



**UNION TOWNSHIP BOARD OF TRUSTEES
JANUARY 9TH, 2024 MEETING**

OVERLAY DISTRICT PLAN

**ON GOAL LTD, Applicant
906 ROUND BOTTOM RD.**



Staff Report: CASE # 2-24-O

NATURE OF REQUEST

The Applicant is requesting Overlay District Plan Approval from the Union Township Board of Trustees for Parcels 393108E004 and 393108E054. Specifically, the Applicant is seeking to expand the existing On Goal soccer complex—on a 19.453-acre site that is located within the Little Miami – Lower East Fork Focus Area Overlay – Natural Resource Corridor (FA-NRC).

**Please refer to the Applicant's statements, plans, and other application enclosures.*

LOCATION

The subject property is located at 906 Round Bottom Rd., approximately 3,700 feet northwest of the Round Bottom Rd. and Barg Salt Run Rd. intersection.

ZONING

The subject property is zoned Industrial (M-1), with the adjoining property to the south also zoned as Industrial (M-1), for the underlying zoning. The property immediately north of this site is zoned Planned Development (PD). The property across Round Bottom Road (to the west, in this area) is zoned Estate Residential (ER).

RELATIONSHIP TO THE HORIZON 2030: UNION TOWNSHIP COMPREHENSIVE LAND USE PLAN

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the proposal is located within the Little Miami- Lower East Fork Corridor. During the previously adopted comprehensive planning effort, this Corridor was identified as an environmentally sensitive area, with large portions of the area contained within areas prone to irregular flooding from the Lower East Fork of the Little Miami River. The area remains primarily zoned for residential and industrial use, with rural settlement patterns and large lot sizes dominating the landscape.

RELATIONSHIP TO THE FOCUS OVERLAY DISTRICT REGULATIONS

As noted previously, the affected property is located within the Little Miami- Lower East Fork Focus Area Overlay District. Article 13 of the Union Township Zoning Resolution identifies this corridor as a “Natural Resource Corridor,” and makes these statements with respect to these Districts:

1305. Focus Areas Overlay-Natural Resource Districts...

1. Findings and Specific Purpose.

Natural resources are an important component of quality of life for all residents in the Township. When irreplaceable natural features are threatened, their preservation should be weighed and evaluated in relation to public and private interests.

- a. The existence of a twenty (20%) percent slope, in combination with Miamitown Shale or Kope geologic formation, is evidence of a condition of natural critical stability, and development under conventional regulations may precipitate landslides or excessive soil erosion. Additional regulations are needed to preserve the prominent views from the top or from the slopes of the hillside and the natural contours thereof.
- b. Hillsides, as community separators or boundaries, are historic aids to the identification of residential communities which help citizens to relate to their communities and to relate the social organizations of communities to their physical environments.
- c. The location of natural resources often coincides with prime development sites. Long term benefits of conserving natural resources in a metropolitan area can be achieved through innovative development regulations based on comprehensive plans.

2. Characteristics.

FA-NR districts shall be limited to geographic areas containing one (1) or more of the following characteristics:

- a. Lakes, rivers, floodplains, wetlands, mineral deposits, aquifers, forests, parks, or hillsides (twenty [20%] percent slope or greater) or other natural features of significant public interest:
- b. Existence of Miamitown Shale or Kope geologic formations or soils classified as having severe constraints for development;
- c. Prominent hillsides and natural resources which are readily viewable from a public thoroughfare;
- d. Scenic areas providing views of a major stream or valley or other natural resource;
- e. Hillsides and other natural features functioning as community separators or community boundaries;
- f. Hillsides which support a substantial natural wooded cover...”

BACKGROUND

The affected property is located on Round Bottom Road and has been zoned Industrial (M-1) since the inception of zoning in Union Township. The existing home was constructed in 1890 and is situated on the larger, 11.573-acre parcel. *At one time, the aforementioned parcel was also used for a landscaping nursery business.* Both of the parcels involved with this request contain various accessory structures consistent with the previous uses. According to the applicable FIRM panel information, much of the property lies within both the 100-year floodplain and floodway. The current Applicant—who currently resides on the adjoining property to the southeast (at the existing On Goal recreational complex)—seeks to reside in the original home, on a 5-acre split from the larger parcel. The remaining 6.573 acres is intended to be developed in the next year or so into soccer fields of various sizes as well as associated facilities, including a potential / future indoor training facility / air dome (the latter of which is planned further into the future). A nature walking path is also proposed for the site and has been tentatively designed to tie into the 7.88-acre property to the north—which is expected to be a longer-term expansion of the soccer complex at this time.

STAFF REVIEW & ANALYSIS

A review of this conceptual site plan indicates that the Applicant's request is generally consistent with the adopted land use plan along the Little Miami – Lower East Fork Corridor, as it emphasizes conservation-oriented goals for the area and enhances the existing On Goal soccer complex. *The Applicant's proposed uses involve relief from Article 6, Sections 670-674, in order to re-establish the non-conforming residential use, and institute recreational uses in the Industrial (M-1) District. If / when the fourth and fifth soccer fields are created on the northern parcel, more parking will need to be provided to meet the Township's parking requirements set forth in Article 8, Section 813, Item 10—otherwise it will be necessary for (another) Overlay plan review at the time that that portion of the site is ready to be used / developed.*

As things currently stand, the property has no real frontage, since the railroad right-of-way is situated between the property and the road right-of-way of Round Bottom Road. This pre-existing, non-conforming condition means that access to the property has been limited to an existing driveway in the southeastern portion of each property—which is a 20' wide easement referenced on the deed as well as a 2003 survey (for the 11.573-acre property) and a 20' wide easement referenced on the deed as well as a 1990 survey (for the 7.88-acre property). Both accesses involve crossing an active rail line, with no signals in place. The driveway for the northern (7.88-acre) parcel has not been maintained well and is steep and narrow. *The Applicant is not desiring to use this access as part of the soccer complex.* The driveway serving the southern (11.573-acre) property appears to be about 20 feet wide—and is intended to be the primary access serving the soccer complex expansion area—but improvements may be necessary to serve more than the anticipated residential traffic. The Applicant has been advised by staff to communicate with both the railroad owner/operator, as well as the Clermont County Engineer regarding access issues. Paving requirements for the access point will be at the discretion of these entities.

The current conceptual plan shows a designated parking area, but the parking plan, as submitted, lacks dimensional information, so a more thorough review not possible at this time. Although Section 801, Item 5 does exempt M-1 uses from paving parking areas that are situated at least two hundred feet from a Residential District, this parcel will be a mixed-use property. The proposed Kentucky board fencing—which is designed to separate the residential use / property from the recreational use / property—would potentially need relief for the fencing that would be located in the front of the property (approximately 130 feet from the edge of Round Bottom Road). Although landscaping is not proposed between the proposed uses and the road, there is a significant amount of greenspace (~250 feet) between the proposed parking area and any anticipated building and Round Bottom Road. A lighting plan has not been submitted; however, all lighting has been noted on the current plan as being “directed towards the playing fields.” The proposed signage seems to adhere to the standards of the Overlay District—but the proposed location of the signage may require approval of the railroad owner/operator.

Overall, the requested uses are considered reasonable by staff, as the proposed uses involve minimal building and paving activity (if approved) and little disturbance within the floodplain. If all of the necessary approvals can be obtained by the railroad owner/operator, the County Engineer, and the Floodplain Administrator (in the Clermont County Building Department), staff believes that all of the zoning-related issues can be addressed once a finalized, formal site plan and all accompanying information is submitted.

ACTION REQUIRED

In accordance with Section 1310 of the Zoning Resolution, the Board of Trustees’ role in this process is to either enter a motion to approve, modify, or deny the Focus Area Overlay District application—which, in this case consists of an expansion of the existing On Goal soccer complex—as submitted, along with any further modifications deemed appropriate by the Board.

RECOMMENDED MODIFICATIONS

If the Board should choose to grant favorable consideration to this Overlay District application, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

- 1) The Applicant must address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department, the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) The Applicant shall provide executed and recorded access easements before permits authorizing commercial use may be obtained. This shall include provisions for ingress/egress, parking, and circulation, as applicable.
- 3) The Applicant shall be required to add additional parking and circulation sufficient to accommodate a minimum of 10 parking spaces per field plus an additional 5 spaces per field overflow parking area—particularly for the northern (7.88-acre) parcel, if / when it develops. *Gravel parking will be permissible in order to reduce impervious surfaces that might otherwise impact the watershed area.*
- 4) Any / all future free-standing signage associated with this property shall be limited to monument signage, capped at a height of not more than 10' from finished grade, subject to administrative review and approval with regard to placement, etc.
- 5) A lighting / photometric plan for the proposed uses will need to be submitted, with any proposed lighting indicated as being “inward or downward directed.”
- 6) Ultimately, a survey and legal description of the proposed parcel split for the 11.573-acre property would need to be provided, prior to any final action. This is an item that can be addressed administratively by staff.
- 7) As of **January 3rd, 2023**, there are a number of administrative items related to the Site Plan requirements set forth in Article 11, Section 1131 of the Union Township Zoning Resolution that would also ultimately need to be addressed, prior to the issuance of a subsequent (commercial) zoning permit by the staff. *This is an item that could be addressed administratively by staff.*
- 8) The Applicant is also encouraged to seek a zone change to Planned Development (PD) District, within five (5) years from the date of purchase, in order to incorporate all of the proposed uses on this property as well as the existing On Goal property to the southeast.

ON GOAL PROPOSAL - FOR APPROVAL OF AN OVERLAY DISTRICT PLAN

Union Township Board of Trustees
4350 Aicholz Rd
Cincinnati, OH 45245

December 10, 2023

SUBJECT: On Goal Soccer Complex Expansion and Private Residence Proposal

To Whom It May Concern:

On Goal Ministries is a 501c3, which has been impacting the Milford Community since 1985. On Goal is a faith-based soccer organization that partners with churches to have a positive impact on the lives of children and families through soccer. We have run soccer programs in Milford and throughout the USA plus overseas in the UK, Brazil and Peru.

Five years ago, On Goal was able to purchase **920 Round Bottom Rd** and with the cooperation and support of Union Township develop for the On Goal Soccer Complex. On Goal has invested heavily to complete the development plan. The complex is beginning to be used to its full potential with high quality soccer fields, clubhouse, office space, bathroom facility and a home. Thousands have already been blessed to step onto the property as players, spectators or coaches. Other clubs consistently express that the On Goal Soccer Complex is their favorite place to play.

On Goal is now under contract to purchase the 19.45-acre neighboring property at **906 Round Bottom Rd**. Our vision is to continue developing the soccer complex with additional playing and training fields while maintaining the beautiful natural character of the present property. We are also proposing to parcel a 5-acre lot as a private residence for the Fite family (President of On Goal). This will help On Goal financially and make the best use of the property.

On Goal is proposing, through this application, to have a multi-use approval on the property.

1. 5-acre parcel division for private **residence** to be purchased by Tom and Meg Fite
2. Additional lighted **soccer fields and training areas**
3. Additional parking
4. Connect 920 Parking with 906 Entrance
5. Develop a Nature Walking Path
6. Indoor Training Facility

We are not aware of many obstacles to accomplish this proposed vision and purpose for the property. We currently have a restroom facility for the present complex and request approval to use portable restrooms at the new site. We are grateful for your cooperation and consideration of this proposal.

Sincerely,
Tom Fite
President – On Goal Ministries

ON GOAL PROPOSAL - FOR APPROVAL OF AN OVERLAY DISTRICT PLAN

Parcel Data

- a) Auditor's parcel numbers
 - a. 393108E004 (11.573 acres)
 - b. 393108E054 (7.88 acres)
- b) The parcels are divided a large drainage ditch which appears to be owned by the railroad.
- c) Adjacent Properties
 - a. The adjacent property to the north is owned by **CCET LLC** which we believe is Cincinnati Rail. Part of the property is being leased by Heidelberg Materials, Aggregates.
 - i. Note: On Goal has a positive relationship with Cincinnati Rail.
 - b. The adjacent property to the south is owned by us, the buyer, **On Goal Ltd.** On Goal uses the property for soccer complex, clubhouse/office space and residential.
 - c. The property west and across Round Bottom Rd is zoned and used as a **residential property** owned by RODNEY Z & HOLLY C GRAY with address 883 ROUNDBOTTOM RD.
 - d. The property also west and across Round Bottom Rd is zoned and used as a **residential property** owned by Paul Staggs with address 881 Round Bottom Rd. His mailing address is listed as 720 E MAIN ST Batavia, OH 45103
 - e. The adjacent properties to the east and across the east Fork Little Miami River is owned by **Clermont County** and used for the water treatment plant.
- d) Directional bearings and distances – N/A
- e) Legal Description – N/A
- f) Net Acreage – **19.453**
 - a. Adjacent Parcels
- g) The present Zoning is **M-1**.
- h) Nearest intersections and distances
 - a. The nearest intersection west of the property is **Beechwood Rd** and approximately 1.5 miles away.
 - b. The nearest intersection east of the property is **River Valley Rd** approximately .5 mile away.

Development Data

- a) On Goal is proposing, through this application, to have a multi-use approval on the property.
 - a. 5-acre parcel division for private **residence** to be purchased by Tom and Meg Fite
 - b. Additional **soccer fields and training areas**
 - c. Additional parking
 - d. Connect 920 Parking with 906 Entrance
 - e. Nature Walking Path
 - f. Possible site for Indoor Training Building (Long term vision) whether on this property or the present On Goal property.
- b) Present Structures
 - a. House

ON GOAL PROPOSAL - FOR APPROVAL OF AN OVERLAY DISTRICT PLAN

- i. 1680 square feet/two story
 - ii. The home sits back 730 feet from Round Bottom Rd.
 - iii. The home sits 150 feet away from On Goal property line.
 - iv. The home sits over 800 feet from the CCET LLC property to the north.
 - v. The Eastfork Little Miami River sits at the back of property adjacent to the Clermont County Water Treatment plant.
- b. Two old barns sit behind the home. One is 900 square ft and the other 320 square ft. They are both used for storage.
- c. A 1200 square ft pole barn is located on the property. It is used for storing mowers and tractor.
 - i. The pole building sits back 450 ft from Round Bottom Rd
 - ii. The pole building sits 215 ft from On Goal property line
- c) Proposed Structure (3 OPTIONS)
 - a. Option 1 - 90' x 150' (30 ft high) **Steel Building** with indoor turf field.
 - i. 13,500 sq ft
 - ii. Single floor
 - iii. Setbacks
 - 1. 280 ft setback from parcel West (across Round Bottom)
 - 2. 175 ft setback from parcel to South (On Goal Property)
 - 3. 420 ft setback to the East (East Fork Little Miami River)
 - 4. 720 ft to from parcel to the north (Cincy Rail Property)
 - b. Option 2 – 120' x 180' (30 ft high) **Air Dome** with indoor turf field.
 - i. 21,600 sq ft
 - ii. Single floor
 - iii. Setbacks
 - 1. 280 ft setback from parcel West (across Round Bottom)
 - 2. 175 ft setback from parcel to South (On Goal Property)
 - 3. 420 ft setback to the East (East Fork Little Miami River)
 - 4. 700 ft to from parcel to the north (Cincy Rail Property)
 - c. Option 3 – 120' x 180' **outdoor turf field** with lights.
 - i. 21,600 sq ft
 - ii. Setbacks
 - 1. 280 ft setback from parcel West (across Round Bottom)
 - 2. 175 ft setback from parcel to South (On Goal Property)
 - 3. 420 ft setback to the East (East Fork Little Miami River)
 - 4. 720 ft to from parcel to the north (Cincy Rail Property)
 - iii. Lighted Field

d) No modifications

Floodplain

- a) House and barns do not sit in the 100 year floodplain.

ON GOAL PROPOSAL - FOR APPROVAL OF AN OVERLAY DISTRICT PLAN

- b) The pole barn appears to sit in the 100 year floodplain.
- c) The proposed new structures will be sitting within the 100 year floodplain.

Parking and Circulation

- a) There is plenty of hard surface areas already in place for parking. We would develop a minimum 60ft x 225ft parking area for 45-50 vehicles. This will give On Goal more than 15 spaces per field which was the requirement of present complex.
- b) Overflow parking will be available at the present On Goal Soccer Complex which has 100 parking spaces.
- c) On Goal will work with Ron Roberts engineering to create efficient parking plan.
- d) The parking will be adjacent to soccer fields.
- e) Parking Lot Screening
 - a. The railroad and plenty of established vegetation provides much screening from proposed parking area.
 - b. Vegetation Screen will be planted between parking and new residential parcel
- f) Off street loading and unloading – N/A
- g) Loading/unloading screening – N/A
- h) Street Location – Round Bottom Rd
- i) All parking and drives will be *gravel.
- j) * If we are able to build a indoor training facility, we are proposing to be approved to pave the parking adjacent to the building.
- k) Pedestrian walking path will be a minimum of 36 inches in width.

Stormwater Facility (None)

- a) No stormwater facility proposed.

Outdoor lighting locations

- a) Turf training area lighting would be targeting toward playing surface only.
- b) Lighted 11v11 field is being proposed.

Sign Location

- a) On Goal presently has beautiful monument signage in front of the 920 Round Bottom Rd property. We received approval from Cincinnati Rail for the present sign. There is already a small monument sign in front of the 906 Round Bottom Rd property which we propose to adjust to our needs moving forward.
- b) See Monument Sign Proposal

Vegetation screening locations

- a) We will plant bushes as screen between new parking area and residential parcel.

Fence Locations

- a) We are proposing fencing as a barrier between the new soccer complex and the proposed private residence.
- b) Kentucky Board fencing will be used to match the present fencing on the property.

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Landscaping Locations (none proposed)

Waste/dumpster location (none proposed)

Estimated construction schedule

1. The construction schedule of parking areas and soccer fields on the 393108E004 parcel would begin in approximately one year. There is no urgency to develop the wooded parcel 393108E054..

Additional Information:

The present On Goal Soccer Complex adjacent to the property is equipped with a dedicated restroom facility with two restrooms. The restrooms are accessible to all the guests. The clubhouse also has two restrooms that we open to staff and to the public as needed. These bathrooms are all connected to the public sewer system and can help serve the new facility. We are hoping to also use portable toilets at the new location to supplement our restroom needs.

ON GOAL PROPOSAL - FOR APPROVAL OF AN OVERLAY DISTRICT PLAN

FOCUS AREA OVERLAY – COMMERCIAL CORRIDOR DISTRICTS (COMMENTS)

1. Findings and Specific Purpose

- a. Preventing the deterioration of property and the extension of blighting conditions.
 - i. *On Goal has created a beautiful soccer complex at 920 Round Bottom Rd. We have made many improvements to the property and desire to maintain the beautiful natural surroundings.*
 - ii. *We plan to maintain the stunning beauty of the 906 Round Bottom Rd property while adding to our needs for additional soccer fields, parking and the new 5 acre residential property.*
- b. Encouraging and protecting private investment which improves and stimulates the economic vitality and social character of the area;
 - i. *On Goal has an interest to preserve and protect the character and natural beautiful surroundings next to the present On Goal Soccer Complex.*
 - ii. *The On Goal Soccer Complex brings hundreds of families to the surrounding community adding to the economic vitality and social character of the Milford area.*
- c. Preventing the creation of influences adverse to the physical character of the area.
 - i. *On Goal is committed to improving and maintaining the physical character of the area. The Eastfork Little Miami River sits behind the home and the entire property gets to enjoy the view. We get to see wildlife and enjoy the river on a regular basis. We want to add a nature walking path through the wooded parcel for the families to enjoy while their children are at soccer training.*

2. Characteristics

- a. *The On Goal Soccer Complex is having a positive impact on the surrounding neighborhood, communities and region. Thousands have already come onto the property to play, coach, referee or be spectators of soccer matches. The complex provides office space for On Goal Ministries. The complex is a place that emphasizes community through the club, soccer camps and a clubhouse for gatherings. We will also continue to develop picnic areas, walking paths and areas to gather as a community.*
- b. *There are still many residential properties on Round Bottom Rd. The On Goal Soccer Complex is essentially a soccer park which, we argue, does not take away from this residential character. In fact, we are proposing to add the 5 acre residence to the 906 Round Bottom Rd site because we believe it is the best use of the property. On Goal also uses the home on 920 Round Bottom Rd as a residence.*
- c. *Overall, our proposed development proposal is creating synergy among present land use.*

On Goal Soccer Complex Expansion/5-Acre Residence
906 Round Bottom Rd Milford, Ohio 45150
Development Plans



Prepared by:
On Goal Ltd. - Tom Fite
920 Round Bottom Rd
Milford, OH 45150

Current Building Setbacks
906 Round Bottom Rd
Milford, OH 45150



December 10, 2023



Element Count

Copy of Tax Map
906 Round Bottom Rd
Milford, OH 45150
393108E004
393108E054

Current Property Owner
Hyde Park LLC
Michael Shumrick
PO Box 8100
Cincinnati, OH 45208



December 10, 2023



Garland County

Athletic Steel Structure
non-permanent
30 x 50 yards
13,500 square feet



Athletic AirDome Structure
non-permanent
40 x 60 yards
21,600 square feet



CURRENT SIGNAGE

906 Round Bottom Rd



Proposed Monument Sign

- **4'x6' (24 sq ft)**
- **15 ft from right of way (Round Bottom Rd)**
- **30 ft from railroad tracks**
- **Approx. 6' height from Round Bottom Rd elevation**



On Goal Soccer Complex
920 Round Bottom Rd

