



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JULY 28, 2020

GOSHEN TOWNSHIP ZONING CASE ZC-2020-002

- APPLICANT/
OWNER:** KRR Real Estate, LLC
10090 E. Kemper
Loveland, OH 45140
- REQUEST:** Request to rezone four (4) parcels, 114302A009, 114302A010, 114302A011 and 114302A012, consisting of a total of 2.57 acres (+/-) from R-2 Low-Density Single-Family District to M-2 Heavy Manufacturing District.
- LOCATION:** The subject properties are located on the north side of SR 28 at the intersection of SR 28 and Cedar Lake Lane (*Private*). The properties currently have no physical addresses. *See the attached location map for further clarification.*
- ZONING:** Current Zoning: R-2 Low Density Single-Family District

North: R-2 – Low Density Single-Family District
East: R-2 – Low Density Single-Family District
South: B-2 – General Business District &
M-1 – Light Manufacturing District
West: R-2 – Low Density Single-Family District
- LAND USE:** The properties are currently vacant along with the adjacent properties to the east across Cedar Lake Lane (*Private*). The properties to the north along Cedar Lake Lane (*Private*) are all single-family residential along with the properties adjacent to the west with frontage on SR 28. The property to the south across SR 28 is currently vacant with almost completed manufacturing facility with access to SR 28 from Smith Road.
- HISTORY:** No history was found regarding the subject property.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

Heavy Manufacturing District (M-2)

The Heavy Manufacturing District (M-2) is established to accommodate intense industrial uses such as heavy manufacturing, extensive outdoor storage, and large-scale warehousing that may have extended physical effects on surrounding areas or may be objectionable when in proximity to residential uses.

The zoning request does appear to be compatible with the proposed M-2 – Heavy Manufacturing District within Goshen Township’s Zoning Resolution. (Article 5) It is important that Goshen Township’s buffering and landscaping requirements are followed to address the negative impact on the adjacent residential properties. Due to the close proximity to existing heavy industries it has been determined that the request would not create an issue regarding spot zoning.

Commerce and Industry:

As many residents and community members have noted, without economic development, there is an increased pressure on residents to pay higher taxes to expand schools, purchase land for parks and recreation, and provide the government services residents desire. Goshen Township has been fortunate in that there are an increasing number of businesses being developed throughout the Township, however, it is not enough to balance the demands on residents and businesses. In an effort to preserve an adequate amount of land for future commerce and industrial sites, these areas should be used for the development of non-retail oriented businesses with an emphasis on employment “heavy” businesses that create numerous jobs. Development should be designed in an attractive manner with larger lots, landscaping standards regarding noise, water and air pollution, vibration, smoke and other industrial effects can help minimize land use conflicts. The ideal businesses for these areas are clean industries such as light assembly and manufacturing plants, research and development uses, and office space that could be both stand-alone office buildings or office uses associated with an industry.

Goshen Township’s 2000 Growth Management Plan specifies this area of the Township as “Commerce and Industry”, and the 2009 State Route 28 Corridor Development Plan by Kleingers states that “Goshen Township’s future industrial districts are located near the gateway of this district on the southern side of SR 28...” The proposed zone change is located within the Commercial Gateway District. The Corridor Study goes on to provide future land use recommendations and one recommendation is to encourage the rezoning of parcels targeted for industrial uses. Those industrial districts may extend beyond the limits of this corridor study area in order to assemble larger tracts for industrial and office/flex space uses. So while the proposed zone change is not situated adjacent to other industrial properties, the 2009 corridor study contains a more up to date vision for this area. ***See the attached Land Use Plan.***

STAFF ANALYSIS:

Per the application, the applicant/owner intends to build a facility to provide fleet maintenance service for local commercial companies. The facility would be a 70' x 120' foot pre-engineered metal building with masonry walls and a large storage pad to the rear of the property. The property fronts SR 28 and has requested direct access to SR 28. The applicant must secure the necessary right-of-way and access permit(s) from ODOT for any entrance to SR 28. No ingress/egress has been proposed to Cedar Lake Lane (*Private*), and no future access to Cedar Lake Lane would be permitted. The site plan shows the landscaping via trees along SR 28 and Cedar Lake Lane, but does not include landscape buffering to the north and west properties. This is a concern regarding the residential properties and will need to be addressed by the applicant.

Clermont County Community & Economic Development Comments:

1. Parcels 114302A009, 114302A010, 114302A011, and 114302A012 are required to be consolidated into one (1) 2.57 acre parcel prior to construction.
2. Staff recommends the township adhere to the Goshen Township Zoning Resolution in regards to Automotive Repair (*Heavy*), Buffering, Landscaping, Architectural Standards, Parking, Loading and Circulation Standards.
Article 5.03 (D)(1) Automotive Repair (Heavy) Use –Specific Standards
Article 10.05 (B)(1)(c):Buffering Requirements: *When a development in M-1 or M-2 District abuts a residential district, a buffer area with a minimum width of 30 feet shall be provided adjacent to the residential zoning district.*
Article 10.05 (B)(2): Landscaping Requirements: *The required buffer area shall consist of living vegetative material such as evergreen trees, shrubs, earth mounding, or fencing made of wood that results in 100 percent opacity, all year, to a height of six feet or more within one year of planting.*
Article 9.04: Architectural Standards for Nonresidential Buildings;
Article 10: Landscaping Standards; and
Article 12: Parking, Loading and Circulation Standards.

The Clermont County Engineer’s Office Comment:

1. The applicant must secure the necessary right-of-way and access permit(s) from ODOT.

The Clermont County Water Resources Department Comment(s):

1. No comments have been received at this time.

Ohio Department of Transportation (ODOT) Comment(s):

1. No comments have been submitted at this time.

STAFF RECOMMENDATION:

Based upon Staff Analysis, move to **RECOMMEND APPROVAL** of Goshen Township Zoning Case ZC-2020-002 to rezone four (4) parcels, 114302A009, 114302A010, 114302A011, and 114302A012, consisting of a total of 2.57 acres (+/-) from R-2 Low-Density Single-Family District to M-2 Heavy Manufacturing District with the following conditions:

1. A lot consolidation survey is required to be recorded prior to construction.
2. Adhere to Goshen Township Zoning Resolution in regards to Automotive Repair (*Heavy*), Buffering, Landscaping, Architectural Standards, Parking, Loading and Circulation Standards.

Article 5.03 (D)(1) Automotive Repair (Heavy) Use –Specific Standards
10.05 (B)(1)(c):Buffering Requirements: *When a development in M-1 or M-2 District abuts a residential district, a buffer area with a minimum width of 30 feet shall be provided adjacent to the residential zoning district.*

10.05 (B)(2): Landscaping Requirements: *The required buffer area shall consist of living vegetative material such as evergreen trees, shrubs, earth mounding, or fencing made of wood that results in 100 percent opacity, all year, to a height of six feet or more within one year of planting.*

Article 9.04: Architectural Standards for Nonresidential Buildings;
Article 10: Landscaping Standards; and
Article 12: Parking, Loading and Circulation Standards.

3. Any comments received from ODOT will need to be satisfied.