



CLERMONT COUNTY OHIO **PLANNING COMMISSION STAFF REPORT**

FOR CONSIDERATION BY PLANNING COMMISSION ON JULY 27, 2021

GOSHEN TOWNSHIP CASE ZC-2021-003

- APPLICANT:** Total Platform Tennis, LLC
1386 SR 28
Loveland, OH 45140
- OWNERS:** TPT Holdings, LLC
6600 Patricia Boulevard
Goshen, OH 45122
- REQUEST:** Requesting to rezone a predetermined portion of parcel 112207L243 consisting of 17.7363 acres from “R-1” Agricultural and Rural Residential District to “M-1” Light Manufacturing District.
- LOCATION:** The subject property parcel 112207L244 is located north of State Route 28 at the end of Patricia Boulevard, located in Goshen Township. The subject parcel has a physical address of 6600 Patricia Boulevard, Goshen, OH 45122.
- ZONING:** Current Zoning: R-1 – Agricultural and Rural Residential District
- North: R-1 – Agricultural and Rural Residential District
East: R-1 – Agricultural and Rural Residential District
South: R-1 – Agricultural and Rural Residential District
West: R-1 – Agricultural and Rural Residential District
- LAND USE:** The existing land use is an existing 34,000 sq. ft. building previously used for agricultural purposes regarding livestock and storage.
- The surrounding properties to the north all remain natural woodland of the Cincinnati Nature Center. The properties to the south are single-family residential.

HISTORY: No history could be found regarding previous zoning requests for the subject parcel.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

It appears this request for a Map Amendment is compatible as proposed for Light Manufacturing District (M-1) in the Township's Zoning Resolution (Article 5).

The proposed development may require substantial landscaping requirements found under the Township's Zoning Resolution (Article 10).

If approved, the proposed development may require additional use-specific standards regarding the development under (Article 5, 5.04) i.e. (E)(1)

**Article 5: Base Zoning Districts and Principal Use Regulations:
5.02: Specific District Purpose Statements**

Light Manufacturing District (M-1)

The Light Manufacturing District (M-1) is established to allow for the development of industrial uses that have a minimum impact upon the surrounding environment. This district is primarily designed to accommodate the retention and expansion of existing industrial type uses which can be operated in a clean and quiet manner, subject only to those regulations and performance stands necessary to prohibit congestion and for the protection of adjacent residential and business activities.

5.04: Use -Specific Standards

(D) Industrial Use Classification

(1) Industrial Service Uses and Light Industrial Uses

All work shall be performed entirely within an enclosed building; and all storage of supplies, parts, and the merchandise shall be within an enclosed building except as provided elsewhere in this resolution.

Goshen Township Growth Management Plan:

Rural /Suburban Option

A majority of Goshen Township is outside of the current sewer service area but future sewer extension plans are in place to accommodate growth in these areas over the long-range horizon of this plan. These improvements are planned for anywhere from 2 to 20+ years in the future and create an ever-changing situation for the Township. To counteract this evolving state of improvements, the areas subject to potential future sewer extensions have been designated as a Rural/Suburban Option. Simply put, where

*sewers are **not** available, permitted land uses and densities are the same as those permitted in the Rural Activities Area. If centralized sewer and water are available and the systems are capable of accommodating new growth, single-family residential uses may be developed at densities as high as 1.5 units per acre. This density equates to approximately one unit for every 30,000 square feet of land. This density reflects the current density of development in areas where centralized sewer is available but poorly draining soils pose serious problems with proper drainage.*

The proposed zoning request does not meet the goals of Goshen Township's Growth Management Plan.

DEVELOPMENT PROPOSAL:

Per the application, the proposed property is to be rezoned from "R-1" Agricultural and Rural Residential District to "M-1" Light Manufacturing District which is a portion of parcel 112207L243 consisting of 17.7363 acres. The existing structures on site are proposed to be renovated. The primary structure consists of a 34,000 sq. ft. metal building with a 4,800 sq. ft. pole barn accessory structure located at the eastern property line. Both structures would be renovated to allow the proposed business which includes the fabrication, assembly, and shipments to sites for Platform Tennis Sports Courts in the region.

SITE ACCESS:

Per the application, the applicant has proposed improvements to the ingress and egress to the site by proposing a right-of-way extension to Patricia Boulevard through parcels 112207L241 and 112207L242. Per the submitted site development plan substantial improvements have been proposed for onsite traffic circulation and parking.

STAFF ANALYSIS:

Per the review of the application, the applicant has stated the previous owners have used the site as an agricultural and industrial facility. Recently the property and structure have been left vacant and the primary structure is currently deteriorating. Renovations to the site are needed and may benefit the surrounding properties from the redevelopment.

The county has concerns regarding access along Patricia Boulevard. The increase of truck traffic along a residential street will negatively affect the residents and their property values.

This request to rezone the property from "R-1" Agricultural and Rural Residential District to "M-1" Light Manufacturing District would not be considered spot zoning. Due to the property being close to an existing "M-1" Light Manufacturing District parcel 112207L205.

However, due to the residential nature of the surrounding properties, significant traffic would be generated along Patricia Boulevard that would negatively affect the nearby residence.

Clermont County Community & Economic Development Comments:

- Significant improvements to Patricia Boulevard are needed for primary access to the manufacturing facility. The negative impact of increased traffic will affect adjoining residents. Significant landscaping improvement may help to alleviate these concerns.
- A Dedication Plat for the extension of Patricia Boulevard will be required to be submitted to the Department of Community & Economic Development and be signed by all property owners.

The Clermont County Engineer's Office Comment:

- No objections or comments at this time.

The Clermont County Water Resources Department Comments:

- Permits are required for all grading work as well as any structures added to the property.

STAFF RECOMMENDATION:

Based on the Staff Analysis, move to **RECOMMEND APPROVAL** of Goshen Township Zoning Case ZC-2021-003 to rezone a predetermined portion of parcel 112207L243 consisting of 17.7363 acres from "R-1" Agricultural and Rural Residential District to "M-1" Light Manufacturing District.

1. A Dedication Plat for the extension of Patricia Boulevard will be required to be submitted to the Department of Community & Economic Development signed by all property owners.