



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON DECEMBER 21, 2021

GOSHEN TOWNSHIP CASE ZC2021-009

APPLICANT: Timothy & Jennifer Hansford
1918 Main Street
Goshen, OH 45122

OWNER: Timothy & Jennifer Hansford
1918 Main Street
Goshen, OH 45122

REQUEST: Goshen Township Zoning Map Amendment Case ZC2021-009
Requesting to rezone two parcels 112214.096 and 112214.097
consisting of .344 acres from B-1 Local Business District to R-3
Moderate-Density Single-Family Residential District.

LOCATION: The subject properties are located on the north side of Old SR
28 just west of Old SR 28 & Linton Road / Goshen Cemetery
Road.

ZONING: **Current Zoning:** B-1 – Local Business District
Proposed Zoning: R-3 – Moderate-Density Single-Family
Residential District

North: R-3 – Moderate-Density Single-Family Residential
District
East: B-1 – Local Business District
South: B-1 – Local Business District
West: R-3 – Moderate-Density Single-Family Residential
District

LAND USE: **Existing Land Use:** Vacant Property
Proposed Land Use: Single-Family Residential

HISTORY: Currently, no project history exists for the property involved in this particular petition for zoning map amendment.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

As submitted it appears this request is compatible with the R-3 – Moderate-Density Single-Family Residential District regulations within the Township’s Zoning Resolution (Article 5).

5.02 Specific District Purpose Statements

The following are specific purpose statements for each of the base zoning districts. Purpose statements and district specific standards for planned developments and development in the planned development overlay districts are established in Article 6: Planned Development Districts.

(C) Moderate-Density Single-Family Residential District (R-3)

The Moderate-Density Single-Family Residential District (R-3) is established to allow for moderate density development that comprises single-family detached dwellings in areas of the township served by centralized water and sewer systems.

5.03 Permitted Uses

(A) General Use Regulations

(1) Number of Principal Buildings and Uses

- (a) Unless otherwise specifically stated, only one principal building or use shall be permitted on any lot in a residential zoning district.*
- (b) Wherever an agricultural use is exempt from these regulations or permitted in accordance with this resolution, a single-family dwelling may be located on the same lot.*
- (c) Multiple principal buildings may be permitted in the nonresidential zoning districts if the lot is sufficient in size to conform to all the use, area, height, parking, and other requirements of this resolution.*
- (d) Multiple principal uses may be permitted within a single principal building within the nonresidential zoning districts.*
- (e) Multiple principal uses may be permitted in a planned development district if approved in accordance with Article 6: Planned Development Districts.*

(2) Enclosed Building

- (a) Unless otherwise stated in the name of the use (e.g., outdoors) or within the use-specific standards, all principal uses shall be required to take place in a fully enclosed building.*
- (b) Wireless telecommunication facilities, gas wells, and oil wells are exempt from this requirement.*

(3) Prohibited Activities

- (a) No activities shall be permitted or authorized to be established which, when conducted in compliance with the provisions of this resolution, are or may become hazardous, noxious, or offensive due to the emission of odor, light, dust, smoke, cinders, gas, fumes, noise, vibrations, electrical interference, refuse matters, or water-carried wastes.*
- (b) Any action to abate a nuisance shall be administered by the Board of Trustees or Zoning Inspector in accordance with applicable laws.*

(B) Permitted Use Table Summary

Moderate-Density Single-Family Residential District (R-3)

- (1) Permitted Uses:** *Dwellings, Single-Family, Passive Parks, Recreation, and Open Space, and Essential Services.*

(2) **Permitted Uses with Standards:** *Agricultural Uses on Lots of Five Acres or Less, Nurseries or Greenhouses, ORC Section 5119.34(B)(1)(b) Residential Facility, ORC Section 5123.19(A)(5) Residential Facility, Permanently Sited Manufactured Housing, Cemeteries, and Gas and Oil Wells.*

(3) **Conditional Uses:** *Active Parks and Recreation, Churches and Places of Worship, Community Centers, Cultural Institutions, Educational Facilities (Primary and Secondary), Government Offices and Buildings, Quasi-Public, Fraternal, or Service Facilities, Day Care Centers (Adult or Child), and Wireless Telecommunication Facilities.*

Goshen Township's 2000 Growth Management Plan, specifies this area of the Township as a "TC Residential" area.

TC Residential

Residential uses in the Township Center should be single-family dwellings with a maximum density of 6 units per acre. Two to Four unit dwellings may be considered when the structure resembles the character of surrounding single-family homes and when off-street parking can be accommodated.

This petition for a zoning map amendment falls within the overall future development policies stated in *Goshen Township's 2000 Growth Management Plan: TC Residential*, and its vision for single-family residential development within the Township Center.

DEVELOPMENT PROPOSAL:

No specific development characteristics have been provided at this time. The applicant is requesting to rezone two parcels 112214.096 and 112214.097 consisting of .344 acres from B-1 Local Business District to R-3 Moderate-Density Single-Family Residential District.

If approved, parcels 112214.096 and 112214.097 are to be consolidated with the adjoining parcel 112214.004P consisting of .22 acres, which is currently zoned R-3 Moderate-Density Single-Family Residential District. This proposed consolidated parcel would consist of .562 acres.

SITE ACCESS:

Site access would continue to be from Old SR 28. We have received no objections or additional comments from the Clermont County Engineer's Office.

STAFF ANALYSIS:

The applicant owns both parcels 112214.096 and 112214.097 (.344 acres), and the adjoining parcel to the north 112214.004P (.212 acres) for a total site area of .552 acres. The applicant requests that these two parcels have mirroring zoning districts so that the three parcels can be consolidated together.

Staff agrees with the assertion that the relatively small size of the area of the subject parcels in question, and the fact that the rezoning and eventual consolidation of these three parcels would resolve an existing non-conforming lot issue, qualifies this zoning map amendment request as a positive step to resolve this issue. Additionally, the proposed map amendment would permit the landowner a reasonable use of his lands in that they could develop the property in its entirety.

Clermont County Community & Economic Development Comments:

- A consolidation plat for parcels 112214.096, 112214.097, and 112214.004P shall be submitted to Clermont County Permit Central.

The Clermont County Engineer's Office Comment:

- No comments or objections at this time.

The Clermont County Water Resources Department Comments:

- No comments or objections at this time.

STAFF RECOMMENDATION:

Based on the Staff Analysis, request a motion to **RECOMMEND APPROVAL** of Goshen Township Zoning Map Amendment Case ZC2021-009 Requesting to rezone two parcels 112214.096 and 112214.097 consisting of .344 acres from B-1 Local Business District to R-3 Moderate-Density Single-Family Residential District with the following condition:

1. Consolidate parcels 112214.096, 112214.097, and 112214.004P.