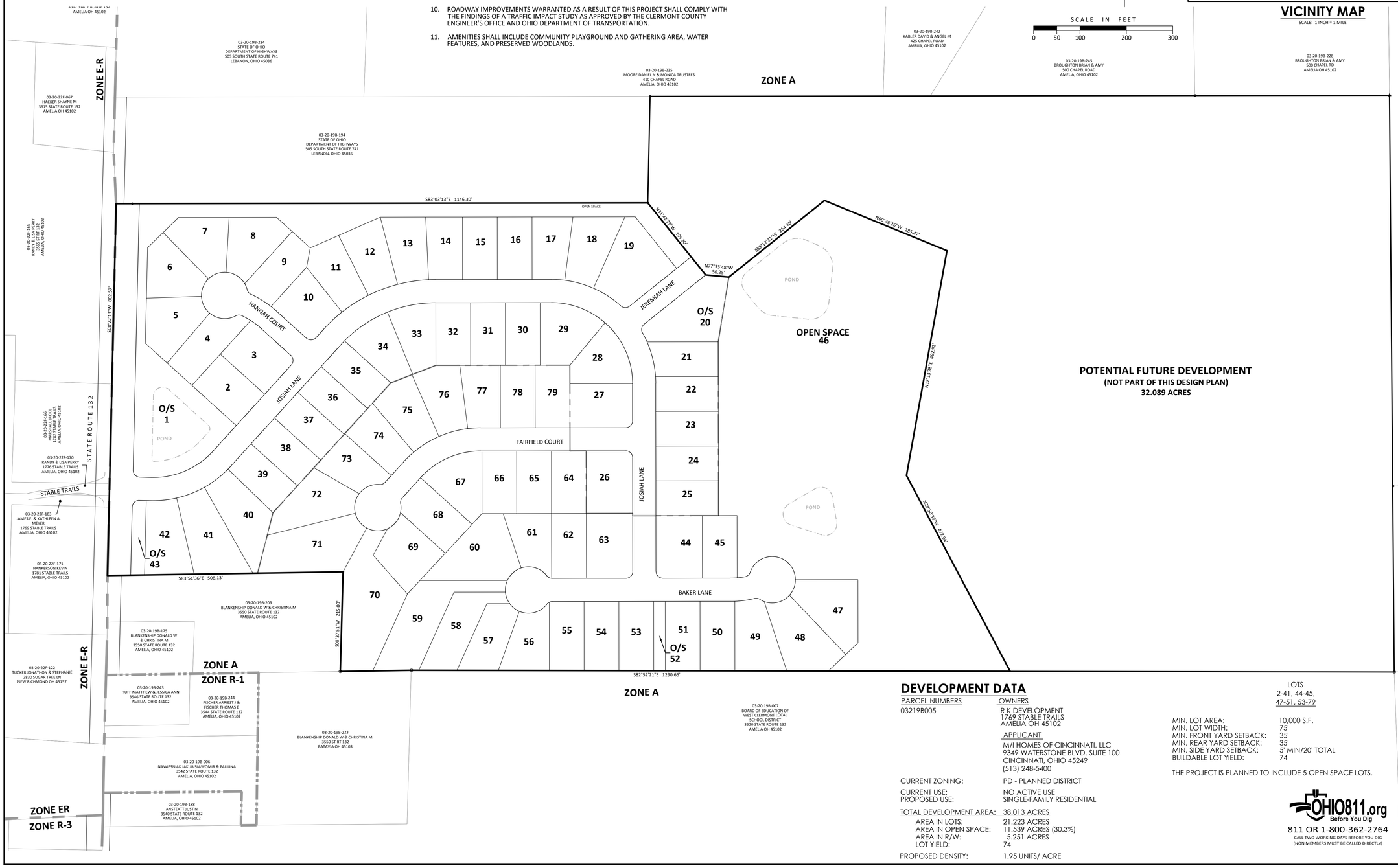


VICINITY MAP

SCALE: 1 INCH = 1 MILE



DEVELOPMENT DATA

PARCEL NUMBERS	OWNERS
032198005	R K DEVELOPMENT 1769 STABLE TRAILS AMELIA OH 45102
	APPLICANT
	M/I HOMES OF CINCINNATI, LLC 9349 WATERSTONE BLVD. SUITE 100 CINCINNATI, OHIO 45249 (513) 248-5400

CURRENT ZONING:	PD - PLANNED DISTRICT
CURRENT USE:	NO ACTIVE USE
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
TOTAL DEVELOPMENT AREA:	38.013 ACRES
AREA IN LOTS:	21.223 ACRES
AREA IN OPEN SPACE:	11.539 ACRES (30.3%)
AREA IN R/W:	5.251 ACRES
LOT YIELD:	74
PROPOSED DENSITY:	1.95 UNITS/ ACRE

LOTS
2-41, 44-45,
47-51, 53-79

MIN. LOT AREA:	10,000 S.F.
MIN. LOT WIDTH:	75'
MIN. FRONT YARD SETBACK:	35'
MIN. REAR YARD SETBACK:	35'
MIN. SIDE YARD SETBACK:	5' MIN/20' TOTAL
BUILDABLE LOT YIELD:	74

THE PROJECT IS PLANNED TO INCLUDE 5 OPEN SPACE LOTS.

OHIO811.org Before You Dig
811 OR 1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

MSP DESIGN
McGill Smith Punshon
■ Architecture
■ Engineering
■ Landscape Architecture
■ Planning
■ Surveying
3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager	JHW
Drawn By	DA
DWG	02514004-DES-2026
X-Ref(s)	0251400-BDY-00 02514003-TOP-AER-SR132

Issue/Revision	No.	Date
CONCEPT PLAN		05/01/26
DESIGN PLAN		05/28/26

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STATE OF OHIO
JAMES H. WATSON
49886
REGISTERED PROFESSIONAL ENGINEER

James H. Watson

FOUNDERS RIDGE
DESIGN PLAN
SCOTT MILITARY SURVEY No. 586
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO

Sheet Title

PROPERTY MAP

Project Number	02514.40
Drawing Scale	1" = 100'
Sheet Number	C1
File Number	02514

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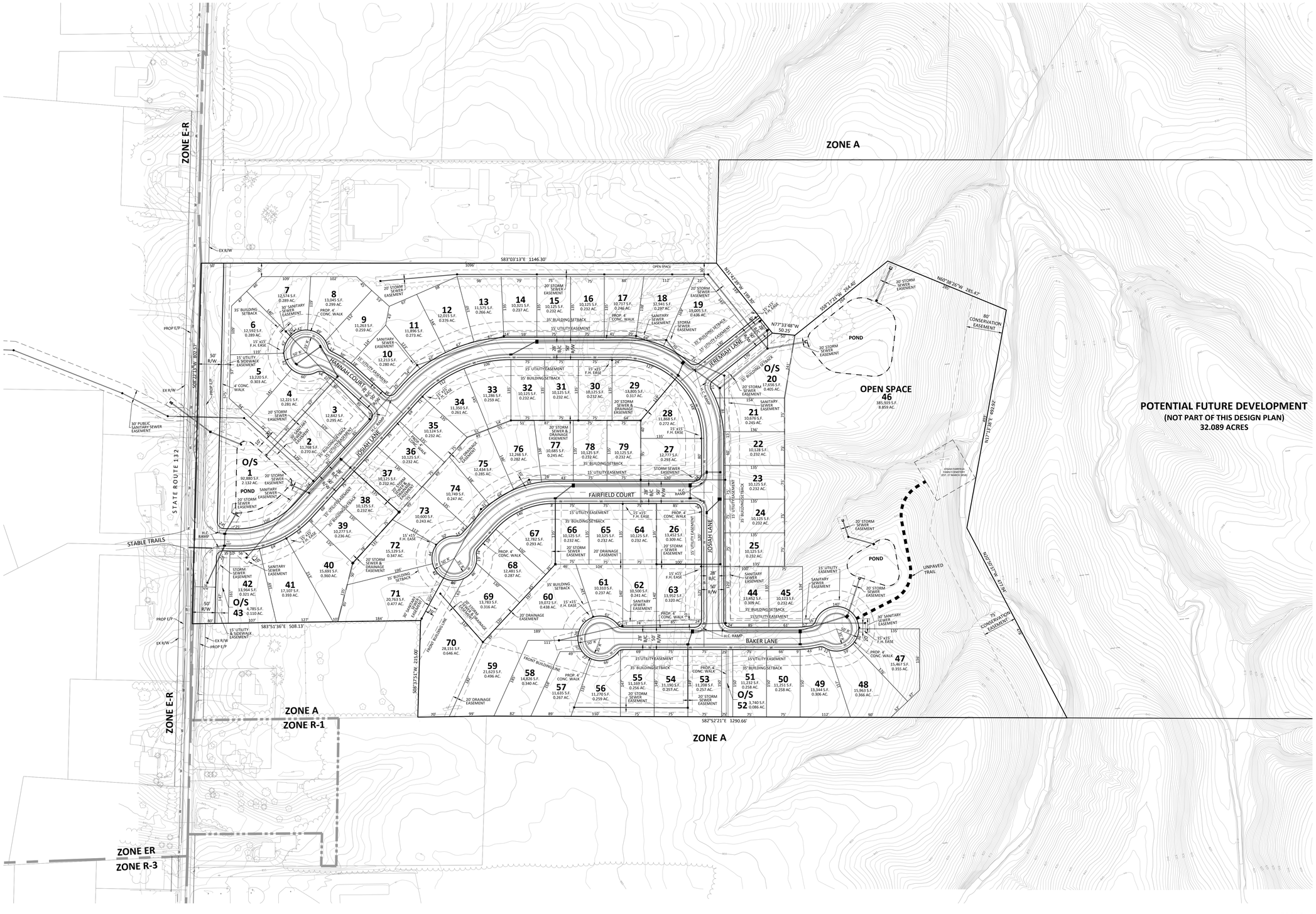

UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A (10) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES. THE COMMON LOT LINE BEING THE CENTER OF SAID DRAINAGE EASEMENT.

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Drawn By	DA
DWG	02514004-DES-2026
X-Ref(s)	0251400-BDY-00 02514003-TOP-AER-SR132

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STATE OF OHIO
JAMES H. WATSON
49886
REGISTERED PROFESSIONAL ENGINEER

James H. Watson

FOUNDERS RIDGE
DESIGN PLAN
SCOTT MILITARY SURVEY No. 586
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO

Sheet Title

SITE PLAN

Project Number	02514.40
Drawing Scale	1" = 100'
Sheet Number	C2
File Number	02514

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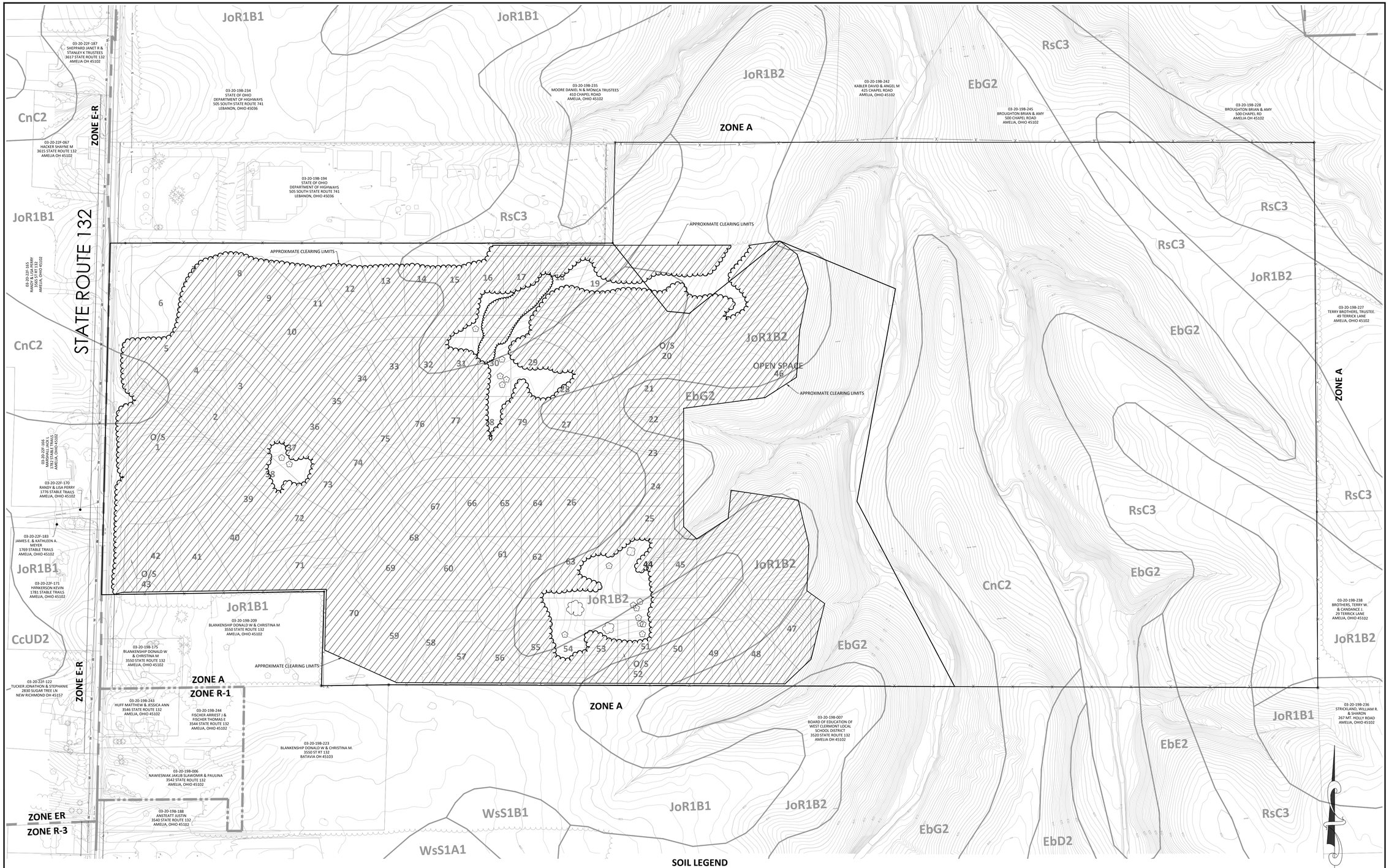

SOIL LEGEND

CcUD2	Cincinnati-Urban land complex, 12 to 18 percent slopes, moderately eroded
CkD3	Cincinnati and Hickory soils, 12 to 25 percent slopes, severely eroded
CnC2	Cincinnati silt loam, 6 to 12 percent slopes, eroded
EbD2	Edenton loam, 12 to 18 percent slopes, moderately eroded
EbE2	Edenton loam, 18 to 25 percent slopes, eroded
EbG2	Edenton loam, 25 to 50 percent slopes, eroded
JoR1A1	Jonesboro-Rossmoyne silt loams, 0 to 2 percent slopes
JoR1B1	Jonesboro-Rossmoyne silt loams, 2 to 6 percent slopes
JoR1B2	Jonesboro-Rossmoyne silt loams, 2 to 6 percent slopes, eroded
JoRU1B	Jonesboro-Rossmoyne-Urban land complex, 2 to 6 percent slopes
RpC2	Rossmoyne silt loam, 6 to 12 percent slopes, eroded
RpUC2	Rossmoyne-Urban land complex, 6 to 12 percent slopes, eroded
RsC3	Rossmoyne silty clay loam, 6 to 12 percent slopes, severely eroded
WsS1A1	Westboro-Schaffer silt loams, 0 to 2 percent slopes
WsS1B1	Westboro-Schaffer silt loams, 2 to 4 percent slopes
WsSU1A	Westboro-Schaffer-Urban land complex, 0 to 2 percent slopes

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STATE OF OHIO
JAMES H. WATSON
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REGISTERED PROFESSIONAL ENGINEER

James H. Watson

FOUNDERS RIDGE
DESIGN PLAN
SCOTT MILITARY SURVEY No. 586
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO

Sheet Title

ORIGINAL CONDITION PLAN

Project Number	02514.40
Drawing Scale	1" = 100'
Sheet Number	C3
File Number	02514