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December 3, 2020

VIA EMAIL ONLY – bryan.pacheco@dinsmore.com

Bryan E. Pacheco, Esq.
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RECEIVED

DEC 03 2020

CLEARCREEK TOWNSHIP
ZONING DEPT.

Re: Design Homes/Clark Ventures LLC/Clark Farm Enterprises (collectively, "Applicant") – R-PUD Stage 1 Zone Change Request for Parcels 05-20-100-001 (100 acres) and 05-20-100-005 (70.944 acres)

Dear Bryan:

I am writing to you on behalf of the above-reference Applicant in relation to its R-PUD Stage 1 Zone Change Request for approximately 170.944 acres in Clearcreek Township, as identified above. The Applicant submitted its application to the Zoning Commission on April 2, 2020 for which a public meeting commenced before the Zoning Commission on July 6, 2020. The public meeting included citizen input, as well as questions from the Zoning Commission. The Applicant requested that the meeting be continued to enable the Applicant to respond to the issues raised and further develop its site plan.

Since that time, the Applicant has thoroughly assessed the input it received and worked on a modified site layout for a visually aesthetic development which will provide high quality housing to the growing senior population. The Applicant recognizes the need for a balanced development which meets the objectives of the Master Plan and upgrades the housing alternatives available in Clearcreek Township. To this end, the Applicant has provided the Township with a modified plan which increases open space, decreases density and provides further site layout details. The Applicant has also submitted additional information relating to impact and expressed community concerns.

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Jeff Palmer, Director of Planning and Zoning, prepared a detailed staff report on the PUD application dated November 12, 2020 which was provided to the Applicant. The staff report thoughtfully pointed out a number of issues for which the Township believes additional backup information should be submitted, including information relating to flood plain, transportation, water supply, sewage, drainage and community impact. The staff report also provides a further assessment of the development's density and use intensity.

The Applicant believes it is in the best interest of the Township and its citizens to fully respond to the issues raised in the staff report. These responses should not be partial or speculative. Rather, we would like to comprehensively address each item and remove any uncertainty with regard to the Applicant's satisfaction of the Stage 1 PUD requirements and corresponding issues raised by the Township in the staff report.

Accordingly, the Applicant respectfully requests that the Zoning Commission grant a continuance of the Zoning Commission meeting until Monday, March 1, 2021, which will afford the Applicant the opportunity to fully address the staff report comments. Thank you for your consideration.

Very truly yours,



David N. Reed

DNR:kml

cc: Shery Oakes (via email only)
Gail Perkins (via email only)
Adam Sweeney (via email only)
Steve Lisle (via email only)

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