



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JANUARY 24, 2022

GOSHEN TOWNSHIP CASE ZC-2023-001

- APPLICANT:** Dryden Builders
1741 Thomas Paine Parkway
Dayton, OH 45459
- OWNER:** GOSM, LLC
1732 Crooks Road
Troy, MI 48084
- REQUEST:** Goshen Township Zoning Map Amendment Case ZC-2023-001
Requesting to rezone parcel 112207L245 consisting of +/- 2.17 acres from R-3 – Moderate-Density Single-Family Residential District to B-2 – General Business District.
- LOCATION:** The subject property is located on the corner of Patricia Boulevard and SR 28. The subject property has a physical address of 6200 Patricia Boulevard, Goshen, OH 45140.
- ZONING:** **Current Zoning:** R-3 – Moderate-Density Single-Family Residential
Proposed Zoning: B-2 – General Business District
- North:** R-3 – Moderate-Density Single-Family Residential
(Day Care - Business)
- East:** M-1 – Light Manufacturing District
- South:** B-2 – General Business District
- West:** 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 Dominos Pizzeria per zoning application.

HISTORY: At the time of this report, no relevant history was found for the subject property involved in this petition for zoning map amendment.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

As submitted, this request appears compatible with the B-2 – General Business District regulations within the Township’s Zoning Resolution (Article 5).

5.02 Specific District Purpose Statement

I. General Business District (B-2)

The General Business District (B-2) is established to provide for areas of the Township that can be used for general business uses that cater to both local residents as well as the regional market. This district is designed to accommodate more intense business uses than the B-1 District provided there is sufficient site design to minimize traffic and other impacts of largerscale commercial uses.

Permitted Uses:

*Banks and Financial Institutions, **Restaurants and Taverns**, General Offices, Medical and Dental Offices, Personal Service Establishments, Retail and Service Commercial Uses.*

9.04 Architectural Standards for Nonresidential Buildings

A. Applicability

The standards in this section shall apply to all nonresidential development in B-1, B-2, and TC Districts as well as all nonresidential development in a planned development district. The standards shall also apply to all mixed-use buildings.

B. Standards

1. General Requirements for all Nonresidential and Mixed-Use Buildings

a. Buildings shall be parallel to the street they front unless an alternate orientation is consistent with existing, adjacent development.

b. The primary entrances of buildings shall be oriented:

- i. Towards a street along the perimeter of the development;*
- ii. Towards streets in the interior of the development if none of the building’s facades has frontage on a public street; or*
- iii. In another direction as approved by the Zoning Commission.*

2. Unified Theme

*Where there are multiple buildings within a single development, the architectural design of buildings, including freestanding outparcel structures, should be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings. **Themed restaurants**, retail chains, and other franchise style structures should adjust some aspects of their standard architectural model to be consistent with a development’s architectural character.*

3. Building Facades *Building facades shall comply with the following standards:*

- a. *Blank building walls facing streets are prohibited.*
- b. *These requirements shall not apply to those walls that are not visible from a street and only visible from an alley, the rear yard of another nonresidential or mixed-use site, or completely hidden due to topography or natural features preserved as open space.*

4. Multi-Sided Architecture for Nonresidential Uses

Although the front façade of a building is expected to be the focal point in terms of the level of architectural character and features, all sides of buildings that are visible from a public roadway, an adjacent building, or other private way not subject to buffering requirements in Article 10: Landscaping Standards, shall incorporate architectural detailing on all facades that is consistent with the front façade

5. Building Design and Mass

All elevations of principal buildings that are visible from a public right-of-way shall consist of a base, a body, and a cap.

- a. *The cap shall consist of at least one of the following architectural features: a cornice, parapet, awning, canopy, or eaves.*
- b. *The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture. A cap and base shall incorporate at least two of these design elements.*
- c. *Elevations for all new or modified buildings shall include design, massing, materials, shape, and scale that create a unified design on the premises that is visually compatible with the surrounding buildings.*

6. Ornamentation

All visible elevations shall include decorative features such as cornices, pilasters, and friezes. Building recesses and protrusions are strongly encouraged on larger buildings to break long uninterrupted building walls.

- a. *Façade Offset Required Front façades 60 feet wide or wider shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet.*
- b. *The following alternatives can be used in place of the required front façade offsets.*
 - i. *Façade color changes following the same dimensional standards as the offset requirements;*
 - ii. *Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or*
 - iii. *Roofline changes when coupled with correspondingly aligned façade material changes.*

7. Roofs

a. Roof Styles

The height of any pitched roof shall not exceed one-half of the overall building height.

b. Roof Line Changes

- i. Roofline changes shall include changes in roof planes or changes in the top of a parapet wall, such as extending the top of pilasters above the top of the parapet wall.*
- ii. When roofline changes are included on a façade that incorporates wall offsets or material or color changes, roof line changes shall be vertically aligned with the corresponding wall offset or material or color changes.*

c. Flat Roofs

- i. When flat roofs are used, parapet walls with three-dimensional cornice treatments shall conceal them.*
- ii. The cornice shall include a perpendicular projection a minimum of eight inches from the parapet façade plane.*
- iii. Thin parapets that are less than four feet in depth shall not extend more than two feet above the roof unless necessary to conceal mechanical equipment.*

d. Asymmetric or Dynamic Roofs

Asymmetric or dynamic roof forms allude to motion, provide variety and flexibility in nonresidential building design, and allow for unique buildings. Asymmetric or dynamic roof forms shall be permitted on nonresidential buildings as an alternative to flat roofs.

e. Roof Mounted Mechanical Equipment

Building walls, parapets, and/or roof systems shall be designed to conceal all roof-mounted mechanical equipment from view from adjacent properties and public rights-of-way. Such equipment shall also be screened from view from any properties that may see the building from above (e.g., if adjacent properties are along higher elevations).

8. Customer Entrance

For buildings with a total gross square footage of 20,000 square feet or more, customer entrance shall be provided in accordance with this subsection.

a. Required Entrances

Each side of a building facing a public street shall include at least one customer entrance, except that no building shall be required to provide

entrances on more than two sides of the structure that face public streets.

b. Entrance Design

Buildings shall have clearly defined, highly visible customer entrances that include no less than three of the following design features.

- i. Canopies/porticos above the entrance;*
- ii. Roof overhangs above the entrance;*
- iii. Entry recesses/projections;*
- iv. Arcades that are physically integrated with the entrance;*
- v. Raised corniced parapets above the entrance;*
- vi. Gabled roof forms or arches above the entrance;*
- vii. Outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet;*
- viii. Display windows that are directly adjacent to the entrance;*
- ix. Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above and/or directly adjacent to the entrance; or*
- x. Integral planters or wing walls that incorporate landscaped areas or seating areas.*

Table 12-1: NUMBER OF PARKING SPACES REQUIRED	
USE	NUMBER OF PARKING SPACES REQUIRED
Restaurants and Taverns	1 space per 100 square feet of floor area or 1 space for every two seats at maximum capacity, whichever is greater

12.07 Vehicle Stacking Requirements

Where drive-through facilities are permitted, vehicle stacking spaces shall be provided according to this section.

A. General Standards

- 1. Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall be set back a minimum of 200 feet from any adjacent residential dwelling unit.*
- 2. All drive-through areas, including but not limited to drive-through signs, stacking lanes, trash receptacles, loudspeakers, drive up windows, and other objects associated with the drive-through area shall be located in the side or rear yard of a property to the maximum extent feasible, and shall not cross, interfere with, or impede any public right-of-way.*
- 3. Drive-through signs shall be regulated in accordance with Section 7.01(E)(6)(f): Drive Through Signs.*

B. Stacking Space and Lane Requirements

1. The number of required stacking spaces shall be as provided for in Table 12-3. See Figure 12-D.
2. Stacking lanes shall be provided for any use having a drive-through establishment and shall apply comply with the following standards:
 - a. Drive-through stacking lanes shall have a minimum width of ten feet and a minimum length of 18 feet for each space required.
 - b. When stacking lanes are separated from other stacking lanes, bypass lanes or from other site areas, the separation shall be by means of a raised concrete median, concrete curb, or landscaping.
 - c. Stacking lanes shall be set back 25 feet from right-of-ways.
 - d. The number of stacking spaces required by Table 12-3 shall be required for each separate stacking lane. If two or more stacking lanes converge into one lane (e.g., two lane separate lanes to order at a restaurant converge to one lane after the drive-through sign), the stacking spaces shall be measured in accordance with Table 12-3 with the spaces located after the convergence point counting toward both stacking lanes.

Table 12-3: STACKING SPACE REQUIREMENTS		
ACTIVITY	MINIMUM STACKING SPACES (PER LINE)	MEASURE FROM
Restaurants	6	First Pick-Up Window that is closest to the Drive-Through Sign/Order Box

DEVELOPMENT PROPOSAL:

Per the application, the applicant (Louis & Karen Metro Family, LLC) requests to rezone parcel 112207L245 consisting of +/- 2.17 acres from R-3 – Moderate-Density Single-Family Residential District to B-2 – General Business District.

The proposed request would be to use the B-2 – General Business District to allow the development of a 2,036 SF Domino’s Restaurant. The intent is to subdivide the property into two parcels: the western parcel, a 1.00-acre parcel retained by the seller for future development, and the Domino’s Parcel being 1.17 acres.

SITE ACCESS:

Access would be provided to the property from Patricia Boulevard for the Domino’s Restaurant and the future development through a common drive.

STAFF ANALYSIS:

The proposed use for a 2,036 SF Domino's Restaurant and 1.00-acre parcel for future B-2 business along Patricia Boulevard and SR 28 is consistent with the site development standards for nonresidential zoning districts. The proposed development would benefit the Township and residents by providing food services on an underutilized property along the SR 28 Business Corridor in Goshen Township. This opportunity to develop neglected properties along the State Route 28 Business Corridor is encouraged.

However, staff highlights that a significant traffic increase would be generated along Patricia Boulevard, negatively impacting nearby residents along Patricia Boulevard and Rontina Boulevard. Landscaping, lighting, and Buffering standards shall be strictly enforced.

The proposed use would not create spot-zoning, as the property is located adjacent to an existing property with a shared "B-2 General Business District" to the south and west. 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:

- Adhere to Articles 8.01 & 8.02 Exterior Lighting and Fencing, Walls, Hedges, and Similar Structures.
- Adhere to Article 9.04: Architectural Standards for Nonresidential Buildings
- Adhere to Article 12.07: Vehicle Stacking Requirements
- Adhere to Article 10: Landscaping Standards
- Adhere to Article 13.09: Permanent Signs in Nonresidential Zoning District.

Clermont County Engineer's Office Comments:

- A Traffic Impact Study is required as it is expected that the trips generated by the proposed development during the peak hour will be nearly 100 trips and could have a detrimental impact on the functionality of adjacent roadways. Once completed, the study should be submitted to Clermont County Engineer's Office for review.
- The Ohio Department of Transportation ODOT should be consulted regarding potential impacts or access to SR 28.

The Clermont County Water Resources Department Comments:

- Public sanitary sewer and water are available for the proposed development.

STAFF RECOMMENDATION:

Based on the Staff Analysis, request a motion to **RECOMMEND APPROVAL** of Goshen Township Zoning Map Amendment Case ZC-2023-001 requesting to rezone parcel 112207L245 consisting of +/- 2.17 acres from R-3 – Moderate-Density Single-Family Residential District to B-2 – General Business District with the following condition:

1. A Traffic Impact Study is required to be completed and submitted to the Clermont County Engineer’s Office for review.
2. Contact the Ohio Department of Transportation (ODOT) regarding potential impacts or access to SR 28
3. Adhere to Goshen Township Zoning Resolution and general development standards.