



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MARCH 22, 2022

GOSHEN TOWNSHIP CASE ZC-2022-002

APPLICANT: Asystole Properties, LLC
1636 State Route 28
Goshen, OH 45140

OWNER: Asystole Properties, LLC
1636 State Route 28
Goshen, OH 45140

REQUEST: Goshen Township Zoning Map Amendment Case ZC-2022-002 requesting to rezone parcel 112203A017 consisting of 3.92 acres from B-2 – General Business District to PD-M – Mixed-Use Planned Development District.

LOCATION: The subject property is located on the north side of SR 28, +/- 1000 feet east SR 48 and SR 28 intersection. The subject property has direct access to SR 28 and has a physical address of 1636 SR 28 Goshen, OH 45140.

ZONING: **Current Zoning:** B-2 – General Business District
Proposed Zoning: PD-M – Mixed-Use Planned Development District

North: R-3 – Moderate-Density Single-Family District
East: B-2 – General Business District
South: R-3 – Moderate-Density Single-Family District
West: R-3 – Moderate-Density Single-Family District & B-2 – General Business District

LAND USE: **Existing Land Use:** A leased 6720+ sq. ft. Commercial Building.

LAND USE: **Proposed Land Use:** Expanding the existing commercial business to include “Warehouse and Product Assembly”.

HISTORY: At the time of this report, no relevant history was found for the subject property regarding the existing zoning. The 6720+ sq. ft. Commercial Building was built in 2019.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

As submitted it appears this request is compatible with the PD-M – Mixed-Use Planned Development District regulations within the Township’s Zoning Resolution (Article 6).

6.02 PLANNED DEVELOPMENT DISTRICTS (PD)

A. Minimum Project Area

1. *An application for a PD shall be for a property that is under single ownership or, if, under several ownerships, the application shall be filed jointly by all owners of the properties included in the proposed PD boundaries.*
2. *The minimum gross area of a tract of land developed as a PD shall be 10 acres.*
3. *The Zoning Commission may authorize review of a tract of land smaller than 10 acres if, upon written request by the owner of the land, they find that either:*
 - a. *The requested smaller land area has unique natural features that would not be preserved if the parcel were developed as a conventional subdivision; or*
 - b. *The ownership of the property and surrounding land and/or other use and development restrictions abutting the property reasonably prevent the applicant from acquiring the additional land necessary to satisfy the minimum area required.*
4. *All land within the PD shall be contiguous in that it shall not be divided into segments by existing or proposed limited-access highways, arterial streets, and other streets except local and collector streets, or any tract of land (other than roads or right-of-way for a utility or related purposes) not owned by the developer of the PD. The determination of local streets for the purposes of this provision shall be based upon the specifications of the Clermont County Subdivision Regulations.*

B. Permitted Uses

1. **The following is a list of uses allowed in each type of planned development district subtypes.**
 - a. **PD-M: Mixed-Use Planned Development District**
 - i. *Any uses that fall within the following use classifications in Table 5-1 may be considered in a PD-M District:*
 - a. *Agricultural use classification;*
 - b. *Residential use classification;*
 - c. *Public and institutional use classification;*
 - d. *Commercial and office use classification; and*
 - e. *Industrial use classification.*
 - ii. *Mixed-use buildings and multi-tenant developments from the miscellaneous use classification are also allowed in the PD-M Districts*

TABLE 6-1: PD Density and Intensity Standards

PD District Type	Minimum Open Space Required	Maximum Gross Density	Maximum Net Density	Maximum Building Height
PD-M	25%	8 Units Per Acre	12 Units Per Acre	45 Feet

DEVELOPMENT PROPOSAL:

Per the application, the applicant (Asystole Properties, LLC) is requesting to rezone parcel 112203A017 consisting of 3.92 acres from B-2 General Business District to PD-M – Mixed-Use Planned Development District.

The proposal for a Mixed-Use Planned Development would allow the existing tenant to continue the use of the existing 6720+ sq. ft. commercial building. While providing the flexibility for the landowner to construct a second building with similar dimensions.

This new structure would primarily serve to support the expanded business to include receiving and warehousing bulk items to be repacked for sale to customers. Additional uses may require some light assembly work with no heavy fabrication done onsite.

SITE ACCESS:

Proposed access would remain from the north side of SR 28 with onsite improvements to the interior circulation and dedicated parking areas.

STAFF ANALYSIS:

Based on the review of the current township zoning resolution the existing uses for warehouse and product assembly are non-conforming under B-2 – General Business District. To become compliant, the applicant is requesting to rezone parcel 112203A017 to PD-M Mixed-Use Planned Development District. This would allow the business to flexibly grow and add more business along SR 28 Business Corridor.

The property is consistent with the site development standards listed in the PD-M Mixed-Use Planned Development District. Additionally, the proposed zoning map amendment would permit the landowner a reasonable use of his lands to develop the property in its entirety.

Clermont County Community & Economic Development Comments:

- No objections or additional comments.

The Clermont County Water Resources Department Comments:

- This development is within the Clermont County Water Resources jurisdiction for water and sewer service. However, this property is not connected to public water or sewer.

Clermont County Engineer's Office Comments:

- ODOT should be consulted regarding potential impacts or access to SR 28.

The Ohio Department of Transportation (ODOT) Comments:

- Any modifications to the existing driveways will require a new permit from ODOT.

STAFF RECOMMENDATION:

Based on the Staff Analysis, request a motion to **RECOMMEND APPROVAL** of Goshen Township Zoning Map Amendment Case ZC-2022-002 requesting to rezone parcel 112203A017 consisting of 3.92 acres from B-2 – General Business District to PD-M – Mixed-Use Planned Development District with the following condition:

1. Any modification to the existing driveway will require a new permit from ODOT.