



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON AUGUST 25, 2026

PROJECT 74 – DESIGN PLAN

APPLICANT: HealthSource of Ohio, Inc.
424 Wards Corner Road, Suite 200
Loveland, OH 45140

OWNER: HealthSource of Ohio, Inc.
424 Wards Corner Road, Suite 200
Loveland, OH 45140

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

REQUEST: Requesting approval from the Clermont County Planning Commission for Project 74 – Design Plan

LOCATION: The subject property (PIN 012006A001) is located at 1536 Old State Route 74, between Old State Route 74 and State Route 32.

HISTORY: No relevant history for the subject property.

DEVELOPMENT PROPOSAL:

Project 74 – Design Plan consists of +/- 48.541 acres and proposes +/- 34.703 acres to be subdivided in 2 phases. The subject property is currently a vacant wooded land adjacent to the following land uses: 403 – Apartments with 40 or more rental units, 481 – other retail structures (commercial), 350 – Industrial Warehouses, 340 – Manufacturing and assembly, light. The proposed land use is commercial, which will compliment the existing land use pattern within the area. The total area is +/- 34.703 acres, and will include 4 total lots, 2 nonbuildable, open-space lots totaling +/- 2.265 acres, +/- 5.032 acres of proposed area within new R/W, and +/- 13.838 acres to be dedicated to ODOT.

DEVELOPMENT DATA:

Current Zoning: “B-2” General Business District.

Total Lots: 4

Area in Lots: +/- 27.370 acres

Area in Open Space: +/- 2.265 acres

Total Site Area: +/- 48.505 acres

Area in R/W: +/- 5.032 acres

Density: N/A

School District: Batavia Local School District

SITE ACCESS:

There will be no direct access to Old State Route 74 for Lots 1 and 2. They will each access the dedicated “Boulevard A” in the plans, which will have 2 access points on Old State Route 74.

STAFF ANALYSIS:

Per the review of Project 74 – 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 Staff Report. 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. Since the applicant is dedicating R.O.W and creating platted lots (1, 2, Open Space Lots 3 & 4), according to Section 711.10 of the Ohio Revised Code: no plat of a subdivision of land within the county or region... shall be recorded until it is approved by the county or regional planning commission under division (C) of this section and the approval is endorsed in writing on the plat.
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 Engineer's Office Comments:

1. The Storm Water Management Maintenance Note needs to be revised. Remove the reference to ‘Dedication to Clermont County’ from the note. Currently the accepted maintenance options are a Home Owners Association or a Storm Water District.
2. A proper street name needs to be provided for the proposed road upon the plans.
3. A Traffic Impact Analysis needs to be provided for the proposed development.
4. 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:

1. Label sanitary easements as “public sanitary sewer easements” coming from the northwest and down on OLD SR 74 by the western entrance. The existing labels do not label “public” or the easement.
2. Show fire hydrants easements around each fire hydrant.
3. Show connection method to existing water main with hot tap or cut in tee for both connections.
 - a. What size water meter will they need for the building? If above 2-inch or needs fire system a tee with valve is needed, install in water main with valve for ease of install.
4. What is the sanitary sewer size on this project?
5. Label clearly on the construction plans the lengths of sewer between manholes.

**Clermont County W.M.S.C and
Soil and Water Conservation District Comments:**

1. A swale will be needed to direct runoff from the storm sewer outlet near the southern portion of the property to the stormwater management basin.

STAFF RECOMMENDATION:

Based on Staff Analysis, request a motion to **APPROVE** the Project 74 – 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.

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

Date 7/30/2026

A/P # 000979-2026

Name of Subdivision Project 74 - Roadway Extension

Location 1536 Old S.R. 74

Batavia, OH 45103

Township Batavia Military Survey 949, 1765, 2058 & 4031

Complete Parcel Identification Number (PIN) 012006A001

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

Name of Applicant HealthSource of Ohio, INC

Address 424 Wards Corner Road, Suite 200

City Loveland State OH Zip 45140

Phone 513-707-4027 Fax 513-707-5690 Email jbrossart@hsohio.org

Name of Owner of property to be subdivided HealthSource of Ohio, INC

Address 424 Wards Corner Road, Suite 200

City Loveland State OH Zip 45140

Phone 513-707-4027 Fax 513-707-5690 Email jbrossart@hsohio.org

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

Address 3700 Park 42 Drive, Suite 190B

City Cincinnati State OH Zip 45241

Phone 513-759-3225 Fax _____ Email adodds@mspdesign.com

Acreage owned 48.541 Acreage proposed to be subdivided 34.703

Current Zoning Classification B-2

Proposed Zoning Changes B-2

Proposed Land Use Commercial

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 4 Typical lot width N/A

Number of proposed unit's 0 Typical lot area N/A

Single Family 0 Multi-Family 0

Acreage to be devoted to recreation, parks or open space 2.265

Recreation facilities to be provided N/A

Proposed method of supplying water service _____

Public Water System by CCWRD, extending from Old S.R. 74.

Proposed method of sanitary waster disposal _____

Public Sanitary Sewer by CCWRD, extending from the Northwest.

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

APPLICATION FOR DESIGN PLAN REVIEW

Name of Subdivision Project 74 - Roadway Extension

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>1</u>	<u>Application</u>
B. <u>1</u>	<u>Design Plan (24 x 36) Digital</u>
C. <u>5</u>	<u>Applicable Concept Plan Letters</u>
D. <u>1</u>	<u>Design Plan Letter</u>
E. <u>1</u>	<u>Fee</u>
F. _____	_____
G. _____	_____

AFFIDAVIT

I, Andrew Dodds, agent for _____, the applicant herein, do apply for Design Plan approval for Project 74 - Roadway Extension 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

Andrew J. Dodds
Signature of Applicant

Subscribed and sworn to before me

This 30th day of July

Gretchen Anne Hoskins

Notary Public



A.D. 20 24

GRETCHEN ANNE HOSKINS
Notary Public, State of Ohio
My Commission Expires:
December 04, 2027

For Official Use

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

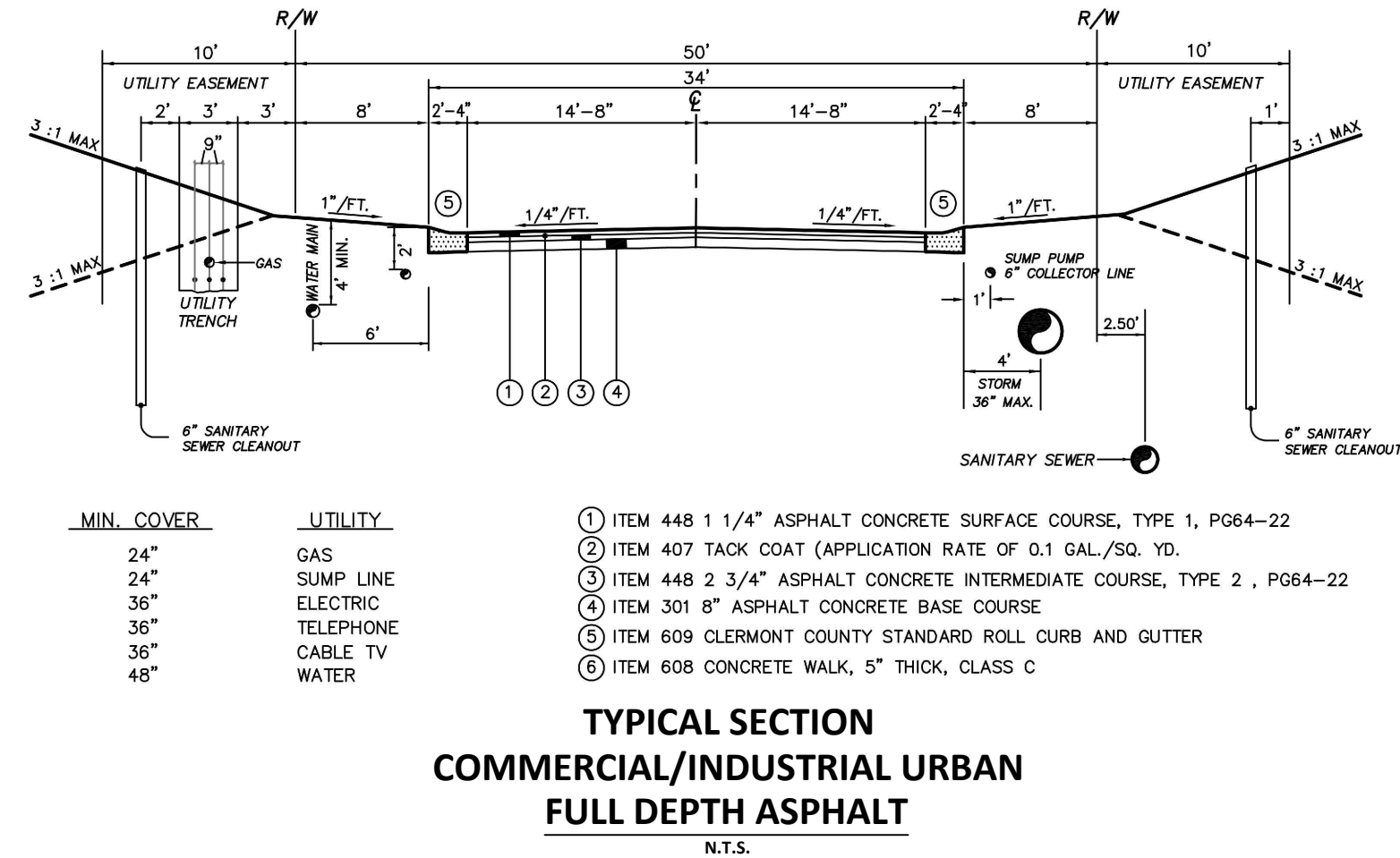
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GENERAL NOTES

- ALL UTILITIES WILL BE PLACED UNDERGROUND.
- WATER SERVICE TO BE PROVIDED BY CLERMONT COUNTY.
- SANITARY SERVICE TO BE PROVIDED BY CLERMONT COUNTY.
- ALL OPEN SPACES, INCLUDING STORM WATER DETENTION/RETENTION PONDS AND ALL STORM SEWER LOCATED OUTSIDE OF THE PROPOSED RIGHT-OF-WAY, MAY BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION OR DEDICATED TO CLERMONT COUNTY FOR MAINTENANCE.
- STREET LIGHTING SHALL BE REQUIRED.
- THE GENERAL CONCEPT FOR STORM WATER MANAGEMENT IS TO DIRECT THE DRAINAGE TO PROPOSED PONDS, WHICH WILL SERVE AS DETENTION/RETENTION FOR CONTROL OF STORM RUNOFF. CONTROL STRUCTURES FOR THE DOWNSTREAM OUTLETS OF THESE FACILITIES, WILL BE DESIGNED TO CONFORM TO THE RULES AND REGULATIONS OF CLERMONT COUNTY, FOR THE CONTROL OF STORM WATER DISCHARGES AND EROSION CONTROL.
- A COORDINATED AND UNIFIED STREET SIGNAGE AND LIGHTING STANDARD WILL BE USED THROUGHOUT THE DEVELOPMENT.
- SOURCE OF TOPOGRAPHY: CLERMONT COUNTY GIS AND PROPERTY SURVEY BY MCGILL SMILL PUNSHON.

SOIL LEGEND	
Clermont County, Ohio (OH025)	
Map Unit Symbol	Map Unit Name
CnC2	Cincinnati silt loam, 6 to 12 percent slopes, eroded
JoR1B1	Jonesboro-Rossmyrne silt loams, 2 to 6 percent slopes
JoRU1B	Jonesboro-Rossmyrne-Urban land complex, 2 to 6 percent slopes
RpC2	Rossmyrne silt loam, 6 to 12 percent slopes, eroded
UsUXF	Urban land-Udorthents complex, smoothed, 0 to 50 percent slopes
WsS1B1	Westboro-Schaffer silt loams, 2 to 4 percent slopes
WsSU1A	Westboro-Schaffer-Urban land complex, 0 to 2 percent slopes
WsSU1B	Westboro-Schaffer-Urban land complex, 2 to 4 percent slopes



MSP
DESIGN
McGill Smith Punshon

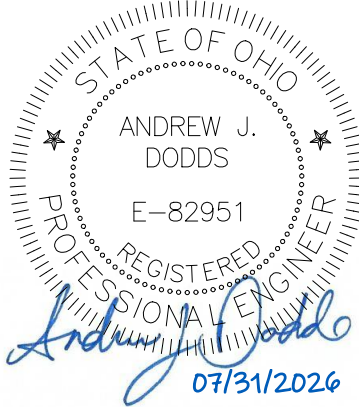
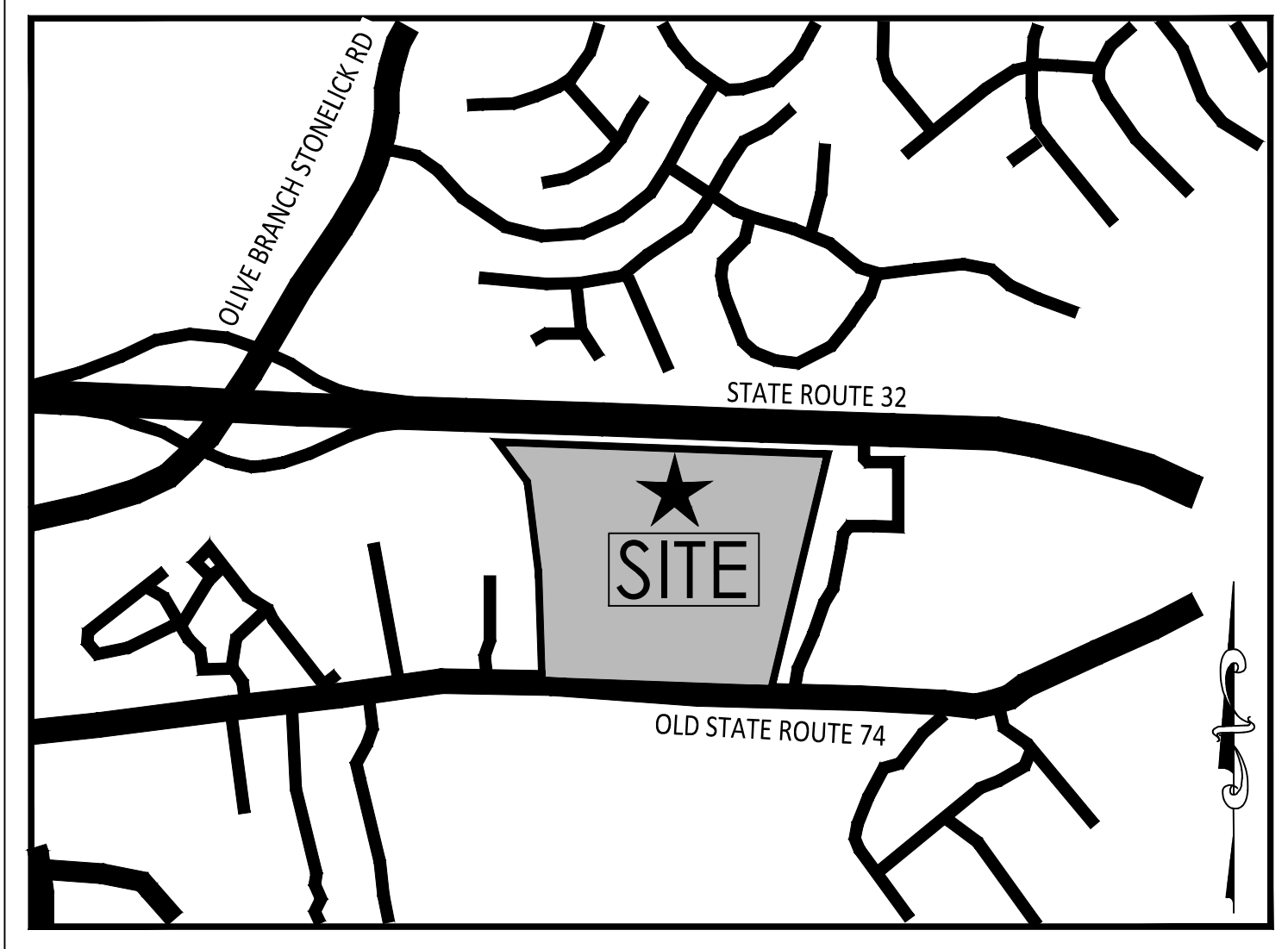
Architecture
Engineering
Landscape Architecture
Planning
Surveying

3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspsdesign.com

Project Manager AJD
Drawn By BIL
DWG 25488024-DES-00
X-Ref(s) ---

Issue/Revision	No.	Date

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OWNERS/APPLICANT
HEALTH SOURCE OF OHIO, INC.
424 WARDS CORNER ROAD, STE. 200
LOVELAND, OHIO 45140

PARCELS NUMBER: 012006A001
EXISTING ZONES: B-2, R-3, AND A
EXISTING LAND USE: VACANT
PROPOSED LAND USES: COMMERCIAL

TOTAL AREA OF PARCEL: 48.505 ACRES
AREA IN R/W: 5.032 ACRES
AREA TO BE DEDICATED TO ODOT: 13.838 ACRES
AREA IN LOTS: 27.370 ACRES
AREA IN OPEN SPACE LOTS: 2.265 ACRES

NOTE:
THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD WAY OR FLOOD ZONE PURSUANT TO FEMA MAP PANEL NO. 39025C0229G, EFFECTIVE ON MARCH 16, 2006

THE PROPOSED METHOD OF WASTE WATER DISPOSAL IS VIA A 10 INCH SANITARY SEWER WHICH WILL BE TREATED BY CCWRD.

NO DIRECT ACCESS TO OLD STATE ROUTE 74 FROM LOTS 1 AND 2.

PROJECT 74
ROADWAY EXTENSION
V.M.S No. 949, 1765, 2058 & 4031
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO

Sheet Title



DESIGN PLAN	
Project Number	25488.02
Drawing Scale	1" = 100'
Sheet Number	1
File Number	25488

PARCEL MAP

Project 74



PROPERTY INFORMATION

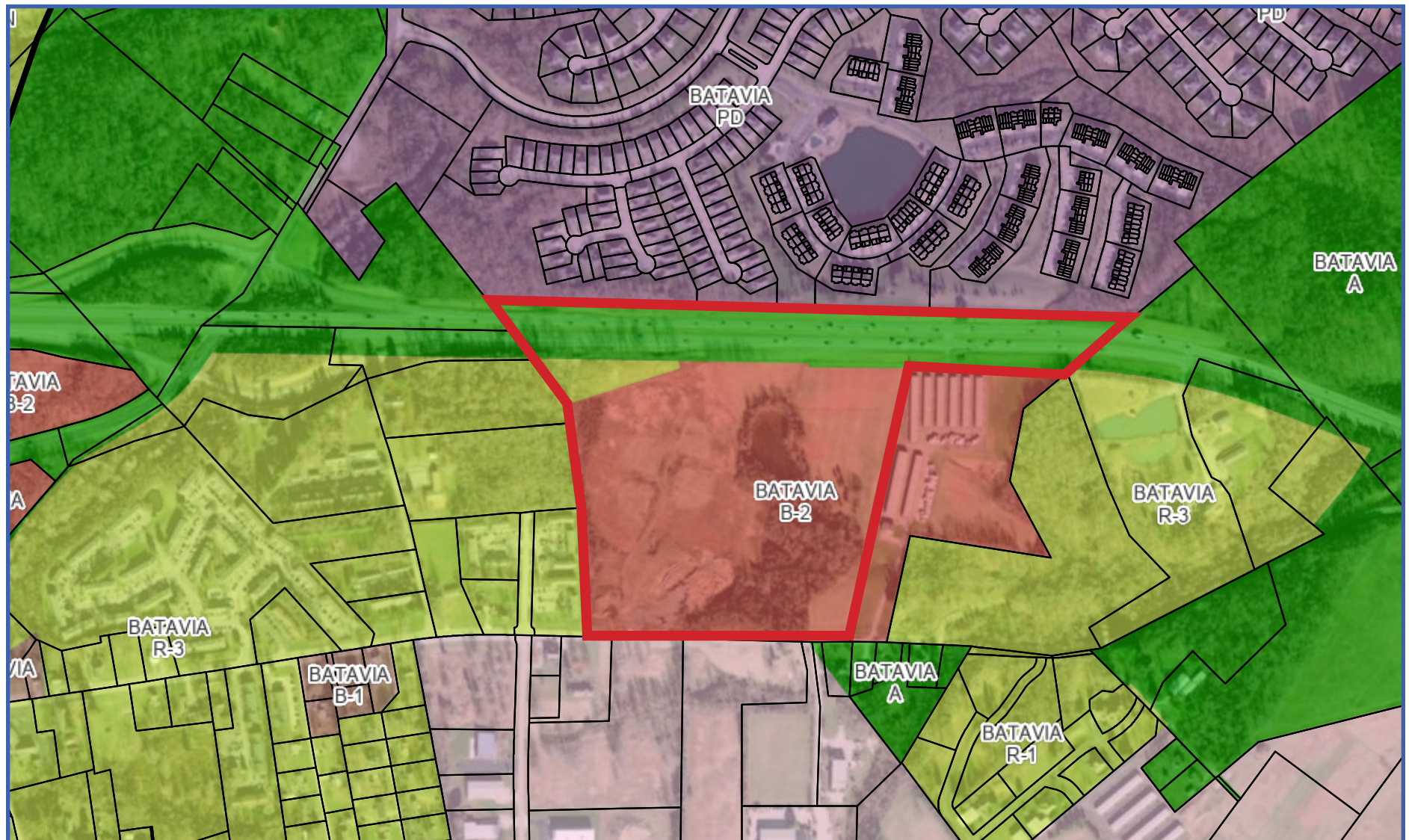
Parcel Numbers: 012006A001

Total Site Area: +/- 48.51 Acres



ZONING MAP

Project 74



PROPERTY INFORMATION

Parcel Numbers: 012006A001

Total Site Area: +/- 48.51 Acres

