



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MARCH 22, 2022

GOSHEN TOWNSHIP CASE ZC-2022-001

- APPLICANT:** Kathleen Mears Green Tucker
Green Girl Garden, LLC
975 Anderson Hills Drive
Cincinnati, OH 45230
- OWNER:** Parrott Homes Inc.
9565 South SR 48
Loveland, OH 45140
- REQUEST:** Goshen Township Zoning Map Amendment Case ZC-2022-001 requesting to rezone parcel 114925.006 consisting of .49 acres from B-2 – General Business District to M-1 – Light Manufacturing District.
- LOCATION:** The subject property is located on the southern side of SR 28, +/-170 feet west of the SR 48 and SR 28 intersection. The subject property is accessed from SR 28 along a private drive (Petts Ave.) and has a physical address of 1591 Petts Ave. Goshen, OH 45140.
- ZONING:** **Current Zoning:** B-2 – General Business District
Proposed Zoning: M-1 – Light Manufacturing District
- North:** B-2 – General Business District
East: B-2 – General Business District
South: M-1 – Light Manufacturing District & B-2 – General Business District
West: M-1 – Light Manufacturing District & B-2 – General Business District
- LAND USE:** **Existing Land Use:** Single-Family Residential converted into a 2800+ sq. ft. Commercial Building.

LAND USE: **Proposed Land Use:** Operation of a landscape design & installation company.

HISTORY: At the time of this report, no relevant history was found for the subject 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 M-1 – Light Manufacturing District regulations within the Township’s Zoning Resolution (Article 5).

5.02 Specific District Purpose Statements

K. 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 standards necessary to prohibit congestion and for the protection of adjacent residential and business activities.

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.

A. Fencing and Screening

- i. A solid fence or wall shall be required around the perimeter of the storage area. Ornamental gates may be used for ingress and egress.*
- ii. Outdoor storage is permitted with the exception of junk vehicles, as defined in the ORC.*
- iii. All buffering required by Article 10: Landscaping Standards shall be located outside of any fencing area.*

TABLE 5-3: SITE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL ZONING DISTRICTS							
District	Minimum Lot Area	Minimum Lot Width (Ft.)	Maximum Impervious Surface Coverage	Front Yard Setback (Ft.)	Side and Rear Adj. Residential (Ft.)	Side and Rear Adj. to a Non-Residential (Ft.)	Max Building Height (Ft.)
All Principal Uses in the Light Manufacturing District (M-1)	20,000 sq. ft.	80	75%	50	50	20	45

DEVELOPMENT PROPOSAL:

Per the application, the applicant (Green Girl Garden, LLC) is requesting to rezone parcel 114925.006 consisting of .47 acres from B-2 General Business District to M-1 – Light Manufacturing District.

The proposed request to rezone the property would be to allow more intensive uses on the property. The landscaping design and installation business would utilize the existing 2800+ sq. ft. commercial building while the M-1 – Light Industrial District would allow for outside storage of landscaping material and equipment.

SITE ACCESS:

Proposed access has been shown using the existing 15’ shared driveway easement which is currently gravel and provides access onto SR 28.

The submitted application has a concept plan that shows access improvements on the property. These improvements propose “standard duty asphalt pavement” for vehicular circulation and parking.

The proposed roadway improvements shall extend “within the subject property” the full length of the 15-foot ingress/ egress easement. This allows continued access to the adjoining B-2 – General Business parcel 112208A063.

STAFF ANALYSIS:

The proposed use for a landscaping design and installation business along the SR 28 Business Corridor is a “permitted use with standards” under M-1 – Light Industrial District under *Article 5, Goshen Township Zoning Resolution*.

Parcel 114925.006 (.47 acres) is consistent with the site development standards for nonresidential zoning districts. This revitalization of neglected commercial properties along the State Route 28 Business Corridor is encouraged.

The proposed use would not create spot-zoning, as the property is located adjacent to an existing property with a shared “M-1 – Light Industrial District to the west. Additionally, the proposed zoning map amendment would permit the landowner a reasonable use of his lands to develop the property in its entirety. However, the submitted site plan still requires additional information to be submitted to Goshen Township for final site plan approval.

Clermont County Community & Economic Development Comments:

- Proposed roadway improvements shall extend within the property boundary the full length of the existing 15 foot shared ingress/ egress easement.
- Adhere to Article 10: Landscaping Standards
- Adhere to Article 13.09: Permanent Signs in Nonresidential Zoning District.

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.

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.

STAFF RECOMMENDATION:

Based on the Staff Analysis, request a motion to **RECOMMEND APPROVAL** of Goshen Township Zoning Map Amendment Case ZC-2022-001 requesting to rezone parcel 114925.006 consisting of .49 acres from B-2 – General Business District to M-1 – Light Manufacturing District with the following condition:

1. Proposed roadway improvements shall extend within the property boundary the full length of the existing 15 foot shared ingress/ egress easement.
2. Adhere to Article 10: Landscaping Standards and Article 13.09: Permanent Signs in Nonresidential Zoning Districts within the *Goshen Township Zoning Resolution*.
3. Any modification to the existing driveway will require a new permit from ODOT.