



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON APRIL 22, 2025

FRANKLIN TOWNSHIP – ZONING MAP AMENDMENT

CASE NO. ZC2025-103PUD

REPORT DATE: 2025-04-22

APPLICANT AND PROPERTY OWNER:

Clermont Metropolitan Housing Authority
65 S. Market Street
Batavia, OH 45103

PARCEL ID:

PINs 082115A049P, 082111A044

ADDRESS OF REQUEST:

3299 State Route 756, Felicity, Ohio 45120

REQUEST:

Requesting to amend the zoning designation of the subject property parcels (PINs 08-21-15A-049P, 08-21-11A-044) consisting of +/- 9.584 acres from the “A” Agricultural District and “R-2” Suburban Residential District to “PD”, Planned Development District for the purpose of developing a phased development consisting of up to 55 detached single-family dwellings, a community center, outdoor recreational areas, and green space dedicated to serving veterans that are either experiencing homelessness or at-risk of experiencing homelessness.

ZONING:

The existing zoning for the subject property is “A” Agricultural District and “R-2” Suburban Residential District. The surrounding properties consist of zoning designations “R-2” Suburban Residential District and “A” Agricultural District. *See attached zoning map.*

Note: The County zoning map may show inaccuracies to what the Franklin Township Official Zoning Map has the property listed as.

LAND USE:

The subject property is currently agricultural land with a single-family dwelling.

HISTORY:

There is no relevant history for the subject property.

CONTENTS OF REPORT:

- Exhibit A: Township Application and Project Narrative
- Exhibit B: Parcel Map
- Exhibit C: Zoning Map
- Exhibit D: Proposal Map
- Exhibit E: Portion of the Franklin Township Zoning Resolution

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

Franklin Township Zoning Resolution Article 12 “Planned Development” details the purpose, types, and standards of a Planned Development (PD). This PD is residential and is located adjacent to existing residential and agriculturally zoned land. The land uses surrounding the parcel are residential and agricultural, as well as an adjacent cemetery owned and operated by the Franklin Township Board of Trustees, meaning this could be considered a compatible use. The proposed land use is detached single-family residential that includes open space and community amenities.

A SEGMENT OF THE FRANKLIN TOWNSHIP ZONING RESOLUTION:

***Franklin Township Zoning Resolution
Article 12: Planned Development***

*Planned Developments shall be regulated as follows:
A. Objectives for Planned Developments*

The Planned Development (PD) District and the associated planning and development regulations as set forth and referred to herein are designated to achieve the following objectives:

- 1. Provide flexibility in the regulation of residential, commercial and office land development.*
- 2. Encourage a variety of housing and building types, a compatible mix of commercial and residential development and creative site design;*
- 3. Encourage provision of useful open space, and preservation of valuable and unique natural resources;*
- 4. Provide a development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, prevents the disruption of natural drainage patterns, and contributes to the ecological well being of the community;*
- 5. Promote efficiency through a more effective use of land than is generally achieved through conventional residential and/or commercial development resulting in substantial savings through shorter utilities, streets and other public services, and*
- 6. Provide a residential and/or commercial development pattern in harmony with land use density, transportation facilities, community facilities, and objectives of the Growth Management Plan.*

The entirety of Article 6 will be available in Attachment F of this Staff Report.

SITE ACCESS:

The site would be accessed off of State Route 756.

DEVELOPMENT CHARACTER:

The proposed development is located off a major state route and approximately six hundred feet from the municipal boundary of Felicity, where there is a denser and more urban pattern of development. While the adjacent area is not necessarily as dense, the proposed development could be interpreted as consistent with the surrounding environment.

AGENCY REVIEW AND NOTIFICATION:

AGENCY	REFERRAL SENT	COMMENTS RECEIVED
Township (<i>Fire/EMS/Service</i>)		
Community and Economic Development (CED)	X	X
Engineer's Office (CCEO)	X	X
Water Resources Department (WRD)	X	
Water Management & Sediment Control (WMSC)	X	
Soil and Water Conservation District (SWCD)	X	X
Ohio Department of Transportation (ODOT)	X	
School District		

REFERRAL AGENCIES' COMMENTS:

Community and Economic Development Comments:

- Any future development of the site must comply with any and all regulations from Clermont County, Franklin Township, the State of Ohio, or any other applicable agency.

Engineer's Office Comments:

- Since this is on a state route, there are no comments on the access or potential traffic impact. There may be more to comment on regarding the site itself, though that can come at a later date.

Water Resources Department Comments:

- Reach out to Water Resources Department to confirm sewer and water capacity is available.

Water Management & Sediment Control Comments:

- I have not heard from WMSC regarding the application. If I receive comments, I will include them at the Planning Commission Meeting.

Soil & Water Conservation District

- Include approximate location of the stormwater management basin.

ODOT Comments:

- Contact ODOT to determine potential impacts to SR 756.

STAFF ANALYSIS:

Following a comprehensive analysis, staff has evaluated the applicants request to amend the zoning designation of the subject property parcels (PINs 08-21-15A-049P, 08-21-11A-044) consisting of +/- 9.584 acres from the “A” Agricultural District and “R-2” Suburban Residential District to “PD” Planned Development District for the purpose of developing a phased development consisting of up to 55 detached single-family dwellings, a community center, outdoor recreational areas, and green space dedicated to serving veterans that are either experiencing homelessness or at-risk of experiencing homelessness.

The application is in alignment with the surrounding land uses and the Franklin Township Resolution. The PD application meets the objectives for planned developments as stated in Article 12 of the Franklin Township Zoning Resolution.

STAFF RECOMMENDATION:

Based on the staff analysis in the following report, the following motion is recommended, **RECOMMEND APPROVAL WITH CONDITIONS** of Franklin Township Zoning Map Amendment Case ZC2025-103PUD and its request to amend the zoning designation of the subject property parcels (PINs 08-21-15A-049P, 08-21-11A-044) consisting of +/- 9.584 acres from the “A” Agricultural District and “R-2” Suburban Residential District to “PD” Planned Development District for the purpose of developing a phased development consisting of up to 55 detached single-family dwellings, a community center, outdoor recreational areas, and green space

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 Housing Corporation

A nonprofit affiliated with Clermont Metropolitan Housing Authority

65 South Market Street, Batavia, OHIO 45103

513.732.6010 | www.clermontmha.org



April 1, 2025

Franklin Township Zoning Department
c/o Jim Lawson
981 Hopewell Road
Felicity, Ohio 45120

Re: Veterans Village Planning Commission Application

To whom it may concern:

I am pleased to submit the following concept plan for the Veterans Village (VV) project, located at 3299 State Route 756 in Felicity, Clermont County, Ohio.

About Veterans Village:

The Village will serve veterans, who are either homeless or at risk of becoming homeless, with the goal of transforming the lives of those who served our nation and now need our help in finding affordable, safe and sanitary housing. These families must have a household member who has a disabling condition who will receive services from the Cincinnati Department of Veterans Affairs (VA).

A multi-phased development, at its full completion, VV will include *up to* 55 detached single-family cottages consisting primarily of one- and two-bedroom units all of which will be ADA compliant for residents who may need the use of wheelchairs. Phase 1 of this project will construct 19 cottages, a community center, outdoor recreational areas, and green space. The community center will house space for onsite management, onsite clinical service delivery, recreational opportunities and gathering spaces for community events.

All Phase 1 units will be affordable to families living at or below 50% Area Median Income for an initial 20-year affordability period, with accompanying deed restrictions on land development and potential renewals up to 20 additional years. The 19 units will benefit from HUD-VASH Project Based Voucher (PBV) rental assistance, which caps the rent for each family at 30% of their monthly adjusted income. Occupancy requirements for subsequent Phases at the site will depend on the funding streams utilized but will be used to house veteran families.

Intended Uses:

Currently, the site is zoned for Agricultural use. The project team is proposing a zone change from Agriculture to Planned Development. Under the new PD zoning, the entire 9.584-acre site will consist of a mix of residential and commercial uses, including *up to* 55 detached 1- and 2- bedroom cottages, a community center, outdoor recreational opportunities and green space.

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Project Team:

Veterans Village will be owned by Clermont County Metropolitan Housing Authority (CMHA), while the property will be developed and managed by the Clermont Housing Corporation (CHC), the nonprofit affiliate of the Public Housing Authority. The HUD-VASH PBV vouchers will be managed by CMHA and the veterans will be referred for the development by the VA. The Model Group will serve as development consultant and general contractor. Creative Housing Solutions is the architect. The experienced project team is excited to deliver a successful development to help meet the housing needs in Clermont County.

Community Support

Since late 2023, CHC has secured over \$7 million of the proposed \$8.6 million dollars project by a mixture of fundraising and grant writing. CHC has been awarded over \$5.1 million in County ARPA, \$1.0 million in County HOME funds from 2023 and 2024, and \$1 million in SCIF funds. CHC is working diligently to fill the remaining gap with fundraising or debt service. Due to the ARPA execution deadline and the timeline needed for construction, the VV is not able to utilize other state housing financing programs due to the project timing.

Not only has Cincinnati VA committed to providing onsite clinical services, but the Clermont County VA has also agreed to assist with transportation services for the veterans. CHC has received letters of support or received donations from the Clermont County Chamber of Commerce, Clermont County Commissioners, Franklin Township Trustees, Clermont County Veterans Commission, DUKE Energy, and the American Legion Department of Ohio Charities, Inc.

Closing Comments

The VV is the first of its kind in Clermont County. However, it is my dearest hope, that it is not the last. We hope that the VV will serve as a template for other communities that wish to emulate its success throughout the County, the Region, and the State. Through a coordinated and deliberate partnership with the VA, the HUD-VASH vouchers, and CHC's management experience, this project will fill a housing gap which currently exists in our region.

I believe that no one should be homeless in our society, but least of all those who valiantly served our county. Over twelve thousand veterans call Clermont County home, and several hundred of those heroes face housing instability every day! It is for them that CHC request your consideration for this project.

Clermont Housing Corporation

A nonprofit affiliated with Clermont Metropolitan Housing Authority
65 South Market Street, Batavia, OHIO 45103
513.732.6010 | www.clermontmha.org



Thank you for the opportunity to submit this concept plan for Veterans Village. We have included additional information following this letter which we hope will assist the Planning Commission in their determination of this proposal. Following this letter, you will find:

- Concept Plan prepared by our Architect, Creative Housing Solution,
- Metes and Bounds Survey completed by Abercrombie & Associates, Inc.,
- Property Deed,
- Preliminary Development Plan Application Form,
- Adjacent Property Owners Form,

and

- Applicant's Affidavit.

Should additional information be needed, or for any questions, please feel free to reach out to me at 513-732-6010 ext. 222 or by email at amorlatt@clermontmha.org.

Sincerely,

A handwritten signature in blue ink that reads 'Alicia Morlatt'.

Alicia Morlatt

Chairperson, Clermont Housing Corporation

and

Executive Director, Clermont Metropolitan Housing Authority

65 S Market St

Batavia, OH 45103

513-732-6010 x 222

APPLICATION FOR PD MAP AMENDMENT AND PRELIMINARY DEVELOPMENT PLAN
FRANKLIN TOWNSHIP
ZONING DEPARTMENT
981 Hopewell Road, Felicity, Ohio 45120
Phone: (513) 876-2077 zoning@franklintownshipoh.org

FOR FRANKLIN TOWNSHIP ZONING DEPARTMENT USE ONLY
CASE: ZC-2025-103-PUD DATE RECEIVED: 4/1/2025

NOTE: THIS APPLICATION MUST BE TYPE WRITTEN. USE ADDITIONAL SHEETS IF NECESSARY.

Has this proposed Planned Unit Development been discussed with the Zoning Staff? yes

Date of meeting(s) 2/10/25 & 4/1/25- Brad Moore & Jim Lawson attended.

Name of Applicant Clermont Metropolitan Housing Authority (CMHA)

Address 65 S. Market Street, Batavia, OH 45103 Phone No. 513-732-6010

Name, Address & Parcel Number of each property owner of record within the area proposed to be reclassified.

- SMITH CHRISTOPHER DAMON & KELLI RENA; 3345 STATE ROUTE 756, FELICITY, OH 45120
-
-

Request Zone Change from Agriculture to PD Total 9.584 acres.

Is this application a request to modify an existing PD? No. Case # N/A

Is this application a request for a minor modification to an approved Preliminary PD Plan? No

Case # N/A

Location of property in accordance with County Auditor Records:

PIN-Parcel Identification Number(s) 08-21-15A-049P, 08-21-11A-044,

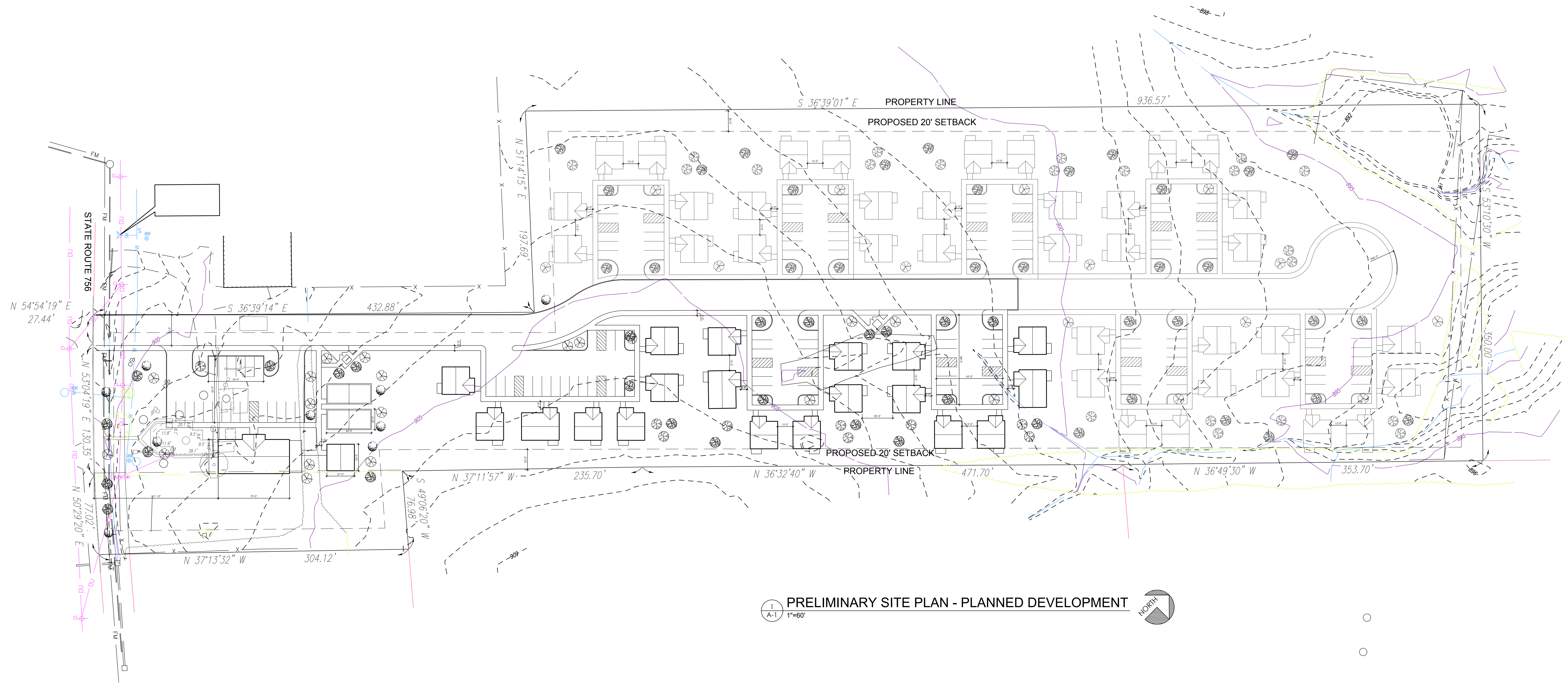
Physical location of property 3299 State Route 756, Felicity, Ohio 45120

(MY) (OUR) interest in the property proposed to be reclassified is as:

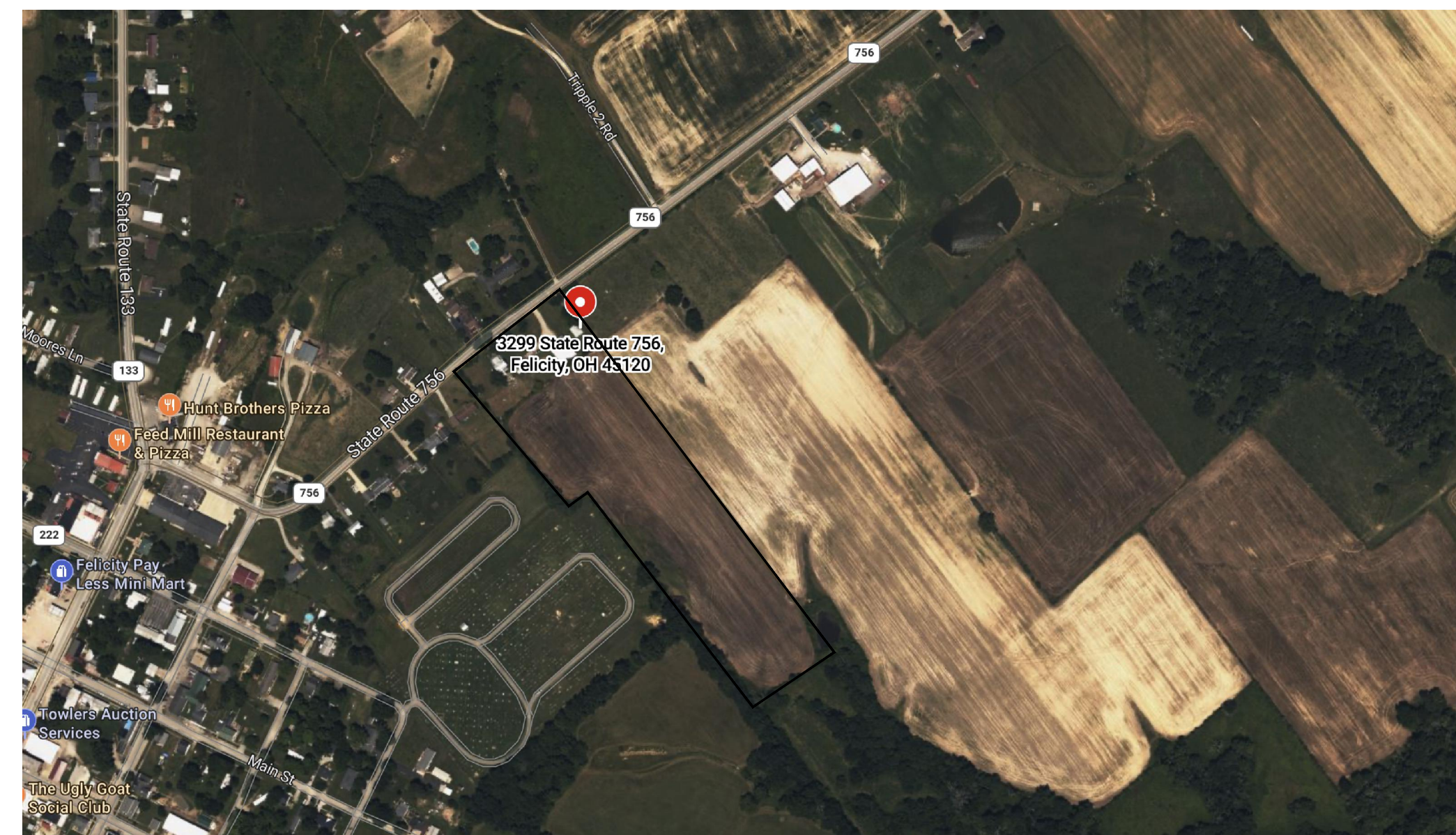
Owner x Agent Lessee Option Holder
Applicant Amin Morlatti 65 S. Market Street, Batavia, OH 45103; 513-732-6010 amorlatt@clermontmha.org
Signature Address Phone & Email
Owner Amin Morlatti 65 S. Market Street, Batavia, OH 45103; 513-732-6010 amorlatt@clermontmha.org
Signature Address Phone & Email

A filing fee of **\$2500.00** shall accompany the completed application.
Make check payable to: **Franklin Township**

THERE SHALL BE NO REFUND OF THE APPLICATION FEE ONCE PUBLIC NOTICE HAS BEEN GIVEN.



1
A-1
PRELIMINARY SITE PLAN - PLANNED DEVELOPMENT
1"=60'



2
A-1
LOCATION MAP
NORTH

SUMMARY TABLE - SITE AREA - 9.59 ACRES (417,948 SF)									
		PHASE 1		PHASE 2		PHASE 3			
		QUANTITY	AREA	QUANTITY	AREA	QUANTITY	AREA		
COMMUNITY/OFFICE BUILDING	2,142 SF	1	2,142 SF	0 (1)	0 SF	2,142 SF	0 (1)	0 SF	2,142 SF
ONE-BEDROOM	625 SF	16	10,000 SF	18 (34)	11,250 SF	21,250 SF	18 (52)	11,250 SF	32,500 SF
TWO-BEDROOM	875 SF	3	2,625 SF	0 (3)	0 SF	2,625 SF	0 (3)	0 SF	2,625 SF
TOTAL BUILDING			14,767 SF		11,250 SF	26,017 SF		11,250 SF	37,267 SF
PERCENTAGE OF SITE			3.53%		2.69%	6.22%		2.69%	8.91%
ROADS			27,788 SF		0 SF	27,788 SF		14,047 SF	41,835 SF
PARKING	OFFICE - 20 UNIT 2 EA.	60	26,092 SF	36 (94)	14,865 SF	40,957 SF	36 (132)	14,865 SF	55,822 SF
SIDEWALKS			10,570 SF		6,540 SF	20,110 SF		8,200 SF	28,310 SF
TOTAL SITE			64,450 SF		21,405 SF	85,855 SF		37,112 SF	122,967 SF
PERCENTAGE OF SITE			15.42%		5.12%	20.54%		8.88%	29.42%
TOTAL DEVELOPMENT			79,217 SF		32,655 SF	111,872 SF		48,362 SF	160,234 SF
PERCENTAGE OF SITE			18.95%		7.81%	26.76%		11.57%	38.34%

CREATIVE HOUSING SOLUTIONS, INC.
935 LENOX PLACE CINCINNATI, OHIO 45229
(513) 961-4400 EMAIL: info@chs-incorp.com

Project Number: 2413
Drawn By: BTY
Date: 03.20.25
Scale: AS NOTED

VETERANS VILLAGE
3299 STATE ROUTE 756
FELICITY, OHIO 45120

REVISIONS		
NO.	DESCRIPTION	DATE

SHEET TITLE
PRELIMINARY
SITE
PLAN

SHEET NUMBER
S-1

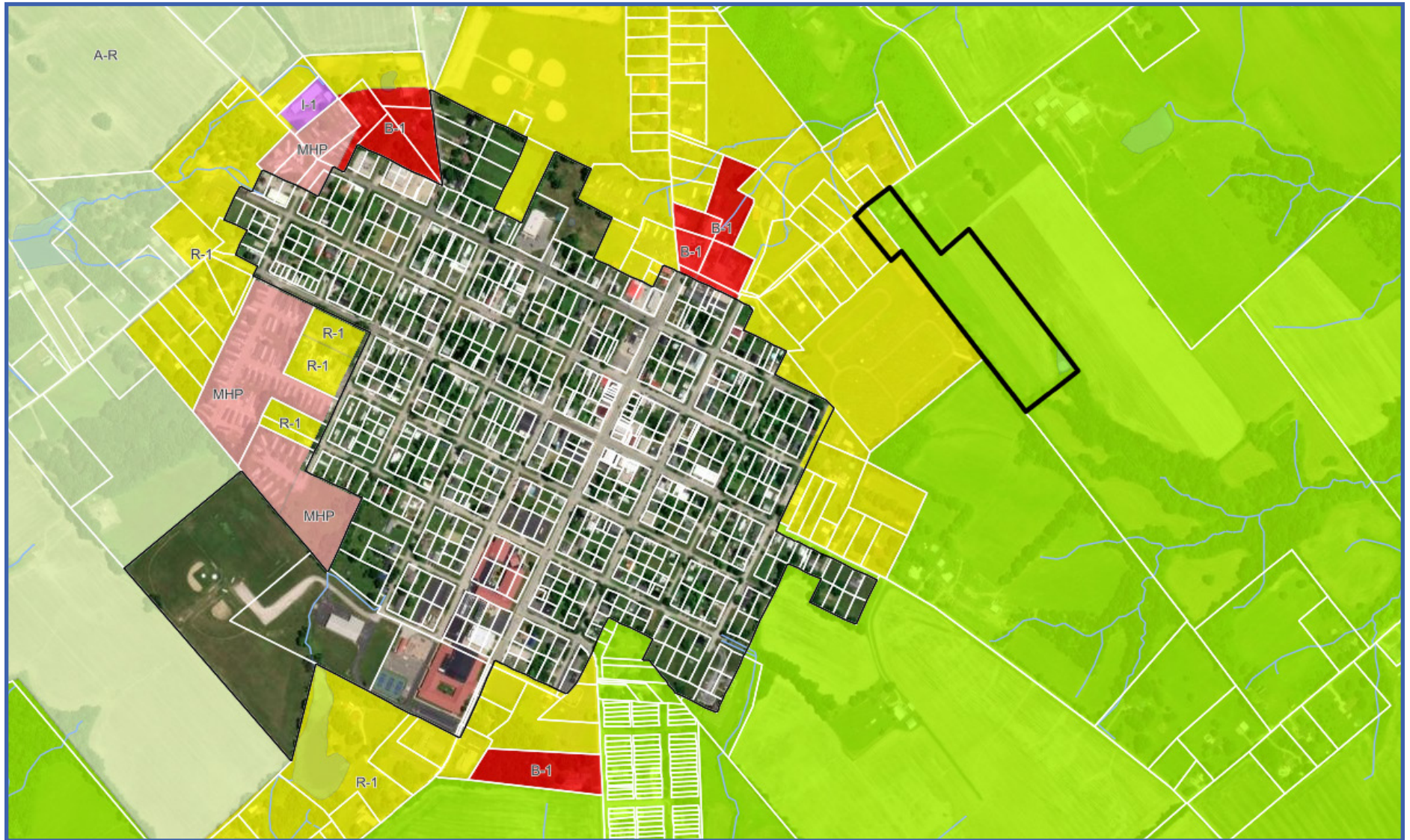


PROPERTY INFORMATION

Parcel Numbers: 082115A049P, 082111A044

Total Site Area: +/- 9.584 Acres





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