



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MARCH 26, 2024

REPORT DATE: 2024-03-21

APPLICANT:

Franklin Township
981 Hopewell Road
Felicity, OH 45120

PARCEL IDs:

Parcel 1 PIN: 082115A124
Parcel 2 PIN: 082115A021P
Parcel 3 PIN: 082115A202P

ADDRESS OF REQUEST:

Parcel 1: 806 N Market Street
Parcel 2: 265 Mulberry Street
Parcel 3: 235 Mulberry Street

REQUEST:

Requesting to correct map errors and rezone the above referenced parcels: Parcel 1 from “A” Agricultural District to “B-1” Neighborhood Business District consisting of +/- 0.35 acres, Parcel 2 from “M-H-P” Manufactured Home Park District to “R-2” Suburban Residential District consisting of +/- 3.5 acres, and Parcel 3 from “R-2” Suburban Residential District to “M-H-P” Manufactured Home Park District consisting of +/- 7.9 acres.

HISTORY:

This request is being made in tandem with a zoning text amendment for an update to the Franklin Township Zoning Resolution. Parcel 1 has been a gas/service station for decades and should have been zoned B-1 on the map originally. Parcels 2 and 3 were accidentally switched at the time of the zoning map was made.

CONTENTS OF REPORT:

Attachment A: Township Application
Attachment B: Parcel Map

DEVELOPMENT PROPOSAL:

There is no development proposal, the map amendments are being made to represent the original intent of the zoning map.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

Franklin Township does not have a land use plan to guide their vision into the future, instead it primarily relies upon its zoning map. In this instance the proposed zoning map amendments are intended to correct errors from the initial zoning map creation.

The existing land uses will align with the proposed changes to the zoning map as well as the proposed zoning update. The proposed zoning districts are also adjacent to land that is zoned the same as what is being proposed so any future development will occur in close proximity to what is existing in the Township currently.

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:

- The application with the changes proposed should indicate that parcel 1 is being corrected from “A” to “B-1” rather than “B-2” which it currently shows.
- The shape of parcel 3, which is being proposed to be changing from “R-2” to “M-H-P” does not match what the County GIS parcel shows for PIN 082115A020P. Ensure the appropriate parcel numbers are included in this application.

Engineer's Office Comments:

- ODOT and the Village of Felicity should be consulted regarding potential impacts as they are the maintaining agencies of the adjacent roadways. Our office has no other objections or comments to offer at this time.

Water Resources Department Comments:

- No comments.

Water Management & Sediment Control Comments:

ODOT Ohio Department of Transportation Comments:

- No comments.

STAFF ANALYSIS:

Following a comprehensive analysis, staff has evaluated Franklin Township Zoning Map Amendment and its request to correct map errors and rezone the above referenced parcels: Parcel 1 from “A” Agricultural District to “B-1” Neighborhood Business District consisting of +/- 0.35 acres, Parcel 2 from “M-H-P” Manufactured Home Park District to “R-2” Suburban Residential District consisting of +/- 3.5 acres, and Parcel 3 from “R-2” Suburban Residential District to “M-H-P” Manufactured Home Park District consisting of +/- 7.9 acres. With there being no proposed development as part of this application, it being a correction of errors from the creation of the zoning map, and the proposed districts being compatible with the surrounding zoning districts the map amendments are suitable.

STAFF RECOMMENDATION:

Based on the staff analysis in the following report, the following motion is recommended, **APPROVAL WITH CONDITIONS** of Franklin Township Zoning Map Amendments requesting to correct map errors and rezone the following parcels: Parcel 1 from “A” Agricultural District to “B-1” Neighborhood Business District, Parcel 2 from “M-H-P” Manufactured Home Park District to “R-2” Suburban Residential District, and Parcel 3 from “R-2” Suburban Residential District to “M-H-P” Manufactured Home Park District.

1. Any future development of the site must comply with any and all regulations from Clermont County, Miami Township, the State of Ohio, or any other applicable agency.
2. The parcel number for parcel 3 is correct and all land intended to be rezoned is included in this request.

Attachment A

Proposed Zoning Map Corrections

Franklin Township is proposing to make the following corrections to the errors on the Franklin Township Zoning Map.

Correction 1

Parcel # 082115A124

This parcel would be changed from A to B2

This property has been a gas/service station for decades and should have been B2 on the map originally.

Correction 2

Parcel # 082115A021P

This parcel would be changed from MHP to R2

This property and correction #3 were apparently mixed at the time the map was made.

Correction 3

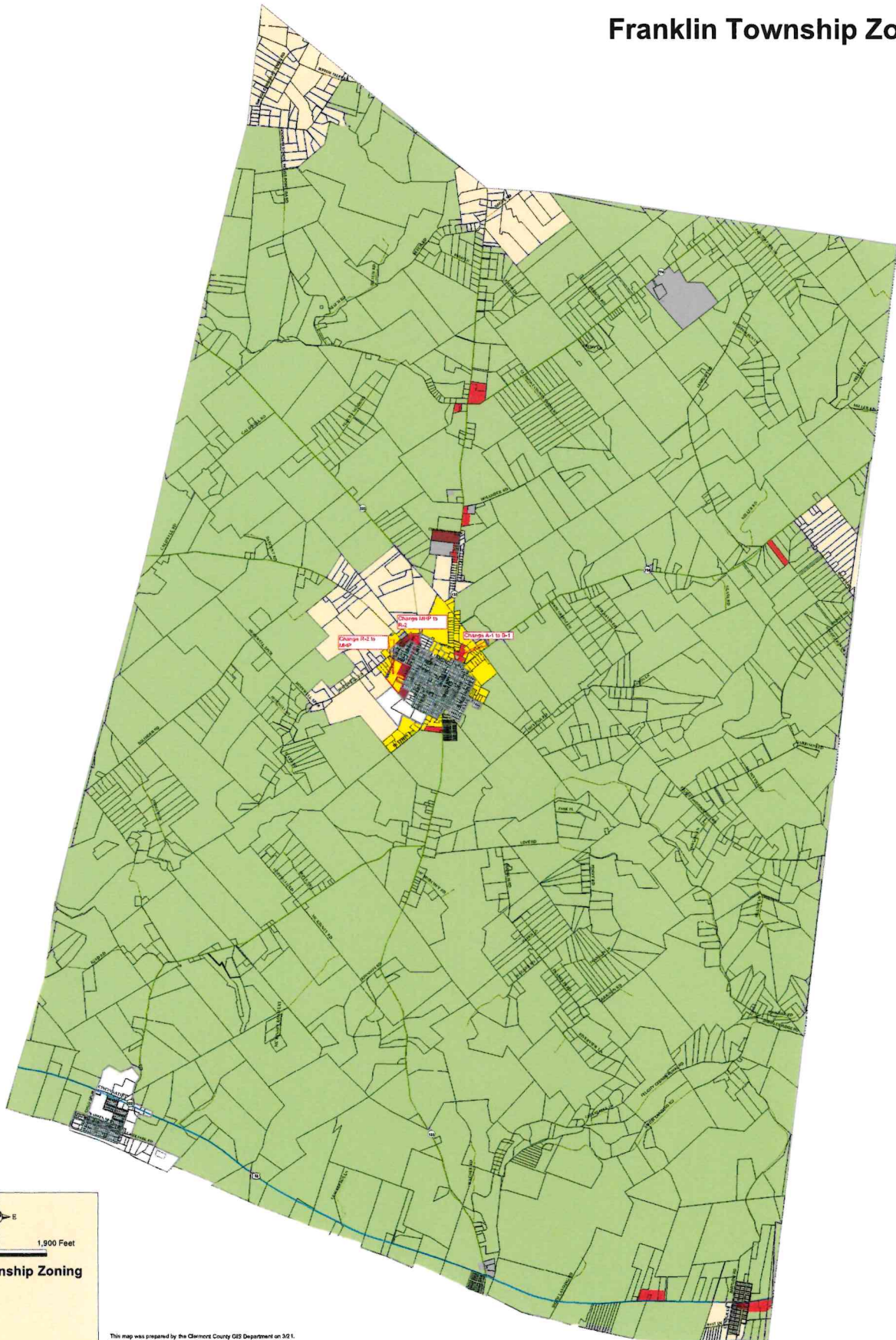
Parcel # 082115A020P

This parcel would be changed from R2 to MHP

This property and correction #2 were mixed at the time the map was made.

Please note the included maps for locations.

Franklin Township Zoning



1,900 950 0 1,900 Feet

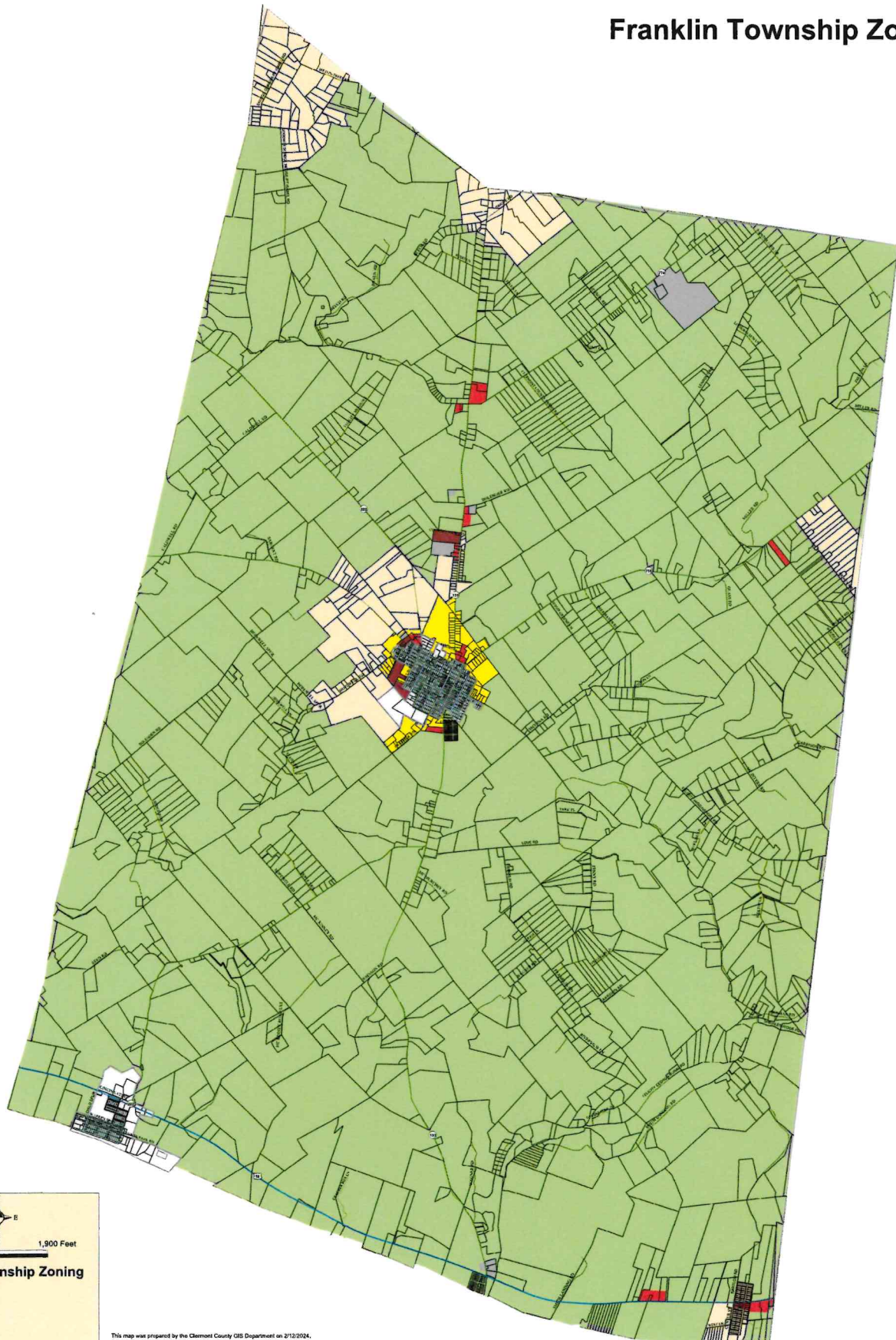
Franklin Township Zoning

- A
- B-1
- I-1
- MHP
- R-1
- R-2

This map was prepared by the Clermont County GIS Department on 3/21. Recent changes may not be reflected. For confirmation of a classification, please call Franklin Township (513) 876-2677.

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Franklin Township Zoning



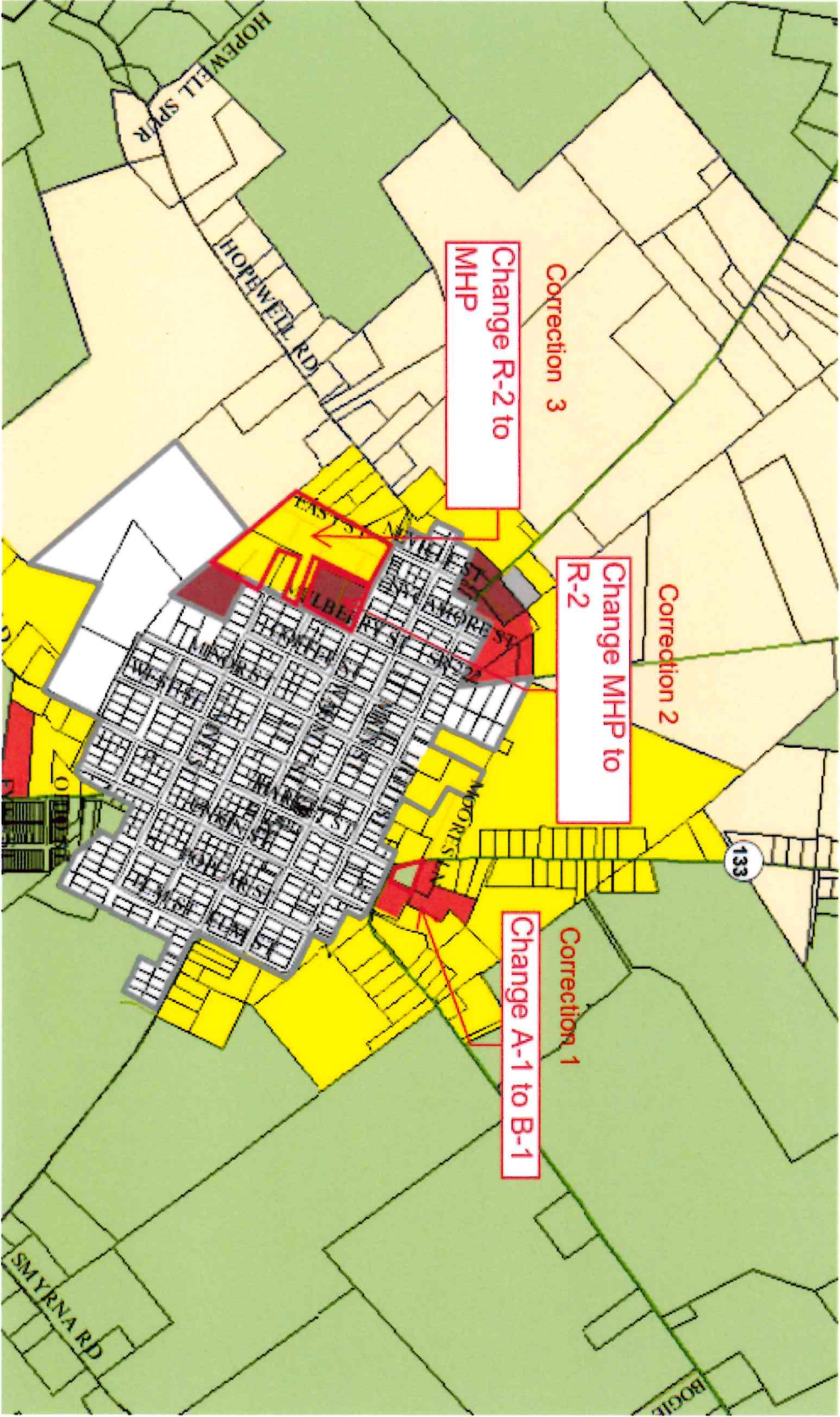
1,900 950 0 1,900 Feet

Franklin Township Zoning

- A
- B-1
- I-1
- MHP
- R-1
- R-2

This map was prepared by the Clermont County GIS Department on 2/12/2024. Recent changes may not be reflected. For confirmation of a classification, please call Franklin Township (513) 895-2077.

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PROPERTY INFORMATION:

Parcel Numbers: 082115A124, 082115A021P,
and 082115A020P

Total Site Area: +/- 11.75 ac.

