



UNION TOWNSHIP

ZONING COMMISSION | JANUARY 28<sup>TH</sup>, 2026 MEETING

# ZONE MAP AMENDMENT & CONCEPT PLAN

APPLICANT: Brookstone Homes

LOCATION: 952 Clough Pike



Department of Planning & Zoning | [www.utclermont.gov](http://www.utclermont.gov) | 513-753-2300 | 4350 Aicholtz Rd

## ***Staff Report, CASE# 1-26-Z:***

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### **NATURE OF REQUEST**

*The Applicant has applied for a Zone Map Amendment, requesting that three (3) parcels (PIN # referenced below) totaling 3.82 acres be rezoned from Single Family Detached Residential (R-1) to Single Family Variable Residential (R-4) to accommodate a proposed Single-Family Residential Development consisting of 28 buildable lots with paired villas (a.k.a. duplexes).*

### **LOCATION**

The subject property, owned by the Board of Trustees of Union Township, is located at 952 Clough Pike, approximately 250 feet east of the intersection at Wuebold Lane and Clough Pike. PIN #s 413102A205., 413102A206., and 413102A007.

Clough Pike is a County-maintained Minor Arterial 2-lane roadway—with no turning lane(s) in the area of the proposed project—and with a traffic volume of approximately 6,500 average annual daily trips (AADT) in both directions of the site (based on 2022 data).

### **ZONING**

As referenced earlier in this report, the property involved with this request is currently zoned as Single Family Detached Residential (R-1). The adjacent properties to the *east*, *west*, and *southwest* are zoned Single Family Detached Residential (R-1). The adjacent property to the *south* is zoned Estate Residential (ER). The adjacent property to the *north* is zoned Planned Development (PD)—which is part of the old high school site, much of which is currently being developed into multi-family residential housing.

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

The Horizon 2030 Union Township Comprehensive Land Use Plan indicates that the subject property is not located within a designated Focus Area Corridor, and as such, makes no specific recommendations regarding land use patterns or policy guidelines for this area. However, the plan does indicate that inclusive housing strategies that consider mixes of housing types and designs should be considered, and that residential densities should respect existing single family, large lot development patterns already established in the Township—typically achieved through densities between 2.50-4.00 units/acre. Generally, properties located outside of designated Focus Areas have been reserved for various types of residential use. *The proposed gross density of this proposed development, currently named Cottage Grove, is 7.78 units/acre.*

## **RELATIONSHIP TO THE UNION TOWNSHIP ZONING RESOLUTION**

**Please refer to Article 6, Sections 650-659 of the Union Township Zoning Resolution with respect to “R4” Single Family Variable Residential regulations:**

### **650. “R-4” Single Family Variable Structure Residential Zone.**

These regulations are established pursuant to authorization under Ohio Revised Code Chapter 519.021 as amended, for townships to adopt Planned-unit Development zoning. The purpose of the “R-4” Single Family Variable Structure Residential Zone is to encourage development for single family dwelling units which:

1. Is in harmony with existing residential areas located in proximity to the site to be developed.
2. Displays a creative street and lot arrangement which reflects a sensitivity to the physical characteristics of the site to be developed.
3. Provides common open spaces for the preservation of the site's physical assets and/or recreational utilization by the occupants of the development.
4. Allows for creativity in the developer's planning and local government decision making regarding housing choice, legal requirements, recreation space availability, auto traffic and pedestrian movement and other considerations.

### **651. Principal Permitted Uses.**

1. Single family detached units as regulated in the “R-1” Single Family Detached Structure Residential Zone.
2. Single family dwelling units in a variety of structures either detached or having common walls or other physically shared attachments in a clustering of units to include, but not necessarily limited to: townhouses, quadrominiums, patio homes, stacked units, etc., at a density that is consistent with the characteristics of the development and the use of the land.
3. Exempt Public Service Facilities meeting the definition provided within Appendix A of this Resolution.

### **652. Conditional Uses.**

Any conditional use as regulated in the “R-1” Single Family Detached Structure Residential Zone. 653. Accessory Uses. Any accessory use or structure as regulated in the “R-1” Single Family Detached Structure Residential Zone.

### **654. Provisions Governing Single Family Variable Structure Residential Zone Developments.**

Because of the special characteristics of these developments, special provisions governing the development of land for this purpose are required. Whenever there is a conflict of difference between the provisions of this article and those of the other articles of this Resolution, the provisions of this article shall prevail for the development of land for variable structure developments. Subjects not covered by this article shall be governed by the respective provisions found elsewhere in this Resolution. The following provisions apply to the development, land use and requirements governing single family variable structure developments.

1. Residential Floor Area. The minimum residential floor area for single family detached dwellings shall be one thousand (1,000 sq.ft.) square feet for dwelling units less than two (2) stories and one thousand two hundred (1,200 sq.ft.) square feet for dwelling units two (2) stories or more.

2. Common Open Space. Twenty percent (20%) of the land developed in any project shall be reserved for common open space and recreational facilities for the residents or users of the area being developed. The open space shall be disposed of as required in the next paragraph of this subsection. Open space may be partially or fully waived by the Township Trustees when the developer donates land and/or improvements for public uses.
3. Disposition of Open Space. The required amount of common open space land reserved under a development may be held in ownership by owners of the project area for the use of each owner who buys property within the development and retained as common open space for parks, recreation, and related uses, or donated by developer for public uses. Public utility and similar easements and right-of-way, for water courses, and other similar channels are not acceptable for common open space dedication to the County, unless such land or rights-of-way is usable as a trail or other open space.
4. Maintenance of Open Space. The responsibility for the maintenance of all open spaces shall be specified by the Developer before approval of the preliminary plan.

**655. Review Procedure For Approval of Variable Structure Residential Dwelling Units.**

The review process shall consist of the following:

1. Preapplication Meeting. An informal meeting shall occur between the developer and Township Zoning Director to discuss the proposed project before it is officially submitted for review. The developer shall prepare a "sketch" plan to be used as a basis for discussion. Representations made by the Zoning Director or staff members shall be nonbinding on the Township Zoning Commission or Township Trustees.
2. Application for Zone Change / Concept Plan Review. The owner or owners of a tract of land may submit fifteen (15) copies of an application for a single family variable structure residential zone Concept Plan to the Township Zoning Director. A Concept Plan, containing all the information required in Section 656 shall accompany the application. The application will be reviewed and acted upon by the Township Zoning Commission and the Township Trustees according to the requirements in Article 4. If the application is disapproved by the Township Trustees, the process ends, however, the applicant may resubmit a new application and Concept Plan for review. If the application is approved, the applicant will then submit a Formal Plan.
3. Formal Plan Review. In Lieu of submitting a Concept Plan as described in Section 655.2 of this Resolution, the owner or owners of a tract of land may alternatively elect to file a combined Concept/Formal Development Plan. In such case, fifteen (15) copies of the Formal Development Plan shall be submitted to the Township Zoning Director for review by the Township Zoning Commission and Township Trustees. The Formal Plan must contain all the information required in Section 656. If the development involves the subdivision of land then the plans must be submitted to the Clermont County Planning Commission in accordance with the Clermont County Subdivision Regulations. The results of the Clermont County Planning Commission's action will be sent to the Township Zoning Commission and Township Trustees. The Formal Development Plan must be submitted, reviewed and approved by the Township Zoning Commission and Township Trustees within two (2) years of the date of approval of any Concept Plan. If the Formal Development Plan is not approved within two (2) years, the Concept Plan or Formal Plan will be considered void unless an extension is requested by the developer and granted in writing by the Township Zoning Director. Successive one-year extensions may be granted by the Zoning Director, extending up to a maximum of five (5) years from the effective date of any Concept Plan and/or Formal Development Plan approval.
4. The Township Zoning Commission and/or Township Trustees may request other County, State or Federal agencies, such as the Clermont County Planning Commission, County Engineer, Water and Soil Conservation Service, Clermont County Water and Sewer District, or Ohio EPA to review and comment on the submitted plans.
5. For property under substantial active construction, the Planning & Zoning Director may, within the Director's sole discretion, grant reasonable extensions of the "R-4" plan.

**656. Content of Plan.**

1. Concept Plan Contents. In addition to the standard requirements fixed by this Resolution for application for a map amendment, the required Concept Plan shall:
  - a. Be drawn to an adequate scale and clearly show the boundaries of the tract.
  - b. Show the adjoining property owners and the existing zoning and land uses within two hundred (200') feet of the tract.
  - c. Show the existing topographic features (at two (2') foot intervals) of the site and all property within two hundred (200') feet of the site. Show all existing structures, easements, utilities and right-of-way.
  - d. Show any other environmentally sensitive or geologic hazard areas. A separate data resource map delineating all the soil types must accompany the Concept Plan.
  - e. Show the location of any existing streets abutting or within the subject property. The Concept Plan should show the dedication of forty (40') feet of right-of-way where the property fronts on an existing street.
  - f. Show all proposed access points to the site and when applicable, the internal street system, both public streets and private drives.
  - g. Show all proposed screening, buffering, landscaping and open space. Failure of the plan to demonstrate all required criteria shall result in rejection of the plan by the Zoning Commission and the Township Trustees.

2. Formal Plan Contents. The required Formal Plan shall:

- a. Be drawn to an adequate scale and clearly show the boundaries of the tract.
- b. Show the adjoining property owners and the existing zoning and land uses within two hundred (200') feet of the tract.
- c. Show the layout and numbers of dimension of each lot if the subdivision of land is involved.
- d. Show the existing topographic features (at two (2') foot intervals) of the site and all property within two hundred (200') feet of the site.
- e. If applicable, show all flood plains, storm water retention areas, and any other environmentally sensitive or geologic hazard area.
- f. Show all existing structures, easements, utilities and right-of-way.
- g. Show the location of all existing or proposed sewer lines, water lines, culverts and other underground structures within or adjacent to the site.
- h. Show the final location, height, floor area and use for all proposed and/or existing buildings.
- i. Provide a calculation, in acres or square feet, for land area in yards or open space, parking facilities, streets or drives, building lot coverage and building floor area.
- j. Show the final location, dimension and arrangement of all streets, driveways, parking area, and other vehicular and pedestrian rights-of-way. Show the dedication of forty (40') feet of right-of-way where the property fronts on an existing public street.
- k. Show the final number and arrangement of all parking spaces.
- l. Show a typical cross-section of streets and drives from right-of-way line to right-of-way line. The typical section shall show the location of all utility lines and storm sewers.
- m. Show a typical cross-section of all landscaped buffer yards. The plan should include a note detailing the type of vegetation to be used.
- n. Show the location and site of all signs.
- o. Show the location and design of all lighting.
- p. If the proposed development involves the subdivision of land, the Formal Plan must meet all the relevant requirements of the Clermont County Subdivision Regulations.
- q. Contain the following owner certification: "I (We) do hereby certify that I am (we are) the only owner(s) of the property shown herein, and do adopt this as my (our) development for the property."
- r. Contain the following Township certification to be signed by the Chairperson of the Township Trustees or designated appointee after final approval of the Formal Plan has been granted: "I do hereby certify that this Formal Plan meets the requirements set by Union Township and is approved." Failure of the plan to demonstrate all required criteria shall result in rejection of the plan by the Zoning Commission and the Township Trustees.

**657. Procedure to Amend an Approved "R-4 Single Family Variable Structure Residential District" Plan.**

1. A property owner may request amendment to any unexpired "R-4 Single Family Variable Structure Residential District" Concept Plan or Formal Plan. Plan amendment does not re-commence the start date of the expiration period. However, for major amendments, the Board of Trustees in its discretion may by motion re-commence the expiration start date at the date of the amendment approval. Plan amendment shall be considered an administrative action, not subject to Ohio Revised Code Section 519.12, as amended.
2. The Planning & Zoning Director shall determine whether the proposed amendment is a major or minor amendment.
3. For minor amendments, the following procedure shall apply:
  - a. The property owner shall submit a written request to amend the plan to the Planning & Zoning Director.
  - b. Five (5) copies of the proposed amended plan shall accompany the request, along with the required fee, if any.
  - c. The submitted plan shall conform to Section 656, with the following exceptions:
    - (1) One (1) copy shall highlight all changes from the previously approved plan.
    - (2) The plan shall be captioned "Minor Amendment."
  - d. The Planning & Zoning Director shall review the application, and at the Director's sole discretion, approve or deny the minor amendment. An applicant may appeal a denial of a minor amendment to the Board of Trustees.
  - e. Prior to entering a decision, the Planning & Zoning Director may require the applicant to submit written authorization from the Clermont County Engineer, Clermont County Water and Soil Conservation District, Clermont County Water and Sewer District, or other agencies evidencing conformance to all requirements or resolution of all issues pertaining to the development.
  - f. For property under substantial active construction, the Planning & Zoning Director may, within the Director's sole discretion, grant reasonable extensions of the "R-4" plan.
4. For major amendments, the following procedure shall apply:
  - a. The property owner shall submit a written request to amend the plan to the Planning & Zoning Director.
  - b. Ten (10) copies of the proposed amended plan shall accompany the request, along with the required fee, if any.
  - c. The submitted plan shall conform to Section 656, with the following exceptions:
    - (1) One (1) copy shall highlight all changes from the previously approved plan.
    - (2) The plan shall be captioned "Major Amendment."
  - d. The Planning & Zoning Director shall review the application and draft a report for review by the Board of Trustees.

- e. Unless waived by the Planning & Zoning Director, prior to submission to the Board of Trustees, the applicant shall provide written authorization from the Clermont County Engineer, Clermont County Water and Soil Conservation District, Clermont County Water and Sewer District, and any other agencies as deemed necessary by the Planning & Zoning Director evidencing conformance to all requirements or resolution of all issues pertaining to the development or amendment.
- f. Thereafter, the Planning & Zoning Director shall place the amendment on the Board of Trustees docket. The Board of Trustees shall consider the amendment and adopt a motion approving, denying or modifying the amended plan. Prior to entering a final decision, the Board of Trustees may direct that further data be provided if necessary to make an informed decision.
- g. For property under substantial active construction, the Planning & Zoning Director may, within the Director's sole discretion, grant reasonable extensions of the "R-4" plan.

**658. Delay in Construction.**

- 1. In the event the construction of the development is not started within five (5) years from the effective date of approval of the Formal Development Plan by the Township Trustees, the plan shall no longer be valid and a zoning permit shall not be issued until a new plan is submitted and approved in the same manner as the previous plans.
- 2. In the event the construction is not started within the prescribed time, the Township Zoning Commission may begin proceedings to amend the "R-4" Single Family Variable Structure Residential Zone to that which the Township Zoning Commission feels is appropriate for the site.

**659. Violation of the Formal Development Plan.**

The Formal Development Plan approved in accordance with this article shall be an integral part of the zoning amendment and any departure from the plan or any modification thereof, except when specifically approved by the Township Trustees, shall be a violation of the Zoning Resolution and shall be subject to the provisions and penalties in Article 2.

## **BACKGROUND**

This property has been zoned R-1 (Residential) since zoning was established in the Township. The property appears to have had agricultural (including crop and woodland areas) and low-density residential uses in that timeframe.

## **STAFF REVIEW & ANALYSIS**

The Applicant's proposal, involving a mixed-density, "for sale" (deeded out) residential Planned Unit Development, generally appears to meet the Principal Permitted Uses and Provisions for an R-4 Single-Family Variable Residential Zoning District (as set forth in Article 6 of the Union Township Zoning Resolution). The proposed project would bring significant investment to this site, which is a challenging property based on the geometry and lack of topography and poor drainage. The planned development would be bisected by the proposed street—tentatively named "Paisley Court"—with the larger lot types located along the eastern portion of the property and the smaller lot types located in the southwestern portion of the property (involved). The twenty-eight (28) proposed buildable lots on the 3.82-acre site would consist of two (2) lot types and sizes: (18) ~39' x 74' (0.067-0.070 acre) lots; (10) ~33' x 74' (0.056-0.057-acre) lots. The entire development is intended to include an "Open Space" vegetative buffer (23.3% of the project area) that is designed to be at least 15 feet in width around the perimeter of the entire project area—with a detention basin planned in the NE portion of the site to serve the site. For the Open Space areas, the intent would be to leave as much of the existing, mature vegetation as possible, and provide supplemental plantings where needed *and possible* next to existing single-family development. Although some of the minimum lot sizes are smaller than the adjacent subdivision lots, there are two (2) development areas within 600-700 feet of the property that are developed at a similar or more significant intensity (Wetherby Farms Subdivision and Union Commons, the Slate, the Provision Living neighborhood, and the VC

Lane Vision Community—the last four project areas of which are situated on the old high school site).

The proposed housing for the Cottage Grove development consists of high-quality, visually appealing paired villa (a.k.a. single-family attached) housing—predominantly two-story structures—with the total square footages averaging (at minimum) between 1,700 – 2,500 SF, would result in substantial investment to this area of the Township. This type of alternative housing is also needed, in part, to serve the aging population. The proposed minimum setbacks for all lots, from the proposed property lines are: 23 feet for the Front Yard setback; and 5 feet for both the Rear and Side Yard setbacks (except for lots where there would be a common wall on the side). *In addition to the Rear Yard setback there will be an additional 15-foot Open Space buffer area along the rear of each property, making the total Rear Yard setback 20 feet.* Paisley Court would be a dead-end street with an offset cul-de-sac and an emergency access (with a gate with Knox Box) at the end to the Child Focus property. *If this street and emergency access is established, the Township would work collaboratively with Child Focus and the Applicant to route traffic to the Gleneste Withamsville Road (via Ilium Avenue) and secure Judy Lane from further access, and attempt to make it an emergency access (with a gate with Knox Box) to the Child Focus property as well—diverting all vehicular traffic to and from the Child Focus property to the relatively new roundabout at.* The new street would also have a 6-foot sidewalk—which would connect to a new 4-foot sidewalk along the frontage of Clough Pike.

### **ACTION REQUIRED**

In accordance with Sections 410 and 650-659 of the Zoning Resolution, the Zoning Commission's role in this process is to either enter a motion to recommend approval, approval with some modification(s), or to recommend denial of the Applicant's request to rezone the subject property, as submitted.

### **RECOMMENDED MODIFICATIONS**

If the Board should choose to forward a favorable recommendation to this R-4 Zone Map Amendment request, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

- 1) The Applicants would need to address any concerns of the County Engineer (*regarding access points and proposed road designs*), Clermont County's Soil and Water Conservation District, Clermont County Water & Sewer District, Clermont County Building Department (*including stormwater management*), 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 would need to provide statements on updated, final plans to affirm that no structures would be allowed or permitted within the 15-foot minimum “Open Space” area(s) along the boundary of the site. Furthermore, the staff recommends that the Applicant amend the landscaping plan to acknowledge the existing, mature vegetation that is not intended to be disturbed be identified on revised plans—perhaps even delineating them as conservation or preservation areas. *This is an item that can be addressed administratively by staff.*
- 3) The staff recommends that Paisley Court be recognized as a dead-end street with an emergency access (in the area of the offset cul-de-sac)—which would include a gate with a Knox Box at the end to the Child Focus property, *only to be opened in coordination with the Township Fire Department staff recommendations / use.*
- 4) Ultimately, the Applicant would need to provide a lighting / photometric plan for the proposed site would need to be submitted. All lighting would need to be noted as “inward or downward directed and shielded, dark-sky compliant” and of sufficient intensity to illuminate without projecting onto the adjoining residential property (i.e. less than or equal to 1.0-foot candle at the property lines and road right-of-way). \*Details / specs of proposed lighting must be provided; *however, this is an item that can be addressed administratively by staff.*
- 5) A final signage plan would ultimately need to be submitted, along with the necessary application and supporting documentation for a zoning permit (for all signage). *This is an item that can be addressed administratively by staff.*
- 6) As of January 20<sup>th</sup>, 2026, there are several other administrative items related to the Formal Plan requirements / submission checklist set forth in Article 6, Section 656 and Article 11, Section 1131 of the Union Township Zoning Resolution that would also ultimately need to be addressed, prior to the approval of a final development plan by staff.



Application to the  
**UNION TOWNSHIP**  
**ZONING COMMISSION**  
4350 Aicholtz Road  
Cincinnati, OH 45245  
(513) 753-2300

Case# \_\_\_\_\_

Date \_\_\_\_\_

**APPLICATIONS CONTAINING INCOMPLETE INFORMATION WILL BE RETURNED.**  
**PLEASE SUBMIT 15 COPIES OF THE APPLICATION & ALL SUPPORTING DOCUMENTS (ORIGINAL SET + 14)**

**I. PROPERTY INFORMATION**

Property located at\* No address. It's 3 parcels on Clough Pike approx. 275' east of Wuebold Lar

\*State full address if assigned, otherwise, describe location specifically.

Clermont County Auditor's Tax Parcel Number (PIN#) 413102A205 - -

Additional parcel numbers (if applicable)\* 413102A206, 413102A007

Current Owner is Board of Trustees of Union Township

\*If rezoned, all parcels comprising the development must be consolidated before a zoning certificate will be issued.

**II. APPLICANT INFORMATION**

A. Name\* Brookstone Homes Phone 513-340-7200  
Mailing Address 7203 Wooster Pike, Cincinnati, OH 45227

\*Applicant must be the owner or lessee of the property (R.C. 519.12(A)). An original affidavit contained in Section V below must be executed and submitted by least one owner or lessee of each parcel contained in this application.

B. Contact Person Shannon Lachenman Phone 513-340-7200  
Company Brookstone Homes  
Relationship to Applicant President  
Mailing Address same as above

**III. AMENDMENT INFORMATION**

- A. If the amendment proposes to alter the text of the Zoning Resolution, attach:
1. Typed description of why the amendment is appropriate.
  2. Typed copy of the text as it would appear in the Resolution (also identifying



stricken language).

3. Application fee as established by the Township Trustees.

B. If the amendment proposes to alter the zoning map, attach:

1. List, for each parcel to be rezoned, the owner's name as it appears on the Clermont County auditor's current tax list, the Clermont County auditor's tax parcel number, and the property address.

2. List of adjacent property owners (see attached form).

3. Photocopy of tax map with subject property highlighted.

4. Legal description of property (see deed).

5. Development plans.

6. Application fee as established by the Township Trustees.

#### IV. SUPPORTING INFORMATION

A. Existing Zoning District R-1

Existing Land Use Empty, wooded

Proposed Zoning District R-4

Proposed Land Use Attached Single-family residential development (fee simple paired villas)

B. Does the proposed zoning district conform to the Union Township Land Development Plan?

X YES \_\_\_\_\_ NO

C. If the proposed zoning district **DOES NOT** conform to the Union Township Land Development Plan, what physical, social, economic, and/or other changes have occurred that were not anticipated when the Union Township Land Development Plan was adopted? (Attach factual data to support the arguments).

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D. How is the proposed zoning district appropriate considering surrounding zoning and land use?

The property is surrounded by single-family, worship, and educational uses. This project will allow for the construction of more for sale housing while allowing for pedestrian improvements to access the Union Commons and Veterans Park areas. The project will also allow for the re-routing of school traffic to Glen-Este Withamsville. The project will provide a product that fits within the subject properties while also improving drainage issues for the surrounding neighbors.

V. AFFIDAVIT


I hereby depose and say that I have familiarized myself with the rules and regulations of the Union Township Zoning Resolution with respect to preparing this application. I hereby certify that I have read the foregoing document and supplements attached thereto and that I have answered all questions fully and to the best of my ability. I hereby attest to the truth and exactness of the information supplied herewith and that I am the owner or lessee of the property to be rezoned.

  
Applicant\*

\*If the property is owned by a corporation or partnership, signator must be an authorized officer or partner.

STATE OF ~~OHIO~~ Kentucky  
COUNTY OF Boone

Subscribed and sworn to before me this 12<sup>th</sup> day of December, of this year 2025.

  
Notary Public



My commission expires 9/5/26



## VI. ADJACENT PROPERTY OWNERS

The following are the individuals, entities, or corporations and their mailing addresses as they appear in the county auditor's tax list as owners of property adjacent to the subject property. **Adjacent property owners include those across streets and touching the property in any manner.** (Use additional sheets if necessary).

1. Name Michael and Cheryl Duncan Co. Trustees Parcel ID# 413102A120  
Mailing Address 4280 Talbot Place, Batavia, OH 45103
2. Michael and Tarah Berning Parcel ID# 413102A009  
974 Clough Pike, Cincinnati, OH 45245
3. East Congregation of Jehovah's Witnesses Parcel ID# 413102A008  
1104 Will-o-ee Drive, Amelia, OH 45102
4. Martha Holt and David Christopher Parcel ID# 413102A104  
959 Clough Pike, Cincinnati, OH 45245
5. Child Focus Inc. Parcel ID# 413102A107  
4629 Aicholtz Road, Cincinnati, OH 45245
6. Joseph and Jennifer Hoelscher Parcel ID# 414220D005  
4284 Wuebold Lane, Cincinnati, OH 45245
7. Jacob Spears and Gabriella Braxton Parcel ID# 414220D004  
4280 Wuebold Lane, Cincinnati, OH 45245
8. Mark and Catherine Pence Parcel ID# 414220D003  
4276 Wuebold Lane, Cincinnati, OH 45245
9. Pierce Grooms Parcel ID# 414220D002  
4268 Wuebold Lane, Cincinnati, OH 45245
10. Joseph and Pamela Ellis Parcel ID# 414220D001  
4264 Wuebold Lane, Cincinnati, OH 45245
11. Sean Skrobisz Parcel ID# 414220B039  
4260 Wuebold Lane, Cincinnati, OH 45245
12. Charles Sims Parcel ID# 414220B038  
948 Clough Pike, Cincinnati, OH 45245
13. Amanda Walker Parcel ID# 413102B117  
943 Clough Pike, Cincinnati, OH 45245

## VI. ADJACENT PROPERTY OWNERS

The following are the individuals, entities, or corporations and their mailing addresses as they appear in the county auditor's tax list as owners of property adjacent to the subject property. **Adjacent property owners include those across streets and touching the property in any manner.** (Use additional sheets if necessary).

1. Name Laura Needels Parcel ID# 413102B118  
Mailing Address 947 Clough Pike, Cincinnati, OH 45245
2. Nicholas Comberger Parcel ID# 413102B015  
951 Clough Pike, Cincinnati, OH 45245
3. Michael Meagher Parcel ID# 413102B105  
960 Clough Pike, Cincinnati, OH 45245
4. Darrel and Lisa Storm Parcel ID# 413102B109  
961 Clough Pike, Cincinnati, OH 45245
5. Warren Miles Parcel ID# 413102B108  
965 Clough Pike, Cincinnati, OH 45245
6. \_\_\_\_\_ Parcel ID# \_\_\_\_\_
7. \_\_\_\_\_ Parcel ID# \_\_\_\_\_
8. \_\_\_\_\_ Parcel ID# \_\_\_\_\_
9. \_\_\_\_\_ Parcel ID# \_\_\_\_\_
10. \_\_\_\_\_ Parcel ID# \_\_\_\_\_
11. \_\_\_\_\_ Parcel ID# \_\_\_\_\_
12. \_\_\_\_\_ Parcel ID# \_\_\_\_\_
13. \_\_\_\_\_ Parcel ID# \_\_\_\_\_











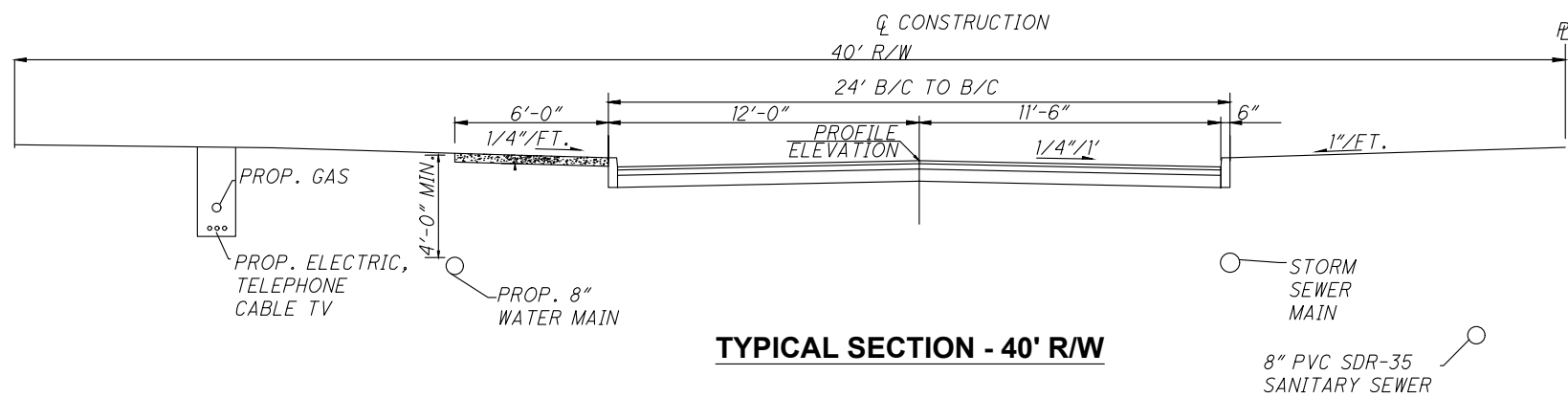
Z:\project\Clermont\UnionTownship\CLE-UNI-2540BrookstoneHomesCloughPike\CLEUNI2540\_PrelimPlot.dwg 23-Dec-25 1:44 PM

WE DO HEREBY CERTIFY THAT WE ARE THE REPRESENTATIVE OF THE OWNER(S) OF THE PROPERTY SHOWN HEREIN, AND DO ADOPT THIS IS OUR DEVELOPMENT FOR THE PROPERTY.

APPLICANT

I DO HEREBY CERTIFY THAT THIS FORMAL PLAN MEETS THE REQUIREMENTS SET BY UNION TOWNSHIP AND IS APPROVED.

UNION TOWNSHIP



**OWNER:**  
THE BOARD OF TRUSTEES OF UNION TOWNSHIP  
4350 AICHOLTZ ROAD  
CINCINNATI, OH 45245

**APPLICANT:**  
BROOKSTONE HOMES  
7203 WOOSTER PIKE  
CINCINNATI, OH 45227  
SHANNON LACHENMAN  
513-340-7200

**ENGINEER:**  
CHOICE ONE ENGINEERING  
6279 TRI RIDGE BLVD SUITE 100  
LOVELAND, OH 45140  
513-239-8554

**GENERAL NOTES**

1. NO FEMA FLOODPLAN EXISTS ON THE SITE.
2. SUBDIVISION WILL BE BUILT IN ONE PHASE.
3. ALL UTILITIES TO BE INSTALLED UNDERGROUND.
4. STREETS WITH A 40' R/W, CONCRETE SIDEWALK WILL BE INSTALLED ON ONE SIDE.
5. WATER AND SEWER WILL TIE INTO THE EXISTING SYSTEMS PROVIDED BY CLERMONT COUNTY WATER RESOURCES ALONG CLOUGH PIKE.
6. CONSTRUCTION PLANNED FOR 2026 AND 2027.
7. SUBDIVISION WILL HAVE ITS OWN HOMEOWNER'S ASSOCIATION.
8. SUBDIVISION LIGHTING TO BE HANDLED BY BUILDER, INSTALLING POST LAMPS, ONE PER HOME IN FRONT YARD.
9. LOTS WILL BE SOLD AS "FEE SAMPLE" WITH A 0' SIDE YARD ON COMMON WALL.

**PROPERTY INFORMATION**

CURRENT PIDN: 413102A205 & 413102A007 & 413102A206

CURRENT ZONING: R-1

CURRENT USE: WOODED  
PARENT TRACT: 3.82 ACRES  
PROPOSED TRACT (AFTER DEDICATION OF 40' HALF R/W): 3.60 ACRES  
PROPOSED ZONING: R-4

NO. OF BUILDABLE LOTS: 28 (14 VILLAS)  
MIN. FRONT YARD SETBACK: 23 FEET  
MIN. REAR YARD SETBACK: 5 FEET  
MIN. SIDE YARD SETBACK: 5 FEET, COMMON WALL: 0 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET

TOTAL R/W (DEDICATED & PROPOSED): 1.12 ACRES  
AREA IN LOTS: 1.81 ACRES  
AREA IN OPEN SPACE: 0.89 ACRES (23.3%)

DENSITY: 7.78 DU/AC.

STREET LENGTH  
40' R/W: 916 LF

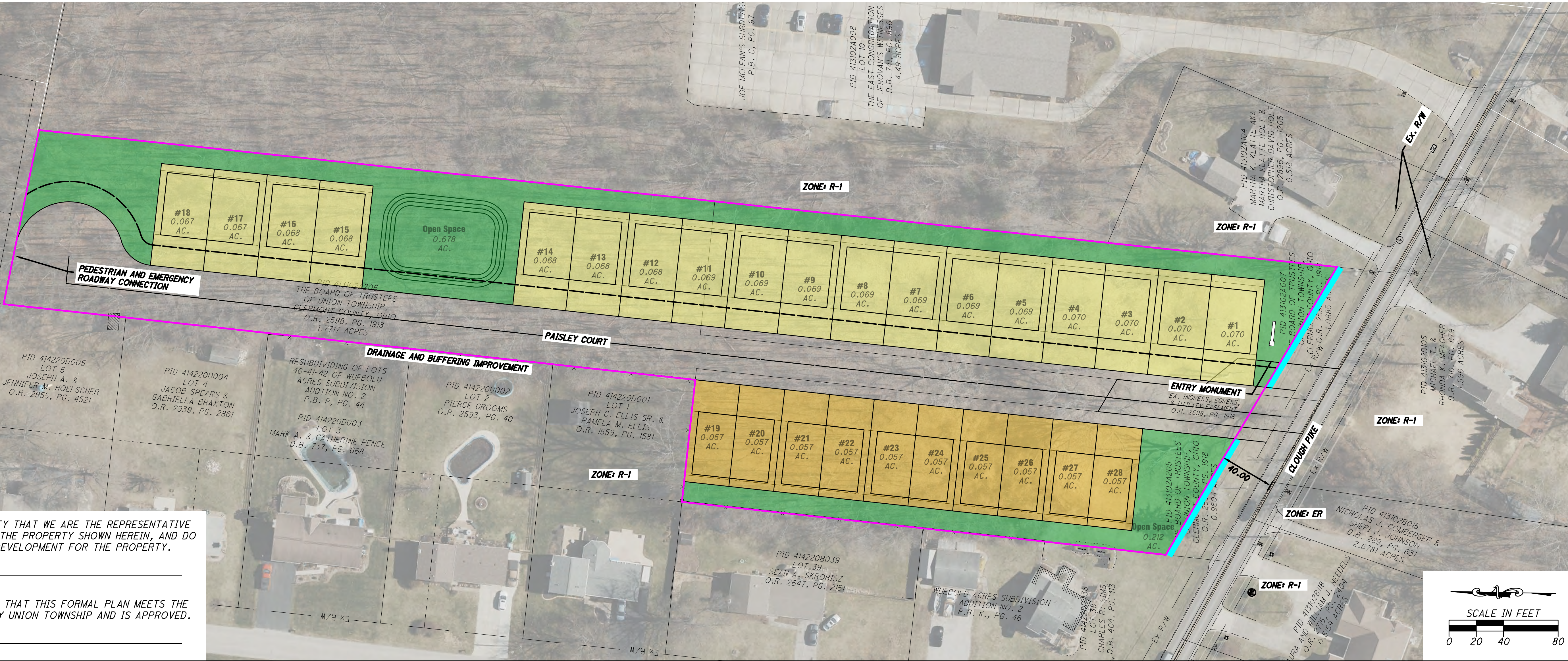
- OPEN SPACE
- NEW 4' SIDEWALK ACROSS FRONTAGE
- PUD BOUNDARY
- SETBACK LINE
- (18) 39'x74' LOTS
- (10) 33'x74' LOTS

**COTTAGE GROVE SUBDIVISION FORMAL DEVELOPMENT PLAN**

LOCATED IN ABRAHAM BOWMAN, JOHN MOUNTJOY, AND LEWIS THOMAS MILITARY SURVEY NO. 4455, 5957, 7090  
UNION TOWNSHIP, CLERMONT COUNTY, OHIO



VICINITY MAP  
N.T.S.



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COTTAGE GROVE  
UNION TOWNSHIP, CLERMONT COUNTY  
LOT LAYOUT

REVISIONS:

FILE NAME	LOT LAYOUT
DRAWN BY	JLH
CHECKED BY	NNS
PROJECT No.	CLEUNI2540
DATE	12-23-2025
SHEET NUMBER	1 OF 3



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# COTTAGE GROVE SUBDIVISION FORMAL DEVELOPMENT PLAN

LOCATED IN ABRAHAM BOWMAN, JOHN MOUNTJOY, AND  
LEWIS THOMAS MILITARY SURVEY NO. 4455, 5957, 7090  
UNION TOWNSHIP, CLERMONT COUNTY, OHIO

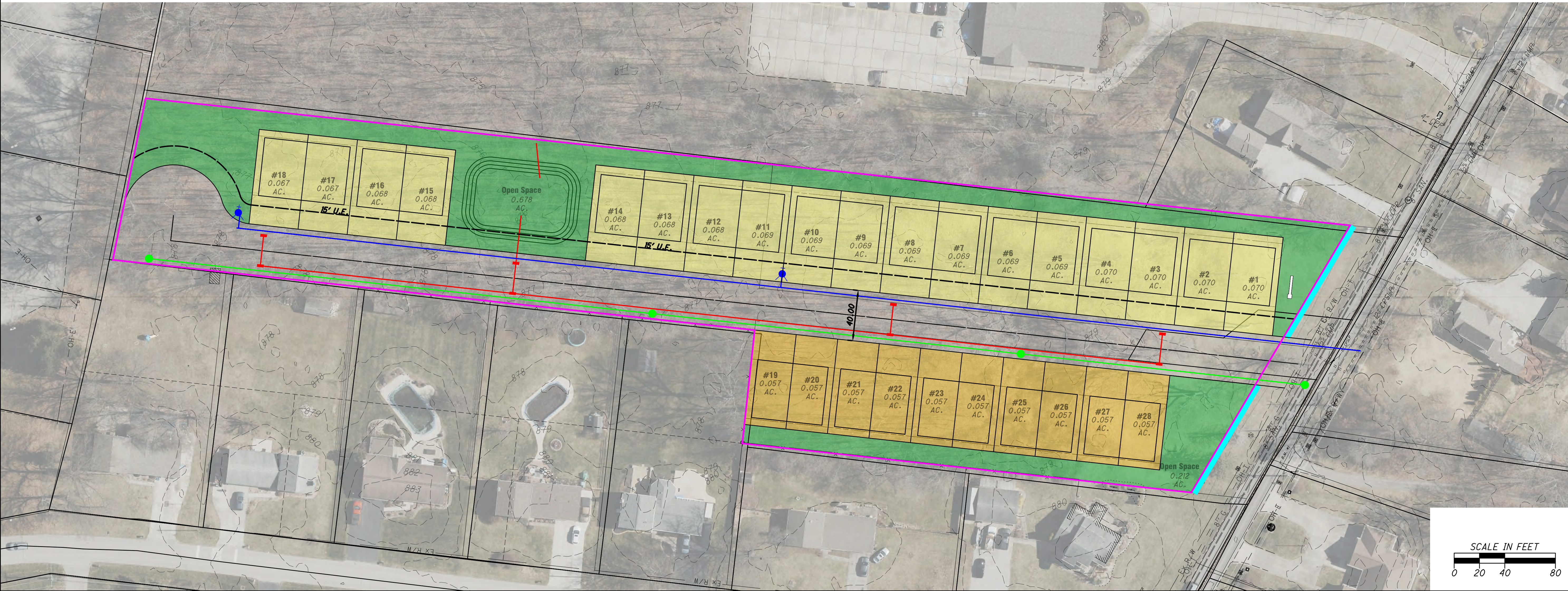


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### PLAN LEGEND

- PROP. WATER MAIN
- PROP. CATCH BASIN
- PROP. STORM SEWER
- PROP. SANITARY MANHOLE
- PROP. GRAVITY SANITARY SEWER

- OPEN SPACE
- NEW 4' SIDEWALK ACROSS FRONTAGE
- PUD BOUNDARY
- SETBACK LINE
- (18) 39'x74' LOTS
- (10) 33'x74' LOTS



COTTAGE GROVE  
UNION TOWNSHIP, CLERMONT COUNTY  
UTILITY LAYOUT

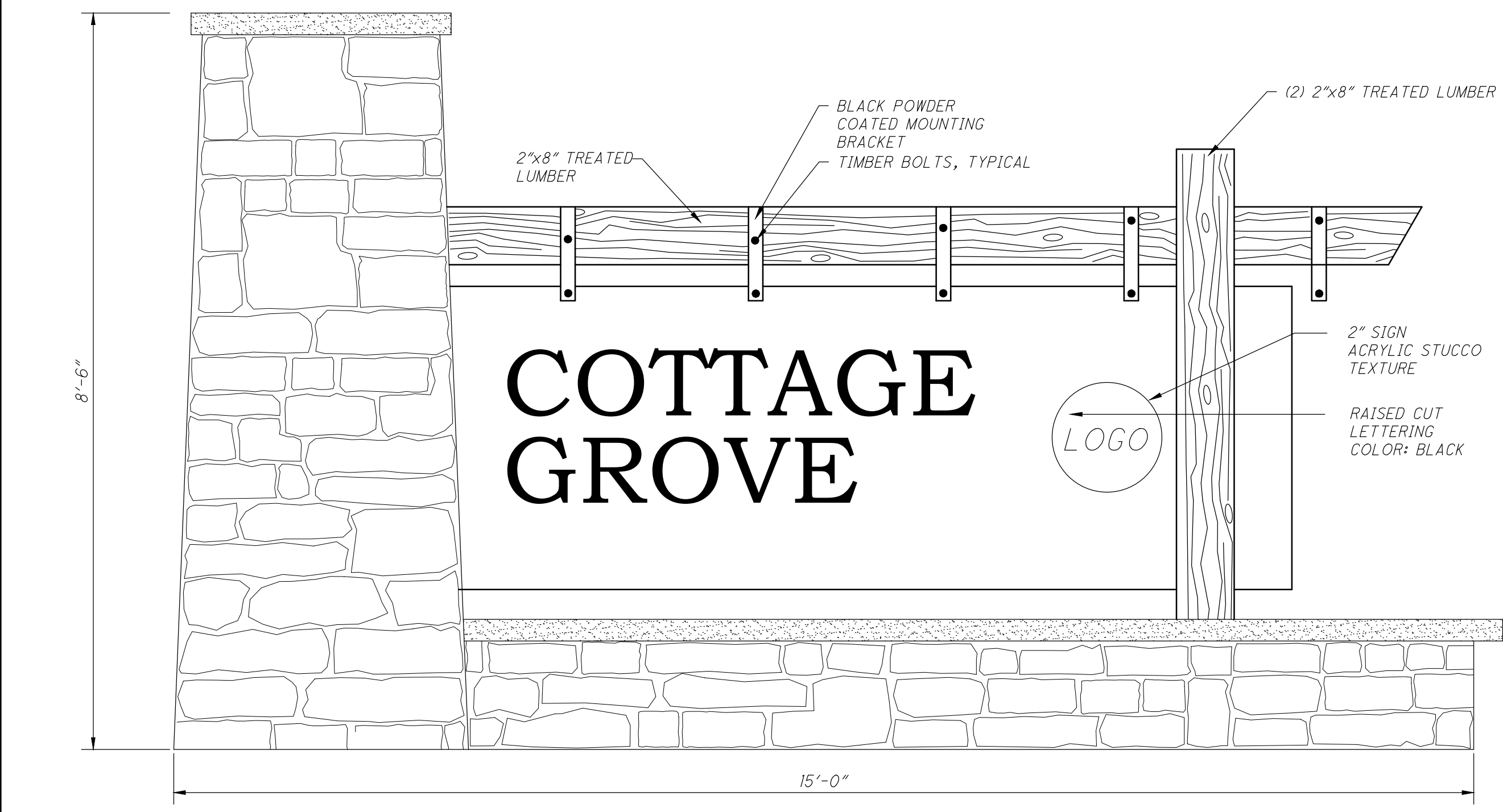
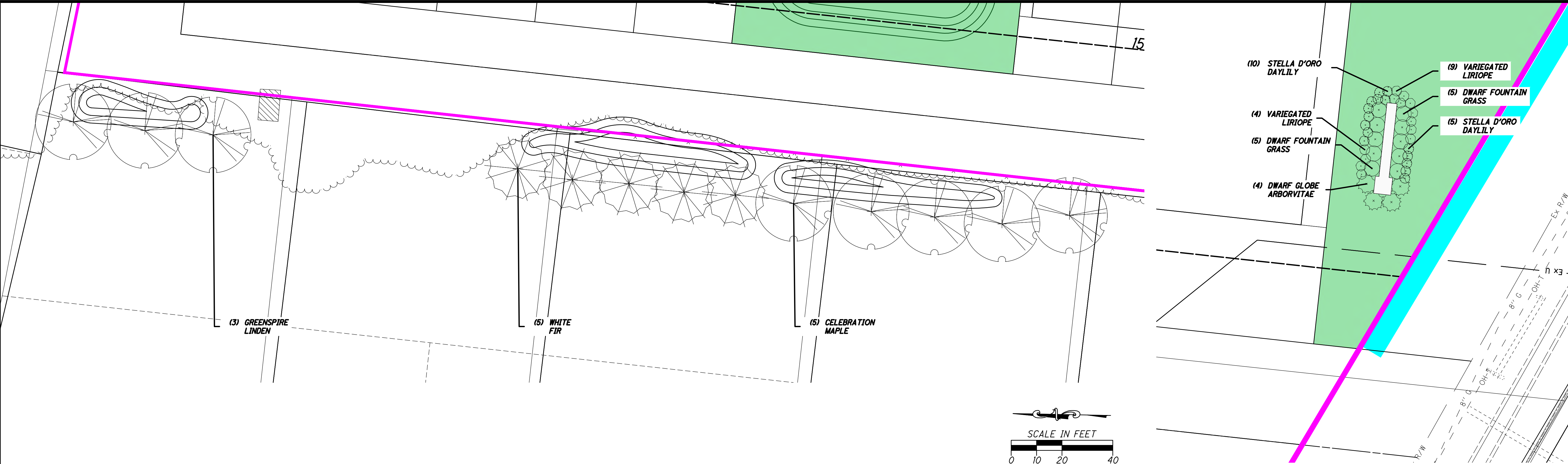
### REVISIONS:

FILE NAME
UTILITY LAYOUT
DRAWN BY
JLH
CHECKED BY
NNS
PROJECT No.
CLEUNI2540
DATE
12-23-2025
SHEET NUMBER

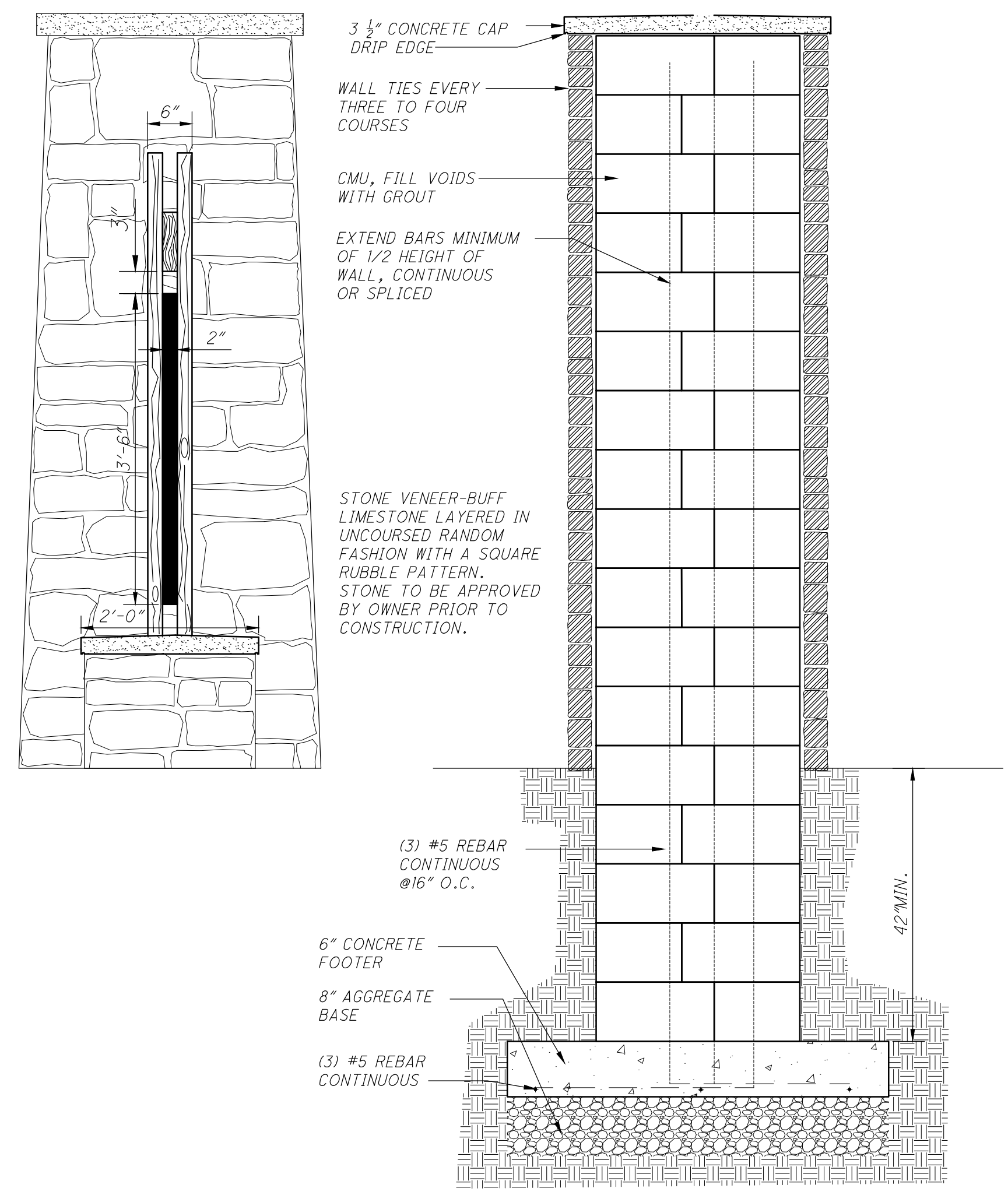
2 OF 3



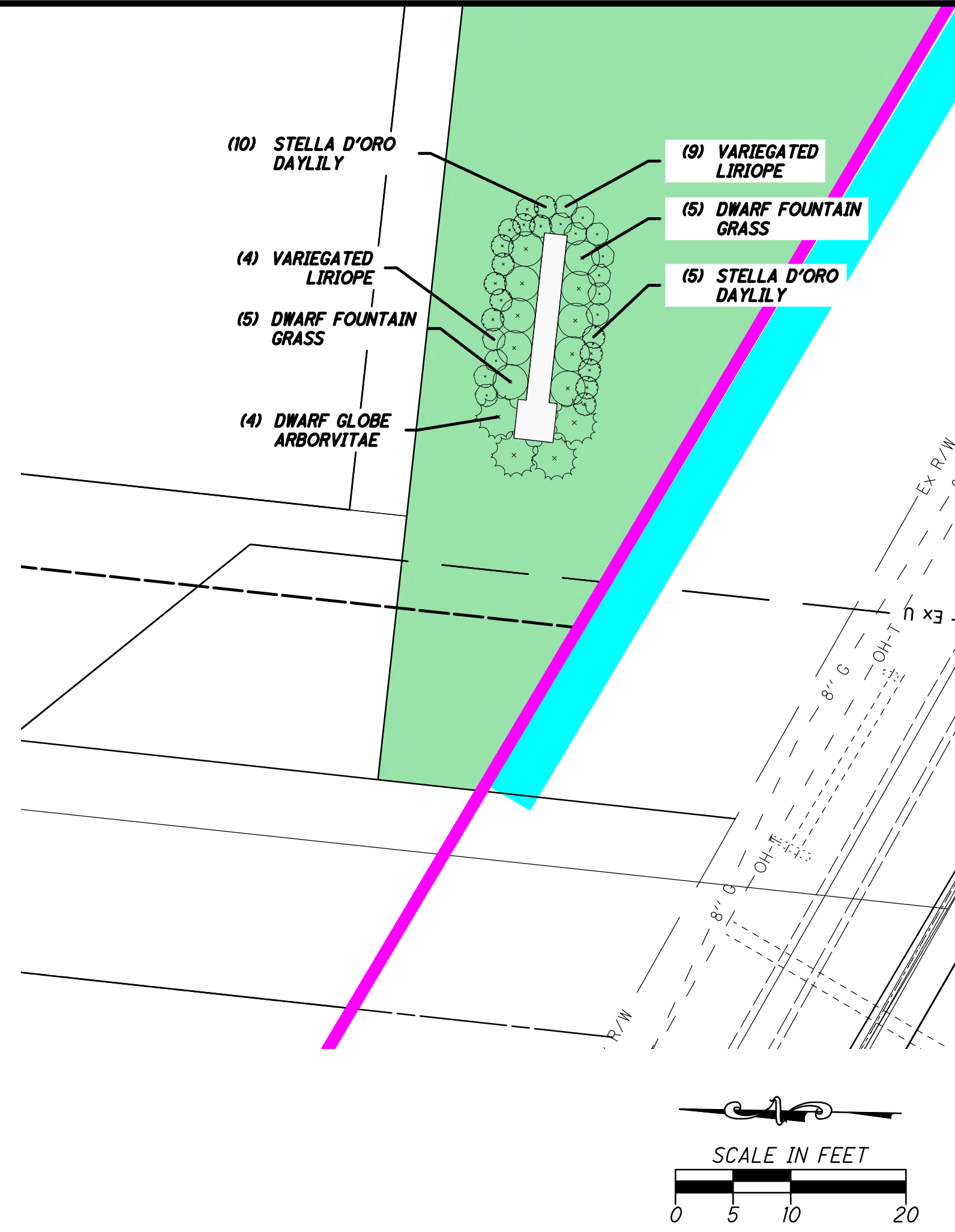
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PAISLEY COURT  
ENTRANCE MONUMENT



EXAMPLE LANDSCAPE MONUMENT



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COTTAGE GROVE  
UNION TOWNSHIP, CLERMONT COUNTY  
SAMPLE LANDSCAPE DETAILS

REVISIONS:

FILE NAME  
LANDSCAPE DETAIL

DRAWN BY  
JLH

CHECKED BY  
NNS

PROJECT No.  
CLEUNI2540

DATE  
12-23-2025

SHEET NUMBER  
3 OF 3