



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON NOVEMBER 28, 2023

CASE NO. ZC-2023-007

REPORT DATE: 2023-11-27

APPLICANT:

Robert Gerwin
Homes By Coach
PO Box 43121
Cincinnati, OH 45243

PROPERTY OWNER:

Joan Brown, Donna Bean
14910-43 Ave NW
Edmonton, AB T6H5S1 Canada

David Doctor
610 Easter Rd
Apt 607
Bethel, OH 45106

PARCEL ID:

11208D140, 114314.075, and 114314.076

ADDRESS OF REQUEST:

Adjacent to the eastbound side of SR 48 Northwest of Louis Lane.

REQUEST:

Requesting a Major Adjustment to a Planned Unit Development (PUD) for the construction of 225 buildable lots in an existing PUD.

HISTORY:

The existing PUD is known as the Reserves at Barclay Woods, the property has been subsequently split and is now applying for a major amendment to the existing PUD.

CONTENTS OF REPORT:

- Attachment A: Township Application
- Attachment B: Parcel Map
- Attachment C: Zoning Map
- Attachment D: Proposal Map

DEVELOPMENT PROPOSAL:

There are several changes being made in regard to this major adjustment. One is a change of name from the Reserves at Barclay Woods to Woodhall Crossing, as well as updating the number of buildable lots from 220 buildable lots to 225, however it is noted that the overall number of units in the development area is not changing. Some changes include dimensional changes to the lots, an increase in total open space, elimination of cul-de-sacs, and an increase in amenities for residences. The complete list of changes is as follows:

- A change in the subdivision's name from "The Reserve of Barclay Woods" to "Woodhall Crossing."
- Minimum width changed from 70' to 61'.
- Minimum lot depth increased from 116' to 125'.
- Lot dimension changes result in a new minimum lot square footage of 7,625 SF compared 8,120 SF in the original PUD.
- An increase in the total open space, increasing from 23.1% to 30.7% of the development area.
- The overall number of units in the development area has not changed.
- Adjustments to setback requirements, with front setbacks transitioning from 40 feet to 35 feet, rear setbacks from 35 feet to 30 feet, and maintaining a minimum 5-foot side setback with a total side setback of 20 feet.
- Revised traffic circulation to eliminate excessive cul-de-sacs that were shown in the original plan.
- More amenities now proposed compared to original plan. New plan shows pickleball courts, dog park, picnic area, playground, and walking trails.

The proposed major adjustment is similar to the existing PUD, however, the change of name does require the major adjustment. All of the dimensional changes to the PUD are marginal and do not impact the character of the existing and neighboring PUD. The proposal is still residential in nature and the number of units does not change from the approved PUD.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

The existing PUD is undergoing a name change and several smaller changes, the relation to the existing zoning were taken into consideration from the original zoning of the PUD. The changes to the existing PUD, are slight changes to the existing layout of the subdivision.

The property is located adjacent to the existing subdivision "The Cove at Barclay Woods", and was originally part of that subdivision and was referred to as "The Reserves at Barclay Woods". The general area of the Township is residential other than 5 parcels near the western edge of this application that are zoned M-1 and M-2 Light and Heavy Manufacturing Districts. As the zoning is already in place, this modification is to ensure that the adjustments to the district is in line with what is existing. These modifications are in line with the existing zoning, and the major change is the naming of the District.

AGENCY REVIEW AND NOTIFICATION:

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

REFERRAL AGENCIES' COMMENTS:

Community and Economic Development Comments:

- There is no design plan on file for this area of land, a design plan will be required as the next part of the process.

Engineer's Office Comments:

- ODOT should also be consulted regarding potential impacts and/or access to SR 48. Our office has no other objections or comments to offer at this time.

Water Resources Department Comments:

- The proposed amendment does not significantly change the number of parcels in the development; therefore, the availability of sewer and water capacity does not need to be re-evaluated. Prior comments regarding water and sewer capacity are still applicable.

Water Management & Sediment Control Comments:

ODOT Ohio Department of Transportation Comments:

- The TIS/TA and engineering plans have not yet been submitted or approved. Any approval should be conditional to those items being approved by ODOT and completed on site.

STAFF ANALYSIS:

Following a comprehensive analysis, staff has evaluated Goshen Township application number ZC-2023-07 and its request for a Major Adjustment to a Planned Unit Development (PUD) for the construction of 225 buildable lots in an existing PUD.

The existence of this PUD is already in place, and the changes being proposed are in similar to what is existing in the area in terms of the neighboring Cove of Barclay Woods. All subdivision regulations shall apply throughout the process.

STAFF RECOMMENDATION:

Based on the staff analysis in the following report, the following motion is recommended, APPROVAL WITH CONDITIONS of Goshen application number ZC-2023-07 requesting a major adjustment Major Adjustment to a Planned Unit Development (PUD) for the construction of 225 buildable lots in an existing PUD.

1. Any future development of the site must comply with any and all regulations from Clermont County, Goshen Township, the State of Ohio, or any other applicable agency.

GOSHEN TOWNSHIP, CLERMONT COUNTY

DEPARTMENT OF PLANNING & ZONING
 6757 GOSHEN ROAD, GOSHEN OHIO, 45122
 513.722-3400 PHONE 513.722-3100 FAX

ZONING COMMISSION APPLICATION

FEES:

MINOR ADJUSTMENT PD/PDO/PUD RESIDENTIAL \$1200 COMMERCIAL \$1200
 MAJOR ADJUSTMENT PD/PDO/PUD RESIDENTIAL \$1400 COMMERCIAL \$1400
 TEXT AMENDMENT / ZONE CHANGE \$2000
 PLANNED UNIT DEVELOPMENT (PD/PDO/PUD) \$1400
 ARCHITECTURAL REVIEW BOARD (Appeals) \$1200.00

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN

APPLICATION NUMBER

ZC-2023-007

DO NOT WRITE IN THIS SPACE

1. **PROJECT ADDRESS:** State Route 48, north of Louis Lane **ZIP CODE:** 45122

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Joan Brown & Donna Bean David Doctor	14910-43 Ave NW 610 Easter Rd, Apt. 607	Edmonton, AB Bethel	OH	T6H5S1 Canada 45106	
CONTRACTOR					
DESIGNER Choice One Engineering	8956 Glendale-Milford Rd.	Loveland	OH	45140	513-239-8554
APPLICANT Robert Gerwin	PO Box 43121	Cincinnati	OH	45243	513-616-7708
APPLICANTS robert@homesbvcoach.com E-MAIL ADDRESS					

3. **ZONING COMMISSION ACTION REQUESTED:**
 ZONE CHANGE FROM ZONE _____ TO ZONE _____
 PD PDO PUD
 MINOR ADJUSTMENT TO A PD/PDO/PUD
 MAJOR ADJUSTMENT TO A PD/PDO/PUD
 TEXT AMENDMENT

4. **STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:**
 225 build able lots, open space, walking path, playground, dog park, pickleball, and a picnic area.

5. **SQUARE FEET:** 7625 SF (lot size) 6. **USE:** single family 7. **HEIGHT:** _____
 8. **EST. START DATE:** Summer 2024 9. **EST. FINISH DATE:** _____ 10. **# OF SIGNS:** 1

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF GOSHEN TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE GOSHEN TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Goshen Township access to the property for review and inspection related to this Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.



 APPLICANT'S SIGNATURE DATE



 PROPERTY OWNER'S SIGNATURE DATE

GOSHEN TOWNSHIP, CLERMONT COUNTY

DEPARTMENT OF PLANNING & ZONING
6777 GOSHEN ROAD, GOSHEN OHIO, 43122
513-722-3400 PHONE 513-722-3100 FAX

ZONING COMMISSION APPLICATION	
FEES: MINOR ADJUSTMENT PD/PDO/PUD RESIDENTIAL \$1200 COMMERCIAL \$1200 MAJOR ADJUSTMENT PD/PDO/PUD RESIDENTIAL \$1,400 COMMERCIAL \$1,400 TEXT AMENDMENT / ZONE CHANGE \$2000 PLANNED UNIT DEVELOPMENT (PD/PDO/PUD) \$1,400 ARCHITECTURAL REVIEW BOARD (Appeals) \$1200.00 THERE SHALL BE NO REFUND OR PART THEREOF UNLESS PUBLIC NOTICE HAS BEEN GIVEN	

APPLICATION NUMBER
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: State Route 48, north of Louis Lane ZIP CODE: 45122

E. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Joan Brown & Donna Bean	14910-43 Ave NW	Edmonton, AB		T6H5S1 Canada	
CONTRACTOR					
DESIGNER Choice One Engineering	8956 Glendale-Milford Rd.	Loveland	OH	45140	513-239-8554
APPLICANT Robert Gerwin	PO Box 43121	Cincinnati	OH	45243	513-616-7708
APPLICANTS E-MAIL ADDRESS robert@homesbvcoach.com					

3. ZONING COMMISSION ACTION REQUESTED:
 ZONE CHANGE FROM ZONE _____ TO ZONE _____
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 MINOR ADJUSTMENT TO A PD/PDO/PUD
 MAJOR ADJUSTMENT TO A PD/PDO/PUD
 TEXT AMENDMENT

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:
220 buildable lots, open space, walking path

5. SQUARE FEET: 7625 SF (lot size) 6. USE: single family 7. HEIGHT: _____
 8. EST. START DATE: Summer 2024 9. EST. FINISH DATE: _____ 10. # OF SIGNS: 1

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[Signature] 11/1/23
 APPLICANT'S SIGNATURE DATE

Donna S. Bean 11/04/23
 PROPERTY OWNER'S SIGNATURE DATE

GOSHEN TOWNSHIP, CLERMONT COUNTY

DEPARTMENT OF PLANNING & ZONING
6757 GOSHEN ROAD, GOSHEN OHIO, 45122
513-722-3100 PHONE 513-722-3100 FAX

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APPLICATION NUMBER
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: State Route 46, north of Louis Lane ZIP CODE: 45122

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Joan Brown & Donna Bean	14910-43 Ave NW	Edmonton, AB		T6H8S1 Canada	
CONTRACTOR					
DESIGNER Choice One Engineering	8956 Glendale-Milford Rd.	Loveland	OH	45140	513-239-8554
APPLICANT Robert Garwin	PO Box 43121	Cincinnati	OH	45243	513-616-7708
APPLICANTS E-MAIL ADDRESS robert@homesbycoach.com					

3. ZONING COMMISSION ACTION REQUESTED:
 ZONE CHANGE FROM ZONE _____ TO ZONE _____
 PD PDO PUD
 MINOR ADJUSTMENT TO A PD/PDO/PUD
 MAJOR ADJUSTMENT TO A PD/PDO/PUD
 TEXT AMENDMENT

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:
220 buildable lots, open space, walking path

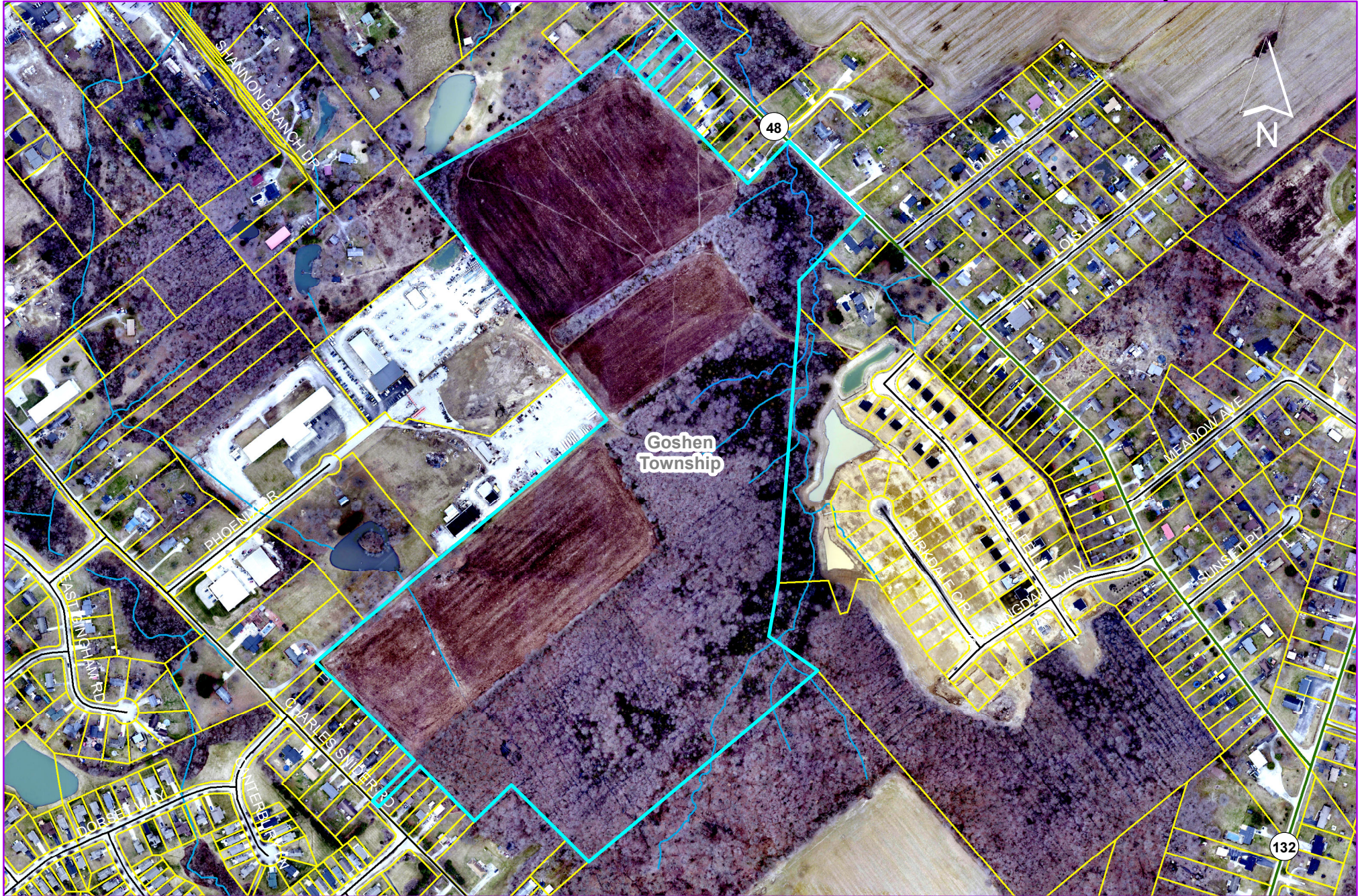
5. SQUARE FEET: 7625 SF (lot size) 6. USE: single family 7. HEIGHT: _____
 8. EST. START DATE: Summer 2024 9. EST. FINISH DATE: _____ 10. # OF SIGNS: 1

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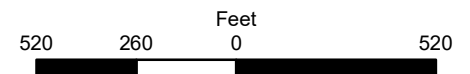
[Signature] 11/1/23
 APPLICANT SIGNATURE DATE
[Signature] 11/1/23
 PROPERTY OWNER'S SIGNATURE DATE

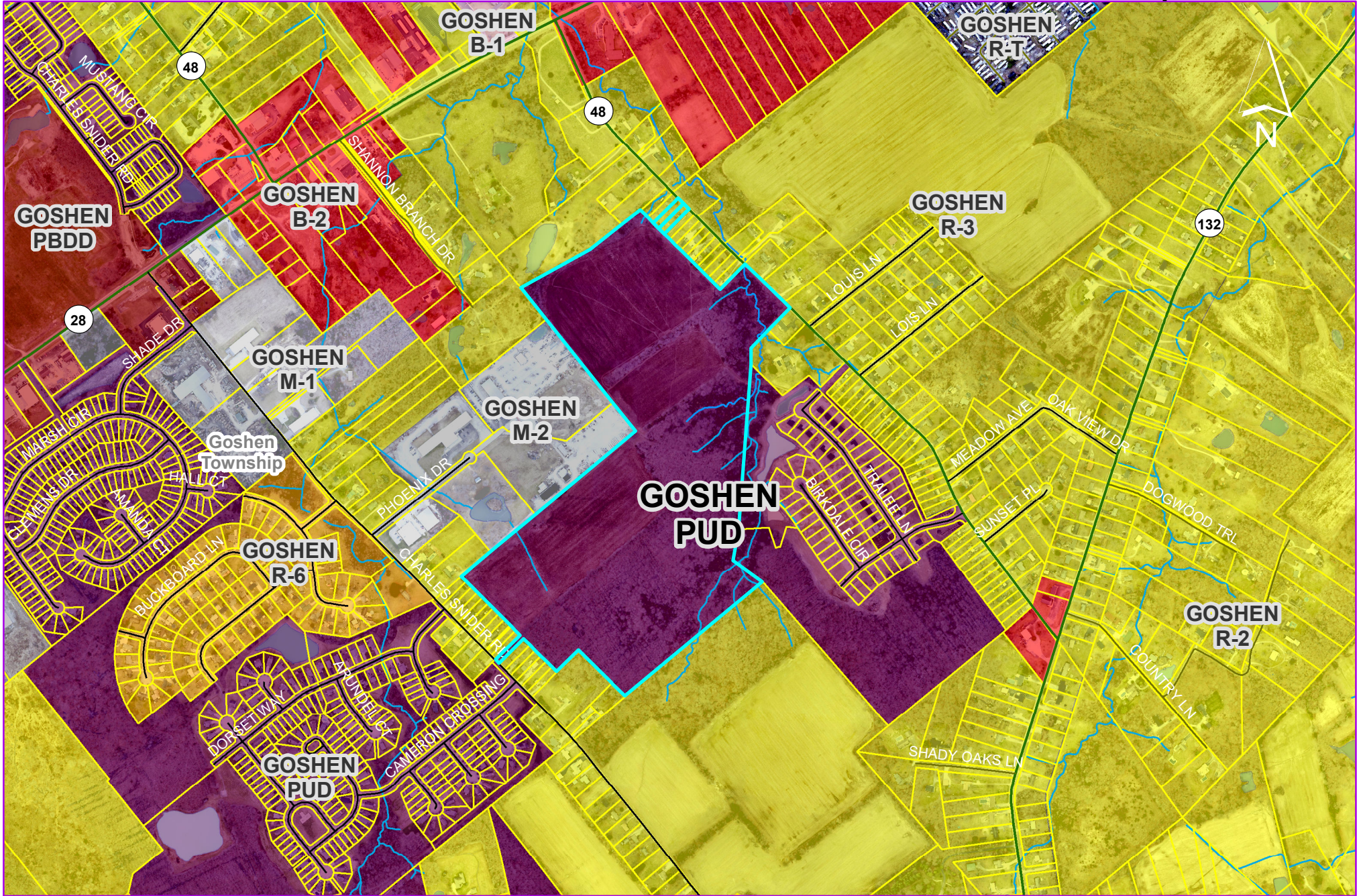


PROPERTY INFORMATION:

Parcel Numbers: 11208D140, 114314.075, and 114314.076

Total Site Area: +/- 78.76 ac.

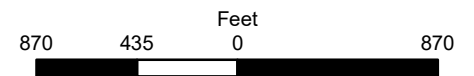


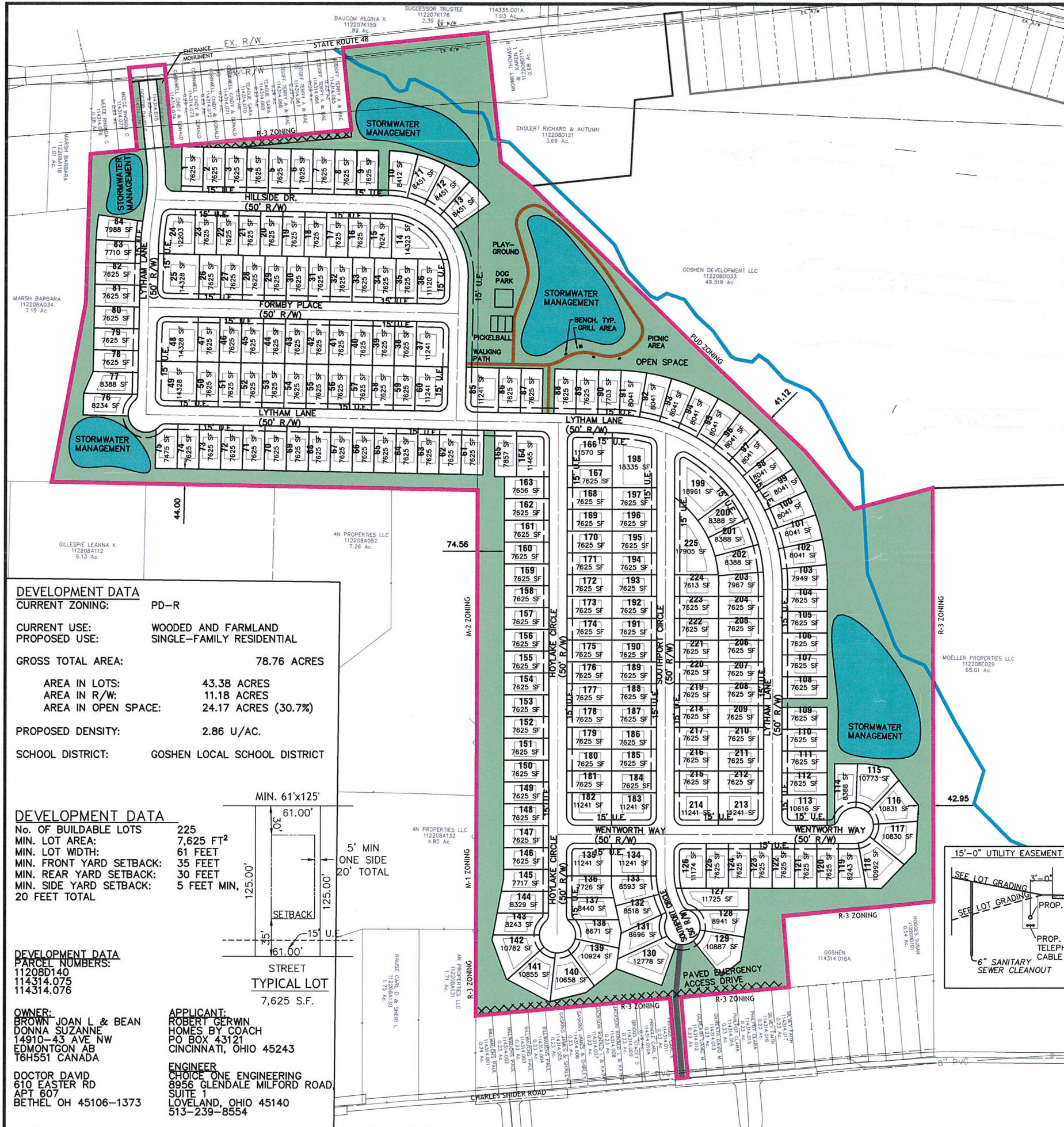


PROPERTY INFORMATION:

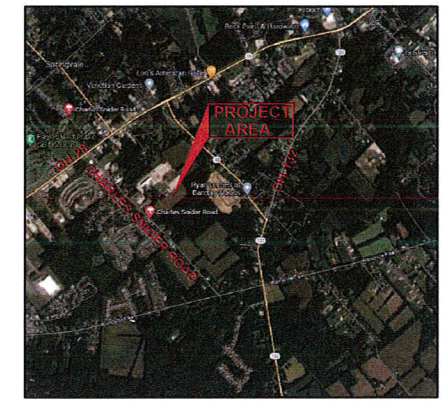
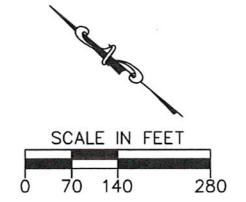
Parcel Numbers: 11208D140, 114314.075, and 114314.076

Total Site Area: +/- 78.76 ac.





WOODHALL CROSSING
 LOCATED IN SMITH'S MILITARY SURVEY No. 3776,
 LYTLE'S MILITARY SURVEY NO. 7363,
 STARK'S MILITARY SURVEY NO. 2753,
 BOTMAN'S MILITARY SURVEY NO. 7093
 GOSHEN TOWNSHIP, CLERMONT COUNTY, OHIO



VICINITY MAP
NO SCALE

- OPEN SPACE
- SETBACK LINE
- WALKING PATH
- STREAM
- PROPERTY BOUNDARY
- 20' LANDSCAPE BUFFER

- NOTES:**
1. ALL UTILITIES TO BE UNDERGROUND, NO OVERHEAD WILL BE PERMITTED.
 2. STREET LIGHTING TO BE PROVIDED BY DUKE ENERGY.
 3. PARKING SHALL BE RESTRICTED TO ONE SIDE OF THE STREET OPPOSITE FIRE HYDRANTS. NO PARKING SIGNS, STREET SIGNS AND STOP SIGNS TO BE INSTALLED BY THE DEVELOPER.
 4. CLUSTER MAILBOXES TO BE INSTALLED BY DEVELOPER AT LOCATIONS TO BE DETERMINED AND COORDINATED WITH THE POST OFFICE.
 5. OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
- NOTE: SEWER AND WATER WILL SERVE SITE LIKE THE ORIGINAL PLAN SHOWN.

DEVELOPMENT DATA
 CURRENT ZONING: PD-R
 CURRENT USE: WOODED AND FARMLAND
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 GROSS TOTAL AREA: 78.76 ACRES
 AREA IN LOTS: 43.38 ACRES
 AREA IN R/W: 11.18 ACRES
 AREA IN OPEN SPACE: 24.17 ACRES (30.7%)
 PROPOSED DENSITY: 2.86 U/AC.
 SCHOOL DISTRICT: GOSHEN LOCAL SCHOOL DISTRICT

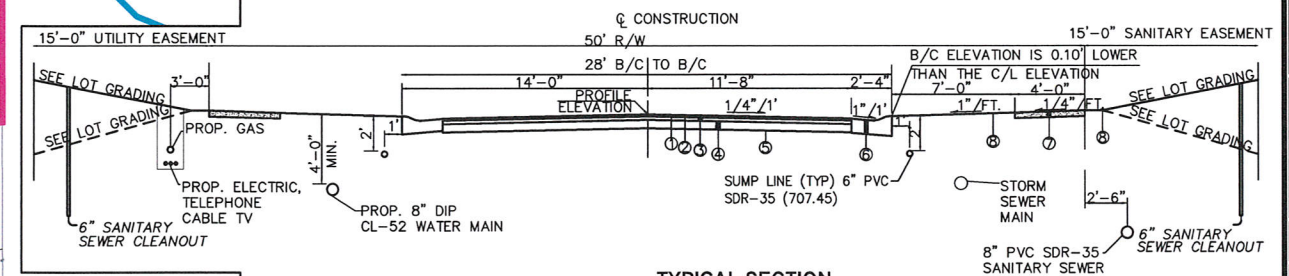
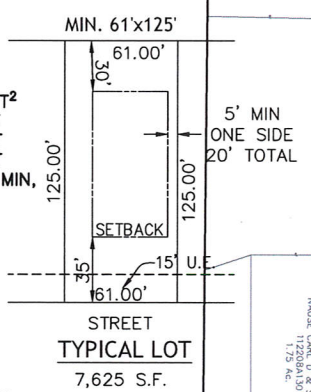
DEVELOPMENT DATA
 No. OF BUILDABLE LOTS: 225
 MIN. LOT AREA: 7,625 FT²
 MIN. LOT WIDTH: 61 FEET
 MIN. FRONT YARD SETBACK: 35 FEET
 MIN. REAR YARD SETBACK: 30 FEET
 MIN. SIDE YARD SETBACK: 5 FEET MIN, 20 FEET TOTAL

DEVELOPMENT DATA
 PARCEL NUMBERS:
 11208D140
 114314.075
 114314.076

OWNER:
 BROWN JOAN L & BEAN
 DONNA SUZANNE
 14910-43 AVE NW
 EDMONTON AB
 T6H551 CANADA

APPLICANT:
 ROBERT GERWIN
 HOMES BY COACH
 PO BOX 43121
 CINCINNATI, OHIO 45243

ENGINEER:
 CHOICE ONE ENGINEERING
 8956 GLENDALE MILFORD ROAD
 SUITE 1
 LOVELAND, OHIO 45140
 513-239-8554



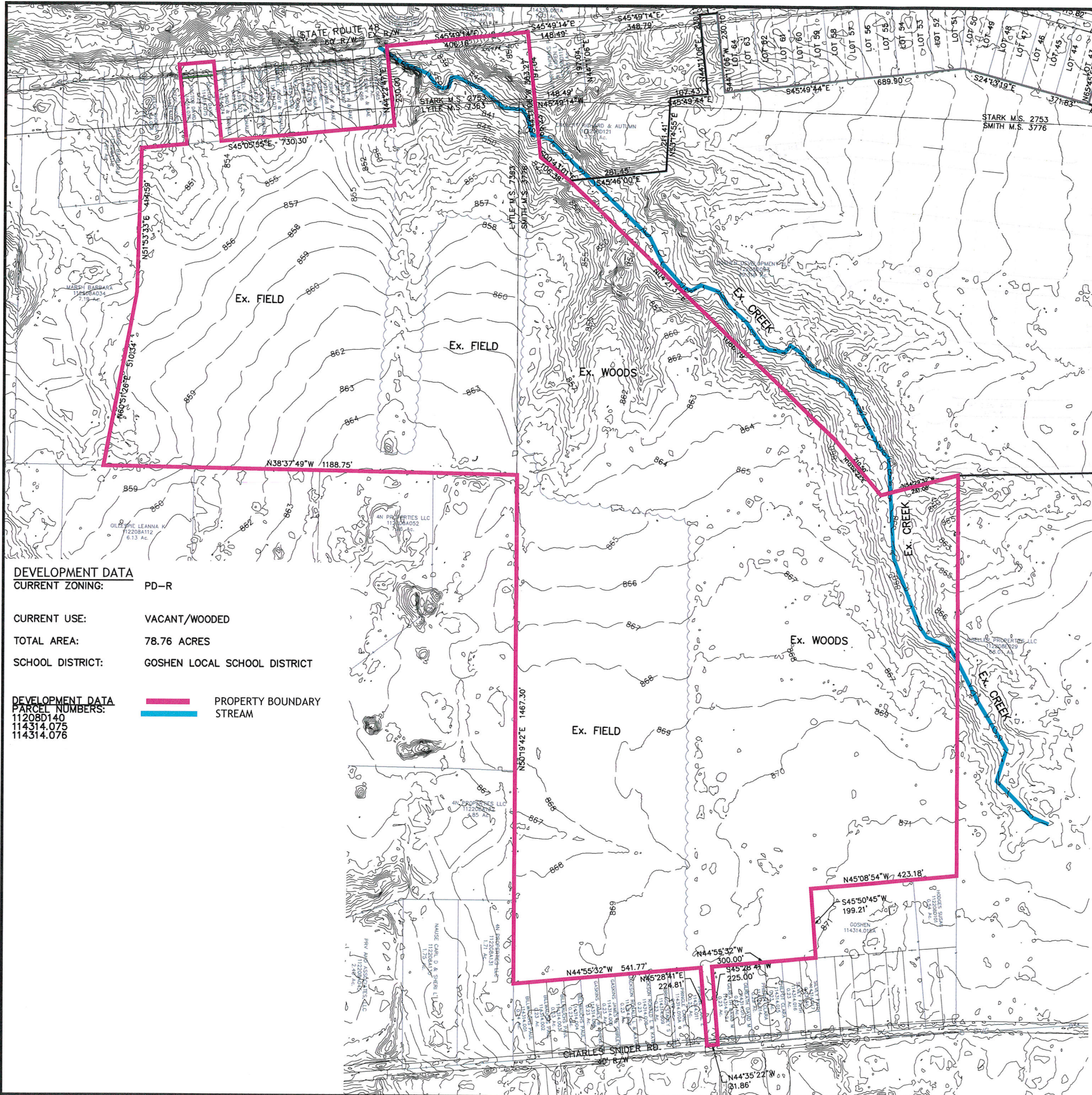
- TYPICAL SECTION**
LOCAL STREET - CLASS II
- ① ITEM 441 - 1-1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22
 - ② ITEM 407 - TACK COAT @ 0.06 GAL./S.Y.
 - ③ ITEM 441 - 2-1/4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448)
 - ④ ITEM 301 - 5" ASPHALT CONCRETE BASE COURSE, PG64-22
 - ⑤ ITEM 204 - SUBGRADE COMPACTION
 - ⑥ ITEM 609 - CLERMONT COUNTY STANDARD ROLL CURB AND GUTTER
 - ⑦ ITEM 608 - 5" CONCRETE WALK
 - ⑧ ITEM 659 - SEEDING AND MULCHING, CLASS 1

Choice One
 Engineering

SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 WWW.CHOICEONEENGINEERING.COM

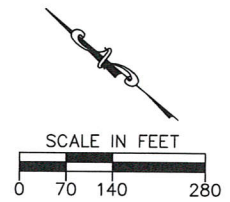
WOODHALL CROSSING MAJOR PUD REVISION
GOSHEN TOWNSHIP
PRELIMINARY DEVELOPMENT PLAN

REVISIONS:
FILE NAME PDP
DRAWN BY JLH
CHECKED BY NNS
PROJECT No. CLEGOS2308
DATE 11-09-2023
SHEET NUMBER 1 OF 2



WOODHALL CROSSING

LOCATED IN SMITH'S MILITARY SURVEY No. 3776,
 LYTLE'S MILITARY SURVEY NO. 7363,
 STARK'S MILITARY SURVEY NO. 2753,
 BOTMAN'S MILITARY SURVEY NO. 7093
 GOSHEN TOWNSHIP, CLERMONT COUNTY, OHIO



DEVELOPMENT DATA
 CURRENT ZONING: PD-R
 CURRENT USE: VACANT/WOODED
 TOTAL AREA: 78.76 ACRES
 SCHOOL DISTRICT: GOSHEN LOCAL SCHOOL DISTRICT

DEVELOPMENT DATA
 PARCEL NUMBERS:
 11208D140
 114314.075
 114314.076

— PROPERTY BOUNDARY
— STREAM



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 LOVELAND, OHIO 513.239.8554
 WWW.CHOICEONEENGINEERING.COM

WOODHALL CROSSING MAJOR PUD REVISION GOSHEN TOWNSHIP EXISTING CONDITIONS

REVISIONS:
FILE NAME Ex. CONDITIONS
DRAWN BY JLH
CHECKED BY NNS
PROJECT No. CLEGOS2308
DATE 11-09-2023
SHEET NUMBER 2 OF 2