



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MARCH 28, 2023

CASE NO. ZC-2023-003

REPORT DATE: 2023-03-29

APPLICANT:

John D. Taylor
6751 St. Rt. 133
Pleasant Plain, OH 45162

PROPERTY OWNER:

John D. Taylor
6751 St. Rt. 133
Pleasant Plain, OH 45162

PARCEL ID:

11-43-13D-012 and 11-43-13D-013

ADDRESS OF REQUEST:

9 Valley Lane, Goshen, OH ~~45140~~ 45122

REQUEST:

Requesting to rezone two parcels 114313D012 & 114313D013 consisting of +/- 0.92 acres from B-1 – Local Business District to R-4 – Low-Density Attached Residential District.

HISTORY:

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

CONTENTS OF REPORT:

Attachment A: Township Application
Attachment B: Letter of Intent
Attachment C: Front Elevation
Attachment D: Floor Plan
Attachment E: Foundation Plan
Attachment F: Concrete Slab Home Plan

Attachment G: Lot 12 Legal Description
Attachment H: Lot 13 Legal Description
Attachment I: R/W Legal Description
Attachment J: Total Legal Description
Attachment K: Site Plan
Attachment L: Plat for Zone Change

DEVELOPMENT PROPOSAL:

Per the application, the applicant (John D. Taylor) requests to rezone two parcels 114313D012 & 114313D013 consisting of +/- 0.92 acres from B-1 – Local Business District to R-4 – Low-Density Attached Residential District. The purpose of the rezoning request is to allow for the construction of two duplexes on Valley Lane, with two shared driveways shown on the submitted site plan, each providing access for a one-car garage and space for one car to park.

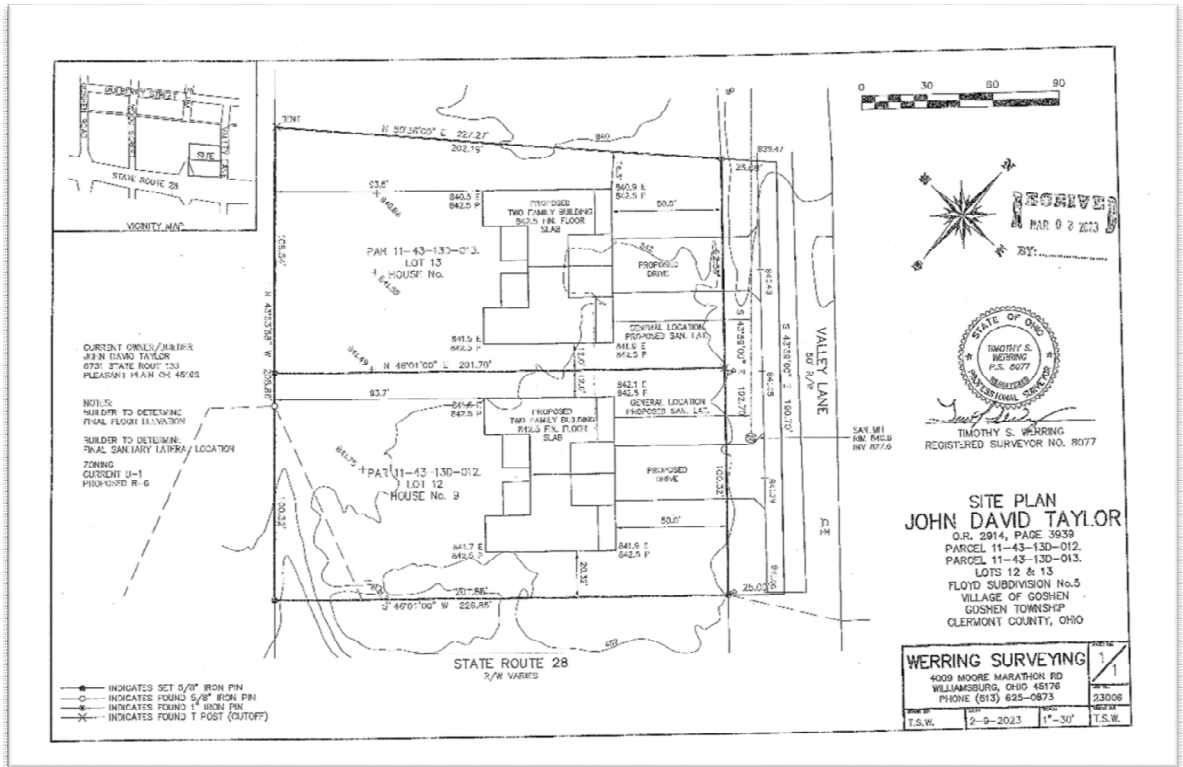


Figure 3

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

Figure 3 displays the location of the subject site, which is situated on Valley Lane south of Mulberry Street in the town center of Goshen. The area is designated as Township Center (TC) Residential in the Goshen Township Growth Management Plan. Based on the provided information, the request appears to be consistent with the objectives and regulations outlined in Section 4 of the Township Center - TC Residential Land Development Policies.

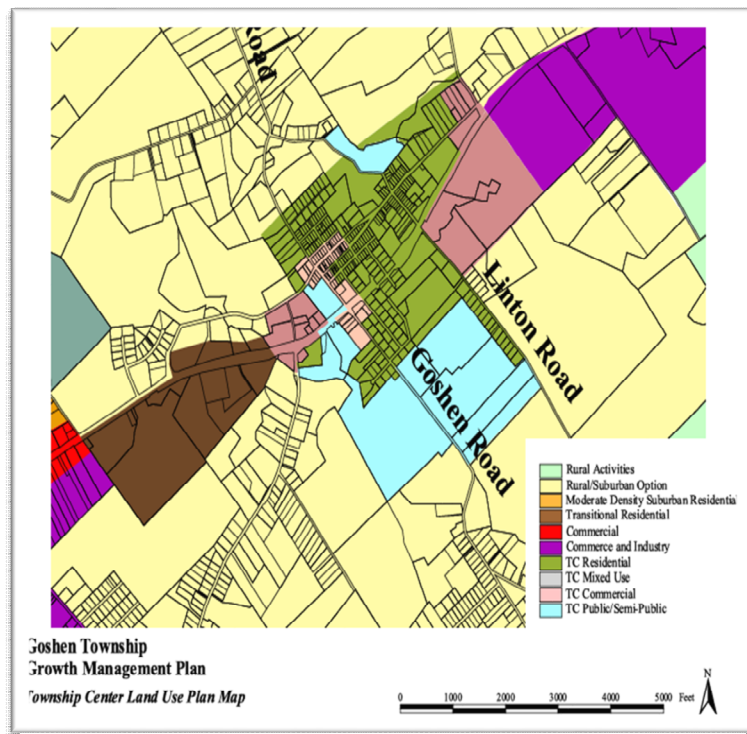


Figure 4

Goshen Township Growth Management Plan Township Center

Old State Route 28 has historically served as the center of the community long before Goshen Township was considered a suburb of the Greater Cincinnati area. Its location near Township offices, Goshen Local Schools and commercial uses creates an ideal situation for a better-defined Township Center. The Center would maintain the compact style development with an emphasis on walkways and connections from residential uses to commercial and public/ semi-public uses. New development should maintain the characteristics of the historical urban fabric through the use of minimal building setbacks, gabled roofs, natural building materials, street lighting and landscaping that will help tie the entire area together into one coordinated center.

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.

Land Development Policies

The following are goals and policies that relate to future land development and should be used as guidelines for land use and zoning decisions.

- *Assure that an adequate amount of land is provided for the projected future population and employment demand.*
- *Provide a mixture of housing types and densities in accordance with this plan and in areas where the unique amenities of each housing type can be accommodated.*
- *Use specific density bonuses and other incentives to encourage developers to build out in the in-fill properties first prior to spreading into the rural or undeveloped areas of the Township.*
- *Consider rezoning agriculturally zoned properties only when the proposed rezoning is adjacent to an existing or approved zone or development of a similar density or intensity.*
- *Require water and sewer service for any subdivision or non-residential development.*
- *Work toward the creation and development of a thriving Township Center that can serve as a "center" of town for the community. This provides a place for residents to congregate and hold community activities as well as provide a central location for commercial uses and services.*
- *Encourage the revitalization of Goshen's historic structures, especially in the Township Center.*
- *Discourage garages from being the prominent feature of housing.*
- *Promote the use of lot clustering as a way of preserving Goshen's rural heritage while providing all property owners with the ability to develop their land with a reasonable economic use that does not detract or damage the community or environment.*
- *If Goshen Township becomes a designated "urban township," develop a property maintenance code that addresses litter, weeds, junk cars, garbage, old tires, and other nuisances that can create a negative image of Goshen Township.*
- *Look for ways to develop a community facility that will provide residents with various educational and recreational activities.*
- *Develop and/or improve standards for site design, including landscaping, access management, signage, and other design issues. These standards can minimize land use conflicts while creating an attractive identity for the Township.*
- *Encourage businesses, both commercial and industrial, that will act as an anchor business to attract additional businesses that provide support services.*

Goshen Township Zoning Resolution

5.02 Specific District Purpose Statement

D. Low-Density Attached Residential District (R-4) The Low-Density Attached Residential District (R-4) is established to allow for the development of residential areas that can include single-family detached dwellings and two-family attached dwellings. This zoning is only appropriate where there is sufficient public infrastructure to accommodate the increased density.

Permitted Uses:

*Dwellings Single-Family and **Dwellings Two-Family***

5.05 Area, Setback, and Other Site Development Standards

TABLE 5-2: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS						
	<i>Min Lot Area</i>	<i>Min Lot Width</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>	<i>Max Building Height</i>
<i>Low-Density Attached Residential District (R-4)</i>						
<i>Single-Family Dwellings</i>	<i>10,000 sq. ft.</i>	<i>70 ft.</i>	<i>50 ft.</i>	<i>10 ft.</i>	<i>35 ft.</i>	<i>35 ft.</i>
<i>Two-Family Dwelling</i>	<i>20,000 sq. ft.</i>	<i>90 ft.</i>	<i>50 ft.</i>	<i>10 ft.</i>	<i>40 ft.</i>	<i>35 ft.</i>
<i>All Other Principal Uses</i>	<i>43,560 sq. ft.</i>	<i>100 ft.</i>	<i>50 ft.</i>	<i>20 ft.</i>	<i>50 ft.</i>	<i>35 ft.</i>

As submitted, this request appears compatible with the R-4 – General Business District regulations within the Township's Zoning Resolution (Article 5).

AGENCY REVIEW AND NOTIFICATION:

AGENCY	REFERRAL SENT	COMMENTS RECEIVED
Township (<i>Fire/EMS/Service</i>)	X	
Community and Economic Development (CED)	X	X
Engineer's Office (CCEO)	X	X
Water Resources Department (WRD)	X	X
Water Management & Sediment Control (WMSC)	X	X
Soil and Water Conservation District (SWCD)		
Ohio Department of Transportation (ODOT)		
School District		

REFERRAL AGENCIES' COMMENTS:

Township Comments:

No response or objections have been received at the time of the report.

Community and Economic Development Comments:

No objections at this time.

Engineer's Office Comments:

No objections at this time.

Water Resources Department Comments:

No objections at this time.

Water Management & Sediment Control Comments:

No objections at this time.

STAFF ANALYSIS:

Following a comprehensive analysis, staff has evaluated Goshen Township Zoning Map Amendment Case ZC-2023-003. The request seeks to rezone two parcels, 114313D012 and 114313D013, covering a total area of approximately 0.92 acres, from B-1 – Local Business District to R-4 – Low-Density Attached Residential District.

The proposed rezoning and development align with the Township's growth management plan and zoning regulations and will not adversely impact the surrounding area. The development will be designed in a manner consistent with the character of the neighborhood and shown in the proposed site plan to ensure compliance with all applicable zoning regulations.

Furthermore, the proposed development will provide additional housing options for the community, which is highly desirable. In conclusion, staff recommends approval of the proposed rezoning request as it is consistent with the county's comprehensive plan and zoning regulations and will not adversely impact the surrounding area.

STAFF RECOMMENDATION:

Based on the staff analysis in the following report, the following motion is recommended, APPROVAL of Goshen Township Zoning Map Amendment Case ZC-2023-003 requesting to rezone two parcels 114313D012 & 114313D013 consisting of +/- 0.92 acres from B-1 – Local Business District to R-4 – Low-Density Attached Residential District.